# Lehi City Council Meeting
# Agenda
# December 8, 2020

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

Pre-Council, 5:30 p.m.

1. Welcome and Invocation

2. Presentations and Reports

   2.1. Ranked Choice Voting Discussion

   2.2. Update on Lehi City's Environmental Sustainability Efforts - Todd Munger

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

4. Administrative Report

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

6. Consideration of Adjourning into a Closed Executive Session for the purpose of discussing the purchase, exchange, or lease of real property; and 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. 20 Minute Citizen Input
   *(for public comments on items not listed on the agenda. Comments limited to 3 minutes per person with a time limit not to exceed 20 minutes for this item.)*

3. Consent Agenda

   3.1. Approve Purchase Orders
   PO Index.pdf

PO Roberts Electric.pdf
PO Stuart C Irby.pdf
PO FX Construction.pdf

3.2. Approve Minutes from the November 10, 2020 City Council Meeting.
111020 CC.pdf

Regular Agenda

4. City of Lehi's Comprehensive Annual Financial Report (CAFR) for Fiscal Year 2020.
a. Audit Presentation
b. Consideration and approval of the City of Lehi's Comprehensive Annual Financial Report (CAFR) for Fiscal Year 2020.
2020 Lehi Governance Letter - FINAL.pdf
2020 Lehi Single Audit Package - FINAL.pdf
2020 Lehi State Compliance Report and Management Letter - FINAL.pdf
Lehi City 2020 CAFR.pdf

5. Consideration of Resolution #2020-77, adoption of a Resolution of the City Council of Lehi City, Utah, authorizing the issuance and sale of not more than $64,000,000 aggregate principal amount of franchise and sales tax and telecommunications fee revenue bonds, series 2021; and related matters.
Petitioner: Lehi City
Parameters Resolution - Lehi Tax and Telecom Bonds 2020.docx

6. Public Hearing and Consideration of Budget Amendment.
a. Public Hearing
b. Consideration of Resolution #2020-76, amending the current Lehi City budget for fiscal year 2021.

Petitioner: Lehi City
Res 2020-76.docx
Budget Adjustment #1.pdf

7. Consideration of Resolution #2020-79, authorizing the Steel Solar Project Transaction Schedule under the Master Firm Power Supply Agreement with Utah Associated Municipal Power Systems (UAMPS); and related matters.
Petitioner: Lehi City
Res 2020-79.docx
Steel Solar Transaction Schedule_Lehi.pdf

8. Consideration of Ordinance #65-2020, approval of the Baum Zone Change, changing 1.3 acres located at 2655 North Center Street from A-1 (agriculture) to RA-1(residential/agriculture).

Petitioner: Josh Baum
CC Staff Report Baum Zone Change 12.08.20.docx
Baum Zone Change DRC 11.04.20.docx
Ord 65-2020.docx
Baum Zone Amendment.pdf
Aerial.pdf
General Plan.pdf
Zoning.pdf

9. Consideration of Concept Plan approval for the Fox Canyon Area J1, a 97-lot multifamily development located at approximately 5300 North Fox Canyon Road in the Traverse Mountain Panned Community.
Petitioner: Perry Development
CC Staff Report Fox Canyon J1 Concept 12.08.20.docx
Fox Canyon J1 Concept DRC 11.04.20.docx
Fox Canyon Area J1 Concept-Plan Narrative.pdf
Vicinity Map Fox Canyon Area J1.pdf
Fox Canyon Area J1 Concept.pdf
Aerial.pdf
General Plan.pdf
Zoning.pdf

10. Consideration of Concept Plan approval for the Fox Canyon Areas A1 and I1, a 43-lot single family development located at approximately 5400 North Fox Canyon Road in the Traverse Mountain Panned Community.
Petitioner: Perry Development
CC Staff Report Fox Canyon A1 & I1 Concept 12.08.20.docx
Fox Canyon A1 & I1 Concept DRC 11.04.20.docx
Fox Canyon Area A1 and I1 -Concept Narrative.pdf
Vicinity Map - Fox Canyon Areas A1 I1.pdf
Fox Canyon Area A1 and I1 Concept.pdf
Aerial.pdf
General Plan.pdf
Zoning.pdf

11. Consideration of Ordinance #66-2020, a Development Code Amendment to Section 26.020.E., allowing Accessory Dwelling Units (ADU) units above garages on parcels greater than half an acre.
Petitioner: Robert and Diane Myers
CC Staff Report Myers Dev Code Amendment 12.08.20.docx
Myers Development Code Amendment DRC 10.14.2020.docx
Ord 66-2020.docx
Ch26AccessoryUses- recommended changes.pdf

Amendment Narrative.pdf
_Rural Multigenerational Households_ by Melissa A-1601942368815-9-5-2020-23_59_29.pdf
Accessory Apartments_ Are They a Realistic Alternative for Ageing in Place__ Housing Studies_ Vol 16, No 5-1601942366301-9-5-2.pdf
New Urban and Standard Suburban Subdivisions_ Evaluating Psychological and Social Goals_ Journal of the American Planning Asso.pdf

12. Consideration of Preliminary subdivision approval for Pioneer Heights, a 45-lot residential subdivision to be located at approximately 1452 West 900 North.
Petitioner: Danny Gutierrez
CC Staff Report Pioneer Heights Preliminary Subdivision 12.08.20.docx
Pioneer Heights Preliminary Subdivision DRC 10.28.2020.docx
PIONEER HEIGHTS PRELIM 11-1-20 Updated Plans.pdf
Pioneer Heights aerial.pdf
Pioneer Heights General Plan.pdf
Pioneer Heights zoning.pdf

13. Consideration of Ordinance #67-2020, approval of the Taylor Meadows North Zone Change, changing the zoning on 16.8 acres located at 600 West 1300 South from R-1-22 (residential/agriculture) to R-1-15 (residential).
Petitioner: AriveÂ Homes
CC Staff Report Taylor Meadows Northern Part Zone Change 12.08.20.docx
Taylor Meadows Northern Part Zone Change DRC 10.21.2020.docx
Ord 67-2020.docx
Taylor Meadows Northern Part Zone Change 10.21.20 narrative, map, legal description.pdf
Taylor Meadows Northern Part ZC aerial.pdf
Taylor Meadows Northern Part ZC General Plan.pdf
Taylor Meadows Northern Part ZC zoning.pdf

14. Consideration of Preliminary subdivision approval for Gardner Point Phase 1, a 222-unit residential development located at approximately 3600 West 1500 North.
Petitioner: Edge Homes
CC Staff Report Gardner Point Phase 1 Preliminary Subdivision.docx
Gardner Point Phase 1 Preliminary Subdivsion DRC 07.29.2020.docx
Gardner Point Phase 1 Preliminary Subdivision - plans.pdf
Gardner Point Phase 1 Preliminary Subdivision - elevations.pdf
Gardner Point Phase 1 Preliminary Subdivision - amenities plan.pdf
Gardner Point Phase 1 Preliminary Subdivision - Aerial Map.pdf
Gardner Point Phase 1 Preliminary Subdivision - General Plan.pdf
Gardner Point Phase 1 Preliminary Subdivision - Zoning Map.pdf

15. Consideration of Final subdivision approval for Timp Point Phase 1, a 60-unit residential

development located at approximately 3350 West 2100 North.

Petitioner: Edge Homes
CC Staff Report Timp Point Phase 1 Final Subdivision.docx
Timp Point Phase 1 Final Subdivision DRC 11.18.20.docx
Timp Point Phase 1 Final Subdivision - plans.pdf
Timp Point Phase 1 Final Subdivision - elevations.pdf
Timp Point Phase 1 Final Subdivision Map - Aerial.pdf
Timp Point Phase 1 Final Subdivision Map - General Plan.pdf
Timp Point Phase 1 Final Subdivision Map - Zoning.pdf

16. Consideration of Preliminary subdivision approval for Cold Spring Ranch LD1, a 54 unit single-family residential development located at approximately 3300 West Allred Drive in a Planned Community zone.
Petitioner: DR Horton
CC Staff Report Cold Spring Ranch LD1 Preliminary Subdivision.docx
Cold Spring Ranch LD1 Preliminary Subdivision DRC 10.28.2020.docx
Cold Spring Ranch LD1 narrative.pdf
Cold Spring Ranch LD1 Preliminary Subdivision - plans.pdf
Cold Spring Ranch LD1 Preliminary Subdivision - Aerial Map.pdf
Cold Spring Ranch LD1 Preliminary Subdivision - General Plan Map.pdf
Cold Spring Ranch LD1 Preliminary Subdivision - Zone Map.pdf

17. Consideration of a Plat amendment for the Season Estates Plat C, combining lots 208 and 209 of Seasons Estates Plat B located at 4356 N Summer View Drive.
Petitioner: Sloan Homes
CC Staff Report Seasons Estates C Plat Amendment 12.08.20.docx
Seasons Estate Plat C DRC 12.02.2020.docx
Seasons Estates Plat C Plat.pdf
General Plan Map.pdf
Aerial Map.pdf
Zoning Map.pdf

18. Consideration of Ordinance #68-2020, a Development Code Amendments to Chapters 12, 20, and 26, clarifying the interaction between Accessory Dwelling Units (ADU), Short Term Rentals (STR) and Home Occupations in a single residence.
Petitioner: Lehi City
CC Staff Report Chs 12, 20, 26 Dev Code Amendment 12.08.20.docx
Development Code Chs 12, 20, 26 DRC 10.21.2020.docx
Dev Code 12, 20, 26.pdf
Ord 68-2020.docx

19.

Consideration of Ordinance #69-2020, a Development Code amendment to Chapter 5, clarifying the process of rezoning/zoning a property to R-1-10 or R-1-8.

Petitioner: Lehi City
CC Staff Report Chapter 5 Development Code Amendment 12.08.20.docx
Lehi Development Code Amendment Chapter 5 DRC 10.28.2020.docx
Ch05 Zoning Districts amendment 10.28.20.pdf
Ord 69-2020.docx

20. Consideration of Ordinance #70-2020, a Development Code amendment to Table 05-030-B, and Table 05-030-C, clarifying the dwelling unit for caretaker use.
Petitioner: Lehi City
CC Staff Report Development Code Amendment Tables 05-030-B & C 12.08.20.docx
Lehi City Development Code Amendment Table 05-030-B DRC 10.28.2020.docx
Ord 70-2020.docx
Dev Code Tables 05.030.B & 05.030.C.pdf

21. Consideration of Ordinance #64-2020, enacting Title 6 Chapter 8, Targeted Residential Picketing, of the Lehi City Code.
Petitioner: Lehi City
Ord 64-2020.docx

22. Consideration of Resolution #2020-75, approving an agreement between Lehi City and FX Construction for construction of two water tanks and booster pump station.
Petitioner: Lehi City
Res 2020-75.docx
Sand Pit - 600 East Tank Agreement with FX Construction Agreement - Council Review and Approval.pdf

23. Consideration of Resolution #2020-78, authorizing the Mayor to sign an agreement for the Dry Creek Reservoir improvements project as recommended by the Utah County Tourism Tax Advisory Board.
Petitioner: Lehi City
Res 2020-78.docx
Lehi-Dry Creek.2020.TRCC.Lehi Revisions.pdf

24. Consideration of Resolution #2020-80, requesting inclusion of Lehi City in the Municipal Alternate Voting Methods Pilot Project.
Petitioner: Lehi City
Res 2020-80.docx

25. Consideration of Resolution #2020-81, approving an agreement between Lehi City and Probst Electric for Sports Park lighting.

Petitioner: Lehi City
Res 2020-81.docx
Agreement- Sports Park Lighting.docx

26. Consideration of Resolution #2020-82, approving the underwriter engagement agreement between Lehi City and Stifel, Nicolaus & Company, Inc.
Petitioner: Lehi City
Res 2020-82.docx
Underwriter Engagement Agreement - Lehi City Fiber 2021.pdf

27. Adjournment

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

**Agenda Item No: 2.1**

# City Council Agenda Item Report

Meeting Date: December 8, 2020
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

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**Subject:**
Ranked Choice Voting Discussion

**Suggested Action:**

**Attachments:**

**Agenda Item No: 2.2**

# City Council Agenda Item Report

Meeting Date: December 8, 2020
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

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**Subject:**
Update on Lehi City's Environmental Sustainability Efforts - Todd Munger

**Suggested Action:**

**Attachments:**

**Agenda Item No: 3.1**

# City Council Agenda Item Report

Meeting Date: December 8, 2020
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

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**Subject:**
Approve Purchase Orders

**Suggested Action:**

**Attachments:**

PO Index.pdf

PO Roberts Electric.pdf

PO Stuart C Irby.pdf

PO FX Construction.pdf

LEHI CITY
CITY COUNCIL AGENDA
December 8, 2020

# Consent Agenda: Approval of Purchase Orders

INFORMATION:

| Company | Description | P O Amount | Budget Amt (before PO) |
|---|---|---|---|
| Roberts Electric | Ashton Blvd Street Light project | $123,680.05 | |
| Stuart C Irby Co | Power Delivery Products Fault Indicator, Fiber Optics | $134,323.88 | |
| FX Construction | Culinary Tanks | $6,100,000.00 | |

# PURCHASE ORDER

## LEHI CITY CORPORATION

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

# 6756

592025

ISSUED TO: PROBST ELECTRIC
441 WEST POWER LINE RD

HEBER CITY UT 84032

SHIP TO: POWER
560 W GLEN CARTER DRIVE
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 12/01/2020

| REQ # | QUANTITY | DESCRIPTION | UNIT PRICE | TOTAL | GL ACCOUNT |
|---|---|---|---|---|---|
| 0 | 1.00 | ASHTON BLVD STREET LIGHT PROJECT | 123,680.05 | 123,680.05 | 53-50-55-000 |

TOTAL 123,680.05

Authorized By:

Department Head

City Council Approval Date *

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

Mayor or City Administrator

# PURCHASE ORDER

**LEHI CITY CORPORATION**
153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE # 6757

590589

ISSUED TO: STUART C IRBY CO.
P.O. BOX 843959

DALLAS TX 75284

SHIP TO: POWER
560 W GLEN CARTER DRIVE
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 12/01/2020

| REQ # | QUANTITY | DESCRIPTION | UNIT PRICE | TOTAL | GL ACCOUNT |
|---|---|---|---|---|---|
| 0 | 1.00 | POWER DELIVERY PRODUCTS FAULT INDICATOR, FIBER OPTIC, | 134,323.88 | 134,323.88 | 53-1415 |

TOTAL 134,323.88

Authorized By:

Department Head

City Council Approval Date *

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

Mayor or City Administrator

# PURCHASE ORDER

**LEHI CITY CORPORATION**
153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

# 6762

590841
ISSUED TO: FX CONSTRUCTION, INC
459 N 500 W

LEHI UT 84043

SHIP TO: BUILDINGS
439 WEST 300 NORTH
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 12/02/2020

| REQ # | QUANTITY | DESCRIPTION | UNIT PRICE | TOTAL | GL ACCOUNT |
|---|---|---|---|---|---|
| 0 | 1.00 | CONSTRUCTION SERVICES FOR THE 2.3 MILLION GALLON, CUL | 3,050,000.00 | 3,050,000.00 | 71-50-18-001 |
| 0 | 1.00 | CONSTRUCTION SERVICES FOR THE 2.3 MILLION GALLON, CUL | 3,050,000.00 | 3,050,000.00 | 71-50-19-001 |

TOTAL 6,100,000.00

Authorized By:

Lisa Powell 12/2/20
Department Head

City Council Approval Date *

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

Mayor or City Administrator

**Agenda Item No: 3.2**

# City Council Agenda Item Report

Meeting Date: December 8, 2020
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

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**Subject:**
Approve Minutes from the November 10, 2020 City Council Meeting.

**Suggested Action:**

**Attachments:**

111020 CC.pdf

LEHI CITY

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

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **November 10, 2020,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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

**Others Present**: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Beau Thomas, Assistant to the City Administrator; Ryan Wood, City Attorney; Kim Struthers, Community Development Director; Lorin Powell, City Engineer; Dave Norman, Public Works Director; Dean Lundell, Finance Director; Marlin Eldred, Economic Director; Jason Bond, Facilities Assistant Manager; Darren Paul, Police Chief; Shaye Ruitenbeek, Management Analyst; and Sherrie Benson, Deputy City Recorder.

**Pre-Council, 5:30 p.m.**

**1. Welcome and Invocation**

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

**2. Presentations and Reports**

2.1) Discussion of Ranked Choice Voting

Stan Lockhart was there to present information on Ranked Choice Voting and gave a power point presentation to Council Members and Staff. He stated that a survey was conducted to take a poll on voter experience for those who had used Ranked Choice Voting with positive results. He said Legislators are encouraging cities and towns throughout Utah to adopt Ranked Choice Voting. Mr. Lockhart suggested that Governor Herbert would also support Ranked Choice Voting.

Mr. Lockhart cited reasons why Ranked Choice Voting is popular, such as saving taxpayers money, being shorter and less expensive for a City campaign, and easy for cities to implement. Utah County has used Ranked Choice Voting and he encouraged cities to contact Amelia Powers with Utah County Auditor's Office for information. Council Member Albrecht asked Stan to speak about the "Spoiler Effect". Stan and Council Members discussed the differences between regular voting and Ranked Choice Voting. Stan stated there were other cities in Utah County that are planning on joining Ranked Choice Voting this upcoming year.

2.2) Discussion of Improvements at Dry Creek Reservoir

Jason Bond presented information on the Dry Creek Reservoir with a twofold purpose of design and funding and a direction for operational purpose. Council Member Southwick asked what needed to be fixed or addressed from the last plan. Jason stated parking was insufficient and compared to its other reservoirs where parking would be inadequate. Council Member Hancock

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asked about being proactive about parking in the neighborhoods near the reservoirs as it would have an effect on those residents. Council Member Condie asked about the grass and sand meeting the water level and if that will impose any type of issue. Jason stated that it will meet up to the water, but it will not overspill into the water and will be retained. Mayor Johnson liked the idea of building and keeping the concept as is and not having too much parking, especially where there are opportunities for overflow parking.

The City is seeking options for revenue to offset the costs of the reservoir. Council discussed funding and the options that were originally discussed to phase open. Council members decided to go with Option one that was presented.

2.3) Discussion of golf cart usage on city streets

Darren Paul, Chief of Police, presented information on the use of street legal golf carts for cost effective commuting. Darren spoke with Mark Robinson who crafted a bill for the use of golf carts on the street. Mark stated the bill was not intended to cover communing, but rather just to get back and forth from the golf course so they didn't have to trailer the golf carts.

Darren suggested golf carts fall under a “low speed vehicle” that requires safety equipment and a Driver’s License to operate. The Council and Darren discussed foreseeable problems such as confusion with parents unknowingly allowing their children to drive, being unable to safely commute on the streets, golf carts that end up on sidewalks, and enforcement of the law being challenging for Officers. Council decided they will not consider golf carts being allowed to operate on the streets for the reasons listed above.

2.4) Financial Update- Dean Lundell, Finance Director

Dean Lundell, Finance Director for Lehi City, presented a financial update on the quarterly report that was previously sent out to Council.

The City has larger expenses than revenue, but things are coming in as they should. Dean does not have any concerns with the revenue and expenditure outlook. The Council and Dean discussed ongoing fiscal year and prospective fiscal year goals. The general fund balance was holding at a little under $12 million. The Road Tax money has increased and is holding well. Revenues have increased across Utility Fund Revenue and Cash Reserves.

**3. Agenda Questions**

Mayor Johnson asked if there were any questions on the agenda. The Council Members did not have any questions or comments.

**4. Administrative Report**

Kim Struthers, Community Development Director, Dave Norman, Public Works Director, and Lorin Powell, City Engineer have a presentation on Increase Density Plan.

Kim Struthers presented information showing allowed densities for utility planning. Density changed from VLRDA to VLRD. Density planned for planned TOD areas have been included totaling 1121.49 units.

Lorin Powell presented information showing the drainage master plan, pressure irrigation master plan, culinary master plan, transportation master plan, sewer master plan, and the potential issues

if land use is not properly planned with utilities.

Dave Norman presented information on water, culinary and sewage, and infrastructure impact that will affect the City with the increased density.

**5. Mayor and Council Reports**

None.

**6. Consideration of Adjourning into a Closed Executive Session for the purpose of discussing the purchase, exchange, or lease of real property.**

**Motion:** Councilor Koivisto moved to adjourn into a Closed Executive Session. Councilor Condie seconded the motion.

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

The Council recessed at approximately 6:30 p.m.
The meeting reconvened at approximately 7:03 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 Koivisto led the Pledge.

**2. Presentations and Reports**

None.

**3. 20 Minute Citizen Input**

Scott Wilson asked about Traverse Mountain Blvd to Triumph Mtn Connection and the delay in the construction process. He had been informed that it would not be completed until Spring of this year. Scott reached out to Council Member Hancock with report of the delay. Scott is still upset because the road is still not complete, and he would like it to be finished before the snowfall of this year.

Dave Norman responded that the delays are because of sewer lines. Dave stated Lorin Powell would be the responsible person to talk to. Lorin informed Council and Scott there is an easement that needs to be installed and without that easement there cannot be an approval. There is a pre con scheduled and if the weather permits paving can take place soon. The developer is ready to continue, but timing has been an issue.

**4. Consent Agenda**

4.1) Approve Minutes from the October 2020 City Council Meetings

4.2) Approve Purchase Orders

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

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

**5. Matheny Annexation**

Mayor Johnson opened the public hearing.

Mayor Johnson closed the public hearing.

**Consideration of Ordinance #60-2020, approval of the Matheny Annexation on1.34-acres of property located at approximately 2250 North 1500 East, with RA-1 zoning.**

**Motion:** Councilor Condie moved to approve Ordinance #60-2020, approval of the Matheny Annexation on1.34-acres of property located at approximately 2250 North 1500 East, with RA-1 zoning. Councilor Southwick seconded the motion.

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

**Consideration of Resolution #2020-74, approval of the Matheny Annexation Agreement.**

**Motion:** Councilor Condie moved to approve Resolution #2020-74, approval of the Matheny Annexation Agreement. Councilor Southwick seconded the motion.

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

**6. Consideration of Ordinance #61-2020, a Development Code Amendment to Chapter 39 and the Table of Uses 05.030.B, amending the definition of Dog Care Facility.**

**Motion:** Councilor Koivisto moved to approve Ordinance #61-2020, a Development Code Amendment to Chapter 39 and the Table of Uses 05.030.B, amending the definition of Dog Care Facility; excluding DRC comment allowing in neighborhood commercial. Councilor Albrecht seconded the motion.

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

**7. Consideration of Ordinance #62-2020, approval of the Taylor Meadows General Plan amendment, changing approximately 18 acres of property from VLDRA (very low density residential agriculture) to VLDR (very low density residential) located at approximately 1500 South 500 West.**

Council Member Southwick asked for clarification on lot sizes, transition, and how many half acre lots would be developed. The applicant, Daniel Herzog, stated there would be eight half acre lots, but more could be added. The Planning Commission initially recommended denial of this. A PUD can't be approved tonight.

**Motion:** Councilor Koivisto moved to deny Ordinance #62-2020 of the Taylor Meadows General Plan amendment, changing approximately 18 acres of property from VLDRA (very low density residential agriculture) to VLDR (very low density residential) located at approximately 1500 South 500 West; finding that it will have detrimental effects. Councilor Albrecht seconded the motion. Councilor Condie noted that the he does not feel that it will be detrimental, and it is in character and he thinks it should be approved because the three surrounding sides are already VLDR.

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

8. **8) Consideration Ordinance #63-2020, a Development Code amendment to Table 05.030.C, adding Pet Grooming as a permitted use in the Mixed Use zone.**

Kim Struthers stated the use would fit in most commercial areas and allow as many uses in commercial areas as possible.

**Motion:** Councilor Condie moved to approve Ordinance #63-2020, approving a Development Code amendment to Table 05.030.C, adding Pet Grooming as a permitted use in the Mixed Use zone. Councilor Southwick seconded the motion.

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

9. **9) Consideration of Final subdivision approval for the Garden Acres Plat B, a 3-lot residential development located at 187 North 400 East.**

**Motion:** Councilor Koivisto moved to approve final subdivision for the Garden Acres Plat B, a 3-lot residential development located at 187 North 400 East. Councilor Albrecht seconded the motion.

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

10. **Consideration of Resolution # 2020-70, approving an agreement between Lehi City and Cole Peck Company for construction of Flood Mitigation Measures.**

**Motion:** Councilor Koivisto moved to approve Resolution #2020-70, approving the most recent draft agreement between Lehi City and Cole Peck Company for construction of Flood Mitigation Measures. Councilor Condie seconded the motion.

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

11. **Consideration of Resolution #2020-71, approving a Real Estate Purchase Contract between Lehi City and Kraig Johnson.**

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**Motion:** Councilor Condie moved to approve Resolution #2020-71, approving a Real Estate Purchase Contract between Lehi City and Kraig Johnson; not to exceed the purchase price in the contract. Councilor Koivisto seconded the motion.

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

**12. Consideration of Resolution #2020-72, approving a Lease Agreement for various vehicles with JPMorgan Chase Bank.**

**Motion:** Councilor Koivisto moved to approve Resolution #2020-72, approving a Lease Agreement for various vehicles with JPMorgan Chase Bank. Councilor Southwick seconded the motion.

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

**13. Consolidated Fee Schedule Amendment(a). Public Hearing(b). Consideration of Resolution #2020-73, amending the Lehi City Consolidated Fee Schedule for pavilion reservations, room rentals, and landfill punch cards.**

Mayor Johnson opened the public hearing.

Mayor Johnson closed the public hearing.

**Motion:** Councilor Koivisto moved to approve Resolution #2020-73 amending the Lehi City Consolidated Fee Schedule for pavilion reservations, room rentals, and landfill punch cards. Councilor Hancock seconded the motion.

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

**14. Adjournment**

**With no further business to come before the City Council at this time, Councilor Condie moved to adjourn the meeting. Councilor Koivisto seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:30 p.m.**

Approved: November 10, 2020

Attest:

_____
Mark Johnson, Mayor

_____
Sherrie Benson, Deputy City Recorder

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**Agenda Item No: 4**

# City Council Agenda Item Report

Meeting Date: December 8, 2020
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Regular Agenda

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**Subject:**
City of Lehi's Comprehensive Annual Financial Report (CAFR) for Fiscal Year 2020.
a. Audit Presentation
b. Consideration and approval of the City of Lehi's Comprehensive Annual Financial Report (CAFR) for Fiscal Year 2020.

**Suggested Action:**

**Attachments:**

2020 Lehi Governance Letter - FINAL.pdf

2020 Lehi Single Audit Package - FINAL.pdf

2020 Lehi State Compliance Report and Management Letter - FINAL.pdf

Lehi City 2020 CAFR.pdf

OSBORNE, ROBBINS & BUHLER, P.L.L.C. Certified Public Accountants
4527 SOUTH 2300 EAST, SUITE 201 • SALT LAKE CITY, UTAH 84117-4446 • PHONE: 308-0220 • FAX: 274-8589

November 25, 2020

To the Honorable Mayor and Members of the City Council
Lehi City Corporation, Utah

We have audited the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Lehi City (the City) for the year ended June 30, 2020. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards* and the Uniform Guidance, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated May 18, 2020. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

**Qualitative Aspects of Accounting Practices**
Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note A to the financial statements. No new accounting policies were adopted and application of existing policies was not changed during 2020. We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the City's financial statements were:

Management's estimate of the net pension liability is based on information provided by Utah Retirement Systems (URS). The net pension liability was calculated by actuaries hired by URS, and details about it and the related deferred inflows and outflows of resources were included in the URS annual report as of December 31, 2019. We traced the information to the URS annual report, as well as to specific other data provided by URS to the City. We also noted that URS engaged its auditor to issue a Service Organization Controls (SOC 1) Type 2 report on the design and operating effectiveness regarding census data maintained by URS. This report was intended to meet the needs of the participating employers and their auditors in evaluating the effectiveness of the controls at URS on the URS financial statement assertions. We noted that the opinion of the URS auditors in the SOC 1 Type 2 report was unqualified.

Management's estimate of the depreciation methods and useful lives of the City's capital assets is based on management's determination of the rate at which the usefulness of the capital assets is expected to deteriorate. We have compared the lives and methods used by the City to independent expectations we have established and have concluded they are reasonable in relation to the financial statements taken as a whole.

Management's valuation of infrastructure contributed by developers is based on the City engineer's estimates. We have evaluated the key factors and assumptions used

to develop the estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

Notes H and I regarding long-term debt outstanding and pledged revenues at June 30, 2020 is significant to financial statement users because it can be used to understand how the City will keep up with its debt obligations.

Note K regarding the sensitivity of the proportionate share of the City's net pension liability.

The financial statement disclosures are neutral, consistent, and clear.

**Difficulties Encountered in Performing the Audit**
We encountered no significant difficulties in dealing with management in performing and completing our audit.

**Corrected and Uncorrected Misstatements**
Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. The attached schedule summarizes uncorrected misstatements of the financial statements. Management has determined that their effects are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

**Disagreements with Management**
For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

**Management Representations**
We have requested certain representations from management that are included in the management representation letter dated November 25, 2020.

**Management Consultations with Other Independent Accountants**
In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

**Other Audit Findings or Issues**
We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

**Other Matters**
We applied certain limited procedures to the Management's Discussion and Analysis and Pension Information, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with

management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on combining statements, individual fund statements and schedules which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the introductory and statistical sections of the City's Comprehensive Annual Financial Report, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

This information is intended solely for the use of the City Council and management of the City and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,
OSBORNE ROBBINS & BUHLER PLLC

Ian J Robbins
Managing Member

# LEHI CITY
## GOVERNMENTAL ACTIVITIES
## SUMMARY OF AUDIT DIFFERENCES

June 30, 2020

| | Current year Over (Under) Statement |
|---|---|
| Statement of Activities Misstatements: | |
| Prepaid maintenance contracts on information technology services, expensed in current year instead of being recorded as a prepaid expense | $ (78,974) |
| Effect of prior year audit differences | - |
| | $ (78,974) |
| Statement of Net Assets misstatements: | |
| Current assets | $ (78,974) |
| Capital assets | - |
| Total assets | (78,974) |
| Current liabilities | - |
| Long-term liabilities | - |
| Total liabilities | - |
| Net position: | |
| Beginning | - |
| Ending | (78,974) |

# LEHI CITY
## GOVERNMENTAL ACTIVITIES - INTERNAL SERVICE FUNDS
## SUMMARY OF AUDIT DIFFERENCES

June 30, 2020

| | Current year Over (Under) Statement |
|---|---|
| Statement of Activities Misstatements: | |
| Prepaid maintenance contracts on information technology services, expensed in current year instead of being recorded as a prepaid expense | $ (78,974) |
| Effect of prior year audit differences | - |
| | $ (78,974) |
| Statement of Net Assets misstatements: | |
| Current assets | $ (78,974) |
| Capital assets | - |
| Total assets | (78,974) |
| Current liabilities | - |
| Long-term liabilities | - |
| Total liabilities | - |
| Net position: | |
| Beginning | - |
| Ending | (78,974) |

# LEHI CITY CORPORATION

# SINGLE AUDIT

# FOR THE YEAR ENDED JUNE 30, 2020

# LEHI CITY CORPORATION

# SINGLE AUDIT

# FOR THE YEAR ENDED JUNE 30, 2020

OSBORNE, ROBBINS & BUHLER, PLLC

**Lehi City Corporation, Utah**
**Single Audit**

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OSBORNE, ROBBINS & BUHLER, P.L.L.C. Certified Public Accountants
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# REPORT OF INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of Lehi City Corporation, Utah (the City), as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated November 25, 2020.

## Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

## Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an

opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Osborne Robbins & Buhler PLLC

November 25, 2020

# REPORT OF INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

Honorable Mayor and Member of the City Council
Lehi City Corporation, Utah

**Report on compliance for Each Major Federal Program**

We have audited the compliance of Lehi City Corporation, Utah (the City), with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on the City's major federal program for the year ended June 30, 2020. The City's major federal program is identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

**Management's Responsibility**

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

**Auditor's Responsibility**

Our responsibility is to express an opinion on compliance for the City's major federal program based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200*, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination on the City's compliance.

**Opinion on Each Major Federal Program**

In our opinion, the City complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended June 30, 2020.

**Report on Internal Control Over Compliance**

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on the City's major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing our opinion on compliance for its major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirements of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention to those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

**Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance**

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated November 25, 2020 which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures

of federal awards is presented for the purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the financial statements taken as a whole.

Osborne Rollins & Bahler PLLC

November 25, 2020

**LEHI CITY CORPORATION, UTAH**
**Schedule of Expenditures of Federal Awards**
**Year Ended June 30, 2020**

| Federal grantor/pass-through grantor/program title | Federal CFDA Number | Pass-through Grantor's Number | Total Federal Expenditures |
|---|---|---|---|
| Department of the Treasury | | | |
| Passed through Utah County Government: | | | |
| Coronavirus Relief Fund | 21.019 | - | $ 3,355,359 |
| | | | 3,355,359 |
| Department of Transportation | | | |
| Passed through State of Utah Department of Transportation: | | | |
| State Wide Transportation Improvement Program | 20.205 | F-LC49(132) | 594,319 |
| | | | 594,319 |
| Department of Housing and Urban Development | | | |
| Direct Program: | | | |
| Community Development Block Grant | 14.218 | B-18-MC-490015 | 109,168 |
| Community Development Block Grant | 14.218 | B-19-MC-490015 | 11,692 |
| | | | 120,860 |
| Department of Homeland Security | | | |
| Direct Program: | | | |
| FEMA SAFER Grant | 97.083 | EMW-2017-FH-00253 | 97,337 |
| | | | 97,337 |
| Total expenditures of federal awards | | | $ 4,167,875 |

**LEHI CITY CORPORATION, UTAH**
**Notes to Schedule of Expenditures of Federal Awards**
**Year Ended June 30, 2020**

NOTE A – BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards (the Schedule) includes the federal award activity of Lehi City Corporation, Utah (the City) under programs of the federal government for the year ended June 30, 2020. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net assets, or cash flows of the City.

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance where in certain types of expenditures are not allowable or are limited as to reimbursement.

**LEHI CITY CORPORATION, UTAH**
**Schedule of Findings and Questioned Costs**
**June 30, 2020**

## SUMMARY OF AUDITOR'S RESULTS

Financial Statements

| | |
|---|---|
| Type of auditor's report issued on the basic financial statements: | An unmodified opinion was issued on the basic financial statements of the City. |
| Internal control over financial reporting: | |
| Material weakness | None reported. |
| Significant deficiencies | None reported. |
| Noncompliance material to the financial statements: | None reported. |

Federal Awards

| | |
|---|---|
| Internal control over major programs: | |
| Material weakness | No material weaknesses were identified. |
| Deficiencies in internal control over compliance not considered to be material weaknesses | No deficiencies in internal control were reported. |
| Type of auditor's report issued on compliance for major programs: | An unqualified opinion was issued on compliance for the major program. |
| Audit Findings: | No audit findings required to be reported in accordance with the Uniform Guidance or *Government Auditing Standards*. |
| Identification of Major Program: | |
| CFDA #21.019 | Department of the Treasury |
| Dollar threshold – type A and type B programs: | $750,000 |
| Qualifications of the auditee: | The City did not qualify as a low-risk auditee. |

## FINDINGS RELATING TO THE BASIC FINANCIAL STATEMENTS

No findings or questioned costs related to basic financial statements that are required to be reported.

## FINDINGS AND QUESTIONED COSTS FOR FEDERAL AWARDS

No findings or questioned costs related to federal awards that are required to be reported.

**LEHI CITY CORPORATION, UTAH**
**Summary Schedule of Prior Audit Findings**
**June 30, 2020**

The City has no prior findings on which to report status.

LEHI CITY CORPORATION

REPORT ON STATE LEGAL COMPLIANCE

MANAGEMENT LETTER

FOR THE YEAR ENDED JUNE 30, 2020

**Osborne, Robbins & Buhler, PLLC**

LEHI CITY CORPORATION

REPORT ON STATE LEGAL COMPLIANCE

MANAGEMENT LETTER

FOR THE YEAR ENDED JUNE 30, 2020

OSBORNE, ROBBINS & BUHLER, P.L.L.C. Certified Public Accountants
4527 SOUTH 2300 EAST, SUITE 201 • SALT LAKE CITY, UTAH 84117-4446 • PHONE: 308-0220 • FAX: 274-8589

# INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE AS REQUIRED BY THE STATE COMPLIANCE AUDIT GUIDE

Honorable Mayor and Members of the City Council
Lehi City Corporation, Utah

**Report on Compliance with General State Compliance Requirements**

We have audited Lehi City Corporation's compliance with the applicable state compliance requirements described in the *State Legal Compliance Audit Guide*, issued by the Office of the Utah State Auditor for the year ended June 30, 2020.

State compliance requirements were tested for the year ended June 30, 2020 in the following areas:

- Budgetary Compliance
- Fund Balance
- Justice Courts
- Restricted Taxes and Related Revenues
- Open and Public Meetings Act
- Fraud Risk Assessment
- Cash Management
- Enterprise Fund Transfers, Reimbursements, Loans and Services
- Tax Levy Revenue Recognition
- Impact Fees
- Utah Retirement Systems
- Public Treasurer's Bond

*Management's Responsibility*

Management is responsible for compliance with the state requirements referred to above.

*Auditor's Responsibility*

Our responsibility is to express an opinion on the City's compliance based on our audit of the state compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the *State Compliance Audit Guide*. Those standards and the *State Compliance Audit Guide* require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the requirements referred to above that could have a direct and material effect on a state compliance requirement occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each state compliance requirement referred to above. However, our audit does not provide a legal determination on the City's compliance with those requirements.

*Opinion on Compliance*

In our opinion, Lehi City Corporation complied, in all material respects, with the state compliance requirements referred to above for the year ended June 30, 2020.

*Other Matters*

The results of our auditing procedures disclosed instances of noncompliance, which are required to be reported in accordance with the State Compliance Audit Guide and which are described in our letter to management dated November 25, 2020 as items 2020-A and 2020-B. Our opinion on compliance is not modified with respect to these matters.

The City's response to the noncompliance finding identified in our audit is described in the accompanying letter to management. The City's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

***Report on Internal Control over Compliance***

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the state compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the state compliance requirements referred to above to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance with those state compliance requirements and to test and report on internal control over compliance with those state compliance requirements and to test and report on internal control over compliance in accordance with the *State Compliance Audit Guide*, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or to detect and correct, noncompliance with a state compliance requirement on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a state compliance requirement will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a state compliance requirement that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control and compliance and the results of that testing based on the requirements of the *State Compliance Audit Guide*. Accordingly, this report is not suitable for any other purpose.

Osborne Rollins & Bahler PLLC

November 25, 2020

OSBORNE, ROBBINS & BUHLER, P.L.L.C. Certified Public Accountants
4527 SOUTH 2300 EAST, SUITE 201 • SALT LAKE CITY, UTAH 84117-4446 • PHONE: 308-0220 • FAX: 274-8589

Honorable Mayor and Members of the City Council
Lehi City Corporation, Utah

In planning and performing our audit of the financial statements of Lehi City Corporation (the City) for the year ended June 30, 2020, we noted certain other matters for your consideration. This letter summarizes our comments and suggestions regarding those other matters. Also, included are descriptions of immaterial instances of noncompliance. This letter does not affect our report dated November 25, 2020, on the financial statements of the City. Also, reportable conditions and material internal control weaknesses, if any, are included in our report dated November 25, 2020, in accordance with *Government Auditing Standards*.

**Item 2020-A**

**Expenditures in Excess of Budgets**

The City incurred expenditures in excess of approved budget amounts in the following governmental funds:

| | Expenditures In Excess of Appropriations |
|---|---|
| General Fund | |
| Transfers Out | $ 4,669,799 |
| Redevelopment Agency | |
| Transfers Out | 10,697 |

Recommendation
The City should closely monitor expenditures, including transfers and expenditures related to long term debt. We recommend the City amend the budget throughout the year as circumstances change and additional expenditures and transfers become necessary.

Management Response and Action Plan
The City will closely monitor expenditures and transfers to ensure they do not exceed budgeted amounts. The City will continue its practice of regular analysis of revenues and expenditures and will incorporate the results of those analyses into future budgets.

**Item 2020-B**

**Cash Management Reporting Requirements**

The City is required to file a Deposit and Investment Report with the Money Management Council on an annual basis. The report that was filed by the City for the year ended June 30, 2020 reported an incorrect balance for one of its bank accounts and did not include approximately $189,000 in unspent funds associated with a capital lease which were also being held in a bank account in the City's name.

Recommendation

The City should ensure that all bank accounts owned and managed by the City are included in the Deposit and Investment report and that the report is reconciled with the financial records of the City prior to submission.

Management Response and Action Plan

The City will implement procedures to ensure the Deposit and Investment Report is reconciled to the City's financial records prior to being submitted each year. Additionally, the report for the year ended June 30, 2020, has been amended to correct the bank account balance that had been incorrectly reported and to include the bank account that had been omitted.

Osborne Robbins & Buhler PLLC

November 25, 2020

# LEHI CITY CORPORATION

**STATE OF UTAH**

## COMPREHENSIVE ANNUAL FINANCIAL REPORT

**FOR THE FISCAL YEAR ENDED JUNE 30, 2020**

LEHI CITY

PREPARED BY:

FINANCE DEPARTMENT

# LEHI CITY CORPORATION

## COMPREHENSIVE ANNUAL FINANCIAL REPORT

For the Year Ended June 30, 2020

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# LEHI CITY CORPORATION

## COMPREHENSIVE ANNUAL FINANCIAL REPORT
For the Year Ended June 30, 2020

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# INTRODUCTORY SECTION

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LEHI CITY

153 North 100 East
Lehi, Utah 84043-1895
801-768-7100

November 30, 2020

To the Honorable Mayor, City Council and Citizens of Lehi City:

State law requires that all general-purpose local governments publish within six months of the close of each fiscal year a complete set of financial statements presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the comprehensive annual financial report of Lehi City (the City) for the fiscal year ended June 30, 2020.

This report consists of management's representations concerning the finances of the City. Consequently, management assumes full responsibility for the completeness and reliability of all the information presented in this report. To provide a reasonable basis for making these representations, management of the City has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The City's basic financial statements have been audited by Osborne Robbins and Buhler, PLLC, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City for the fiscal year ended June 30, 2020, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City's financial statements, for the fiscal year June 30, 2020, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

GAAP require that management provides a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the report of the independent auditor.

**Profile of the Government**

Lehi is located 12 miles north of Provo and 23 miles south of Salt Lake City. Lehi was settled by Mormon pioneers in 1850 and was known by several different names: Sulphur Springs, Snow's Springs, Dry Creek and Evansville. The final name settled on by the Town's people was Lehi. The City was incorporated in 1852. Lehi is Utah's sixth oldest city.

The City has had a traditional Six Member Council form of government since 1852. Policy making and legislative authority are vested in a governing council consisting of the mayor and five city council members. The governing council is responsible, among other things, for passing ordinances, adopting the budget, appointing committees, and hiring the City's administrator, recorder, and treasurer. The City's administrator is responsible for carrying out policies and ordinances of the governing council, for overseeing the day-to-day operations of the government, and for appointing department heads of the various departments. The mayor and city council are elected on a non-partisan basis. City council members serve four-year staggered terms. The mayor is elected to serve a four-year term. The mayor and all five city council seats are elected at large.

Lehi has a rich history. The Overland Stage Coach Route ran through the town. The famous Pony Express Trail ran next to the town, and the Transcontinental Telegraph line ran adjacent to the City.

The City is a beautiful place to live. Just to the south is Utah Lake used for boating, fishing and hunting. The river that drains Utah Lake is the Jordan River, which runs through the City. To the east of the City are the beautiful Wasatch Mountains and to the west are the White Mountains and Oquirrh Mountains, all of which are within thirty minutes of Lehi offering a variety of activities including hiking, mountain biking, fishing, camping and skiing.

The City provides a full range of services including; police and fire protection, the construction and maintenance of streets and roads, parks, both commercial and residential building inspection, a wide variety of recreational programs and cultural events. The City also owns and operates a culinary water system, a secondary water system, a wastewater system, a storm water system, an electrical distribution system, a swimming and recreation facility and emergency medical services. Solid waste collection is contracted through Waste Management

**Local Economy and Financial Information**

The City has a great mix of traditional western feel and modern technology industries. The historic downtown maintains a western feel with many of the businesses operating in buildings built in the late 1800s. The Lehi Roundup is a five-day celebration with many different community events, including a stock parade, a grand parade, and a professional rodeo, which is one of the oldest rodeos in the state. Alternatively, Lehi is located in the heart of *Silicon Slopes*. The City is home to numerous technology companies such as: Micron, Adobe, Microsoft, Lending Club, Canopy Tax, Ancestory.com, Xactware, WeWork, and Podium. This mixture provides residents with strong community ties as well as positive economic potential.

Spurred by an expanding technology sector, the City continues to experience rapid growth. The population has increased from 49,753 to 69,724 over the past 10 years. With 45% of the City's land still available for development, build-out population, which is estimated to be reached in 2060, is projected at 133,800.

Lehi is continuing to experience rapid growth in both commercial and residential construction. This growth is reflected in both the City's revenues and expenditures. Governmental fund revenues increased from $52,051,035 to $77,016,327 from 2016 to 2020, and expenditures increased from $52,290,827 to $77,842,842. Operating revenues in enterprise funds grew from $48,412,958 to

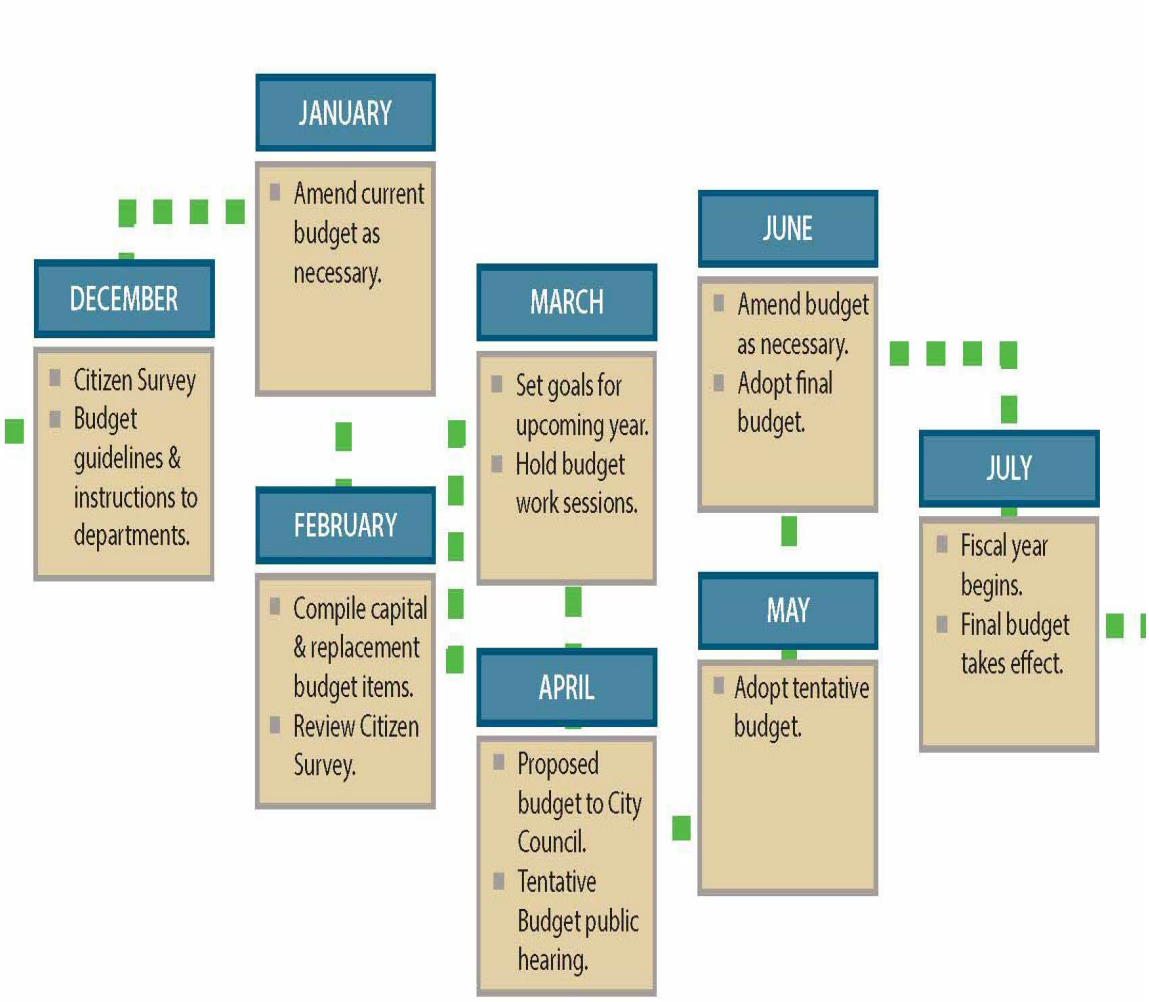
$62,294,953 over the same time frame, while operating expenses rose from $45,485,794 to $62,031,761.

Growth in commercial office and technology continues. Lehi currently has approximately 5,000,000 square feet of class A office space with 885,000 square feet under construction and an additional 3,500,000 planed. Other projects, including car dealerships, hotels and retail establishments are also moving forward. The City has some of the best undeveloped commercial frontage along the Wasatch Front.

Brigham Young University, Utah Valley University (the largest University in the State) and the University of Utah campuses are within 25 minutes of the City center. These higher education facilities employ more than 3,000 people. These universities provide a strong educated work force for a large number of high tech businesses in the area. The region also provides some of the best medical facilities in the western United States. Utah County, the County in which the City is located, has an unemployment rate of 4.3%, Compared to a statewide rate of 5.0%.

The annual budget serves as the foundation for the City's financial planning and control. The City's budget process is well laid out, starting in December for a budget that will be adopted by June 30 and goes into effect July 1. By Utah State law, the City is required to adopt a tentative budget on or before the first council meeting in the month of May. This is a working document which can be amended until the final adoption. State law requires the City to adopt a final budget on or before June 22. A public hearing is required prior to final adoption and the budget must be available for public inspection for 10 days prior to the public hearing. This year, the tentative budget was adopted on April 14 and the final budget was adopted on May 12.

The creation of the budget follows the time line shown below:




Within the existing budget, the level of the City's budgetary control is established by activity and purpose within each individual fund. Department heads may make transfers of appropriations within their activity. Transfers of appropriations between activities, however, require the special approval of the City Council. Budget-to-actual comparisons are provided in this report for each individual governmental fund for which an appropriated annual budget has been adopted. For the general fund and Redevelopment Agency, a major special revenue fund, the comparisons are presented on page 36. For capital projects and debt service funds, those comparisons are presented on pages 105 and 106.

**Long-term Financial Planning**

Lehi City continues to maintain rapid growth in commercial, retail, and residential development. This growth can put a strain on the City's infrastructure resources. In an effort to look towards the future, the City maintains five-year and ten-year capital plans. Rate studies, which include future

capital expenditures have been completed for utility funds. The purpose of these studies is charge rates sufficient to maintain current infrastructure and plan for future needs.

The City recently engaged Curtis Miner Architecture to complete a needs analysis and long-term plan for future city campus facilities. Their analysis provides a roadmap for facilities at the downtown city campus. These facilities include: City Hall, Justice Court, Recreation Center, and Fire Station. Options are included to phase in the construction of these facilities depending upon needs and available funding. This campus master plan will be a valuable tool as city growth spurs future needs.

The implementation of long-term planning has permitted the City to construct some of the finest park systems in our region. The City is home to more than fourteen major facilities. The community's park system has been transformed to produce exceptional open spaces for our citizens' enjoyment. The strategic planning for parks has been expanded to include a trail system that will allow joggers, walkers, and bicyclists to enjoy the Dry Creek Basin which runs through the entire City. The City also assumed management of Willow Park near the Jordan River. Willow Park provides day use, overnight camping, and access to the Jordan River waterway. The facility, owned by Utah County, will be managed through a land lease with the City. This new arrangement will provide opportunities for development and amenities not previously possible.

During the year, the City, in association with North Utah Water Conservancy District, began construction on Dry Creek Reservoir, currently the site of a debris basin. This reservoir will serve as a large storage facility for the City pressurized irrigation water system. Additionally, the reservoir created will provide recreational amenities and opportunities to the public. Construction is anticipated to be completed Spring 2021.

A long term goal of the City is to maintain the current sense of safety so that citizens are able to enjoy the wide array of programs and activities provided in the community. Lehi's strategic plan has identified the need for a total of 6 fire stations, three on the north and three on the south at the City's build out. Construction of a new public safety building was completed November 2020.

**Awards and Acknowledgements**

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its comprehensive annual financial report (CAFR)

for the fiscal year ended June 30, 2019. This was the twentieth consecutive year the government has received this prestigious award. In order to be awarded the Certificate of Achievement, the City published an easily readable and efficiently organized CAFR. This report satisfied both GAAP and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current CAFR continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

The City also received the GFOA's Distinguished Budget Presentation Award for its annual budget document dated July 1, 2019. In order to qualify for the Distinguished Budget Presentation Award, the government's budget document was judged to be proficient in several categories, including its purpose as a policy document, a financial plan, an operations guide, and a communications device.

In addition, the City also received the GFOA's Popular Annual Financial Report (herein referred to as PAFR Award) for year ended June 30, 2019. In order to qualify for the PAFR Award, the government must obtain the CAFR award. The PAFR document provides summary information from the CAFR to citizens and is judged by a panel of GFOA professionals.

The preparation of this report would not have been possible without the efficient and dedicated services of the entire staff of the finance, treasury, and administration departments. We would like to express our appreciation to all members of the departments who assisted and contributed to the preparation of this report. Credit also must be given to the mayor and the governing council for their unfailing support and for maintaining the highest standards of professionalism in the management of the City's finances.

Respectfully submitted,

Jason Walker
City Administrator

Dean Lundell
Director of Finance

Government Finance Officers Association

# Certificate of Achievement for Excellence in Financial Reporting

Presented to

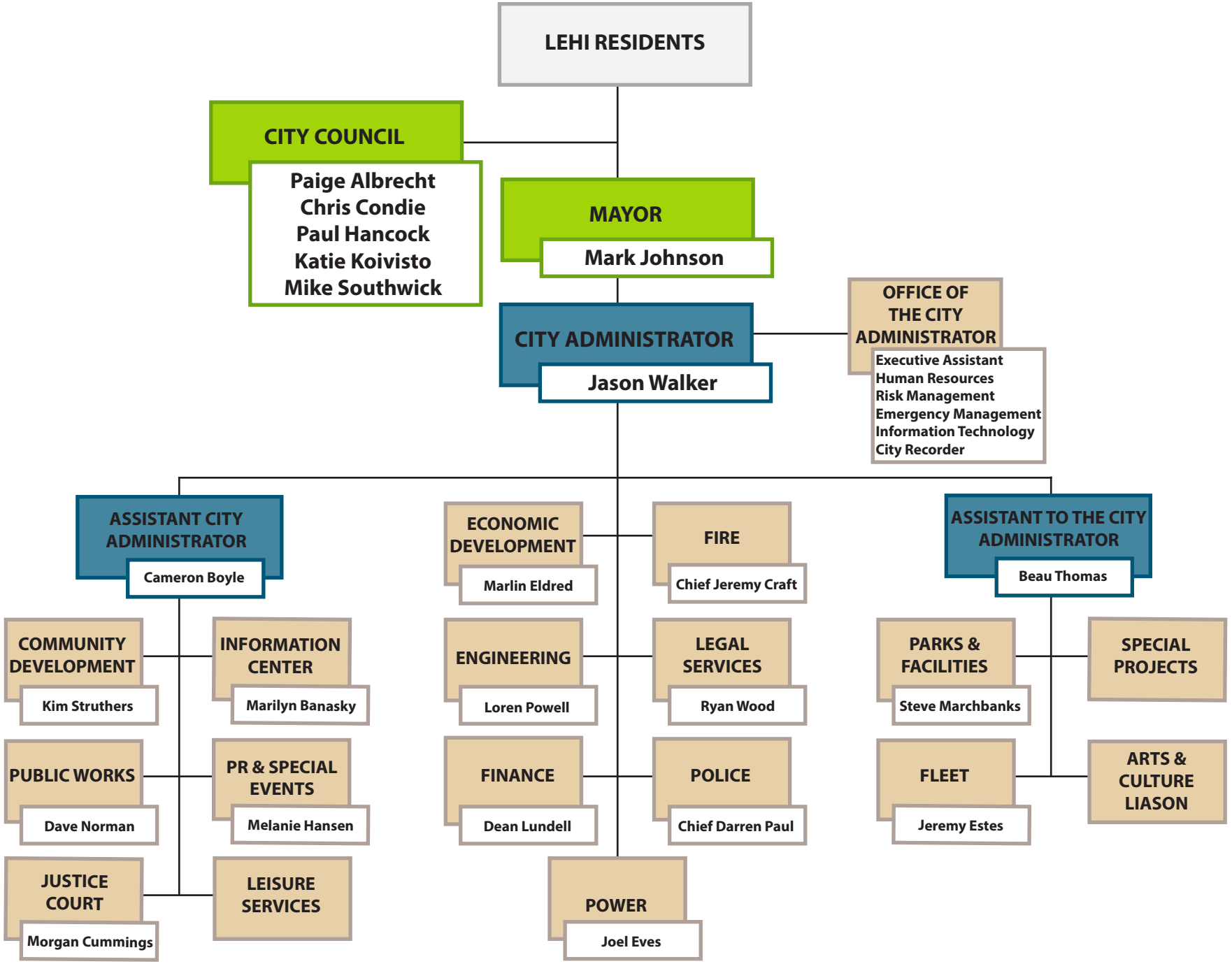
**Lehi City Corporation**
**Utah**

For its Comprehensive Annual
Financial Report
For the Fiscal Year Ended

June 30, 2019

Christopher P. Morrill

Executive Director/CEO


LEHI RESIDENTS
CITY COUNCIL
Paige Albrecht
Chris Condie
Paul Hancock
Katie Koivisto
Mike Southwick
MAYOR
Mark Johnson
CITY ADMINISTRATOR
Jason Walker
OFFICE OF THE CITY ADMINISTRATOR
Executive Assistant
Human Resources
Risk Management
Emergency Management
Information Technology
City Recorder
ASSISTANT CITY ADMINISTRATOR
Cameron Boyle
COMMUNITY DEVELOPMENT
Kim Struthers
INFORMATION CENTER
Marilyn Banasky
PUBLIC WORKS
Dave Norman
PR & SPECIAL EVENTS
Melanie Hansen
JUSTICE COURT
Morgan Cummings
LEISURE SERVICES
ECONOMIC DEVELOPMENT
Marlin Eldred
FIRE
Chief Jeremy Craft
ENGINEERING
Loren Powell
LEGAL SERVICES
Ryan Wood
FINANCE
Dean Lundell
POLICE
Chief Darren Paul
POWER
Joel Eves
ASSISTANT TO THE CITY ADMINISTRATOR
Beau Thomas
PARKS & FACILITIES
Steve Marchbanks
SPECIAL PROJECTS
FLEET
Jeremy Estes
ARTS & CULTURE LIASON

EST 1852

LEHI CITY

PIONEERING UTAH'S FUTURE

# Elected Officials

For the Year Ended
June 30, 2020

Mayor
Mark Johnson

Councilperson
Paige Albrecht

Councilperson
Chris Condie

Councilperson
Paul Hancock

Councilperson
Katie Koivisto

Councilperson
Mike Southwick

## APPOINTED OFFICIALS

City Administrator.....Jason Walker
City Treasurer.....Alyson Alger
City Recorder.....Teisha Wilson

# FINANCIAL SECTION

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OSBORNE, ROBBINS & BUHLER, P.L.L.C. Certified Public Accountants
4527 SOUTH 2300 EAST, SUITE 201 • SALT LAKE CITY, UTAH 84117-4446 • PHONE: 308-0220 • FAX: 274-8589

REPORT OF INDEPENDENT
CERTIFIED PUBLIC ACCOUNTANTS

Honorable Mayor and Members of the City Council
Lehi City Corporation, Utah

**Report on the Financial Statements**
We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Lehi City Corporation, Utah (the City) as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

**Management's Responsibility for the Financial Statements**
Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

**Auditor's Responsibility**
Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

**Opinions**
In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Lehi City Corporation as of June 30, 2020, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the General Fund and the Redevelopment Agency for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

**Other Matters**

*Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 17 through 29 and the Required Supplementary Information – Pensions on pages 95 through 99 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquires of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

*Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, combining and individual fund financial statements and schedules, and statistical section, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual fund financial statements and schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund financial statements and schedules are fairly stated in all material respects in relation to the financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated November 25, 2020 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Osborne Robbins & Bahler PLLC

November 25, 2020

As management of the City, we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2020. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages 3-9 of this report.

**Financial Highlights**

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by $649,933,195 (*net position*). This is an increase of 7.71% over the previous year. A large portion of this increase is related to capital grants and developer contributions of infrastructure.

- The City's governmental funds reported combined fund balances of $44,347,778 which is a decrease of $797,646 in fund balance reported for 2019 of $45,145,424. The decrease is to be expected as the City used fund balance accumulated in the prior year for the construction of a new police station and to add to and replace infrastructure within the City.

- Growth in the City continues at a rapid pace with general fund tax revenues increasing 10.7% over the previous year and utility revenues increasing by 5.9%. No tax rates were increased during the year. Recent rate studies have resulted in moderate increases in rates for the Culinary, Pressurized Irrigation, and Storm Drain funds. During 2020, the City implemented the third of five scheduled annual increases in the Culinary and Pressurized Irrigation funds and the second of six scheduled annual increases for the Storm Drain fund.

- The City's total long-term obligations decreased by a net of $11,751,751 during the current fiscal year.

    - Decreases to long-term debt were due to regularly scheduled principal payments.
    - In accordance with generally accepted accounting principles (GAAP), the City reported a net pension liability totaling $6,269,223 as of June 30, 2020. This is a decrease of $5,254,322 over the previous year.

**Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

**Government-wide financial statements.** The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

- The *statement of net position* presents information on all the City's assets and deferred outflows of resources, and liabilities and deferred inflows of resources, with the difference between them reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial state of the City is improving or deteriorating.

- The *statement of activities* presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government, public safety, community development, streets and highways, parks, recreation and culture, and cemetery. The business-type activities of the City include culinary water, sewer, pressurized irrigation, electric, drainage, and garbage.

The government-wide financial statements include not only the City itself (known as the *primary government*), but one blended component unit. The Lehi Redevelopment Agency (The Agency) is legally separate from the City. However, since the Agency's board of trustees is composed of the Lehi Mayor and City Council and City staff maintain operational responsibility for the Agency, it is presented as a special revenue fund of the City. The Redevelopment Agency Fund contains the financial balances and activities of the Agency.

The government-wide financial statements can be found on pages 32-33 of this report.

**Fund financial statements.** A *fund* is a grouping of related accounts that are used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories: governmental funds and proprietary funds.

**Governmental funds.** *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements.

By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The City maintains four individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, the capital projects fund, and the redevelopment agency special revenue fund which are considered to be major funds. The debt service fund is the only non-major governmental fund.

The City adopts annual appropriated budgets for its general fund and its special revenue redevelopment agency fund. A budgetary comparison statement has been provided for the general fund and the redevelopment agency fund to demonstrate compliance with these budgets.

The basic governmental fund financial statement can be found on pages 34-36 of this report.

**Proprietary funds.** The City maintains two different types of proprietary funds, enterprise funds and internal service funds. *Enterprise funds* are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City uses enterprise funds to account for its culinary water, sewer, pressurized irrigation, electric, drainage, and garbage operations.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the culinary water, sewer, pressurized irrigation, electric, and drainage funds, which are considered to be major funds of the City. The garbage fund is the only non-major proprietary fund.

The City of Lehi uses four *internal service funds* to account for its fleet maintenance, risk management activities, building and grounds maintenance, and computer maintenance and replacement activities. These are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds is provided in the form of combining statements elsewhere in the report.

The basic proprietary fund financial statements can be found on pages 38-42 of this report.

**Notes to the financial statements.** The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 43-93 of this report.

**Other information.** In addition to the basic financial statements and accompanying notes, this report also presents required supplementary information concerning the City's progress in funding its obligation to provide pension benefits to its employees. This required supplementary information can be found on pages 95-99 of this report.

Individual fund schedules and combining statements and schedules can be found on pages 101-110 of this report.

## Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial state. In the case of the City, net position was $649,933,195 at the close of the most recent year.

The statement of net position shows the City's investment in capital assets (e.g. land, intangible assets, buildings, improvements other than buildings, machinery and equipment, and infrastructure assets); less any related debt used to acquire those assets that is still outstanding separate from remaining net position. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

In governmental activities, the investment in capital assets is larger than total net position resulting in a deficit in unrestricted net position for governmental activities. This is in large part a result of potential tax abatement obligations included as part of long-term liabilities in governmental activities. These obligations can only be paid from tax increment revenues and not from general tax revenues. Of the City's $649,933,195 in net position, $4,042,878 is subject to external restrictions on how those resources may be used.

LEHI CITY CORPORATION
NET POSITION

| | Governmental Activities | | Business-type Activities | | Total | |
|---|---|---|---|---|---|---|
| | 2020 | 2019 | 2020 | 2019 | 2020 | 2019 |
| Current and other assets | $ 82,778,464 | $ 74,794,464 | $ 70,577,749 | $ 75,380,733 | $ 153,356,213 | $ 150,175,197 |
| Capital assets | 339,661,541 | 320,306,544 | 371,777,148 | 347,410,557 | 711,438,689 | 667,717,101 |
| Total assets | $ 422,440,005 | $ 395,101,008 | $ 442,354,897 | $ 422,791,290 | $ 864,794,902 | $ 817,892,298 |
| Deferred outflows of resources | $ 2,746,895 | $ 5,227,717 | $ 7,103,360 | $ 7,951,670 | $ 9,850,255 | $ 13,179,387 |
| Long-term liabilities | $ 135,544,791 | $ 144,426,934 | $ 40,853,691 | $ 43,723,299 | $ 176,398,482 | $ 188,150,233 |
| Other liabilities | 11,783,689 | 9,295,115 | 6,201,234 | 9,672,193 | 17,984,923 | 18,967,308 |
| Interfund balances | 543,531 | 639,117 | (543,531) | (639,117) | - | - |
| Total liabilities | $ 147,872,011 | $ 154,361,166 | $ 46,511,394 | $ 52,756,375 | $ 194,383,405 | $ 207,117,541 |
| Deferred inflows of resources | $ 29,570,555 | $ 20,486,335 | $ 758,002 | $ 57,724 | $ 30,328,557 | $ 20,544,059 |
| Net position | | | | | | |
| Net investment in capital assets | $ 310,508,319 | $ 302,586,651 | $ 341,429,283 | $ 325,775,552 | $ 651,937,602 | $ 628,362,203 |
| Restricted | 1,330,917 | 1,480,415 | 2,711,961 | 2,528,731 | 4,042,878 | 4,009,146 |
| Unrestricted | (64,094,902) | (78,585,842) | 58,047,617 | 49,624,578 | (6,047,285) | (28,961,264) |
| Total net position | $ 247,744,334 | $ 225,481,224 | $ 402,188,861 | $ 377,928,861 | $ 649,933,195 | $ 603,410,085 |

LEHI CITY CORPORATION
CHANGES IN NET POSITION

| | Governmental Activities | | Business-type Activities | | Total | |
|---|---|---|---|---|---|---|
| | 2020 | 2019 | 2020 | 2019 | 2020 | 2019 |
| Revenues: | | | | | | |
| Program revenues: | | | | | | |
| Charges for services | $ 11,299,674 | $ 13,736,669 | $ 61,637,082 | $ 58,617,853 | $ 72,936,756 | $ 72,354,522 |
| Operating grants and contributions | 7,488,372 | 2,734,035 | - | 5,250,596 | 7,488,372 | 7,984,631 |
| Capital grants and contributions | 17,986,306 | 28,364,171 | 24,840,140 | 41,980,410 | 42,826,446 | 70,344,581 |
| General revenues: | | | | | - | - |
| Property taxes | 26,503,325 | 20,483,605 | - | - | 26,503,325 | 20,483,605 |
| Sales and other taxes | 20,305,493 | 18,667,058 | - | - | 20,305,493 | 18,667,058 |
| Other | 2,381,620 | 1,631,931 | 2,141,324 | 2,037,704 | 4,522,944 | 3,669,635 |
| Total revenues | 85,964,790 | 85,617,469 | 88,618,546 | 107,886,563 | 174,583,336 | 193,504,032 |
| Expenses: | | | | | | |
| General government | 8,959,799 | 8,961,845 | - | - | 8,959,799 | 8,961,845 |
| Public safety | 16,559,907 | 15,513,181 | - | - | 16,559,907 | 15,513,181 |
| Community development | 5,777,381 | 4,836,058 | - | - | 5,777,381 | 4,836,058 |
| Highways/streets | 14,920,711 | 13,522,976 | - | - | 14,920,711 | 13,522,976 |
| Parks, recreation, and culture | 11,186,187 | 11,220,816 | - | - | 11,186,187 | 11,220,816 |
| Cemetery | 473,663 | 430,339 | - | - | 473,663 | 430,339 |
| Interest on long-term debt | 5,824,032 | 4,877,481 | - | - | 5,824,032 | 4,877,481 |
| Culinary Water | - | - | 6,969,504 | 10,336,143 | 6,969,504 | 10,336,143 |
| Sewer | - | - | 12,142,499 | 11,111,407 | 12,142,499 | 11,111,407 |
| Pressurized Irrigation | - | - | 5,808,312 | 5,425,243 | 5,808,312 | 5,425,243 |
| Electric | - | - | 33,265,006 | 33,073,473 | 33,265,006 | 33,073,473 |
| Drainage | - | - | 2,851,399 | 2,551,414 | 2,851,399 | 2,551,414 |
| Garbage | - | - | 3,321,826 | 2,649,266 | 3,321,826 | 2,649,266 |
| Total expenses | 63,701,680 | 59,362,696 | 64,358,546 | 65,146,946 | 128,060,226 | 124,509,642 |
| Increase (decrease) in net position before transfers | 22,263,110 | 26,254,773 | 24,260,000 | 42,739,617 | 46,523,110 | 68,994,390 |
| Transfers | - | - | - | - | - | - |
| Increase in net position | 22,263,110 | 26,254,773 | 24,260,000 | 42,739,617 | 46,523,110 | 68,994,390 |
| Net position, beginning | 225,481,224 | 199,226,451 | 377,928,861 | 335,189,244 | 603,410,085 | 534,415,695 |
| Net position, ending | $ 247,744,334 | $ 225,481,224 | $ 402,188,861 | $ 377,928,861 | $ 649,933,195 | $ 603,410,085 |

As of June 30, 2020, the net position of the City's governmental activities totaled $247,744,334 compared to $225,481,224 in 2019. The governmental activities reported an increase in net position of $22,263,110. Capital grants and contributions, including contributions of infrastructure totaled $17,986,306. The City also received $46,808,818 in property, sales, and other taxes.

As of June 30, 2020, the net position of the City's business-type activities totaled $402,188,861 compared to $377,928,861 in 2019. The business-type activities reported an increase in net position of $24,260,000. $24,840,140 of this increase in net position can be attributed to capital grants and contributions, including contributions of infrastructure.

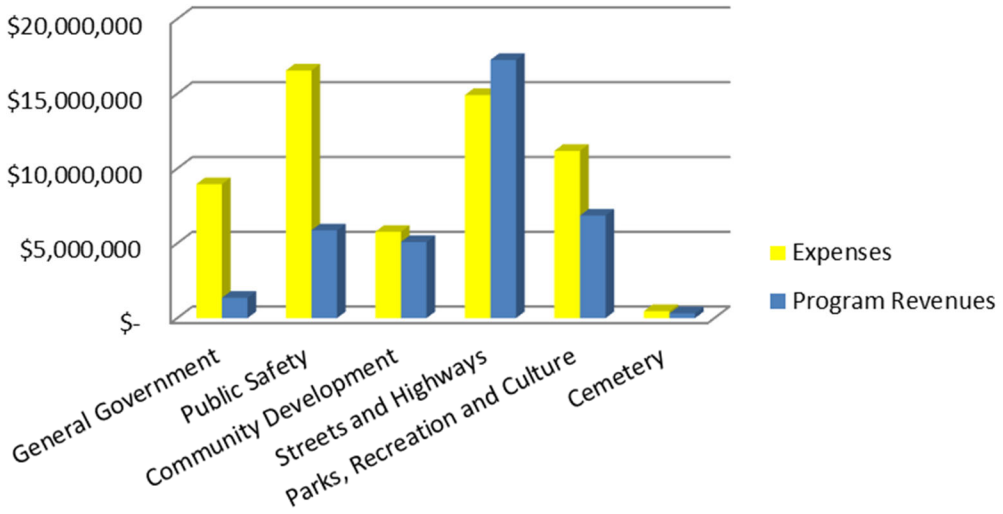
**Governmental activities.** During 2020 governmental activities increased the City's net position by $22,263,110. Some specific factors making up the change in net position during 2020 include:

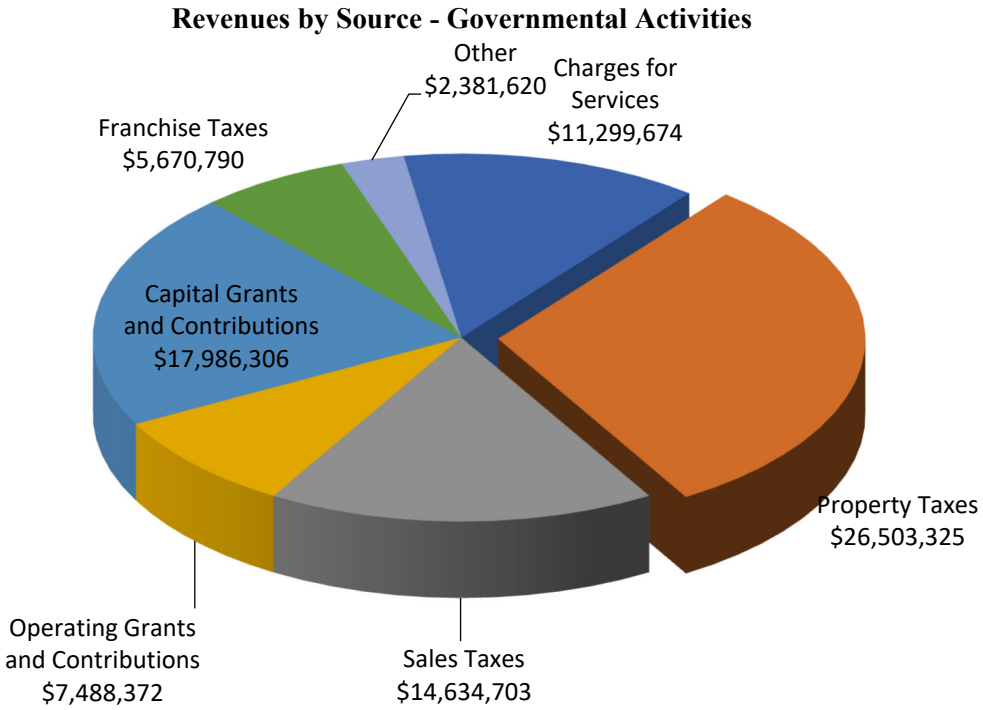
- Charges for services decreased in 2020 over the prior year by approximately $2.4 million. These revenues include fees for development, such as building permits and plan reviews. These revenues were decreased in large part due to the Covid-19 shut downs that occurred in the last quarter of the fiscal year. Specifically, recreation revenues were $1.1 million lower than in the prior year and development related fees were $500,000 less than the previous year.

- Capital grants and contributions were lower than in 2019 by approximately $10.3 million. The reduction in revenue was primarily a result of less developer-installed infrastructure. Developer-installed road infrastructure was $7.7 lower in 2020 than 2019. Also, grants for road construction were less than 2019 by $2.3 million.

- Expenses of the governmental activities increased from 2019 to 2020 by $4,338,984 with the largest increases occurring in streets and highway expenses as well as public safety operating expenses. Depreciation in governmental activities increased $946,551 from 2019 to 2020.

**Expenses and Program Revenues - Governmental Activities**





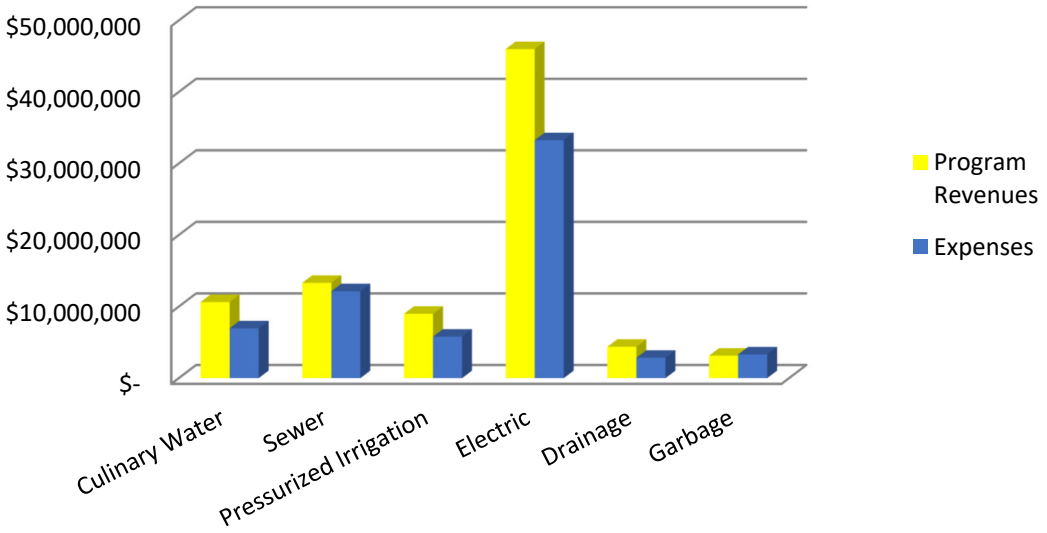

**Business-type activities.** Business-type activities increased the City's net position by $24,260,000. At the end of the current fiscal year, all of the City's major business-type activities reported positive net position. Key elements of the increase in net position are as follows:

- Charges for services in the business-type activities increased over 2019 by $3,019,229 (5.15%). Most of the enterprise funds experienced an increase in charges for services over 2019, a result of growth in the number of customers served as well as increase to the culinary water, pressurized irrigation, and storm water rates.

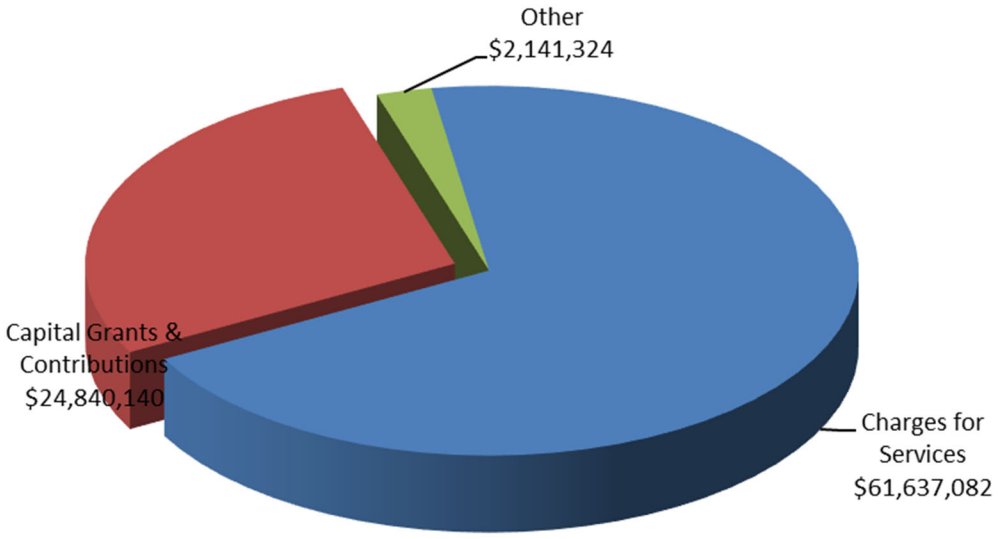
- Capital grants and contributions for the business-type activities added $24,840,140 to the net position of the City. This amount was lower than in 2019 by $17,140,270. Contributing causes were a reduction in impact fees of $1.5 million and lower developer contributions of $15 million.

- Expenses of the business-type activities decreased by $788,400 from the prior year. The decrease is primarily due to decreases in system maintenance costs. Depreciation in business-type activities increased by $1,466,891 from 2019 to 2020. Because the City's customer base has been expanding, the cost of providing services has also increased.

**Expenses and Program Revenues - Business-type Activities**




**Revenues by Source - Business-type Activities**



**Financial Analysis of the Government's Funds**

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**Governmental funds.** The focus of the City's *governmental funds* is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing the City's financing requirements. In particular, *unassigned fund balance* may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balance of $44,347,778. $11,968,763 of this total amount (27.0%) constitutes *unassigned fund balance*, which is available for spending at the government's discretion. The remainder of fund balance is either *nonspendable, restricted, committed or assigned* to indicate that it is not available for new spending because it 1) is not in a spendable form, 2) has constraints imposed either externally or by law, 3) has constraints imposed by formal resolution of the city council, or 4) is or intended by the city council and the city manager to be used for specific purposes.

The general fund is the chief operating fund of the City. At the end of the current fiscal year, unassigned fund balance of the general fund was $11,968,763, while total fund balance reached $15,186,857. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 30.1% of total general fund expenditures, while total fund balance represents 38.2% of that same amount. The fund balance of the City's general fund increased by $3,017,316 during the current fiscal year, due largely to higher than anticipated tax revenues, and intergovernmental revenues, including Covid-19 related relief grant revenues.

The special revenue Redevelopment Agency Fund has an assigned fund balance of $3,087,574. The project areas that received tax increment revenues in the current year were the Mill Pond Project, the Alpine Highway Project, the Alpine Highway West Project Area, the Thanksgiving Park Economic Development Project Area, the West Timpanogos Project Area and the Traverse Mountain Community Development Area. Overall, the fund experienced an increase in fund balance of $902,317.

The capital projects fund had a decrease in fund balance in the amount of $4,720,347, which resulted in a fund balance of $26,070,279. The decrease in fund balance was the result of capital outlay totaling $22,420,051 which included the construction of new public safety facilities. During the year, $8,089,930 was transferred from the general fund to the capital projects fund to pay for future projects.

In 2020, the City established the debt service fund to account for the debt service on its outstanding 2019, 2018 and 2014 sales tax revenue bonds. The debt service fund has an assigned fund balance of $3,068.

**Proprietary funds.** The City's proprietary funds provide the same type of information found in the business-type portions of the government-wide financial statements, but in more detail.

Unrestricted net position of the proprietary funds at the end of the year totaled $57,504,086. Individually, the electric fund's unrestricted net position totaled $37,189,723, the drainage unrestricted net position totaled $2,546,326, the sewer unrestricted net position totaled $6,141,088, the water unrestricted net position totaled $10,867,780 and the pressurized irrigation unrestricted net position totaled $531,940. The non-major enterprise fund reported a positive unrestricted net position amount of $227,229. Other factors concerning the finances of these proprietary funds can be found earlier in this section under business-type activities.

**General Fund Budgetary Highlights**

During the fiscal year, the general fund's budget was amended from budgeted expenditures totaling $43,531,696 to a final budget of $43,784,696, an increase of $253,000, which is an increase of less than 1%. Increased budget allocations were made to various departments based on changing conditions. These adjustments were funded primarily by appropriating fund balance. Significant variances between the final budget and actual results are shown below:

- Tax revenues recognized in 2020 were $2,442,567 more than budgeted. Property taxes, sales taxes and franchise taxes were all higher than originally budgeted.

- Intergovernmental revenue was higher than budgeted by approximately $4.7 million, due largely to Covid-19 relief grant funds that became available and were recognized late in the fiscal year.

- Total expenditures were less than the final budgeted amounts by $4,020,878.

**Capital Asset and Debt Administration**

**Capital assets.** The City's investment in capital assets for its governmental and business-type activities as of June 30, 2020 amounts to $711,438,689 (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements including infrastructure and distribution systems, machinery and equipment, vehicles, and office furniture and equipment.

Major capital asset activity during the current fiscal year included the following:

- Infrastructure, land, and water rights were donated to the City by developers. The estimated fair value of the infrastructure, land and water rights donated in the governmental and business-type activities was $8,7456,629 and $24,046,453, respectively.

- The City broke ground on a new police station during July 2019. Approximately $11.3 million was incurred during the year on this project. Completion is anticipated in November 2020.

- In the pressurized irrigation fund, $3.2 million was spent on the Dry Creek Reservoir.

- Approximately $4.6 million was spent during the year on the Sandpit transmission line with half of that being recorded in the water fund and half in the pressurized irrigation fund.

- In the electric fund, approximately $4.0 million was spent on the Carter Substation upgrade project and another $3.8 million on subdivision construction projects.

LEHI CITY CORPORATION
CAPITAL ASSETS
(net of depreciation)

| | Governmental Activities | | Business-type Activities | | Total | |
|---|---|---|---|---|---|---|
| | 2020 | 2019 | 2020 | 2019 | 2020 | 2019 |
| Land | $ 150,619,027 | $ 145,988,077 | $ 3,426,304 | $ 3,146,725 | $ 154,045,331 | $ 149,134,802 |
| Intangibles | - | - | 59,130,125 | 58,744,205 | 59,130,125 | 58,744,205 |
| Construction in progress | 20,851,855 | 11,095,840 | 19,541,657 | 17,740,730 | 40,393,512 | 28,836,570 |
| Buildings and structures | 17,764,888 | 18,626,258 | 11,029,316 | 11,478,615 | 28,794,204 | 30,104,873 |
| Improvements, including infrastructure | 141,449,974 | 138,183,209 | 276,710,000 | 254,027,480 | 418,159,974 | 392,210,689 |
| Machinery, equipment, and vehicles | 8,925,893 | 6,346,440 | 1,925,078 | 2,255,360 | 10,850,971 | 8,601,800 |
| Office furniture and equipment | 49,904 | 66,720 | 14,668 | 17,442 | 64,572 | 84,162 |
| Total | $ 339,661,541 | $ 320,306,544 | $ 371,777,148 | $ 347,410,557 | $ 711,438,689 | $ 667,717,101 |

Additional information on the City's capital assets can be found in note F on pages 59-60 of this report.

**Long-term obligations.** At the end of the current fiscal year the City had total bonded debt outstanding of $72,030,132, all of which represents bonds secured solely by specified revenue sources (i.e. revenue bonds).

LEHI CITY CORPORATION
LONG-TERM OBLIGATIONS

| | Governmental Activities | | Business-type Activities | | Total | |
|---|---|---|---|---|---|---|
| | 2020 | 2019 | 2020 | 2019 | 2020 | 2019 |
| Tax increment notes payable to developers | $ 89,515,210 | $ 95,969,054 | $ - | $ - | $ 89,515,210 | $ 95,969,054 |
| Other notes payable | 655,769 | 751,629 | 1,185,284 | 1,226,142 | 1,841,053 | 1,977,771 |
| Revenue bonds | 34,721,528 | 35,736,583 | 37,308,604 | 39,099,984 | 72,030,132 | 74,836,567 |
| Capital lease obligations | 2,200,000 | - | - | - | 2,200,000 | - |
| Other liabilities | 8,452,284 | 11,969,668 | 2,359,803 | 3,397,173 | 10,812,087 | 15,366,841 |
| Total | $ 135,544,791 | $ 144,426,934 | $ 40,853,691 | $ 43,723,299 | $ 176,398,482 | $ 188,150,233 |

The City's long-term obligations decreased by $11,751,751 in fiscal year 2020 due primarily to regularly scheduled debt service requirements. No new bonds were issued during the year. The City reported, in accordance with the requirements of GAAP, net pension liability totaling $6,269,223.

The 2019 Sales Tax Revenue Bonds were assigned a municipal bond rating of AA- by Standard and Poor's. The 2019 Water Revenue Bonds were assigned a municipal bond rating of AA by Fitch and Aa3 by Moody's. Power Revenue Bonds are rated A+ by Standard and Poor's.

State statutes limit the amount of general obligation debt a governmental entity may issue to 4% of its total taxable value. The current limitation for the City is $449,216,804 and the City currently has no general obligation debt. In addition, state statutes allow for an additional 4% to be used for business-type debt, thus resulting in a debt limit of 8% of total taxable value. The current debt limitation for business-type projects is $898,433,608, which significantly exceeds the outstanding business-type debt the City currently has.

Additional information on the City's long-term obligations can be found in note H on pages 61-72 of this report.

**Economic Factors and Next Year's Budgets and Rates**

- Lehi continues to grow rapidly. During the year, property values increased by 25.13% to an estimated market value of $11,230,420,097.

- The City is in the third year of a five-year rate study for culinary water and pressurized irrigation rates. The rates recommended by the study were adopted by the city council. Rates for both utilities are 3.0% higher in the 2021 fiscal year than the 2020 fiscal year. Storm drain rates were increased January 2020 from $3.00 per month to $4.50 per month. An additional increase to $4.75 per month was implemented July 2020. $0.25 annual increased are planned for ending in FY 2026.

- Despite negative effects related to the worldwide pandemic, Utah's economy continues to grow. Lehi City experienced growth in both tax and utility revenue over the previous year. After the state unemployment rate reached a high of 10.4% in April 2020, economic conditions improved drastically to realize a statewide rate of 5.0% in October 2020. While this is 2.7% higher than last year, it is a significant improvement from conditions of Spring 2020. The unemployment rate in Utah County is 4.3%, which is 2.0% higher than the previous year. Lehi's population estimate grew from 66,037 to 69,724 during the year.

The above factors were considered in preparing the City's budget for the 2021 fiscal year. The 2021 budget is balanced without a property tax rate increase. Budgeted revenues and expenditures for the upcoming year total $181,197,237. This is an increase from the 2020 fiscal year opening budget of $179,114,970. Expenditure increases are a result of a growing in population and infrastructure.

The City continues to expand with new residential and commercial development, with 707 residential and 148 commercial building permits issued. New companies which located or expanded office space in Lehi during the year include Carvana and Jaguar/Land Rover of Lehi. Adobe completed phase II of their project during the recently completed fiscal year as well. Lehi currently has approximately 5,000,000 square feet of class A office space with 885,000 currently under construction and an additional 3,500,000 planned. Intermountain Healthcare will break ground on second Primary Children's hospital. This facility is planned to encompass a 38-acre campus with a five-floor facility, 66 beds, and a three-story medical office building, with a combined 468,000 square feet. This level of growth is not anticipated to slow during the upcoming year.

New growth brings additional revenue, but it also brings increased costs. Infrastructure needs in roads, parks, and utilities will continue to consume additional City resources. Detailed focus must be maintained on capital planning and revenue to keep pace with the current pace of growth.

**Request for Information**

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Office of the Finance Director, 153 North 100 East, Lehi, Utah, 84043.

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# BASIC FINANCIAL STATEMENTS

**LEHI CITYCORPORATION**
**STATEMENT OF NET POSITION**
**JUNE 30, 2020**

| | PRIMARY GOVERNMENT | | |
|---|---|---|---|
| | GOVERNMENTAL ACTIVITIES | BUSINESS-TYPE ACTIVITIES | TOTAL |
| **ASSETS** | | | |
| CASH AND CASH EQUIVALENTS | $ 33,165,137 | $ 29,207,623 | $ 62,372,760 |
| INVESTMENTS | - | 18,911,115 | 18,911,115 |
| RECEIVABLES (NET) | | | |
| ACCOUNTS | - | 6,375,402 | 6,375,402 |
| UNBILLED | - | 792,819 | 792,819 |
| TAXES | 27,995,459 | - | 27,995,459 |
| INTERGOVERNMENTAL | 6,541,355 | - | 6,541,355 |
| OTHER | 787,337 | 5,493 | 792,830 |
| ADVANCE BILLING ON DEPOSIT WITH POWER SUPPLIER | - | 632,377 | 632,377 |
| INVENTORY | 55,767 | 3,690,198 | 3,745,965 |
| RESTRICTED CASH AND CASH EQUIVALENTS | 13,583,452 | 10,962,722 | 24,546,174 |
| NET PENSION ASSET | 649,957 | - | 649,957 |
| NON-DEPRECIABLE CAPITAL ASSETS | 171,470,882 | 82,098,086 | 253,568,968 |
| DEPRECIABLE CAPITAL ASSETS, NET | 168,190,659 | 289,679,062 | 457,869,721 |
| TOTAL ASSETS | $ 422,440,005 | $ 442,354,897 | $ 864,794,902 |
| **DEFERRED OUTFLOWS OF RESOURCES** | | | |
| ADVANCE FUNDING OF UAMPS PROJECT | $ - | $ 6,339,439 | $ 6,339,439 |
| DEFERRED OUTFLOWS RELATED TO PENSIONS | 2,746,895 | 763,921 | 3,510,816 |
| TOTAL DEFERRED OUTFLOWS OF RESOURCES | $ 2,746,895 | $ 7,103,360 | $ 9,850,255 |
| **LIABILITIES** | | | |
| INTERFUND BALANCES | $ 543,531 | $ (543,531) | $ - |
| ACCOUNTS PAYABLE | 1,716,585 | 5,742,145 | 7,458,730 |
| LIABILITIES PAYABLE FROM RESTRICTED ASSETS | | | |
| ACCOUNTS PAYABLE | 4,109,069 | 95,533 | 4,204,602 |
| ACCRUED INTEREST | 124,243 | - | 124,243 |
| WAGES PAYABLE | 783,536 | 179,533 | 963,069 |
| ACCRUED LIABILITIES | 3,053,273 | - | 3,053,273 |
| ACCRUED INTEREST PAYABLE | 1,996,983 | 144,053 | 2,141,036 |
| CUSTOMER DEPOSITS | - | 39,970 | 39,970 |
| NON-CURRENT LIABILITIES | | | |
| DUE WITHIN ONE YEAR | 2,608,748 | 1,566,237 | 4,174,985 |
| DUE IN MORE THAN ONE YEAR: | | | |
| COMPENSATED ABSENCES | 1,884,421 | 588,679 | 2,473,100 |
| NET PENSION LIABILITY | 4,922,274 | 1,346,949 | 6,269,223 |
| LANDFILL POSTCLOSURE COSTS | 250,917 | - | 250,917 |
| CAPITAL LEASES | 1,890,924 | - | 1,890,924 |
| TAX INCREMENT NOTE PAYABLE TO DEVELOPER | 89,515,210 | - | 89,515,210 |
| OTHER NOTES PAYABLE | 655,769 | 1,133,222 | 1,788,991 |
| BONDS PAYABLE | 33,816,528 | 36,218,604 | 70,035,132 |
| TOTAL LIABILITIES | $ 147,872,011 | $ 46,511,394 | $ 194,383,405 |
| **DEFERRED INFLOWS OF RESOURCES** | | | |
| PROPERTY TAXES | $ 25,112,281 | $ - | $ 25,112,281 |
| ADVANCE RECEIPT OF CARES GRANT REVENUE | 1,748,118 | - | 1,748,118 |
| DEFERRED INFLOWS RELATED TO PENSIONS | 2,710,156 | 758,002 | 3,468,158 |
| TOTAL DEFERRED INFLOWS OF RESOURCES | $ 29,570,555 | $ 758,002 | $ 30,328,557 |
| **NET POSITION** | | | |
| NET INVESTMENT IN CAPITAL ASSETS | $ 310,508,319 | $ 341,429,283 | $ 651,937,602 |
| RESTRICTED FOR | | | |
| CAPITAL IMPROVEMENTS | 1,020,889 | 2,711,961 | 3,732,850 |
| DEBT SERVICE | 75,843 | - | 75,843 |
| OTHER PURPOSES | 234,185 | - | 234,185 |
| UNRESTRICTED (DEFICIT) | (64,094,902) | 58,047,617 | (6,047,285) |
| TOTAL NET POSITION | $ 247,744,334 | $ 402,188,861 | $ 649,933,195 |

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

**LEHI CITYCORPORATION**
**GOVERNMENT-WIDE STATEMENT OF ACTIVITIES**
**FOR THE YEAR ENDED JUNE 30, 2020**

| FUNCTIONS/PROGRAMS | EXPENSES | PROGRAM REVENUES: CHARGES FOR SERVICES | PROGRAM REVENUES: OPERATING GRANTS AND CONTRIBUTIONS | PROGRAM REVENUES: CAPITAL GRANTS AND CONTRIBUTIONS | NET REVENUE (EXPENSE) AND CHANGES IN NET POSITION: PRIMARY GOVERNMENT: GOVERNMENTAL ACTIVITIES | NET REVENUE (EXPENSE) AND CHANGES IN NET POSITION: PRIMARY GOVERNMENT: BUSINESS-TYPE ACTIVITIES | TOTAL |
|---|---|---|---|---|---|---|---|
| PRIMARY GOVERNMENT: | | | | | | | |
| GOVERNMENTAL ACTIVITIES | | | | | | | |
| GENERAL GOVERNMENT | $ 8,959,799 | $ 1,343,004 | $ - | $ 16,755 | $ (7,600,040) | $ - | $ (7,600,040) |
| PUBLIC SAFETY | 16,559,907 | 1,685,241 | 3,641,743 | 543,675 | (10,689,248) | - | (10,689,248) |
| COMMUNITY DEVELOPMENT | 5,777,381 | 5,093,446 | - | - | (683,935) | - | (683,935) |
| STREETS AND HIGHWAYS | 14,920,711 | - | 3,809,524 | 13,457,557 | 2,346,370 | - | 2,346,370 |
| PARKS, RECREATION AND CULTURE | 11,186,187 | 2,855,378 | 37,105 | 3,968,319 | (4,325,385) | - | (4,325,385) |
| CEMETERY | 473,663 | 322,605 | - | - | (151,058) | - | (151,058) |
| INTEREST ON LONG-TERM DEBT | 5,824,032 | - | - | - | (5,824,032) | - | (5,824,032) |
| TOTAL GOVERNMENTAL ACTIVITIES | 63,701,680 | 11,299,674 | 7,488,372 | 17,986,306 | (26,927,328) | - | (26,927,328) |
| BUSINESS-TYPE ACTIVITIES | | | | | | | |
| CULINARY WATER | 6,969,504 | 6,726,762 | - | 3,915,036 | - | 3,672,294 | 3,672,294 |
| SEWER | 12,142,499 | 9,399,488 | - | 3,922,082 | - | 1,179,071 | 1,179,071 |
| PRESSURIZED IRRIGATION | 5,808,312 | 4,148,148 | - | 4,847,807 | - | 3,187,643 | 3,187,643 |
| ELECTRIC | 33,265,006 | 36,526,512 | - | 9,470,157 | - | 12,731,663 | 12,731,663 |
| DRAINAGE | 2,851,399 | 1,700,605 | - | 2,685,058 | - | 1,534,264 | 1,534,264 |
| GARBAGE | 3,321,826 | 3,135,567 | - | - | - | (186,259) | (186,259) |
| TOTAL BUSINESS-TYPE ACTIVITIES | 64,358,546 | 61,637,082 | - | 24,840,140 | - | 22,118,676 | 22,118,676 |
| TOTAL PRIMARY GOVERNMENT | $ 128,060,226 | $ 72,936,756 | $ 7,488,372 | $ 42,826,446 | (26,927,328) | 22,118,676 | (4,808,652) |
| GENERAL REVENUES: | | | | | | | |
| PROPERTY TAXES | | | | | 26,503,325 | - | 26,503,325 |
| SALES TAXES | | | | | 14,634,703 | - | 14,634,703 |
| FRANCHISE TAXES | | | | | 5,670,790 | - | 5,670,790 |
| INVESTMENT EARNINGS | | | | | 1,137,458 | 1,483,453 | 2,620,911 |
| GAIN ON DISPOSAL OF CAPITAL ASSETS | | | | | 16,461 | - | 16,461 |
| OTHER | | | | | 1,227,701 | 657,871 | 1,885,572 |
| TOTAL GENERAL REVENUES | | | | | 49,190,438 | 2,141,324 | 51,331,762 |
| TRANSFERS | | | | | - | - | - |
| TOTAL GENERAL REVENUES AND TRANSFERS | | | | | 49,190,438 | 2,141,324 | 51,331,762 |
| CHANGE IN NET POSITION | | | | | 22,263,110 | 24,260,000 | 46,523,110 |
| NET POSITION AT BEGINNING OF YEAR | | | | | 225,481,224 | 377,928,861 | 603,410,085 |
| NET POSITION AT END OF YEAR | | | | | $ 247,744,334 | $ 402,188,861 | $ 649,933,195 |

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

**LEHI CITY CORPORATION**
**BALANCE SHEET**
**GOVERNMENTAL FUNDS**
**JUNE 30, 2020**

| | GENERAL | SPECIAL REVENUE REDEVELOPMENT AGENCY | CAPITAL PROJECTS | OTHER GOVERNMENTAL FUND | TOTAL GOVERNMENTAL FUNDS |
|---|---|---|---|---|---|
| ASSETS | | | | | |
| CASH AND CASH EQUIVALENTS | $ 9,516,565 | $ 3,015,832 | $ 18,982,677 | $ 3,068 | $ 31,518,142 |
| RECEIVABLES | | | | | |
| TAXES | 12,985,459 | 15,010,000 | - | - | 27,995,459 |
| INTERGOVERNMENTAL | 5,780,865 | - | 760,490 | - | 6,541,355 |
| OTHER | 594,493 | 179,412 | 4,232 | - | 778,137 |
| RESTRICTED CASH AND CASH EQUIVALENTS | 3,179,694 | - | 10,214,017 | - | 13,393,711 |
| TOTAL ASSETS | $ 32,057,076 | $ 18,205,244 | $ 29,961,416 | $ 3,068 | $ 80,226,804 |
| LIABILITIES | | | | | |
| ACCOUNTS PAYABLE | $ 599,846 | $ 107,670 | $ 407,738 | $ - | $ 1,115,254 |
| LIABILITIES PAYABLE FROM RESTRICTED ASSETS | 625,670 | - | 3,483,399 | - | 4,109,069 |
| WAGES PAYABLE | 741,031 | - | - | - | 741,031 |
| ACCRUED LIABILITIES | 3,053,273 | - | - | - | 3,053,273 |
| TOTAL LIABILITIES | 5,019,820 | 107,670 | 3,891,137 | - | 9,018,627 |
| DEFERRED INFLOWS OF RESOURCES | | | | | |
| TAXES | 10,102,281 | 15,010,000 | - | - | 25,112,281 |
| ADVANCE RECEIPT OF CARES GRANT REVENUE | 1,748,118 | - | - | - | 1,748,118 |
| TOTAL DEFERRED INFLOWS OF RESOURCES | 11,850,399 | 15,010,000 | - | - | 26,860,399 |
| FUND BALANCES | | | | | |
| RESTRICTED | 2,554,024 | - | 6,730,618 | - | 9,284,642 |
| COMMITTED | 640,659 | - | - | - | 640,659 |
| ASSIGNED | 23,411 | 3,087,574 | 19,339,661 | 3,068 | 22,453,714 |
| UNASSIGNED | 11,968,763 | - | - | - | 11,968,763 |
| TOTAL FUND BALANCE | 15,186,857 | 3,087,574 | 26,070,279 | 3,068 | 44,347,778 |
| TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES | $ 32,057,076 | $ 18,205,244 | $ 29,961,416 | $ 3,068 | $ 80,226,804 |

**LEHI CITY CORPORATION**
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCE**
**TO NET ASSETS OF GOVERNMENTAL ACTIVITIES**
**JUNE 30, 2020**

| | |
|---|---|
| TOTAL GOVERNMENTAL FUND BALANCES | $ 44,347,778 |
| AMOUNTS REPORTED FOR GOVERNMENTAL ACTIVITIES IN THE STATEMENT OF NET POSITION ARE DIFFERENT BECAUSE: | |
| CAPITAL ASSETS USED IN GOVERNMENTAL ACTIVITIES ARE NOT FINANCIAL RESOURCES AND THEREFORE ARE NOT REPORTED IN THE FUNDS | 339,661,541 |
| LONG-TERM LIABILITIES, INCLUDING BONDS PAYABLE, ARE NOT DUE AND PAYABLE IN THE CURRENT PERIOD AND THEREFORE ARE NOT REPORTED IN THE FUNDS | (135,544,791) |
| INTEREST PAYABLE ON LONG-TERM FINANCIAL RESOURCES IS NOT REPORTED IN THE GOVERNMENTAL FUNDS | (2,121,226) |
| THE CURRENT ASSETS, RESTRICTED CASH AND LIABILITIES OF THE INTERNAL SERVICE FUNDS ARE INCLUDED IN THE GOVERNMENTAL ACTIVITIES IN THE STATEMENT OF NET POSITION | 1,257,867 |
| DEFERRED OUTFLOWS AND INFLOWS RELATED TO PENSIONS AND THE NET PENSION ASSET WILL NEITHER REQUIRE THE USE OF NOR PROVIDE CURRENT PERIOD FINANCIAL RESOURCES AND THEREFORE ARE NOT REPORTED IN THE FUNDS | 686,696 |
| SOME OF THE INTERNAL SERVICE NET INCOME IS ALLOCABLE TO BUSINESS-TYPE ACTIVITIES. THESE AMOUNTS ARE SHOWN IN THE INTERNAL BALANCES IN THE STATEMENT OF NET POSITION | (543,531) |
| NET POSITION OF GOVERNMENTAL ACTIVITIES | $ 247,744,334 |

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

**LEHI CITY CORPORATION**
**STATEMENT OF REVENUES, EXPENDITURES**
**AND CHANGES IN FUND BALANCES**
**GOVERNMENTAL FUNDS**
**FOR THE YEAR ENDED JUNE 30, 2020**

| | GENERAL | SPECIAL REVENUE REDEVELOPMENT AGENCY | CAPITAL PROJECTS | OTHER GOVERNMENTAL FUND | TOTAL GOVERNMENTAL FUNDS |
|---|---|---|---|---|---|
| REVENUES | | | | | |
| TAXES | $ 30,269,379 | $ 16,065,710 | $ 473,729 | $ - | $ 46,808,818 |
| LICENSES, FEES AND PERMITS | 2,892,314 | - | 5,276,552 | - | 8,168,866 |
| INTERGOVERNMENTAL | 7,519,678 | - | 3,921,819 | - | 11,441,497 |
| CHARGES FOR SERVICES | 7,058,720 | - | - | - | 7,058,720 |
| FINES AND FORFEITURES | 790,458 | - | - | - | 790,458 |
| MISCELLANEOUS | 1,648,639 | - | - | - | 1,648,639 |
| INTEREST ON INVESTMENTS | 393,642 | 38,650 | 667,037 | - | 1,099,329 |
| TOTAL REVENUES | 50,572,830 | 16,104,360 | 10,339,137 | - | 77,016,327 |
| EXPENDITURES | | | | | |
| CURRENT | | | | | |
| GENERAL GOVERNMENT | 7,538,498 | - | - | - | 7,538,498 |
| PUBLIC SAFETY | 15,404,388 | - | - | - | 15,404,388 |
| COMMUNITY DEVELOPMENT | 3,056,339 | 2,391,339 | - | - | 5,447,678 |
| STREETS AND HIGHWAYS | 3,789,510 | - | - | - | 3,789,510 |
| PARKS, RECREATION AND CULTURE | 9,541,822 | - | - | - | 9,541,822 |
| CEMETERY | 433,261 | - | - | - | 433,261 |
| OTHER | - | - | 7,625 | 3,150 | 10,775 |
| CAPITAL OUTLAY | - | - | 22,420,051 | - | 22,420,051 |
| DEBT SERVICE | | | | | |
| PRINCIPAL | - | 6,453,844 | 95,861 | 880,000 | 7,429,705 |
| INTEREST AND FISCAL CHARGES | - | 4,472,991 | 377,863 | 976,300 | 5,827,154 |
| TOTAL EXPENDITURES | 39,763,818 | 13,318,174 | 22,901,400 | 1,859,450 | 77,842,842 |
| EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | 10,809,012 | 2,786,186 | (12,562,263) | (1,859,450) | (826,515) |
| OTHER FINANCING SOURCES (USES) | | | | | |
| TRANSFERS IN | 1,883,869 | - | 8,089,930 | 1,862,518 | 11,836,317 |
| TRANSFERS OUT | (9,704,434) | (1,883,869) | (248,014) | - | (11,836,317) |
| SALE OF CAPITAL ASSETS | 28,869 | - | - | - | 28,869 |
| TOTAL OTHER FINANCING SOURCES (USES) | (7,791,696) | (1,883,869) | 7,841,916 | 1,862,518 | 28,869 |
| NET CHANGE IN FUND BALANCE | 3,017,316 | 902,317 | (4,720,347) | 3,068 | (797,646) |
| FUND BALANCE AT BEGINNING OF YEAR | 12,169,541 | 2,185,257 | 30,790,626 | - | 45,145,424 |
| FUND BALANCE AT END OF YEAR | $ 15,186,857 | $ 3,087,574 | $ 26,070,279 | $ 3,068 | $ 44,347,778 |

**LEHI CITY CORPORATION**
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES**
**AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**
**TO THE STATEMENT OF ACTIVITIES**
**FOR THE YEAR ENDED JUNE 30, 2020**

| | |
|---|---|
| NET CHANGE IN FUND BALANCES - TOTAL GOVERNMENTAL FUNDS | $ (797,646) |
| AMOUNTS REPORTED FOR GOVERNMENTAL ACTIVITIES IN THE STATEMENT OF ACTIVITIES ARE DIFFERENT BECAUSE: | |
| GOVERNMENTAL FUNDS REPORT CAPITAL OUTLAYS AS EXPENDITURES WHILE GOVERNMENTAL ACTIVITIES REPORT DEPRECIATION EXPENSE TO ALLOCATE THOSE EXPENDITURES OVER THE LIFE OF THE ASSETS | |
| CAPITAL ASSET PURCHASES CAPITALIZED | 22,501,064 |
| DEPRECIATION EXPENSE | (15,160,017) |
| SOME EXPENSES REPORTED IN THE STATEMENT OF ACTIVITIES, SUCH AS COMPENSATED ABSENCES, ACCRUED INTEREST, LANDFILL POST-CLOSURE COSTS DO NOT REQUIRE THE USE OF CURRENT FINANCIAL RESOURCES AND THEREFORE ARE NOT REPORTED AS EXPENDITURES IN THE GOVERNMENTAL FUNDS | (442,328) |
| REPAYMENT OF PRINCIPAL IS AN EXPENDITURE IN GOVERNMENTAL FUNDS, BUT THE REPAYMENT REDUCES LONG-TERM LIABILITIES IN THE STATEMENT OF NET POSITION | 7,429,705 |
| THE NET REVENUE OF INTERNAL SERVICES FUNDS IS ALLOCATED BETWEEN GOVERNMENTAL ACTIVITIES AND BUSINESS-TYPE ACTIVITIES. | |
| INTERNAL SERVICE FUND NET LOSS LESS AMOUNT ALLOCATED TO BUSINESS-TYPE ACTIVITIES | (107,475) |
| | 95,586 |
| PROCEEDS FROM DEBT ISSUES ARE AN OTHER FINANCING SOURCE IN THE FUNDS, BUT A DEBT ISSUE INCREASES LONG-TERM LIABILITIES IN THE STATEMENT OF NET POSITION | - |
| GOVERNMENTAL FUNDS REPORT THE DISPOSAL OF ASSETS TO THE EXTENT PROCEEDS ARE RECEIVED, IN THE STATEMENT OF NET POSITION, A GAIN OR LOSS IS REPORTED FOR EACH DISPOSAL | (12,408) |
| DEVELOPER CONTRIBUTIONS OF INFRASTRUCTURE NOT RECORDED IN GOVERNMENTAL FUNDS | 8,756,629 |
| CHANGE IN NET POSITION OF GOVERNMENTAL ACTIVITIES | $ 22,263,110 |

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

**LEHI CITY CORPORATION**
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL**
**FOR THE YEAR ENDED JUNE 30, 2020**

| | GENERAL FUND | | | | REDEVELOPMENT AGENCY | | | |
|---|---|---|---|---|---|---|---|---|
| | BUDGETED AMOUNTS | | | VARIANCE WITH FINAL BUDGET POSITIVE | BUDGETED AMOUNTS | | | VARIANCE WITH FINAL BUDGET POSITIVE |
| | ORIGINAL | FINAL | ACTUAL | (NEGATIVE) | ORIGINAL | FINAL | ACTUAL | (NEGATIVE) |
| **REVENUES** | | | | | | | | |
| TAXES | $ 27,826,812 | $ 27,826,812 | $ 30,269,379 | $ 2,442,567 | $ 11,830,000 | 16,715,000 | $ 16,065,710 | $ (649,290) |
| LICENSES, FEES AND PERMITS | 3,020,000 | 3,020,000 | 2,892,314 | (127,686) | - | - | - | - |
| INTERGOVERNMENTAL REVENUE | 2,818,568 | 2,819,568 | 7,519,678 | 4,700,110 | - | - | - | - |
| CHARGES FOR SERVICE | 7,755,535 | 7,755,535 | 7,058,720 | (696,815) | - | - | - | - |
| FINES AND FORFEITURES | 655,000 | 655,000 | 790,458 | 135,458 | - | - | - | - |
| MISCELLANEOUS REVENUE | 1,454,500 | 1,454,500 | 1,648,639 | 194,139 | - | - | - | - |
| INTEREST ON INVESTMENTS | 61,000 | 61,000 | 393,642 | 332,642 | 7,500 | 7,500 | 38,650 | 31,150 |
| TOTAL REVENUES | 43,591,415 | 43,592,415 | 50,572,830 | 6,980,415 | 11,837,500 | 16,722,500 | 16,104,360 | (618,140) |
| **EXPENDITURES** | | | | | | | | |
| GENERAL GOVERNMENT | 8,491,648 | 8,438,648 | 7,538,498 | 900,150 | - | - | - | - |
| PUBLIC SAFETY | 16,233,507 | 16,416,507 | 15,404,388 | 1,012,119 | - | - | - | - |
| COMMUNITY DEVELOPMENT | 3,309,008 | 3,349,008 | 3,056,339 | 292,669 | 2,224,100 | 3,036,600 | 2,391,339 | 645,261 |
| STREETS AND HIGHWAYS | 4,143,556 | 4,143,556 | 3,789,510 | 354,046 | - | - | - | - |
| PARKS, RECREATIONS AND CULTURE | 10,843,590 | 10,926,590 | 9,541,822 | 1,384,768 | - | - | - | - |
| CEMETERY | 510,387 | 510,387 | 433,261 | 77,126 | - | - | - | - |
| DEBT SERVICE | - | - | - | - | 8,350,228 | 11,812,728 | 10,926,835 | 885,893 |
| TOTAL EXPENDITURES | 43,531,696 | 43,784,696 | 39,763,818 | 4,020,878 | 10,574,328 | 14,849,328 | 13,318,174 | 1,531,154 |
| EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | 59,719 | (192,281) | 10,809,012 | 11,001,293 | 1,263,172 | 1,873,172 | 2,786,186 | 913,014 |
| OTHER FINANCING SOURCES (USES) | | | | | | | | |
| ISSUANCE OF NOTES | - | - | - | - | - | - | - | - |
| TRANSFERS IN | 1,500,000 | 1,500,000 | 1,883,869 | 383,869 | - | - | - | - |
| TRANSFERS OUT | (2,734,635) | (5,034,635) | (9,704,434) | (4,669,799) | (1,263,172) | (1,873,172) | (1,883,869) | (10,697) |
| SALE OF CAPITAL ASSETS | 10,000 | 10,000 | 28,869 | 18,869 | - | - | - | - |
| TOTAL OTHER FINANCING SOURCES (USES) | (1,224,635) | (3,524,635) | (7,791,696) | (4,267,061) | (1,263,172) | (1,873,172) | (1,883,869) | (10,697) |
| NET CHANGE IN FUND BALANCE | (1,164,916) | (3,716,916) | 3,017,316 | 6,734,232 | - | - | 902,317 | 902,317 |
| FUND BALANCE AT BEGINNING OF YEAR | 12,169,541 | 12,169,541 | 12,169,541 | - | 2,185,257 | 2,185,257 | 2,185,257 | - |
| FUND BALANCE AT END OF YEAR | $ 11,004,625 | $ 8,452,625 | $ 15,186,857 | $ 6,734,232 | $ 2,185,257 | $ 2,185,257 | $ 3,087,574 | $ 902,317 |

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

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**LEHI CITY CORPORATION**
**STATEMENT OF NET POSITION**
**PROPRIETARY FUNDS**
**JUNE 30, 2020**

| | BUSINESS-TYPE ACTIVITIES | | | | | | | GOVERNMENTAL ACTIVITIES |
|---|---|---|---|---|---|---|---|---|
| | CULINARY WATER | SEWER | PRESSURIZED IRRIGATION | ELECTRIC | DRAINAGE | NONMAJOR ENTERPRISE FUND (GARBAGE) | TOTAL BUSINESS-TYPE FUNDS | INTERNAL SERVICE FUNDS |
| **ASSETS** | | | | | | | | |
| CURRENT ASSETS | | | | | | | | |
| CASH AND CASH EQUIVALENTS | $ 6,114,734 | 3,630,401 | $ 1,091,733 | $ 16,610,218 | $ 1,567,709 | $ 192,828 | $ 29,207,623 | $ 1,646,995 |
| INVESTMENTS, CURRENT PORTION | 718,720 | 426,714 | - | 1,952,350 | 184,267 | - | 3,282,051 | - |
| RECEIVABLES (NET): | | | | | | | | |
| ACCOUNTS | 657,681 | 899,015 | 339,835 | 3,914,823 | 195,921 | 368,127 | 6,375,402 | 9,200 |
| UNBILLED | 94,689 | 119,228 | 58,779 | 435,365 | 20,206 | 64,552 | 792,819 | - |
| OTHER | 1,194 | 761 | 1,182 | 1,980 | 376 | - | 5,493 | - |
| REFUND DUE FROM DEPOSIT WITH POWER SUPPLIER | - | - | - | 632,377 | - | - | 632,377 | - |
| INVENTORY | 222,024 | 14,363 | 45,578 | 3,402,672 | 5,561 | - | 3,690,198 | 55,767 |
| TOTAL CURRENT ASSETS | 7,809,042 | 5,090,482 | 1,537,107 | 26,949,785 | 1,974,040 | 625,507 | 43,985,963 | 1,711,962 |
| NON-CURRENT ASSETS | | | | | | | | |
| RESTRICTED CASH AND CASH EQUIVALENTS | 1,835,555 | 1,809,065 | 6,644,120 | 310,286 | 363,696 | - | 10,962,722 | 189,741 |
| INVESTMENTS, LONG TERM PORTION | 3,422,531 | 2,032,004 | - | 9,297,053 | 877,476 | - | 15,629,064 | - |
| NONDEPRECIABLE CAPITAL ASSETS | 26,920,771 | 191,268 | 47,404,001 | 6,880,680 | 701,366 | - | 82,098,086 | - |
| DEPRECIABLE CAPITAL ASSETS, NET | 43,779,402 | 49,568,530 | 56,726,907 | 90,924,213 | 48,680,010 | - | 289,679,062 | 5,732,499 |
| TOTAL NON-CURRENT ASSETS | 75,958,259 | 53,600,867 | 110,775,028 | 107,412,232 | 50,622,548 | - | 398,368,934 | 5,922,240 |
| TOTAL ASSETS | $ 83,767,301 | $ 58,691,349 | $ 112,312,135 | $ 134,362,017 | $ 52,596,588 | $ 625,507 | $ 442,354,897 | $ 7,634,202 |
| DEFERRED OUTFLOWS OF RESOURCES | | | | | | | | |
| ADVANCE FUNDING OF UAMPS PROJECT | $ - | $ - | $ - | $ 6,339,439 | $ - | $ - | $ 6,339,439 | $ - |
| DEFERRED OUTFLOWS RELATED TO PENSIONS | 149,108 | 59,764 | 42,078 | 415,549 | 97,422 | - | 763,921 | 156,437 |
| TOTAL DEFERRED OUTFLOWS OF RESOURCES | $ 149,108 | $ 59,764 | $ 42,078 | $ 6,754,988 | $ 97,422 | $ - | $ 7,103,360 | $ 156,437 |

CONTINUED

**LEHI CITY CORPORATION**
**STATEMENT OF NET POSITION - CONTINUED**
**PROPRIETARY FUNDS**
**JUNE 30, 2020**

| | BUSINESS-TYPE ACTIVITIES | | | | | | | GOVERNMENTAL ACTIVITIES INTERNAL SERVICE FUNDS |
|---|---|---|---|---|---|---|---|---|
| **LIABILITIES** | CULINARY WATER | SEWER | PRESSURIZED IRRIGATION | ELECTRIC | DRAINAGE | NONMAJOR ENTERPRISE FUND (GARBAGE) | TOTALS | |
| CURRENT LIABILITIES | | | | | | | | |
| ACCOUNTS PAYABLE | $ 123,082 | $ 820,749 | $ 424,140 | $ 3,928,217 | $ 47,679 | $ 398,278 | $ 5,742,145 | $ 601,331 |
| WAGES PAYABLE | 36,193 | 12,323 | 9,543 | 103,269 | 18,205 | - | 179,533 | 42,505 |
| ACCRUED INTEREST PAYABLE | 21,483 | - | 63,070 | 58,119 | 1,381 | - | 144,053 | - |
| PAYABLE FROM RESTRICTED ASSETS: | | | | | | | | - |
| ACCOUNTS PAYABLE | 66,738 | 700 | 25,651 | 2,444 | - | - | 95,533 | - |
| ACCRUED INTEREST | - | - | - | - | - | - | - | 21,691 |
| CUSTOMER DEPOSITS | 32,550 | - | - | 7,420 | - | - | 39,970 | - |
| CURRENT PORTION COMPENSATED ABSENCES | 95,660 | 29,523 | 24,236 | 244,736 | 30,020 | - | 424,175 | 88,466 |
| CURRENT MATURITIES OF LONG-TERM OBLIGATIONS | 100,131 | - | 341,931 | 520,000 | 180,000 | - | 1,142,062 | 309,076 |
| TOTAL CURRENT LIABILITIES | 475,837 | 863,295 | 888,571 | 4,864,205 | 277,285 | 398,278 | 7,767,471 | 1,063,069 |
| NON-CURRENT LIABILITIES | | | | | | | | |
| COMPENSATED ABSENCES | 187,364 | 13,890 | 24,191 | 326,330 | 36,904 | - | 588,679 | 79,205 |
| NET PENSION LIABILITY | 262,909 | 105,376 | 74,191 | 732,698 | 171,775 | - | 1,346,949 | 275,833 |
| NOTES PAYABLE | 566,611 | - | 566,611 | - | - | - | 1,133,222 | - |
| CAPITAL LEASE PAYABLE, LESS CURRENT MATURITIES | - | - | - | - | - | - | - | 1,890,924 |
| BONDS PAYABLE, LESS CURRENT MATURITIES | 3,623,153 | - | 15,446,071 | 16,369,380 | 780,000 | - | 36,218,604 | - |
| TOTAL NON-CURRENT LIABILITIES | 4,640,037 | 119,266 | 16,111,064 | 17,428,408 | 988,679 | - | 39,287,454 | 2,245,962 |
| TOTAL LIABILITIES | $ 5,115,874 | $ 982,561 | $ 16,999,635 | $ 22,292,613 | $ 1,265,964 | $ 398,278 | $ 47,054,925 | $ 3,309,031 |
| **DEFERRED INFLOWS OF RESOURCES** | | | | | | | | |
| DEFERRED INFLOWS RELATED TO PENSIONS | $ 147,953 | $ 59,301 | $ 41,752 | $ 412,329 | $ 96,667 | $ - | $ 758,002 | $ 155,226 |
| **NET POSITION** | | | | | | | | |
| NET INVESTMENT IN CAPITAL ASSETS | $ 67,946,003 | $ 49,759,798 | $ 94,386,593 | $ 80,915,513 | $ 48,421,376 | $ - | $ 341,429,283 | $ 3,722,240 |
| RESTRICTED FOR | | | | | | | | |
| CAPITAL PROJECTS | 233,092 | 1,808,365 | - | 306,827 | 363,677 | - | 2,711,961 | - |
| UNRESTRICTED | 10,473,487 | 6,141,088 | 926,233 | 37,189,723 | 2,546,326 | 227,229 | 57,504,086 | 604,142 |
| TOTAL NET POSITION | $ 78,652,582 | $ 57,709,251 | $ 95,312,826 | $ 118,412,063 | $ 51,331,379 | $ 227,229 | 401,645,330 | $ 4,326,382 |
| ADJUSTMENT TO REFLECT THE CONSOLIDATION OF INTERNAL SERVICE FUND ACTIVITIES RELATED TO ENTERPRISE FUNDS | | | | | | | | |
| CURRENT YEAR ADJUSTMENT | | | | | | | (95,586) | |
| CUMULATIVE ADJUSTMENT FROM PRIOR YEARS | | | | | | | 639,117 | |
| NET POSITION OF BUSINESS-TYPE ACTIVITIES | | | | | | | $ 402,188,861 | |

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

**LEHI CITY CORPORATION**
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**
**PROPRIETARY FUNDS**
**FOR THE YEAR ENDED JUNE 30, 2020**

| | BUSINESS-TYPE ACTIVITIES | | | | | | | GOVERNMENTAL ACTIVITIES INTERNAL SERVICE FUNDS |
|---|---|---|---|---|---|---|---|---|
| | CULINARY WATER | SEWER | PRESSURIZED IRRIGATION | ELECTRIC | DRAINAGE | NONMAJOR ENTERPRISE FUND (GARBAGE) | TOTALS | |
| OPERATING REVENUES (PLEDGED AS SECURITY FOR REVENUE BONDS) | | | | | | | | |
| CHARGES FOR SERVICES | $ 6,312,901 | $ 9,399,488 | $ 3,822,436 | $ 36,145,090 | $ 1,700,605 | $ 3,135,567 | $ 60,516,087 | $ 5,842,284 |
| HOOK-UP AND SERVICING FEES | 413,861 | - | 325,712 | 381,422 | - | - | 1,120,995 | - |
| MISCELLANEOUS REVENUES | 235,319 | 29,088 | 335 | 282,819 | 89,500 | 20,810 | 657,871 | - |
| TOTAL OPERATING REVENUES | 6,962,081 | 9,428,576 | 4,148,483 | 36,809,331 | 1,790,105 | 3,156,377 | 62,294,953 | 5,842,284 |
| OPERATING EXPENSES | | | | | | | | |
| PERSONNEL | 1,513,449 | 708,184 | 440,983 | 3,136,739 | 608,471 | - | 6,407,826 | 1,795,641 |
| GENERAL ADMINISTRATION | 233,041 | 128,555 | 46,088 | 529,319 | 99,774 | 10,283 | 1,047,060 | - |
| OPERATING AND MAINTENANCE | 2,261,404 | 9,079,179 | 2,565,498 | 23,813,587 | 242,162 | 3,311,543 | 41,273,373 | 3,363,867 |
| INTERFUND CHARGES | 275,122 | 182,004 | 75,000 | 1,220,004 | 46,992 | - | 1,799,122 | - |
| DEPRECIATION | 1,828,144 | 2,044,577 | 1,993,451 | 3,823,626 | 1,814,582 | - | 11,504,380 | 947,958 |
| TOTAL OPERATING EXPENSES | 6,111,160 | 12,142,499 | 5,121,020 | 32,523,275 | 2,811,981 | 3,321,826 | 62,031,761 | 6,107,466 |
| OPERATING INCOME (LOSS) | 850,921 | (2,713,923) | (972,537) | 4,286,056 | (1,021,876) | (165,449) | 263,192 | (265,182) |
| NON-OPERATING REVENUES (EXPENSES) | | | | | | | | |
| WATER ACCESS RIGHTS | (688,291) | - | - | - | - | - | (688,291) | - |
| INTEREST INCOME | 437,565 | 187,735 | 164,527 | 616,947 | 70,950 | 5,729 | 1,483,453 | 38,129 |
| INTEREST EXPENSE | (170,053) | - | (687,292) | (646,145) | (39,418) | - | (1,542,908) | (21,691) |
| MISCELLANEOUS REVENUES | - | - | - | - | - | - | - | 141,269 |
| TOTAL NON-OPERATING REVENUES (EXPENSES) | (420,779) | 187,735 | (522,765) | (29,198) | 31,532 | 5,729 | (747,746) | 157,707 |
| INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS | 430,142 | (2,526,188) | (1,495,302) | 4,256,858 | (990,344) | (159,720) | (484,554) | (107,475) |
| CAPITAL CONTRIBUTIONS, IMPACT FEES AND OTHER | | | | | | | | |
| IMPACT FEE REVENUE (PLEDGED AS SECURITY FOR REVENUE BONDS) | 1,288,669 | 933,630 | 1,110,068 | 3,538,641 | 98,596 | - | 6,969,604 | - |
| CAPITAL CONTRIBUTIONS | 2,626,367 | 2,988,452 | 3,737,739 | 5,931,516 | 2,586,462 | - | 17,870,536 | - |
| CHANGE IN NET POSITION | 4,345,178 | 1,395,894 | 3,352,505 | 13,727,015 | 1,694,714 | (159,720) | 24,355,586 | (107,475) |
| NET POSITION AT BEGINNING OF YEAR | 74,307,404 | 56,313,357 | 91,960,321 | 104,685,048 | 49,636,665 | 386,949 | | 4,433,857 |
| NET POSITION AT END OF YEAR | $ 78,652,582 | $ 57,709,251 | $ 95,312,826 | $ 118,412,063 | $ 51,331,379 | $ 227,229 | | $ 4,326,382 |
| ADJUSTMENT TO REFLECT THE CONSOLIDATION OF INTERNAL SERVICE FUND ACTIVITIES RELATED TO ENTERPRISE FUNDS | | | | | | | (95,586) | |
| CHANGE IN NET POSITION OF BUSINESS-TYPE ACTIVITIES (page 33) | | | | | | | $ 24,260,000 | |

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

**LEHI CITY CORPORATION**
**STATEMENT OF CASH FLOWS**
**PROPRIETARY FUNDS**
**FOR THE YEAR ENDED JUNE 30, 2020**

| | BUSINESS-TYPE ACTIVITIES | | | | | | | GOVERNMENTAL ACTIVITIES INTERNAL SERVICE FUNDS |
|---|---|---|---|---|---|---|---|---|
| | CULINARY WATER | SEWER | PRESSURIZED IRRIGATION | ELECTRIC | DRAINAGE | NONMAJOR ENTERPRISE FUND (GARBAGE) | TOTALS | |
| CASH FLOWS FROM OPERATING ACTIVITIES | | | | | | | | |
| CASH RECEIVED FROM CUSTOMERS | $ 6,650,074 | $ 9,344,003 | $ 4,116,882 | $ 35,817,232 | $ 1,623,652 | $ 3,029,342 | $ 60,581,185 | $ - |
| CASH RECEIVED FROM INTERFUND SERVICES PROVIDED | - | - | - | - | - | - | - | 5,860,179 |
| CASH PAID TO SUPPLIERS | (3,677,084) | (10,194,210) | (4,099,802) | (22,542,863) | (391,670) | (3,178,514) | (44,084,143) | (2,060,284) |
| CASH PAID TO EMPLOYEES | (1,369,636) | (769,115) | (421,674) | (3,020,342) | (513,062) | - | (6,093,829) | (2,686,675) |
| CASH PAID FOR INTERFUND SERVICES | (275,122) | (182,004) | (75,000) | (1,220,004) | (46,992) | - | (1,799,122) | - |
| OTHER RECEIPTS | 235,319 | 29,088 | 335 | 282,819 | 89,500 | 20,810 | 657,871 | - |
| NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES | 1,563,551 | (1,772,238) | (479,259) | 9,316,842 | 761,428 | (128,362) | 9,261,962 | 1,113,220 |
| CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES | | | | | | | | |
| OTHER RECEIPTS (PAYMENTS) | (688,291) | - | - | - | - | - | (688,291) | 141,269 |
| NET CASH USED IN NON-CAPITAL FINANCING ACTIVITIES | (688,291) | - | - | - | - | - | (688,291) | 141,269 |
| CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES | | | | | | | | |
| ACQUISITION AND CONSTRUCTION OF CAPITAL ASSETS | (3,521,266) | (211,419) | (8,596,077) | (10,310,030) | (876,938) | - | (23,515,730) | (4,217,687) |
| CONTRIBUTIONS FROM DEVELOPERS | 319,750 | - | - | 5,090,073 | 105,472 | - | 5,515,295 | - |
| PRINCIPAL PAID ON BONDS | (21,850) | - | (93,150) | (1,280,000) | (170,000) | - | (1,565,000) | - |
| INTEREST PAID | (239,086) | - | (984,449) | (775,520) | (39,663) | - | (2,038,718) | - |
| PROCEEDS FROM CAPITAL LEASE | - | - | - | - | - | - | - | 2,200,000 |
| PRINCIPAL PAID ON NOTES PAYABLE | (20,429) | - | (20,429) | - | - | - | (40,858) | - |
| IMPACT FEES COLLECTED | 1,287,475 | 932,869 | 1,108,886 | 3,536,661 | 98,220 | - | 6,964,111 | - |
| NET CASH PROVIDED BY (USED IN) CAPITAL AND RELATED FINANCING ACTIVITIES | (2,195,406) | 721,450 | (8,585,219) | (3,738,816) | (882,909) | - | (14,680,900) | (2,017,687) |
| CASH FLOWS FROM INVESTING ACTIVITIES | | | | | | | | |
| PURCHASE OF INVESTMENTS | (3,307,287) | (1,979,163) | (3,273) | (8,939,592) | (850,229) | - | (15,079,544) | - |
| PROCEEDS FROM SALE OF INVESTMENTS | 3,474,647 | 3,087,776 | 215,060 | 6,526,573 | 1,105,050 | - | 14,409,106 | - |
| INTEREST INCOME COLLECTED | 437,565 | 187,735 | 164,527 | 616,947 | 70,950 | 5,729 | 1,483,453 | 38,129 |
| NET CASH PROVIDED BY (USED IN) INVESTING ACTIVITIES | 604,925 | 1,296,348 | 376,314 | (1,796,072) | 325,771 | 5,729 | 813,015 | 38,129 |

CONTINUED

**STATEMENT OF CASH FLOWS - CONTINUED**
**PROPRIETARY FUNDS**
**FOR THE YEAR ENDED JUNE 30, 2020**

| | BUSINESS-TYPE ACTIVITIES | | | | | | | GOVERNMENTAL ACTIVITIES INTERNAL SERVICE FUNDS |
|---|---|---|---|---|---|---|---|---|
| | CULINARY WATER | SEWER | PRESSURIZED IRRIGATION | ELECTRIC | DRAINAGE | NONMAJOR ENTERPRISE FUND (GARBAGE) | TOTALS | |
| NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS | (715,221) | 245,560 | (8,688,164) | 3,781,954 | 204,290 | (122,633) | (5,294,214) | (725,069) |
| CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR | 8,665,510 | 5,193,906 | 16,424,017 | 13,138,550 | 1,727,115 | 315,461 | 45,464,559 | 2,561,805 |
| CASH AND CASH EQUIVALENTS AT END OF YEAR | $ 7,950,289 | $ 5,439,466 | $ 7,735,853 | $ 16,920,504 | $ 1,931,405 | $ 192,828 | $ 40,170,345 | $ 1,836,736 |
| CASH AND CASH EQUIVALENTS AT END OF YEAR CONSISTS OF: | | | | | | | | |
| UNRESTRICTED CASH | $ 6,114,734 | $ 3,630,401 | $ 1,091,733 | $ 16,610,218 | $ 1,567,709 | $ 192,828 | $ 29,207,623 | $ 1,646,995 |
| RESTRICTED CASH | 1,835,555 | 1,809,065 | 6,644,120 | 310,286 | 363,696 | - | 10,962,722 | 189,741 |
| | $ 7,950,289 | $ 5,439,466 | $ 7,735,853 | $ 16,920,504 | $ 1,931,405 | $ 192,828 | $ 40,170,345 | $ 1,836,736 |
| NON-CASH INVESTING, CAPITAL AND FINANCING ACTIVITIES | | | | | | | | |
| CONTRIBUTIONS OF CAPITAL ASSETS FROM DEVELOPERS | $ 2,306,617 | $ 2,988,452 | $ 3,737,739 | $ 841,443 | $ 2,480,990 | $ - | $ 12,355,241 | $ - |
| RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY OPERATING ACTIVITIES: | | | | | | | | |
| OPERATING INCOME (LOSS) | $ 850,921 | $ (2,713,923) | $ (972,537) | $ 4,286,056 | $ (1,021,876) | $ (165,449) | $ 263,192 | $ (265,182) |
| ADJUSTMENTS TO RECONCILE OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY OPERATING ACTIVITIES | | | | | | | | |
| DEPRECIATION | 1,828,144 | 2,044,577 | 1,993,451 | 3,823,626 | 1,814,582 | - | 11,504,380 | 947,958 |
| CHANGES IN ASSETS AND LIABILITIES | | | | | | | | |
| ACCOUNTS RECEIVABLE | (80,798) | (60,477) | (32,639) | (697,321) | (74,077) | (103,479) | (1,048,791) | (9,200) |
| ALLOWANCE FOR UNCOLLECTIBLE AMOUNTS | 2,560 | 4,992 | 1,373 | (10,924) | (2,876) | (2,746) | (7,621) | - |
| ADVANCE BILLING ON DEPOSIT WITH POWER SUPPLIER | - | - | - | 269,061 | - | - | 269,061 | - |
| INVENTORY | (144,220) | (4,301) | (18,457) | 1,142,002 | (2,972) | - | 972,052 | 26,276 |
| ACCOUNTS PAYABLE | (1,038,419) | (982,175) | (1,469,759) | 145,155 | (46,762) | 143,312 | (3,248,648) | 368,865 |
| WAGES PAYABLE | 9,713 | (2,941) | 2,244 | 26,952 | 10,636 | - | 46,604 | 9,065 |
| COMPENSATED ABSENCES | 89,344 | (29,510) | 12,901 | 46,259 | 12,030 | - | 131,024 | 32,782 |
| AMORTIZATION OF ADVANCE FUNDING OF UAMPS PROJECT | - | - | - | 243,825 | - | - | 243,825 | - |
| CHANGES IN NET PENSION LIABILITY AND DEFERRED INFLOWS AND OUTFLOWS RELATED TO PENSIONS | 44,756 | (28,480) | 4,164 | 43,186 | 72,743 | - | 136,369 | 2,656 |
| CUSTOMER DEPOSITS | 1,550 | - | - | (1,035) | - | - | 515 | - |
| | $ 1,563,551 | $ (1,772,238) | $ (479,259) | $ 9,316,842 | $ 761,428 | $ (128,362) | $ 9,261,962 | $ 1,113,220 |

SEE ACCOMPANYING NOTES TO THE BASIC FINANCIAL STATEMENTS

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Lehi City Corporation (the City) was incorporated under the laws of the State of Utah in 1852 and operates under an elected Mayor-Council form of government. The City's major operations include police and fire protection, parks, library and recreation, public works, community development and general administrative services. In addition, the City owns and operates culinary water, pressurized irrigation, sewer, drainage, and power systems.

The City's financial statements are prepared in accordance with generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). The more significant accounting policies established in GAAP and used by the City are discussed below.

**Reporting Entity**

These financial statements present the City (primary government) and its component units, organizations that are included in the City's reporting entity because of the significance of their operational or financial relationships with the City. Blended component units, although legal separate entities are, in substance, part of the City's operations and data from these units are combined with data of the City. Entities that were evaluated by the City for presentation in the City's financial statements consist of the following:

*The Lehi City Redevelopment Agency* - The Lehi City Redevelopment Agency (RDA) serves all the citizens of the City and is governed by a board comprised of the City Council. Additionally, City staff manage the activities of the RDA in essentially the same manner as it manages the activities of the City. In conformity with generally accepted accounting principles, the financial statements of the RDA have been included in the financial reporting entity as a special revenue fund. Separate financial statements are not issued for the RDA.

*The Fox Hollow Golf Course* – The Fox Hollow Golf Course was established in 1973 by American Fork City, Pleasant Grove City, and Lehi City. The Golf Course has its own board with one member of each city council serving on that board. The joint venture does not meet the criteria for inclusion in the City's financial report as a component unit because the City does not exercise administrative control and the effect of the City's investment in the joint venture is immaterial.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

**Basic Financial Statements – Government-Wide Statements**

The City's basic financial statements include both government-wide (reporting the City as a whole) and fund financial statements (reporting the City's major funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business-type. The City's police and fire protection, parks, library and recreation, streets, community development and general administrative services are classified as governmental activities. The City's culinary water, sewer, pressurized irrigation, electric, drainage, and garbage services are classified as business-type activities.

In the government-wide Statement of Net Position, both the governmental and business-type activities columns are presented on a consolidated basis by column, and are reported on a full accrual, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. The City's net position is reported in three parts – net investment in capital assets, restricted and unrestricted. The City first utilizes restricted resources to finance qualifying activities.

The government-wide Statement of Activities reports both the gross and net cost of each of the City's functions and business-type activities (public safety, community development, streets, etc.). The functions are also supported by general government revenues (property, sales and franchise taxes, impact fees, permits and charges, etc.). The Statement of Activities reduces gross expenses (including depreciation) by related program revenues, operating and capital grants. Program revenues must be directly associated with the function or business-type activity. Operating grants include operating-specific and discretionary (either operating or capital) grants while the capital grants column reflects capital-specific grants.

The net costs (by function or business-type activity) are normally covered by general revenue (property, sales and franchise taxes, etc.)

The City does not allocate indirect expenses.

The effect of interfund activity has generally been eliminated from the government-wide financial statements in accordance with GAAP. Certain eliminations have been made in regard to interfund activities, payables and receivables. Interfund services provided and used are not eliminated in the process of consolidation.

The government-wide statements focus more on the sustainability of the City in its entirety and the change in the City's net position resulting from the current year's activities.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

**Basic Financial Statements – Fund Financial Statements**

The financial transactions of the City are reported in individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures, or expenses, as appropriate. The following fund types are used by the City:

*Governmental Funds*
The focus of the governmental funds' measurement (in the fund financial statements) is upon the determination of sources, uses and balances of financial resources, rather than upon net income. The following is a description of the governmental funds of the City:

- **General fund** is the general operating fund of the City. It is used to account for all financial resources except those required to be accounting for in another fund.
- **Special revenue funds** are used to account for the property taxes levied on properties within each RDA or EDA project area.
- **Capital projects funds** are used to account for financial resources to be used for the acquisition or construction of major capital facilities (other than those financed by business-type proprietary funds). The City has only one capital projects fund and it is used to account for major road, sidewalk, parks and land improvements.
- **Debt service funds** are used to account for governmental debt service activities.

The City has three major governmental funds – the General Fund, the Capital Projects Fund, and the Special Revenue Redevelopment Agency Fund which is used to account for revenues generated by development projects overseen by the Redevelopment Agency of the City of Lehi. The City has one other, nonmajor governmental fund, the Debt Service Fund which is used to account for the debt service associated with the City's outstanding sales tax revenue bonds.

*Proprietary Funds*
The focus of proprietary fund measurement is upon the determination of net income, changes in net position, financial position, and cash flows. The generally accepted accounting principles applicable are those similar to businesses in the private sector. The City's proprietary funds consist of:

- **Enterprise funds** are required to be used to account for operations for which a fee is charged to external users for goods or services and the activity is (a) financed with debt that is solely secured by a pledge of the net revenues, (b) has third party requirements that the cost of providing services, including capital costs, be recovered with fees and charges or (c) establishes fees and charges based on a pricing policy designed to recover similar costs.

  The City's major enterprise funds are the Culinary Water Fund, the Sewer Fund, the Pressurized Irrigation Fund, the Electric Fund and the Drainage Fund.
  - The purpose of the Culinary Water Fund is to assure an adequate supply of potable water. It also maintains the culinary water distribution lines, wells and storage tanks, and culinary water facilities.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

- The purpose of the Pressurized Irrigation Fund is to provide the citizens of the City with an adequate supply of clean irrigation water and adequate working water pressure for the City Fire Department.
- The Sewer Fund's mission is to ensure the proper and healthy collection and transmission of the City's sewage and to protect, maintain and expand the City's sewer system.
- The purpose of the Electric Fund is to provide reliable electrical service to the City's customers at competitive rates. This includes the construction, operation and maintenance of the City's power distribution system including underground and overhead lines, meters, and substations.
- The Drainage Fund is responsible for improving storm water conveyance throughout the City. This includes construction of new storm water conveyance and detention facilities to correct existing drainage problems in order to protect the City's citizens and their property from serious flooding.

- **Internal service funds** are used to account for the City's fleet maintenance, risk management, information technology, and property management services. The internal service fund activities have been combined into a single aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds are provided with the combining data elsewhere in this report.

The emphasis in fund financial statements is on the major funds in either the governmental or business-type activities category. Nonmajor funds by category are summarized into a single column. GAAP sets forth minimum criteria (percentage of the assets, liabilities, revenues or expenditures/expenses of either fund category or the governmental and enterprise combined) for the determination of major funds.

**Basis of Accounting**

Basis of accounting refers to the point at which revenues and expenditures, or expenses are recognized in the accounts and reported in the financial statements. It relates to the timing of the measurements made, regardless of the measurement focus applied.

*Accrual*

Both governmental and business-type activities in the government-wide financial statements and the proprietary fund financial statements are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred.

*Modified Accrual*

The governmental funds financial statements are presented on the modified accrual basis of accounting. Under this basis, revenues are recognized when susceptible to accrual; i.e., both measurable and available. "Available" means collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

**Cash and cash equivalents**

The City has defined cash and cash equivalents to include cash on hand, demand deposits, cash with fiscal agents and short-term investments with original maturity of three months or less from the date of acquisition.

**Investments**

State statutes authorize the City to invest in obligations of the U.S. Treasury, certain qualifying commercial paper, repurchase agreements and bankers' acceptances, and negotiable or nonnegotiable deposits of qualified depositories and the Utah Public Treasurers' Investment Fund. The Utah Public Treasurers' Investment Fund operates in accordance with appropriate state laws and regulations. The reported value of the pool is the same as the fair value of the pool shares. Investments for the City are reported at fair value determined on quoted market prices. Changes in the fair value of investments are recognized as a component of investment income.

**Restricted cash and cash equivalents**

Certain restricted cash and cash equivalents are held by a fiscal agent for the redemption of bonded debt and for acquisition and construction of capital projects.

**Inventories and prepaid items**

Inventories in the proprietary funds consist of materials used in the construction and repair of the transmission, distribution, collection, and treatment systems are valued at cost on a weighted average basis. Supplies inventories, consisting principally of office supplies, are valued at cost on a first-in, first-out basis. Transformers are valued at cost on a specific identification basis.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

**Intangible Assets**

The City records donated intangible assets meeting the criteria under GAAP at fair value. The City records purchased intangible assets as capital assets. Water rights are the City's primary intangible asset.

**Deferred outflows/inflows of resources**

In addition to assets, financial statements will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to a future period(s) and will not be recognized as an outflow of resources (expense/expenditure) until then. In addition to liabilities, the financial statements will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net position that applies to a future period(s) and will not be recognized as an inflow of resources (revenue) until that time.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

**Capital assets**

Capital assets, which include buildings and structures, improvements (including distributions systems and infrastructure), machinery, equipment, vehicles and office furniture, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. All City infrastructure has been capitalized. Capital assets are defined as assets purchased or acquired with an original cost of $5,000 or more. Capital assets are reported at historical cost or estimated historical cost. Contributed assets are reported at acquisition value as of the date received. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred. Depreciation on these assets is computed using the straight-line method over their estimated useful lives as follows:

| | Years |
|---|---|
| Buildings and structures | 10-50 |
| Improvements, including distribution systems and other infrastructure | 10-50 |
| Machinery, equipment, and vehicles | 5-15 |
| Office furniture and equipment | 5-15 |

**Revenues – Exchange and Non-exchange Transactions**

Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is reported on the accrual basis when the exchange takes place. On a modified accrual basis, revenue is reported in the year in which the resources are measurable and become available.

Nonexchange transactions, in which the City receives value without directly giving equal value in return, include property taxes, grants and donations. Revenue from property taxes is recognized in the year which the taxes are collected because the property taxes are intended to fund activities in the year of collection and not the fiscal year in which they were levied. Revenue from grants, entitlements, and donations is recognized in the year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, matching requirements and expenditure requirements. On a modified accrual basis, revenue from a nonexchange transaction must also be available before it can be recognized.

Under the modified accrual basis, the following revenue sources are considered to be both measurable and available at year end: intergovernmental revenue, sales and franchise taxes, charges for services, interest, and other fees.

Property taxes and special assessments are measurable and susceptible to accrual when they attach as an enforceable lien on the property. They become available when they are due. Amounts that are measurable but not available are recorded as deferred revenue. Property taxes become an enforceable lien on January 1 but are not due until November 30.

The City bills utility customers once monthly when the meters are read. The City is divided into two billing districts. Unbilled accounts receivable were $792,819 at June 30, 2020. The accounts receivable are reported net of the allowance for doubtful accounts of $372,564 at June 30, 2020.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

**Compensated Absences**

Accumulated unpaid vacation is accrued as incurred based on the years of service for each employee. Vacation is accumulated on a monthly basis and is fully vested when earned. Accumulated vacation cannot exceed 240 hours at the end of any calendar year and any vacation in excess of this amount is forfeited. At retirement, death, or termination, unpaid accrued vacation is paid to the beneficiary. Proprietary funds expense all accrued vacation amounts when incurred. Governmental funds report an expenditure as the vacation is paid or at termination. The current portion is determined by the City to be the portion of vacation pay due employees who terminated prior to year-end.

Accumulated sick leave is earned at a rate of one day per month. Employees may accumulate unlimited sick leave. Upon retirement, employees may have 75% of outstanding sick pay deposited into a Retirement Health Savings Account in their name, which is administered by a third party. Proprietary funds expense 75% of sick pay when it is earned by the employee. Governmental funds report an expenditure when the sick pay is paid. The current portion is the accrued sick pay for employees of governmental funds who terminated prior to year end.

The noncurrent portion of these amounts (the amount estimated to be used in subsequent fiscal years) for governmental funds is maintained separately and represents a reconciling item between the fund and government-wide presentations.

**Interfund Activity**

Interfund activity is reported either as loans, reimbursements or transfers. Loans are reported as interfund receivables and payables as appropriate and are subject to elimination upon consolidation. Reimbursements are when one fund incurs a cost, charges the appropriate benefiting fund and, in the government-wide statement of activities, reduces its related cost as a reimbursement. All other interfund transactions are treated as transfers. Transfers between governmental or proprietary funds are netted as part of the reconciliation to the government-wide financial statements.

**Fund Equity**

Governmental fund equity is classified as fund balance. Fund balance is further classified as follows:

*Nonspendable fund balance*. This classification includes amounts that cannot be spent because they are either (a) not in spendable form – prepaid items or inventories; or (b) legally or contractually required to be maintained intact. The City had no nonspendable fund balance as of June 30, 2020.

*Restricted fund balance*. This classification reflects the constraints imposed on resources either (a) externally by creditors, grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional or enabling legislation.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

*Committed fund balance*. These amounts can only be used for specific purposes pursuant to constraints imposed by formal resolutions of the city council – the City's highest level of decision making authority. Those committed amounts cannot be used for any other purpose unless the city council removes the specified use by taking the same type of action used to impose the commitment. This classification also includes contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements.

*Assigned fund balance*. This classification reflects the amounts constrained by the City's "intent" to be used for specific purposes, but are neither restricted nor committed, as established by the city council with the recommendation of the city administrator. It also includes all remaining amounts that are reported in governmental funds other than the general fund that are not classified as nonspendable, restricted, or committed.

*Unassigned fund balance*. This fund balance is the residual classification for the General Fund.

When both restricted and non-restricted fund balances are available for use, it is the City's policy to use restricted fund balance first, then non-restricted fund balance. Furthermore, committed fund balances are reduced first, followed by assigned amounts, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of those non-restricted fund balance classifications can be used.

**Operating Revenues and Expenses**

Operating revenues are those revenues that are generated directly from the primary activity of the proprietary funds. Operating expenses are necessary costs that have been incurred in order to provide the good or service that is the primary activity of the fund.

**Pensions**

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Utah Retirement Systems Pension Plan (URS) and additions to/deductions from URS's fiduciary net position have been determined on the same basis as they are reported by URS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

**Estimates and assumptions**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of financial statements and the reported amounts of revenues, expenditures and expenses during the reporting period. Actual results could differ from those estimates.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

**Budgets and budgetary control**

Annual budgets are prepared and adopted, in accordance with state law, by the Mayor and City Council on or before June 22 for the following fiscal year, beginning July 1. Estimated revenues and appropriations may be increased or decreased by resolution of the City Council at any time during the year. A public hearing must be held prior to any proposed increase in a fund's appropriations. Budgets include activities in several different funds, including the General Fund, Redevelopment Agency Special Revenue Fund and Capital Projects Fund. The level of the City's budgetary control (that is, the level at which the City's expenditures cannot legally exceed the appropriated amounts) is established by activity and purpose within an individual fund such as general government; public safety; community development; streets and highways; parks, recreation and culture; and cemetery within the governmental funds. Each department head is responsible to the Mayor and City Council for spending within the budget for their department. All annual budgets lapse at fiscal year end.

Utah State law prohibits the appropriation of unassigned General Fund balance until it exceeds 5% of the General Fund revenues. Until unassigned fund balance is greater than the above amount, it cannot be budgeted, but is used to provide working capital until tax revenue is received, to meet emergency expenditures, and to cover unanticipated deficits. When unassigned fund balance is greater than 25% of the next year's budgeted revenues, the excess must be appropriated within the following two years.

Once adopted, the budget can be amended by subsequent City Council action. The City Council can amend the budget to any extent, provided the budgeted expenditures do not exceed budgeted revenues and appropriated fund balance. A public hearing must be held to increase total appropriations of any governmental fund. With the consent of the Finance Director, department heads may reallocate unexpended appropriated balances from one expenditure account to another within that department during the budget year.

Budgetary information included in the Statement of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual for the General Fund and the Redevelopment Agency are prepared on the modified accrual basis of accounting. Encumbrance accounting is not used by the City.

NOTE B – DEPOSITS AND INVESTMENTS

The City's deposits and investments are governed by the Utah Money Management Act (*Utah Code*, Title 51, Chapter 7) and rules of the State of Utah Money Management Council.

**Custodial Credit Risk – Deposits**

The custodial credit risk for deposits is the risk that in the event of a bank failure, the City's deposits may not be recovered. The Money Management Act requires deposits be in a qualified depository. The Act defines a qualified depository as any financial institution whose deposits are insured by an agency of federal government and which has been certified by the State Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council.

The deposits in the bank in excess of the insured amount are uninsured and uncollateralized. Deposits are not collateralized nor are they required to be by state statute. At June 30, 2020 the book value of cash on deposit was $6,632,241 and the bank balance was $8,522,821 ($7,824,910 of which was exposed to custodial credit risk as uninsured and uncollateralized) with the difference being outstanding checks and deposits.

**Investments**

The Money Management Act defines the types of securities authorized as appropriate investments and the conditions for making investment transactions. Investment transactions may be conducted only through qualified depositories, certified dealers, or directly with issuers of investment securities. The Act authorizes investments in both negotiable and nonnegotiable deposits of qualified depositories and permitted negotiable depositories; repurchase and reverse repurchase agreements; commercial paper that is classified as "first tier" by two nationally recognized statistical rating organizations, one of which must be Moody's Investors Services or Standard & Poor's; bankers' acceptances; obligations of the United States Treasury including bills, notes, and bonds; obligations, other than mortgage derivative products, issued by U.S. government sponsored enterprises (U.S. Agencies) such as the Federal Home Loan Bank System, Federal Home Loan Mortgage Corporation (Freddie Mac), Federal National Mortgage Association (Fannie Mae), and Student Loan Marketing Association (Sallie Mae); bonds, notes, and other evidence of indebtedness of political subdivisions of the State; fixed rate corporate obligations and variable rate securities rate "A" or higher, or the equivalent of "A" or higher, by two nationally recognized statistical rating organizations; and shares or certificates in a money market mutual fund as defined in the Act and the Utah State Public Treasurer's Investment Fund. (See Note C for additional information about the Utah State Public Treasurer's Investment Fund).

**Fair Value of Investments**

The City measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- *Level 1:* Valuations based on quoted prices in active markets for identical assets or liabilities that the City has the ability to access. Since valuations are based on quoted prices that are readily and regularly available in an active market, valuation of these securities does not entail any significant degree of judgment. Securities classified as Level 1 inputs include U.S. Government securities and certain other U.S. Agency and sovereign government obligations.

NOTE B – DEPOSITS AND INVESTMENTS - CONTINUED

- *Level 2:* Valuations based on quoted prices in markets that are not active or for which all significant inputs are observable, either directly or indirectly. Securities classified as Level 2 include: corporate and municipal bonds, and "brokered" or securitized certificates of deposit; and,
- *Level 3:* Valuations based on inputs that are unobservable and significant to the overall fair value measurement.

At June 30, 2020, the City had the following recurring fair value measurements:

| | | Fair Value Measurement Classification | | |
|---|---|---|---|---|
| Investment Type | Fair Value | Level 1 | Level 2 | Level 3 |
| Utah Public Treasurer's Investment Fund | $ 80,096,095 | $ - | $ 80,096,095 | $ - |
| Corporate Debt Securities | 11,406,849 | - | 11,406,849 | - |
| Certificates of Deposit | 7,493,224 | - | 7,493,224 | - |
| Money Market Funds | 201,640 | 201,640 | - | - |
| | $ 99,197,808 | $ 201,640 | $ 98,996,168 | $ - |

Debt and equity securities classified in Level 1 are valued using prices quoted in active markets for those securities. For securities that generally have market prices from multiple sources, it can be difficult to select the best individual price, and the best source one day may not be the best source on the following day. The solution is to report a "consensus price" or a weighted average price for each security. The City receives market prices for these securities from a variety of industry standard data providers (e.g., Bloomberg), security master files from large financial institutions, and other third-party sources. Through the help of an investment advisor, the City uses these multiple prices as inputs into a distribution-curve based algorithm to determine the daily market value.

- U.S. Treasuries, Money Markets, U.S. Agencies: quoted prices for identical securities in markets that are active;

Debt securities classified in Level 2 are valued using the following approaches

- Corporate and Municipal Bonds and Commercial Paper: quoted prices for similar securities in active markets;
- Repurchase Agreements, Negotiable Certificates of Deposit, and Collateralized Debt Obligations: matrix pricing based on the securities' relationship to benchmark quoted prices;
- Bond Mutual Funds: published fair value per share (unit) for each fund;
- Utah Public Treasurers' Investment Fund: application of the June 30, 2019 fair value factor, as calculated by the Utah State Treasurer, to Lehi City's average daily balance in the Fund; and,
- Donated Real Estate: recent appraisals of the real estate's value.

NOTE B – DEPOSITS AND INVESTMENTS-CONTINUED

**Interest Rate Risk – Investments**

Interest rate risk is the risk that changes in interest rates of debt investments will adversely affect the fair value of an investment. The City's policy for managing interest rate risk is to comply with the State's Money Management Act. Section 51-7-11 of the Act requires that the remaining term to maturity of investments may not exceed the period of availability of the funds to be invested. The Act further limits the remaining term to maturity on all investments in commercial paper, bankers' acceptances, fixed rate negotiable deposits, and fixed rate corporate obligations to 270-365 days or less. In addition, variable rate negotiable deposits and variable rate securities may not have a remaining term to final maturity exceeding two years.

The following table shows the maturities of the City's investments as of June 30, 2020:

| | | Investment Maturities (in years) | | | |
|---|---|---|---|---|---|
| Investment Type | Fair Value | Less Than 1 | 1-5 | 6-10 | More Than 10 |
| **Debt Securities** | | | | | |
| Certificates of Deposit | $ 7,493,224 | $ - | $ 7,493,224 | $ - | $ - |
| Corporate Debt Securities | 11,406,849 | 3,271,008 | 8,135,841 | - | - |
| Money Market Funds | 201,640 | 201,640 | - | - | - |
| | 19,101,713 | $ 3,472,648 | $ 15,629,065 | $ - | $ - |
| **Other Investments** | | | | | |
| Utah Public Treasurer's Investment Fund | 80,096,095 | | | | |
| | $ 99,197,808 | | | | |

NOTE B – DEPOSITS AND INVESTMENTS-CONTINUED

**Credit Risk of Debt Securities**
Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The City follows the Money Management Act as previously discussed as its policy for reducing exposure to investment credit risk.

The quality ratings for the City's investments are presented below:

| | | Quality Ratings | | | | |
|---|---|---|---|---|---|---|
| Investment Type | Fair Value | AAA | AA | A | BBB | Unrated |
| Utah Public Treasurer's Investment Fund | $ 80,096,095 | $ - | $ - | $ - | $ - | $ 80,096,095 |
| Corporate Debt Securities | 11,406,849 | - | 4,310,227 | 7,096,622 | | - |
| Certificates of Deposit | 7,493,224 | - | 1,568,684 | 1,731,563 | 479,481 | 3,713,496 |
| Money Market Funds | 201,640 | - | | - | - | 201,640 |
| | $ 99,197,808 | $ - | $ 5,878,911 | $ 8,828,185 | $ 479,481 | $ 84,011,231 |

**Custodial Credit Risk – Investments**
Custodial credit risk for investments is the risk that, in the event of a failure of the counter party, the City will not be able to recover the value of the investment or collateral securities that are in the possession of an outside party. All investments other than bank deposits or funds invested in the PTIF are to be held by a third party with securities delivered on a delivery vs. purchase basis.

As of June 30, 2020. the City kept all investments either in the PTIF or with custodian counterparty Moreton Asset Management and all investments which were held by the counterparty's trust department or agent are registered in the City's name. The City does not have a formal policy for custodial credit risk.

**Concentration of Credit Risk – Investments**
Concentration of credit risk is the risk of a loss attributed to the magnitude of a government's investment in a single issuer.

The City's policy for reducing this risk of loss is to comply with the Rules of the Money Management Council. Rule 17 of the Money Management Council limits investments in a single issuer of commercial paper and corporate obligations to between 5 and 10 percent depending upon the total dollar amount held in the portfolio. The Money Management Council limitations do not apply to securities issued by the U.S. government and its agencies.

At June 30, 2020, the City did not have more than 5 percent of its investments in any single issuer other than the amounts invested with the Utah Public Treasurer's Investment Fund. The Utah Public Treasurer's Investment Fund is not categorized as to concentration of credit risk.

NOTE C – EXTERNAL INVESTMENT POOL

The City invests in the Public Treasurer's Investment Fund (PTIF) which is an external investment pool administered by Utah State Public Treasurer. State agencies, municipalities, counties, and local governments within the State of Utah are allowed to invest in the PTIF. There is no required participation and no minimum balance or minimum/maximum transaction requirements.

The PTIF is not registered with the SEC as an investment company. The PTIF is authorized and regulated by the Money Management Act, Chapter 51-7, Utah Code Annotated, 1953, as amended. The Act establishes the Money Management Council which oversees the activities of the State Treasurer and the PTIF. The Act details the investments that are authorized which are high-grade securities and, therefore, there is very little credit risk except in the most unusual and unforeseen circumstances. Deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah and participants share proportionally in any realized gains or losses on investments.

The PTIF allocates income and issues statements on a monthly basis. The PTIF operates and reports to participants on an amortized cost basis. The participants' balance is their investment deposited in the PTIF plus their share of income, gains and losses, net of administration fees, which are allocated to each participant on the ratio of each participant's share to the total funds in the PTIF.

Twice a year, at June 30 and December 31, the investments are valued at fair value to enable participants to adjust their investments in this pool at fair value. The Bank of New York and the State of Utah separately determine each security's fair value in accordance with GASB 31 (i.e. for almost all pool investments the quoted market price as of June 30, 2020) and then compare those values to come up with an agreed upon fair value of the securities.

As of June 30, 2020, the City had $80,294,862 invested in the PTIF which had a fair value of $80,292,206 for an unrealized gain of $196,111. Due to the insignificance of this amount in relation to the funds affected by the unrealized gain, the fair value of investments in this external investment pool is deemed to be the amortized cost of the investment. The table below shows statistical information about the investment pool:

| Investment Type | Investment Percentage |
|---|---|
| Corporate bonds and notes | 77.74% |
| Money market accounts | 16.02% |
| U.S Treasury bills | 6.24% |
| | 100.00% |

NOTE D – RESTRICTED CASH AND CASH EQUIVALENTS

The balance of the City's restricted cash and cash equivalents accounts are as follows:

| | Primary Government | | |
|---|---|---|---|
| | Governmental Activities | Business-type Activities | Total |
| Reserves for future debt service | $ 200,086 | $ 9,206 | $ 209,292 |
| Unexpended bond proceeds | 7,768,306 | 8,192,530 | 15,960,836 |
| Unexpended B & C Road funds | 1,419,849 | - | 1,419,849 |
| Utah County transportation funds | 1,274,743 | - | 1,274,743 |
| Unexpended CDBG funds | 69,038 | - | 69,038 |
| Funds restricted for landfill post-closure costs | 309,687 | - | 309,687 |
| Fund restricted for library | 175,415 | - | 175,415 |
| Unexpended impact fees | 2,366,328 | 2,760,986 | 5,127,314 |
| | $ 13,583,452 | $ 10,962,722 | $ 24,546,174 |

NOTE E – FUND BALANCES

Fund balances are presented on the governmental fund balance sheet in compliance with the requirements of GAAP. The detail of the fund balance categories is presented below:

| | Major Governmental Funds | | | | |
|---|---|---|---|---|---|
| | General | Special Revenue Redevelopment Agency | Capital Projects | Other Governmental Fund | Total |
| Restricted: | | | | | |
| Externally imposed by creditors | | | | | |
| Unexpended bond proceeds | $ - | $ - | $ 7,578,565 | $ - | $ 7,578,565 |
| Debt reserves | - | - | 200,086 | - | 200,086 |
| Externally imposed by grantors | 175,415 | | 69,038 | - | 244,453 |
| Imposed by law or legislation | | | | | |
| C road funds | 1,419,849 | - | - | - | 1,419,849 |
| Less liabilities payable from C road funds | (625,670) | - | - | - | (625,670) |
| Utah County transportation funds | 1,274,743 | - | - | - | 1,274,743 |
| Landfill post-closure costs | 309,687 | - | - | - | 309,687 |
| Impact fees | - | - | 2,366,328 | - | 2,366,328 |
| Less liabilities payable from impact fees or bond proceeds | - | - | (3,483,399) | - | - (3,483,399) |
| Total restricted | 2,554,024 | - | 6,730,618 | - | 9,284,642 |
| Committed: | | | | | |
| Library Fund | 640,659 | - | - | - | 640,659 |
| Total committed | 640,659 | - | - | - | 640,659 |
| Assigned: | | | | | |
| Hutchings Museum | 23,411 | - | - | - | 23,411 |
| Redevelopment | - | 3,087,574 | - | - | 3,087,574 |
| Capital Projects | | | 19,339,661 | | 19,339,661 |
| Debt Service | - | - | - | 3,068 | 3,068 |
| Total assigned | 23,411 | 3,087,574 | 19,339,661 | 3,068 | 22,453,714 |
| Unassigned: | 11,968,763 | - | - | - | 11,968,763 |
| Total fund balance | $ 15,186,857 | $ 3,087,574 | $ 26,070,279 | $ 3,068 | $ 44,347,778 |

NOTE F – CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2020 is as follows:

| | July 1, 2019 | Increases | Decreases | June 30, 2020 |
|---|---|---|---|---|
| **Governmental Activities:** | | | | |
| Nondepreciable capital assets: | | | | |
| Land | $ 145,988,077 | $ 4,630,950 | $ - | $ 150,619,027 |
| Construction in progress | 11,095,840 | 14,906,684 | 5,150,669 | 20,851,855 |
| Total nondepreciable capital assets | $ 157,083,917 | $ 19,537,634 | $ 5,150,669 | $ 171,470,882 |
| Depreciable capital assets: | | | | |
| Buildings | $ 31,803,180 | $ 514,715 | $ - | $ 32,317,895 |
| Improvements, including infrastructure | 255,684,977 | 16,347,890 | - | 272,032,867 |
| Machinery, equipment and vehicles | 21,897,009 | 4,225,810 | 159,844 | 25,962,975 |
| Office furniture and equipment | 1,666,761 | - | - | 1,666,761 |
| Total depreciable capital assets at historical cost | 311,051,927 | 21,088,415 | 159,844 | 331,980,498 |
| Less accumulated depreciation: | | | | |
| Buildings | 13,176,922 | 1,376,085 | - | 14,553,007 |
| Improvements, including infrastructure | 117,501,768 | 13,081,125 | - | 130,582,893 |
| Machinery, equipment and vehicles | 15,550,569 | 1,633,949 | 147,436 | 17,037,082 |
| Office furniture and equipment | 1,600,041 | 16,816 | - | 1,616,857 |
| Total accumulated depreciation | 147,829,300 | 16,107,975 | 147,436 | 163,789,839 |
| Depreciable capital assets, net of accumulated depreciation | $ 163,222,627 | $ 4,980,440 | $ 12,408 | $ 168,190,659 |

| | |
|---|---|
| Depreciation was charged to functions as follows: | |
| Governmental activities: | |
| General government | $ 1,808,549 |
| Public safety | 1,311,130 |
| Community development | 91,315 |
| Streets and highways, including infrastructure | 11,197,140 |
| Parks, recreation and culture | 1,659,439 |
| Cemetery | 40,402 |
| | $ 16,107,975 |

NOTE F – CAPITAL ASSETS – CONTINUED

| | July 1, 2019 | Increases | Decreases | June 30, 2020 |
|---|---|---|---|---|
| **Business-type Activities** | | | | |
| Nondepreciable capital assets: | | | | |
| Land | $ 3,146,725 | $ 279,579 | $ - | $ 3,426,304 |
| Construction in progress | 17,740,730 | 14,433,457 | 12,632,530 | 19,541,657 |
| Intangibles | 58,744,205 | 385,920 | - | 59,130,125 |
| Total nondepreciable capital assets | $ 79,631,660 | $ 15,098,956 | $ 12,632,530 | $ 82,098,086 |
| Depreciable capital assets: | | | | |
| Buildings | $ 13,408,298 | $ - | $ - | $ 13,408,298 |
| Improvements, including infrastructure | 346,907,467 | 33,361,565 | - | 380,269,032 |
| Machinery, equipment and vehicles | 6,945,671 | 42,980 | - | 6,988,651 |
| Office furniture and equipment | 207,160 | - | - | 207,160 |
| Total depreciable capital assets at historical cost | 367,468,596 | 33,404,545 | - | 400,873,141 |
| Less accumulated depreciation: | | | | |
| Buildings | 1,929,683 | 449,299 | - | 2,378,982 |
| Improvements, including infrastructure | 92,879,987 | 10,679,045 | - | 103,559,032 |
| Machinery, equipment and vehicles | 4,690,311 | 373,262 | - | 5,063,573 |
| Office furniture and equipment | 189,718 | 2,774 | - | 192,492 |
| Total accumulated depreciation | 99,689,699 | 11,504,380 | - | 111,194,079 |
| Depreciable capital assets, net of accumulated depreciation | $ 267,778,897 | $ 21,900,165 | $ - | $ 289,679,062 |

Depreciation was charged to functions as follows:

| | |
|---|---|
| Business-type activities: | |
| Culinary water | $ 1,828,144 |
| Sewer | 2,044,577 |
| Electric | 3,823,626 |
| Pressurized irrigation | 1,993,451 |
| Drainage | 1,814,582 |
| | $ 11,504,380 |

NOTE G – CUSTOMER DEPOSITS

Business-type activity deposits consist of 1) enterprise fund customer deposits the City requires from renters or businesses before they receive utility connections and 2) deposits from developers for the use of a water meter on a hydrant while a project is in process. The utility deposits are returnable when the residence is vacated by the renter, or the business has established a history of meeting its obligations to the City promptly. The developers are refunded their deposits upon completion of the project.

NOTE H – LONG-TERM OBLIGATIONS

A summary of long-term obligation activity for the year ended June 30, 2020 is as follows:

| | Balance July 1, 2019 | Additions | Deletions | Balance June 30, 2020 | Current Amounts Due |
|---|---|---|---|---|---|
| **Governmental activities** | | | | | |
| **Direct Placements** | | | | | |
| 2014 Sales tax revenue and refunding bonds | $ 3,810,000 | $ - | $ 725,000 | $ 3,085,000 | $ 745,000 |
| 2004 Subordinated sales tax revenue bonds | 7,955,000 | - | - | 7,955,000 | - |
| **Other bonds and notes payable** | | | | | |
| 2019 Sales tax revenue bonds | 16,470,000 | - | - | 16,470,000 | - |
| Unamortized premium | 1,916,424 | - | 96,626 | 1,819,798 | - |
| 2018 Sales tax revenue bonds | 4,855,000 | - | 155,000 | 4,700,000 | 160,000 |
| Unamortized premium | 730,159 | - | 38,429 | 691,730 | - |
| Tax increment notes payable to developers | 95,969,054 | - | 6,453,844 | 89,515,210 | - |
| Other notes payable | 751,629 | - | 95,860 | 655,769 | - |
| Total bonds and notes payable | 132,457,266 | - | 7,564,759 | 124,892,507 | 905,000 |
| Other liabilities: | | | | | |
| Capital lease obligations | - | 2,200,000 | - | 2,200,000 | 309,076 |
| Compensated absences | 2,710,549 | 1,475,592 | 907,048 | 3,279,093 | 1,394,672 |
| Net pension liability | 9,008,202 | - | 4,085,928 | 4,922,274 | - |
| Landfill closure and post-closure care liability | 250,917 | - | - | 250,917 | - |
| | 11,969,668 | 3,675,592 | 4,992,976 | 10,652,284 | 1,703,748 |
| Governmental activities long-term debt | $ 144,426,934 | $ 3,675,592 | $ 12,557,735 | $ 135,544,791 | $ 2,608,748 |

NOTE H – LONG-TERM OBLIGATIONS - CONTINUED

| | July 1, 2019 | Additions | Deletions | June 30, 2020 | Amounts Due |
|---|---|---|---|---|---|
| **Business-type activities** | | | | | |
| **Direct Placements** | | | | | |
| 2014 Electric refunding bonds | $ 785,000 | $ - | $ 785,000 | $ - | $ - |
| 2010 Drainage refunding bonds | 1,130,000 | - | 170,000 | 960,000 | 180,000 |
| **Other bonds and notes payable** | | | | | |
| 2019 Water revenue bonds | 17,205,000 | | 115,000 | 17,090,000 | 390,000 |
| Unamortized premium | 2,469,558 | | 38,795 | 2,369,224 | - |
| 2018 Electric revenue bonds | 15,165,000 | - | 495,000 | 14,670,000 | 520,000 |
| Unamortized premium | 2,345,426 | - | 126,046 | 2,219,380 | - |
| Note payable to Provo Reservoir Water Users Company | 391,522 | - | 14,490 | 377,032 | 15,021 |
| Note payable to Provo River Water Users Association | 834,620 | - | 26,368 | 808,252 | 37,041 |
| Total bonds and notes payable | 40,326,126 | - | 1,770,699 | 38,493,888 | 1,142,062 |
| Compensated absences | 881,830 | 455,784 | 324,760 | 1,012,854 | 424,175 |
| Net pension liability | 2,515,343 | - | 1,168,394 | 1,346,949 | - |
| | 3,397,173 | 455,784 | 1,493,154 | 2,359,803 | 424,175 |
| Business-type activities long-term debt | $ 43,723,299 | $ 455,784 | $ 3,263,853 | $ 40,853,691 | $ 1,566,237 |

NOTE H – LONG-TERM OBLIGATIONS - CONTINUED

The City has issued the following notes and bonds payable as of June 30, 2020:

| Series | Original Issue | Interest Rate | Premium Paid on Issue | Maturity Date | Principal and Unamortized Premium Outstanding |
|---|---|---|---|---|---|
| **Governmental Activities** | | | | | |
| **Bonds Payable** | | | | | |
| 2019 Sales tax revenue bonds | $ 16,470,000 | 2.41% - 5.00% | $ 1,932,528 | 2039 | $ 18,289,798 |
| 2018 Sales tax revenue bonds | 5,000,000 | 4.00% - 5.25% | 768,588 | 2038 | 5,391,730 |
| 2014 Sales tax revenue and refunding bonds | 7,210,000 | 2.30% | - | 2024 | 3,085,000 |
| 2004 Subordinated sales tax revenue bonds | 9,000,000 | 4.75% | - | 2024 | 7,955,000 |
| **Notes Payable** | | | | | |
| Tax increment note payable to developer - Alpine Highway Project | 75,744,432 | 6.50% | - | 2028 | 46,856,201 |
| Tax increment note payable to developer - West Timpanogos Community Development Project Area | 19,557,363 | - | - | 2034 | 18,223,571 |
| Tax increment note payable to developer - Thanksgiving Park Economic Development Project Area | 2,500,000 | - | - | 2024 | 899,119 |
| Tax increment note payable to developer - Traverse Mountain Community Development Project Area | 13,612,053 | - | - | 2031 | 10,451,021 |
| Tax increment note payable to developer - Alpine Highway West Economic Development Project Area | 17,478,052 | - | - | 2031 | 13,085,298 |
| Note payable to developer | 1,000,000 | - | - | 2025 | 655,769 |
| **Total governmental activities** | | | | | $ 124,892,507 |
| **Business-type activities** | | | | | |
| **Bonds Payable** | | | | | |
| 2018 Electric revenue bonds | $ 15,640,000 | 4.00% - 5.00% | $ 2,469,467 | 2038 | $ 16,889,380 |
| 2019 Water revenue bonds | 17,205,000 | 4.00% - 5.00% | 2,508,353 | 2044 | 19,459,224 |
| 2010 Storm Drain revenue and refunding bonds | 2,500,000 | 3.51% | - | 2025 | 960,000 |
| **Notes Payable** | | | | | |
| Note payable to Provo Reservoir Water User Company | 419,011 | 4.00% | - | 2035 | 377,032 |
| Note payable to Provo River Water Users Association | 884,380 | 4.00% | - | 2035 | 808,252 |
| **Total governmental activities** | | | | | $ 38,493,888 |

For the governmental activities, the sales tax revenue bonds, the net pension liability and compensated absences are generally liquidated by the general fund. Capital project funds provide debt service for the subordinated sales tax revenue bonds and the other notes payable. The debt service for the tax increments notes payable to developer is provided by the RDA.

NOTE H – LONG-TERM OBLIGATIONS – CONTINUED

As of June 30, 2020 annual debt service requirements of governmental activities to maturity are as follows:

| | **Direct Placement** Sales Tax Revenue Bonds | | **Other** Sales Tax Revenue Bonds | |
|---|---|---|---|---|
| Year ending June 30, | Principal | Interest | Principal | Interest |
| 2021 | $ 745,000 | $ 70,954 | $ 160,000 | $ 881,913 |
| 2022 | 765,000 | 53,820 | 170,000 | 873,912 |
| 2023 | 780,000 | 36,224 | 180,000 | 865,413 |
| 2024 | 795,000 | 18,285 | 190,000 | 856,413 |
| 2025 | - | - | 1,025,000 | 846,912 |
| 2026-2030 | - | - | 5,770,000 | 3,613,750 |
| 2031-2035 | - | - | 7,140,000 | 2,287,800 |
| 2036-2039 | - | - | 6,535,000 | 8,845,926 |
| | $ 3,085,000 | $ 179,283 | 21,170,000 | 19,072,039 |
| Unamortized Premium | | | 2,511,528 | (2,511,528) |
| | | | $ 23,681,528 | $ 16,560,511 |

The amortization of compensated absences, net pension liability, subordinated sales tax revenues bonds, and the tax increment notes payable to developer have not been included in the above schedules due to the uncertainty of the timing of the payments.

Annual payments in the amount of 70% of tax increment collections for the Alpine Highway Economic Development Area are required on the tax increment note payable to developer through the year 2028. The City is required, per the contract with the developer, to make annual payments, as specified above, until 2028. In no case would the City be required to pay more on the note than 70% of the tax increment collections from this area through 2028. If these collections are insufficient to fully repay the tax increment note payable, the remaining balance will not be paid to the developer.

Annual payments, in the amount of 87.5% of sales tax collections from the Cabela's store (an outdoor and sporting goods retailer located within the City) are required on the subordinated sales tax bonds. To date, collections have been sufficient to pay interest and some principal related to the subordinated sales tax bonds. Per the subordinated sales tax bond covenants, if the bonds have not been paid in full by their September 2024 maturity date, the remaining outstanding balance shall be forgiven by the owners of the bonds.

The amortization of the other notes payable of $655,769 is unknown due to the uncertainty of the timing of the payments.

NOTE H – LONG-TERM OBLIGATIONS - CONTINUED

As of June 30, 2020, annual debt service requirements of business-type activities to maturity are as follows:

| | **Direct Placements** | |
|---|---|---|
| | Drainage Revenue bonds | |
| Year ending June 30, | Principal | Interest |
| 2021 | $ 180,000 | $ 33,696 |
| 2022 | 185,000 | 27,378 |
| 2023 | 190,000 | 20,885 |
| 2024 | 200,000 | 14,215 |
| 2025 | 205,000 | 7,196 |
| 2026-2029 | - | - |
| | $ 960,000 | $ 103,370 |

| | **Other Bonds and Notes** | | | |
|---|---|---|---|---|
| | Water Revenue Bonds | | Electric Revenue Bonds | |
| Year ending June 30, | Principal | Interest | Principal | Interest |
| 2021 | $ 390,000 | $ 846,550 | $ 520,000 | $ 733,500 |
| 2022 | 405,000 | 830,950 | 545,000 | 707,500 |
| 2023 | 425,000 | 814,750 | 575,000 | 680,250 |
| 2024 | 445,000 | 793,500 | 605,000 | 651,500 |
| 2025 | 465,000 | 771,250 | 635,000 | 621,250 |
| 2026-2030 | 2,705,000 | 3,482,500 | 3,680,000 | 2,597,500 |
| 2031-2035 | 3,455,000 | 2,735,250 | 4,690,000 | 1,581,250 |
| 2036-2040 | 4,410,000 | 1,780,500 | 3,420,000 | 347,500 |
| 2041-2044 | 4,390,000 | 562,000 | - | - |
| | 17,090,000 | 12,617,250 | 14,670,000 | 7,920,250 |
| Unamortized Premium | 2,369,224 | (2,369,224) | 2,219,380 | (2,219,380) |
| | $ 19,459,224 | $ 10,248,026 | $ 16,889,380 | $ 5,700,870 |

NOTE H – LONG-TERM OBLIGATIONS - CONTINUED

| | Note Payable to Provo River Water Users Association | | Note Payable to Provo Reservoir Water Users Co. | |
|---|---|---|---|---|
| Year ending June 30, | Principal | Interest | Principal | Interest |
| 2021 | $ 37,041 | $ 32,330 | $ 15,021 | $ 13,666 |
| 2022 | 38,529 | 30,848 | 20,302 | 13,122 |
| 2023 | 40,054 | 29,307 | 21,034 | 12,385 |
| 2024 | 41,653 | 27,705 | 21,800 | 11,623 |
| 2025 | 43,326 | 26,039 | 22,602 | 10,833 |
| 2026-2030 | 244,041 | 102,775 | 125,889 | 41,269 |
| 2031-2035 | 296,923 | 49,899 | 150,384 | 16,742 |
| 2036 | 66,685 | 2,666 | - | - |
| | $ 808,252 | $ 301,569 | $ 377,032 | $ 119,640 |

The amortization of compensated absences and the net pension liability has not been included in the above schedules due to the uncertainty of the timing of the payments.

*Collateral and Events of Default:*
All of the City's sales tax revenue bonds are payable from and secured solely by a pledge and assignment of the sales tax revenues collected by the City.

All outstanding revenue bonds in the City's enterprise funds are secured by a first lien on net revenues earned by the City. Net revenues are defined in the revenue bond agreements. The City is required to establish rates (including connection fees) sufficient to pay the operation and maintenance expenses and to provide net revenues in an amount not less than 125% of the aggregate annual debt service requirement for the upcoming fiscal year. The following summarizes the debt service coverage calculations for the various revenue bonds:

| | Electric Revenues Bonds | Drainage Revenue Bonds | Water Revenue Bonds |
|---|---|---|---|
| Net revenues | | | |
| Operating revenues | $ 36,809,331 | $ 1,790,105 | $ 11,110,564 |
| Operating expenses (excluding depreciation) | (28,699,649) | (997,399) | (7,410,585) |
| Impact fee revenues | 3,538,641 | 98,596 | 2,398,737 |
| Interest income | 616,947 | 70,950 | 602,092 |
| Net revenues | $ 12,265,270 | $ 962,252 | $ 6,700,808 |
| Aggregate debt service for 2021 | $ 1,253,500 | $ 213,696 | $ 1,236,550 |
| Ratio of net revenues to aggregate debt service | 9.78 | 4.50 | 5.42 |
| Minimum ratio | 1.25 | 1.25 | 1.25 |

NOTE H – LONG-TERM OBLIGATIONS - CONTINUED

In the event of default on the City's bonds, the trustee may pursue any available remedy by suit at law or in equity to enforce payment of the principal and interest then outstanding or to enforce any obligations of the City under its bond indentures.

See Note I – Pledged Revenues for further discussion about revenues pledged as collateral for long-term obligations.

**Details of Direct Placement Bonds – Governmental Activities**

Series 2014 Sales Tax Revenue and Refunding Bonds

| | |
|---|---|
| Type: | Direct Placement |
| Purpose: | Refunding Series 2003 and 2004 Sales Tax Revenue Bonds |
| Date of issuance: | March 6, 2014 |
| Term: | 20 years |
| Interest rate: | 2.30% |
| Original Issue: | $7,210,000 |

Debt service requirements, including interest:

| Year ending June 30: | Principal | Interest | Total |
|---|---|---|---|
| 2021 | $ 745,000 | $ 70,954 | $ 815,954 |
| 2022 | 765,000 | 53,820 | 818,820 |
| 2023 | 780,000 | 36,224 | 816,224 |
| 2024 | 795,000 | 18,285 | 813,285 |
| | $ 3,085,000 | $ 179,283 | $ 3,264,283 |

Series 2004 Suboordinated Sales Tax Revenue Bonds

| | |
|---|---|
| Type: | Direct Placement |
| Purpose: | Street and parking improvements around Cabella's store and construction of museum within the store |
| Date of issuance: | 2004 |
| Term: | 20 years |
| Interest rate: | 4.75% |
| Original Issue: | $9,000,000 |

Debt service requirements, including interest are based on 87.5% of sales tax collections from the Cabela's store located within the City. Timing of the payments is uncertain. If the bonds are not paid in full by 2024, the outstanding balance will be forgiven by the owners of the bonds.

NOTE H – LONG-TERM OBLIGATIONS - CONTINUED

**Details of Other Bonds – Governmental Activities**

Series 2019 Sales Tax Revenue Bonds

| | |
|---|---|
| Type: | Public Offering |
| Purpose: | Construction of public safety building |
| Date of issuance: | May 30, 2019 |
| Term: | 20 years |
| Interest rate: | 2.41% - 5.00% |
| Original Issue: | $16,470,000 |

Debt service requirements, including interest:

| Year ending June 30: | Principal | Interest | Total |
|---|---|---|---|
| 2021 | $ - | $ 653,600 | $ 653,600 |
| 2022 | - | 653,600 | 653,600 |
| 2023 | - | 653,600 | 653,600 |
| 2024 | - | 653,600 | 653,600 |
| 2025 | 830,000 | 653,600 | 1,483,600 |
| 2026 | 860,000 | 623,200 | 1,483,200 |
| 2027 | 880,000 | 602,550 | 1,482,550 |
| 2028 | 925,000 | 558,550 | 1,483,550 |
| 2029 | 960,000 | 521,550 | 1,481,550 |
| 2030 | 985,000 | 499,950 | 1,484,950 |
| 2031 | 1,030,000 | 450,700 | 1,480,700 |
| 2032 | 1,085,000 | 399,200 | 1,484,200 |
| 2033 | 1,125,000 | 355,800 | 1,480,800 |
| 2034 | 1,170,000 | 310,800 | 1,480,800 |
| 2035 | 1,220,000 | 264,000 | 1,484,000 |
| 2036 | 1,265,000 | 215,200 | 1,480,200 |
| 2037 | 1,320,000 | 164,600 | 1,484,600 |
| 2038 | 1,370,000 | 111,800 | 1,481,800 |
| 2039 | 1,445,000 | 57,000 | 1,502,000 |
| | $ 16,470,000 | $8,402,900 | $ 24,872,900 |

NOTE H – LONG-TERM OBLIGATIONS - CONTINUED

Series 2018 Sales Tax Revenue Bonds

| | |
|---|---|
| Type: | Public Offering |
| Purpose: | Construction of fire station |
| Date of issuance: | February 8, 2018 |
| Term: | 20 years |
| Interest rate: | 4.00% - 5.25% |
| Original Issue: | $5,000,000 |

Debt service requirements, including interest:

| Year ending June 30: | Principal | Interest | Total |
|---|---|---|---|
| 2021 | $ 160,000 | $ 228,313 | $ 388,313 |
| 2022 | 170,000 | 220,312 | 390,312 |
| 2023 | 180,000 | 211,813 | 391,813 |
| 2024 | 190,000 | 202,813 | 392,813 |
| 2025 | 195,000 | 193,312 | 388,312 |
| 2026 | 205,000 | 183,563 | 388,563 |
| 2027 | 220,000 | 173,312 | 393,312 |
| 2028 | 230,000 | 162,313 | 392,313 |
| 2029 | 245,000 | 150,812 | 395,812 |
| 2030 | 260,000 | 137,950 | 397,950 |
| 2031 | 275,000 | 124,300 | 399,300 |
| 2032 | 285,000 | 113,300 | 398,300 |
| 2033 | 295,000 | 101,900 | 396,900 |
| 2034 | 310,000 | 90,100 | 400,100 |
| 2035 | 345,000 | 77,700 | 422,700 |
| 2036 | 360,000 | 59,587 | 419,587 |
| 2037 | 380,000 | 40,687 | 420,687 |
| 2038 | 395,000 | 20,737 | 415,737 |
| | $ 4,700,000 | $2,492,824 | $ 7,192,824 |

NOTE H – LONG-TERM OBLIGATIONS - CONTINUED

**Details of Direct Placement Bonds – Business-type Activities**

Series 2010 Drainage Refunding Bonds

| | |
|---|---|
| Type: | Direct Placement |
| Purpose: | Refund Series 2000 Drainage Revenue bonds and finance drainage system improvements |
| Date of issuance: | September 30, 2010 |
| Term: | 15 years |
| Interest rate: | 3.51% |
| Original Issue: | $2,500,000 |

Debt service requirements, including interest:

| Year ending June 30: | Principal | Interest | Total |
|---|---|---|---|
| 2021 | $ 180,000 | $ 33,696 | $ 213,696 |
| 2022 | 185,000 | 27,378 | 212,378 |
| 2023 | 190,000 | 20,885 | 210,885 |
| 2024 | 200,000 | 14,215 | 214,215 |
| 2025 | 205,000 | 7,196 | 212,196 |
| | $ 960,000 | $ 103,370 | $ 1,063,370 |

NOTE H – LONG-TERM OBLIGATIONS - CONTINUED

**Details of Other Bonds – Business-type Activities**

Series 2019 Water Revenue Bonds

| | |
|---|---|
| Type: | Public Offering |
| Purpose: | Construction of detention reservoir and related improvements |
| Date of issuance: | February 7, 2019 |
| Term: | 25 years |
| Interest rate: | 4.00% - 5.00% |
| Original Issue: | $17,205,000 |

Debt service requirements, including interest:

| Year ending June 30: | Principal | Interest | Total |
|---|---|---|---|
| 2021 | $ 390,000 | $ 846,550 | $ 1,236,550 |
| 2022 | 405,000 | 830,950 | 1,235,950 |
| 2023 | 425,000 | 814,750 | 1,239,750 |
| 2024 | 445,000 | 793,500 | 1,238,500 |
| 2025 | 465,000 | 771,250 | 1,236,250 |
| 2026 | 490,000 | 748,000 | 1,238,000 |
| 2027 | 515,000 | 723,500 | 1,238,500 |
| 2028 | 540,000 | 697,750 | 1,237,750 |
| 2029 | 565,000 | 670,750 | 1,235,750 |
| 2030 | 595,000 | 642,500 | 1,237,500 |
| 2031 | 625,000 | 612,750 | 1,237,750 |
| 2032 | 655,000 | 581,500 | 1,236,500 |
| 2033 | 690,000 | 548,750 | 1,238,750 |
| 2034 | 725,000 | 514,250 | 1,239,250 |
| 2035 | 760,000 | 478,000 | 1,238,000 |
| 2036 | 800,000 | 440,000 | 1,240,000 |
| 2037 | 835,000 | 400,000 | 1,235,000 |
| 2038 | 880,000 | 358,250 | 1,238,250 |
| 2039 | 925,000 | 314,250 | 1,239,250 |
| 2040 | 970,000 | 268,000 | 1,238,000 |
| 2041 | 1,020,000 | 219,500 | 1,239,500 |
| 2042 | 1,070,000 | 168,500 | 1,238,500 |
| 2043 | 1,120,000 | 115,000 | 1,235,000 |
| 2044 | 1,180,000 | 59,000 | 1,239,000 |
| | $ 17,090,000 | $12,617,250 | $ 29,707,250 |

NOTE H – LONG-TERM OBLIGATIONS - CONTINUED

Series 2018 Electric Revenue Bonds

| | |
|---|---|
| Type: | Public Offering |
| Purpose: | Construction of power generation plant |
| Date of issuance: | February 8, 2018 |
| Term: | 20 years |
| Interest rate: | 4.00% - 5.00% |
| Original Issue: | $15,640,000 |

Debt service requirements, including interest:

| Year ending June 30: | Principal | Interest | Total |
|---|---|---|---|
| 2021 | $ 520,000 | $ 733,500 | $ 1,253,500 |
| 2022 | 545,000 | 707,500 | 1,252,500 |
| 2023 | 575,000 | 680,250 | 1,255,250 |
| 2024 | 605,000 | 651,500 | 1,256,500 |
| 2025 | 635,000 | 621,250 | 1,256,250 |
| 2026 | 665,000 | 589,500 | 1,254,500 |
| 2027 | 700,000 | 556,250 | 1,256,250 |
| 2028 | 735,000 | 521,250 | 1,256,250 |
| 2029 | 770,000 | 484,500 | 1,254,500 |
| 2030 | 810,000 | 446,000 | 1,256,000 |
| 2031 | 850,000 | 405,500 | 1,255,500 |
| 2032 | 890,000 | 363,000 | 1,253,000 |
| 2033 | 935,000 | 318,500 | 1,253,500 |
| 2034 | 985,000 | 271,750 | 1,256,750 |
| 2035 | 1,030,000 | 222,500 | 1,252,500 |
| 2036 | 1,085,000 | 171,000 | 1,256,000 |
| 2037 | 1,140,000 | 116,750 | 1,256,750 |
| 2038 | 1,195,000 | 59,750 | 1,254,750 |
| | $ 14,670,000 | $ 7,920,250 | $ 22,590,250 |

Prior Years Defeasance of Debt

In prior years, certain outstanding bonds were defeased by placing proceeds of bonds in an irrevocable trust to provide for all future debt service payments on the old bonds. Accordingly, the trust accounts and the defeased bonds are not included in the financial statements.

At June 30, 2020 the following bonds are considered defeased:

| | Bond Series | Defeased Balance |
|---|---|---|
| Governmental Activities: | 2000 Lease Revenue Bonds | $2,140,000 |

NOTE I – PLEDGED REVENUES

The City has pledged sales tax revenues in the amount of $43,506,322 to fund debt service payments on the sales tax revenue bonds. The 2014 bonds were used to refund the 2003 and 2004 sales tax revenue and to finance infrastructure improvements. The 2018 bonds were used primarily to finance the construction of a new fire station within the City, and the 2019 bonds are being used primarily to finance the construction of a new police station within the City. Sales tax revenue has been pledged for debt service payments through the year 2039. Total sales tax collections through 2039 have not been estimated. Sales tax revenue in the current year was $14,449,857 and debt service for the sales tax bonds was $2,234,163.

The City has pledged tax increment revenues to fund debt service payments on the tax increment note payable to developer in the Alpine Highway Project Area. The principal portion of the note is $46,856,201. The interest associated with the note is uncertain because of the timing of payments on the note are contingent upon tax increment revenues collected in the area. The proceeds from the note were used to fund redevelopment expenditures. Tax increment has been pledged for debt service payments through the year 2028. Total tax increment collections through 2028 are not estimable. Tax increment revenue available for debt service in the current year was $13,572,636. As explained previously, if tax increment revenues over the life of the note are insufficient to pay the note, the City will not be required to pay the remaining balance.

The City has pledged tax increment revenues to fund debt service payments on a tax increment note payable to developer of the Thanksgiving Park Project Area in the amount of $899,119. The note is noninterest bearing. Timing of the payments on the note is contingent upon tax increment revenues collected in the area. The note was issued to reimburse the developer for costs incurred in the project area. Tax increment revenues have been pledged for debt service payments through the year 2024. Tax increment revenue available for debt service in the current year was $263,822. If tax increment revenues over the life of the note are insufficient to pay the note, the City will not be required to pay the remaining balance.

The City has pledged property and sales tax increment revenues to fund debt service payments on a tax increment note payable to developer of the Traverse Mountain Project Area in the amount of $10,451,021. The note is noninterest bearing. Timing of the payments on the note is contingent upon tax increment revenues collected in the area. The note was issued to reimburse the developer for costs incurred in the project area. Tax increment revenues have been pledged for debt service payments through the year 2024. Tax increment revenue available for debt service in the current year was $541,159. If tax increment revenues over the life of the note are insufficient to pay the note, the City will not be required to pay the remaining balance.

The City has pledged property tax increment revenues to fund debt service payments on a tax increment note payable to developer of the Alpine Highway West Project Area in the amount of $13,085,298. The note is noninterest bearing. Timing of the payments on the note is contingent upon tax increment revenues collected in the area. The note was issued to reimburse the developer for costs incurred in the project area. Tax increment revenues have been pledged for debt service payments through the year 2034. Tax increment revenue available for debt service in the current year was $914,355. If tax increment revenues over the life of the note are insufficient to pay the note, the City will not be required to pay the remaining balance.

NOTE I – PLEDGED REVENUES – CONTINUED

The City has pledged property tax increment revenues to fund debt service payments on a tax increment note payable to developer of the West Timpanogos Community Development Project Area in the amount of $18,223,571. The note is noninterest bearing. Timing of the payments on the note is contingent upon tax increment revenues collected in the area. The note was issued to reimburse the developer for costs incurred in the project area. Tax increment revenues have been pledged for debt service payments through the year 2035. Tax increment revenue available for debt service in the current year was $331,951. If tax increment revenues over the life of the note are insufficient to pay the note, the City will not be required to pay the remaining balance.

The City has pledged electric revenues in the amount of $22,590,250 to fund debt service payments on the electric revenue bonds. The bonds were issued to fund electric system improvements within the City. Electric revenues have been pledged for debt service payments through the year 2038. Electric revenues are projected to produce 500 percent of the debt service requirements over the life of the bonds. In the current year, net electric revenues were $12,265,270 and electric revenue bond debt service payments were $2,055,520.

The City has pledged drainage revenues in the amount of $1,063,370 to fund debt service payments on the drainage revenue bonds. The bonds were issued to refund the Series 2000 drainage revenue bonds and to fund drainage system improvements within the City. Drainage revenues have been pledged to fund debt service payments through the year 2025. Drainage revenues are expected to produce approximately 400 percent of the debt service requirements over the life of the bonds. In the current year, net drainage revenues were $962,252 and drainage revenue bond debt service payments were $209,663.

The City has pledged water and pressurized irrigation revenues in the amount of $29,707,250 to fund debt service payments on the water revenue bonds. The bonds were issued to fund water and pressurized irrigation system improvements within the City. Water and pressurized irrigation revenues have been pledged to fund debt service payments through the year 2044. Water and pressurized irrigation revenues are expected to produce approximately 400 percent of the debt service requirements over the life of the bonds. In the current year, net water and pressurized irrigation revenues were $6,700,808 and water revenue bond debt service payments were $1,235,679.

NOTE J – CAPITAL LEASE OBLIGATION

During 2020, the City entered into a lease agreement for the acquisition of several fire trucks and related equipment. The lease agreement qualifies as a capital lease for accounting purposes and has been recorded at the present value of its future minimum lease payments as of the inception date.

The assets acquired through this capital lease are as follows as of June 30, 2020:

| | Governmental Activities |
|---|---|
| Fire trucks and equipment | $ 2,016,365 |
| Accumulated depreciation | 74,190 |

The future minimum lease obligations and the net present value of these minimum lease payments as of June 30, 2020 are as follows:

| Year ending June 30: | Governmental Activities |
|---|---|
| 2021 | $ 334,010 |
| 2022 | 334,010 |
| 2023 | 334,010 |
| 2024 | 334,010 |
| 2025 | 334,010 |
| 2026 | 334,010 |
| 2027 | 334,010 |
| Less amount representing interest | (138,070) |
| Present value of future minimum lease payments | 2,200,000 |
| Current portion | 309,076 |
| Long-term portion | $ 1,890,924 |

NOTE K - RETIREMENT PLANS

*General Information about the Pension Plan*

Plan description: Eligible plan participants are provided with pensions through the Utah Retirement Systems. The Utah Retirement Systems are comprised of the following pension trust funds:

- Public Employees Noncontributory Retirement System (Noncontributory System) is a multiple employer cost sharing public employee retirement system.
- Firefighters Retirement System (Firefighters System); are multiple employer, cost sharing, public employees, retirement systems.
- Public Safety Retirement System (Public Safety System) is a mixed agent and cost-sharing, multiple-employer retirement system;
- Tier 2 Public Employees Contributory Retirement System (Tier 2 Public Employees System) is a multiple employer cost sharing public employee retirement system;
- Tier 2 Public Safety and Firefighter Contributory Retirement System (Tier 2 Public Safety and Firefighters System) is a multiple employer, cost sharing, public employees, retirement system.

The Tier 2 Public Employees System became effective July 1, 2011. All eligible employees beginning on or after July 1, 2011, who have no previous service credit with any of the Utah Retirement Systems, are members of the Tier 2 Retirement System.

The Utah Retirement Systems (URS) are established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. The URS' defined benefit plans are amended statutorily by the State Legislature. The Utah State Retirement Office Act in Title 49 provides for the administration of the URS under the direction of the Board, whose members are appointed by the Governor. The URS are fiduciary funds defined as pension (and other employee benefit) trust funds. URS is a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms. URS issues a publicly available financial report that can be obtained by writing Utah Retirement Systems, 560 E. 200 S, Salt Lake City, Utah 84102 or visiting the website: www.urs.org.

NOTE K - RETIREMENT PLANS – CONTINUED

Benefits provided: URS provides retirement, disability, and death benefits. Retirement benefits are as follows:

**Summary of Benefits by System**

| System | Final Average Salary | Years of service required and/or age eligible for benefit | Benefit percent per year of service | COLA** |
|---|---|---|---|---|
| Noncontributory system | Highest 3 years | 30 years any age<br>25 years any age*<br>20 years age 60*<br>10 years age 62*<br>4 years age 65 | 2.0% per year all years | Up to 4% |
| Public Safety System | Highest 3 years | 20 years any age<br>10 years age 60<br>4 years age 65 | 2.5% per year up to 20 years;<br>2.0% per year over 20 years | Up to 2.5% to 4% depending on the employer |
| Firefighters System | Highest 3 years | 20 years any age<br>10 years age 60<br>4 years age 65 | 2.5% per year up to 20 years;<br>2.0% per year over 20 years | Up to 4% |
| Tier 2 Public Employees System | Highest 5 years | 35 years any age<br>20 years any age 60*<br>10 years age 62*<br>4 years age 65 | 1.5% per year all years | Up to 2.5% |
| Tier 2 Public Safety and Firefighter System | Highest 5 years | 25 years any age<br>20 years any age 60*<br>10 years age 62*<br>4 years age 65 | 1.5% per year all years | Up to 2.5% |

** with actuarial reductions applied*

*** All post-retirement cost-of-living adjustments are non-compounding and are based on the original benefit except for Judges, which is a compounding benefit. The cost-of-living adjustments are also limited to the actual Consumer Price Index (CPI), increase for the year, although unused CPI increases not met may be carried forward to subsequent years.*

NOTE K - RETIREMENT PLANS - CONTINUED

***Contribution Rate Summary***

As a condition of participation in the URS, employers and/or employees are required to contribute certain percentages of salary and wages as authorized by statute and specified by the URS Board. Contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable) is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability. Contribution rates as of June 30, 2020 are as follows:

| | Employee Paid | Employer Contribution Rates | Employer Rate for 401(k) Plan |
|---|---|---|---|
| Contributory System | | | |
| 111 - Local Governmental Division Tier 2 | N/A | 15.66% | 1.03% |
| Noncontributory System | | | |
| 15 - Local Governmental Division Tier 1 | N/A | 18.47% | N/A |
| Public Safety Retirement System | | | |
| Contributory | | | |
| 23 - Other Division A with 2.5% COLA | 12.29% | 22.79% | N/A |
| 122 - Other Division A Contributory Tier 2 | N/A | 23.13% | 0.70% |
| Noncontributory | | | |
| 43 - Other Division A with 2.5% COLA | N/A | 34.04% | N/A |
| Firefighters System | | | |
| 31 - Other Division A | 15.05% | 4.61% | N/A |
| 132 - Tier 2 DB Hybrid Firefighters | N/A | 11.38% | 0.70% |
| Tier 2 DC Only | | | |
| 211 - Local Government | N/A | 6.69% | 10.00% |
| 222 - Public Safety | N/A | 11.83% | 12.00% |
| 232 - Firefighters | N/A | 0.08% | 12.00% |

Tier 2 rates include a statutory required contribution to finance the unfunded actuarial accrued liability of the Tier 1 plans.

For fiscal year ended June 30, 2020, the employer and employee contributions to the Systems were as follows:

| **System** | Employer Contributions | Employee Contributions |
|---|---|---|
| Noncontributory | $ 1,449,852 | N/A |
| Public Safety | 669,305 | 23,336 |
| Firefighters | 79,145 | 258,381 |
| Tier 2 Public Employees | 667,703 | - |
| Tier 2 Public Safety and Firefighter | 520,464 | - |
| Tier 2 DC Only | 57,441 | N/A |
| Tier 2 DC Public Safety and Firefighter | 181 | N/A |
| Total Contributions | $ 3,444,091 | $ 281,717 |

Contributions reported are the URS Board approved required contributions by System. Contributions in the Tier 2 Systems are used to finance the unfunded liabilities in the Tier 1 Systems.

NOTE K - RETIREMENT PLANS – CONTINUED

***Pension Assets, Liabilities, Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions***

At June 30, 2020, the City reported a net pension asset of $649,957 and a net pension liability of $6,269,223.

| | Proportionate Share | Net Pension Asset | Net Pension Liability |
|---|---|---|---|
| Noncontributory system | 0.9715484% | $ - | $ 3,661,638 |
| Public Safety System | 1.4913241% | - | 2,394,496 |
| Firefighters System | 5.2407494% | 649,957 | - |
| Tier 2 Public Employees System | 0.2766880% | - | 62,229 |
| Tier 2 Public Safety and Firefighter System | 1.6037989% | - | 150,860 |
| Total Net Pension Asset/Liability | | $ 649,957 | $ 6,269,223 |

The net pension asset and liability was measured as of December 31, 2019, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2019 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the Systems during the plan year over the total of all employer contributions to the System during the plan year.

For the year ended June 30, 2020, the City recognized pension expense of $3,512,665.

At June 30, 2020, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

| | Deferred Outflows of Resources | Deferred Inflows of Resources |
|---|---|---|
| Differences between expected and actual experience | $ 563,507 | $ 216,023 |
| Changes in assumptions | 809,060 | 55,726 |
| Net difference between projected and actual earnings on pension plan investments | - | 3,179,944 |
| Changes in proportion and differences between contributions and proportionate share of contributions | 409,814 | 16,465 |
| Contributions subsequent to the measurement date | 1,728,435 | - |
| Total | $ 3,510,816 | $ 3,468,158 |

$1,728,435 reported as deferred outflows of resources was related to contributions made by the City prior to its fiscal year end, but subsequent to the measurement date of December 31, 2019.

NOTE K - RETIREMENT PLANS – CONTINUED

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

| | Deferred Outflows (Inflows) of Resources |
|---|---|
| Year Ended June 30, | |
| 2021 | $ (246,046) |
| 2022 | (575,975) |
| 2023 | 171,843 |
| 2024 | (1,153,363) |
| 2025 | 20,746 |
| Thereafter | 97,018 |

Noncontributory System Pension Expense, and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2020, the City recognized pension expense of $2,007,852.

At June 30, 2020, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

| | Deferred Outflows of Resources | Deferred Inflows of Resources |
|---|---|---|
| Differences between expected and actual experience | $ 333,068 | $ 52,598 |
| Changes in assumptions | 387,810 | - |
| Net difference between projected and actual earnings on pension plan investments | - | 1,851,723 |
| Changes in proportion and differences between contributions and proportionate share of contributions | 213,705 | - |
| Contributions subsequent to the measurement date | 715,644 | - |
| Total | $ 1,650,227 | $ 1,904,321 |

$715,644 reported as deferred outflows of resources was related to contributions made by the City prior to its fiscal year end, but subsequent to the measurement date of December 31, 2019.

NOTE K - RETIREMENT PLANS – CONTINUED

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

| | Deferred Outflows (Inflows) of Resources |
|---|---|
| Year Ended June 30, | |
| 2021 | $ (8,313) |
| 2022 | (324,218) |
| 2023 | 66,786 |
| 2024 | (703,993) |
| 2025 | - |
| Thereafter | - |

Public Safety System Pension Expense, and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2020, the City recognized pension expense of $1,139,252.

At June 30, 2020, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

| | Deferred Outflows of Resources | Deferred Inflows of Resources |
|---|---|---|
| Differences between expected and actual experience | $ 41,644 | $ 51,129 |
| Changes in assumptions | 81,702 | - |
| Net difference between projected and actual earnings on pension plan investments | - | 817,643 |
| Changes in proportion and differences between contributions and proportionate share of contributions | 129,162 | 8,961 |
| Contributions subsequent to the measurement date | 334,559 | - |
| Total | $ 587,067 | $ 877,733 |

$334,559 reported as deferred outflows of resources was related to contributions made by the City prior to its fiscal year end, but subsequent to the measurement date of December 31, 2019.

NOTE K - RETIREMENT PLANS – CONTINUED

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

| | Deferred Outflows (Inflows) of Resources |
|---|---|
| Year Ended June 30, | |
| 2021 | $ (139,555) |
| 2022 | (178,583) |
| 2023 | 3,590 |
| 2024 | (310,677) |
| 2025 | - |
| Thereafter | - |

Firefighters System Pension Expense, and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2020, the City recognized pension expense of $(428,487).

At June 30, 2020, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

| | Deferred Outflows of Resources | Deferred Inflows of Resources |
|---|---|---|
| Differences between expected and actual experience | $ 126,284 | $ 90,890 |
| Changes in assumptions | 277,146 | 52,576 |
| Net difference between projected and actual earnings on pension plan investments | - | 425,662 |
| Changes in proportion and differences between contributions and proportionate share of contributions | 8,250 | 5,697 |
| Contributions subsequent to the measurement date | 39,010 | - |
| Total | $ 450,690 | $ 574,825 |

$39,010 reported as deferred outflows of resources was related to contributions made by the City prior to its fiscal year end, but subsequent to the measurement date of December 31, 2019.

NOTE K - RETIREMENT PLANS – CONTINUED

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

| Year Ended June 30, | Deferred Outflows (Inflows) of Resources |
|---|---|
| 2021 | $ (87,500) |
| 2022 | (64,067) |
| 2023 | 96,688 |
| 2024 | (117,003) |
| 2025 | 8,694 |
| Thereafter | 43 |

Tier 2 Public Employees System Pension Expense, and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2020, the City recognized pension expense of $349,964.

At June 30, 2020, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

| | Deferred Outflows of Resources | Deferred Inflows of Resources |
|---|---|---|
| Differences between expected and actual experience | $ 17,409 | $ 21,357 |
| Changes in assumptions | 26,572 | 1,788 |
| Net difference between projected and actual earnings on pension plan investments | - | 47,835 |
| Changes in proportion and differences between contributions and proportionate share of contributions | 48,904 | - |
| Contributions subsequent to the measurement date | 368,873 | - |
| Total | $ 461,758 | $ 70,980 |

$368,873 reported as deferred outflows of resources was related to contributions made by the City prior to its fiscal year end, but subsequent to the measurement date of December 31, 2019.

NOTE K - RETIREMENT PLANS – CONTINUED

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

| Year Ended June 30, | Deferred Outflows (Inflows) of Resources |
|---|---|
| 2021 | $ (6,527) |
| 2022 | (5,596) |
| 2023 | 2,577 |
| 2024 | (12,755) |
| 2025 | 6,383 |
| Thereafter | 37,823 |

Tier 2 Public Safety and Firefighter Pension Expense, and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2020, the City recognized pension expense of $444,085.

At June 30, 2020, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

| | Deferred Outflows of Resources | Deferred Inflows of Resources |
|---|---|---|
| Differences between expected and actual experience | $ 45,102 | $ 49 |
| Changes in assumptions | 35,830 | 1,362 |
| Net difference between projected and actual earnings on pension plan investments | - | 37,081 |
| Changes in proportion and differences between contributions and proportionate share of contributions | 9,793 | 1,807 |
| Contributions subsequent to the measurement date | 270,349 | - |
| Total | $ 361,074 | $ 40,299 |

$270,349 reported as deferred outflows of resources was related to contributions made by the City prior to its fiscal year end, but subsequent to the measurement date of December 31, 2019.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

NOTE K - RETIREMENT PLANS – CONTINUED

| Year Ended June 30, | Deferred Outflows (Inflows) of Resources |
|---|---|
| 2021 | $ (4,151) |
| 2022 | (3,511) |
| 2023 | 2,200 |
| 2024 | (8,934) |
| 2025 | 5,671 |
| Thereafter | 59,151 |

***Actuarial Assumptions***

The total pension liability in the December 31, 2019, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

| | |
|---|---|
| Inflation | 2.50 percent |
| Salary increases | 3.25 - 9.75 percent, average, including inflation |
| Investment rate of return | 6.95 percent, net of pension plan investment expense, including inflation |

Mortality rates were developed from actual experience and mortality tables, based on gender, occupation and age, as appropriate, with adjustments for future improvement in mortality based on Scale AA, a model developed by the Society of Actuaries.

The actuarial assumptions used in the January 1, 2019 valuation were based on the results of an actuarial experience study for the five year period ending December 31, 2016.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class and is applied consistently to each defined benefit pension plan. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

NOTE K - RETIREMENT PLANS – CONTINUED

| | | Expected Return Arithmetic Basis | |
|---|---|---|---|
| Asset class | Target Asset Allocation | Real Return Arithmetic Basis | Long-term Expected Portfolio Real Rate of Return |
| Equity securities | 40% | 6.15% | 2.46% |
| Debt securities | 20% | 0.40% | 0.08% |
| Real assets | 15% | 5.75% | 0.86% |
| Private equity | 9% | 9.95% | 0.89% |
| Absolute return | 16% | 2.85% | 0.46% |
| Cash and cash equivalents | - | - | - |
| Totals | 100% | | 4.75% |
| Inflation | | | 2.50% |
| Expected arithmetic nominal return | | | 7.25% |

The 6.95% assumed investment rate of return is comprised of an inflation rate of 2.50%, a real return of 4.45% that is net of investment expense.

*Discount rate*: The discount rate used to measure the total pension liability was 6.95%. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the URS Board. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The discount rate does not use the Municipal Bond Index Rate. The discount rate remained unchanged from the prior measurement period at 6.95%.

NOTE K - RETIREMENT PLANS – CONTINUED

*Sensitivity of the proportionate share of the net pension asset and liability to changes in the discount rate*: The following presents the proportionate share of the net pension liability calculated using the discount rate of 6.95%, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.95%) or 1-percentage-point higher (7.95%) than the current rate:

| | 1% Decrease (5.95%) | Discount Rate (6.95%) | 1% Increase (7.95%) |
|---|---|---|---|
| **System** | | | |
| Noncontributory | $11,436,572 | $ 3,661,638 | $ (2,822,575) |
| Public Safety | 6,202,675 | 2,394,496 | (700,383) |
| Firefighters | 1,329,174 | (649,957) | (2,255,443) |
| Tier 2 Public Employees | 536,630 | 62,229 | (304,395) |
| Tier 2 Public Safety and Firefighter | 532,932 | 150,860 | (132,765) |
| Total | $20,037,983 | $ 5,619,266 | $ (6,215,561) |

Pension plan fiduciary net position: Detailed information about the pension plan's fiduciary net position is available in the separately issued URS financial report.

NOTE L – DEFERRED COMPENSATION PLANS

The City sponsors a defined contribution deferred compensation plan administered by either URS or ICMA Retirement Corporation under the Internal Revenue Code Section 401(k) for City employees covered by the State's contributory and noncontributory retirement plans. The plan, available to all permanent full-time City employees, permits them to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency. The 401(k) deferred compensation monies are not available to the City or its general creditors. The City's contributions for each employee (and interest allocated to the employee's account) are fully vested in the employee's account from the date of employment. The City's total payroll in the fiscal year ended June 30, 2020, was approximately $22,500,000. Employees with proof of other health insurance may choose to opt out of the City's health insurance plan and in lieu of those benefits, receive a contribution to a deferred compensation plan. During the year ended June 30, 2020, contributions totaling $118,065 were made to the plan by employees and $111,714 by the City.

The City sponsors another deferred compensation plan through ICMA Retirement Corporation in accordance with Internal Revenue Code Section 457. This plan is available to all City employees and permits them to defer a portion of their salary until future years. Participation in the plan is optional. The deferred compensation is not available to employees until termination, retirement, death or unforeseeable emergency.

NOTE M – COMMITMENTS AND CONTIGENCIES

The City has entered into a contract expiring in 2027 with the Intermountain Power Agency (IPA) for the purchase of power. Under the terms of the agreement, the City is liable for an agreed-upon purchase amount of approximately .43% of production regardless of whether it is used. The City has also entered into an excess power sales agreement whereby all power purchased from IPA in excess of the City's need, will be sold to a group of California cities, thus relieving the City's excess power purchase liability.

The City is a member of Utah Associated Municipal Power System (UAMPS), a political subdivision of the State of Utah created to secure electric power for the members of UAMPS. As a member, the City has entered into power supply agreements with respect to various projects in which UAMPS participates. The total cost of the power the City will be required to purchase in future years is not determinable, however, at a minimum, in connection with these power supply agreements, the City will be required to fund debt service on the UAMPS bonds which, at June 30, 2020, had an outstanding balance of $141,375,000, of which the City's portion was $15,073,394. During the year ended June 30, 2020, the City purchased power totaling $21,968,640.

Effective April 1, 2018, the City entered into a Power Sales Contract with UAMPS. UAMPS is in the process of constructing a nuclear generating facility plant known as the Carbon Free Power Project (the Project). Under the contract, the City would purchase from UAMPS an Entitlement Share of up to 10,000 KW of capacity generated by the Project. UAMPS prepared a budget for the project reflecting total costs of approximately $4.2 billion. Each participant would be responsible to fund its pro rata share of the project with either an initial capital contribution, or by funding its pro rata share of debt service on any bonds that UAMPS will issue to finance the project. As of August 25, 2020, the City chose to withdraw from the project and the resulting cost to the City is expected to be between $350,000 and $400,000.

The City has entered into a contract for the construction of a new police station. The total of the contract is approximately $14,100,000, $11,317,917 of which had been completed as of June 30, 2020. The City has also entered into a contract for the construction of a reservoir, a sediment basin and a pump station as part of the pressurized irrigation system. The total of the contracts for those projects is approximately $5,800,000, $5,595,025 of which had been completed as of June 30, 2020.

There are several pending lawsuits in which the City is involved. The City management estimates the potential claims against the City resulting from such litigation not covered by insurance would not materially affect the financial position of the City.

NOTE N – RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City self-insures for claim under $100,000 and carries commercial insurance for risks in excess of that amount, except for risks associated with natural disasters. There were no decreases in coverage during 2020. Settlement amounts have not exceeded insurance coverage for the current year or the three prior years.

Expenses and claims not covered by insurance are recognized when it is probable that a loss has occurred, and the amount of the loss can be reasonably estimated. In determining claims, events that might create claims, but for which none have been reported, are considered. Claims information for the past two years is as follows:

| | 2020 | 2019 |
|---|---|---|
| Claims liability, July 1 | $ 56,615 | $ 268,576 |
| Claims incurred during the year and changes in estimates | 135,758 | 93,452 |
| Payments on claims during the year | | |
| Payments made by insurance | 153,811 | 211,961 |
| Coinsurance and deductible insurance payments made by the City | - | 93,452 |
| Claims liability, June 30 | $ 38,562 | $ 56,615 |

NOTE O - INTERFUND TRANSFERS

The City has transfers from the Redevelopment Agency to the general fund pursuant to the City's participation in various redevelopment projects. The transfer to the Capital Projects fund from the General fund is to fund projects identified by the Council. These projects will be completed in the coming fiscal year.

A summary of interfund transfers by fund is as follows:

| | Transfers in to: | | | |
|---|---|---|---|---|
| | General | Capital Projects | Other Governmental Fund | Total |
| Transfers out from: | | | | |
| General Fund | $ - | $ 8,089,930 | $ 1,614,504 | $ 9,704,434 |
| Capital Projects Fund | - | - | 248,014 | 248,014 |
| Redevelopment Agency | 1,883,869 | - | - | 1,883,869 |
| | $ 1,883,869 | $ 8,089,930 | $ 1,862,518 | $ 11,836,317 |

NOTE P – SEGMENT INFORMATION FOR ENTERPRISE FUNDS

The City has issued revenue bonds to finance certain improvements to its culinary water distribution system, pressurized irrigation system, electric power distribution system and drainage system. Because each of these activities is accounted for in separate funds and all of those funds are reported as major funds in the fund financial statements, segment disclosures herein are not required.

NOTE Q – EXPENDITURES EXCEEDING APPROPRIATIONS

During the year ended June 30, 2020, the City incurred expenditures in excess of appropriations in the General Fund and the Redevelopment Agency Special Revenue Fund as follows:

| | Expenditures In Excess of Appropriations |
|---|---|
| General Fund | |
| Transfers Out | $ 4,669,799 |
| Redevelopment Agency | |
| Transfers Out | 10,697 |

NOTE R - REDEVELOPMENT AGENCY OF THE CITY OF LEHI

The Lehi City Redevelopment Agency was created in 1985 to increase and develop the commercial growth in the southeast area of the City, known as the Millpond Project Area. Redevelopment activity did not begin until 1996, when the first tax increment was generated.

In 1994, Micron Technologies, Inc. (IM Flash), a computer chip manufacturer, approached the City for tax incentives to construct a manufacturing facility in Utah. This project, which became a component of the Redevelopment Agency of the City, is known as the Alpine Highway Project Area. Infrastructure improvements on and off site have been made over the life of the project area. In 1998, the tax increment related to this project was triggered and received by the Redevelopment Agency and was used for debt service. In 2008 the Alpine Highway Project Area was extended for an additional twenty years. Consequently, payments will be made to IM Flash through 2028. The majority of the infrastructure improvements associated with this project were contributed to the City's business-type activities therefore the note payable to IM Flash related to this project has not been included in the calculation of net investment in capital assets for the City's governmental activities.

During 2010, the Redevelopment Agency approved another economic development project called the Thanksgiving Park Economic Development Project Area. The project involves the construction of several office buildings within the project area, with the Redevelopment Agency obligated to pay the developer a portion of the tax increment generated by the project. The office buildings must be developed according to a specific schedule and if the schedule is not met, the developer would forfeit some of the tax increment funds.

In August 2010, the Redevelopment Agency passed an ordinance adopting an economic development project area known as the Alpine Highway West Economic Development Project Area. The project will be funded with tax increment financing for a period not to exceed twenty years and up to a maximum of $17,953,052, with the Agency electing to receive 93.33% of the tax increment from the project area.

During 2012, the Redevelopment Agency approved a community development project area known as the Traverse Mountain Community Development Project Area. The project will be funded with tax increment financing for a period not to exceed twenty years and up to a maximum of $7,895,934 of property tax increment and $5,716,119 of sales tax increment. The Agency will receive 100% of the property tax and sales tax increment from the project area.

In August 2014, the Redevelopment Agency passed a resolution adopting an economic development project area known as the West Timpanogos Community Development Project Area. The project will be funded with tax increment financing for a period not to exceed twenty years and up to a maximum of $19,557,363, with the Agency distributing 97% of the tax increment from the project area to the developer and keeping the remaining 3% for administrative services.

In January 2020, the Redevelopment Agency passed a resolution adopting a community reinvestment project area known as the Meadow Pointe Community Reinvestment Project Area. The project will be funded with tax increment financing for a period not to exceed twenty years and up to a maximum of $6,019,890. The Agency will receive 50% of the property tax and sales tax increment from the project area. If the project area generates more than $100,000 of annual funds to be distributed to the Agency, the Agency will remit an additional 10% of the annual tax increment for housing allocation.

NOTE R - REDEVELOPMENT AGENCY OF THE CITY OF LEHI – CONTINUED

For the year ended June 30, 2020 the following activity occurred in the City's Redevelopment Agency:

| | |
|---|---|
| Tax increment collected from other taxing agencies for the project area | |
| Millpond Project Area | $ 441,787 |
| Alpine Highway Project Area | 13,572,636 |
| Alpine Highway West Project Area | 914,355 |
| West Timpanogos Project Area | 331,951 |
| Traverse Mountain Project Area | 541,159 |
| Thanksgiving Park Project Area | 263,822 |
| | $ 16,065,710 |
| Outstanding loans to finance RDA projects | $ 89,515,210 |
| Expenditures: | |
| Tax increments paid to other taxing agencies | $ 2,282,866 |
| Principal | 6,453,844 |
| Interest | 4,472,991 |
| Redevelopment costs | 108,473 |
| | $ 13,318,174 |

NOTE S – TAX ABATEMENTS

The City negotiates property and sales tax abatement agreements with local businesses through its RDA and under the state Limited Purpose Local Government Entities Act. Under the Act, localities may grant property and sales tax abatements for the purpose of promoting economic growth.

For the fiscal year ended June 30, 2020, the City abated the following taxes:

| | Property Taxes | Sales Taxes |
|---|---|---|
| RDA Project Area tax abatements | | |
| Millpond Project Area | $ 74,577 | $ - |
| Alpine Highway Project Area | 1,603,810 | - |
| Alpine Highway West Project Area | 111,087 | - |
| West Timpanogos Project Area | 112,267 | - |
| Traverse Mountain Project Area | 110,712 | 372,404 |
| Thanksgiving Park Project Area | 54,199 | - |
| | 2,066,652 | 372,404 |
| Other relocation incentive projects | - | 95,861 |
| | $ 2,066,652 | $ 468,265 |

NOTE T – LANDFILL CLOSURE AND POSTCLOSURE CARE COST

State and federal laws and regulations require the City to place a final cover on its landfill site when it stops accepting waste and to perform certain maintenance and monitoring functions at the site for thirty years after closure. Although closure and postclosure care costs will be paid only near or after the date that the landfill stops accepting waste, the City reports a portion of these closure and postclosure care costs as an operating expenditure in the General fund in each period based on landfill capacity used as of each balance sheet date. The landfill closure and postclosure care liability is evaluated every three years and as of June 30, 2020, the balance of the liability is as follows based on the cumulative use of 77% of the estimated capacity of the landfill:

| | |
|---|---|
| Total estimated closure and postclosure care costs | $ 325,866 |
| Capacity used as of June 30, 2020 | 77% |
| Cumulative closure and postclosure care liability, as revised during 2020 | 250,917 |
| Amounts previously recognized | 250,917 |
| Amount to be recognized as of June 30, 2019 | - |
| Amount reported as a long-term liability in the governmental activities statement of net position | $ 250,917 |

The total estimated closure and postclosure care costs are based on estimates of what it would cost to perform all closure and postclosure care in 2020. The City has a capacity of 230,000 cubic yards. The landfill is only used for City purposes. The City anticipates the landfill not reaching full capacity until at least 2035. Actual cost may be higher due to inflation, changes in technology, or changes in regulations.

The City is required to establish financial assurance in accordance with the State of Utah Department of Environmental Quality, Division of Solid and Hazardous Waste Administrative Rules. The City must submit an annual report in which certain financial information is provided to the State indicating that the City meets the minimum financial requirements outlined in the aforementioned rules.

# REQUIRED SUPPLEMENTARY INFORMATION - PENSIONS

**LEHI CITY CORPORATION**
**SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY – UTAH RETIREMENT SYSTEMS**
**For the fiscal Year Ended June 30, 2020**
**With a Measurement Date of December 31, 2019**
**Last Ten Fiscal Years***

**Noncontributory System for the Fiscal Years Ended June 30,**

| | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 |
|---|---|---|---|---|---|---|
| Proportion of the net pension liability (asset) | 0.9715484% | 0.9518516% | 0.9004162% | 0.8609147% | 0.8368340% | 0.8252402% |
| Proportionate share of the net pension liability (asset) | $ 3,661,638 | $ 7,009,172 | $ 3,944,993 | $ 5,528,126 | $ 4,735,214 | $ 3,583,385 |
| Covered payroll | $ 7,934,823 | $ 7,802,584 | $ 7,400,491 | $ 7,264,143 | $ 7,048,506 | $ 6,956,642 |
| Proportionate share of the net pension liability (asset) as a percentage of its covered payroll | 46.1% | 89.8% | 53.3% | 76.1% | 67.2% | 51.5% |
| Plan fiduciary net position as a percentage of the total pension liability | 93.7% | 87.0% | 91.9% | 87.3% | 87.8% | 90.2% |

**Public Safety System for the Fiscal Years Ended June 30,**

| | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 |
|---|---|---|---|---|---|---|
| Proportion of the net pension liability (asset) | 1.4913241% | 1.4826790% | 1.3389936% | 1.3909834% | 1.3094092% | 1.2531910% |
| Proportionate share of the net pension liability (asset) | $ 2,394,496 | $ 3,674,341 | $ 2,100,423 | $ 2,822,689 | $ 2,345,629 | $ 1,575,992 |
| Covered payroll | $ 1,983,001 | $ 1,922,593 | $ 1,857,970 | $ 2,050,939 | $ 1,983,624 | $ 2,112,919 |
| Proportionate share of the net pension liability (asset) as a percentage of its covered payroll | 120.8% | 191.1% | 113.0% | 137.6% | 118.2% | 74.6% |
| Plan fiduciary net position as a percentage of the total pension liability | 90.9% | 84.7% | 90.2% | 86.5% | 87.1% | 90.5% |

**Firefighters Retirement System for the Fiscal Years Ended June 30,**

| | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 |
|---|---|---|---|---|---|---|
| Proportion of the net pension liability (asset) | 5.2407494% | 5.2830772% | 5.4021529% | 5.6106342% | 5.4181698% | 5.2918057% |
| Proportionate share of the net pension liability (asset) | $ (649,957) | $ 685,993 | $ (337,393) | $ (44,231) | $ (98,134) | $ (301,971) |
| Covered payroll | $ 1,805,883 | $ 1,716,828 | $ 1,698,209 | $ 1,704,194 | $ 1,573,859 | $ 1,523,975 |
| Proportionate share of the net pension liability (asset) as a percentage of its covered payroll | -36.0% | 40.0% | -19.9% | -2.6% | -6.2% | -19.8% |
| Plan fiduciary net position as a percentage of the total pension liability | 105.0% | 94.3% | 103.0% | 100.4% | 101.0% | 103.5% |

CONTINUED

**LEHI CITY CORPORATION**
**SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY – UTAH RETIREMENT SYSTEMS - CONTINUED**
**For the fiscal Year Ended June 30, 2020**
**With a Measurement Date of December 31, 2019**
**Last Ten Fiscal Years***

**Tier 2 Public Employees System for the Fiscal Years ended June 30,**

| | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 |
|---|---|---|---|---|---|---|
| Proportion of the net pension liability (asset) | 0.2766880% | 0.2619050% | 0.2458871% | 0.2829680% | 0.1455133% | 0.1454933% |
| Proportionate share of the net pension liability (asset) | $ 62,229 | $ 112,168 | $ 21,679 | $ 23,236 | $ (318) | $ (4,409) |
| Covered payroll | $ 3,844,219 | $ 3,057,042 | $ 2,404,504 | $ 1,708,206 | $ 940,334 | $ 713,760 |
| Proportionate share of the net pension liability (asset) as a percentage of its covered payroll | 1.6% | 3.7% | 0.9% | 1.4% | -0.03% | -0.60% |
| Plan fiduciary net position as a percentage of the total pension liability | 96.5% | 90.8% | 97.4% | 95.1% | 100.2% | 103.5% |

**Tier 2 Public Safety and Firefighters Retirement System for the Fiscal Years Ended June 30,**

| | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 |
|---|---|---|---|---|---|---|
| Proportion of the net pension liability (asset) | 1.6037989% | 1.6711253% | 1.3301614% | 1.1522095% | 0.1455133% | 0.1454933% |
| Proportionate share of the net pension liability (asset) | $ 150,860 | $ 41,871 | $ (15,391) | $ (10,003) | $ (318) | $ (4,409) |
| Covered payroll | $ 2,643,299 | $ 2,236,149 | $ 1,403,195 | $ 951,984 | $ 940,334 | $ 713,760 |
| Proportionate share of the net pension liability (asset) as a percentage of its covered payroll | 5.7% | 1.9% | -1.1% | -1.1% | -0.03% | -0.60% |
| Plan fiduciary net position as a percentage of the total pension liability | 89.6% | 95.6% | 103.0% | 103.6% | 100.2% | 103.5% |

*In accordance with GAAP, the City will need to disclose a 10 year history of its proportionate share of the net pension liability (asset) in its RSI. The City will continue to present information for available years until a full 10 year trend is compiled.

**LEHI CITY CORPORATION**
**SCHEDULE OF CONTRIBUTIONS – UTAH RETIREMENT SYSTEMS**
**June 30, 2020**
**Last Ten Fiscal Years****

| | As of fiscal year ended June 30, | Actuarial determined contributions | Contributions in relation to the contractually required contribution | Contribution deficiency (excess) | Covered payroll | Contribution as a percentage of covered payroll** |
|---|---|---|---|---|---|---|
| Noncontributory System | 2014 | $ 1,165,022 | $ 1,165,022 | $ - | $ 6,864,580 | 16.97% |
| | 2015 | 1,282,664 | 1,282,664 | - | 7,052,771 | 18.19% |
| | 2016 | 1,268,549 | 1,268,549 | - | 6,981,779 | 18.17% |
| | 2017 | 1,309,056 | 1,309,056 | - | 7,475,118 | 17.51% |
| | 2018 | 1,424,802 | 1,424,802 | - | 8,093,782 | 17.60% |
| | 2019 | 1,438,487 | 1,438,487 | - | 7,923,875 | 18.15% |
| | 2020 | 1,449,852 | 1,449,852 | - | 7,939,103 | 18.26% |
| Public Safety System | 2014 | 559,089 | 559,089 | - | 2,134,344 | 26.19% |
| | 2015 | 625,298 | 625,298 | - | 2,036,078 | 30.71% |
| | 2016 | 629,374 | 629,374 | - | 1,983,967 | 31.72% |
| | 2017 | 620,098 | 620,098 | - | 2,025,956 | 30.61% |
| | 2018 | 611,262 | 611,262 | - | 1,948,987 | 31.36% |
| | 2019 | 653,299 | 653,299 | - | 1,991,955 | 32.80% |
| | 2020 | 669,305 | 669,305 | - | 2,028,984 | 32.99% |
| Firefighters System | 2014 | 41,630 | 41,630 | - | 1,559,356 | 2.67% |
| | 2015 | 54,021 | 54,021 | - | 1,527,355 | 3.54% |
| | 2016 | 58,367 | 58,367 | - | 1,581,637 | 3.69% |
| | 2017 | 62,382 | 62,382 | - | 1,795,409 | 3.47% |
| | 2018 | 64,687 | 64,687 | - | 1,795,471 | 3.60% |
| | 2019 | 75,547 | 75,547 | - | 1,737,870 | 4.35% |
| | 2020 | 79,145 | 79,145 | - | 1,855,490 | 4.27% |
| Tier 2 Public Employees System* | 2014 | 102,833 | 102,833 | - | 735,043 | 13.99% |
| | 2015 | 113,924 | 113,924 | - | 762,543 | 14.94% |
| | 2016 | 191,737 | 191,737 | - | 1,285,962 | 14.91% |
| | 2017 | 302,455 | 302,455 | - | 2,107,941 | 14.35% |
| | 2018 | 426,116 | 426,116 | - | 2,918,623 | 14.60% |
| | 2019 | 526,354 | 526,354 | - | 3,387,092 | 15.54% |
| | 2020 | 667,703 | 667,703 | - | 4,264,085 | 15.66% |
| Tier 2 Public Safety and Firefighter System* | 2014 | 48,582 | 48,582 | - | 275,951 | 17.61% |
| | 2015 | 73,202 | 73,202 | - | 393,710 | 18.59% |
| | 2016 | 139,579 | 139,579 | - | 745,270 | 18.73% |
| | 2017 | 205,341 | 205,341 | - | 1,119,520 | 18.34% |
| | 2018 | 340,795 | 340,795 | - | 2,021,465 | 16.86% |
| | 2019 | 420,325 | 420,325 | - | 2,391,478 | 17.58% |
| | 2020 | 520,464 | 520,464 | - | 2,984,517 | 17.44% |

CONTINUED

**LEHI CITY CORPORATION**
**SCHEDULE OF CONTRIBUTIONS – UTAH RETIREMENT SYSTEMS - CONTINUED**
**June 30, 2020**
**Last Ten Fiscal Years****

| | As of fiscal year ended June 30, | Actuarial determined contributions | Contributions in relation to the contractually required contribution | Contribution deficiency (excess) | Covered payroll | Contribution as a percentage of covered payroll** |
|---|---|---|---|---|---|---|
| Tier 2 Public Employees DC Only System* | 2014 | 17,563 | 17,563 | - | 303,986 | 5.78% |
| | 2015 | 33,416 | 33,416 | - | 506,307 | 6.60% |
| | 2016 | 33,262 | 33,262 | - | 497,195 | 6.69% |
| | 2017 | 34,392 | 34,392 | - | 530,379 | 6.48% |
| | 2018 | 39,190 | 39,190 | - | 609,291 | 6.43% |
| | 2019 | 52,248 | 52,248 | - | 780,986 | 6.69% |
| | 2020 | 57,441 | 57,441 | - | 858,607 | 6.69% |
| Tier 2 Public Safety and Firefighter DC Only System* | 2014 | - | - | - | - | 0.00% |
| | 2015 | 55 | 55 | - | 38,946 | 0.14% |
| | 2016 | 36 | 36 | - | 45,001 | 0.08% |
| | 2017 | 39 | 39 | - | 50,870 | 0.08% |
| | 2018 | 63 | 63 | - | 82,150 | 0.08% |
| | 2019 | 110 | 110 | - | 137,353 | 0.08% |
| | 2020 | 181 | 181 | - | 225,335 | 0.08% |

*Contributions in Tier 2 include an amortization rate to help fund the unfunded liabilities in the Tier 1 systems. Tier 2 systems were created effective July 1, 2011.

**In accordance with GAAP, the City will need to disclose a 10 year history of its proportionate share of the net pension liability (asset) in its RSI. The City will continue to present information for available years until a full 10 year trend is compiled.

*Changes in assumptions*

As a result of the passage of SB 129, the retirement rates for members in the Tier 2 Public Safety and Firefighter Hybrid System have been modified to be the same as the assumption used to model the retirement pattern in the Tier 1 Public Safety and Firefighter Systems, except for a 10% load at first eligibility for unreduced retirement prior to age 65.

# INDIVIDUAL FUND SCHEDULES OF REVENUES EXPENDITURES AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL

**LEHI CITY CORPORATION**
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL**
**GENERAL FUND**
**JUNE 30, 2020**

| | BUDGETED AMOUNTS | | | VARIANCE WITH FINAL BUDGET POSITIVE |
|---|---|---|---|---|
| | ORIGINAL | FINAL | ACTUAL | (NEGATIVE) |
| **REVENUES** | | | | |
| TAXES | | | | |
| PROPERTY TAXES | $ 9,850,000 | $ 9,850,000 | $ 10,810,019 | $ 960,019 |
| GENERAL SALES TAX | 12,551,812 | 12,551,812 | 13,976,128 | 1,424,316 |
| 911 TAX | 325,000 | 325,000 | - | (325,000) |
| FRANCHISE TAX | 5,100,000 | 5,100,000 | 5,483,232 | 383,232 |
| TOTAL | 27,826,812 | 27,826,812 | 30,269,379 | 2,442,567 |
| LICENSES, FEES AND PERMITS | | | | |
| BUSINESS LICENSES | 115,000 | 115,000 | 97,099 | (17,901) |
| BUILDING PERMITS | 2,905,000 | 2,905,000 | 2,795,215 | (109,785) |
| TOTAL | 3,020,000 | 3,020,000 | 2,892,314 | (127,686) |
| INTERGOVERNMENTAL REVENUE | | | | |
| CLASS "C" ROAD FUNDS | 2,200,000 | 2,200,000 | 3,809,524 | 1,609,524 |
| FIRE DEPARTMENT GRANT | 268,568 | 268,568 | 104,880 | (163,688) |
| POLICE SALARY REIMBURSEMENT | 100,000 | 100,000 | 103,000 | 3,000 |
| STATE LIQUOR FUNDS ALLOTMENT | 60,000 | 60,000 | 63,167 | 3,167 |
| COUNTY FIRE ALLOCATION | 15,000 | 15,000 | 7,337 | (7,663) |
| STATE GRANTS | 75,000 | 75,000 | 37,105 | (37,895) |
| OTHER GRANTS | 100,000 | 101,000 | 3,394,665 | 3,293,665 |
| TOTAL | 2,818,568 | 2,819,568 | 7,519,678 | 4,700,110 |
| CHARGES FOR SERVICE | | | | |
| PLANNING/INSPECTION FEES | 2,420,000 | 2,420,000 | 2,201,132 | (218,868) |
| AMBULANCE FEES | 1,224,000 | 1,224,000 | 1,518,619 | 294,619 |
| FIRE FEES | 195,600 | 195,600 | 84,116 | (111,484) |
| CEMETERY FEES | 186,500 | 186,500 | 322,605 | 136,105 |
| RECREATION FEES | 3,569,435 | 3,569,435 | 2,773,092 | (796,343) |
| LIBRARY FEES | 95,000 | 95,000 | 27,144 | (67,856) |
| OTHER SERVICE REVENUE | 65,000 | 65,000 | 132,012 | 67,012 |
| TOTAL | 7,755,535 | 7,755,535 | 7,058,720 | (696,815) |
| FINES AND FORFEITURES | | | | |
| COURTS FINES AND FORFEITURES | 655,000 | 655,000 | 790,458 | 135,458 |
| MISCELLANEOUS | 1,454,500 | 1,454,500 | 1,648,639 | 194,139 |
| INTEREST ON INVESTMENTS | 61,000 | 61,000 | 393,642 | 332,642 |
| TOTAL REVENUES | 43,591,415 | 43,592,415 | 50,572,830 | 6,980,415 |
| **EXPENDITURES** | | | | |
| GENERAL GOVERNMENT | | | | |
| COURT | | | | |
| PERSONNEL | 453,199 | 453,199 | 483,052 | (29,853) |
| OPERATIONS AND MAINTENANCE | 146,660 | 121,660 | 85,085 | 36,575 |
| TOTAL | 599,859 | 574,859 | 568,137 | 6,722 |
| ADMINISTRATIVE | | | | |
| PERSONNEL | 960,371 | 975,371 | 984,798 | (9,427) |
| OPERATIONS AND MAINTENANCE | 250,062 | 250,062 | 170,755 | 79,307 |
| TOTAL | 1,210,433 | 1,225,433 | 1,155,553 | 69,880 |
| TREASURY | | | | |
| PERSONNEL | 362,732 | 431,832 | 434,823 | (2,991) |
| OPERATIONS AND MAINTENANCE | 37,700 | 37,700 | 48,340 | (10,640) |
| TOTAL | 400,432 | 469,532 | 483,163 | (13,631) |

CONTINUED

**LEHI CITY CORPORATION**
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL**
**GENERAL FUND**
**JUNE 30, 2020**

| | BUDGETED AMOUNTS ORIGINAL | BUDGETED AMOUNTS FINAL | ACTUAL | VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE) |
|---|---|---|---|---|
| FINANCE | | | | |
| PERSONNEL | 493,265 | 493,265 | 496,065 | (2,800) |
| OPERATIONS AND MAINTENANCE | 86,796 | 86,796 | 77,051 | 9,745 |
| TOTAL | 580,061 | 580,061 | 573,116 | 6,945 |
| HUMAN RESOURCES | | | | |
| PERSONNEL | 235,981 | 235,981 | 217,836 | 18,145 |
| OPERATIONS AND MAINTENANCE | 39,800 | 39,800 | 31,952 | 7,848 |
| TOTAL | 275,781 | 275,781 | 249,788 | 25,993 |
| CITY RECORDER | | | | |
| PERSONNEL | 119,221 | 119,221 | 115,251 | 3,970 |
| OPERATIONS AND MAINTENANCE | 164,650 | 164,650 | 136,207 | 28,443 |
| TOTAL | 283,871 | 283,871 | 251,458 | 32,413 |
| LEGAL SERVICES | | | | |
| PERSONNEL | 542,051 | 542,051 | 531,487 | 10,564 |
| OPERATIONS AND MAINTENANCE | 105,000 | 105,000 | 66,602 | 38,398 |
| TOTAL | 647,051 | 647,051 | 598,089 | 48,962 |
| LEGISLATIVE | | | | |
| PERSONNEL | 250,949 | 250,949 | 239,614 | 11,335 |
| OPERATIONS AND MAINTENANCE | 107,000 | 107,000 | 115,593 | (8,593) |
| TOTAL | 357,949 | 357,949 | 355,207 | 2,742 |
| NONDEPARTMENTAL | | | | |
| OPERATIONS AND MAINTENANCE | 3,249,705 | 3,194,705 | 2,511,728 | 682,977 |
| CAPITAL | 275,000 | 275,000 | 253,111 | 21,889 |
| TOTAL | 3,524,705 | 3,469,705 | 2,764,839 | 704,866 |
| EMERGENCY MANAGEMENT | | | | |
| PERSONNEL | 20,000 | 32,000 | 31,942 | 58 |
| OPERATIONS AND MAINTENANCE | 54,700 | 54,700 | 35,444 | 19,256 |
| TOTAL | 74,700 | 86,700 | 67,386 | 19,314 |
| INFORMATION CENTER | | | | |
| PERSONNEL | 516,206 | 447,106 | 452,626 | (5,520) |
| OPERATIONS AND MAINTENANCE | 20,600 | 20,600 | 19,136 | 1,464 |
| TOTAL | 536,806 | 467,706 | 471,762 | (4,056) |
| TOTAL GENERAL GOVERNMENT | 8,491,648 | 8,438,648 | 7,538,498 | 900,150 |
| PUBLIC SAFETY | | | | |
| POLICE | | | | |
| PERSONNEL | 7,186,468 | 7,414,468 | 6,974,704 | 439,764 |
| OPERATIONS AND MAINTENANCE | 975,188 | 990,188 | 872,754 | 117,434 |
| TOTAL | 8,161,656 | 8,404,656 | 7,847,458 | 557,198 |
| CODE ENFORCEMENT | | | | |
| PERSONNEL | 257,892 | 290,892 | 304,463 | (13,571) |
| OPERATIONS AND MAINTENANCE | 22,294 | 22,294 | 17,050 | 5,244 |
| TOTAL | 280,186 | 313,186 | 321,513 | (8,327) |
| FIRE | | | | |
| PERSONNEL | 6,258,855 | 6,165,855 | 5,828,272 | 337,583 |
| OPERATIONS AND MAINTENANCE | 1,323,088 | 1,323,088 | 1,215,893 | 107,195 |
| TOTAL | 7,581,943 | 7,488,943 | 7,044,165 | 444,778 |
| ANIMAL CONTROL | | | | |
| PERSONNEL | 107,662 | 107,662 | 107,485 | 177 |
| OPERATIONS AND MAINTENANCE | 102,060 | 102,060 | 83,767 | 18,293 |
| TOTAL | 209,722 | 209,722 | 191,252 | 18,470 |
| TOTAL PUBLIC SAFETY | 16,233,507 | 16,416,507 | 15,404,388 | 1,012,119 |

CONTINUED

**LEHI CITY CORPORATION**
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL**
**GENERAL FUND**
**JUNE 30, 2020**

| | BUDGETED AMOUNTS | | | VARIANCE WITH FINAL BUDGET POSITIVE |
|---|---|---|---|---|
| | ORIGINAL | FINAL | ACTUAL | (NEGATIVE) |
| COMMUNITY DEVELOPMENT | | | | |
| PUBLIC WORKS ADMINISTRATION | | | | |
| PERSONNEL | 75,447 | 75,447 | 75,278 | 169 |
| OPERATIONS AND MAINTENANCE | 20,100 | 20,100 | 12,954 | 7,146 |
| TOTAL | 95,547 | 95,547 | 88,232 | 7,315 |
| ENGINEERING | | | | |
| PERSONNEL | 693,055 | 693,055 | 688,053 | 5,002 |
| OPERATIONS AND MAINTENANCE | 76,000 | 76,000 | 84,971 | (8,971) |
| TOTAL | 769,055 | 769,055 | 773,024 | (3,969) |
| PLANNING AND ZONING | | | | |
| PERSONNEL | 773,147 | 773,147 | 627,094 | 146,053 |
| OPERATIONS AND MAINTENANCE | 108,215 | 138,215 | 95,700 | 42,515 |
| TOTAL | 881,362 | 911,362 | 722,794 | 188,568 |
| INSPECTIONS | | | | |
| PERSONNEL | 1,264,210 | 1,264,210 | 1,175,067 | 89,143 |
| OPERATIONS AND MAINTENANCE | 102,011 | 102,011 | 107,199 | (5,188) |
| TOTAL | 1,366,221 | 1,366,221 | 1,282,266 | 83,955 |
| ECONOMIC DEVELOPMENT | | | | |
| PERSONNEL | 160,048 | 170,048 | 169,946 | 102 |
| OPERATIONS AND MAINTENANCE | 36,775 | 36,775 | 20,077 | 16,698 |
| TOTAL | 196,823 | 206,823 | 190,023 | 16,800 |
| TOTAL COMMUNITY DEVELOPMENT | 3,309,008 | 3,349,008 | 3,056,339 | 292,669 |
| STREETS AND HIGHWAYS | | | | |
| STREETS AND PUBLIC IMPROVEMENTS | | | | |
| PERSONNEL | 1,522,026 | 1,522,026 | 1,279,590 | 242,436 |
| OPERATIONS AND MAINTENANCE | 412,730 | 412,730 | 442,606 | (29,876) |
| CAPITAL | 8,800 | 8,800 | - | 8,800 |
| TOTAL | 1,943,556 | 1,943,556 | 1,722,196 | 221,360 |
| C ROAD | | | | |
| OPERATIONS AND MAINTENANCE | 1,980,000 | 1,910,000 | 1,843,588 | 66,412 |
| CAPITAL | 220,000 | 290,000 | 223,726 | 66,274 |
| TOTAL | 2,200,000 | 2,200,000 | 2,067,314 | 132,686 |
| TOTAL STREETS AND HIGHWAYS | 4,143,556 | 4,143,556 | 3,789,510 | 354,046 |
| PARKS, RECREATION AND CULTURE | | | | |
| PARKS | | | | |
| PERSONNEL | 1,633,916 | 1,633,916 | 1,646,178 | (12,262) |
| OPERATIONS AND MAINTENANCE | 942,437 | 993,437 | 978,775 | 14,662 |
| CAPITAL | 55,000 | 86,000 | 89,024 | (3,024) |
| TOTAL | 2,631,353 | 2,713,353 | 2,713,977 | (624) |
| COMMUNITY ARTS AND EVENTS | | | | |
| OPERATIONS AND MAINTENANCE | 490,700 | 491,700 | 286,039 | 205,661 |
| TOTAL | 490,700 | 491,700 | 286,039 | 205,661 |
| SENIOR CITIZENS | | | | |
| PERSONNEL | 221,003 | 221,003 | 172,987 | 48,016 |
| OPERATIONS AND MAINTENANCE | 112,650 | 112,650 | 49,765 | 62,885 |
| TOTAL | 333,653 | 333,653 | 222,752 | 110,901 |

CONTINUED

**LEHI CITY CORPORATION**
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL**
**GENERAL FUND**
**JUNE 30, 2020**

| | BUDGETED AMOUNTS | | | VARIANCE WITH FINAL BUDGET POSITIVE |
|---|---|---|---|---|
| | ORIGINAL | FINAL | ACTUAL | (NEGATIVE) |
| RECREATION | | | | |
| PERSONNEL | 3,285,005 | 3,285,005 | 2,805,647 | 479,358 |
| OPERATIONS AND MAINTENANCE | 1,895,567 | 1,895,567 | 1,456,839 | 438,728 |
| CAPITAL | 179,000 | 179,000 | 119,256 | 59,744 |
| TOTAL | 5,359,572 | 5,359,572 | 4,381,742 | 977,830 |
| MUSEUM | | | | |
| PERSONNEL | - | - | - | - |
| OPERATIONS AND MAINTENANCE | 299,750 | 299,750 | 294,176 | 5,574 |
| TOTAL | 299,750 | 299,750 | 294,176 | 5,574 |
| LITERACY CENTER | | | | |
| PERSONNEL | 332,436 | 332,436 | 250,477 | 81,959 |
| OPERATIONS AND MAINTENANCE | 28,250 | 28,250 | 35,693 | (7,443) |
| TOTAL | 360,686 | 360,686 | 286,170 | 74,516 |
| LIBRARY | | | | |
| PERSONNEL | 981,469 | 981,469 | 970,827 | 10,642 |
| OPERATIONS AND MAINTENANCE | 386,407 | 386,407 | 386,139 | 268 |
| TOTAL | 1,367,876 | 1,367,876 | 1,356,966 | 10,910 |
| TOTAL PARKS, RECREATION AND CULTURE | 10,843,590 | 10,926,590 | 9,541,822 | 1,384,768 |
| CEMETERY | | | | |
| PERSONNEL | 417,530 | 417,530 | 346,723 | 70,807 |
| OPERATIONS AND MAINTENANCE | 92,857 | 92,857 | 86,538 | 6,319 |
| TOTAL | 510,387 | 510,387 | 433,261 | 77,126 |
| TOTAL EXPENDITURES | 43,531,696 | 43,784,696 | 39,763,818 | 4,020,878 |
| EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | 59,719 | (192,281) | 10,809,012 | 11,001,293 |
| OTHER FINANCING SOURCES (USES) | | | | |
| TRANSFERS IN | 1,500,000 | 1,500,000 | 1,883,869 | 383,869 |
| TRANSFERS OUT | (2,734,635) | (5,034,635) | (9,704,434) | (4,669,799) |
| SALE OF CAPITAL ASSETS | 10,000 | 10,000 | 28,869 | 18,869 |
| TOTAL OTHER FINANCING SOURCES | (1,224,635) | (3,524,635) | (7,791,696) | (4,267,061) |
| NET CHANGE IN FUND BALANCE | (1,164,916) | (3,716,916) | 3,017,316 | 6,734,232 |
| FUND BALANCE AT BEGINNING OF YEAR | 12,169,541 | 12,169,541 | 12,169,541 | - |
| FUND BALANCE AT END OF YEAR | $ 11,004,625 | $ 8,452,625 | $ 15,186,857 | $ 6,734,232 |

**LEHI CITY CORPORATION**
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL**
**CAPITAL PROJECTS FUND**
**JUNE 30, 2020**

| | BUDGETED AMOUNTS | | | VARIANCE WITH FINAL BUDGET POSITIVE |
|---|---|---|---|---|
| | ORIGINAL | FINAL | ACTUAL | (NEGATIVE) |
| **REVENUES** | | | | |
| IMPACT FEE REVENUE | $ 4,700,000 | $ 4,700,000 | $ 5,276,552 | $ 576,552 |
| SALES TAX REVENUE | 432,500 | 432,500 | 473,729 | 41,229 |
| INTERGOVERMENTAL REVENUES | 16,820,000 | 17,150,000 | 3,921,819 | (13,228,181) |
| MISCELLANEOUS REVENUES | 500,000 | 2,000,000 | - | (2,000,000) |
| INTEREST ON INVESTMENTS | 32,000 | 32,000 | 667,037 | 635,037 |
| TOTAL REVENUES | 22,484,500 | 24,314,500 | 10,339,137 | (13,975,363) |
| **EXPENDITURES** | | | | |
| CURRENT | | | | |
| OTHER | 250,500 | 250,500 | 7,625 | 242,875 |
| CAPITAL OUTLAY | 41,786,140 | 45,571,140 | 22,420,051 | 23,151,089 |
| DEBT SERVICE | | | | |
| PRINCIPAL | 96,000 | 96,000 | 95,861 | 139 |
| INTEREST AND FISCAL CHARGES | 381,500 | 381,500 | 377,863 | 3,637 |
| TOTAL EXPENDITURES | 42,514,140 | 46,299,140 | 22,901,400 | 23,397,740 |
| DEFICIENCY OF REVENUES UNDER EXPENDITURES | (20,029,640) | (21,984,640) | (12,562,263) | 9,422,377 |
| OTHER FINANCING SOURCES | | | | |
| TRANSFERS IN | 1,120,140 | 3,420,140 | 8,089,930 | 4,669,790 |
| TRANSFERS OUT | - | (248,014) | (248,014) | - |
| TOTAL OTHER FINANCING SOURCES | 1,120,140 | 3,172,126 | 7,841,916 | 4,669,790 |
| NET CHANGE IN FUND BALANCE | (18,909,500) | (18,812,514) | (4,720,347) | 14,092,167 |
| FUND BALANCE AT BEGINNING OF YEAR | 30,790,626 | 30,790,626 | 30,790,626 | - |
| FUND BALANCE AT END OF YEAR | $ 11,881,126 | $ 11,978,112 | $ 26,070,279 | $ 14,092,167 |

**LEHI CITY CORPORATION**
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL**
**OTHER GOVERNMENTAL FUND – DEBT SERVICE**
**JUNE 30, 2020**

| | BUDGETED AMOUNTS | | | VARIANCE WITH FINAL BUDGET POSITIVE |
|---|---|---|---|---|
| | ORIGINAL | FINAL | ACTUAL | (NEGATIVE) |
| **REVENUES** | | | | |
| INTEREST ON INVESTMENTS | $ - | $ - | $ - | $ - |
| TOTAL REVENUES | - | - | - | - |
| **EXPENDITURES** | | | | |
| CURRENT | | | | |
| OTHER | 7,500 | 7,500 | 3,150 | 4,350 |
| DEBT SERVICE | | | | |
| PRINCIPAL | 855,000 | 855,000 | 880,000 | (25,000) |
| INTEREST AND FISCAL CHARGES | 1,151,995 | 1,151,995 | 976,300 | 175,695 |
| TOTAL EXPENDITURES | 2,014,495 | 2,014,495 | 1,859,450 | 155,045 |
| DEFICIENCY OF REVENUES UNDER EXPENDITURES | (2,014,495) | (2,014,495) | (1,859,450) | 155,045 |
| OTHER FINANCING SOURCES | | | | |
| TRANSFERS IN | 1,614,495 | 1,862,509 | 1,862,518 | 9 |
| TOTAL OTHER FINANCING SOURCES | 1,614,495 | 1,862,509 | 1,862,518 | 9 |
| NET CHANGE IN FUND BALANCE | (400,000) | (151,986) | 3,068 | 155,054 |
| FUND BALANCE AT BEGINNING OF YEAR | - | - | - | - |
| FUND BALANCE AT END OF YEAR | $ (400,000) | $ (151,986) | $ 3,068 | $ 155,054 |

**COMBINING FINANCIAL STATEMENTS**
INTERNAL SERVICE FUNDS

Internal service funds are used to account for the financing of services provided by one department or agency to other departments or agencies of the City.

Information Technology-This fund is used to account for the costs of providing computers, related equipment, and software to City departments. A service fee is charged to City departments monthly.

Fleet-This fund is used to account for the costs of maintaining the City's vehicles and equipment.

Risk Management-This fund is used to account for the costs of general liability insurance premiums, property damage, and claims for which the City is responsibility. The City employs a risk manager whose salary and benefits are recorded in this fund.

Building and Grounds – This fund is used to account for the costs of maintaining the buildings and grounds of the City's physical facilities. A service fee is charged to the relevant departments of the City on a monthly basis.

**LEHI CITY CORPORATION**
**INTERNAL SERVICE FUNDS**
**COMBINING STATEMENT OF NET POSITION**
**JUNE 30, 2020**

| | INTERNAL SERVICE FUNDS | | | | |
|---|---|---|---|---|---|
| | INFORMATION TECHNOLOGY | FLEET | RISK MANAGEMENT | BUILDING AND GROUNDS | TOTALS |
| **ASSETS** | | | | | |
| CURRENT ASSETS | | | | | |
| CASH AND CASH EQUIVALENTS | $ 641,492 | $ 309,902 | $ 94,117 | $ 601,484 | $ 1,646,995 |
| ACCOUNTS RECEIVABLE | - | 9,200 | - | - | 9,200 |
| INVENTORY | - | 55,767 | - | - | 55,767 |
| TOTAL CURRENT ASSETS | 641,492 | 374,869 | 94,117 | 601,484 | 1,711,962 |
| NON-CURRENT ASSETS | | | | | |
| RESTRICTED CASH AND CASH EQUIVALENTS | - | 189,741 | - | - | 189,741 |
| NONDEPRECIABLE CAPITAL ASSETS | - | - | - | - | - |
| DEPRECIABLE CAPITAL ASSETS, NET | 282,702 | 5,058,424 | - | 391,373 | 5,732,499 |
| TOTAL NON-CURRENT ASSETS | 282,702 | 5,248,165 | - | 391,373 | 5,922,240 |
| TOTAL ASSETS | $ 924,194 | $ 5,623,034 | $ 94,117 | $ 992,857 | $ 7,634,202 |
| **DEFERRED OUTFLOWS OF RESOURCES** | | | | | |
| DEFERRED OUTFLOWS OF RESOURCES RELATED TO PENSIONS | $ 38,516 | $ 37,185 | $ 14,003 | $ 66,733 | $ 156,437 |
| **LIABILITIES** | | | | | |
| CURRENT LIABILITIES | | | | | |
| ACCOUNTS PAYABLE | $ 116,922 | $ 389,765 | $ 21,339 | $ 73,305 | $ 601,331 |
| WAGES PAYABLE | 8,648 | 9,059 | 3,145 | 21,653 | 42,505 |
| PAYABLE FROM RESTRICTED ASESTS: | | | | | |
| ACCRUED INTEREST | - | 21,691 | - | - | 21,691 |
| CURRENT PORTION CAPITAL LEASE | - | 309,076 | - | - | 309,076 |
| CURRENT PORTION COMPENSATED ABSENCES | 16,951 | 23,216 | 9,845 | 38,454 | 88,466 |
| TOTAL CURRENT LIABILITIES | 142,521 | 752,807 | 34,329 | 133,412 | 1,063,069 |
| NON-CURRENT LIABILITIES | | | | | |
| COMPENSATED ABSENCES | 7,927 | 29,944 | 21,985 | 19,349 | 79,205 |
| NET PENSION LIABILITY | 67,912 | 65,565 | 24,691 | 117,665 | 275,833 |
| CAPITAL LEASE PAYABLE, LESS CURREENT MATURITIES | - | 1,890,924 | - | - | 1,890,924 |
| TOTAL NON-CURRENT LIABILITIES | 75,839 | 1,986,433 | 46,676 | 137,014 | 2,245,962 |
| TOTAL LIABILITIES | $ 218,360 | $ 2,739,240 | $ 81,005 | $ 270,426 | $ 3,309,031 |
| **DEFERRED INFLOWS OF RESOURCES** | | | | | |
| DEFERRED INFLOWS OF RESOURCES RELATED TO PENSIONS | $ 38,218 | $ 36,897 | $ 13,895 | $ 66,216 | $ 155,226 |
| **NET POSITION** | | | | | |
| NET INVESTMENT IN CAPITAL ASSETS | 282,702 | 3,048,165 | - | 391,373 | 3,722,240 |
| UNRESTRICTED | 423,430 | (164,083) | 13,220 | 331,575 | 604,142 |
| TOTAL NET POSITION | $ 706,132 | $ 2,884,082 | $ 13,220 | $ 722,948 | $ 4,326,382 |

**LEHI CITY CORPORATION**
**INTERNAL SERVICE FUNDS**
**COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**
**JUNE 30, 2020**

| | INTERNAL SERVICE FUNDS | | | | |
|---|---|---|---|---|---|
| | INFORMATION TECHNOLOGY | FLEET | RISK MANAGEMENT | BUILDING AND GROUNDS | TOTALS |
| OPERATING REVENUES | | | | | |
| CHARGES FOR SERVICES - INTERNAL | $ 804,348 | $ 2,828,796 | $ 650,016 | $ 1,559,124 | $ 5,842,284 |
| TOTAL OPERATING REVENUES | 804,348 | 2,828,796 | 650,016 | 1,559,124 | 5,842,284 |
| OPERATING EXPENSES | | | | | |
| PERSONNEL | 375,539 | 402,392 | 136,424 | 881,286 | 1,795,641 |
| OPERATING AND MAINTENANCE | 601,814 | 1,195,632 | 1,082,138 | 484,283 | 3,363,867 |
| DEPRECIATION | 63,522 | 827,839 | - | 56,597 | 947,958 |
| TOTAL OPERATING EXPENSES | 1,040,875 | 2,425,863 | 1,218,562 | 1,422,166 | 6,107,466 |
| OPERATING INCOME (LOSS) | (236,527) | 402,933 | (568,546) | 136,958 | (265,182) |
| NON-OPERATING REVENUES (EXPENSES) | | | | | |
| MISCELLANEOUS REVENUES | 2,873 | 18,438 | 119,958 | - | 141,269 |
| INTEREST INCOME | 16,923 | 6,669 | 1,540 | 12,997 | 38,129 |
| INTEREST EXPENSE | - | (21,691) | - | - | (21,691) |
| TOTAL NON-OPERATING REVENUES (EXPENSES) | 19,796 | 3,416 | 121,498 | 12,997 | 157,707 |
| CHANGE IN NET POSTION | (216,731) | 406,349 | (447,048) | 149,955 | (107,475) |
| NET POSITION AT BEGINNING OF YEAR | 922,863 | 2,477,733 | 460,268 | 572,993 | 4,433,857 |
| NET POSTION AT END OF YEAR | $ 706,132 | $ 2,884,082 | $ 13,220 | $ 722,948 | $ 4,326,382 |

**LEHI CITY CORPORATION**
**INTERNAL SERVICE FUNDS**
**COMBINING STATEMENT OF CASH FLOWS**
**JUNE 30, 2020**

| | INTERNAL SERVICE FUNDS | | | | |
|---|---|---|---|---|---|
| | INFORMATION TECHNOLOGY | FLEET | RISK MANAGEMENT | BUILDING AND GROUNDS | TOTALS |
| CASH FLOWS FROM OPERATING ACTIVITIES | | | | | |
| CASH RECEIVED FROM INTERFUND SERVICES PROVIDED | $ 804,348 | $ 2,819,596 | $ 677,111 | $ 1,559,124 | $ 5,860,179 |
| CASH PAID TO SUPPLIERS | (525,123) | (951,720) | (133,109) | (450,332) | (2,060,284) |
| CASH PAID TO EMPLOYEES | (373,511) | (380,650) | (1,068,646) | (863,868) | (2,686,675) |
| NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES | (94,286) | 1,487,226 | (524,644) | 244,924 | 1,113,220 |
| CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES | | | | | |
| MISCELLANEOUS RECEIPTS | 2,873 | 18,438 | 119,958 | - | 141,269 |
| NET CASH USED IN NON-CAPITAL FINANCING ACTIVITIES | 2,873 | 18,438 | 119,958 | - | 141,269 |
| CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES | | | | | |
| PROCEEDS FROM CAPITAL LEASE | - | 2,200,000 | - | - | 2,200,000 |
| ACQUISITION AND CONSTRUCTION OF CAPITAL ASSETS | (89,821) | (3,872,582) | - | (255,284) | (4,217,687) |
| NET CASH USED IN CAPITAL AND RELATED FINANCING ACTIVITIES | (89,821) | (1,672,582) | - | (255,284) | (2,017,687) |
| CASH FLOWS FROM INVESTING ACTIVITIES | | | | | |
| INTEREST INCOME COLLECTED | 16,923 | 6,669 | 1,540 | 12,997 | 38,129 |
| NET CASH PROVIDED BY INVESTING ACTIVITIES | 16,923 | 6,669 | 1,540 | 12,997 | 38,129 |
| NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS | (164,311) | (160,249) | (403,146) | 2,637 | (725,069) |
| CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR | 805,803 | 659,892 | 497,263 | 598,847 | 2,561,805 |
| CASH AND CASH EQUIVALENTS AT END OF YEAR | $ 641,492 | $ 499,643 | $ 94,117 | $ 601,484 | $ 1,836,736 |
| CASH AND CASH EQUIVALENTS AT END OF YEAR CONSISTS OF: | | | | | |
| UNRESTRICTED CASH | $ 641,492 | $ 309,902 | $ 94,117 | $ 601,484 | $ 1,646,995 |
| RESTRICTED CASH | - | 189,741 | - | - | 189,741 |
| | $ 641,492 | $ 499,643 | $ 94,117 | $ 601,484 | $ 1,836,736 |
| RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES: | | | | | |
| OPERATING INCOME (LOSS) | $ (236,527) | $ 402,933 | $ (568,546) | $ 136,958 | $ (265,182) |
| ADJUSTMENTS TO RECONCILE OPERATING INCOME TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES | | | | | |
| DEPRECIATION | 63,522 | 827,839 | - | 56,597 | 947,958 |
| CHANGES IN ASSETS AND LIABILITIES | | | | | |
| ACCOUNTS RECEIVABLE | - | (9,200) | - | - | (9,200) |
| INVENTORY | - | (819) | 27,095 | - | 26,276 |
| PREPAID EXPENSES | - | - | - | - | - |
| ACCOUNTS PAYABLE | 76,691 | 244,731 | 13,492 | 33,951 | 368,865 |
| WAGES PAYABLE | 2,558 | 2,039 | 643 | 3,825 | 9,065 |
| CHANGES IN NET PENSION LIABILITY AND DEFERRED INFLOWS AND OUTFLOWS RELATED TO PENSIONS | (7,759) | 3,693 | 92 | 6,630 | 2,656 |
| COMPENSATED ABSENCES | 7,229 | 16,010 | 2,580 | 6,963 | 32,782 |
| | $ (94,286) | $ 1,487,226 | $ (524,644) | $ 244,924 | $ 1,113,220 |

**LEHI CITY CORPORATION**
**STATISTICAL SECTION**
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This part of the Lehi City Corporation comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.


| | Page |
|---|---|
| FINANCIAL TRENDS<br>These schedules provide trend information to help the reader understand how the City's financial performance and economic conditions have changed over time. | 112 - 118 |
| REVENUE CAPACITY<br>These schedules contain information to help the reader understand the City's capacity to raise revenues and the sources of these revenues. | 119 - 122 |
| DEBT CAPACITY<br>These schedules provide information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future. | 123 - 131 |
| DEMOGRAPHIC AND ECONOMIC INFORMATION<br>These schedules present demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place. | 132 - 133 |
| OPERATING INFORMATION<br>These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial reports relates to the services the City provides and the activities it performs. | 134 - 136 |


Note: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

**LEHI CITY CORPORATION**
**SCHEDULE 1**
**NET POSITION BY COMPONENT (LAST TEN FISCAL YEARS)**
**(accrual basis of accounting)**

| | Fiscal Year | | | | |
|---|---|---|---|---|---|
| | 2016 | 2017 | 2018 | 2019 | 2020 |
| Governmental activities | | | | | |
| Net investment in capital assets | $ 242,558,256 | $ 270,733,436 | $ 288,966,135 | $ 302,586,651 | $ 310,508,319 |
| Restricted | 4,262,799 | 590,207 | 349,363 | 1,480,415 | 1,330,917 |
| Unrestricted | (101,045,130) | (101,325,874) | (90,089,047) | (78,585,842) | (64,094,902) |
| Total governmental activities net position | 145,775,925 | 169,997,769 | 199,226,451 | 225,481,224 | 247,744,334 |
| Business-type activities | | | | | |
| Net investment in capital assets | 238,650,352 | 267,462,097 | 299,404,845 | 325,775,552 | 341,429,283 |
| Restricted | 4,555,304 | 126,965 | 547,651 | 2,528,731 | 2,711,961 |
| Unrestricted | 24,970,618 | 30,640,955 | 35,236,748 | 49,624,578 | 58,047,617 |
| Total business-type activities net position | 268,176,274 | 298,230,017 | 335,189,244 | 377,928,861 | 402,188,861 |
| Primary government | | | | | |
| Net investment in capital assets | 481,208,608 | 538,195,533 | 588,370,980 | 628,362,203 | 651,937,602 |
| Restricted | 8,818,103 | 717,172 | 897,014 | 4,009,146 | 4,042,878 |
| Unrestricted | (76,074,512) | (70,684,919) | (54,852,299) | (28,961,264) | (6,047,285) |
| Total primary government net position | $ 413,952,199 | $ 468,227,786 | $ 534,415,695 | $ 603,410,085 | $ 649,933,195 |

| | 2011 | 2012 | 2013 | 2014 | 2015 |
|---|---|---|---|---|---|
| Governmental activities | | | | | |
| Net investment in capital assets | $ 211,722,660 | $ 215,235,149 | $ 214,537,806 | $ 219,129,389 | $ 229,907,904 |
| Restricted | 9,514,316 | 6,905,380 | 6,470,224 | 8,560,047 | 6,565,677 |
| Unrestricted | (71,391,471) | (66,936,366) | (73,872,812) | (88,715,100) | (108,048,049) |
| Total governmental activities net position | 149,845,505 | 155,204,163 | 147,135,218 | 138,974,336 | 128,425,532 |
| Business-type activities | | | | | |
| Net investment in capital assets | 171,920,314 | 176,523,733 | 184,918,965 | 202,621,488 | 224,324,128 |
| Restricted | 5,166,369 | 5,681,780 | 8,545,937 | 9,063,049 | 4,293,339 |
| Unrestricted | 49,034 | 5,025,384 | 13,515,909 | 16,429,759 | 19,502,118 |
| Total business-type activities net position | 177,135,717 | 187,230,897 | 206,980,811 | 228,114,296 | 248,119,585 |
| Primary government | | | | | |
| Net investment in capital assets | 383,642,974 | 391,758,882 | 399,456,771 | 421,750,877 | 454,232,032 |
| Restricted | 14,680,685 | 12,587,160 | 15,016,161 | 17,623,096 | 10,859,016 |
| Unrestricted | (71,342,437) | (61,910,982) | (60,356,903) | (72,285,341) | (88,545,931) |
| Total primary government net position | $ 326,981,222 | $ 342,435,060 | $ 354,116,029 | $ 367,088,632 | $ 376,545,117 |

**LEHI CITY CORPORATION**
**SCHEDULE 2**
**CHANGES IN NET POSITION (LAST TEN FISCAL YEARS)**
**(accrual basis of accounting)**

| | Fiscal Year | | | | |
|---|---|---|---|---|---|
| | 2016 | 2017 | 2018 | 2019 | 2020 |
| Expenses | | | | | |
| Governmental activities | | | | | |
| General government | $ 6,904,634 | $ 9,041,919 | $ 8,274,466 | $ 8,961,845 | $ 8,959,799 |
| Public Safety | 11,170,823 | 12,096,387 | 13,656,195 | 15,513,181 | 16,559,907 |
| Community Development | 4,079,029 | 5,796,634 | 4,928,368 | 4,836,058 | 5,777,381 |
| Streets and Highways | 10,632,298 | 11,727,234 | 12,764,811 | 13,522,976 | 14,920,711 |
| Parks, recreation, and culture | 9,251,152 | 9,856,045 | 10,486,576 | 11,220,816 | 11,186,187 |
| Cemetery | 443,058 | 406,824 | 414,906 | 430,339 | 473,663 |
| Interest on long-term debt | 4,832,597 | 4,834,457 | 4,906,081 | 4,877,481 | 5,824,032 |
| Total governmental activities | 47,313,591 | 53,759,500 | 55,431,403 | 59,362,696 | 63,701,680 |
| Business-type activities | | | | | |
| Culinary Water | 4,110,256 | 6,233,288 | 12,102,087 | 10,336,143 | 6,969,504 |
| Sewer | 8,188,182 | 9,525,964 | 9,865,657 | 11,111,407 | 12,142,499 |
| Pressurized Irrigation | 2,933,070 | 3,412,437 | 3,637,826 | 5,425,243 | 5,808,312 |
| Electric | 26,793,013 | 28,132,875 | 30,707,792 | 33,073,473 | 33,265,006 |
| Drainage | 1,610,648 | 1,968,846 | 2,228,474 | 2,551,414 | 2,851,399 |
| Garbage | 2,123,488 | 2,310,261 | 2,448,938 | 2,649,266 | 3,321,826 |
| Total business-type activities | 45,758,657 | 51,583,671 | 60,990,774 | 65,146,946 | 64,358,546 |
| Total primary government expenses | $ 93,072,248 | $ 105,343,171 | $ 116,422,177 | $ 124,509,642 | $ 128,060,226 |
| Program Revenues | | | | | |
| Governmental activities | | | | | |
| Charges for services | | | | | |
| General government | $ 1,225,124 | $ 1,035,384 | $ 1,270,675 | $ 1,431,761 | $ 1,343,004 |
| Public Safety | 772,926 | 1,515,823 | 1,510,422 | 1,897,103 | 1,685,241 |
| Community Development | 4,122,688 | 4,539,888 | 6,753,793 | 6,115,690 | 5,093,446 |
| Parks, recreation, and culture | 3,669,216 | 3,701,396 | 3,989,072 | 4,035,165 | 2,855,378 |
| Cemetery | 240,285 | 219,065 | 232,520 | 256,950 | 322,605 |
| Operating grants and contributions | 1,921,433 | 3,449,482 | 2,687,038 | 2,734,035 | 7,488,372 |
| Capital grants and contributions | 17,731,567 | 24,434,520 | 28,063,535 | 28,364,171 | 17,986,306 |
| Total governmental activities | 29,683,239 | 38,895,558 | 44,507,055 | 44,834,875 | 36,774,352 |
| Business-type activities | | | | | |
| Charges for services | | | | | |
| Culinary Water | 4,282,274 | 6,623,580 | 5,671,068 | 6,324,393 | 6,726,762 |
| Sewer | 8,632,614 | 8,515,717 | 8,560,318 | 9,213,563 | 9,399,488 |
| Pressurized Irrigation | 2,697,436 | 2,649,309 | 3,002,057 | 3,716,615 | 4,148,148 |
| Electric | 28,967,401 | 31,303,180 | 33,458,042 | 35,473,772 | 36,526,512 |
| Drainage | 1,018,434 | 1,098,866 | 1,162,357 | 1,263,529 | 1,700,605 |
| Garbage | 2,196,940 | 2,300,452 | 2,412,652 | 2,625,981 | 3,135,567 |
| Operating grants and contributions | - | - | 7,294,687 | 5,250,596 | - |
| Capital grants and contributions | 17,914,832 | 28,411,382 | 35,292,708 | 41,980,410 | 24,840,140 |
| Total business-type activities | 65,709,931 | 80,902,486 | 96,853,889 | 105,848,859 | 86,477,222 |
| Total primary government program revenues | $ 95,393,170 | $ 119,798,044 | $ 141,360,944 | $ 150,683,734 | $ 123,251,574 |
| Net (Expense)/Revenue | | | | | |
| Governmental activities | $ (22,076,340) | $ (18,242,733) | $ (15,349,057) | $ (14,527,821) | $ (26,927,328) |
| Business-type activities | 14,853,433 | 23,987,587 | 25,912,376 | 40,701,913 | 22,118,676 |
| Total primary government net (expense)/revenue | $ (7,222,907) | $ 5,744,854 | $ 10,563,319 | $ 26,174,092 | $ (4,808,652) |
| General Revenues and Other Changes in Net Position | | | | | |
| Governmental activities | | | | | |
| Taxes | | | | | |
| Property taxes | $ 18,943,311 | $ 21,435,929 | $ 21,124,631 | $ 20,483,605 | $ 26,503,325 |
| Sales taxes | 9,830,594 | 11,034,838 | 12,222,987 | 13,156,245 | 14,634,703 |
| Franchise taxes | 5,221,608 | 4,886,832 | 5,287,987 | 5,510,813 | 5,670,790 |
| Earnings on investments | 153,854 | 193,325 | 337,123 | 756,650 | 1,137,458 |
| Gain on disposal of capital assets | - | - | 256,152 | - | 16,461 |
| Other | 100,458 | 1,534,862 | 924,150 | 875,281 | 1,227,701 |
| Transfers | 730,920 | - | - | - | - |
| Total governmental activities | 34,980,745 | 39,085,786 | 40,153,030 | 40,782,594 | 49,190,438 |
| Business-type activities | | | | | |
| Earnings on investments | 151,462 | 304,489 | 560,760 | 1,357,423 | 1,483,453 |
| Gain on disposal of capital assets | 67,014 | 38,613 | 29,501 | 41,107 | - |
| Other | 617,859 | 391,826 | 505,851 | 639,174 | 657,871 |
| Transfers | (730,920) | - | - | | |
| Total business-type activities | 105,415 | 734,928 | 1,096,112 | 2,037,704 | 2,141,324 |
| Total primary government | $ 35,086,160 | $ 39,820,714 | $ 41,249,142 | $ 42,820,298 | $ 51,331,762 |
| Change in Net Position | | | | | |
| Governmental activities | $ 17,350,393 | $ 24,221,844 | $ 29,228,682 | $ 26,254,773 | $ 22,263,110 |
| Business-type activities | 20,056,689 | 30,053,743 | 36,959,227 | 42,739,617 | 24,260,000 |
| Total primary government | $ 37,407,082 | $ 54,275,587 | $ 66,187,909 | $ 68,994,390 | $ 46,523,110 |

**LEHI CITY CORPORATION**
**SCHEDULE 2**
**CHANGES IN NET POSITION (LAST TEN FISCAL YEARS)**
**(accrual basis of accounting)**

| | Fiscal Year | | | | |
|---|---|---|---|---|---|
| Expenses | 2011 | 2012 | 2013 | 2014 | 2015 |
| Governmental activities | | | | | |
| General government | $ 5,307,139 | $ 5,664,766 | $ 5,602,138 | $ 6,608,885 | $ 7,536,526 |
| Public Safety | 8,781,592 | 8,759,020 | 9,487,082 | 10,046,876 | 10,178,031 |
| Community Development | 4,264,439 | 3,826,912 | 17,364,548 | 21,231,389 | 23,302,007 |
| Streets and Highways | 10,227,496 | 11,731,075 | 8,696,026 | 9,473,624 | 9,676,339 |
| Parks, recreation, and culture | 6,369,274 | 6,740,823 | 7,585,566 | 8,023,291 | 8,503,024 |
| Cemetery | 269,700 | 261,054 | 315,796 | 362,172 | 386,084 |
| Interest on long-term debt | 4,545,032 | 4,457,480 | 4,498,839 | 4,520,957 | 4,437,878 |
| Total governmental activities | 39,764,672 | 41,441,130 | 53,549,995 | 60,267,194 | 64,019,889 |
| Business-type activities | | | | | |
| Culinary Water | 2,544,131 | 2,562,929 | 2,848,555 | 3,409,071 | 3,935,066 |
| Sewer | 6,102,340 | 6,372,255 | 6,218,600 | 6,248,401 | 7,415,879 |
| Pressurized Irrigation | 2,676,304 | 2,277,980 | 2,604,120 | 2,747,577 | 2,811,392 |
| Electric | 20,787,596 | 19,951,247 | 23,776,549 | 24,328,858 | 25,550,168 |
| Drainage | 1,225,380 | 1,161,325 | 1,299,785 | 1,301,784 | 1,377,942 |
| Garbage | 1,816,865 | 2,120,558 | 2,243,542 | 2,427,119 | 2,354,165 |
| Total business-type activities | 35,152,616 | 34,446,294 | 38,991,151 | 40,462,810 | 43,444,612 |
| Total primary government expenses | $ 74,917,288 | $ 75,887,424 | $ 92,541,146 | $ 100,730,004 | $ 107,464,501 |
| Program Revenues | | | | | |
| Governmental activities | | | | | |
| Charges for services | | | | | |
| General government | $ 1,021,657 | $ 901,786 | $ 852,069 | $ 1,280,770 | $ 922,395 |
| Public Safety | 505,979 | 491,458 | 639,389 | 735,826 | 713,288 |
| Community Development | 1,487,215 | 2,331,513 | 3,697,018 | 3,380,948 | 3,996,282 |
| Parks, recreation, and culture | 2,949,442 | 3,103,973 | 3,261,742 | 3,442,123 | 3,538,275 |
| Cemetery | 161,502 | 147,453 | 170,515 | 200,865 | 235,200 |
| Operating grants and contributions | 2,153,477 | 3,443,139 | 1,990,385 | 1,652,937 | 1,879,304 |
| Capital grants and contributions | 12,581,519 | 7,656,824 | 2,693,363 | 6,669,536 | 15,157,512 |
| Total governmental activities | 20,860,791 | 18,076,146 | 13,304,481 | 17,363,005 | 26,442,256 |
| Business-type activities | | | | | |
| Charges for services | | | | | |
| Culinary Water | 2,634,733 | 2,843,567 | 3,353,732 | 3,387,526 | 3,606,036 |
| Sewer | 4,886,485 | 6,292,827 | 7,329,883 | 7,518,893 | 8,561,592 |
| Pressurized Irrigation | 2,200,146 | 2,296,606 | 2,160,964 | 2,236,370 | 2,678,561 |
| Electric | 19,856,320 | 21,222,943 | 23,493,768 | 24,730,251 | 26,168,996 |
| Drainage | 1,070,910 | 1,107,979 | 1,023,980 | 1,072,401 | 958,281 |
| Garbage | 2,193,629 | 2,291,890 | 2,155,728 | 2,025,666 | 2,075,810 |
| Capital grants and contributions | 4,245,278 | 5,631,871 | 9,991,274 | 13,031,629 | 20,541,414 |
| Total business-type activities | 37,087,501 | 41,687,683 | 49,509,329 | 54,002,736 | 64,590,690 |
| Total primary government revenues | $ 57,948,292 | $ 59,763,829 | $ 62,813,810 | $ 71,365,741 | $ 91,032,946 |
| Net (Expense)/Revenue | | | | | |
| Governmental activities | $ (18,903,881) | $ (23,364,984) | $ (40,303,264) | $ (42,927,489) | $ (42,542,388) |
| Business-type activities | 1,934,885 | 7,241,389 | 10,518,178 | 13,539,926 | 13,906,694 |
| Total primary government net (expense)/revenue | $ (16,968,996) | $ (16,123,595) | $ (29,785,086) | $ (29,387,563) | $ (28,635,694) |
| General Revenues and Other Changes in Net Position | | | | | |
| Governmental activities | | | | | |
| Taxes | | | | | |
| Property taxes | $ 15,216,011 | $ 14,967,910 | $ 14,564,416 | $ 16,373,300 | $ 17,134,391 |
| Sales taxes | 5,985,133 | 6,818,129 | 7,361,030 | 7,904,519 | 9,060,843 |
| Franchise taxes | 3,418,306 | 3,374,229 | 3,733,118 | 4,285,907 | 4,626,674 |
| Impact Fees | - | 2,719,390 | 4,727,508 | 4,899,084 | - |
| Earnings on investments | 74,775 | 95,889 | 108,596 | 98,028 | 81,658 |
| Gain on disposal of assets | 28,511 | - | 57,750 | - | - |
| Other | 4,402 | 17,175 | 47,656 | 18,862 | 75,314 |
| Transfers | 730,920 | 730,920 | 730,920 | 730,920 | 485,920 |
| Total governmental activities | 25,458,058 | 28,723,642 | 31,330,994 | 34,310,620 | 31,464,800 |
| Business-type activities | | | | | |
| Earnings on investments | 48,967 | 159,686 | 99,922 | 106,836 | 114,557 |
| Impact fees | - | 3,127,551 | 4,273,216 | 7,617,749 | - |
| Gain on disposal of assets | - | 33,221 | 1,800 | 68,690 | 6,164 |
| Other | 274,384 | 264,253 | 286,009 | 531,204 | 411,696 |
| Transfers | (730,920) | (730,920) | (730,920) | (730,920) | (485,920) |
| Total business-type activities | (407,569) | 2,853,791 | 3,930,027 | 7,593,559 | 46,497 |
| Total primary government | $ 25,050,489 | $ 31,577,433 | $ 35,261,021 | $ 41,904,179 | $ 31,511,297 |
| Change in Net Position | | | | | |
| Governmental activities | 1,902,182 | $ 6,554,177 | $ (8,972,270) | $ (8,593,569) | $ (6,112,833) |
| Business-type activities | 2,015,797 | 1,527,316 | 14,448,205 | 21,133,485 | 21,192,575 |
| Total primary government | $ 3,917,979 | $ 8,081,493 | $ 5,475,935 | $ 12,539,916 | $ 15,079,742 |

**LEHI CITY CORPORATION**
**SCHEDULE 3**
**FUND BALANCES: GOVERNMENTAL FUNDS (LAST TEN FISCAL YEARS)**
**(modified accrual basis of accounting)**

| | Fiscal Year | | | | |
|---|---|---|---|---|---|
| | 2016 | 2017 | 2018 | 2019 | 2020 |
| General Fund | | | | | |
| Nonspendable | $ 103,000 | $ 197,599 | $ - | $ - | $ - |
| Restricted | 574,992 | 306,630 | 458,007 | 893,511 | 2,554,024 |
| Committed | 624,936 | 542,731 | 552,705 | 568,378 | 640,659 |
| Assigned | 192,026 | 194,253 | 22,295 | 22,927 | 23,411 |
| Unassigned | 6,918,012 | 5,052,340 | 10,887,280 | 10,684,725 | 11,968,763 |
| Total general fund | 8,412,966 | 6,293,553 | 11,920,287 | 12,169,541 | 15,186,857 |
| All Other Governmental Funds | | | | | |
| Nonspendable | - | - | - | - | - |
| Restricted | 4,738,086 | 711,561 | 1,017,852 | 18,980,465 | 6,730,618 |
| Assigned | 5,043,913 | 1,403,153 | 5,097,302 | 13,995,418 | 22,430,303 |
| Total all other governmental funds | 9,781,999 | 2,114,714 | 6,115,154 | 32,975,883 | 29,160,921 |
| Total governmental funds | $ 18,194,965 | $ 8,408,267 | $ 18,035,441 | $ 45,145,424 | $ 44,347,778 |

| | Fiscal Year | | | | |
|---|---|---|---|---|---|
| | 2011 | 2012 | 2013 | 2014 | 2015 |
| General Fund | | | | | |
| Nonspendable | $ 2,637 | $ - | $ 25,858 | $ 29,902 | $ 24,000 |
| Restricted | 1,079,347 | 1,160,885 | 652,048 | 1,028,085 | 799,082 |
| Committed | 355,345 | 398,166 | 448,237 | 466,584 | 496,802 |
| Assigned | 181,923 | 183,210 | 184,415 | 190,349 | 191,324 |
| Unassigned | 1,590,564 | 3,410,473 | 6,439,616 | 6,645,733 | 6,758,479 |
| Total general fund | 3,209,816 | 5,152,734 | 7,750,174 | 8,360,653 | 8,269,687 |
| All Other Governmental Funds | | | | | |
| Nonspendable | - | - | - | - | 24,877 |
| Restricted | 8,566,451 | 6,121,394 | 6,195,047 | 8,274,991 | 6,245,868 |
| Assigned | (1,008,431) | 37,941 | 2,690,851 | 2,617,559 | 2,536,176 |
| Total all other governmental funds | 7,558,020 | 6,159,335 | 8,885,898 | 10,892,550 | 8,806,921 |
| Total governmental funds | $ 10,767,836 | $ 11,312,069 | $ 16,636,072 | $ 19,253,203 | $ 17,076,608 |

**LEHI CITY CORPORATION**
**SCHEDULE 4**
**CHANGES IN FUND BALANCES: GOVERNMENTAL FUNDS (LAST TEN FISCAL YEARS)**
**(modified accrual basis of accounting)**

`

| | Fiscal Year | | | | |
|---|---|---|---|---|---|
| | 2016 | 2017 | 2018 | 2019 | 2020 |
| Revenues | | | | | |
| Taxes | $ 33,995,513 | $ 37,357,599 | $ 38,635,605 | $ 39,150,663 | $ 46,808,818 |
| Licenses, fees and permits | 6,533,438 | 6,533,438 | 8,000,076 | 9,613,360 | 8,168,866 |
| Intergovernmental | 3,539,749 | 3,539,749 | 6,253,575 | 8,648,408 | 11,441,497 |
| Charges for services | 6,519,088 | 6,519,088 | 8,636,679 | 8,739,191 | 7,058,720 |
| Fines and forfeitures | 668,151 | 668,151 | 799,079 | 844,289 | 790,458 |
| Miscellaneous | 649,434 | 649,434 | 1,818,819 | 1,451,781 | 1,648,639 |
| Interest on investments | 145,662 | 145,662 | 300,658 | 692,189 | 1,099,329 |
| Total revenues | 52,051,035 | 55,413,121 | 64,444,491 | 69,139,881 | 77,016,327 |
| Expenditures | | | | | |
| General government | 6,804,485 | 6,804,485 | 6,856,047 | 7,112,048 | 7,538,498 |
| Public Safety | 10,602,138 | 10,602,138 | 12,622,099 | 13,821,781 | 15,404,388 |
| Community development | 3,820,164 | 3,820,164 | 5,121,202 | 4,556,038 | 5,447,678 |
| Streets and highways | 3,114,886 | 3,114,886 | 3,372,051 | 3,455,349 | 3,789,510 |
| Parks, recreation and culture | 8,279,958 | 8,279,958 | 9,675,126 | 9,750,314 | 9,541,822 |
| Cemetery | 415,615 | 415,615 | 390,147 | 403,066 | 433,261 |
| Other | 3,600 | 3,600 | 63,900 | 8,250 | 10,775 |
| Capital outlay | 9,752,734 | 9,752,734 | 9,962,532 | 12,490,153 | 22,420,051 |
| Debt Service | | | | | |
| Principal | 4,764,670 | 4,764,670 | 7,683,967 | 4,319,419 | 7,429,705 |
| Interest and fiscal charges | 4,732,577 | 4,732,577 | 4,890,766 | 4,904,070 | 5,827,154 |
| Total expenditures | 52,290,827 | 52,290,827 | 60,637,837 | 60,820,488 | 77,842,842 |
| Excess (deficiency) of revenues over (under) expenditures | (239,792) | 3,122,294 | 3,806,654 | 8,319,393 | (826,515) |
| Other Financing Sources (Uses) | | | | | |
| Transfers in | 5,818,343 | 5,818,343 | 4,098,769 | 9,572,504 | 11,836,317 |
| Transfers out | (5,087,423) | (5,087,423) | (4,098,769) | (9,572,504) | (11,836,317) |
| Sale of capital assets | 627,229 | 627,229 | 51,932 | 388,062 | 28,869 |
| Bond and note proceeds | - | - | 5,768,588 | 18,402,528 | - |
| Total other financing sources (uses) | 1,358,149 | 1,358,149 | 5,820,520 | 18,790,590 | 28,869 |
| Net change in fund balances | $ 1,118,357 | $ 4,480,443 | $ 9,627,174 | $ 27,109,983 | $ (797,646) |
| Debt service as a percentage of noncapital expenditures | 22.33% | 22.33% | 24.81% | 19.08% | 23.92% |

**LEHI CITY CORPORATION**
**SCHEDULE 4**
**CHANGES IN FUND BALANCES: GOVERNMENTAL FUNDS (LAST TEN FISCAL YEARS)**
**(modified accrual basis of accounting)**

| | Fiscal Year | | | | |
|---|---|---|---|---|---|
| | 2011 | 2012 | 2013 | 2014 | 2015 |
| Revenues | | | | | |
| Taxes | $ 24,619,450 | $ 25,160,268 | $ 25,658,564 | $ 28,563,726 | $ 30,821,908 |
| Licenses, fees and permits | 3,070,742 | 4,187,195 | 6,695,905 | 6,444,720 | 7,372,672 |
| Intergovernmental | 10,694,110 | 7,031,764 | 2,015,152 | 1,671,598 | 2,056,379 |
| Charges for services | 4,209,859 | 4,554,976 | 5,668,980 | 5,762,720 | 6,081,697 |
| Fines and forfeitures | 835,010 | 651,848 | 593,424 | 547,825 | 554,622 |
| Miscellaneous | 335,460 | 365,682 | 357,656 | 806,898 | 433,344 |
| Interest on investments | 67,281 | 83,006 | 96,393 | 88,992 | 72,298 |
| Total revenues | 43,831,912 | 42,034,739 | 41,086,074 | 43,886,479 | 47,392,920 |
| Expenditures | | | | | |
| General government | 4,928,570 | 4,926,429 | 4,756,942 | 5,512,993 | 7,432,107 |
| Public Safety | 8,453,897 | 8,430,152 | 9,108,300 | 9,830,309 | 9,745,736 |
| Community development | 4,388,643 | 3,775,472 | 17,383,350 | 21,215,648 | 23,120,657 |
| Streets and highways | 1,770,865 | 1,873,444 | 2,094,633 | 2,462,221 | 2,790,957 |
| Parks, recreation and culture | 6,058,330 | 6,927,077 | 6,805,808 | 8,295,691 | 7,656,136 |
| Cemetery | 223,569 | 244,481 | 291,914 | 334,730 | 358,145 |
| Other | 798,307 | 312,483 | 13,780 | 77,920 | 12,476 |
| Capital outlay | 5,362,725 | 8,858,638 | 3,569,430 | 4,245,051 | 10,087,085 |
| Debt Service | | | | | |
| Principal | 3,848,822 | 3,508,069 | 3,136,951 | 10,722,440 | 4,353,681 |
| Interest and fiscal charges | 4,603,039 | 4,032,356 | 4,405,021 | 4,636,091 | 4,246,198 |
| Total expenditures | 40,436,767 | 42,888,601 | 51,566,129 | 67,333,094 | 69,803,178 |
| Excess (deficiency) of revenues over (under) expenditures | 3,395,145 | (853,862) | (10,480,055) | (23,446,615) | (22,410,258) |
| Other Financing Sources (Uses) | | | | | |
| Transfers in | 5,254,970 | 2,522,057 | 3,708,947 | 4,408,662 | 3,917,960 |
| Transfers out | (4,524,050) | (1,791,137) | (2,978,027) | (3,677,742) | (3,432,040) |
| Sale of capital assets | 49,110 | 17,175 | 82,760 | 52,930 | 190,380 |
| Bond and note proceeds | 958,500 | 650,000 | 14,087,053 | 25,163,052 | 19,557,363 |
| Total other financing sources (uses) | 1,738,530 | 1,398,095 | 14,900,733 | 25,946,902 | 20,233,663 |
| Net change in fund balances | $ 5,133,675 | $ 544,233 | $ 4,420,678 | $ 2,500,287 | $ (2,176,595) |
| Debt service as a percentage of noncapital expenditures | 24.10% | 22.16% | 15.71% | 24.34% | 14.40% |

**LEHI CITY CORPORATION**
**SCHEDULE 5**
**TAX REVENUES BY SOURCE**
**(LAST TEN FISCAL YEARS)**

| Fiscal Year | General Property Tax | General Use and Sales Tax | Franchise Tax | Fees in Lieu of Personal Property Tax | Total |
|---|---|---|---|---|---|
| 2011 | $ 14,704,702 | $ 5,985,133 | $ 3,418,306 | $ 511,309 | $ 24,619,450 |
| 2012 | 14,430,126 | 6,818,129 | 3,374,229 | 537,784 | 25,160,268 |
| 2013 | 14,014,696 | 7,361,030 | 3,733,118 | 549,720 | 25,658,564 |
| 2014 | 15,812,205 | 7,904,519 | 4,285,907 | 561,095 | 28,563,726 |
| 2015 | 16,576,423 | 9,060,843 | 4,626,674 | 557,968 | 30,821,908 |
| 2016 | 18,985,237 | 9,377,782 | 5,067,062 | 581,027 | 34,011,108 |
| 2017 | 21,295,398 | 10,757,971 | 4,698,705 | 605,525 | 37,357,599 |
| 2018 | 20,843,539 | 12,062,139 | 5,073,080 | 656,847 | 38,635,605 |
| 2019 | 19,787,689 | 13,381,416 | 5,285,642 | 695,916 | 39,150,663 |
| 2020 | 26,181,863 | 14,449,857 | 5,483,232 | 693,866 | 46,808,818 |
| Growth 2011-2020 | 78.1% | 141.4% | 60.4% | 35.7% | 90.1% |

**LEHI CITY CORPORATION**
**SCHEDULE 6**
**ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY**
**(LAST TEN CALENDAR YEARS)**

| Fiscal Year | Real Property | Personal Property (1) | Total Taxable Assessed Value | Total Direct Tax Rate | Estimated Actual Value | Assessed Value as a Percentage of Actual Value |
|---|---|---|---|---|---|---|
| 2011 | $ 2,512,537,899 | $ 716,232,799 | $ 3,228,770,698 | 0.002519 | $ 4,449,089,196 | 72.6% |
| 2012 | 2,413,402,390 | 595,908,946 | 3,009,311,336 | 0.002585 | 4,177,983,527 | 72.0% |
| 2013 | 2,471,989,979 | 552,044,117 | 3,024,034,096 | 0.002432 | 4,207,485,475 | 71.9% |
| 2014 | 2,781,443,616 | 636,160,403 | 3,417,604,019 | 0.002172 | 4,740,895,420 | 72.1% |
| 2015 | 3,260,372,368 | 679,951,110 | 3,940,323,478 | 0.002090 | 5,515,472,867 | 71.4% |
| 2016 | 3,659,970,869 | 841,344,071 | 4,501,314,940 | 0.002005 | 6,273,725,606 | 71.7% |
| 2017 | 4,179,645,929 | 1,001,269,708 | 5,180,915,637 | 0.001830 | 7,122,345,588 | 72.7% |
| 2018 | 4,694,115,192 | 1,049,063,478 | 5,743,178,670 | 0.001678 | 7,936,815,060 | 72.4% |
| 2019 | 5,435,544,143 | 999,783,768 | 6,435,327,911 | 0.001538 | 8,975,243,406 | 71.7% |
| 2020 | 6,664,194,033 | 1,580,861,282 | 8,245,055,315 | 0.001451 | 11,230,420,097 | 73.4% |

(1) Personal Property has been combined with centrally assessed values.

Source: Values obtained from the Utah County Treasurer and do not include RDA values.

**LEHI CITY CORPORATION**
**SCHEDULE 7**
**PROPERTY TAX LEVIES AND COLLECTIONS**
**(LAST TEN CALENDAR YEARS)**

| Fiscal Year | Total Tax Levy | Collected within the Fiscal Year of the Levy | | Collections in Subsequent Years | Total Collections to Date | |
|---|---|---|---|---|---|---|
| | | Amount | Percentage of Levy | | Amount | Percentage of Levy |
| 2011 | $ 5,676,477 | $ 5,203,186 | 91.66% | $ 472,879 | $ 5,676,065 | 99.99% |
| 2012 | 5,822,681 | 5,293,437 | 90.91% | 520,694 | 5,814,131 | 99.85% |
| 2013 | 6,149,530 | 5,660,924 | 92.05% | 455,422 | 6,116,346 | 99.46% |
| 2014 | 6,343,087 | 6,020,853 | 94.92% | 218,213 | 6,239,066 | 98.36% |
| 2015 | 8,631,183 | 8,222,670 | 95.27% | 303,443 | 8,526,113 | 98.78% |
| 2016 | 9,388,153 | 8,960,710 | 95.45% | 349,731 | 9,310,441 | 99.17% |
| 2017 | 10,467,968 | 10,028,134 | 95.80% | 370,879 | 10,399,013 | 99.34% |
| 2018 | 10,682,184 | 10,215,281 | 95.63% | 448,752 | 10,664,033 | 99.83% |
| 2019 | 10,934,267 | 10,244,566 | 93.69% | 503,735 | 10,748,301 | 98.30% |
| 2020 | 12,883,259 | 12,306,550 | 95.52% | - | 12,306,550 | 95.52% |

Source: Utah County Treasurer

**LEHI CITY CORPORATION**
**SCHEDULE 8**
**DIRECT AND OVERLAPPING PROPERTY TAX RATES**
**(LAST TEN FISCAL YEARS)**

| | Lehi City Direct Rates | | | Overlapping Rates | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Fiscal Year | General Fund | Debt Service Fund | Total Direct Rate | Alpine School District | Utah County | Central Utah Water Conservancy District | North Utah County Water Conservancy District | Lehi Metropolitan Water District | Total |
| 2011 | 0.002519 | - | 0.002519 | 0.008812 | 0.001091 | 0.000500 | 0.000028 | 0.000008 | 0.012958 |
| 2012 | 0.002585 | - | 0.002585 | 0.008828 | 0.001342 | 0.000500 | 0.000029 | 0.000013 | 0.013297 |
| 2013 | 0.002432 | - | 0.002432 | 0.008699 | 0.001342 | 0.000500 | 0.000028 | 0.000013 | 0.013014 |
| 2014 | 0.002172 | - | 0.002172 | 0.008096 | 0.001259 | 0.000446 | 0.000025 | 0.000012 | 0.012010 |
| 2015 | 0.002090 | - | 0.002090 | 0.008177 | 0.001149 | 0.000422 | 0.000024 | 0.000011 | 0.011873 |
| 2016 | 0.002005 | - | 0.002005 | 0.007718 | 0.001098 | 0.000405 | 0.000023 | 0.000011 | 0.011260 |
| 2017 | 0.001830 | - | 0.001830 | 0.007167 | 0.000969 | 0.000400 | 0.000021 | 0.000010 | 0.010397 |
| 2018 | 0.001678 | - | 0.001678 | 0.007033 | 0.000911 | 0.000400 | 0.000019 | 0.000009 | 0.010050 |
| 2019 | 0.001538 | | 0.001538 | 0.006699 | 0.000839 | 0.000400 | 0.000017 | 0.000008 | 0.009501 |
| 2020 | 0.001451 | | 0.001451 | 0.006800 | 0.001202 | 0.000400 | 0.000016 | 0.000008 | 0.009877 |

The City's certified property tax rate may be increased only by a majority vote of the city council, after holding one or more truth-in-taxation public hearings.

Source: Utah State Tax Commission, Utah County Treasurer

**LEHI CITY CORPORATION**
**SCHEDULE 9**
**PRINCIPAL PROPERTY TAX PAYERS**
**(CURRENT YEAR AND TEN YEARS AGO)**

| | 2020 | | | 2011 | | |
|---|---|---|---|---|---|---|
| Taxpayer | Taxable Assessed Valuation | Rank | Percentage of Total Taxable Assessed Valuation | Taxable Assessed Valuation | Rank | Percentage of Total Taxable Assessed Valuation |
| IM Flash Technologies | $ 312,682,400 | 1 | 3.79% | $523,680,513 | 1 | 16.22% |
| Adobe Systems Inc. | 92,330,900 | 2 | 1.12% | | | |
| Young Living Warm Springs LLC | 74,694,500 | 3 | 0.91% | | | |
| Geneva Rock Products Inc. | 60,665,969 | 4 | 0.74% | | | |
| Outlets at Traverse Mountain LLC | 57,706,400 | 5 | 0.70% | | | |
| MPT of Lehi-Steward LLC | 51,659,200 | 6 | 0.63% | | | |
| Traverse Ridge Center III LLC | 47,477,200 | 7 | 0.58% | | | |
| TMCV #2 LLC | 46,069,700 | 8 | 0.56% | | | |
| TMCV #1 LLC | 43,976,800 | 9 | 0.53% | | | |
| TMCV Retail #1 Retail Center LLC | 38,999,400 | 10 | 0.47% | | | |
| Thanksgiving Point LC | | | | 70,685,444 | 2 | 2.19% |
| Cabela's | | | | 29,950,435 | 3 | 0.93% |
| Fox Ridge Investments LLC | | | | 23,983,959 | 4 | 0.74% |
| Thai Properties LLC | | | | 17,744,236 | 5 | 0.55% |
| Point Development LC | | | | 11,535,677 | 7 | 0.36% |
| Whistle Stop Development Corp | | | | 7,355,868 | 6 | 0.23% |
| Smiths | | | | 7,045,990 | 8 | 0.22% |
| Century Link | | | | 6,958,003 | 9 | 0.22% |
| Museum of Ancient History | | | | 5,879,554 | 10 | 0.18% |
| Total | $ 826,262,469 | | 10.02% | $704,819,679 | | 21.83% |

Source: Utah County Treasurer's Office

**LEHI CITY CORPORATION**
**SCHEDULE 10**
**RATIO OF OUTSTANDING DEBT BY TYPE**
**(LAST TEN FISCAL YEARS)**

| | Governmental Activities | | | | Business-Type Activities | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Fiscal Year | Sales Tax Revenue Bonds | Excise Tax Road Bonds | Capital Leases | Notes Payable | Water Revenue Bonds | Electric Revenue Bonds | Drainage Revenue Bonds | Special Assessments Bonds/Other Notes Payable | Total Primary Government | Percentage of Personal Income (1) | Per Capita (1) |
| 2011 | $ 16,670,000 | $ 1,125,000 | $ 160,014 | $ 72,133,133 | $ 2,497,427 | $ 6,306,000 | $ 2,335,492 | $ 1,686,586 | $ 102,913,652 | 8.80% | 2,068 |
| 2012 | 16,110,000 | 575,000 | 81,888 | 68,779,604 | 2,125,873 | 5,730,250 | 2,200,369 | 1,672,366 | 97,275,350 | 8.30% | 1,951 |
| 2013 | 15,570,000 | - | - | 80,926,594 | 1,739,319 | 5,200,000 | 2,070,000 | 1,636,904 | 107,142,817 | 8.90% | 2,094 |
| 2014 | 15,165,000 | - | - | 95,772,209 | 140,000 | 4,560,000 | 1,920,000 | 1,600,010 | 119,157,219 | 9.19% | 2,191 |
| 2015 | 14,515,000 | - | - | 111,625,886 | - | 3,820,000 | 1,760,000 | 1,561,666 | 133,282,552 | 9.92% | 2,368 |
| 2016 | 13,855,000 | - | - | 107,521,217 | - | 3,075,000 | 1,610,000 | 1,521,786 | 127,583,003 | 8.78% | 2,238 |
| 2017 | 13,175,000 | - | - | 107,169,069 | - | 2,320,000 | 1,455,000 | 1,480,286 | 125,599,355 | 8.09% | 2,055 |
| 2018 | 18,243,588 | - | - | 100,185,102 | - | 19,669,467 | 1,295,000 | 1,291,636 | 140,684,793 | 8.20% | 2,243 |
| 2019 | 35,736,583 | - | - | 96,720,683 | 19,674,558 | 18,295,426 | 1,130,000 | 1,226,142 | 172,783,392 | 8.91% | 2,616 |
| 2020 | 34,721,528 | - | - | 90,170,979 | 19,459,224 | 16,889,380 | 960,000 | 1,185,284 | 163,386,395 | 7.99% | 2,343 |

1) See Schedule 19 for personal income and population data

**LEHI CITY CORPORATION**
**SCHEDULE 11**
**RATIO OF GENERAL BONDED DEBT OUTSTANDING**
**(LAST TEN FISCAL YEARS)**

| Fiscal Year | General Obligation Bonds | Other Bonds | Total | Percentage of Actual Taxable Value of Property | Per Capita |
|---|---|---|---|---|---|
| 2011 | $ - | $ - | $ - | - % | - % |
| 2012 | - | - | - | - | - |
| 2013 | - | - | - | - | - |
| 2014 | - | - | - | - | - |
| 2015 | - | - | - | - | - |
| 2016 | - | - | - | - | - |
| 2017 | - | - | - | - | - |
| 2018 | - | - | - | - | - |
| 2019 | - | - | - | - | - |
| 2020 | - | - | - | - | - |

Note: Lehi City has no general obligation debt outstanding or any other bonds that would commit property taxes for payment.

**LEHI CITY CORPORATION**
**SCHEDULE 12**
**DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT**
**(AS OF JUNE 30, 2020)**

| Governmental Unit | Debt Outstanding | Estimated Percentage Applicable to Lehi (1) | Estimated Amount Applicable to Lehi |
|---|---|---|---|
| Overlapping Debt: | | | |
| Central Utah Water Conservancy District | $ 192,855,487 | 14.94% | $ 28,809,220 |
| Alpine School District | 654,067,031 | 22.96% | 150,147,043 |
| Subtotal, overlapping debt | 846,922,518 | | 178,956,264 |
| Direct Debt: | | | |
| Lehi City | 124,892,507 | 100.00% | 124,892,507 |
| Total direct and overlapping debt | $ 971,815,025 | | $ 303,848,771 |

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of Lehi City. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden born by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt of each overlapping government.

(1) The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by dividing the City's taxable assessed value by each overlapping unit's total taxable assessed value.

Sources: Utah State Tax Commission; Alpine School District; Utah County Auditor's Office; Central Utah Water Conservancy District

**LEHI CITY CORPORATION**
**SCHEDULE 13**
**LEGAL DEBT MARGIN INFORMATION**
**(LAST TEN FISCAL YEARS)**

| Fiscal Year | Debt Limit | Total debt applicable to limit | Legal debt margin |
|---|---|---|---|
| 2011 | $ 177,963,568 | $ - | $ 177,963,568 |
| 2012 | 167,119,341 | - | 167,119,341 |
| 2013 | 168,299,419 | - | 168,299,419 |
| 2014 | 189,635,817 | - | 189,635,817 |
| 2015 | 220,618,915 | - | 220,618,915 |
| 2016 | 250,949,024 | - | 250,949,024 |
| 2017 | 284,893,824 | - | 284,893,824 |
| 2018 | 317,472,602 | - | 317,472,602 |
| 2019 | 359,009,736 | - | 359,009,736 |
| 2020 | 449,216,804 | - | 449,216,804 |

| | |
|---|---|
| Total debt applicable to the limit as a percentage of debt limit | 0.0% |

Legal Debt Margin Calculation for Fiscal Year 2020

| | |
|---|---|
| Estimated market value | $ 11,230,420,097 |
| Debt limit (4% of market value) | 449,216,804 |
| Debt applicable to limit | - |
| Legal debt margin | $ 449,216,804 |

Source: Utah State Tax Commission; Utah County Auditor's Office

**LEHI CITY CORPORATION**
**SCHEDULE 14**
**PLEDGED REVENUE COVERAGE**
**WATER REVENUE BONDS ( LAST TEN FISCAL YEARS)**

| Fiscal Year | | Gross Revenues (1) | Operating Expenses (2) | Net Revenue Available for Debt Service | Debt Service Requirements (3) Principal | Interest | Total | Coverage |
|---|---|---|---|---|---|---|---|---|
| 2011 | | $ 5,901,420 | $ 3,195,015 | $ 2,706,405 | $ 355,000 | $ 107,178 | $ 462,178 | 5.86 |
| 2012 | | 6,611,424 | 2,708,050 | 3,903,374 | 370,000 | 94,383 | 464,383 | 8.41 |
| 2013 | | 6,956,808 | 3,215,600 | 3,741,208 | 385,000 | 73,148 | 458,148 | 8.17 |
| 2014 | | 8,692,057 | 3,926,658 | 4,765,399 | 400,000 | 66,428 | 466,428 | 10.22 |
| 2015 | | 9,113,818 | 4,447,560 | 4,666,258 | 140,000 | 6,860 | 146,860 | 31.77 |
| 2016 | | 8,561,431 | 4,448,967 | 4,112,464 | - | - | - | - |
| 2017 | | 11,583,625 | 6,744,977 | 4,838,648 | - | - | - | - |
| 2018 | | 13,029,446 | 5,207,971 | 7,821,475 | - | - | - | - |
| 2019 | (4) | 13,377,347 | 6,569,152 | 6,808,195 | - | - | - | - |
| 2020 | | 14,111,393 | 7,410,585 | 6,700,808 | 115,000 | 1,120,679 | 1,235,679 | 5.42 |

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(1) Total revenue (including interest and impact fees) for culinary water and secondary water combined.
Amounts are exclusive of any developer fees that are passed through to the Central Valley Water Conservancy District.
(2) Total operating expenses exclusive of depreciation. Amounts shown are for culinary water and secondary water combined.
(3) Amounts shown are for culinary water and secondary water combined.
(4) The City issued $17,205,000 in water revenue bonds in fiscal year 2019 to finance improvements to the culinary water distribution system and pressurized irrigation system.

**LEHI CITY CORPORATION**
**SCHEDULE 15**
**PLEDGED REVENUE COVERAGE**
**SALES TAX REVENUE BONDS ( LAST TEN FISCAL YEARS)**

| Fiscal Year | | Sales Tax Revenue | Debt Service Requirements Principal | Interest | Total | Coverage |
|---|---|---|---|---|---|---|
| 2011 | | $ 5,985,133 | $ 550,000 | $ 389,371 | $ 939,371 | 6.37 |
| 2012 | | 6,818,129 | 560,000 | 380,434 | 940,434 | 7.25 |
| 2013 | | 7,361,030 | 540,000 | 358,034 | 898,034 | 8.20 |
| 2014 | | 7,904,519 | 560,000 | 337,473 | 897,473 | 8.81 |
| 2015 | | 9,060,843 | 650,000 | 165,824 | 815,824 | 11.11 |
| 2016 | | 9,377,782 | 660,000 | 150,880 | 810,880 | 11.56 |
| 2017 | | 10,757,971 | 680,000 | 135,700 | 815,700 | 13.19 |
| 2018 | (1) | 12,062,139 | 700,000 | 196,433 | 896,433 | 13.46 |
| 2019 | (2) | 13,381,416 | 855,000 | 725,135 | 1,580,135 | 8.47 |
| 2020 | | 14,449,857 | 880,000 | 979,108 | 1,859,108 | 7.77 |

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(1) The City issued $5,768,588 in sales tax revenue bonds in fiscal year 2018 to finance the construction of a new fire station.
(2) The City issued $18,402,528 in sales tax revenue bonds in fiscal year 2019 to finance the construction of a new public safety building.

**LEHI CITY CORPORATION**
**SCHEDULE 16**
**PLEDGED REVENUE COVERAGE**
**EXCISE TAX ROAD BONDS ( LAST TEN FISCAL YEARS)**

| Fiscal Year | Excise Tax Revenue | Debt Service Requirements | | | Coverage |
|---|---|---|---|---|---|
| | | Principal | Interest | Total | |
| 2011 | $ 1,534,646 | $ 540,000 | $ 51,100 | $ 591,100 | 2.60 |
| 2012 | 1,520,746 | 550,000 | 34,900 | 584,900 | 2.60 |
| 2013 | 1,586,980 | 575,000 | 18,400 | 593,400 | 2.56 |
| 2014 | 1,513,953 | - | - | - | - |
| 2015 | 1,592,893 | - | - | - | - |
| 2016 | 1,785,860 | - | - | - | - |
| 2017 | 2,169,616 | - | - | - | - |
| 2018 | 2,229,760 | - | - | - | - |
| 2019 | 2,511,008 | - | - | - | - |
| 2020 | 3,809,524 | - | - | - | - |

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

**LEHI CITY CORPORATION**
**SCHEDULE 17**
**PLEDGED REVENUE COVERAGE**
**ELECTRIC REVENUE BONDS ( LAST TEN FISCAL YEARS)**

| Fiscal Year | Gross Revenues (1) | Operating Expenses (2) | Net Revenue Available for Debt Service | Debt Service Requirements | | | Coverage |
|---|---|---|---|---|---|---|---|
| | | | | Principal | Interest | Total | |
| 2011 | $ 20,907,913 | $ 19,138,670 | $ 1,769,243 | $ 600,000 | $ 128,398 | $ 728,398 | 2.43 |
| 2012 | 22,771,390 | 18,216,123 | 4,555,267 | 600,000 | 117,490 | 717,490 | 6.35 |
| 2013 | 25,857,917 | 21,786,781 | 4,071,136 | 630,000 | 119,249 | 749,249 | 5.43 |
| 2014 | 28,948,402 | 22,324,365 | 6,624,037 | 700,000 | 94,032 | 794,032 | 8.34 |
| 2015 | 29,919,796 | 23,489,726 | 6,430,070 | 740,000 | 64,703 | 804,703 | 7.99 |
| 2016 | 32,413,055 | 24,643,464 | 7,769,591 | 745,000 | 58,782 | 803,782 | 9.67 |
| 2017 | 34,068,518 | 26,050,071 | 8,018,447 | 755,000 | 52,078 | 807,078 | 9.94 |
| 2018 | 38,653,790 | 27,683,496 | 10,970,294 | 760,000 | 287,365 | 1,047,365 | 10.47 |
| 2019 | 40,759,383 | 28,965,807 | 11,793,576 | 1,250,000 | 819,648 | 2,069,648 | 5.70 |
| 2020 | 40,964,919 | 28,699,649 | 12,265,270 | 1,280,000 | 775,520 | 2,055,520 | 5.97 |

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(1) Total revenue including interest and impact fees.
(2) Total operating expenses exclusive of depreciation and amortization.

**LEHI CITY CORPORATION**
**SCHEDULE 18**
**PLEDGED REVENUE COVERAGE**
**DRAINAGE REVENUE BONDS ( LAST TEN FISCAL YEARS)**

| Fiscal Year | Gross Revenues (1) | Operating Expenses (2) | Net Revenue Available for Debt Service | Debt Service Requirements | | | Coverage |
|---|---|---|---|---|---|---|---|
| | | | | Principal | Interest | Total | |
| 2011 | $ 1,225,501 | $ 457,221 | $ 768,280 | $ 145,000 | $ 62,156 | $ 207,156 | 3.71 |
| 2012 | 1,332,332 | 358,815 | 973,517 | 140,000 | 82,661 | 222,661 | 4.37 |
| 2013 | 1,334,947 | 394,904 | 940,043 | 145,000 | 77,747 | 222,747 | 4.22 |
| 2014 | 1,480,016 | 363,271 | 1,116,745 | 150,000 | 72,657 | 222,657 | 5.02 |
| 2015 | 1,394,965 | 368,077 | 1,026,888 | 160,000 | 67,393 | 227,393 | 4.52 |
| 2016 | 1,427,089 | 457,652 | 969,437 | 150,000 | 61,776 | 211,776 | 4.58 |
| 2017 | 1,491,237 | 696,897 | 794,340 | 155,000 | 56,511 | 211,511 | 3.76 |
| 2018 | 1,711,571 | 734,418 | 977,153 | 160,000 | 51,986 | 211,986 | 4.61 |
| 2019 | 1,739,673 | 874,651 | 865,022 | 165,000 | 51,873 | 216,873 | 3.99 |
| 2020 | 1,959,651 | 997,399 | 962,252 | 170,000 | 39,663 | 209,663 | 4.59 |

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(1) Total revenue including interest and impact fees.
(2) Total operating expenses exclusive of depreciation.

**LEHI CITY CORPORATION**
**SCHEDULE 19**
**DEMOGRAPHIC AND ECONOMIC STATISTICS**
**( LAST TEN FISCAL YEARS)**

| Fiscal Year | Population | Personal Income | Per Capita Personal Income (1) | Unemployment Rate (2) |
|---|---|---|---|---|
| 2011 | 49,753 | $ 1,169,892,042 | $ 23,514 | 7.2% |
| 2012 | 49,857 | 1,172,337,498 | 23,514 | 6.5% |
| 2013 | 51,173 | 1,203,281,922 | 23,514 | 4.9% |
| 2014 | 54,382 | 1,296,640,685 | 23,843 | 3.5% |
| 2015 | 56,275 | 1,343,453,075 | 23,873 | 3.4% |
| 2016 | 57,000 | 1,453,767,554 | 25,504 | 3.4% |
| 2017 | 61,130 | 1,552,978,545 | 25,405 | 3.3% |
| 2018 | 62,712 | 1,715,886,931 | 27,361 | 3.1% |
| 2019 | 66,037 | 1,939,815,006 | 29,375 | 2.7% |
| 2020 | 69,724 | 2,045,205,540 | 29,333 | 2.7% |

(1) Per capita personal income amounts shown are for the tax calendar year that ended during the specified fiscal year.

(2) Unemployment rates are for Utah County, Utah.

Sources: Population information provided by the Lehi Planning Department.
Personal income information found at http://www.tax.utah.gov/econstats/income (Federal AGI).
Unemployment rates provided by the U.S. Department of Labor, Bureau of Labor Statistics.

**LEHI CITY CORPORATION**
**SCHEDULE 20**
**PRINCIPAL EMPLOYERS**
**(CURRENT YEAR AND TEN YEARS AGO)**

| | 2020 | 2011 | |
|---|---|---|---|
| Employer | Range of Employees | Estimated Employees | Rank |
| Adobe | 1000-1999 | | |
| Micron Technology (IM Flash) | 1000-1999 | 1,668 | 1 |
| Vivint Solar | 1000-1999 | | |
| Young Living Essential Oils | 1000-1999 | 123 | 9 |
| Alpine School District | 1000-1999 | | |
| Ancestry.com | 500-999 | | |
| Entrata | 500-999 | | |
| Hadco Construction | 500-999 | 274 | 5 |
| Repdrive | 500-999 | | |
| Workfront | 500-999 | | |
| Xactware | 500-999 | | |
| Weave Communications | 500-999 | | |
| Younique | 250-499 | | |
| Digicert | 250-499 | | |
| Moneydesktop MX | 250-499 | | |
| Mountain Point Medical Center | 250-499 | | |
| Thanksgiving Point | 250-499 | 375 | 4 |
| Costco | 250-499 | 213 | 7 |
| Pure Storage | 250-499 | | |
| Solutionreach | 250-499 | | |
| Smiths Marketplace | 250-499 | 178 | 8 |
| Cabela's | 100-249 | 413 | 3 |
| Lowes | 100-249 | 123 | 10 |
| Xango | - | 710 | 2 |
| Jack B Parson Co. | - | 250 | 6 |

Source: Utah Department of Workforce Services

Note: The State of Utah only tracks employees by range of employees. The City does not collect employee information as part of the business license or any other process.

**LEHI CITY CORPORATION**
**SCHEDULE 21**
**FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM**
**(LAST TEN FISCAL YEARS)**

| Function/Program | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|---|---|---|---|---|---|---|---|---|---|---|
| General Government | | | | | | | | | | |
| Court | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 |
| Administrative | 4.5 | 4.5 | 6.5 | 9.5 | 11.5 | 11.5 | 11.5 | 15 | 15 | 15 |
| Treasury | 6 | 6 | 6 | 5 | 5 | 6 | 6 | 6 | 6.5 | 5 |
| Finance | 5 | 5 | 5 | 7 | 7 | 7 | 7 | 4 | 4 | 4 |
| Information Center | - | - | - | - | - | - | - | - | - | 7 |
| Legal | - | - | 4.5 | 4.5 | 5.3 | 5.3 | 5.3 | 5 | 5 | 5 |
| Legislative (1) | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 |
| Public Safety | | | | | | | | | | |
| Police | 41.5 | 44.5 | 45 | 48 | 51 | 54 | 59 | 59 | 59 | 59 |
| Fire | 39 | 40 | 40 | 42 | 43 | 46 | 50 | 66 | 66 | 67 |
| Animal Control | 1.5 | 1.5 | 2 | 2 | 2 | 2 | 2 | 1 | 1 | 1 |
| Community Development | | | | | | | | | | |
| Public Works Administration | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 7 | 8 |
| Planning and Zoning | 6.5 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 7 |
| Inspections | 8 | 8 | 8 | 9 | 9 | 9 | 9 | 9 | 9 | 12 |
| Streets and Highways | | | | | | | | | | |
| Streets and Public Improvements | 9 | 12 | 12 | 12 | 14 | 15 | 15 | 15 | 16 | 16 |
| Parks, Recreation and Culture | | | | | | | | | | |
| Parks | 19 | 21 | 22 | 27 | 27 | 29 | 29 | 29 | 31 | 30 |
| Senior Citizens | 3 | 3 | 3 | 2 | 2 | 2 | 2.5 | 3 | 4 | 3 |
| Recreation | 115.5 | 73.5 | 75.5 | 84.5 | 84.5 | 87.5 | 82 | 91 | 84 | 64 |
| Library | 13 | 18 | 20 | 20 | 20 | 21 | 21 | 21 | 21 | 16 |
| Literacy Center | - | 5.5 | 5.5 | 6.5 | 6.5 | 6.5 | 6 | 6 | 6 | 6 |
| Cemetery | 2.5 | 2.5 | 3 | 3.5 | 3.5 | 4 | 4 | 6 | 6 | 6 |
| Culinary Water | 8 | 8 | 8 | 9 | 9 | 10 | 10 | 12 | 12 | 13 |
| Sewer | 3 | 3 | 3 | 3 | 3 | 4 | 8 | 8 | 8 | 7 |
| Power | 19 | 24.5 | 24.5 | 23.5 | 25.5 | 27.5 | 29 | 32 | 33 | 33 |
| Secondary Water | 3.5 | 3.5 | 3.5 | 6.5 | 5.5 | 6.5 | 6.5 | 5 | 5 | 5 |
| Storm Drain | 3 | 3 | 3 | 3 | 3.65 | 4.65 | 5.65 | 5 | 7 | 12 |

Source: City records

(1) Legislative is made up of 1 part-time mayor and 5 part-time city council members.
(2) Garbage service is contracted out to a private hauler.

**LEHI CITY CORPORATION**
**SCHEDULE 22**
**OPERATING INDICATORS BY FUNCTION/PROGRAM**
**(LAST TEN FISCAL YEARS)**

| | Fiscal Year | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Function/Program | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
| Community development | | | | | | | | | | |
| Residential building permits issued | 286 | 590 | 569 | 340 | 464 | 548 | 489 | 781 | 871 | 707 |
| Commercial building permits issued | 28 | 38 | 25 | 26 | 165 | 195 | 195 | 183 | 172 | 148 |
| Court | | | | | | | | | | |
| Traffic and Misdemeanor cases handled | 8,333 | 7,102 | 5,896 | 5,845 | 4,705 | 6,387 | 5,547 | 7,321 | 7,349 | 6,988 |
| Police | | | | | | | | | | |
| Calls for service | 14,062 | 15,278 | 15,575 | 27,087 | 32,130 | 32,534 | 28,602 | 29,832 | 22,770 | 25,438 |
| Arrests | 1,950 | 1,235 | 1,089 | 1,261 | 1,188 | 1,179 | 1,436 | 1,414 | 1,443 | 1,173 |
| Fire | | | | | | | | | | |
| Fire/Medical responses | 2,050 | 2,136 | 2,232 | 2,200 | 2,480 | 2,708 | 2,946 | 3,162 | 3,717 | 3,866 |
| Recreation | | | | | | | | | | |
| Recreation programs | 75 | 72 | 71 | 70 | 69 | 72 | 80 | 74 | 78 | 62 |
| Participants in recreation programs | 22,500 | 23,690 | 24,555 | 25,983 | 27,445 | 28,396 | 27,999 | 28,549 | 28,324 | 20,777 |
| Library | | | | | | | | | | |
| Books in collection | 95,611 | 108,669 | 121,168 | 125,220 | 114,442 | 150,158 | 115,022 | 122,055 | 129,002 | 129,826 |
| Books circulated | 451,362 | 509,764 | 511,130 | 529,218 | 532,094 | 597,433 | 474,778 | 486,687 | 502,167 | 402,543 |
| Cemetery | | | | | | | | | | |
| Acres maintained | 55 | 55 | 55 | 55 | 55 | 55 | 55 | 55 | 55 | 55 |
| Total gravesites | 24,791 | 25,659 | 26,428 | 26,485 | 27,645 | 27,955 | 27,966 | 29,528 | 29,543 | 29,713 |
| Culinary Water | | | | | | | | | | |
| Residential accounts serviced | 12,568 | 13,121 | 13,152 | 14,419 | 14,987 | 15,691 | 16,043 | 16,562 | 17,872 | 18,811 |
| Average daily consumption (thousands of gallons) | 3,570 | 3,500 | 2,630 | 2,740 | 3,210 | 3,490 | 4,210 | 3,840 | 4,490 | 4,638 |
| Sewer | | | | | | | | | | |
| Sewer lines miles inspected | 80 | 78 | 78 | 78 | 47 | 47 | 58 | 62 | 54 | 52 |
| Power | | | | | | | | | | |
| Accounts serviced | 14,817 | 15,010 | 16,279 | 16,764 | 17,873 | 18,879 | 19,656 | 20,693 | 22,193 | 23,611 |
| Energy sold (megawatts in thousands) | 223 | 220 | 259 | 270 | 286 | 315 | 342 | 364 | 383 | 402 |
| Secondary Water | | | | | | | | | | |
| Accounts serviced | 11,426 | 11,632 | 12,574 | 13,019 | 13,247 | 15,584 | 14,119 | 14,799 | 15,669 | 16,314 |

Source: City records

**LEHI CITY CORPORATION**
**SCHEDULE 23**
**CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM**
**(LAST TEN FISCAL YEARS)**

| | Fiscal Year | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Function/Program | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
| Streets and Highways | | | | | | | | | | |
| Street lights | 2,355 | 2,412 | 2,446 | 2,506 | 2,600 | 2,689 | 2,910 | 3,027 | 3,359 | 3,495 |
| Street miles | 202 | 204 | 206 | 221 | 224 | 233 | 244 | 246 | 256 | 262 |
| Police | | | | | | | | | | |
| Vehicles | 43 | 46 | 51 | 57 | 59 | 60 | 65 | 63 | 63 | 66 |
| Fire | | | | | | | | | | |
| Fire stations | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 3 | 3 | 3 |
| Fire vehicles | 12 | 12 | 12 | 12 | 15 | 16 | 17 | 17 | 17 | 20 |
| Ambulances | 3 | 3 | 3 | 4 | 5 | 4 | 5 | 5 | 5 | 5 |
| Public works | | | | | | | | | | |
| Incorporated area in square miles | 32 | 32 | 32 | 32 | 28 | 28 | 29 | 29 | 29 | 29 |
| City buildings in square feet | 235,000 | 235,000 | 235,000 | 235,000 | 235,000 | 235,000 | 321,600 | 321,600 | 321,600 | 321,600 |
| Parks and recreation | | | | | | | | | | |
| Park acreage | 333 | 333 | 333 | 333 | 339 | 339 | 522 | 522 | 531 | 592 |
| Baseball/softball diamonds | 9 | 9 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 |
| Soccer fields | 4 | 4 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 |
| Culinary water | | | | | | | | | | |
| Water main line miles | 243 | 263 | 256 | 271 | 281 | 297 | 310 | 322 | 339 | 355 |
| Storage capacity (thousands of gallons) | 9,800 | 9,800 | 9,800 | 8,400 | 10,400 | 10,400 | 10,400 | 10,400 | 12,600 | 12,700 |
| Sewer | | | | | | | | | | |
| Sewer line miles | 205 | 210 | 212 | 223 | 226 | 241 | 253 | 262 | 271 | 279 |
| Secondary water | | | | | | | | | | |
| Secondary water main line miles | 243 | 249 | 258 | 272 | 282 | 298 | 312 | 325 | 343 | 360 |
| Power | | | | | | | | | | |
| Power main feeder line miles | 219 | 231 | 240 | 248 | 258 | 275 | 515 | 680 | 756 | 795 |
| Overhead line miles | 52 | 64 | 64 | 64 | 67 | 65 | 147 | 117 | 117 | 116 |

Source: City records

**Agenda Item No: 5**

# City Council Agenda Item Report

Meeting Date: December 8, 2020
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

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**Subject:**
Consideration of Resolution #2020-77, adoption of a Resolution of the City Council of Lehi City, Utah, authorizing the issuance and sale of not more than $64,000,000 aggregate principal amount of franchise and sales tax and telecommunications fee revenue bonds, series 2021; and related matters.

**Suggested Action:**

**Attachments:**

Parameters Resolution - Lehi Tax and Telecom Bonds 2020.docx

Lehi, Utah
December 8, 2020

The City Council (the "Council") of Lehi City, Utah (the "City"), met in regular session at the regular meeting place of the Council, at 7:00 p.m. on December 8, 2020, with the following members present:

| | |
|---|---|
| Mark Johnson | Mayor |
| Paige Albrecht | Councilmember |
| Chris Condie | Councilmember |
| Paul Hancock | Councilmember |
| Katie Koivisto | Councilmember |
| Mark Southwick | Councilmember |

Also present:

| | |
|---|---|
| Teisha Wilson | City Recorder |

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this Resolution had been discussed, the City Recorder presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this December 8, 2020, meeting, a copy of which is attached hereto as Exhibit A.

Thereupon, the following Resolution was introduced in writing, read in full and pursuant to motion duly made by Councilmember _____ and seconded by Councilmember _____ adopted by the following vote:

AYE:

NAY:

The Resolution was later signed by the Mayor and recorded by the City Recorder in the official records of Lehi City, Utah. The Resolution is as follows:

RESOLUTION NO. 2020-_____

A RESOLUTION OF THE CITY COUNCIL OF LEHI CITY, UTAH (THE "ISSUER"), AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN $64,000,000 AGGREGATE PRINCIPAL AMOUNT OF FRANCHISE AND SALES TAX AND TELECOMMUNICATIONS FEE REVENUE BONDS, SERIES 2021; FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF THE BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE BONDS MAY MATURE, THE MAXIMUM INTEREST RATE WHICH THE BONDS MAY BEAR, AND THE MAXIMUM DISCOUNT FROM PAR AT WHICH THE BONDS MAY BE SOLD; DELEGATING TO CERTAIN OFFICERS OF THE ISSUER THE AUTHORITY TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE BONDS WITHIN THE PARAMETERS SET FORTH HEREIN, SUBJECT TO FINAL APPROVAL BY THE CITY COUNCIL; PROVIDING FOR THE PUBLICATION OF A NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD AND SETTING OF A PUBLIC HEARING DATE; AUTHORIZING AND APPROVING THE EXECUTION OF A GENERAL INDENTURE AND SUPPLEMENTAL INDENTURE, AN OFFICIAL STATEMENT, A BOND PURCHASE AGREEMENT, AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, the City Council (the "Council") of the Issuer desires to (a) finance all or a portion of a new fiber telecommunications system (the "System") and any related improvements (the "Series 2021 Project"), (b) fund any necessary debt service reserve fund, (c) pay any capitalized interest, and (d) pay costs of issuance with respect to the Series 2021 Bonds herein described; and

WHEREAS, to accomplish the purposes set forth in the preceding recital, and subject to the limitations set forth herein, the Issuer desires to issue its Franchise and Sales Tax and Telecommunications Fee Revenue Bonds, Series 2021 (the "Series 2021 Bonds") (to be issued from time to time as one or more series and with such other series or title designation(s) as may be determined by the Issuer), pursuant to (a) the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the "Act"), (b) this Resolution, and (c) a General Indenture of Trust (the "General Indenture"), and a Supplemental Indenture (the "Supplemental Indenture" and together with the General Indenture, the "Indenture"), with such Indenture in substantially the form presented to the meeting at which this Resolution was adopted and which is attached hereto as Exhibit B; and

WHEREAS, the Act provides that prior to issuing bonds, an issuing entity must (a) give notice of its intent to issue such bonds and (b) hold a public hearing to receive input

from the public with respect to (i) the issuance of the bonds and (ii) the potential economic impact that the improvement, facility or property for which the bonds pay all or part of the cost will have on the private sector; and

WHEREAS, the Issuer desires to call a public hearing for this purpose and to publish a notice of such hearing with respect to the Series 2021 Bonds, including a notice of bonds to be issued, in compliance with the Act; and

WHEREAS, there has been presented to the Council at this meeting a form of a bond purchase agreement (the "Bond Purchase Agreement"), in substantially the form attached hereto as Exhibit C to be entered into between the Issuer and the underwriter or the purchaser (the "Underwriter/Purchaser") selected by the Issuer for any portion of the Series 2021 Bonds in the event that the Series 2021 Bonds are not sold pursuant to a public bid with an official notice of bond sale or similar document; and

WHEREAS, in the event that the Designated Officers (defined below) determine that it is in the best interests of the Issuer to publicly offer all or a portion of the Series 2021 Bonds, the Issuer desires to authorize the use and distribution of one or more of a Preliminary Official Statement (the "Preliminary Official Statement") in substantially the form attached hereto as Exhibit D, and to approve a final Official Statement (the "Official Statement") in substantially the form as the Preliminary Official Statement, and other documents relating thereto; and

WHEREAS, in order to allow the Underwriter/Purchaser (with the consultation and approval of Lewis Young, Robertson & Burningham, acting as the Issuer's municipal advisor (the "Municipal Advisor")) flexibility in setting the pricing date of the Series 2021 Bonds to optimize debt service costs to the Issuer, the Council desires to grant to any one of the Mayor (including his designee or any Mayor pro tem), the City Administrator, or Finance Director of the Issuer (the "Designated Officer") the authority to (a) determine whether all or a portion of the Series 2021 Bonds should be sold pursuant to a private placement or a public offering (including via a negotiated underwriting or public bid); (b) approve the principal amounts, interest rates, terms, pledged revenues, maturities, redemption features, and purchase price at which the Series 2021 Bonds shall be sold; and (c) make any changes with respect thereto from those terms which were before the Council at the time of adoption of this Resolution, provided such terms do not exceed the parameters set forth for such terms in this Resolution (the "Parameters"); and

WHEREAS, the Issuer has previously issued certain sales tax revenue bonds (the "Sales Tax Bonds") pursuant to a General Indenture of Trust, dated as of December 1, 2003, as heretofore amended and supplemented (the "Sales Tax Indenture"), between the Issuer and U.S. Bank National Association and desires to issue the Bonds on a parity with the Sales Tax Bonds; and

WHEREAS, in order to pledge sales tax revenues up to 50% of the average aggregate annual debt service requirement on the Bonds, the Issuer desires to enter into a Pledge Agreement (the "Pledge Agreement"), in substantially the form attached hereto as Exhibit E to be entered into between the Issuer and the Trustee and approve such Pledge Agreement pursuant to a supplemental indenture to the Sales Tax Indenture (the

"Supplemental Sales Tax Indenture") in substantially the form attached hereto as Exhibit F;

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

Section 1. For the purpose of (a) financing the Series 2021 Project; (b) funding a deposit to a debt service reserve fund, if necessary; (c) paying capitalized interest; and (d) paying costs of issuance of the Series 2021 Bonds, the Issuer hereby authorizes the issuance of the Series 2021 Bonds which shall be designated "Lehi City, Utah Franchise and Sales and Telecommunications Fee Revenue Bonds, Series 2021" (to be issued from time to time as one or more series and with such other series or title designation as may be determined by the Issuer) in the initial aggregate principal amount of not to exceed Sixty-four Million Dollars ($64,000,000). The Series 2021 Bonds shall mature in not more than thirty-one (31) years from their date or dates, shall be sold at a price not less than ninety-seven (97%) of the total principal amount thereof, shall bear interest at a rate or rates not to exceed five and a half percent (5.50%) per annum, as shall be approved by any one of the Designated Officers, all within the Parameters set forth herein, and subject to final approval by the Council. The issuance of the Series 2021 Bonds shall be subject to the final approval of Bond Counsel and to the approval of the City Attorney for the Issuer, and subject to the final approval of the Council.

Section 2. The Designated Officers are hereby authorized to specify and agree as to the method of sale, the final principal amounts, terms, pledged revenues, discounts, maturities, interest rates, redemption features, and purchase price with respect to the Series 2021 Bonds for and on behalf of the Issuer, provided that such terms are within the Parameters set by this Resolution. The Designated Officers are hereby authorized to select the Underwriter/Purchaser. The selection of the method of sale via a private placement, negotiated underwriting, or competitive sale, the selection of the Underwriter/Purchaser and the determination of the final terms and redemption provisions for the Series 2021 Bonds by the Designated Officers shall be evidenced by the execution of a Bond Purchase Agreement if the Series 2021 Bonds are sold at a private or negotiated underwriting sale in substantially the form attached hereto as Exhibit C. The form of the Bond Purchase Agreement is hereby authorized, approved and confirmed.

Section 3. Should the Designated Officers determine to have the Series 2021 Bonds underwritten, the Issuer hereby authorizes the utilization of the Preliminary Official Statement in the form attached hereto as Exhibit D in the marketing of the Series 2021 Bonds and hereby approves the Official Statement in substantially the same form as the Preliminary Official Statement.

Section 4. The Indenture, the Bond Purchase Agreement, the Preliminary Official Statement, the Official Statement, the Pledge Agreement, and the Supplemental Sales Tax Indenture in substantially the forms presented to this meeting and attached hereto as Exhibits B, C, D, E, and F respectively, are hereby authorized, approved, and confirmed. The Mayor and City Recorder are hereby authorized to execute and deliver the Indenture and the Designated Officer is hereby authorized to execute and deliver the Bond Purchase Agreement. Each such document in substantially the forms and with substantially the

content as the forms presented at this meeting for and on behalf of the Issuer, with final terms as may be established by the Designated Officer, in consultation with the Municipal Advisor, within the Parameters set forth herein, and with such alterations, changes or additions as may be necessary or as may be authorized by Section 5 hereof. The Designated Officers are hereby authorized to select the Underwriter/Purchaser and to specify and agree as to the final principal amounts, terms, discounts, maturities, interest rates, redemption features, and purchase price with respect to the Series 2021 Bonds for and on behalf of the Issuer, provided that such terms are within the Parameters set by this Resolution.

Section 5. The Designated Officers and other appropriate officials of the Issuer are authorized to make any alterations, changes or additions to the Indenture, the Series 2021 Bonds, the Bond Purchase Agreement, the Preliminary Official Statement, the Official Statement, the Supplemental Sales Tax Indenture, the Pledge Agreement, or any other document herein authorized and approved which may be necessary to conform the same to the final terms of the Series 2021 Bonds (within the Parameters set by this Resolution), to conform to any applicable bond insurance or reserve instrument or to remove the same, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or any resolution adopted by the Council or the provisions of the laws of the State of Utah or the United States.

Section 6. The form, terms, and provisions of the Series 2021 Bonds and the provisions for the signatures, authentication, payment, registration, transfer, exchange, redemption, and number shall be as set forth in the Indenture. The Mayor or Mayor pro tem (the "Mayor") and the City Recorder or Deputy City Recorder (the "City Recorder") are hereby authorized and directed to execute and seal the Series 2021 Bonds and to deliver said Series 2021 Bonds to the Trustee for authentication. The signatures of the Mayor and the City Recorder may be by facsimile or manual execution.

Section 7. The Designated Officers and other appropriate officials of the Issuer are hereby authorized and directed to execute and deliver to the Trustee the written order of the Issuer for authentication and delivery of the Series 2021 Bonds in accordance with the provisions of the Indenture.

Section 8. Upon their issuance, the Series 2021 Bonds will constitute special limited obligations of the Issuer payable solely from and to the extent of the sources set forth in the Series 2021 Bonds and the Indenture. No provision of this Resolution, the Indenture, the Series 2021 Bonds, or any other instrument, shall be construed as creating a general obligation of the Issuer, or of creating a general obligation of the State of Utah or any political subdivision thereof, or as incurring or creating a charge upon the general credit of the Issuer or its taxing powers.

Section 9. The Designated Officers and appropriate officials of the Issuer, and each of them, are hereby authorized and directed to execute and deliver for and on behalf of the Issuer any or all additional certificates, documents and other papers (including, without limitation, tax compliance procedures and/or any reserve instrument guaranty agreements permitted by the Indenture) and to perform all other acts they may deem necessary or

appropriate in order to implement and carry out the matters authorized in this Resolution and the documents authorized and approved herein.

Section 10. After the Series 2021 Bonds are delivered by the Trustee to the Purchaser, and upon receipt of payment therefor, this Resolution shall be and remain irrepealable until the principal of, premium, if any, and interest on the Series 2021 Bonds are deemed to have been duly discharged in accordance with the terms and provisions of the Indenture.

Section 11. The Issuer shall hold a public hearing on _____, 2021 to receive input from the public with respect to (a) the issuance of the Series 2021 Bonds issued under the Act, and (b) the potential economic impact that the improvements to be financed with the proceeds of the Series 2021 Bonds issued under the Act will have on the private sector, which hearing date shall not be less than fourteen (14) days after notice of the public hearing is first published and such publication shall be made (i) once a week for two consecutive weeks in the Daily Herald, a newspaper of general circulation in the Issuer, (ii) on the Utah Public Notice Website created under Section 63F-1-701, Utah Code Annotated 1953, as amended, and (iii) on the Utah Legal Notices website (www.utahlegals.com) created under Section 45-1-101, Utah Code Annotated 1953, as amended. The City Recorder shall cause a copy of this Resolution (together with all exhibits hereto) to be kept on file in the City Recorder's office in Lehi City, Utah, for public examination during the regular business hours of the City Recorder until at least thirty (30) days from and after the date of publication thereof. The Issuer directs its officers and staff to publish a "Notice of Public Hearing and Bonds to be Issued" in substantially the following form:

NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the "Act"), that on December 8, 2020, the City Council (the "Council") of Lehi City, Utah (the "Issuer"), adopted a resolution (the "Resolution") in which it authorized the issuance of the Issuer's Franchise and Sales Tax and Telecommunications Fee Revenue Bonds, Series 2021 (the "Series 2021 Bonds") (to be issued in one or more series and with such other series or title designation(s) as may be determined by the Issuer), and called a public hearing to receive input from the public with respect to (a) the issuance of that portion of the Series 2021 Bonds issued under the Act and (b) any potential economic impact that the Project described herein to be financed with the proceeds of the Series 2021 Bonds issued under the Act may have on the private sector.

TIME, PLACE AND LOCATION OF PUBLIC HEARING

The Issuer shall hold a public hearing on _____, 2021, at the hour of ___ p.m. at 153 North 100 East, Lehi City, Utah. The purpose of the hearing is to receive input from the public with respect to (a) the issuance of that portion of the Series 2021 Bonds issued under the Act and (b) any potential economic impact that the Project to be financed with the proceeds of that portion of the Series 2021 Bonds issued under the Act may have on the private sector. All members of the public are invited to attend and participate.

PURPOSE FOR ISSUING THE SERIES 2021 BONDS

The Series 2021 Bonds will be issued for the purpose of (a) financing all or a portion of a new fiber telecommunications system (the "System") and any related improvements (the "Project"); (b) funding any debt service reserve funds, as necessary; (c) paying any capitalized interest; and (d) paying costs of issuance of the Series 2021 Bonds.

PARAMETERS OF THE SERIES 2021 BONDS

The Issuer intends to issue the Series 2021 Bonds in the aggregate principal amount of not more than Sixty-four Million Dollars ($64,000,00), to mature in not more than thirty-one (31) years from their date or dates, to be sold at a price not less than ninety-seven percent (97%) of the total principal amount thereof, and bearing interest at a rate or rates not to exceed five and a half percent (5.50%) per annum. The Series 2021 Bonds are to be issued and sold by the Issuer pursuant to the Resolution, including as part of said Resolution, a General and a Supplemental Indenture (together, the "Indenture") which were before the Council in substantially final form at the time of the adoption of the Resolution and said Indenture is to be executed by the Issuer in such form and with such changes thereto as shall be approved by the Issuer; provided that the principal amount, interest rate or rates, maturity, and discount of the Series 2021 Bonds will not exceed the maximums set forth above. The Issuer reserves the right to not issue the Series 2021 Bonds for any reason and at any time up to the issuance of the Series 2021 Bonds.

REVENUES PROPOSED TO BE PLEDGED

The Issuer proposes to pledge all or any portion of the revenues produced by franchise taxes, sales taxes and revenues of the System collected by the Issuer and legally permitted to be used for the Project (the "Revenues").

OUTSTANDING BONDS SECURED BY PLEDGED REVENUES

The Issuer currently has $_____ of bonds outstanding secured by one of the sources of the Revenues.

OTHER OUTSTANDING BONDS OF THE ISSUER

Additional information regarding the Issuer's outstanding bonds may be found in the Issuer's financial report (the "Financial Report") at: https://reporting.auditor.utah.gov/SearchReport. For additional information, including any information more recent than as of the date of the Financial Report, please contact Dean Lundell, Finance Director at (385) 201-2289.

TOTAL ESTIMATED COST OF BONDS

Based on the Issuer's current plan of finance and a current estimate of interest rates, the total principal and interest cost of the Series 2021 Bonds to be issued under the Act to finance the Project, if held until maturity, is $_____.

A copy of the Resolution and the Indenture are on file in the office of the Lehi City Recorder, 153 North 100 East, Lehi City, Utah where they may be examined during regular business hours of the City Recorder from 7:00 a.m. to 6:00 p.m. Monday through Thursday, for a period of at least thirty (30) days from and after the date of publication of this notice.

NOTICE IS FURTHER GIVEN that a period of thirty (30) days from and after the date of the publication of this notice is provided by law during which any person in interest shall have the right to contest the legality of the Resolution, the Indenture or the Series 2021 Bonds, or any provision made for the security and payment of the Series 2021 Bonds, and that after such time, no one shall have any cause of action to contest the regularity, formality, or legality thereof for any cause whatsoever.

DATED this December 8, 2021.

/s/ Teisha Wilson
City Recorder

Section 12. The Issuer hereby reserves the right to opt not to issue the Series 2021 Bonds for any reason.

Section 13. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Resolution shall be in full force and effect immediately upon its approval and adoption.

Section 14. The Issuer hereby declares its intention and reasonable expectation to use proceeds of tax-exempt bonds to reimburse itself for initial expenditures for costs of the Series 2021 Project. The Series 2021 Bonds are to be issued, and the reimbursements made, by the later of 18-months after the payment of the costs or after the Project is placed in service, but in any event, no later than three years after the date the original expenditure was paid. The maximum principal amount of the Series 2021 Bonds which will be issued to finance the reimbursed costs of the Project is not expected to exceed $64,000,000.

APPROVED AND ADOPTED this December 8, 2020.

(SEAL)

By:_____
Mayor

ATTEST:

By:_____
City Recorder

(Other business not pertinent to the foregoing appears in the minutes of the meeting.)

Upon the conclusion of all business on the Agenda, the meeting was adjourned.

(SEAL)

By:_____
Mayor

ATTEST:

By:_____
City Recorder

STATE OF UTAH )
: ss.
COUNTY OF UTAH )

I, Teisha Wilson, the duly appointed and qualified City Recorder of Lehi City, Utah (the "City"), do hereby certify according to the records of the City Council of the City (the "City Council") in my official possession that the foregoing constitutes a true and correct excerpt of the minutes of the meeting of the City Council held on December 8, 2020, including a resolution (the "Resolution") adopted at said meeting as said minutes and Resolution are officially of record in my possession.

I further certify that the Resolution, with all exhibits attached, was deposited in my office on December 8, 2020, and pursuant to the Resolution, there was published a Notice of Public Hearing and Bonds to be Issued (a) once a week for two consecutive weeks in the Daily Herald, a newspaper having general circulation within the City, with the affidavit of such publication attached hereto upon availability; (b) on the Utah Public Notice Website created under Section 63F-1-701 Utah Code Annotated 1953, as amended; and (c) on the Utah Legal Notices website (www.utahlegals.com) created under Section 45-1-101, Utah Code Annotated 1953, as amended.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of said City, this December 8, 2020.

(SEAL)

By:_____
City Recorder

To Be Attached (when available) -- Proof of Publication of Notice of Public Hearing and Bonds to be Issued

EXHIBIT "A"EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH
OPEN MEETING LAW

I, Teisha Wilson, the undersigned City Recorder of Lehi City, Utah (the "City"), do hereby certify, according to the records of the City in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the December 8, 2020, public meeting held by the City Council of the City (the "City Council") as follows:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the principal offices of the City on December ____, 2020, at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(b) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be delivered to the Daily Herald on _____, 2020, at least twenty-four (24) hours prior to the convening of the meeting; and

(c) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be posted on the Utah Public Notice Website (http://pmn.utah.gov) at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2020 Annual Meeting Schedule for the City Council (attached hereto as Schedule 2) was given specifying the date, time, and place of the regular meetings of the City Council to be held during the year, by causing said Notice to be (a) posted on _____ at the principal office of the City Council, (b) provided to at least one newspaper of general circulation within the City on _____ and (c) published on the Utah Public Notice Website (http://pmn.utah.gov) during the current calendar year.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this December 8, 2020.

(SEAL)

By:_____
City Recorder

SCHEDULE 1 -- NOTICE OF MEETING
SCHEDULE 2 -- ANNUAL MEETING SCHEDULE

EXHIBIT B

FORMS OF GENERAL AND SUPPLEMENTAL INDENTURE

[See Transcript Documents No. ___ and ___]

EXHIBIT C

FORM OF BOND PURCHASE AGREEMENT

[See Transcript Document No. ____ ]

EXHIBIT D

FORM OF PRELIMINARY OFFICIAL STATEMENT

[See Transcript Document No. _____ ]

EXHIBIT E

FORM OF PLEDGE AGREEMENT

[See Transcript Document No. _____ ]

EXHIBIT F

FORM OF SUPPLEMENTAL SALES TAX INDENTURE

[See Transcript Document No. _____ ]

**Agenda Item No: 6**

# City Council Agenda Item Report

Meeting Date: December 8, 2020
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

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**Subject:**
Public Hearing and Consideration of Budget Amendment.
a. Public Hearing
b. Consideration of Resolution #2020-76, amending the current Lehi City budget for fiscal year 2021.

**Suggested Action:**

**Attachments:**

Res 2020-76.docx

Budget Adjustment #1.pdf

**RESOLUTION NO. 2020-76**

**A RESOLUTION AMENDING THE BUDGET FOR THE CITY OF LEHI FOR FISCAL YEAR 2021 (JULY 1, 2020 – JUNE 30, 2021).**

**WHEREAS,** the City of Lehi has previously adopted a budget for Fiscal Year 2021; and

**WHEREAS,** for the purpose of amending the Fiscal Year 2021 Budget, a public hearing was scheduled and notice thereof published in the Daily Herald, a newspaper of general circulation in the city of Lehi, at least seven (7) days prior to the time of said hearing, describing the proposed budget and providing the time and place for such public hearing; and

**WHEREAS,** a public hearing was duly held at the time and place provided in said notice; and

**WHEREAS,** the City Council received all competent evidence offered in support of and opposed to said proposed budget amendments and it appearing that the proposed budget is in accordance with the provisions of Section 10-6-101 et seq., Utah Code Annotated (1953); and

**WHEREAS,** all of said proceedings were duly and regularly conducted;

**THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Lehi, Utah;

**Section 1. Lehi City Budget.** The Lehi city budget for fiscal year 2021 shall be amended according to the attached detail identified as "Attachment A"

**Section 2.** This resolution shall take effect immediately upon its adoption.

Approved and Adopted by the City Council of Lehi City this 10th day of December, 2020.

_____
Mayor Mark Johnson
Lehi City

Attest:

_____
Teisha Wilson, City Recorder

# ANNUAL OPERATING AND CAPITAL BUDGET

## Budget Amendment #1

## FISCAL YEAR 2020-2021

Lehi City
Budget Amendment #1
Fiscal Year 2020-21
December 2020

## Amendment 1a – Capital Project Carryovers

- The projects budgeted below were in progress at the end of the 2020 fiscal year. The budget needs to be carried over in order to complete the projects.

| Fund | Account | Current Budget | New Allocation | Amended Budget | Funding Source |
|---|---|---|---|---|---|
| General Capital | Public Safety Building | 0 | 5,932,000 | 5,932,000 | 2019 Bonds |
| General Capital | PS Building Furniture | 0 | 750,000 | 750,000 | 2019 Bonds |
| Park Impact Fees | Station 83 Park | 0 | 50,000 | 50,000 | Park Impact |

## Amendment 1b – Court Utilities

- The utilities line item in the Court budget has been historically underbudgeted. This adjustment more closely aligns with prior history.

| Fund | Account | Current Budget | New Allocation | Amended Budget | Funding Source |
|---|---|---|---|---|---|
| GF – Courts | Utilities | 6,000 | 9,000 | 15,000 | Court Fines |

## Amendment 1c – Fleet Purchase Carryforward

- Several fleet purchases were not able to be completed due to covid-related delays. These funds are carried forward to all the purchase of those vehicles planned for last year.

| Fund | Account | Current Budget | New Allocation | Amended Budget | Funding Source |
|---|---|---|---|---|---|
| Fleet | Vehicle Replacement | 0 | 100,000 | 100,000 | Reserves |

## Amendment 1d – Police Bullet Proof Vests

- Bullet proof vests for the Police Department were ordered but not delivered for covid-related issues. These funds are carried forward to make that purchase.

| Fund | Account | Current Budget | New Allocation | Amended Budget | Funding Source |
|---|---|---|---|---|---|
| GF – Police | Equipment | 74,799 | 11,000 | 85,799 | Carryover Order Delay |

## Amendment 1e – Sewer Project Carryover

- This project was unable to be completed last year due to vendor delays. These funds are carried over to the new budget year.

| Fund | Account | Current Budget | New Allocation | Amended Budget | Funding Source |
|---|---|---|---|---|---|
| Sewer | Mainline Rehab – COVID Delay | 310,000 | 450,000 | 760,000 | Fund Balance |

## Amendment 1f – PI Meter Project

- Carries over funds related to the PI meter replacement project.

| Fund | Account | Current Budget | New Allocation | Amended Budget | Funding Source |
|---|---|---|---|---|---|
| Pressurized Irrigation | PI Meters | 0 | 110,000 | 110,000 | 2019 Water Bonds |

## Amendment 1g – NCRS Reforestation Agreement

- Traverse Mountain suffered a significant fire event this summer. A project to replace vegetation will be funded partially by a grant and partially with City funds.

| Fund | Account | Current Budget | New Allocation | Amended Budget | Funding Source |
|---|---|---|---|---|---|
| General CIP | Flood Mitigation | 0 | 415,000 | 415,000 | Grant for $$311,000 |

## Amendment 1h – Mainline Replacement

- These funds are carried over to complete a mainline replacement project that couldn't be completed last year due to covid.

| Fund | Account | Current Budget | New Allocation | Amended Budget | Funding Source |
|---|---|---|---|---|---|
| Pressurized Irrigation | Mainline Replacement – COVID Delay | 300,000 | 300,000 | 600,000 | Fund Balance |

## Amendment 1i – TIGR Grant/Cycle Track

- Due to funding complications, funds allocated for the 700 So cycle track will be reallocated to the SR-92 Bridge project. The 700 South project will continue with a different design.

| Fund | Account | Current Budget | New Allocation | Amended Budget | Funding Source |
|---|---|---|---|---|---|
| General CIP | SR 92 Pedestrian Bridge | 0 | 6,329,000 | 6,329,000 | Grant for $6,264,000 |
| General CIP | Triumph Pedestrian Bridge | 0 | 400,000 | 400,000 | Grant for $372,000 |
| Road Impact | 700 So Cycle Track | 0 | 1,721,851 | 1,721,851 | Grant for $1,605,282 |

## Amendment 1j – Property Purchases

- The City recently acquired two pieces of property. One is a parcel adjacent to Family Park and the second will assist with the alignment of 100 East.

| Fund | Account | Current Budget | New Allocation | Amended Budget | Funding Source |
|---|---|---|---|---|---|
| Park Impact | Peck Park | 0 | 1,425,000 | 1,425,000 | Park Impact Fees |
| General CIP | Property Purchase | 0 | 400,000 | 400,000 | CIP Reserves |

## Amendment 1k – Power Building Custodial

- The power department currently contracts the cleaning of the facility with an outside company. The decision has been made to have the facilities department perform custodial services for the building. This adjustment transfers those funds from the power department to the facilities fund.

| Fund | Account | Current Budget | New Allocation | Amended Budget | Funding Source |
|---|---|---|---|---|---|
| Facilities | Salaries & Wages | 760,271 | 7,500 | 767,771 | Transfer from Power |

## Amendment 1l – CARES Funding

- The City received an allocation through Utah County of a federal grant for COVID-related expenditures. Most of that funding will be used to fund public safety costs. The two projects shown below will assist hands-free activities and remote work efficiency.

| Fund | Account | Current Budget | New Allocation | Amended Budget | Funding Source |
|---|---|---|---|---|---|
| I/T | Non Departmental | 100,000 | 35,070 | 135,070 | CARES Grant |
| Rec Center | Non Departmental | 135,070 | 31,000 | 166,070 | CARES Grant |

## Amendment 1m – Fiber Feasibility Study

- As the City explores installing a fiber network, a feasibility study is being conducted to evaluate costs and functionality of the system.

| Fund | Account | Current Budget | New Allocation | Amended Budget | Funding Source |
|---|---|---|---|---|---|
| General Capital | Fiber Feasibility Study | 0 | 85,000 | 85,000 | CIP Reserves |

## Amendment 1n – Station 81 Air Filtration

- The air filtration system at Station 81 is in need of repair. This situation wasn't known at the time the current year's budget was prepared and cannot wait until next fiscal year.

| Fund | Account | Current Budget | New Allocation | Amended Budget | Funding Source |
|---|---|---|---|---|---|
| Facilities | Repairs | 221,600 | 25,000 | 246,600 | Reserves |

## Amendment 1o – Outdoor Pool Repair

- The heater at the outdoor pool needed an emergency repair. Without this repair, the pool could not have operated this summer.

| Fund | Account | Current Budget | New Allocation | Amended Budget | Funding Source |
|---|---|---|---|---|---|
| Outdoor Pool | Capital Outlay | 43,000 | 115,000 | 158,000 | Fund Balance |

## Amendment 1p – Sandpit and 600 E Water Tanks

- Actual bids exceeded original engineering estimates for these two culinary tanks. These tanks will provide critical infrastructure for the City's culinary water system. $2,200,000 should have been included in the original budget, but the project was inadvertently left out. The funding for these projects will come from impact fees and culinary reserves.

| Fund | Account | Current Budget | New Allocation | Amended Budget | Funding Source |
|---|---|---|---|---|---|
| Culinary Water | 600 E Tank | 1,000,000 | 500,000 | 1,500,000 | Reserves |
| Culinary Impact | 600 E Tank | 1,000,000 | 500,000 | 1,500,000 | Impact Fees |
| Culinary Impact | Sandpit Tank | 0 | 3,100,000 | 3,100,000 | Impact Fees |

**Agenda Item No: 7**

# City Council Agenda Item Report

Meeting Date: December 8, 2020
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

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**Subject:**
Consideration of Resolution #2020-79, authorizing the Steel Solar Project Transaction Schedule under the Master Firm Power Supply Agreement with Utah Associated Municipal Power Systems (UAMPS); and related matters.

**Suggested Action:**

**Attachments:**

Res 2020-79.docx

Steel Solar Transaction Schedule_Lehi.pdf

LEHI CITY

**RESOLUTION NO. 2020-79**

**A RESOLUTION AUTHORIZING THE STEEL SOLAR PROJECT TRANSACTION SCHEDULE UNDER THE MASTER FIRM POWER SUPPLY AGREEMENT WITH UTAH ASSOCIATED MUNICIPAL POWER SYSTEMS; AND RELATED MATTERS.**

WHEREAS, Lehi City (the *"Member"*) owns and operates a utility system for the provision of electric energy to its residents and others (the *"System"*) and is a member of Utah Associated Municipal Power Systems (*"UAMPS"*) pursuant to the provisions of the Utah Associated Municipal Power Systems Amended and Restated Agreement for Joint and Cooperative Action dated as of March 20, 2009, as amended (the *"Joint Action Agreement"*);

WHEREAS, the Member desires to purchase all or a portion of its requirements for electric power and energy from or through UAMPS and has entered into a Power Pooling Agreement with UAMPS to provide for the efficient and economic utilization of its power supply resources;

WHEREAS, the Member has previously entered into the Master Firm Power Supply Agreement with UAMPS in order to allow for UAMPS entering into various firm transactions for the purchase and sale of firm supplies of electric power and energy;

WHEREAS, UAMPS has investigated the Steel Solar Project, a forty (40) megawatt (MW) solar photovoltaic generation facility to be located in Box Elder County, Utah, on behalf of its members and is now prepared to enter into a twenty-five (25) year power purchase agreement with Steel Solar LLC to secure the delivery of all the energy from the Project and associated environmental attributes; and

WHEREAS, the Member now desires to authorize and approve the Steel Solar Transaction Schedule ("Transaction Schedule") attached hereto as Exhibit A for the Project subject to the parameters set forth in this Resolution.

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

*Section 1. Authorization of Steel Solar Transaction Schedule.* The Transaction Schedule, in substantially the form presented at the meeting at which this resolution is adopted, is hereby authorized and approved, and the Member Representative is hereby authorized, empowered and directed to execute and deliver the Transaction Schedule on behalf of the Member. Promptly upon its execution, the Transaction Schedule shall be filed in the official records of the Member.

*Section 2. Other Actions.* The Mayor, City Recorder, the Member Representative and other officers and employees of the Member shall take all actions necessary or reasonably

required to carry out, give effect to, and consummate the transactions contemplated hereby and shall take all actions necessary to carry out the execution and delivery of the Transaction Schedule and the performance thereof.

*Section 3. Miscellaneous; Effective Date.* (a) All previous acts and resolutions in conflict with this resolution or any part hereof are hereby repealed to the extent of such conflict.

(b) In case any provision in this resolution shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

(c) This resolution shall take effect immediately upon its adoption and approval.

Approved and Adopted by the City Council of Lehi City, Utah this 8th day of December, 2020.

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

EXHIBIT “A”

# STEEL SOLAR PROJECT
# FIRM POWER SUPPLY AGREEMENT
# TRANSACTION SCHEDULE

This Transaction Schedule to the Master Firm Power Supply Agreement to which all Parties to this Transaction Schedule are signatories provide for the following transactions. The Parties to this Transaction Schedule agree to the following provisions and agree to pay all costs of this transaction through the Firm Power Supply Project.

| | |
|---|---|
| PURCHASER: | Lehi City |
| ENTITLEMENT SHARE: | 25.00% |
| SUPPLIER: | Steel Solar, LLC (the "Steel Solar Project") |
| EFFECTIVE DATE: | The Power Purchase Agreement by and between UAMPS and Steel Solar, LLC for the Steel Solar Resource (the "PPA") was approved on November 4, 2020. The PPA becomes effective upon UAMPS obtaining member governing body approvals and completing transmission arrangements with PacifiCorp; UAMPS anticipates satisfying these two conditions within 90 days of executing the Power Purchase Agreement. The Scheduled Commercial Operation Date ("COD") is December 31, 2022. The COD may not occur earlier than October 1, 2022 but not later than June 30, 2023. |
| TERM: | A 25-year delivery term commencing on COD. The PPA will become effective upon UAMPS satisfying the two conditions precedent identified above. |
| AMOUNT: | 10,000 kW and associated Environmental Attributes ("Entitlement Share") |
| PRICE: | $31.45 per MWH |
| OTHER PROVISIONS: | |
| ***Energy***: | UAMPS will schedule all energy pursuant to the terms and conditions of the PPA and will delivery to the Purchaser its Entitlement Share of the Steel Solar Resource. The Steel Solar Resource is to be constructed as a 40 MW solar photovoltaic generation facility located in Box Elder County, Utah. |
| ***Transmission:*** | UAMPS will charge and the Purchaser will pay transmission charges as adopted by the UAMPS Board of Directors from time to time. |

***Administration***: UAMPS will charge and Purchasers will pay the scheduling fee and reserve fee as adopted by the UAMPS Board of Directors from time to time.

***Buyout Options:*** Under the PPA, UAMPS has the ability to buy the Steel Solar Resource from Steel Solar, LLC at specified buyout dates pursuant to a fair market value appraisal. If UAMPS is directed to pursue one of its buyout options, then UAMPS will in parallel develop new contracts or amend the Firm Power Supply Agreement with the Purchasers to provide UAMPS with the ability to finance the buyout of the Steel Solar Resource.

***Step-Up Obligation:***

(1) In the event of a default by one of the Purchasers, UAMPS shall immediately allocate all of the defaulting Purchaser's Entitlement Share among the nondefaulting Purchasers, pro rata on the basis of their then-current Entitlement Shares, which shall remain in effect only until the completion of the procedures provided herein. UAMPS shall provide written notice to the nondefaulting Purchasers of the initial allocation of the defaulting Purchaser's Entitlement Share which notice shall (A) set forth the date of the initial allocation, (B) include a revised Schedule I showing the increased Entitlement Shares as a result of such allocation, (C) direct each of the nondefaulting Purchasers to make an election pursuant to subparagraph (2) below, and (D) set forth the date by which each of the nondefaulting Purchasers must notify UAMPS of such election. The initial allocation of the defaulting Purchaser's Entitlement Share and the increased Entitlement Shares of the nondefaulting Purchasers as a result of such allocation (as shown on the revised Schedule I prepared by UAMPS) shall remain in effect until the completion of the procedures provided for herein. During such period, each of the nondefaulting Purchasers shall have all of the rights, benefits, obligations and responsibilities associated with its increased Entitlement Share as a result of such allocation.

(2) Within sixty days after the initial allocation of the defaulting Purchaser's Entitlement Share, each nondefaulting Purchaser shall notify UAMPS in writing of its election to: (A) retain all of its initial allocation of the defaulting Purchaser's Entitlement Share; or (B) retain none or less than all of such allocation. Any Purchaser that elects to retain all of its initial allocation of the defaulting Purchaser's Entitlement Share shall be deemed to have fully satisfied its step-up obligations and shall not thereafter be required to accept any additional allocation of the defaulting Purchaser's Entitlement Share; *provided* that any such nondefaulting Purchaser may give notice to UAMPS of its request to acquire additional amounts of the defaulting Purchaser's Entitlement Share as may be available.

(3) Within thirty days after its receipt of the elections of all nondefaulting Purchasers pursuant to subparagraph (2), UAMPS shall determine whether the nondefaulting Purchasers have elected to retain all of the defaulting Purchaser's Entitlement Share. In the event that one or more of the nondefaulting Purchaser's elected to retain less than all of the initial allocations of the defaulting Purchaser's Entitlement Share, UAMPS shall reallocate the remaining amounts of the defaulting Purchaser's Entitlement Share proportionally among those nondefaulting Purchasers that have requested additional amounts of the defaulting Purchaser's Entitlement Share. To the extent that any part of the defaulting Purchaser's Entitlement Share is then unallocated, UAMPS shall next reallocate the remaining portion of the defaulting Purchaser's Entitlement Share proportionally among those Purchasers that did not elect to retain all of their initial allocations of such Entitlement Share. Proportional reallocations shall be based upon the Entitlement Shares of the nondefaulting Purchasers in effect immediately prior to the defaulting Purchaser's default.

*(4)* In no event shall the final allocation of a defaulting Purchaser's Entitlement Share pursuant to subparagraph (3) (or the total of all such allocations in the event of multiple Purchasers' defaults) cause any nondefaulting Purchaser's Entitlement Share to increase by more than 25% over its "Adjusted Entitlement Share" without such Purchaser's consent. The "Adjusted Entitlement Share" is the Purchaser's Entitlement Share shown on Schedule I on and as of the Effective Date.

(5) UAMPS shall deliver, promptly after making the determinations and reallocations required by subparagraphs (1-4), a notice to the nondefaulting Purchasers which notice shall (A) set forth the final allocation of the defaulting Purchaser's Entitlement Share pursuant to subparagraph (3), and the effective date of the final allocation, and (B) include a revised Schedule I showing the revised Entitlement Shares of the nondefaulting Purchasers upon the final allocation pursuant to subparagraph (3). The Entitlement Shares shown on such revised Schedule I shall thereafter be the Entitlement Shares of the nondefaulting Purchasers.

(6) Any portion of the Entitlement Share of a defaulting Purchaser allocated or reallocated to a nondefaulting Purchaser pursuant to this paragraph (b) shall become a part of and shall be added to the Entitlement Share of the nondefaulting Purchaser, and from and after the date of such transfer the nondefaulting Purchaser shall be obligated to pay for its increased Entitlement Share pursuant to the terms and provisions of this Transaction Schedule. The defaulting Purchaser shall remain liable to UAMPS and the nondefaulting Purchasers for costs incurred and damages suffered by them in connection with the actions taken with respect to the defaulting Purchaser's Entitlement Share provided for herein.

(7) If, as a result of the limitation stated in subparagraph (4) above, any portion of a defaulting Purchaser's Entitlement Share remains unallocated or upon the request of any nondefaulting Purchaser, UAMPS shall use Commercially Reasonable Efforts to sell or dispose of the unallocated or designated Entitlement Share. The defaulting Purchaser shall be liable for the costs, fees and expenses incurred by UAMPS in connection with any such sale, disposition or remedial action.

***Other:*** Any costs incurred by UAMPS due solely to this Transaction Schedule, including but not limited to PPA costs, transmission costs, scheduling costs, administrative costs and legal costs will be the responsibility of Purchasers invoiced through the UAMPS Power Bills.

This Transaction Schedule may be signed in counterpart.

Dated this _____ day of _____, 2020.

LEHI CITY

By:_____

Title:_____

UTAH ASSOCIATED MUNICIPAL POWER SYSTEMS

By:_____

Title:_____

# Schedule I

| MEMBER | KW AMOUNT 40,000 | ENTITLEMENT % |
|---|---|---|
| Blanding | 646 | 1.62% |
| Bountiful | 6,459 | 16.15% |
| Fairview | 129 | 0.32% |
| Fillmore | 388 | 0.97% |
| Heber | 6,459 | 16.15% |
| Hurricane | 2,584 | 6.46% |
| Hyrum | 2,584 | 6.46% |
| Lehi | 10,000 | 25.00% |
| Mt. Pleasant | 388 | 0.97% |
| Paragonah | 50 | 0.13% |
| Payson | 3,877 | 9.69% |
| Price | 3,500 | 8.75% |
| Santa Clara | 1,000 | 2.50% |
| SUVESD | 646 | 1.62% |
| Washington | 1,292 | 3.23% |
| **TOTAL** | **40,000** | **100.00%** |

**Agenda Item No: 8**

# City Council Agenda Item Report

Meeting Date: December 8, 2020
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

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**Subject:**
Consideration of Ordinance #65-2020, approval of the Baum Zone Change, changing 1.3 acres located at 2655 North Center Street from A-1 (agriculture) to RA-1(residential/agriculture).

**Suggested Action:**

**Attachments:**

CC Staff Report Baum Zone Change 12.08.20.docx

Baum Zone Change DRC 11.04.20.docx

Ord 65-2020.docx

Baum Zone Amendment.pdf

Aerial.pdf

General Plan.pdf

Zoning.pdf

# BAUM ZONE CHANGE
## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Josh Baum | | |
| **Meeting Date** | December 8, 2020 | | |
| **Requested Action/Purpose** | Approval of a proposed zone change | | |
| **Location** | 2655 North Center Street | | |
| **Project Area** | 1.3 acres | | |
| **Existing Zoning** | A-1 | | |
| **Existing General Plan Land Use Designation** | Very Low Density Residential (VLDR) | | |
| **Proposed Zoning Designation** | RA-1 | | |
| **Existing Land Use** | Single Family Home | | |
| **Adjacent Zoning and Land Use** | *North* | RA-1 | Single Family Homes (North Point Circle) |
| | *South* | A-1 | Single Family Home |
| | *East* | RA-1 | Single Family Homes (Ozancin Estates) |
| | *West* | A-1 | Single Family Home |
| **Date of DRC Review** | November 4, 2020 | | |
| **Date of Planning Commission Review** | November 12, 2020 | | |
| **Assigned Planner** | Brittney Harris | | |

## REQUIRED ACTION

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

## APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

## APPLICABLE GENERAL PLAN GOALS AND POLICIES

Goal 8: Create sustainable housing for new residents with access to neighborhood and community services, education, transportation, recreation, and cultural opportunities.

Very Low Density Residential (VLDR) The purpose of the Very Low Density Residential (VLDR) classification is

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

## PROPERTY HISTORY

**April 14, 1986** Property came into Lehi as part of the North Annexation

## REPORT ANALYSIS

The applicant seeks approval of a proposed zone change from A-1 to RA-1 at 2655 North Center Street. The current General Plan Land Use Map designation shows this area as Very Low Density Residential (VLDR). The current A-1 zoning actually falls under the VLDRA General Plan Land Use designation. Thus, the proposed RA-1 zoning will bring this parcel into compliance with the existing VLDR General Plan designation.

The surrounding properties to the north and the east have RA-1 zoning. The properties to the south and west have A-1 zoning. This proposed zone change will be consistent and compatible with the zoning of all surrounding properties.

The applicant expressed their intent to apply for a flag lot in their application for the zone change. DRC left a comment reminding the applicant that a separate application will be required for flag lot approval, and that approval of this zone change does not guarantee approval of a future flag lot application.

The DRC left three redline comments including one indicating the required water dedication for the zone change. Please consider including all DRC comments in your motion.

## PLANNING DIVISION RECOMMENDATION

Planning Division staff recommends **APPROVAL** of the proposed Baum zone change including the DRC comments from November 4, 2020. This recommendation is based on the following findings:

1. The proposed zone change will bring the zoning in compliance with the General Plan Land Use designation.
2. The proposed zone change matches the zoning on properties to the north and east of this property.
3. The proposed zone change is consistent and compatible with the surrounding VLDR General Plan Land Use Designation.

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Baum zone change on November 12, 2020. The minutes and motion from this meeting are as follows:

**2.7) Public hearing and recommendation of Josh Baum's request for the Baum Zone Change, changing 1.3 acres located at 2655 North Center Street from A-1 (agriculture) to RA-1(residential/agriculture).**

Brittney presented information on the agenda item. The surrounding areas are RA-1 and A-1.

The applicant, Josh Baum, was present.

Commissioner Nielsen opened the public hearing.

Commissioner Nielsen closed the public hearing.

**Motion:** Commissioner Bunker moved to forward a positive recommendation of **Josh Baum's request for the Baum Zone Change, changing 1.3 acres located at 2655 North Center Street from A-1 (agriculture) to RA-1(residential/agriculture)**; including all DRC comments and findings stated in the reports. Commissioner Peterson seconded.

**Vote:** Commissioner Ellis, yes; Commissioner Jackson, yes; Commissioner Peterson, yes; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Nielsen, yes. The motion passed unanimously.

**Baum Zone Change**
**DRC Redline Comments**

*Josh Baum- requests review of the Baum Zone Change at 2655 North Center Street changing 1.30 acres from A-1 to RA-1.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Josh Baum
Date of Plans Reviewed: 10/22/20
Time Start: n/a
Time End: n/a

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

1. Suggest removing the language regarding the flag lot to not confuse the issues.
2. Flag Lot approval will require separate conditional use application after zone change approval
3. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the RA-1 Zone. The amount of culinary water is 1.13 acre feet per acre and irrigation water is 2.56 acre feet per acre.

***Consistency with the elements of the Lehi City General Plan.***

This area has a VLDR designation, the RA-1 zone fits this designation whereas the VLDRA did not.

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

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

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

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

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

THIS ITEM HAS BEEN SCHEDULED FOR PLANNING COMMISSION NOVEMBER 12th

**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: 65-2020**

# AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT FOR THE BAUM PROPERTY LOCATED AT 2655 NORTH CENTER STREET

WHEREAS, Josh Baum, owner of property located at 2655 North Center Street 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 RA-1, residential agriculture; and

WHEREAS, following a public hearing on November 12, 2020, 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 December 8, 2020, 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 November 12, 2020; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on October 25, 2011 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

PART I:

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

PART II:

A. If a provision of this Ordinance -2020 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 8th day of December 2020.

ATTEST

| | |
|---|---|
| _____ | _____ |
| Mark Johnson, Mayor | Teisha Wilson, City Recorder |

EXHIBIT “A”

INNOVATION POINTE ZONE CHANGE PARCELS AND MAP

Parcel ID: 11:033:0297

Legal Description: COM N 225.58 FT & W 32.74 FT FR SE COR. SEC. 32, T4S, R1E, SLB&M.; W 297.26 FT; N 191.23 FT; E 295.99 FT; S 0 DEG 22' 46" E 191.24 FT TO BEG. AREA 1.301 AC.

# Zone Amendment for Josh Baum

Property Address:
2655 N Center St
Lehi UT 84043

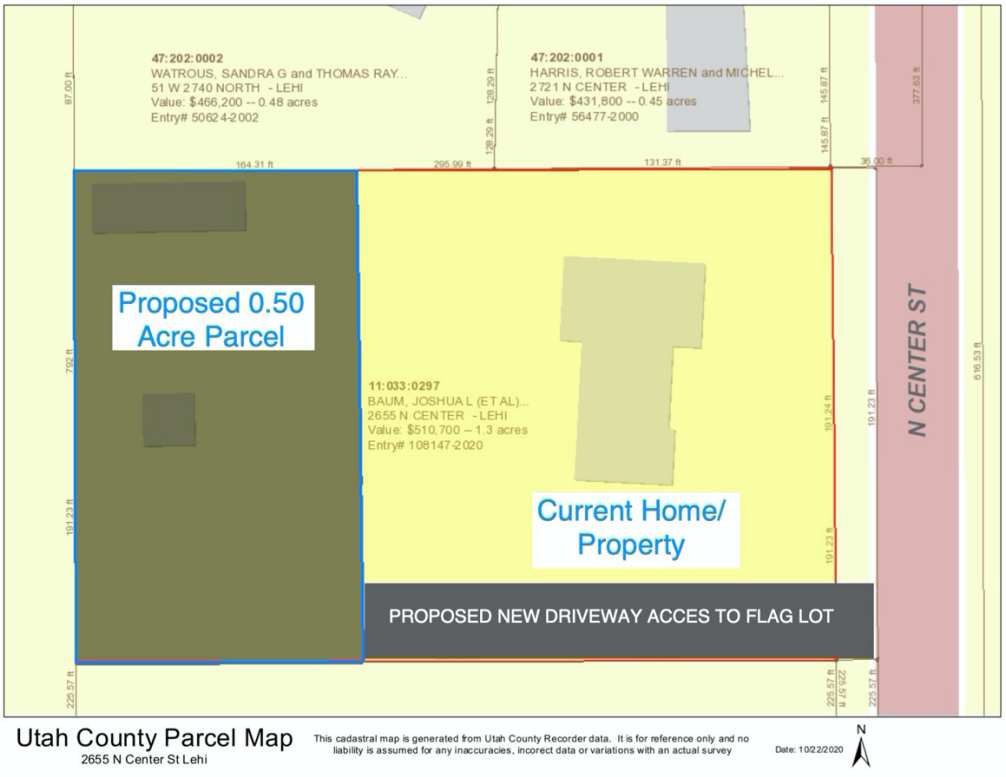
To Whom It May Concern:

1.

A. I am applying for the amendment because I would like to split my 1.3 acre lot into 2 different parcels. I would like to sell or build a home in the rear portion of my lot on 0.50 acres.
B. I believe switching to R-1 would be consistent with the goals and policies of the general plan as the surrounding areas are currently in this zone.
C. The current parcel is zoned A-1. The previous owners used this property in accordance with the agricultural plan. I am proposing that I switch to RA-1. The surrounding properties are in the RA-1 zone and this proposal would be consistent with the plan.
D. The effect on the property would be a good improvement. The property is a large open space that is currently not being used for anything. Building a home and landscaping would be a good improvement for the property.
E. Gain to the public would be a developed property with a new home and landscaping. A new home and landscaping would allow a new family to be able to live in the area.

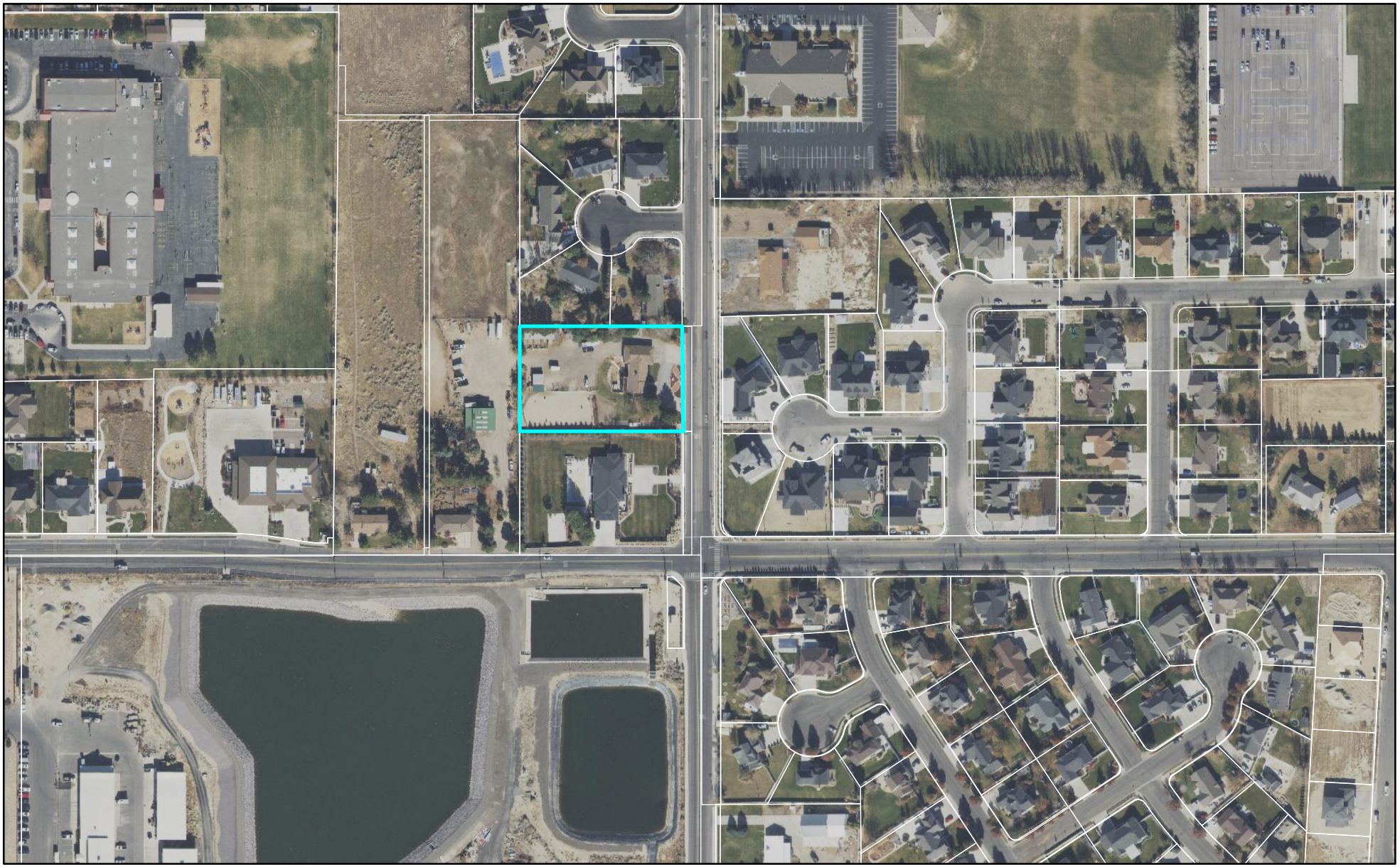
2.

MAP OF PROPERTY AND APPROXIMATE NEW FLAG LOT.



# Baum Zone Change

Aerial

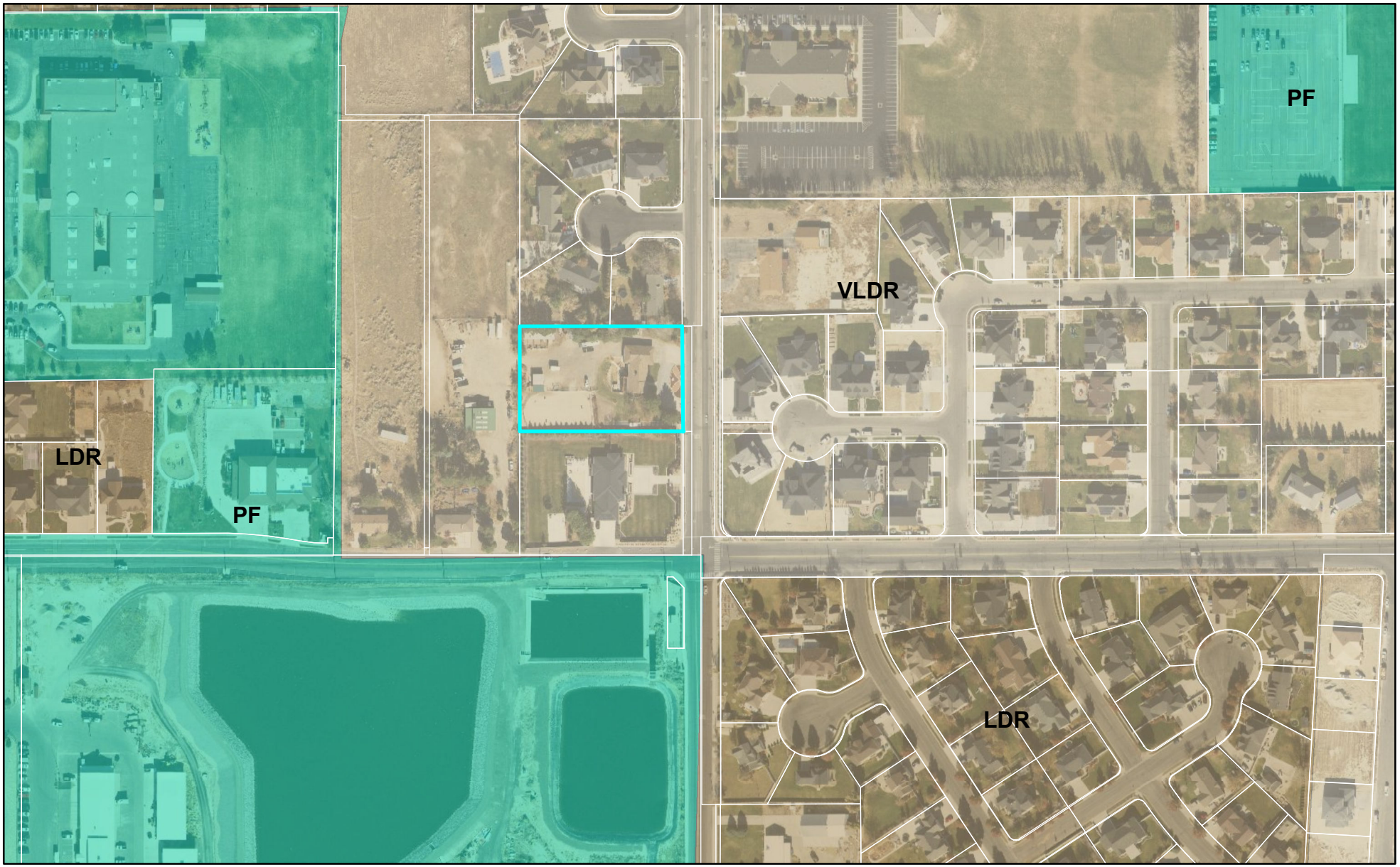


0 300 600 Feet

LEHI CITY

# Baum Zone Change

General Plan

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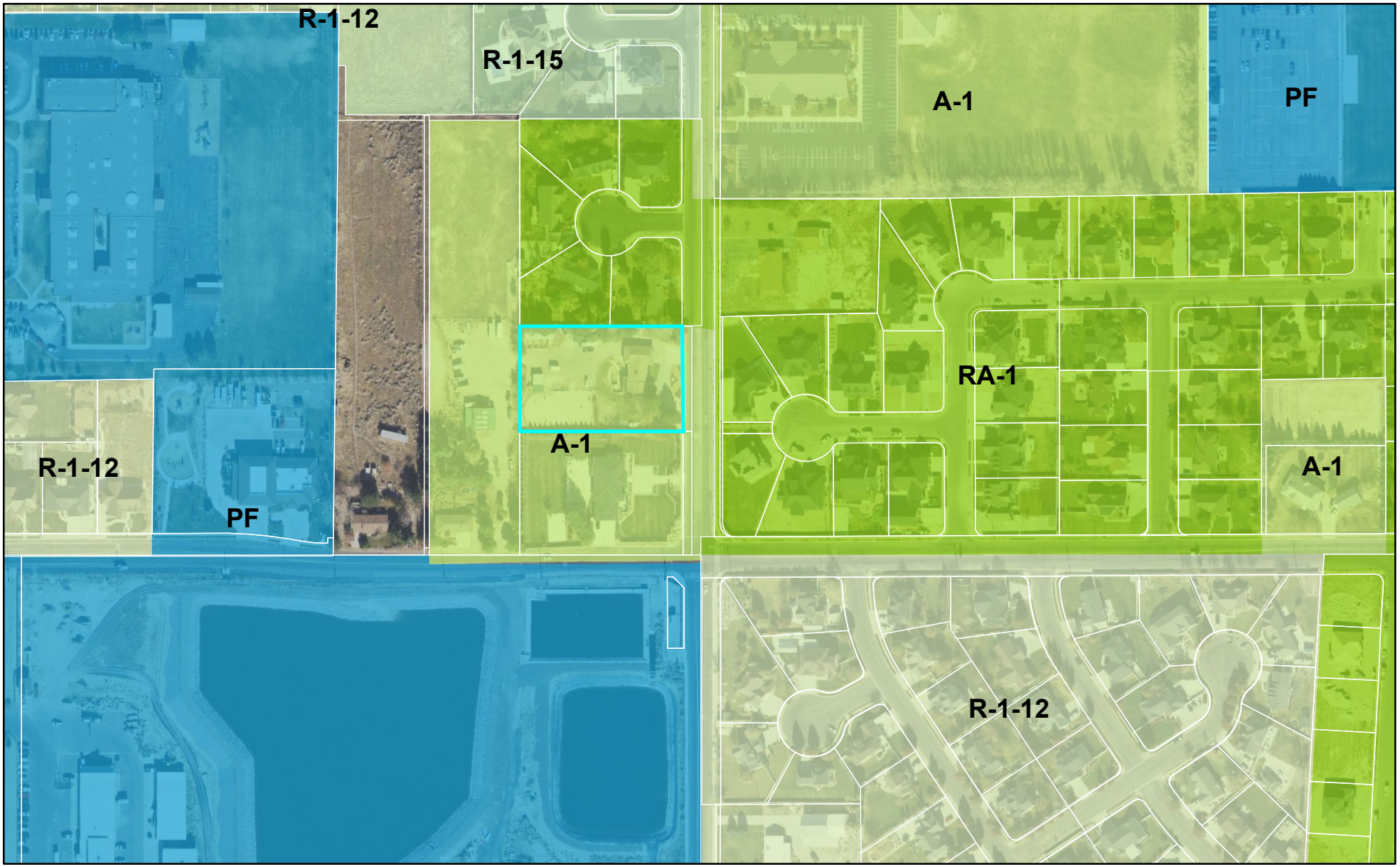
LEHI CITY

# Baum Zone Change

Zoning




LEHI CITY

**Agenda Item No: 9**

# City Council Agenda Item Report

Meeting Date: December 8, 2020
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

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**Subject:**
Consideration of Concept Plan approval for the Fox Canyon Area J1, a 97-lot multifamily development located at approximately 5300 North Fox Canyon Road in the Traverse Mountain Panned Community.

**Suggested Action:**

**Attachments:**

CC Staff Report Fox Canyon J1 Concept 12.08.20.docx

Fox Canyon J1 Concept DRC 11.04.20.docx

Fox Canyon Area J1 Concept-Plan Narrative.pdf

Vicinity Map Fox Canyon Area J1.pdf

Fox Canyon Area J1 Concept.pdf

Aerial.pdf

General Plan.pdf

Zoning.pdf

# FOX CANYON AREA J1 CONCEPT
## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Perry Development | | |
| **Meeting Date** | December 8, 2020 | | |
| **Requested Action/Purpose** | Approval of a proposed concept plan | | |
| **Location** | Approximately 5300 North Fox Canyon Road | | |
| **Project Area** | 9.0 acres | | |
| **Existing Zoning** | Planned Community | | |
| **General Plan Land Use Designation** | MDR/ESA | | |
| **Adjacent Zoning and Land Use** | *North* | PC | Undeveloped/ Open Space |
| | *South* | PC | Single Family (Northridge) |
| | *East* | PC | Fox Canyon Area J1 Concept |
| | *West* | PC | Undeveloped Open Space |
| **Date of DRC Review** | November 4, 2020 | | |
| **Date of Planning Commission Review** | November 12, 2020 | | |
| **Assigned Planner** | Brittney Harris | | |

## REQUIRED ACTION

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

## APPLICABLE DEVELOPMENT CODE REGULATIONS

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

**Section 37.030. Connectivity Standards**

G. Purpose. These standards are intended to create a connected transportation system between neighborhoods and commercial areas within the City. The specific purposes of this Section include:

1. encouraging active transportation through additional connections and increased destination access;

2. providing better routes to interconnect neighborhoods, shopping, recreation, civic buildings, employment centers, schools and parks;

H. Residential Connectivity Standards. All new residential subdivisions with ten or more units or more than one acre shall meet the following connectivity index, block length, and cul-de-sac length standards for private and public roads.

1. Required Connectivity Index. The minimum required connectivity index shall be required based on the project density as identified in the following table of minimum connectivity index scores:

| Density | Index Score |
|---|---|
| 0-2.5 DU/AC | 1.5 |
| 2.6-4 DU/AC | 1.6 |
| 4.1+ DU/AC | 1.75 |

a. Reduction in Required Connectivity Index. The required connectivity index may be reduced if the applicant provides clear and convincing evidence that it is impracticable to achieve due to:

i. road grades that exceed ten percent;

ii. Jordan River;

iii. Utah Lake;

iv. delineated wetlands;

v. other significant natural or historic features;

vi. existing adjacent development;

vii. rail corridors; or

viii. limited access roadways.

b. Reductions in the required connectivity index will be reviewed on a case-by-case basis and shall require positive recommendations from the reviewing departments and Planning Commission and approval by the City Council.

c. The total allowed reduction to the required connectivity index shall be based on an analysis of existing conditions that prevent connections. As part of the analysis, City staff shall ensure the internal connectivity of the subdivision meets the required connectivity index and that connectivity is provided to adjacent properties where possible.

**TABLE 37.070. Multi-Family Development Amenities Requirements.**

| # UNITS | PICNIC AREA | SPORTS COURT | PLAYGROUND | CLUB HOUSE | POOL/TENNIS COURT/SPLASH PAD |
|---|---|---|---|---|---|
| 10-30 | 2 | 1 | 1 | - | - |
| 31-50 | 4 | 1 | 2 | - | - |
| 51-100 | 6 | 1 | 2 | 1 – Min 750 Sq. Ft. | - |
| 101-200 | 8 | 1 | 3 | 1 – Min 750 Sq. Ft. | 1 |
| 201-300 | 10 | 2 | 4 | 1 – Min 750 Sq. Ft. | 1 |
| 301-400 | 12 | 2 | 5 | 1 – Min 1,500 Sq. Ft. | 2 |
| 401-500 | 14 | 2 | 6 | 1 – Min 1,500 Sq. Ft. | 2 |
| 501+ | 16 | 2 | 7 | 1 – Min 2,000 Sq. Ft. | 2 |

*Amenities may be combined into upgraded amenities at the discretion of the Planning Commission.

**Section 37.020. Multi-Family Residential Design Standards.**

C. Site Planning and Design Standards.

1. Townhome Building Orientation. Townhomes shall be oriented towards all public streets with rear loading garages accessed by a paved parking area or alley way (see Figure 138). In addition, rear loading townhomes shall be required for a minimum of 50 percent of the total townhome units in a development with building entrances being oriented towards streets, parks, courtyards, and other open spaces. Units required to orient towards public streets may be considered toward meeting the 50 percent requirement. Off-street parking shall not be allowed between the building entrance of rear-loading townhomes and the street sidewalk.

## REPORT ANALYSIS

The applicant requests approval of the Fox Canyon Area J1 concept plan. This concept includes 97 townhomes with an approximate density of 5.65 units per acre in the Central Canyon area of Traverse Mountain. The applicant meets the density and amenities requirements, requests an exception on the connectivity standards, and needs to meet the rear load townhome unit requirement. The DRC provided 12 comments on this concept.

**Density Requirements**
This area, designated as HDR2 on the Traverse Area Plan Land Use Map, allows for up to 14 units per acre. The Traverse Mountain Area Plan also allows 141 residential units in this J1 area. The rest of this density will be transferred from Central Canyon to the Perry Homes Planning District. City Staff supports this transfer of density in order to protect the hillside and reduce the potential impact of natural disasters.

**Multi-Family Amenities**
The concept plan exactly meets the required amenities by providing six picnic areas, one sports court, two playgrounds and one clubhouse. These are located in central locations with easy accessibility for all residents and close to parking for visitors.

**Connectivity Standards**
Based on the density of 5.65 units per acre, this area needs to meet the connectivity index of 1.75. It does not currently meet this. However, increasing pedestrian connectivity to the adjacent trail system would encourage active transportation as stated in the purpose section of the connectivity standards. Staff recommends these trail connections be located with one by the south picnic area and a second to the southeast corner of the project.

**Rear-load Townhome Requirement**
The concept does not show any rear-loading townhome units. The Multi Family Development Standards require at least 50 percent of the townhomes be rear-loading. The applicant has been made aware of this and further review will come with the preliminary subdivision review.

**DRC Comments**
The 12 comments left by the DRC included the following:

1. This is in the Wildland Urban interface some buildings may need fire sprinklers
2. J1 will require 2 separate connections to the water and PI systems. This area cannot connect to the water mains in Fox Canyon Road as it is a different pressure zone.
3. Master-planned 8' asphalt trail along Ravencrest Lane extends North from existing trail that is stubbed from the Northridge development.
4. Recommend eliminating 90 degree turns in sidewalks going around parking stalls. This will save some concrete costs and make walking easier.
5. Recommend moving picnic areas and sports court farther away from the streets and parking areas. It will be more enjoyable to use and create less concerns for parents with young children to be farther away from cars.
6. Provide a sidewalk connection on at least one side of the center 24' private road.
7. Recommend a radius on the corner of the road on the southeast corner instead of the 90 degree angle.

Please consider including all DRC comments in your motion.

## PLANNING DIVISION RECOMMENDATION

Planning Division staff recommends **APPROVAL** of the Fox Canyon Area J1 Concept Plan including DRC comments from November 4, 2020. This recommendation is based on the following findings:

1. The proposed concept lowers the total number of units in Central Canyon.
2. The proposed concept meets the amenity requirements for Multi-Family Housing,
3. The proposed concept warrants exceptions to the street connectivity standards due to the existing steep

slopes.

4. The proposed concept is consistent with the Lehi City Development Code
5. The proposed concept conforms to the goals and policies of the General Plan.
6. The proposed concept does not affect the health, safety, welfare, and morals of the City.
7. Other findings based upon information presented at the public hearing.

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Fox Canyon J1 Concept Plan on November 12, 2020. The minutes and motion from this meeting are as follows:

**2.4) Public hearing and recommendation of Perry Development's request for review of the Fox Canyon Area J1 Concept Plan, a 97-lot multifamily development located at approximately 5300 North Fox Canyon Road in the Traverse Mountain Panned Community.**

Brittney presented information on the agenda item.

The applicant, Dan Reeves, was present and addressed the Commission. He addressed the rear loading units.

Commissioner Nielsen opened the public hearing.

Montane Hamilton stated he appreciates Dan trying to reduce density but feels there still isn't enough parking. His other concern is the north end of the property where the northern connection will encourage traffic to run into the neighborhood.

Commissioner Nielsen closed the public hearing.

**Motion:** Commissioner Peterson moved to forward a positive recommendation of **Perry Development's request for review of the Fox Canyon Area J1 Concept Plan, a 97-lot multifamily development located at approximately 5300 North Fox Canyon Road in the Traverse Mountain Panned Community**; including all DRC comments with particular mention of rear loading requirements. Commissioner Ellis seconded.

**Vote:** Commissioner Ellis, yes; Commissioner Jackson, yes; Commissioner Peterson, yes; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Nielsen, yes. The motion passed unanimously.

**Fox Canyon Area J1 Concept Plan**
**DRC Redline Comments**

*Perry Development- requests review of the Fox Canyon Area J1 Concept Plan, a 97-lot multi-family development located at approximately 5300 North Fox Canyon Road in a Planned Community zone.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Dan Reeve
Date of Plans Reviewed: 10/27/20
Time Start: n/a
Time End: n/a

**DRC REDLINE COMMENTS:**

**Glade – Power:**

1. Show existing power equipment. Power circuit study for this area is required – combined A1, I1, J1, possible density west.

**Kerry – Fire:**

2. This is in the Wildland Urban interface some buildings may need fire sprinklers

**Greg – Water/Sewer:**

3. J1 will require 2 separate connections to the water and PI systems. This area cannot connect to the water mains in Fox Canyon Road as it is a different pressure zone.

**Trent – Parks:**

4. Show and label existing asphalt trail.
5. Master-planned 8' asphalt trail along Ravencrest Lane extends North from existing trail that is stubbed from the Northridge development.

**Gary – Building/Inspections:**

6. A soils report is needed

**JD – Streets:** No comments

**Ross – Engineering:** No comments

**Kim – Planning:**

7. 50% or more of the units must be rear loading with front doors either facing a street sidewalk or a common courtyard/open space area.
8. The maximum block lengths are exceeded in this development but are warranted due to the considerable grade to the north and south of the development. Provide pedestrian accesses from the street sidewalks to the adjacent paved Bonneville Shoreline Trail to help better meet the required 1.75 connectivity index for a subdivision with greater than 4 units per acre.
9. Recommend eliminating 90 degree turns in sidewalks going around parking stalls. This will save some concrete costs and make walking easier.
10. Recommend moving picnic areas and sports court farther away from the streets and parking areas. It will be more enjoyable to use and create less concerns for parents with young children to be farther away from cars.
11. Provide a sidewalk connection on at least one side of the center 24' private road.
12. Recommend a radius on the corner of the road on the southeast corner instead of the 90 degree angle.

THIS ITEM HAS BEEN SCHEDULED FOR PLANNING COMMISSION ON NOVEMBER 12th

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

Perry Homes, Inc.
Builders/Developers

October 26, 2020

Lehi City Planning and Zoning
153 North 100 East
Lehi, Utah 84043

**RE: Concept Review – Fox Canyon Area J1 Townhomes, Traverse Mountain**

Dear Planning and Zoning,

For your consideration for Concept Review is Fox Canyon Area J1, a 97 unit townhome development in Traverse Mountain on 9 acres at approximately 5300 North Fox Canyon Road (APN #s 11:013:0107, 11:013:0185 and 11:013:0150). The proposed development will consist of 97 townhomes, ranging from 3 units per building up to 8 units per building. The streets are proposed to be private right-of-ways, dedicated to and maintained by a sub-association subject to the Traverse Mountain Master Association.

This development will include two (2) playground areas, six (6) picnic areas, one (1) sports court, and a 750 sf clubhouse. The townhome exteriors will be a combination of brick and/or stone, cementitious hardy siding and stucco, all in accordance with the Architectural Standards found in Section 37.040.A. There will be a sub-association subject to the Traverse Mountain Master Association to maintain the private roads, amenities and common areas, as well as CC&R's to govern the sub-association and residents.

The proposed use and density is actually less than what is allowable under the Traverse Mountain Area Plan, which allows for 141 total residential units in Area J1. The Area Plan also allows any unused density to be transferred to the Perry Homes Planning District. With only 97 out of 141 allowable units being developed in Area J1, this would lower the developed density in Area J1 by just over 30% and move the excess density closer to SR-92 in Traverse Mountain. With 97 units being proposed in Area J1, and Northridge subdivision just to the south having used 1 unit from Area J1, the unused 43 remaining units of density in J1 will be transferred from Central Canyon to the Perry Homes Planning District upon recording of final plats for Area J1.

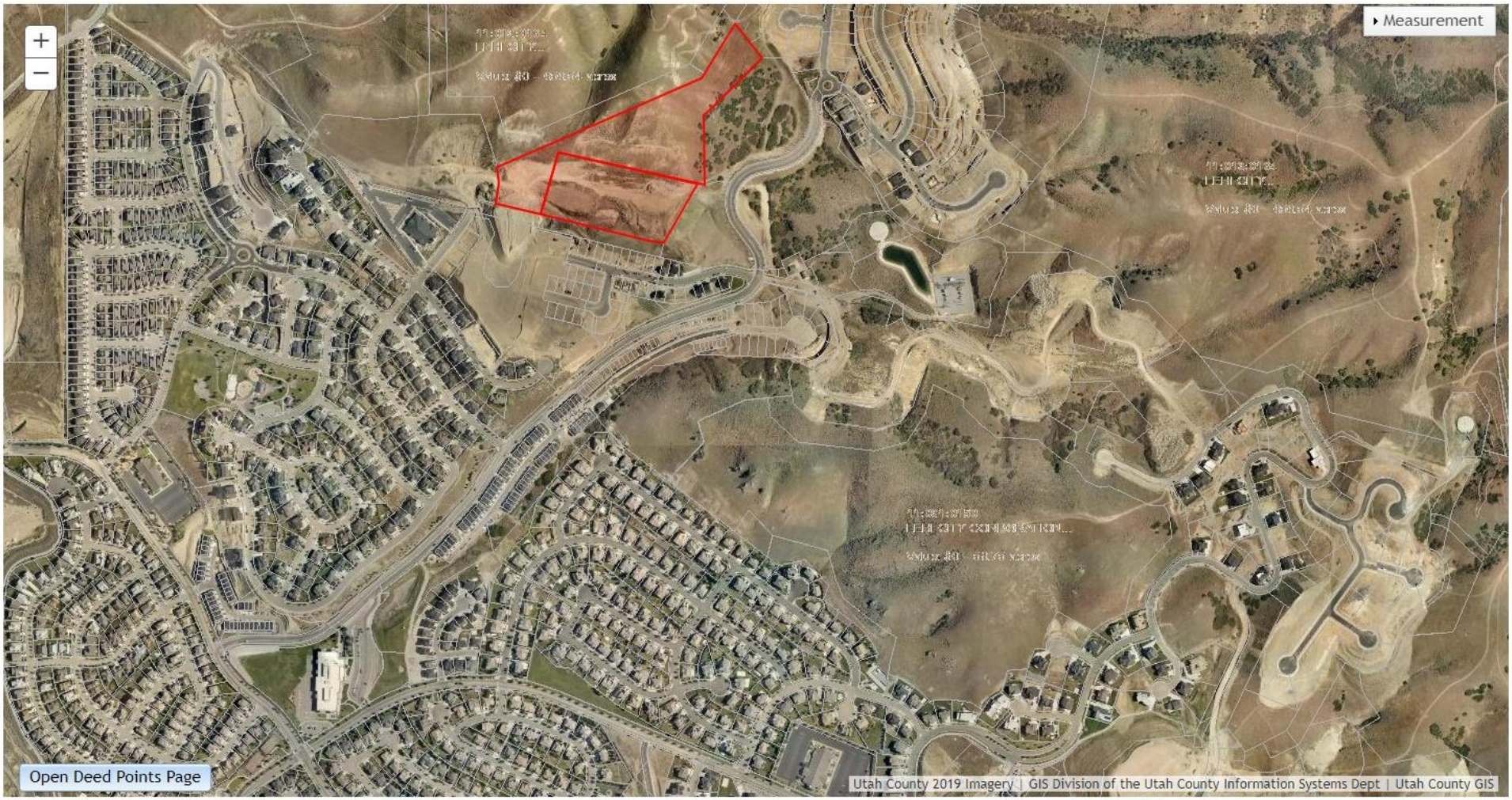
We are excited about this new development, and look forward to your favorable review of this concept.

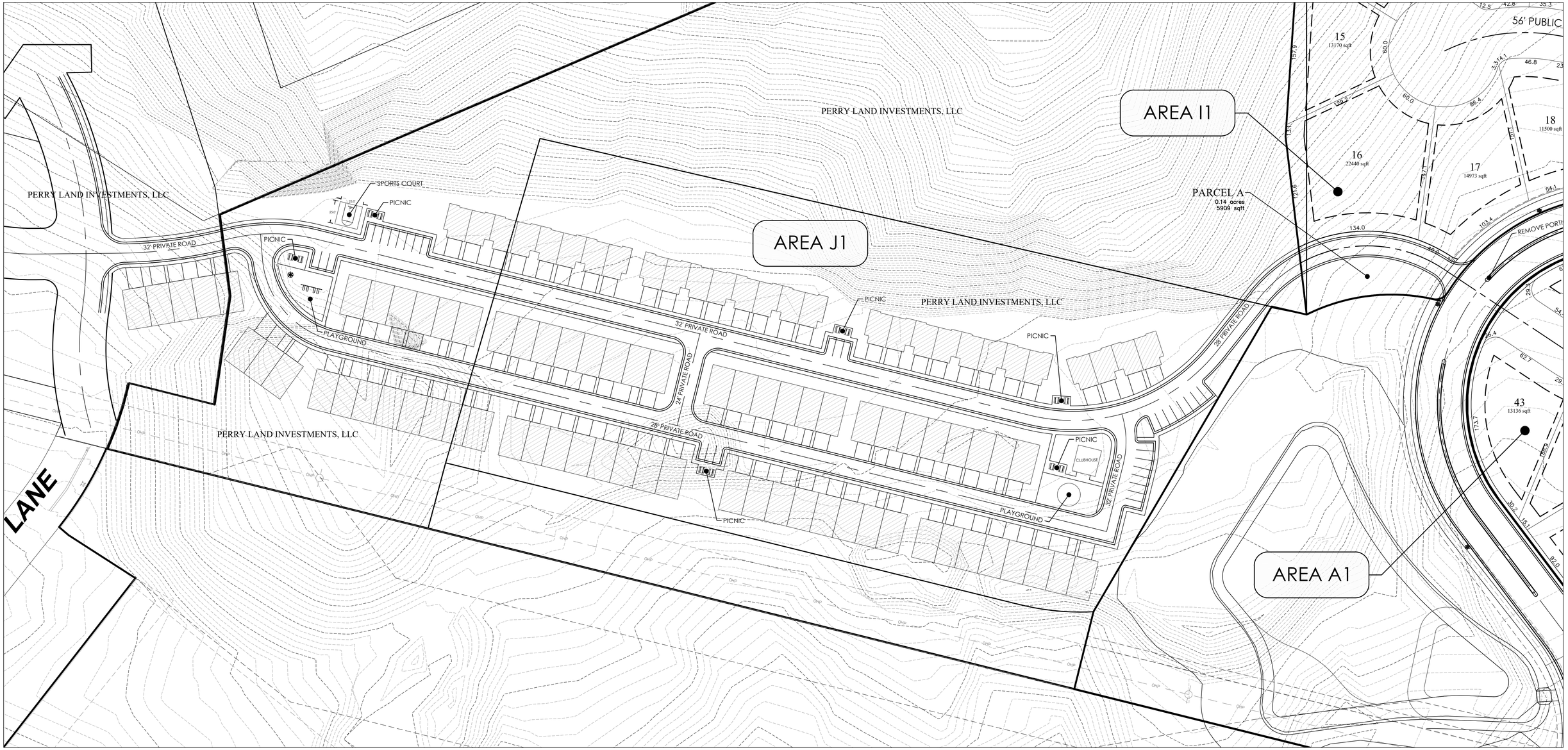
Best Regards,

Dan Reeve
Vice President of Land

# FOX CANYON AREA J1

## VICINITY MAP





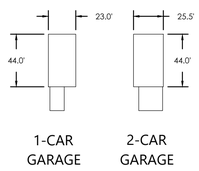

## CONCEPT TABULATIONS

| | |
|---|---|
| TOWNHOME UNITS | 97 |
| 2 CAR GARAGE | 85 |
| 1 CAR GARAGE | 12 |
| PUBLIC PARKING STALLS | 33 |

## MULTIFAMILY AMENITIES (FOR 50-100 UNITS)

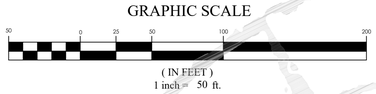
| REQUIRED AMENITIES: | PROVIDED AMENITIES: |
|---|---|
| 6 PICNIC AREAS | 6 PICNIC AREAS |
| 1 SPORTS COURT | 1 SPORTS COURT |
| 2 PLAYGROUNDS | 2 PLAYGROUNDS |
| 1 CLUBHOUSE (MIN. 750 SF) | 1 CLUBHOUSE (MIN. 750 SF) |

## TYPICAL UNIT DIMENSIONS




## DENSITY NOTE:

*The Traverse Mountain Area Plan allows for 141 total residential units to be developed in Area J1 of Central Canyon and also allows any unused density to be transferred to the Perry Homes Planning District. With 97 units planned in Area J1, and Northridge having used 1 unit from Area J1 in the Northridge development, the unused 43 units of density remaining in J1 will be transferred from Central Canyon to the Perry Homes Planning District upon recording of final plats for Area J1.*




# FOX CANYON - AREA J1 concept plan

LEHI CITY, UTAH COUNTY
10/13/2020
*15-314*

*Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.*

FOCUS©
ENGINEERING AND SURVEYING, LLC

Z:_2015\15-314 Perry Central Canyon\design\15-314 dwg\concept\Townhome Concepts\Townhome Concept C.dwg

# Fox Canyon Area J1

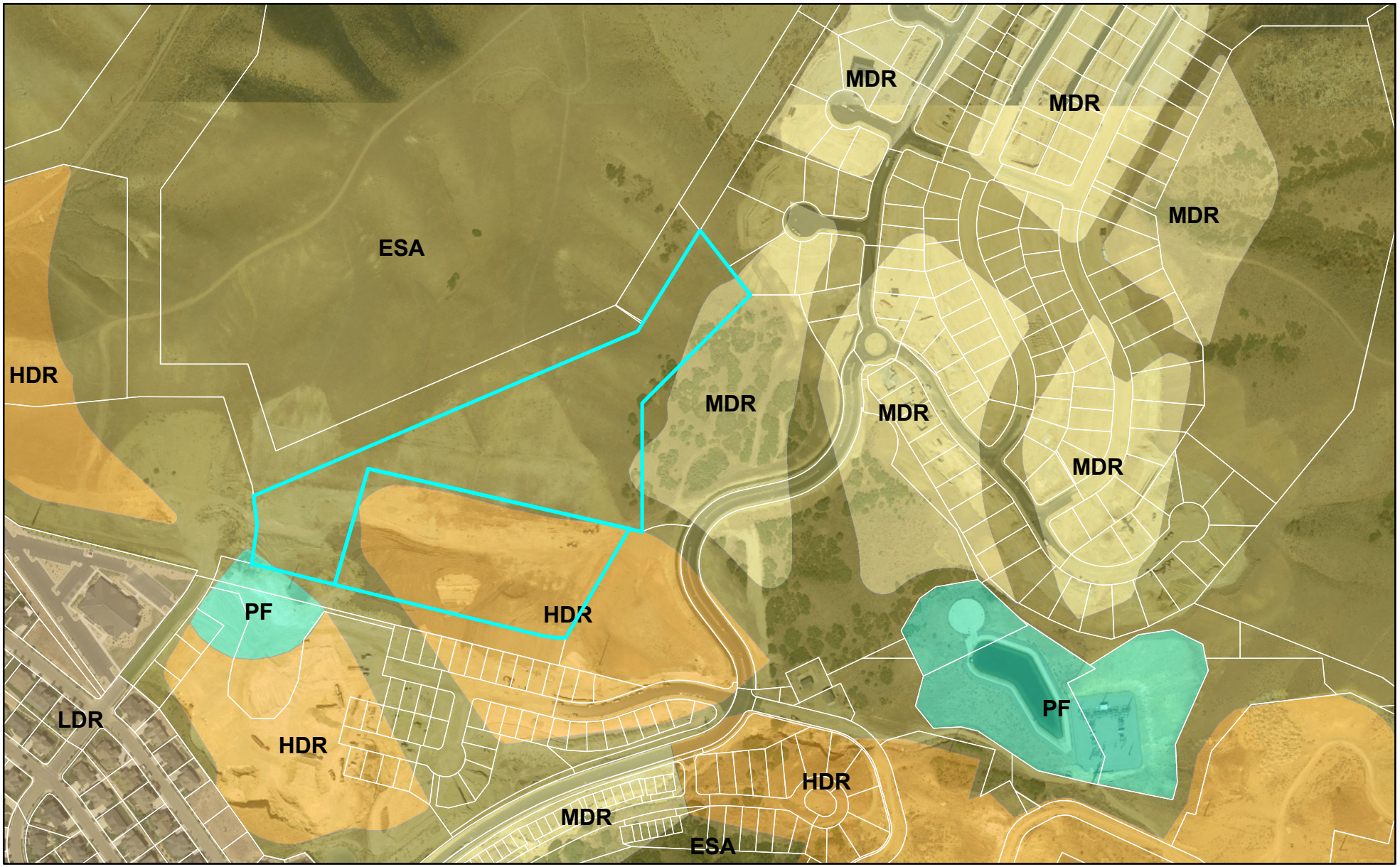
Aerial

0 510 1,020 Feet

LEHI CITY

# Fox Canyon Area J1

General Plan

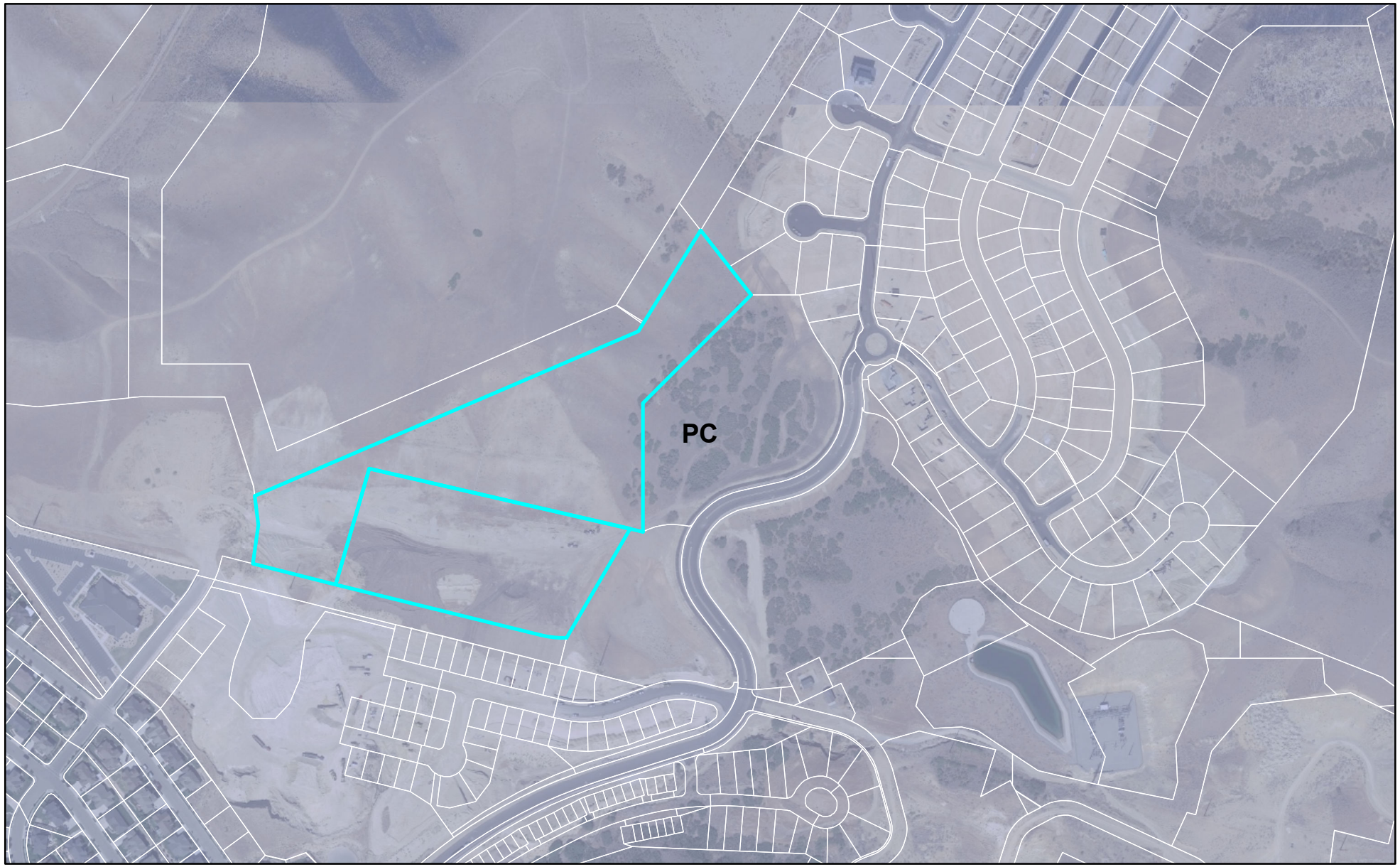



0 500 1,000 Feet

LEHI CITY

# Fox Canyon Area J1

Zoning




0 500 1,000 Feet

LEHI CITY

**Agenda Item No: 10**

# City Council Agenda Item Report

Meeting Date: December 8, 2020
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

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**Subject:**
Consideration of Concept Plan approval for the Fox Canyon Areas A1 and I1, a 43-lot single family development located at approximately 5400 North Fox Canyon Road in the Traverse Mountain Panned Community.

**Suggested Action:**

**Attachments:**

CC Staff Report Fox Canyon A1 & I1 Concept 12.08.20.docx

Fox Canyon A1 & I1 Concept DRC 11.04.20.docx

Fox Canyon Area A1 and I1 -Concept Narrative.pdf

Vicinity Map - Fox Canyon Areas A1 I1.pdf

Fox Canyon Area A1 and I1 Concept.pdf

Aerial.pdf

General Plan.pdf

Zoning.pdf

# FOX CANYON A1 & I1 CONCEPT
## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Perry Development | | |
| **Meeting Date** | December 8, 2020 | | |
| **Requested Action/Purpose** | Approval of a proposed concept plan | | |
| **Location** | Approximately 5400 North Fox Canyon Road | | |
| **Project Area** | 17.29 acres | | |
| **Existing Zoning** | Planned Community | | |
| **General Plan Land Use Designation** | MDR/ESA | | |
| **Adjacent Zoning and Land Use** | *North* | PC | Single Family (Hidden Canyon) |
| | *South* | PC | Single Family (Northridge) |
| | *East* | PC | Single Family (Hidden Canyon) |
| | *West* | PC | Fox Canyon Area J1 Concept |
| **Date of DRC Review** | November 4, 2020 | | |
| **Date of Planning Commission Review** | November 12, 2020 | | |
| **Assigned Planner** | Brittney Harris | | |

## REQUIRED ACTION

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

## APPLICABLE DEVELOPMENT CODE REGULATIONS

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

**Section 37.030. Connectivity Standards**

G. Purpose. These standards are intended to create a connected transportation system between neighborhoods and commercial areas within the City. The specific purposes of this Section include:

1. encouraging active transportation through additional connections and increased destination access;

2. providing better routes to interconnect neighborhoods, shopping, recreation, civic buildings, employment centers, schools and parks;

H. Residential Connectivity Standards. All new residential subdivisions with ten or more units or more than one acre shall meet the following connectivity index, block length, and cul-de-sac length standards for private and public roads.

1. Required Connectivity Index. The minimum required connectivity index shall be required based on the project density as identified in the following table of minimum connectivity index scores:

| Density | Index Score |
|---|---|
| 0-2.5 DU/AC | 1.5 |
| 2.6-4 DU/AC | 1.6 |
| 4.1+ DU/AC | 1.75 |

a. Reduction in Required Connectivity Index. The required connectivity index may be reduced if the applicant provides clear and convincing evidence that it is impracticable to achieve due to:

   i. road grades that exceed ten percent;

   ii. Jordan River;

   iii. Utah Lake;

   iv. delineated wetlands;

   v. other significant natural or historic features;

   vi. existing adjacent development;

   vii. rail corridors; or

   viii. limited access roadways.

b. Reductions in the required connectivity index will be reviewed on a case-by-case basis and shall require positive recommendations from the reviewing departments and Planning Commission and approval by the City Council.

c. The total allowed reduction to the required connectivity index shall be based on an analysis of existing conditions that prevent connections. As part of the analysis, City staff shall ensure the internal connectivity of the subdivision meets the required connectivity index and that connectivity is provided to adjacent properties where possible.

## REPORT ANALYSIS

The applicant requests approval of the proposed Fox Canyon Areas A1 and I1 subdivision concept plan. The concept shows 43 lots on 17.29 acres with a density of approximately 2.5 units per acre. This part of the Traverse Mountain Area Plan has a land use designation of Flex which allows for a total of 500 homes and a maximum density of six dwelling units per acre. The proposed concept falls below both of these maximums. City Staff supports lowering the density in the canyon areas to reduce the impact of grading on the environment and also limiting the number of residents in case of an emergency.

The current layout does not meet the 1.5 connectivity index score needed for 2.5 dwelling units per acre. The steep slopes warrant an exception. Planning Staff would also like to see more pedestrian connections. One reason for the connectivity standards, (as stated in the purpose section 37.030. G) is to promote active transportation and provide routes to connect neighborhoods. Providing pedestrian connections between the cul-de-sacs will improve pedestrian connectivity.

The DRC reviewed the proposed concept and had eight redline comments including:

1. Show existing power equipment. Power circuit study for this area is required – combined A1, I1, J1, possible density west.
2. A soils report is needed
3. If the grade works, recommend a sidewalk connection between lots 26/27 and lots 35/36. This would provide some additional connectivity since the connectivity standards are not met for the subdivision. Exceptions to the connectivity standards are allowed by Code in this area due to the adjacent steep slopes.
4. Recommend a pedestrian access between lots 16/17 to access the sidewalk on the 28' private road planned to area J1 and to better meet the connectivity index.
5. Show the location of the existing paved Bonneville Shoreline trail that was built along the powerline corridor in the Northridge subdivision.

## PLANNING DIVISION RECOMMENDATION

Planning Division staff recommends **APPROVAL** of the Fox Canyon Areas A1 and I1 Concept Plan including DRC comments from November 4, 2020. This recommendation is based on the following findings:

1. The proposed concept is below the maximum density for this area.
2. The proposed concept is consistent with the Lehi City Development Code
3. The proposed concept conforms to the goals and policies of the General Plan.
4. The proposed concept does not affect the health, safety, welfare, and morals of the City.
5. Other findings based upon information presented at the public hearing.

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Fox Canyon A1 and I1 Concept Plan on November 12, 2020. The minutes and motion from this meeting are as follows:

**2.3) Public hearing and recommendation of Perry Development's request for review of the Fox Canyon Areas A1 and I1 Concept Plan, a 43-lot single family development located at approximately 5400 North Fox Canyon Road in the Traverse Mountain Panned Community.**

Brittney presented information on the agenda item.

Commissioner Nielsen opened the public hearing.

Montane Hamilton stated the trail access that is currently there out of the J1 development is right where the trailhead meets on the road. The private road seems ideal and is a good place to add parking to avoid conflict for those uses at that point.

Commissioner Nielsen closed the public hearing.

The applicant, Dan Reeve, stated the trail currently runs through the property and will be relocated. The alignment of the trail is to be determined. He suggested the parking discussion be reserved for the area J1 discussion.

**Motion**: Commissioner Peterson moved to forward a positive recommendation of **Perry Development's request for review of the Fox Canyon Areas A1 and I1 Concept Plan, a 43-lot single family development located at approximately 5400 North Fox Canyon Road in the Traverse Mountain Panned Community**; including all DRC comments and findings stated in the report. Commissioner Bunker seconded

**Vote:** Commissioner Ellis, yes; Commissioner Jackson, yes; Commissioner Peterson, yes; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Nielsen, yes. The motion passed unanimously.

**Fox Canyon Areas A1 and I1 Concept Plan**
**DRC Redline Comments**

*Perry Development- requests review of the Fox Canyon Areas A1 and I1 Concept Plan, a 43-lot single family development located at approximately 5400 North Fox Canyon Road in a Planned Community zone.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Dan Reeve
Date of Plans Reviewed: 10/27/20
Time Start: n/a
Time End: n/a

**DRC REDLINE COMMENTS:**

**Glade – Power:**

1. Show existing power equipment. Power circuit study for this area is required – combined A1, I1, J1, possible density west.

**Kerry – Fire:**

2. This is in the Urban wild land Interface some buildings may need fire sprinklers

**Greg – Water/Sewer:**

3. A PRV vault will need to be installed at this location. Midway through lot 21.

**Trent – Parks:** No comments

**Gary – Building/Inspections:**

4. A soils report is needed

**JD – Streets:** No comments

**Ross – Engineering:**

5. Coordinate water requirements with Lehi City prior to preliminary plat including looping, pressure zones, transmission lines, etc

**Kim – Planning:**

6. If the grade works, recommend a sidewalk connection between lots 26/27 and lots 35/36. This would provide some additional connectivity since the connectivity standards are not met for the subdivision. Exceptions to the connectivity standards are allowed by Code in this area due to the adjacent steep slopes.
7. Recommend a pedestrian access between lots 16/17 to access the sidewalk on the 28' private road planned to area J1 and to better meet the connectivity index.
8. Show the location of the existing paved Bonneville Shoreline trail that was built along the powerline corridor in the Northridge subdivision.

THIS ITEM HAS BEEN SCHEDULED FOR PLANNING COMMISSION ON NOVEMBER 12th

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

Perry Homes, Inc.
Builders/Developers

October 26, 2020

Lehi City Planning and Zoning
153 North 100 East
Lehi, Utah 84043

**RE: Concept Review – Fox Canyon Areas A1 & I1, Traverse Mountain**

Dear Planning and Zoning,

For your consideration for Concept Review is Fox Canyon Areas A1 & I1, a forty-three (43) lot single-family detached residential development in Traverse Mountain on 17.29 acres at approximately 5400 North Fox Canyon Road (APN #s 11:013:0151 and 11:013:0152). The proposed land-use is R-1-8 (8,000 sf minimum single-family residential lots) with lots ranging in size from approximately 9,600 sf to 24,000 sf, with a majority of the lots being approximately 10,000 sf to 12,000 sf. The streets are proposed to be public right-of-ways, dedicated to and maintained by Lehi City. As all lots will be privately owned and maintained, no sub-association to the Traverse Mountain Master Association will be required.

The proposed use and density is actually less than what is allowable under the Traverse Mountain Area Plan, which allows for 60 total residential units in Area A1 and 60 total residential units in Area J1. In order to have similar or larger lot sizes as the adjacent land use of Toll Brother's Canyon Point to the north, Perry is proposing a much reduced 43 total lot count, rather than the 120 total allowable units in these two areas.

The Area Plan allows any unused density to be transferred to the Perry Homes Planning District. With only 43 out of 120 allowable units being developed in A1 & I1, this would lower the developed density by just over 64% and move the excess density closer to SR-92. With 43 units being proposed in Areas A1 & I1, the unused 77 remaining units of density in A1 & I1 will be transferred from Central Canyon to the Perry Homes Planning District upon recording of final plats of Areas A1 & I1.

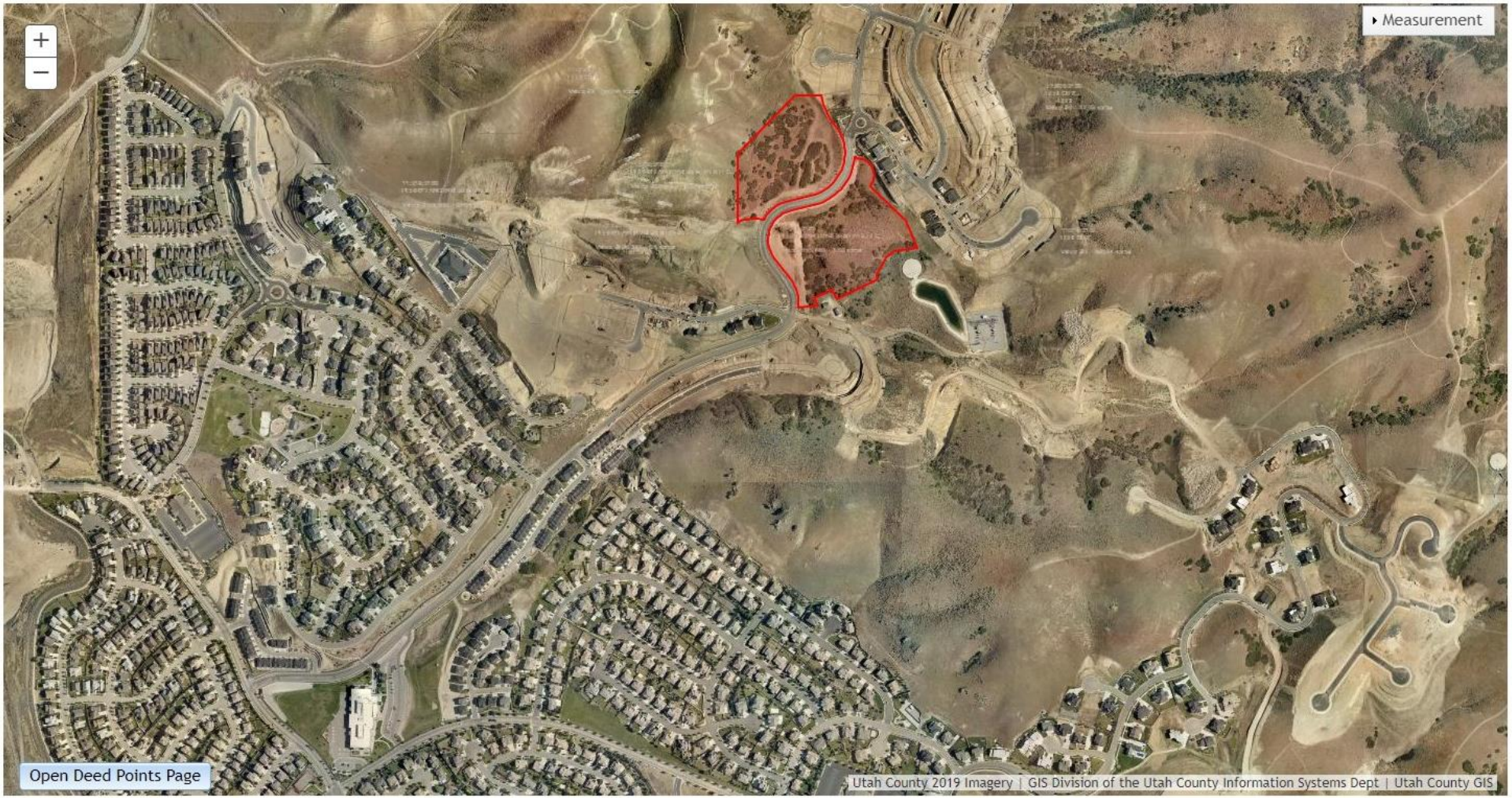
We are excited about this new development, and look forward to your favorable review of this concept.

Best Regards,

Dan Reeve
Vice President of Land

# FOX CANYON AREAS A1 & I1

## VICINITY MAP



N

S

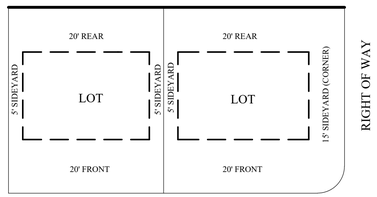
GRAPHIC SCALE

80 0 40 80 160 320

( IN FEET )
1 inch = 80 ft.

## *CONCEPT TABULATIONS*

| | |
|---|---|
| TOTAL AREA | ±17.29 |
| SINGLE FAMILY LOTS | 43 |
| TOTAL DENSITY | 2.5 UNITS / ACRE |
| | |
| MIN. LOT SIZE | 8,000 SQFT |
| MIN. FRONTAGE REQUIRED | 80' |
| CUL-DE-SAC MIN. FRONTAGE | 60' |
| MIN. WIDTH AT FRONT SETBACK | 80' |




TYPICAL BUILDING SETBACKS
N.T.S.

### *DENSITY NOTE:*

*The Traverse Mountain Area Plan allows for 120 total residential units to be developed in the Flex Areas A1 and I1 of Central Canyon and also allows any unused density to be transferred to the Perry Homes Planning District. With 43 units planned in Flex Areas A1 and I1, the unused 77 units of density will be transferred from Central Canyon to the Perry Homes Planning District upon recording of final plats for Flex Areas A1 & I1.*

# *FOX CANYON - AREAS A1 & I1 concept plan*

LEHI CITY, UTAH
10/13/2020
*15-314*

*Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.*

FOCUS ENGINEERING AND SURVEYING, LLC

Z:_2015\15-314 Perry Central Canyon\design 15-314.dwg\concept\East Single Family Concept\15-314 East Concept F.dwg

# Fox Canyon Concept A1 and I1

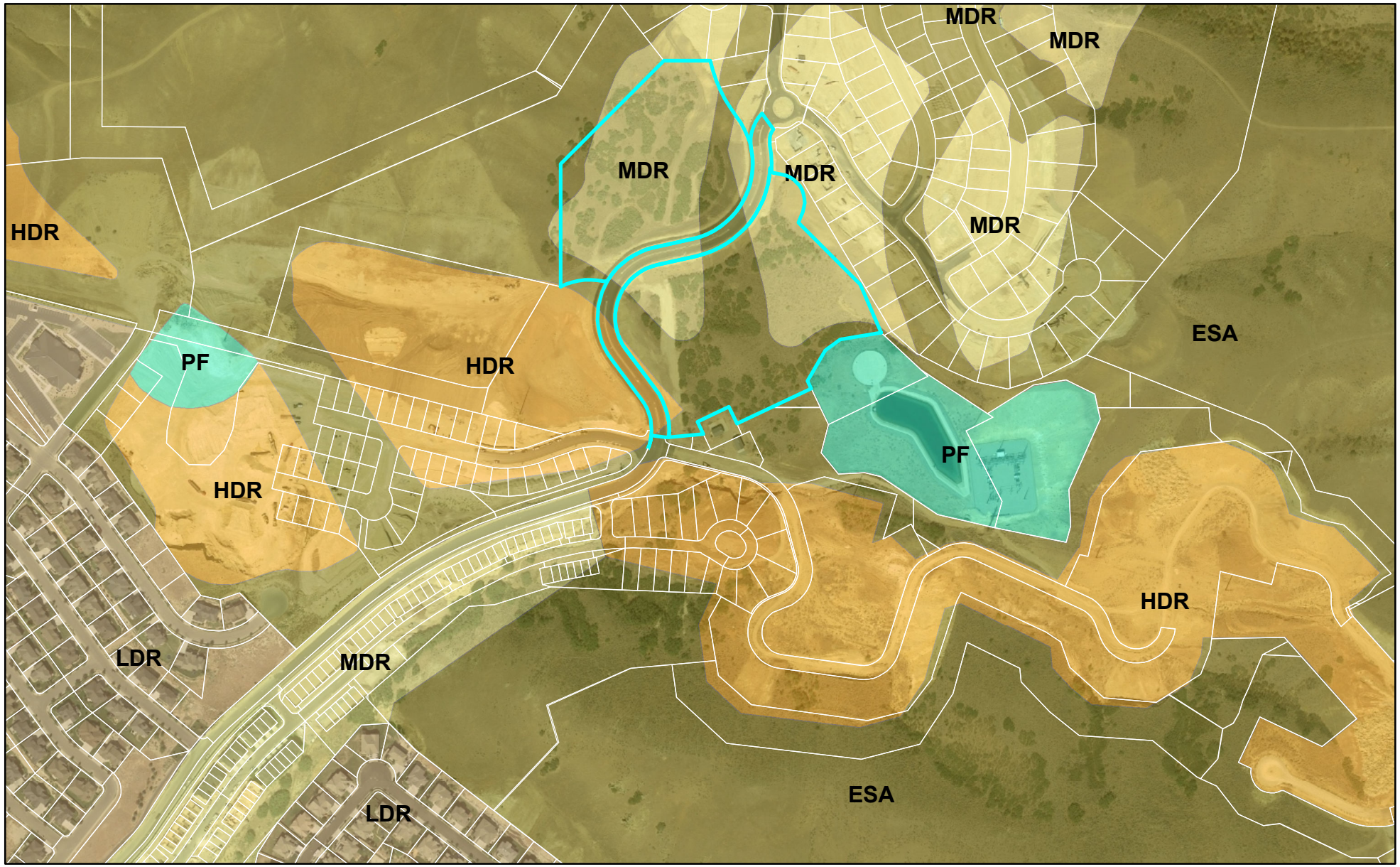
Aerial

0 530 1,060 Feet

LEHI CITY

# Fox Canyon Concept A1 and I1

General Plan




0 530 1,060 Feet

LEHI CITY

# Fox Canyon Concept A1 and I1

Zoning

LEHI CITY

**Agenda Item No: 11**

# City Council Agenda Item Report

Meeting Date: December 8, 2020
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

---

**Subject:**
Consideration of Ordinance #66-2020, a Development Code Amendment to Section 26.020.E., allowing Accessory Dwelling Units (ADU) units above garages on parcels greater than half an acre.

**Suggested Action:**

**Attachments:**

CC Staff Report Myers Dev Code Amendment 12.08.20.docx

Myers Development Code Amendment DRC 10.14.2020.docx

Ord 66-2020.docx

Ch26AccessoryUses- recommended changes.pdf

Amendment Narrative.pdf

_Rural Multigenerational Households_ by Melissa A-1601942368815-9-5-2020-23_59_29.pdf

Accessory Apartments_ Are They a Realistic Alternative for Ageing in Place__ Housing Studies_ Vol 16, No 5-1601942366301-9-5-2.pdf

New Urban and Standard Suburban Subdivisions_ Evaluating Psychological and Social Goals_ Journal of the American Planning Asso.pdf

# MYER'S DEVELOPMENT CODE AMENDMENT

## CITY COUNCIL REPORT

| | |
|---|---|
| **Applicant** | Robert and Diane Myers |
| **Meeting Date** | December 8, 2020 |
| **Requested Action/Purpose** | Approval of proposed amendments to the Lehi City Development Code |
| **Date of DRC Review** | October 14,2020 |
| **Date of Planning Commission Review** | November 12, 2020 |

## 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.

**Section 26.020.E General Requirements.**

E. No accessory building or structure shall include a residential dwelling or have kitchen facilities or be rented or otherwise used as a separate dwelling.

## REPORT ANALYSIS

The applicants request approval of a Development Code amendment to Section 26.020.E allowing ADU units above garages on lots greater than half an acre. The applicant provided multiple articles showing the benefits of having ADU including above garage units. Along with this a narrative was submitted detailing how the amendment conforms with the General Plan goals.

Planning staff receives several calls a month from residents inquiring about the possibility of having an ADU above their garage. These calls indicate a general interest in this type of ADU. The code currently does allow for an ADU above an attached garage but does not allow one if the garage is detached. The proposed development code amendment would allow for these detached, above the garage, accessory dwelling units.

Planning Staff has the opinion that increasing the availability for ADU's will have a positive impact on housing for Lehi City. Studies show that ADU's can have a positive impact on housing affordability, different housing options, and the potential for life cycle housing. The General Plan Land Use element includes goals to increase the supply and type of housing available in Lehi. Allowing over-garage ADU's will allow for one more type of unit in Lehi. The qualification that the parcel must be great than a half an acre in size will limit the areas where these can go. Only allowing them on larger lots, at least to start with, may prevent the perception of overcrowding in single family residential areas.

During DRC, a few departments expressed concerns with this type of ADU. One big concern that arose pertains to public safety specifically regarding access to the units for emergency response vehicles. If the garage is set back too far from the street and only a narrow driveway leads to it a fire truck or ambulance might not be able to reach the unit. Resolving these potential problems may include minimum driveway widths and stairway access standards for emergency response personnel.

The applicant since submitting their application has expressed that they would like to do their ADU next to the garage and not on top. The proposed amendment specifies that this type of unit is allowed above detached garages. The City Council may want to consider changing this to allow for an ADU on the same level as the garage as well as above. Please specify in your motion where ADU's in a detached garage will be allowed.

In addition to the concerns, DRC had the following redline comments:

1. Reword to "Detached accessory dwelling units used for a residential dwelling and having a kitchen facility to be rented or otherwise used as a separate dwelling, are allowed when over a garage and on parcels half an acre or larger in size. And must meet all the requirements for Accessory Dwelling Units in Section 26.030."
2. This would allow detached ADUs, does this need more discussion similar to the basement apartment discussion? Do they need to pay impact fees, etc?

Please consider including all DRC comments in your motion.

## PLANNING DIVISION RECOMMENDATION

Planning Division staff recommends **APPROVAL** of the proposed amendment of the Development Code including DRC comments from October 14, 2020. This recommendation is based on the following findings:

1. The proposed amendment to the Lehi City Development Code is not detrimental to the public health, safety, and welfare of Lehi City.
2. The proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
3. The proposed Development Code amendment provides additional life-cycle housing options within existing neighborhoods.
4. Additional findings based upon information presented during the public hearing.

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Myers Development Code Amendment on November 12, 2020. The minutes and motion from this meeting are as follows:

**2.1) Public hearing and recommendation of Robert and Diane Myers' request for review of a Development Code Amendment to Section 26.020.E., allowing Accessory Dwelling Units (ADU) units above garages on parcels greater than half an acre.**

Brittney Harris, City Planner, presented information on the agenda item. She clarified they would like it above and next to the garage with language to allow to that. ADU's allowed if garage is attached to the main structure. DRC concerns with safety such as units being set back from house with access for emergency vehicles and stairway access, specifically the Fire Marshalls comments.

Commissioner Bunker asked about Power's concern being not in favor of the request. Brittney clarified it was the same as the Fire Marshals concerns. Commissioner Ellis asked about the concerns with the fire. Brittney clarified the concerns were with the lot size and compared it to a flag lot, mainly allowing general access to emergency vehicles. Commissioner Peterson asked for clarification on whether it was only being allowed above a garage. Brittney stated it was worded to allow only above a structure. Ross stated a key point was to limit parcels half acres or greater and the reasoning was to allow for additional parking. Commissioner Nielsen clarified this was for attached structures only. Kim stated the Fire Department did not make any recommendations for verbiage.

The applicants were present. They addressed the concerns that DRC suggestions.

Commissioner Nielsen opened the public hearing.

Commissioner Nielsen closed the public hearing.

**Motion:** Commissioner Peterson moved to forward a positive recommendation **of Robert and Diane Myers' request for review of a Development Code Amendment to Section 26.020.E., allowing Accessory Dwelling Units (ADU) units above garages on parcels greater than half an acre** with the request that Staff work with the Fire Department to add language deemed necessary to mitigate the concerns with the DRC comments about access to those units and also any other DRC comments that are noted. Commissioner Jackson seconded.

**Vote:** Commissioner Ellis, yes; Commissioner Jackson, yes; Commissioner Peterson, yes; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Nielsen, yes. The motion passed unanimously.

**Myers Development Code Amendment**
**DRC Redline Comments**

*Robert and Diane Myers- request review of the **Myer's Development Code Amendment** to Section 26.020.E, allowing ADU units above garages on lots greater than half an acre.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: None due to Covid-19
Date of Plans Reviewed: 10/06/2020
Time Start: n/a
Time End: n/a

**DRC REDLINE COMMENTS:**
**Glade – Power:** No comments- not in favor
**Kerry – Fire:** No comments- public safety concerns with getting up to the unit above the garage and addressing. Problems with fire department access to these units (small driveways).
**Greg – Water/Sewer:** No comments
**Trent – Parks:** No comments
**Gary – Building/Inspections:** No comments- not in favor of this change
**JD – Streets:** No comments
**Ross – Engineering:**

1. This would allow detached ADUs, does this need more discussion similar to the basement apartment discussion? Do they need to pay impact fees, etc?

**Kim – Planning:**

2. Reword to "Detached accessory dwelling units used for a residential dwelling and having a kitchen facility to be rented or otherwise used as a separate dwelling, are allowed when over a garage and on parcels half an acre or larger in size. And must meet all the requirements for Accessory Dwelling Units in Section 26.030."

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON NOVEMBER 12th

**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: 66-2020**

# AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTER 26, ALLOWING ADUS IN DETACHED GARAGES

WHEREAS, the City has received an application to amend Chapter 26 of the Lehi City Development Code, allowing accessory dwelling units (ADUs) in detached garages; and

WHEREAS, this amendment seeks to clarify where ADUs are allowed; and

WHEREAS, following a public hearing on November 12, 2020, the Lehi City Planning Commission reviewed the proposed revision and forwarded a positive recommendation to the City Council; and

WHEREAS, on December 8, 2020 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 November 12, 2020, 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 26 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 26 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance 66 -2020 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 8th day of December 2020.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

# CHAPTER 26

# ACCESSORY USES, BUILDINGS AND STRUCTURES

Section 26.010. Purpose.
Section 26.020. General Requirements.
Section 26.030. Accessory Dwelling Units
Section 26.040. Location of Accessory Buildings.
Section 26.050. Maximum Coverage of Accessory Buildings.
Section 26.060. Maximum Height of Accessory Buildings.
Section 26.070. Architectural Considerations for Accessory Buildings and Structures.
Section 26.080. Handicapped Access.
Section 26.090. Accessory Uses.
Section 26.100. Portable Storage Container Shed Conversions.

## Section 26.010. Purpose.

This Chapter identifies the requirements and general provisions, applicable in all zoning districts, for accessory uses, buildings and structures which are incidental and subordinate to the principal use and which are located on the same lot.

Accessory uses, buildings and structures, incidental and subordinate to an established and authorized use as defined in Chapter 39, may be approved by the Zoning Administrator, provided that such accessory use, building and structure conform to the requirements of this Chapter. Approval of an accessory use, building or structure may be reviewed and approved concurrently with the review and approval of the principal use or as an independent review and approval following the establishment of the principal use.

## Section 26.020. General Requirements.

*(Amended 11/18/08)*

In addition to the use limitations and other regulations for the zoning district in which the accessory use, building or structure is proposed, no accessory use, building or structure shall be allowed unless it complies with the following requirements:

A. All accessory use(s), building(s) or structure(s) shall be incidental and subordinate to the principal use or structure in area, extent, and purpose.

B. An accessory use, building or structure shall be under the same ownership or control as the principal use or structure.

C. No accessory use, building or structure shall be established or constructed before the principal use is in operation or the structure is under construction in accordance with the requirements of this Code.

D. No signage shall be approved or maintained in connection with an accessory use or structure.

E. ~~No~~ May have detached accessory building or structure with a residential dwelling or having kitchen facilities or be rented or otherwise used as a separate dwelling, shall only be allowed over garages on parcels larger than half an acre.

F. Agricultural buildings used for agricultural purposes only, such as barns, silos, bins, and farm machinery sheds in the TH-5, A-5, A-1 and RA-1 Agricultural zoning districts shall not be considered accessory buildings. Such buildings are principal agricultural buildings and shall comply with the bulk and intensity requirements of the zoning district they are located in.

## Section 26.030. Accessory Dwelling Units.

*(New 08/28/18; amended 03/26/19; 06/11/19)*

One Accessory Dwelling Unit (ADU) may be allowed in an owner-occupied single-family detached home after obtaining all required permits and approvals. Any person constructing or causing the construction of an ADU shall first obtain a permit from the Planning Division. As long as the unit is rented and in use, an active ADU license is required, and the ADU shall meet the following:

A. Owner Occupancy Required. The owner of the primary residence shall live in the dwelling in which the ADU was created. The owner shall sign an affidavit therein stating that the primary dwelling will be owner occupied. This affidavit shall be recorded against the property and is required for all owners of the property who operate an accessory dwelling unit.

B. Appearance. The ADU shall not alter the appearance of the structure as a single-family residence. The structure shall not show external evidence of occupancy by more than one family.

C. Parking. ADUs shall provide off-street parking at a rate of either two stalls per unit or one

According to the General Plan Land Use document, low-density residential areas have an average of 4 units built on them per acre. Our property on 2269 E. 600 W. is in a low-density residential area with only a single dwelling currently built on 1 acre. Building a detached dwelling unit in the current backyard garage would help the city meet the density average for this type of area. We would therefore like to propose an amendment restricting detached buildings with living facilities in or on garages of properties with acreage at or above 0.5 acres.

We believe this change would meet Goal #7 of the General Plan goals (maximize opportunities to create an overall pattern of planned and orderly development with a system of land uses, adequately and efficiently served by a balanced and energy-efficient system of transportation, and community services that are sensitive to the natural physical qualities of the area). The accessory unit change proposed would require little, if any, change the overall appearance of the current dwellings. This is in line with the best practice of keeping Lehi's small-town feel while still maximizing housing opportunities.

We believe this accessory building change would also meet the best practice of meeting present development needs without "compromising the ability to meet the needs of future generations," (G.7, BP.7.2). As an example: we are currently living in a multi-generational household, meaning our young family of three lives in the same house as Robby's parents. Building an accessory unit in the current garage would allow both families to have their own dwelling. It would also allow future residents to rent out the garage unit, providing housing for other families and providing an additional source of income, thus boosting the overall economy of Lehi. Detached dwelling units allow families to "age-in-place," expanding housing and family support opportunities for Lehi's growing population (Chapman & Howe, 2001).

This accessory unit change would also help meet goals 8 and 9 of the General Plan. It would directly "create sustainable housing for new residents with access to neighborhood and community services, education, transportation, recreation, and cultural opportunities," (G.8). It would also "improve existing housing," by allowing current and future owners to spread out their living quarters (G.9).

ScholarWorks@WMU (https://scholarworks.wmich.edu)

GrandFamilies: The Contemporary Journal of Research, Practice and Policy (https://scholarworks.wmich.edu/grandfamilies)

### Article Title

Wellbeing Among Rural Grandfamilies in Two Multigenerational Household Structures (https://scholarworks.wmich.edu/cgi/viewcontent.cgi?article=1037&context=grandfamilies)

### Authors

**Melissa A. Barnett**, *University of Arizona* (https://scholarworks.wmich.edu/do/search/?q=author_lname%3A%22Barnett%22%20author_fname%3A%22Melissa%22&start=0&context=1620950) Follow (http://network.bepress.com/api/follow/subscribe?user=MDU1NTVmYTg5NDA1ZmMyZg%3D%3D&institution=YzM0OGFkMWE0Y2JkMThjMw%3D%3D&format=html)
**Loriena Yancura**, *University of Hawaii at Manoa* (https://scholarworks.wmich.edu/do/search/?q=author_lname%3A%22Yancura%22%20author_fname%3A%22Loriena%22&start=0&context=1620950) Follow (http://network.bepress.com/api/follow/subscribe?user=NDZkYThlODhiNTc1MjBmZg%3D%3D&institution=YzM0OGFkMWE0Y2JkMThjMw%3D%3D&format=html)
**Joe Wilmoth**, *Mississippi State University* (https://scholarworks.wmich.edu/do/search/?q=author_lname%3A%22Wilmoth%22%20author_fname%3A%22Joe%22&start=0&context=1620950) Follow (http://network.bepress.com/api/follow/subscribe?user=YzA2YzAyMzNjZjVhOTI5Yg%3D%3D&institution=YzM0OGFkMWE0Y2JkMThjMw%3D%3D&format=html)
**Yoshie Sano**, *Washington State University* (https://scholarworks.wmich.edu/do/search/?q=author_lname%3A%22Sano%22%20author_fname%3A%22Yoshie%22&start=0&context=1620950) Follow (http://network.bepress.com/api/follow/subscribe?user=OTg3MDJhNjg0ZmY3ZTNlMg%3D%3D&institution=YzM0OGFkMWE0Y2JkMThjMw%3D%3D&format=html)

### Abstract

Multigenerational households are an understudied type of grandfamily. In rural communities, these households are likely to be economically disadvantaged and underserved. Drawing from a subset (*N* = 63) of low-income multigenerational households in a multistate research study, *Rural Families Speak About Health*, the present study compares demographic characteristics, parent and child wellbeing, and family processes in two types of multigenerational household structures: one-parent/grandparent families and two-parent/grandparent families. Research on these multigenerational household configurations is rare despite the potential for different needs, strengths, and services. Results indicate no differences in economic hardship or disadvantage by household type. Children in one-parent/grandparent households were older, and mothers reported providing more elder care than in two-parent/grandparent homes. There were no statistically significant differences in mother or child wellbeing across these family structures. Differences in family processes emerged. Specifically, mothers' reports of parenting alliances and family routines varied by household type such that mothers in one-parent/grandparent households reported stronger parenting alliances and more stable family routines than those in two-parent/grandparent families. Implications of the findings for service professionals seeking to design and implement family support and prevention programs for grandfamilies, particularly in rural areas, are discussed.

### Recommended Citation

Barnett, M. A., Yancura, L., Wilmoth, J., Sano, Y. (2016). Wellbeing Among Rural Grandfamilies in Two Multigenerational Household Structures. *GrandFamilies: The Contemporary Journal of Research, Practice and Policy*, 3 (1).
Available at: https://scholarworks.wmich.edu/grandfamilies/vol3/iss1/4

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Original Articles

# Accessory Apartments: Are They a Realistic Alternative for Ageing in Place?

Nancy J. Chapman & Deborah A. Howe

Pages 637-650 | Published online: 14 Jul 2010

Download citation https://doi.org/10.1080/02673030120080099

References Citations Metrics Reprints & Permissions Get access

## Abstract

The accessory apartment in North America - defined as the addition of a small, separate living unit within a detached single-family house - has been advocated as a housing alternative allowing older people to 'age in place'. Based on a survey of owners of accessory units built in Seattle, Washington State, that were developed since legalisation in 1994 and a literature review, this research explores the extent to which accessory apartments are benefiting the elderly. Although only 14 per cent of the owners and 11 per cent of the tenants in Seattle were over 65, there is evidence that such apartments serve a higher proportion of older persons over time. Forty-three per cent of the apartments were perceived to be accessible to people with disabilities.

Advocates of older adults are advised to target middle-aged and young-old to encourage the development of accessory apartments. Age restrictions within zoning

ordinances may be counterproductive by prohibiting their development by owners who have the energy and resources to undertake such a task.

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Phoebe S. Liebig PhD et al.

Journal of Aging & Social Policy
Volume 18, 2006 - Issue 3-4

**Published online:** 11 Oct 2008

Article
The Flex-Nest: The Accessory Dwelling Unit as Adaptable Housing for the Life Span

Jane Louise Nichols et al.

Interiors
Volume 4, 2013 - Issue 1

**Published online:** 27 Apr 2015

Article
The Difficult History of Ancillary Units: The Obstacles and Potential Opportunities to Increase the Heterogeneity of Neighborhoods and the Flexibility of Households in the United States

Maurizio Antoninetti

Journal of Housing For the Elderly
Volume 22, 2008 - Issue 4

**Published online:** 18 Dec 2008

Article
Retrofitting suburbia through second units: lessons from the Phoenix region

Deirdre Pfeiffer

Journal of Urbanism: International Research on Placemaking and Urban Sustainability
Volume 8, 2015 - Issue 3

**Published online:** 7 May 2014

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Journal

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ARTICLES

# New Urban and Standard Suburban Subdivisions: *Evaluating Psychological and Social Goals*

Barbara B. Brown & Vivian L. Cropper

Pages 402-419 | Published online: 26 Nov 2007

Download citation https://doi.org/10.1080/01944360108976249

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## Abstract

Residents living in a New Urbanist subdivision (NUS) and a more standard suburban subdivision (SSS) near Salt Lake City, UT, were interviewed to test whether residents of a New Urbanist setting experience a stronger sense of community, greater sociability and outdoor use, and stronger preferences for New Urbanist site designs and housing diversity. Results validated several, but not all, New Urbanist claims. The NUS had gridded streets, smaller lots, homes with front porches, and back alleys with accessory apartments over detached garages; the SSS lacked these and had cul-de-sacs and 47% larger lots. After controlling for two sociodemographic variables, the two groups of residents reported similar levels of sense of community. NUS residents reported more

neighboring behaviors, outdoor use, and more positive reactions to alleys and apartments; SSS residents were more satisfied with their larger front yard setbacks and front-loaded attached garages. Design and management improvements used elsewhere were suggested to alleviate complaints about the rental apartments and alleys, particularly of too many cars in the alleys.

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**Agenda Item No: 12**

# City Council Agenda Item Report

Meeting Date: December 8, 2020
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

---

**Subject:**
Consideration of Preliminary subdivision approval for Pioneer Heights, a 45-lot residential subdivision to be located at approximately 1452 West 900 North.

**Suggested Action:**

**Attachments:**

CC Staff Report Pioneer Heights Preliminary Subdivision 12.08.20.docx

Pioneer Heights Preliminary Subdivision DRC 10.28.2020.docx

PIONEER HEIGHTS PRELIM 11-1-20 Updated Plans.pdf

Pioneer Heights aerial.pdf

Pioneer Heights General Plan.pdf

Pioneer Heights zoning.pdf

# PIONEER HEIGHTS PRELIMINARY SUBDIVISION
## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Danny Gutierrez & Mike Dubois | | |
| **Meeting Date** | December 8, 2020 | | |
| **Requested Action/Purpose** | Approval of a proposed preliminary subdivision | | |
| **Location** | Approximately 1402 West 900 North | | |
| **Existing General Plan Designation** | VLDR (Very Low Density Residential) | | |
| **Existing Zoning** | R-1-15 | | |
| **Existing Land Use** | Undeveloped | | |
| **Number of Lots/Units** | 45 lots | | |
| **Adjacent Zoning and Land Use** | *North* | A-1 | Single family residential |
| | *South* | R-1-22 | Pelican Pointe Subdivision |
| | *East* | A-1 | Undeveloped |
| | *West* | A-1 | Single family residential |
| **Date of DRC Review** | October 28, 2020 | | |
| **Date of Planning Commission Review** | November 12, 2020 | | |
| **Assigned Planner** | Jacob Curtis | | |

## REQUIRED ACTION

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

## APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

**Section 37.040. Connectivity Standards**

b. Street stub connections shall be provided to adjacent undeveloped properties at a maximum spacing equivalent to the maximum allowed block length (see Section 37.030(E)(2) to find applicable maximum block lengths). Street stub spacing is measured along the property line of a proposed subdivision (see Figure 155). Street stub connections shall be placed to nonresidential areas for future connections as part of redevelopment projects.

## PROPERTY HISTORY

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

**September 30, 1981-** Part of the property was annexed into the City as part of the Phillips and Maupin Property Annexation

**September 15, 1993-** Part of the property was annexed into the City as part of the Leo Hadfield Addition

**July 28, 2020-** The City Council approved a General Plan amendment from VLDRA to VLDR and a concurrently submitted concept plan

**September 22, 2020-** The City Council approved a zone change from A-1 to R-1-15.

## REPORT ANALYSIS

The applicant requests approval of the Pioneer Heights preliminary subdivision plan to be located at approximately 1402 West 900 North. This report will discuss the layout and DRC comments.

**Layout**

The proposed residential subdivision will consist of 45 lots on approximately 22.85 acres. The 45 proposed lots range in size from 15,001 to 26,776 square feet. The property was recently re-zoned R-1-15 and the proposed preliminary subdivision lots would meet the lot size requirements for the zone. The preliminary subdivision also meets the 100-foot lot frontage requirement for each of the lots. The proposed residential subdivision will have an overall density of approximately 1.97 units per acre. The proposed density for the project is consistent with the R-1-15 zone which would allow for a maximum density of 2.5 units per acre.

The current roadway configuration shows a connection running north-south from 900 North to 1220 North. Roads are also shown stubbing to the east and west to meet connectivity standards. These road connections help break up the block lengths and provide access for future development.

**DRC Comments**

The DRC had ten comments, including the following:

1. The frontage on Lot 109 is currently shown as approximately 68' which does not meet the 100' frontage requirement for an R-1-15 zone. Shift lot lines to ensure the lot frontage requirement is met. The applicant has updated the lot lines and submitted a plan that resolves this DRC comment.
2. Any irrigation tailwater needing to pass through the project will need to be addressed.
3. Subdivision drainage may not flow onto the Hadfield property and must be contained within the subdivision.

Please consider all DRC comments as part of the motion.

The applicant did submit an updated plan set to the Planning Division as required by the DRC to ensure that the lot layout and frontage requirements were met. That updated plan set is included in the packet.

## PLANNING DIVISION RECOMMENDATION

Planning staff recommends **APPROVAL** to the City Council for the Pioneer Heights preliminary subdivision, including the DRC comments from October 28, 2020. This recommendation is based on the following findings:

1. The proposed subdivision meets the lot width and size requirements for the R-1-15 zone.
2. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed subdivision meets the requirements of the Lehi City Development Code in regards to subdivision approvals.
4. Other findings based upon information presented at the public hearing.

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on November 12, 2020. The minutes and motion from this meeting are as follows:

**2.2) Public hearing and recommendation of Danny Gutierrez's request for preliminary subdivision review of Pioneer Heights, a 45-lot residential subdivision to be located at approximately 1452 West 900 North.**

Brittney presented information on the agenda item. General plan amendment and zone change. DRC had a comment on 109 meeting road frontage and the applicant updated and meets the requirements. Subdivision drainage must be contained within the subdivision.

Commissioner Nielsen asked about the half road with two way traffic. Ross clarified that half road is more like 2/3 road and the curb and gutter is essentially not maintained on one side.

The applicant, Danny Gutierrez, was present. He discussed the half road and straightening it out to a full road.

Commissioner Nielsen opened the public hearing.

Bart Peacock stated he has some concerns. One being a water easement that has been recorded illegally. He feels strongly that it needs to be addressed before moving forward. His other concern is the road that is stubbing to the west. He has a hard time comprehending why the road can't benefit all of the landowners down that way. He has not had contact with the developer about that, but he wants it on record that he doesn't agree with leaving that as a little road. He hopes that the comments are read and given proper consideration.

The applicant addressed Mr. Peacocks comment and wants him to know that he has given the road consideration. He has worked with the planning department and hoped to make a recommendation to planning by making a variance with lot number 109 for leeway but it would be up to the Planning Commission and City Council. Ross stated 1220 are improving the frontage and planning on widening. The road that is stubbed to the west has connectivity standards but only requires block length. Ross addressed the water line easement that was recorded improperly and informed Mike West. Ross is not sure how this will affect the properties where it is clerical and suggested the City Attorney's look into it. Craig Chambers stated it is a separate issue and can be addressed separately.

Commissioner Nielsen closed the public hearing.

**Motion:** Commissioner Bunker moved to forward a positive recommendation of **Danny Gutierrez's request for preliminary subdivision review of Pioneer Heights, a 45-lot residential subdivision to be located at approximately 1452 West 900 North**; including all DRC comments and findings stated in the report. Commissioner Peterson seconded.

**Vote:** Commissioner Ellis, yes; Commissioner Jackson, yes; Commissioner Peterson, yes; Commissioner Bunker, yes; Commissioner Eyre, Yes; Commissioner Nielsen, yes. The motion passed unanimously.

**Pioneer Heights Preliminary Subdivision**
**DRC Redline Comments**

*Danny Gutierrez- requests preliminary subdivision review of **Pioneer Heights**, a 45-lot residential subdivision to be located at approximately 1452 West 900 North.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Date of Plans Reviewed: 10/20/2020

**DRC REDLINE COMMENTS:**
**Glade – Power:**
1. Provide 10' PUE & RCE at all road frontages, Include remaining lot on 900 N. (Hadfield)

**Kerry – Fire:** No comments
**Greg – Water/Sewer:**
2. Lehi Irrigation Co approval will be required for all irrigation ditch modifications on 1220 North.
3. Change property owner name to Bart and Cori Peacock on the West on the plat.
4. Extend storm drain to North boundary with all other utilities.

**Trent – Parks:** No comments
**Gary – Building/Inspections:**
5. Unlock the soils report to save to our files.
6. Foundation drains will be required if floors go below grade.

**JD – Streets:** No comments
**Ross – Engineering:**
7. Any irrigation tailwater needing to pass through the project will need to be addressed.
8. Subdivision drainage may not flow onto the Hadfield property and must be contained within the subdivision.
9. Titan Drive needs to be 38' of asphalt.

**Kim – Planning:**
10. The frontage on Lot 109 is currently shown as approximately 68' which does not meet the 100' frontage requirement for an R-1-15 zone. Shift lot lines to ensure the lot frontage requirement is met.

General Comment
1. Any current un-needed easements need to be eliminated prior to recording the plat.
2. Consider shifting 1030 North to the North to split property line with the properties to the West. Also, consider shifting 980 North to the North to split the property line to the East. If 1030 N is split evenly on the property line, it would require an agreement between the two adjacent owners to work together on the road construction to provide the required half road. The neighbors would be responsible for that agreement, not the developers of Pioneer Heights.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON NOVEMBER 12, 2020. (CONTIGENT ON RESUBMITTING PLANS TO MAKE SURE LOT LAYOUT AND FRONTAGE WORK)

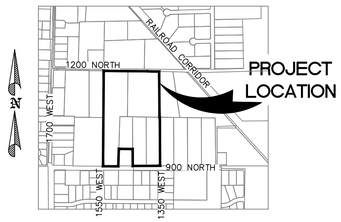
**Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews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

# PIONEER HEIGHTS SUBDIVISION

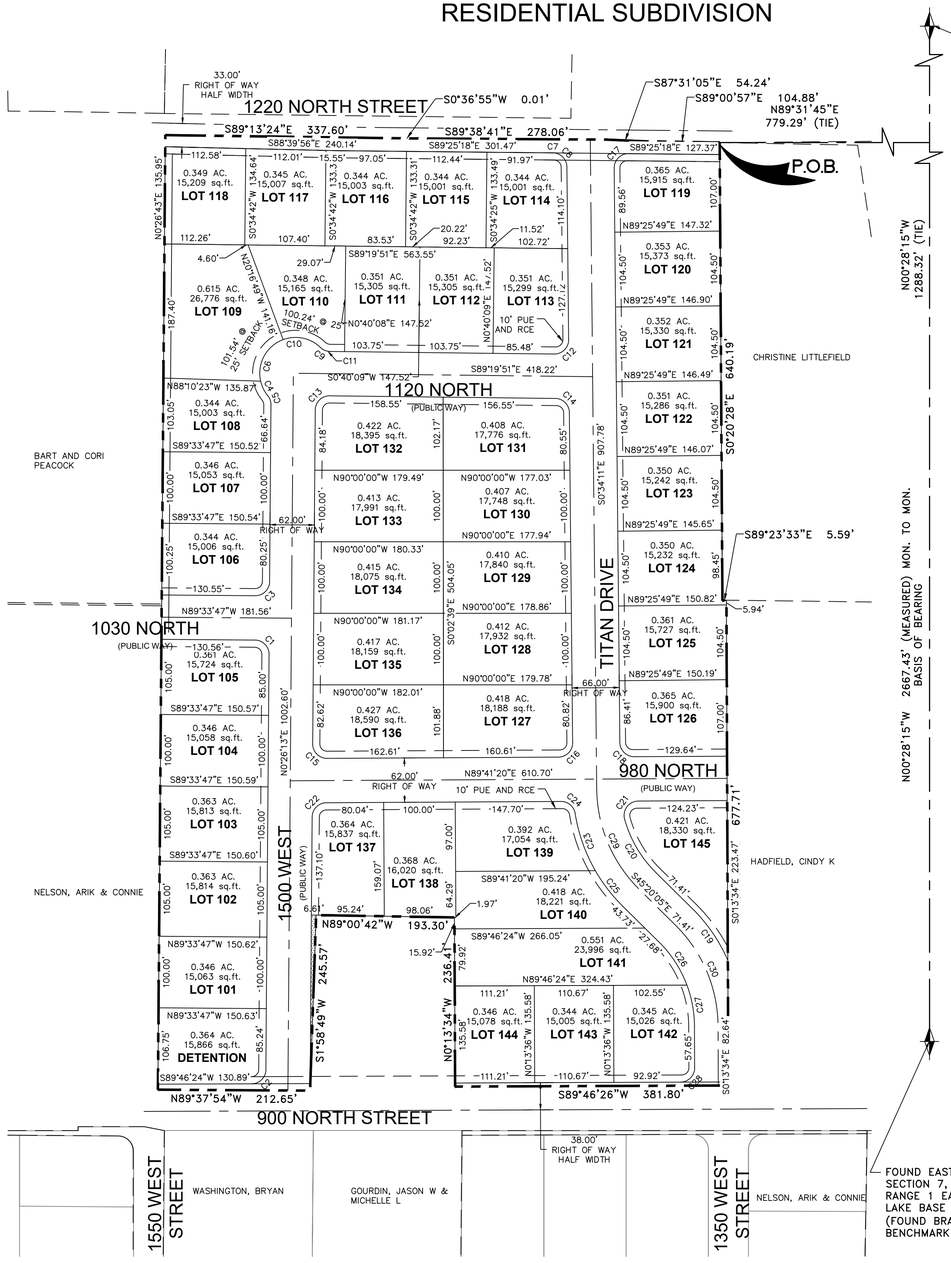
## LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
## RESIDENTIAL SUBDIVISION

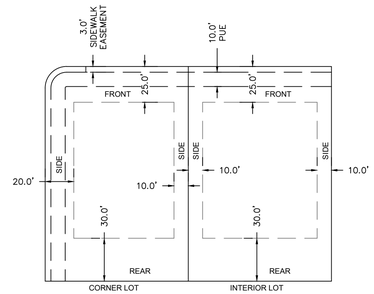
LEGEND

- SECTION LINE
- FOUND SECTION CORNER
- SECTION CORNER (NOT FOUND)
- FOUND REBAR AND CAP
- SET 5/8 REBAR AND CAP (WILDING ENGINEERING)
- SET NAIL & WASHER

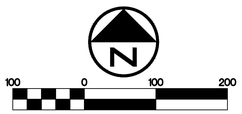



VICINITY MAP
SCALE: 1"=1000'




TYPICAL LOT SETBACKS
SCALE: 1"=50'




Scale 1" = 100 ft

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Bearing | Chord Distance |
| C1 | 31.42' | 20.00' | 90°00'00" | S44°33'47"E | 28.28' |
| C2 | 31.18' | 20.00' | 89°20'11" | S45°06'18"W | 28.12' |
| C3 | 31.42' | 20.00' | 90°00'00" | S45°26'13"W | 28.28' |
| C4 | 22.96' | 50.00' | 26°18'21" | S25°55'40"E | 22.76' |
| C5 | 13.79' | 20.00' | 39°31'04" | S19°19'19"E | 13.52' |
| C6 | 71.99' | 50.00' | 82°29'40" | S28°28'21"W | 65.93' |
| C7 | 31.02' | 20.00' | 88°51'07" | S44°59'44"E | 28.00' |
| C8 | 31.02' | 20.00' | 88°51'07" | S44°59'44"E | 28.00' |
| C9 | 15.09' | 20.00' | 43°14'00" | N67°42'51"W | 14.74' |
| C10 | 56.01' | 50.00' | 64°10'58" | N78°11'20"W | 53.13' |
| C11 | 15.09' | 20.00' | 43°14'00" | N67°42'51"W | 14.74' |
| C12 | 31.85' | 20.00' | 91°14'20" | S45°02'59"W | 28.59' |
| C13 | 31.50' | 20.00' | 90°13'56" | N45°33'11"E | 28.34' |
| C14 | 30.98' | 20.00' | 88°45'40" | S44°57'01"E | 27.98' |
| C15 | 31.68' | 20.00' | 90°44'53" | N44°56'13"W | 28.47' |
| C16 | 31.51' | 20.00' | 90°15'31" | S44°33'35"W | 28.35' |
| C17 | 31.82' | 20.00' | 91°08'53" | N45°00'16"E | 28.57' |
| C18 | 31.33' | 20.00' | 89°44'29" | N45°26'25"W | 28.22' |
| C19 | 88.69' | 233.00' | 21°48'35" | N34°25'47"W | 88.16' |
| C20 | 87.43' | 165.88' | 30°11'51" | N30°20'21"W | 86.42' |
| C21 | 36.64' | 20.03' | 104°49'34" | N37°10'21"E | 31.74' |
| C22 | 31.15' | 20.00' | 89°15'07" | N45°03'47"E | 28.10' |
| C23 | 85.17' | 233.00' | 20°56'36" | S19°27'01"E | 84.70' |
| C24 | 28.39' | 20.01' | 81°15'47" | S49°38'41"E | 26.07' |
| C25 | 62.68' | 233.00' | 15°24'46" | S37°37'42"E | 62.49' |
| C26 | 72.32' | 167.00' | 24°48'47" | S32°55'41"E | 71.76' |
| C27 | 59.15' | 167.00' | 20°17'43" | S10°22'26"E | 58.85' |
| C28 | 31.42' | 20.00' | 89°59'58" | S44°46'25"W | 28.28' |
| C29 | 156.26' | 200.00' | 44°45'54" | S22°57'08"E | 152.32' |
| C30 | 157.46' | 200.00' | 45°06'31" | S22°46'50"E | 153.42' |

NOTE:
THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT REVIEW, AND THUS, HAVE NOT BEEN SHOWN WITH THIS PRELIMINARY SUBMITTAL:

1. PLAN & PROFILES/CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS
2. ALL PIPE TYPES, SPECIFIC LOCATIONS, & DETAILS
3. VALVES
4. BLOWOFFS INCLUDING SIZE, TYPE, & PROTECTION
5. MANHOLES, BOXES, AND RELATED DETAILS
6. WATER & SEWER SERVICE DETAILS
7. FIRE HYDRANTS
8. LOT LINE UTILITY EASEMENTS
9. STREET LIGHTS, STREET SIGNS, AND TRAFFIC SIGNS
10. POWER LINE EXTENSIONS & DOME/TRANSFORMER LOCATIONS
11. LOT ADDRESSES
12. CBR VALUES AND ROAD SUB-BASE
13. SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS


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



DEVELOPER CONTACT INFO
NAME: DANNY GUTIERREZ
PHONE: 801-455-9687
EMAIL: RE04UTAH@GMAIL.COM


G:\DATA\20027 Gutierrez Lehi\dwg\20027 Preliminary Plat.dwg
PLOT DATE: Nov 02, 2020

AREA TABULATIONS

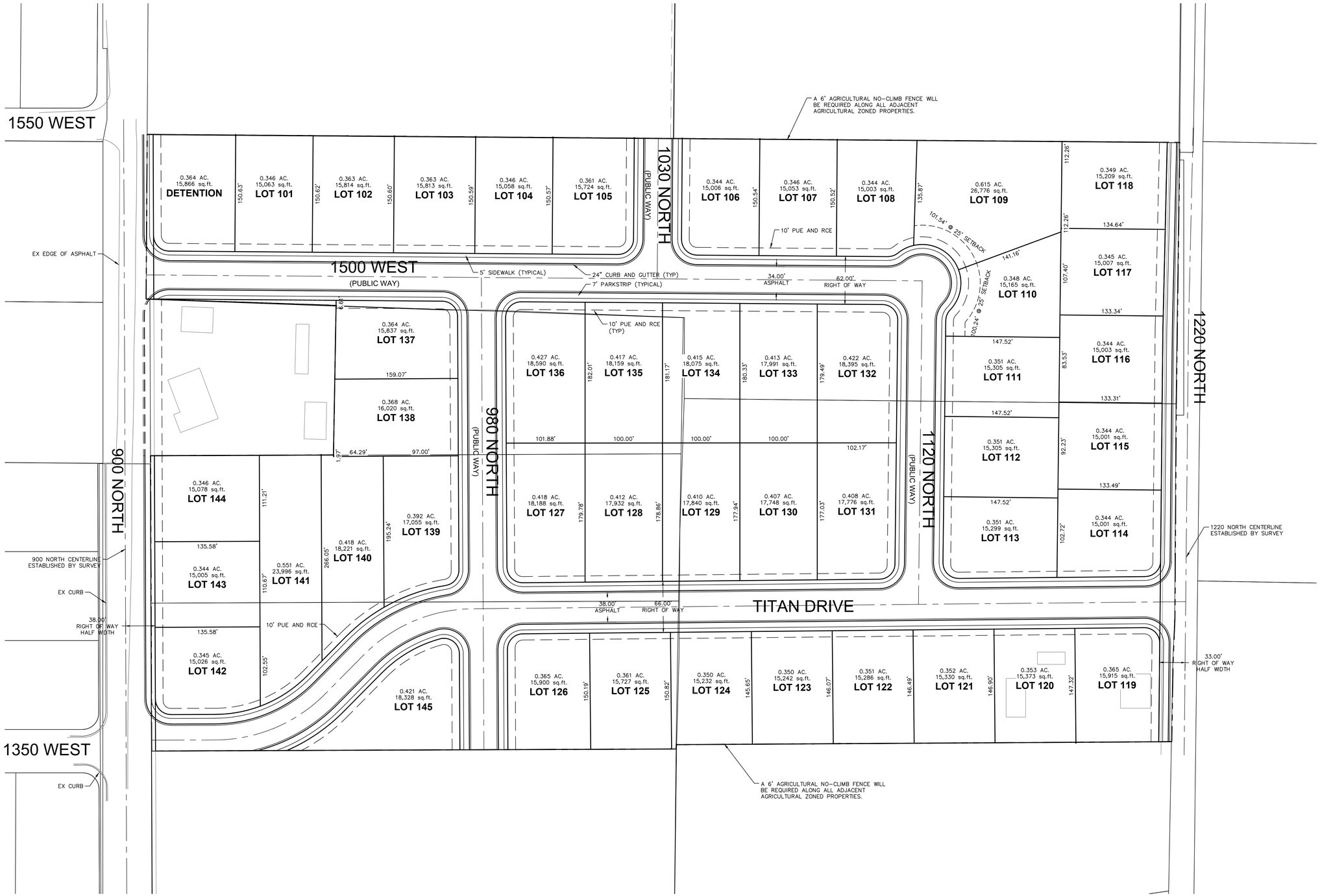
| | |
|---|---|
| TOTAL ACREAGE: | 22.85 |
| LOTS: | 45 |
| UNITS PER ACRE: | 1.97 |
| DEDICATION ACREAGE: | 5.26 |

NOTES:

1. THE ZONING OF THE SUBJECT PROPERTY IS R-1-15
2. THE TOTAL STORM DRAIN DETENTION CAPACITY THROUGHOUT THE SITE IS 42,756 CUBIC FEET.
3. A WILDING ENGINEERING REBAR AND CAP WILL BE SET AT REAR LOT CORNERS AND THE OVERALL BOUNDARY CORNERS. RIVETS WILL BE SET IN THE TOP BACK OF CURB REPRESENTING SIDE LOT LINE EXTENSIONS.
4. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

# PIONEER HEIGHTS SUBDIVISION

## SITE PLAN





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14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
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DRAWING NOTES:

G:\DATA\20027 Gutierrez Lehi\dwg\20027 Base.dwg
PLOT DATE: Nov 02, 2020

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

PROJECT INFORMATION

**PIONEER HEIGHTS SUBDIVISION**

SITE PLAN

LEHI, UTAH

| DRAWN | CHECKED | PROJECT # |
|---|---|---|
| JRP | JRP | 20027 |

PROFESSIONAL ENGINEER
No. 9259147
JASON REDD PETERSON
11/02/2020
STATE OF UTAH
ENGINEER'S STAMP

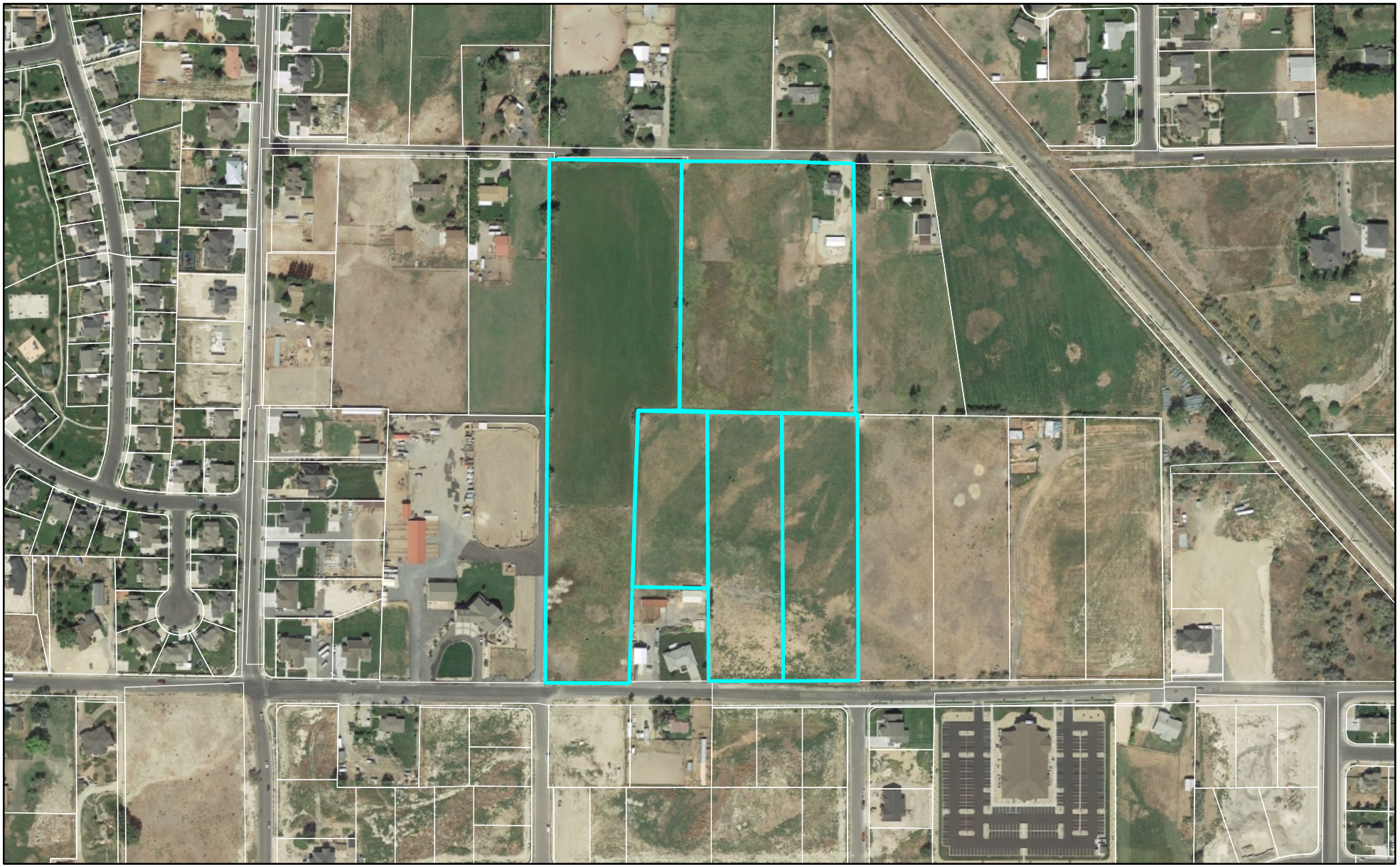
DATE: 08/28/20

SCALE: 1" = 60'

SHEET: C201

# Pioneer Heights Preliminary Subdivision

Aerial

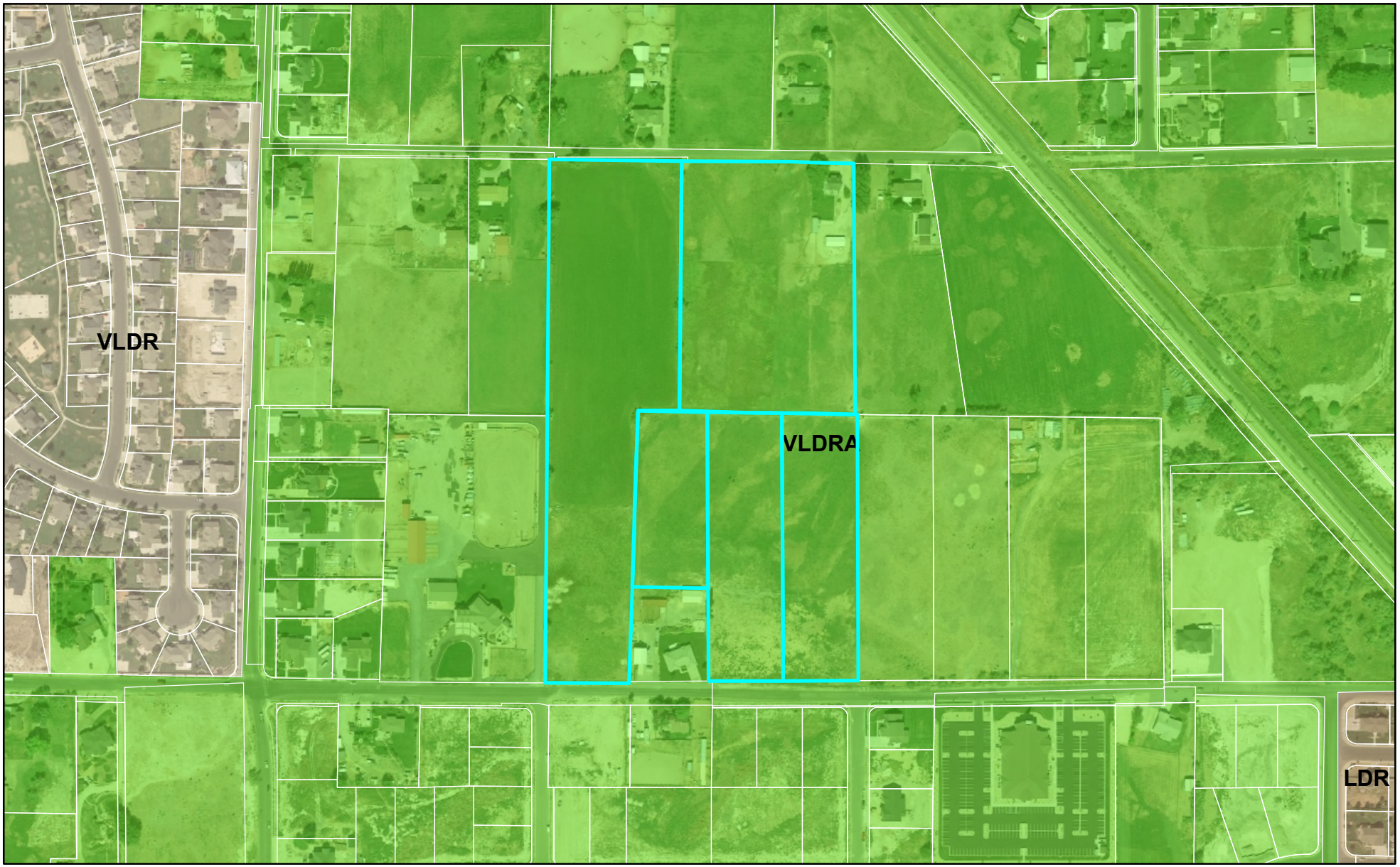


0 420 840 Feet

LEHI CITY

# Pioneer Heights Preliminary Subdivision

General Plan

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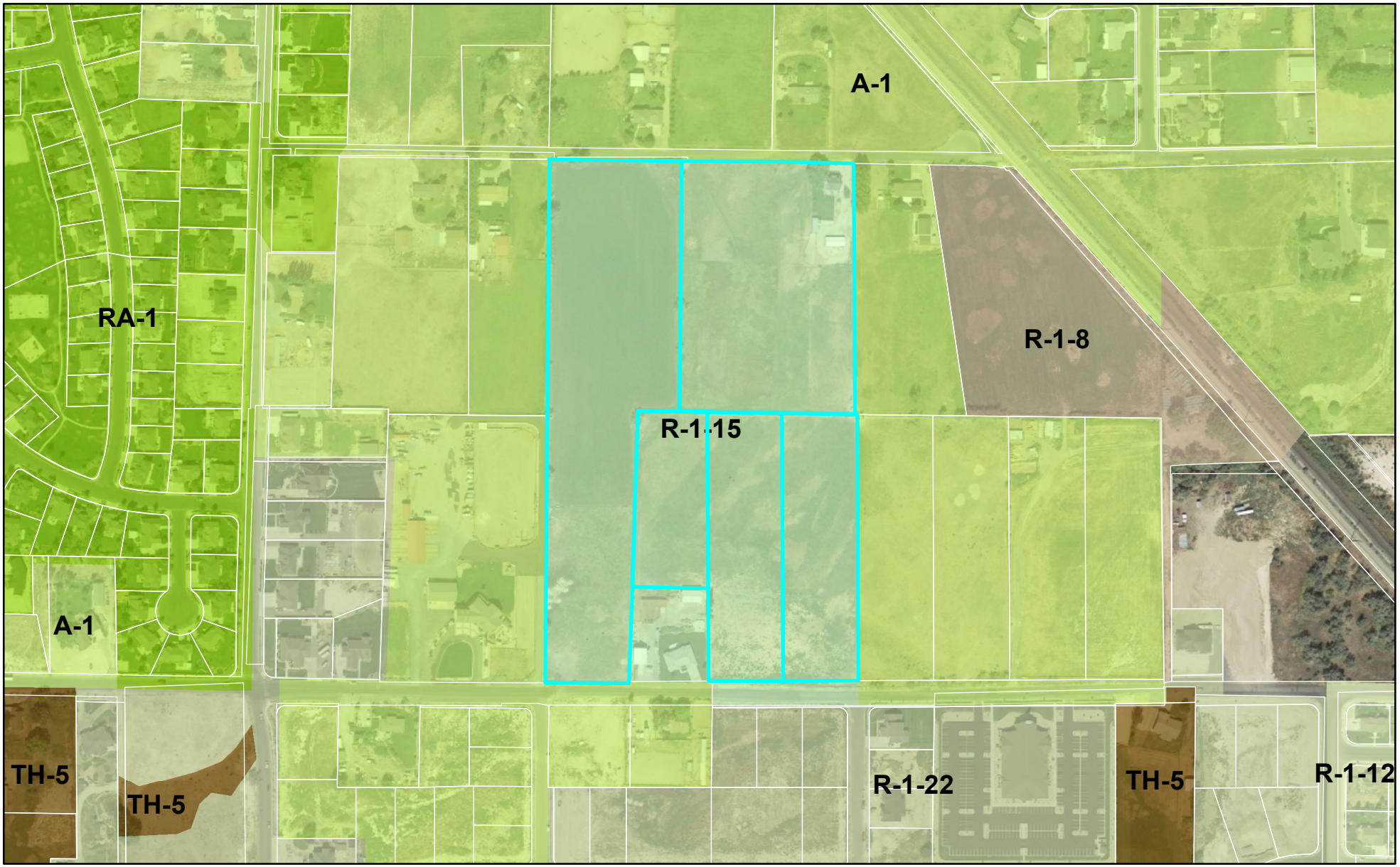
LEHI CITY

# Pioneer Heights Preliminary Subdivision

Zoning

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LEHI CITY

**Agenda Item No: 13**

# City Council Agenda Item Report

Meeting Date: December 8, 2020
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

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**Subject:**
Consideration of Ordinance #67-2020, approval of the Taylor Meadows North Zone Change, changing the zoning on 16.8 acres located at 600 West 1300 South from R-1-22 (residential/agriculture) to R-1-15 (residential).

**Suggested Action:**

**Attachments:**

CC Staff Report Taylor Meadows Northern Part Zone Change 12.08.20.docx

Taylor Meadows Northern Part Zone Change DRC 10.21.2020.docx

Ord 67-2020.docx

Taylor Meadows Northern Part Zone Change 10.21.20 narrative, map, legal description.pdf

Taylor Meadows Northern Part ZC aerial.pdf

Taylor Meadows Northern Part ZC General Plan.pdf

Taylor Meadows Northern Part ZC zoning.pdf

# TAYLOR MEADOWS NORTHERN ZONE CHANGE

## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Arrive Homes | | |
| **Meeting Date** | December 8, 2020 | | |
| **Requested Action/Purpose** | Approval of a proposed zone change | | |
| **Location** | Approximately 7550 North 8350 West (600 West 1300 South) | | |
| **Project Area** | Approximately 16.8 acres | | |
| **Existing Zoning** | R-1-22 | | |
| **Proposed Zoning** | R-1-15 | | |
| **Existing General Plan Land Use Designation** | VLDR (Very Low Density Residential) | | |
| **Adjacent Zoning and Land Use** | *North* | RA-1 | Lehi Country Estates |
| | *South* | R-1-22 | Bellon Farms |
| | *East* | TH-5/R-1-22 | Wadley Property/ Cottonwood Estates |
| | *West* | RA-1/R-1-22 | Timpview Meadows |
| **Date of DRC Review** | October 21, 2020 | | |
| **Date of Planning Commission Review** | November 12, 2020 | | |
| **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 (VLDR)**

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

## 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

**January 28, 2020-** The City Council approved the Taylor Meadows Annexation.
**June 23, 2020-** The City Council approved the Taylor Meadows Annexation General Plan Amendment to VLDR.

## REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from R-1-22 to R-1-15 for approximately 16.8 acres. This zone change is consistent with the recently approved General Plan designation of VLDR for the property.

The purpose of Very Low Density Residential Districts such as R-1-15 is to provide for large-lot single-family residential areas and/or hobby farm developments.

The DRC had three comments on the proposed zone change, including the following:
1. Water dedication is required for the R-1-15 zone at a rate of 1.13 acre feet of culinary water per acre of property and 2.56 acre feet of irrigation water per acre of property. Water dedication must be complete prior to recording the zone change and submission of a preliminary subdivision application.

Please include the DRC comments in the motion.

## PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the proposed Taylor Meadows Northern Part zone change, including DRC comments from October 21, 2020. This recommendation is based on the following findings:

1. The proposed zone change is consistent with the recently approved General Plan designation of VLDR.
2. The proposed zone change will not unduly affect the uses or proposed uses for nearby and adjoining properties.
3. The proposed zone change is not detrimental to the public health, safety, and welfare from the existing classification to the proposed zone.

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on November 12, 2020. The minutes and motion from this meeting are as follows:

**2.5) Public hearing and recommendation of Arive Homes' request for review of the Taylor Meadows North Zone Change, changing the zoning on 16.8 acres located at 600 West 1300 South from R-1-22 (residential/agriculture) to R-1-15 (residential).**

Brittney presented information on agenda item.

The applicant, Dan Herzog, was present.

Commissioner Nielsen opened the public hearing.

Comments submitted online.

Commissioner Nielsen closed the public hearing.

**Motion:** Commissioner Eyre moved to forward a positive recommendation of **Arive Homes' request for review of the Taylor Meadows North Zone Change, changing the zoning on 16.8 acres located at 600 West 1300 South from R-1-22 (residential/agriculture) to R-1-15 (residential)**; including all DRC comments and findings stated in the report. Commissioner Nielsen seconded.

**Vote:** Commissioner Ellis, yes; Commissioner Jackson, yes; Commissioner Peterson, no; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Nielsen, yes. Motion passed 5 to 1.

**Taylors Meadows Northern Part Residential Zone Change**
**DRC Redline Comments**

*Arive Homes- requests review of a **zone change for the northern 16.8 acres of Taylor Meadows** located at 7550 North 8350 West (600 West 1300 South), changing the zoning from R-1-22 to R-1-15.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Date of Plans Reviewed: 10/13/2020

**DRC REDLINE COMMENTS:**
**Glade – Power:** No comments
**Kerry – Fire:**
1. Use City address

**Greg – Water/Sewer:** No comments
**Trent – Parks:** No comments
**Gary – Building/Inspections:** No comments
**JD – Streets:** No comments
**Ross – Engineering:** No comments
**Kim – Planning:**
2. Water dedication is required for the R-1-15 zone at a rate of 1.13 acre feet of culinary water per acre of property and 2.56 acre feet of irrigation water per acre of property. Water dedication must be complete prior to recording the zone change and submission of a preliminary subdivision application.
3. Change this table to say Taylor Meadows to avoid confusion.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON NOVEMBER 12, 2020.
(NEED ENVELOPES BEFORE SCHEDULING)

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

**ORDINANCE NO: 67-2020**

# AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT FOR APPROXIMATELY 7550 NORTH 8350 WEST (600 WEST 1300 SOUTH)

WHEREAS, Arive Homes, authorized agent for the owner of property located at approximately 7550 North 8350 West (600 West 1300 South) and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcels designated as R-1-15 (Very Low Density Residential); and

WHEREAS, following a public hearing on November 12, 2020, 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 December 8, 2020, 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 November 12, 2020; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on October 25, 2011 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

PART I:

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

PART II:

A. If a provision of this Ordinance 67-2020 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 8th day of December, 2020.

ATTEST

_____ _____

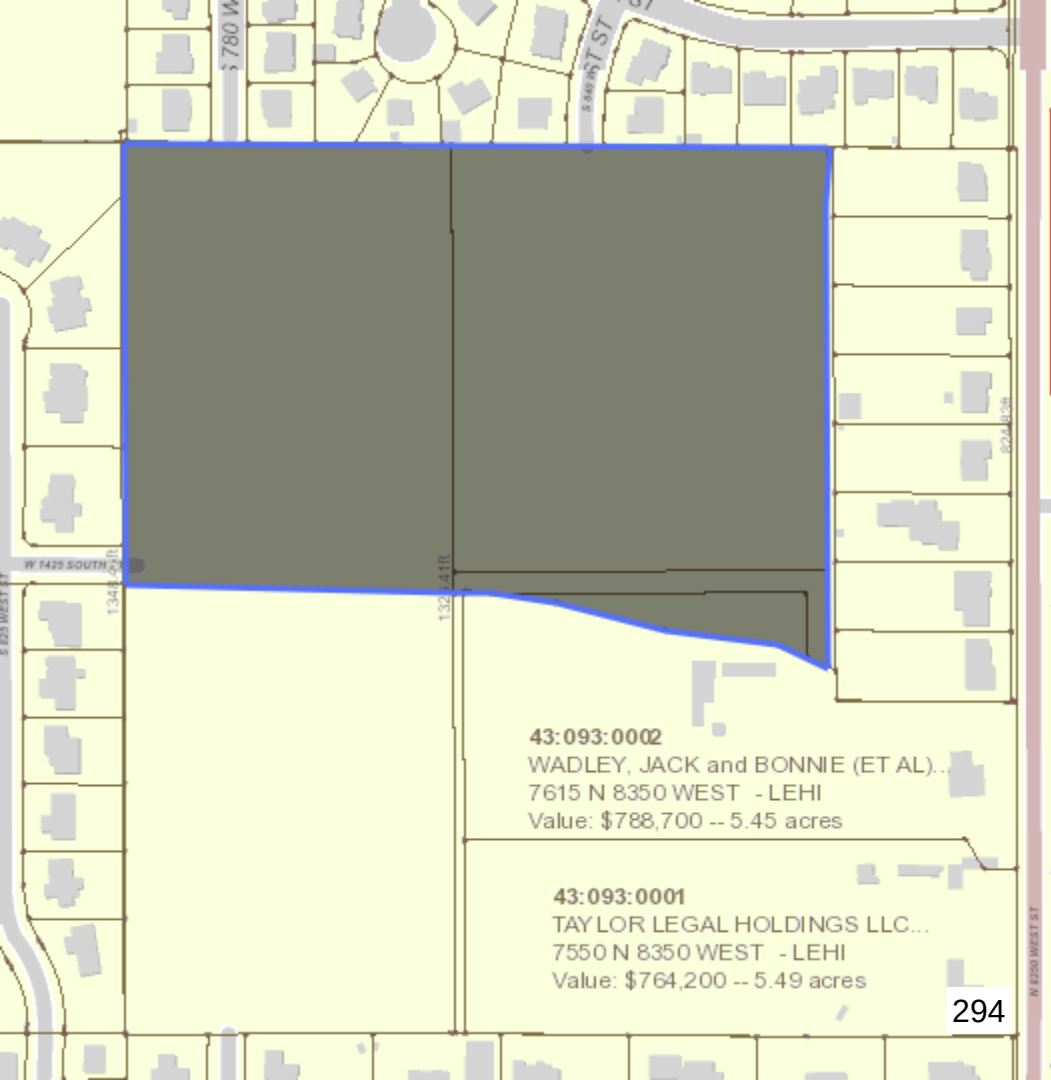
Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

TAYLOR MEADOWS NORTHERN PART ZONE CHANGE LEGAL DESCRIPTION

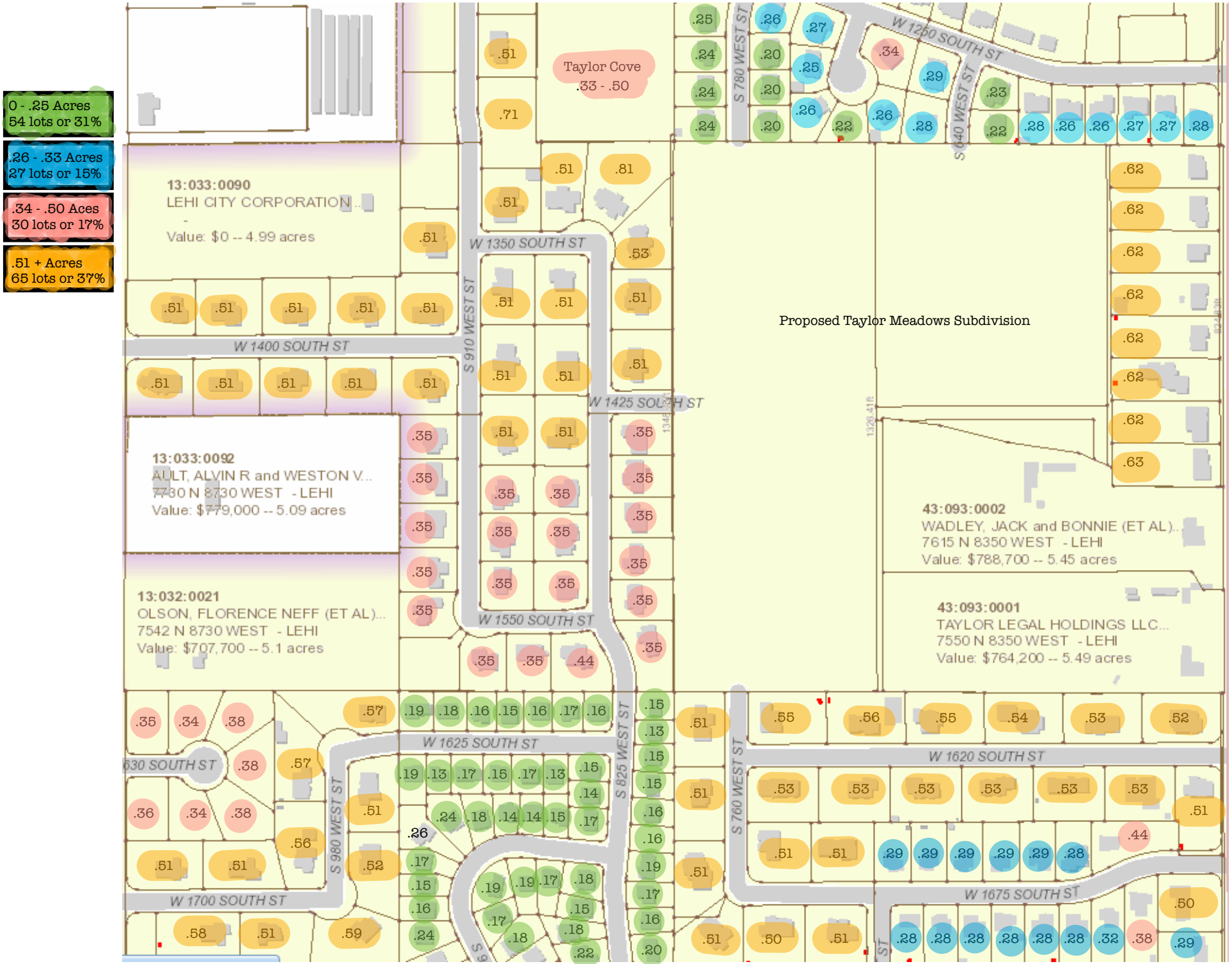
**TAYLOR MEADOWS NORTH HALF R-15 ZONE CHANGE LEGAL DESCRIPTION:**

BEGINNING AT A POINT WHICH LIES S89°43'15"W 959.45 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 1682.51 FEET FROM THE NORTH 1/4 CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;
AND RUNNING THENCE S89°17'46"E 1057.10 FEET; THENCE S00°08'21"E 559.90 FEET; THENCE WEST 127.65 FEET; THENCE S56°38'04"W 67.05 FEET; THENCE WEST 301.70 FEET; THENCE N77°03'08"W 57.46 FEET; THENCE WEST 336.95 FEET; THENCE S85°15'19"W 71.07 FEET; THENCE N89°58'07"W 112.97 FEET; THENCE N00°06'28"E 146.54 FEET; THENCE N00°06'55"E 268.83 FEET; THENCE N00°53'09"E 187.35 FEET TO THE POINT OF BEGINNING.
CONTAINING 14.41 ACRES.



W 1425 SOUTH
S 825 WEST ST
N 8250 WEST ST
43:093:0002
WADLEY, JACK and BONNIE (ET AL)...
7615 N 8350 WEST - LEHI
Value: $788,700 -- 5.45 acres
43:093:0001
TAYLOR LEGAL HOLDINGS LLC...
7550 N 8350 WEST - LEHI
Value: $764,200 -- 5.49 acres

# TAYLOR MEADOWS SURROUNDING LOT SIZES



**TAYLOR MEADOWS NORTH HALF R-15 ZONE CHANGE LEGAL DESCRIPTION:**

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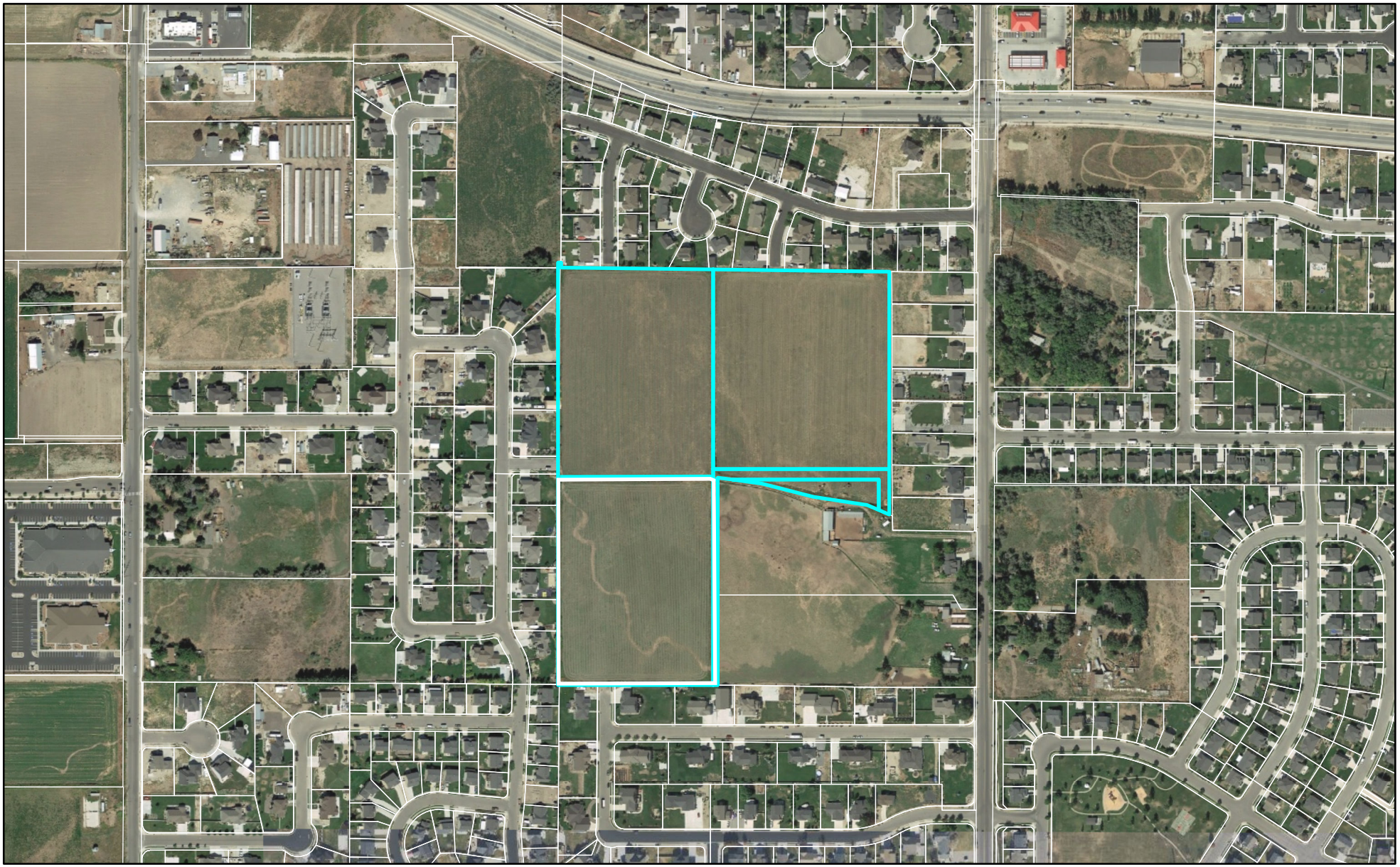
AND RUNNING THENCE S89°17'46"E 1057.10 FEET; THENCE S00°08'21"E 559.90 FEET; THENCE WEST 127.65 FEET; THENCE S56°38'04"W 67.05 FEET; THENCE WEST 301.70 FEET; THENCE N77°03'08"W 57.46 FEET; THENCE WEST 336.95 FEET; THENCE S85°15'19"W 71.07 FEET; THENCE N89°58'07"W 112.97 FEET; THENCE N00°06'28"E 146.54 FEET; THENCE N00°06'55"E 268.83 FEET; THENCE N00°53'09"E 187.35 FEET TO THE POINT OF BEGINNING.
CONTAINING 14.41 ACRES.

# Taylor Meadows Northern Part Zone Change

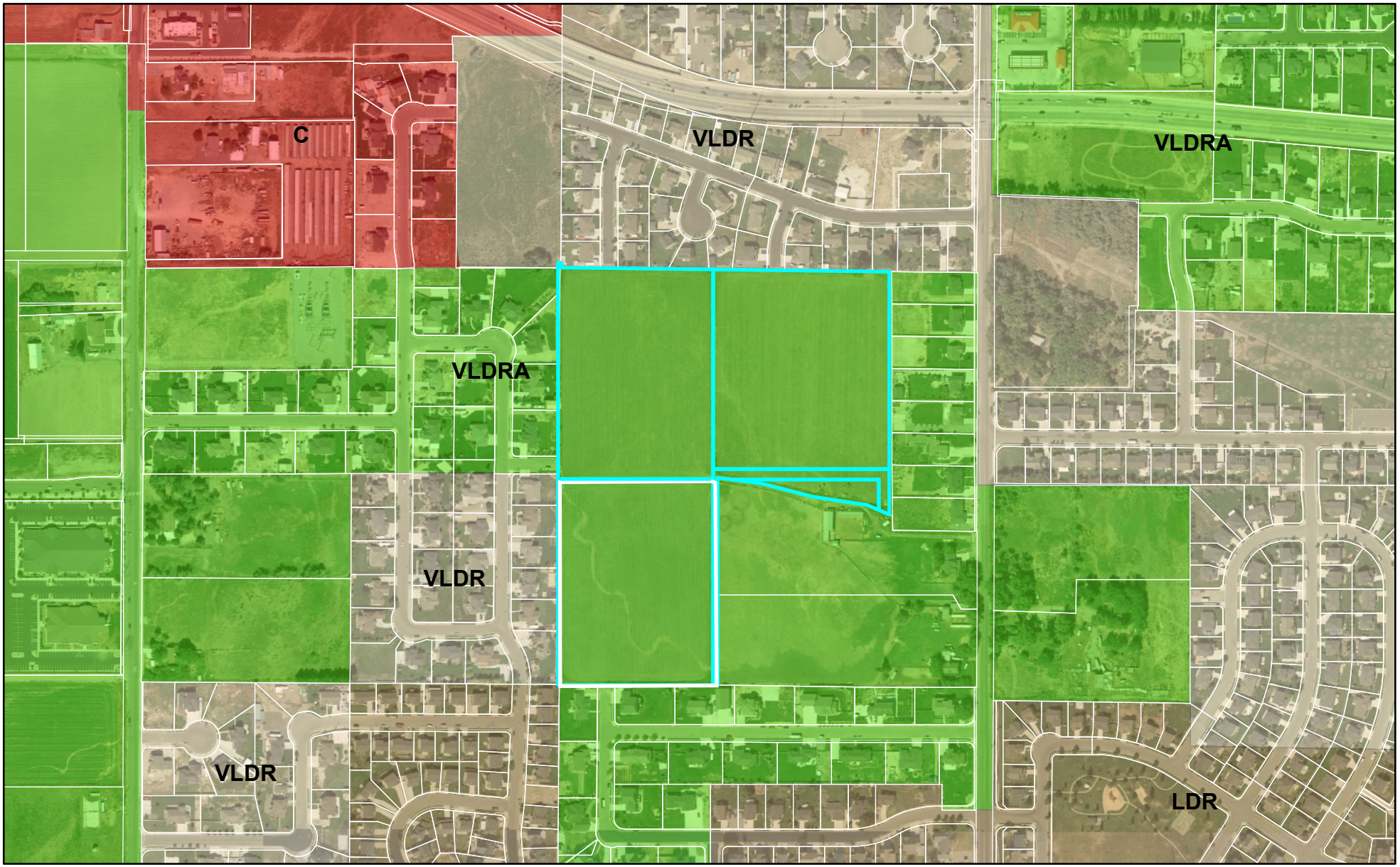
Aerial




LEHI CITY

# Taylor Meadows Northern Part Zone Change

General Plan

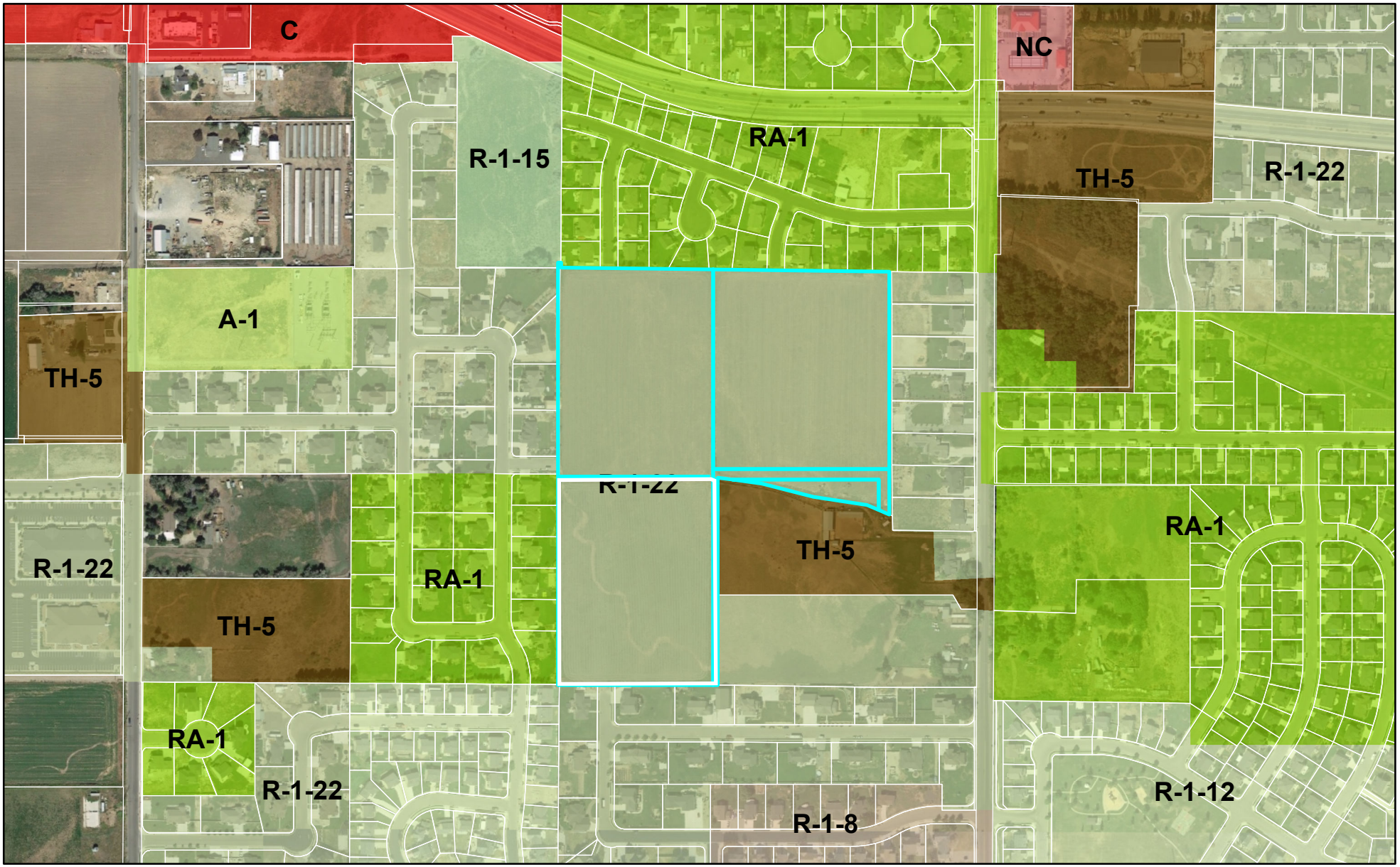



0 525 1,050 Feet

LEHI CITY

# Taylor Meadows Northern Part Zone Change

Zoning




0 525 1,050 Feet

LEHI CITY

**Agenda Item No: 14**

# City Council Agenda Item Report

Meeting Date: December 8, 2020
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

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**Subject:**
Consideration of Preliminary subdivision approval for Gardner Point Phase 1, a 222-unit residential development located at approximately 3600 West 1500 North.

**Suggested Action:**

**Attachments:**

CC Staff Report Gardner Point Phase 1 Preliminary Subdivision.docx

Gardner Point Phase 1 Preliminary Subdivsion DRC 07.29.2020.docx

Gardner Point Phase 1 Preliminary Subdivision - plans.pdf

Gardner Point Phase 1 Preliminary Subdivision - elevations.pdf

Gardner Point Phase 1 Preliminary Subdivision - amenities plan.pdf

Gardner Point Phase 1 Preliminary Subdivision - Aerial Map.pdf

Gardner Point Phase 1 Preliminary Subdivision - General Plan.pdf

Gardner Point Phase 1 Preliminary Subdivision - Zoning Map.pdf

# GARDNER POINT PHASE 1 PRELIMINARY SUBDIVISION

## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Edge Homes | | |
| **Meeting Date** | December 8, 2020 | | |
| **Requested Action/Purpose** | Approval of a proposed preliminary subdivision | | |
| **Location** | Approximately 3600 West 1500 North | | |
| **Existing General Plan Designation** | HDR (High Density Residential) and NCN (Neighborhood Commercial Node) | | |
| **Existing Zoning** | R-3 (High Density Residential) | | |
| **Existing Land Use** | Agriculture | | |
| **Number of Lots/Units** | 222 units | | |
| **Adjacent Zoning and Land Use** | *North* | R-3 | The Exchange II |
| | *South* | R-2 and R-3 | Undeveloped/Agriculture |
| | *East* | R-3 and TH-5 | Undeveloped/Agriculture |
| | *West* | R-2 and R-3 | Undeveloped/Agriculture |
| **Date of DRC Review** | July 29, 2020 | | |
| **Date of Planning Commission Review** | November 12, 2020 | | |
| **Assigned Planner** | Sierra Pierson | | |

## REQUIRED ACTION

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

## APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

## PROPERTY HISTORY

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

**September 24, 2019** The City Council approved the M90 General Plan amendment.

**September 24, 2019** The City Council approved the M90 concept plan.

**January 28, 2020** The City Council approved the Saratoga Boundary Adjustment zone change.

## REPORT ANALYSIS

The applicant requests review and approval of the Gardner Point Phase 1 Preliminary Subdivision. The proposed subdivision is a residential development consisting of townhomes, condominiums, and open space. This report will discuss the subdivision layout, architecture, and DRC comments.

**Subdivision Layout**

The proposed subdivision will include a total of 222-units. These units are proposed to be a mixture of unit types including rear-load townhomes, front-load townhomes, and condominiums. The rear-load townhomes will front streets and open space areas. In addition, the condominiums are also proposed to front streets and open space areas to provide a pleasing streetscape with great natural surveillance.

The largest open space area is proposed to be located in the center of the subdivision and will host the majority of the amenities. This open space area will have condominiums fronting the space to provide a courtyard-like atmosphere. The applicant is proposing alternative amenities to the standard required amenities. The proposed amenities include playgrounds, fire pit seating areas, covered picnic areas, and the 10-foot wide asphalt trail along 1500 North. The trail along 1500 North will connect into other master-planned trails to provide greater bike and pedestrian connectivity throughout the area.

**Architecture**

The proposed architecture includes multiple elevations for both the condominiums and townhomes. The condominiums will be constructed of brick, stone, hardie board, and stucco. There are two different proposed elevations for the condominiums to provide variation between the buildings. The townhomes will have a rear-load elevation and a front-load elevation. The townhomes will be constructed of brick, stone, hardie board, and stucco. The similar use of materials for the condominiums and townhomes will help provide a cohesive theme throughout the subdivision. The DRC did have a comment that all sides of the building elevations will need to meet the 50% hard-surface (non-stucco) requirement. Currently, one of the townhome elevations has a side that has more than 50% stucco.

**DRC Comments**

The DRC had ten comments including the following:

1. All sides of all building elevations need to meet the 50% hard surface requirement. The back of the Chantelle is more than 50% stucco.
2. Update park strip to 7'.
3. Several areas need a 5' set back from the easement shown.

Please include all DRC comments as part of the motion.

## PLANNING DIVISION RECOMMENDATION

Planning staff recommends **APPROVAL** to the City Council for the Gardner Point Phase 1 preliminary subdivision including the DRC comments from July 29, 2020. This recommendation is based on the following findings:

1. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
2. The proposed subdivision meets the requirements of the Lehi City Development Code in regards to subdivision approvals, including the density in lieu.
3. Other findings based upon information presented at the public hearing.

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on November 12, 2020. The minutes and motion from this meeting are as follows:

**2.8) Public hearing and recommendation of Edge Homes' request for preliminary subdivision review of Gardner Point Phase 1, a 222-unit residential development located at approximately 3600 West 1500 North.**

Brittney presented information on the agenda item.

The applicant, Mr. Stewart, wanted to add that they have tried to add new architecture and freshen things up with this subdivision.

Commissioner Nielsen opened the public hearing.

Commissioner Nielsen closed the public hearing.

**Motion:** Commissioner Bunker moved to forward a positive recommendation of **Edge Homes' request for preliminary subdivision review of Gardner Point Phase 1, a 222-unit residential development located at approximately 3600 West 1500 North;** including all DRC comments and findings stated in the report. Commissioner Eyre seconded.

**Vote:** Commissioner Ellis, yes; Commissioner Jackson, yes; Commissioner Peterson, yes; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Nielsen, yes. The motion passed unanimously

**Gardner Point Phase 1 Preliminary Subdivision**
**DRC Redline Comments**

*Edge Homes – requests preliminary subdivision review of the Gardner Point Phase 1, a 222-unit residential development located at approximately 3600 West 1500 North.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: None
Date of Plans Reviewed: **07/29/2020**
Time Start: N/A
Time End: N/A

**CRITICAL COMMENTS:**

1. Irrigation source and irrigation storage must be provided prior to final plan approval.
2. Culinary source and culinary storage must be provided prior to final plan approval.

**DRC REDLINE COMMENTS:**

**Glade – Power:**

1. Due to the project size, a power study/circuit analysis is required in accordance with the Lehi Power Line Extension Policy. (Received, in review).
2. Additional 5' set-back from easement space is now required. Ch. 17.040.f
3. Rear loading townhomes have window wells and hvac equipment in the required easement space, revise and re-submit. For details call or e-mail: gkirkham@lehi-ut.gov 385.201.2616

**Kerry – Fire: No comment**

**Greg – Water/Sewer:**

4. Storm drain structure and piping appears to be inside what will be the PUE. Permanent structures and piping are not allowed inside the PUE.

**Trent – Parks: No comment**

**Gary – Building/Inspections:**

5. Several areas need a 5' set back from the easement shown

**JD – Streets:**

6. Add a street name sign to this intersection

**Ross – Engineering: (would like to schedule a meeting outside of DRC)**

7. Move storm drain piping into the road per standard
8. Need to mark road sections 1, 2, 3, and 9 as no parking. 28' of asphalt minimum to allow parking on 1 side of road
9. Update park strip to 7'

**Kim – Planning:**

10. All sides of all building elevations need to meet the 50% hard surface requirement. The back of the Chantelle is more than 50% stucco.

**GENERAL COMMENTS:**

1. Water dedication will be required for this project as a condition of recording the final plat or holding a preconstruction meeting.

**PRIOR TO PRECONSTRUCTION MEETING:**

1. Provide an engineer's cost estimate for the cost of all improvements.
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Required water dedication must be completed.
5. Reimbursement Agreement for any reimbursable improvement items must be in place.

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

6. Include surveyor's and engineer's stamps and signatures on the construction drawings.
7. Show lot addresses on the final plat (must coordinate with Planning Division).
8. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
9. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
10. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
11. Provide a Long-Term Storm Water Management Plan and Agreement to Planning Division for review and approval (signed by Mayor). Final Agreement to be recorded by developer.
12. Address any comments or conditions from City Council approval.
13. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled

**PRIOR TO RECORDING OF PLAT:**

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

**DRC GENERAL COMMENTS:**

1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
4. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
5. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
6. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
7. Residential developments shall complete all required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION FOLLOWING RESOLUTION OF CRITICAL ISSUES (NEED ENVELOPES)

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

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

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

**BENCHMARK**

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

ELEVATION = 4536.22

# GARDNER POINT PHASE 1
## A RESIDENTIAL PUD SUBDIVISION
### LEHI CITY, UTAH

INDEX OF DRAWINGS


| | | | |
|---|---|---|---|
| C-000 | COVER SHEET | C-302 | GRADING AND DRAINAGE PLAN |
| 1 OF 3 | PRELIMINARY SUBDIVISION PLAT | C-303 | DETENTION POND GRADING PLAN |
| 2 OF 3 | PRELIMINARY SUBDIVISION PLAT | C-304 | OVERALL DRAINAGE PLAN |
| 3 OF 3 | PRELIMINARY SUBDIVISION PLAT | C-400 | OVERALL UTILITY PLAN |
| C-001 | GENERAL NOTES | C-401 | UTILITY PLAN |
| C-100 | DEMOLITION PLAN | C-402 | UTILITY PLAN |
| C-200 | OVERALL SITE PLAN | PP-1 | PLAN AND PROFILE |
| C-200A | CIRCULATION PLAN | PP-2 | PLAN AND PROFILE |
| C-201 | SITE PLAN | C-500 | DETAILS |
| C-202 | SITE PLAN | C-501 | DETAILS |
| C-203 | PHASING PLAN | C-502 | DETAILS |
| C-300 | PHASE 1 GRADING AND DRAINAGE PLAN | C-503 | DETAILS |
| C-301 | GRADING AND DRAINAGE PLAN | C-504 | DETAILS |


DATE PRINTED
July 21, 2020

**NOTICE TO CONTRACTOR**

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

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

DEVELOPER:

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

**JARAN NICHOLLS**
**801-494-0150**
**JNICHOLLS@EDGEHOMES.COM**

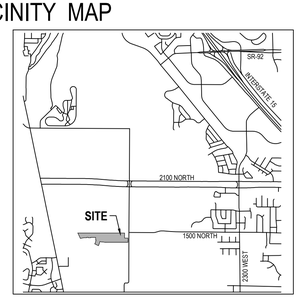
**NOTICE TO DEVELOPER/ CONTRACTOR**

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

**UTILITY DISCLAIMER**

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

VICINITY MAP




NO SCALE

GENERAL NOTES

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


ENSIGN
THE STANDARD IN ENGINEERING

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


GARDNER POINT PHASE 1
A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

COVER SHEET

PROJECT NUMBER 8069D
PRINT DATE 7/21/2020
DRAWN BY C. OESTREICH
CHECKED BY M.BUDGE
PROJECT MANAGER B. MORRIS

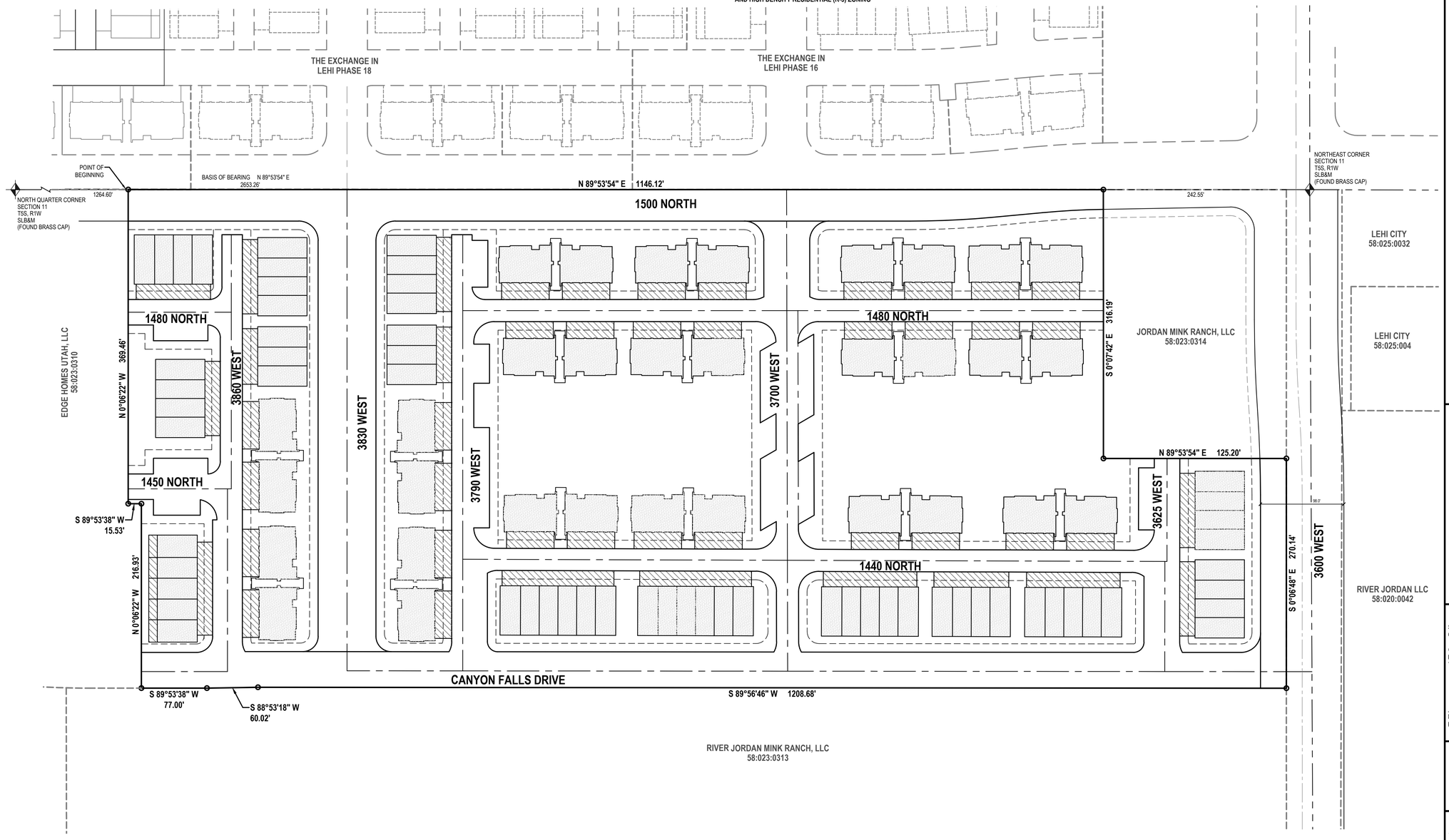
C-000

# GARDNER POINT PHASE 1 PLAT

**RESIDENTIAL DEVELOPMENT**

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

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




## SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as GARDNER POINT PHASE 1 PLAT, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

## BOUNDARY DESCRIPTION

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

Beginning at a point being North 89°53'54" East 1,264.60 feet along the section line from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°53'54" East 1,146.12 feet along the section line;
thence South 00°07'42" East 316.19 feet;
thence North 89°53'54" East 214.95 feet;
thence South 00°06'48" East 270.14 feet;
thence South 89°56'46" West 1,208.68 feet;
thence South 88°53'18" West 60.02 feet;
thence South 89°53'38" West 77.00 feet;
thence North 00°06'22" West 216.93 feet;
thence South 89°53'38" West 15.53 feet;
thence North 00°06'22" West 369.47 feet to the point of beginning.

Contains 726,131 Square Feet or 16.670 Acres

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

## UTILITY DEDICATION

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

## RESERVATION OF COMMON AREAS

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

## OWNER'S DEDICATION

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

**GARDNER POINT PHASE 1 PLAT**

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

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

By:
Its:

## ACKNOWLEDGMENT

STATE OF UTAH )S.S.
COUNTY OF )

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

NUMBER

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

## PLANNING COMMISSION APPROVAL

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

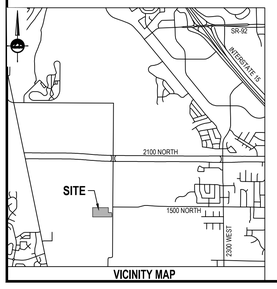
DIRECTOR-SECRETARY CHAIR, PLANNING COMMISSION

## ACCEPTANCE BY LEGISLATIVE BODY

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

*MAYOR:* _____

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




VICINITY MAP

**LEGEND**

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

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

RIGHT TO FARM:
THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.

NORTH

HORIZONTAL GRAPHIC SCALE

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

**OWNER**
**EDGE HOMES UTAH, LLC**
**13702 S. 200 W. B12**
**DRAPER, UTAH 84020**
**801-494-0150**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TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983


**SHEET 1 OF 3**

PROJECT NUMBER : 8069D
MANAGER : BM
DRAWN BY : JWJ
CHECKED BY : KFW
DATE : 7/20/20

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


# GARDNER POINT PHASE 1 PLAT

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

## GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.

2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.

3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.

4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.

8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.

9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".

10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.

12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.

14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.

16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
    - 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
    - 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
    - 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
    - 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
    - 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.

17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.

18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.

19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.

20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.

21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.

22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.

23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.

30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.

31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.

32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

## UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.

2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.

3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.

5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.

6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.

7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.

8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.

9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.

11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.

12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.

13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.

14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.

15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.

16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.

17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.

18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.

19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

## TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).

2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.

3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.

4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.

5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.

6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.

7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.

9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

## DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.

2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.

3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

## GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.

2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)

3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.

4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.

5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.

6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.

8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.

9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.

10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.

12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.

13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.

14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.

15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.

16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

## ABBREVIATIONS

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

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

## LEGEND

| Symbol | Description |
|---|---|
| | SECTION CORNER |
| | EXISTING MONUMENT |
| | PROPOSED MONUMENT |
| | EXISTING REBAR AND CAP |
| | SET ENSIGN REBAR AND CAP |
| WM | EXISTING WATER METER |
| WM | PROPOSED WATER METER |
| W | EXISTING WATER MANHOLE |
| W | PROPOSED WATER MANHOLE |
| W | EXISTING WATER BOX |
| WV | EXISTING WATER VALVE |
| WV | PROPOSED WATER VALVE |
| | EXISTING FIRE HYDRANT |
| | PROPOSED FIRE HYDRANT |
| FR | PROPOSED FIRE DEPARTMENT CONNECTION |
| SWV | EXISTING SECONDARY WATER VALVE |
| SWV | PROPOSED SECONDARY WATER VALVE |
| IRR | EXISTING IRRIGATION BOX |
| IRR | EXISTING IRRIGATION VALVE |
| IRR | PROPOSED IRRIGATION VALVE |
| S | EXISTING SANITARY SEWER MANHOLE |
| S | PROPOSED SANITARY SEWER MANHOLE |
| CO | EXISTING SANITARY CLEAN OUT |
| D | EXISTING STORM DRAIN CLEAN OUT BOX |
| D | PROPOSED STORM DRAIN CLEAN OUT BOX |
| | EXISTING STORM DRAIN INLET BOX |
| | EXISTING STORM DRAIN CATCH BASIN |
| | PROPOSED STORM DRAIN CATCH BASIN |
| | EXISTING STORM DRAIN COMBO BOX |
| | PROPOSED STORM DRAIN COMBO BOX |
| CO | EXISTING STORM DRAIN CLEAN OUT |
| | EXISTING STORM DRAIN CULVERT |
| | PROPOSED STORM DRAIN CULVERT |
| | TEMPORARY SAG INLET PROTECTION |
| | TEMPORARY IN-LINE INLET PROTECTION |
| | ROOF DRAIN |
| E | EXISTING ELECTRICAL MANHOLE |
| E | EXISTING ELECTRICAL BOX |
| TR | EXISTING TRANSFORMER |
| | EXISTING UTILITY POLE |
| | EXISTING LIGHT |
| | PROPOSED LIGHT |
| | EXISTING GAS METER |
| G | EXISTING GAS MANHOLE |
| GV | EXISTING GAS VALVE |
| T | EXISTING TELEPHONE MANHOLE |
| | EXISTING TELEPHONE BOX |
| TRAFFIC | EXISTING TRAFFIC SIGNAL BOX |
| CABLE | EXISTING CABLE BOX |
| | EXISTING BOLLARD |
| | PROPOSED BOLLARD |
| | EXISTING SIGN |
| | PROPOSED SIGN |
| XXXX.XX TBC | EXISTING SPOT ELEVATION |
| TBC XXXX.XX | PROPOSED SPOT ELEVATION |
| | EXISTING FLOW DIRECTION |
| | EXISTING TREE |
| | DENSE VEGETATION |

| Line | Description |
|---|---|
| | EXISTING EDGE OF ASPHALT |
| | PROPOSED EDGE OF ASPHALT |
| | EXISTING STRIPING |
| | PROPOSED STRIPING |
| x | EXISTING FENCE |
| X | PROPOSED FENCE |
| | EXISTING FLOW LINE |
| | PROPOSED FLOW LINE |
| | GRADE BREAK |
| sd | EXISTING STORM DRAIN LINE |
| SD | PROPOSED STORM DRAIN LINE |
| RD | ROOF DRAIN LINE |
| | CATCHMENTS |
| HWL | HIGHWATER LINE |
| ss | EXISTING SANITARY SEWER |
| SS | PROPOSED SANITARY SEWER LINE |
| ss | PROPOSED SAN. SWR. SERVICE LINE |
| ld | EXISTING LAND DRAIN LINE |
| LD | PROPOSED LAND DRAIN LINE |
| LD | PROPOSED LAND DRAIN SERVICE LINE |
| w | EXISTING CULINARY WATER LINE |
| W | PROPOSED CULINARY WATER LINE |
| w | PROPOSED CULINARY WATER SERVICE LINE |
| sw | EXISTING SECONDARY WATER LINE |
| SW | PROPOSED SECONDARY WATER LINE |
| sw | PROPOSED SEC. WATER SERVICE LINE |
| irr | EXISTING IRRIGATION LINE |
| IRR | PROPOSED IRRIGATION LINE |
| ohp | EXISTING OVERHEAD POWER LINE |
| e | EXISTING ELECTRICAL LINE |
| g | EXISTING GAS LINE |
| t | EXISTING TELEPHONE LINE |
| AR | ACCESSIBLE ROUTE |
| | SAW CUT LINE |
| | STRAW WATTLE |
| | TEMPORARY BERM |
| SF | TEMPORARY SILT FENCE |
| LOD | LIMITS OF DISTURBANCE |
| | EXISTING WALL |
| | PROPOSED WALL |
| | EXISTING CONTOURS |
| | PROPOSED CONTOURS |
| | BUILDABLE AREA WITHIN SETBACKS |
| | PUBLIC DRAINAGE EASEMENT |
| | EXISTING ASPHALT TO BE REMOVED |
| | PROPOSED ASPHALT |
| | EXISTING CURB AND GUTTER |
| | PROPOSED CURB AND GUTTER |
| | PROPOSED REVERSE PAN CURB AND GUTTER |
| | TRANSITION TO REVERSE PAN CURB |
| | CONCRETE TO BE REMOVED |
| | EXISTING CONCRETE |
| | PROPOSED CONCRETE |
| | BUILDING TO BE REMOVED |
| | EXISTING BUILDING |
| | PROPOSED BUILDING |

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


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PHONE: 801-494-0150


# GARDNER POINT PHASE 1
# A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

## GENERAL NOTES

PROJECT NUMBER 8069D
PRINT DATE 7/21/2020
DRAWN BY C. OESTREICH
CHECKED BY M.BUDGE
PROJECT MANAGER B. MORRIS

**C-001**

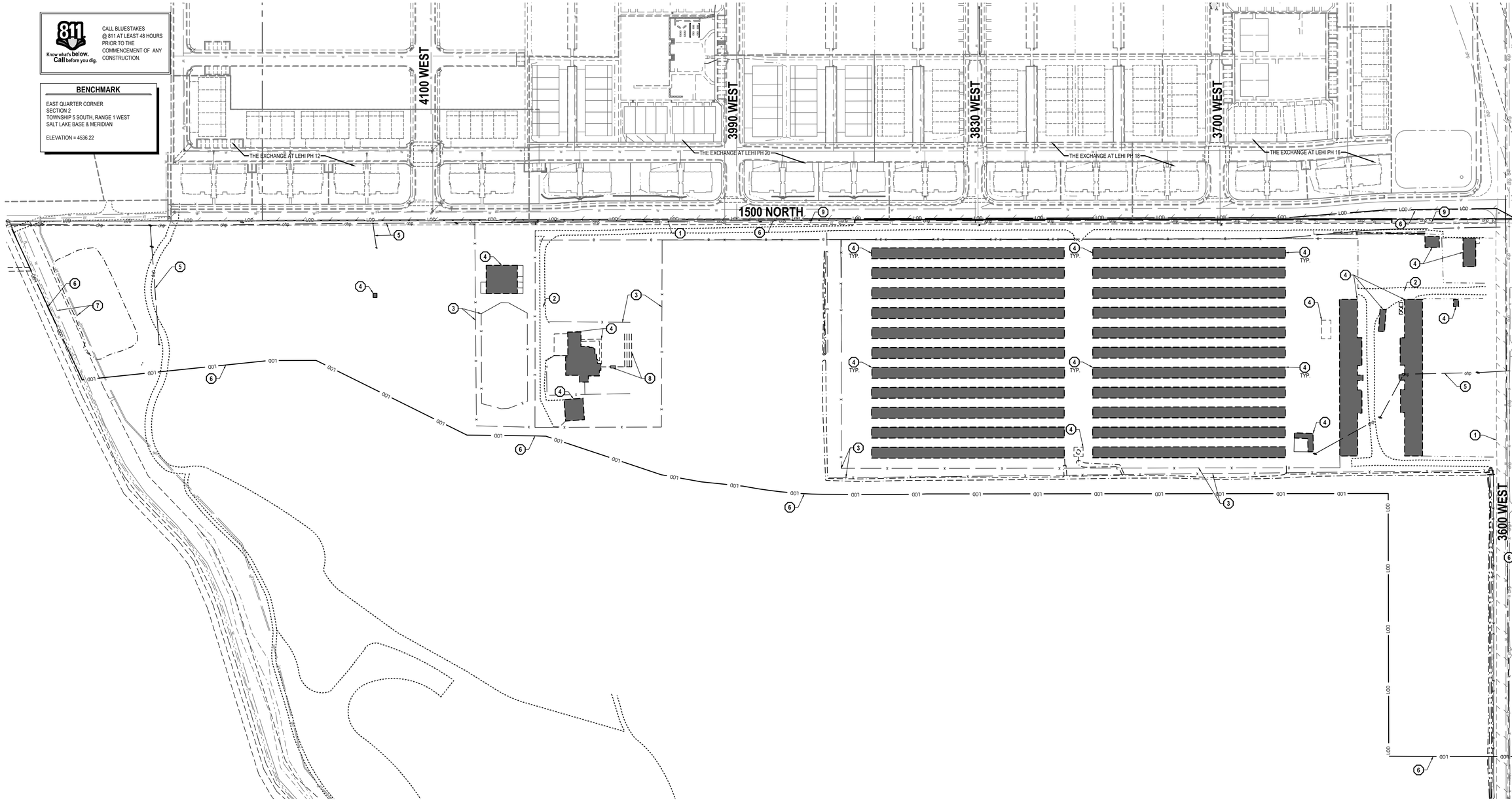
811 Know what's below. Call before you dig.

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

## BENCHMARK

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

ELEVATION = 4536.22




## GENERAL NOTES

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

## SCOPE OF WORK:

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

1. SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
2. REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
3. REMOVE AND PROPERLY DISPOSE OF EXISTING FIELD FENCE.
4. REMOVE AND PROPERLY DISPOSE OF EXISTING STRUCTURES, CONCRETE SLABS, STAIRS, ETC., INCLUDING ALL ELECTRICAL APPURTENANCES, IN THIS AREA WHETHER OR NOT IDENTIFIED ON PLANS. CONTRACTOR TO FILL IN ALL HOLES CREATED DURING DEMOLITION WITH STRUCTURAL FILL TO PROPER SUBGRADE ELEVATION.
5. REMOVE AND PROPERLY DISPOSE OF POWER POLES AND OVERHEAD POWER LINES. COORDINATE WITH ROCKY MOUNTAIN POWER.
6. LIMIT OF DISTURBANCE.
7. PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).
8. REMOVE AND PROPERLY DISPOSE OF EXISTING SEPTIC TANK AND FIELD DRAIN LINES.
9. REMOVE, PROPERLY DISPOSE OF AND REPLACE IRRIGATION PIPE. SEE UTILITY PLANS.

NORTH

**HORIZONTAL GRAPHIC SCALE**

100 0 50 100 200

( IN FEET )
HORZ: 1 inch = 100 ft.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PHONE: 801-494-0150

# GARDNER POINT PHASE 1
## A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

## DEMOLITION PLAN

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8069D | 7/21/2020 |
| DRAWN BY | CHECKED BY |
| C. OESTREICH | M.BUDGE |
| PROJECT MANAGER | |
| B. MORRIS | |

**C-100**

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EAST QUARTER CORNER
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TOWNSHIP 5 SOUTH, RANGE 1 WEST
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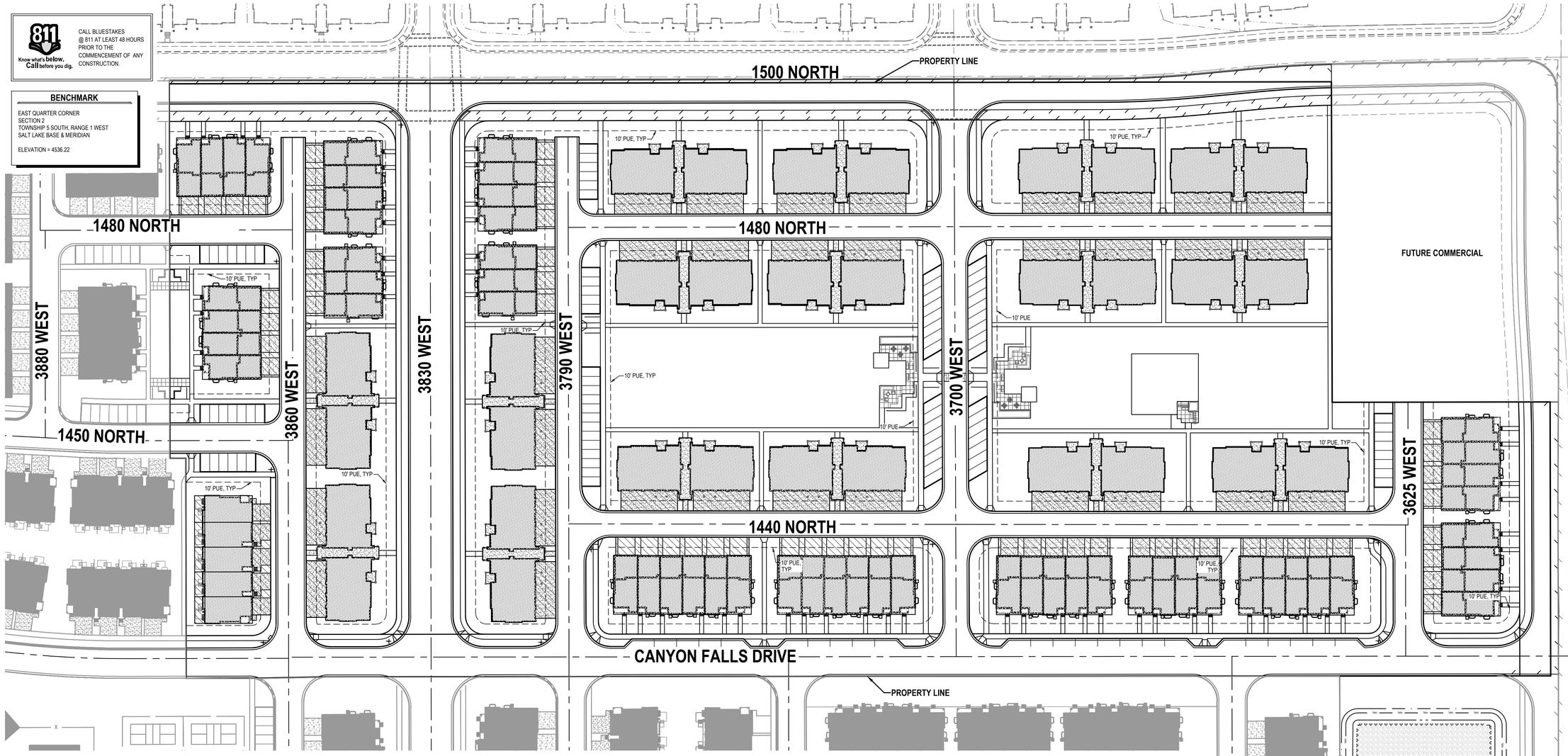
ELEVATION = 4536.22




## GENERAL NOTES

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

**TYPE OF DEVELOPMENT:**
**RESIDENTIAL PUD**

**UNIT COUNT**

**SINGLE FAMILY RESIDENTIAL = 0**
**TOWNHOMES = 61**
**CONDOMINIUMS = 160 (10 PER BUILDING)**
**TOTAL UNITS = 221**
**UNITS PER ACRE = 13.27**

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

| PARKING DATA TABLE | |
|---|---|
| SURFACE PARKING | 108 |
| HANDICAP-ACCESSIBLE STALLS | 0 |
| TOWNHOME GARAGE PARKING | 122 |
| TOWNHOME DRIVE PARKING | 122 |
| CONDO GARAGE PARKING | 160 |
| CONDO DRIVE PARKING | 160 |
| TOTAL PARKING PROVIDED | 672 |

| SITE SUMMARY TABLE | | |
|---|---|---|
| DESCRIPTION | AREA (SF) | PERCENTAGE |
| HARDSCAPE | 528,015 SF | 66% |
| LANDSCAPING | 266,094 SF | 34% |
| TOTAL SITE | 794,109 SF | 100% |

NORTH

**HORIZONTAL GRAPHIC SCALE**

50 0 25 50 100

( IN FEET )
HORZ: 1 inch = 50 ft.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Phone: 435.843.3590

**CEDAR CITY**
Phone: 435.865.1453

**RICHFIELD**
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

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

*CONTACT:*
JARAN NICHOLLS
PHONE: 801-494-0150


# GARDNER POINT PHASE 1
## A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

**OVERALL SITE PLAN**

PROJECT NUMBER 8069D
PRINT DATE 7/21/2020
DRAWN BY C. OESTREICH
CHECKED BY M.BUDGE
PROJECT MANAGER B. MORRIS

**C-200**

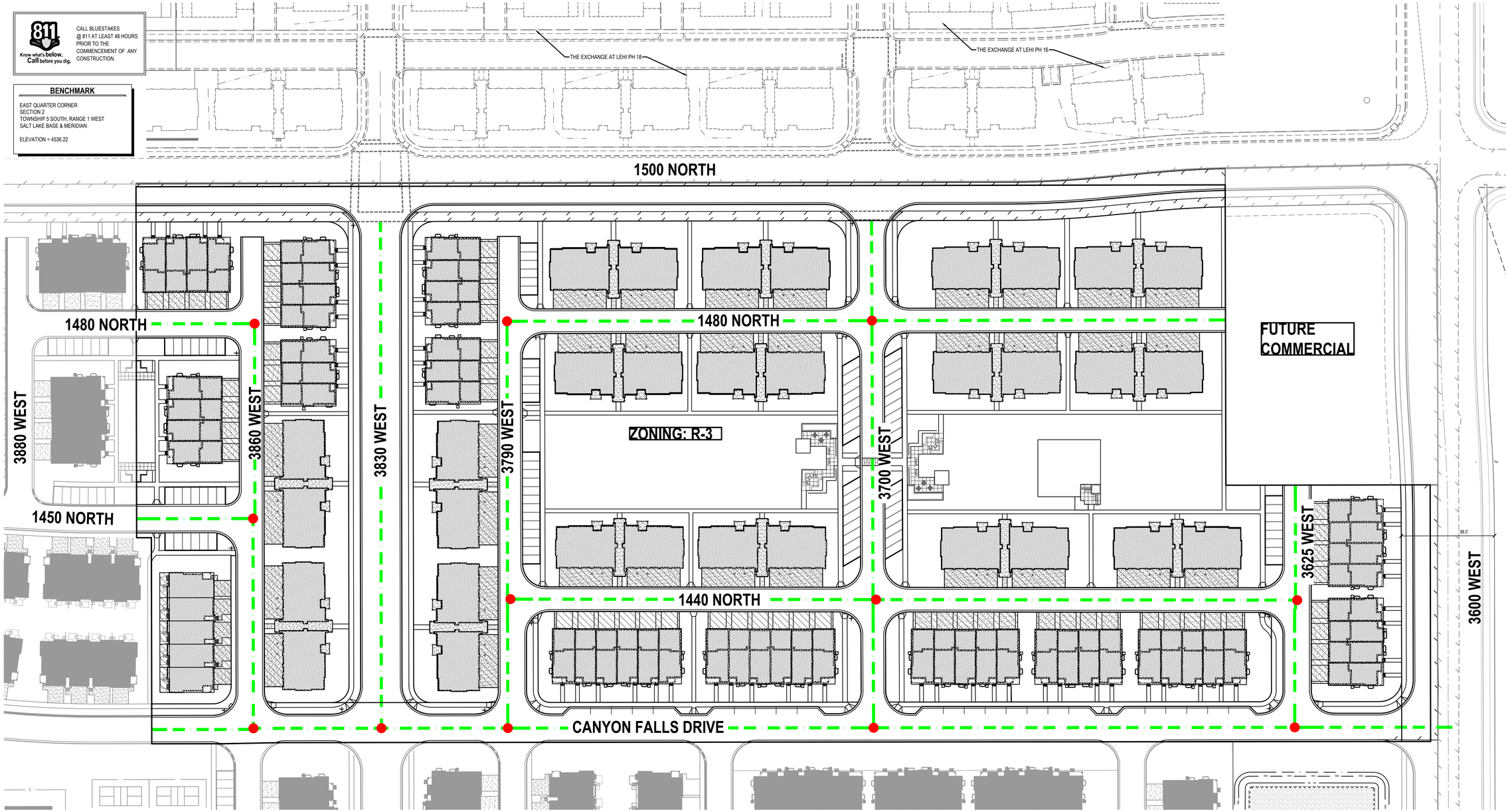
811 Know what's below. Call before you dig.

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

**BENCHMARK**

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

ELEVATION = 4536.22




**GENERAL NOTES**

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

| SITE SUMMARY TABLE | |
|---|---|
| DEVELOPABLE UNITS | 222 |
| ACRES | 16.65 |
| DENSITY | 13.33 DU/AC |
| LINKS | 22 |
| NODES | 12 |
| INDEX SCORE | 1.83 |
| MIN. INDEX SCORE | 1.75 |
| MAX. BLOCK LENGTH | 533 FT |

NODES - 12 - STREET INTERSECTION OR CUL-DE-SAC LOCATED WITHIN A PROPOSED DEVELOPMENT. A STREET INTERSECTION EXISTS WHERE TWO OR MORE NAMED ROADS INTERSECT MARKED WITH A CIRCLE.

LINKS - 22 - STREETS THAT CONNECT TO NODES OR EXTERNAL STREETS NOT INCLUDED IN THE PROPOSED DEVELOPMENT.

NORTH

**HORIZONTAL GRAPHIC SCALE**

50 0 25 50 100

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


ENSIGN
THE STANDARD IN ENGINEERING

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*CONTACT:*
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PHONE: 801-494-0150


# GARDNER POINT PHASE 1
# A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

## CIRCULATION PLAN

PROJECT NUMBER 8060
PRINT DATE 7/21/2020
DRAWN BY C. OESTREICH
CHECKED BY M.BUDGE
PROJECT MANAGER B. MORRIS

**C-200A**

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**BENCHMARK**

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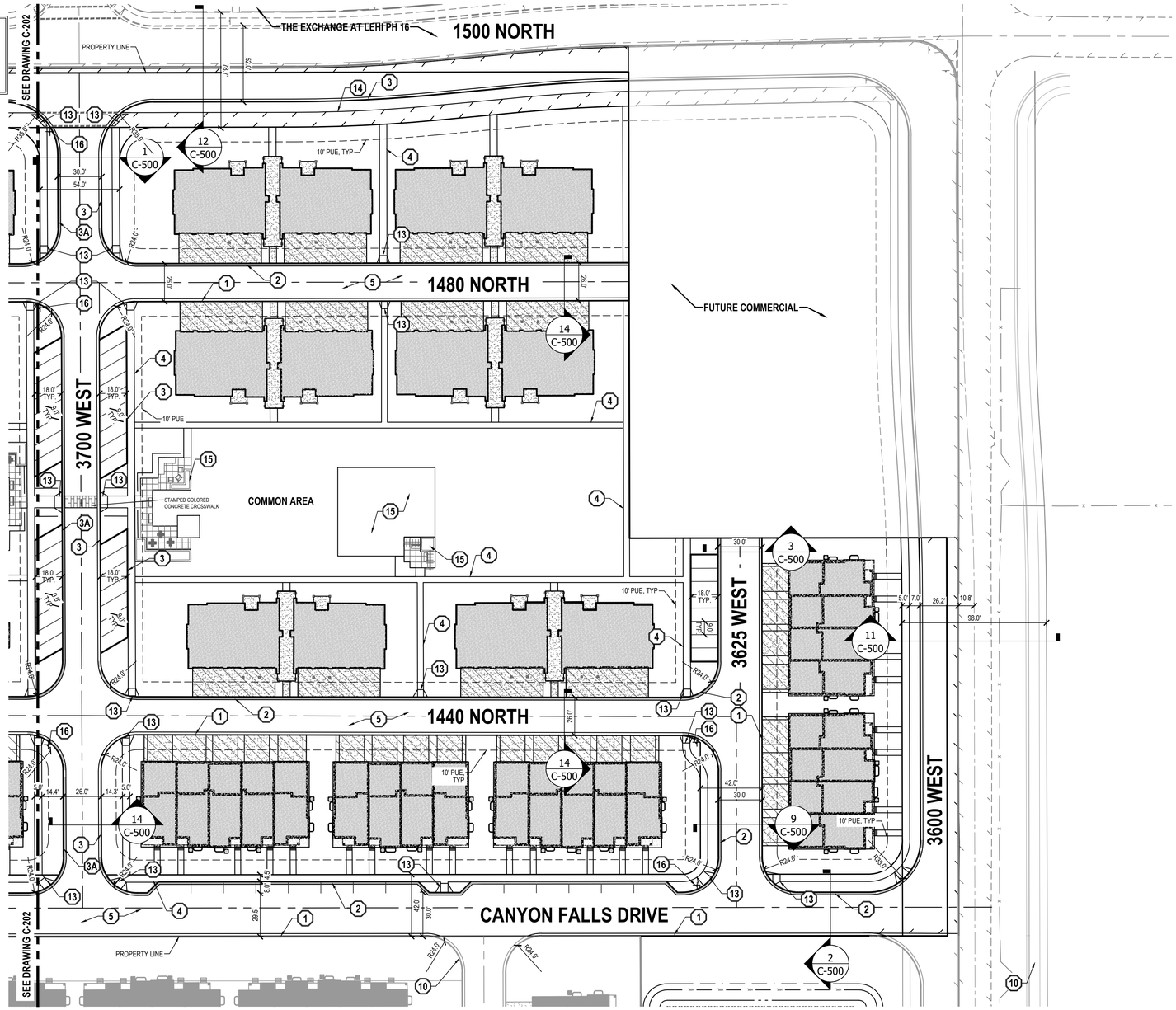
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

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7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

## SCOPE OF WORK:

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

1. INSTALL 24" MOUNTABLE CURB & GUTTER (SEE DETAIL 3/C-500).
2. INSTALL 24" REVERSE PAN MOUNTABLE CURB & GUTTER (SEE DETAIL 4/C-500).
3. INSTALL HIGH BACK CURB AND GUTTER PER LEHI CITY STD DRAWING ROAD-5.
3A. INSTALL HIGH BACK REVERSE SLOPE CURB AND GUTTER PER LEHI CITY STD DRAWING ROAD-5.
4. 6" THICK CONCRETE SIDEWALK PER LEHI CITY STANDARDS AND SPECIFICATIONS.
5. ASPHALT PAVEMENT: 3" THICK ASPHALT WITH 6" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT AND DETAIL 1/C-500.
6. CONCRETE PAVEMENT: 6" THICK CONCRETE WITH 6" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT AND DETAIL 2/C-500.
7. EXIST 3' WROUGHT IRON FENCE.
8. EXIST 6' VINYL FENCE.
9. EXIST EDGE OF ASPHALT.
10. FUTURE SIDEWALK, CURB, AND GUTTER BY OTHERS.
11. POSSIBLE STORM DRAIN RETENTION BASIN. SEE GRADING PLANS FOR MORE INFORMATION.
12. SIDE ENTRY UNIT.
13. ADA RAMP PER LEHI CITY STANDARD DRAWING ROAD-6
14. 10' ASPHALT TRAIL PER LEHI CITY STANDARD DRAWING TRAIL-1.
15. SITE AMENITIES. REFER TO LANDSCAPE DRAWINGS.
16. STREET SIGN. INSTALL PER M.U.T.C.D. STANDARDS WITH STREET SIGNS PER LEHI CITY STANDARDS.

**TYPE OF DEVELOPMENT:**
**RESIDENTIAL PUD**

**UNIT COUNT**

**SINGLE FAMILY RESIDENTIAL = 0**
**TOWNHOMES = 61**
**CONDOMINIUMS = 160 (10 PER BUILDING)**
**TOTAL UNITS = 221**
**UNITS PER ACRE = 13.27**

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

NORTH

**HORIZONTAL GRAPHIC SCALE**

40 0 20 40 80

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


**ENSIGN**
THE STANDARD IN ENGINEERING

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*FOR:*
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DRAPER, UT 84020
*CONTACT:*
JARAN NICHOLLS
PHONE: 801-494-0150


# GARDNER POINT PHASE 1
# A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

## SITE PLAN

PROJECT NUMBER 80690
PRINT DATE 7/21/2020
DRAWN BY C. OESTREICH
CHECKED BY M.BUDGE
PROJECT MANAGER B. MORRIS

**C-201**

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

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**BENCHMARK**

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

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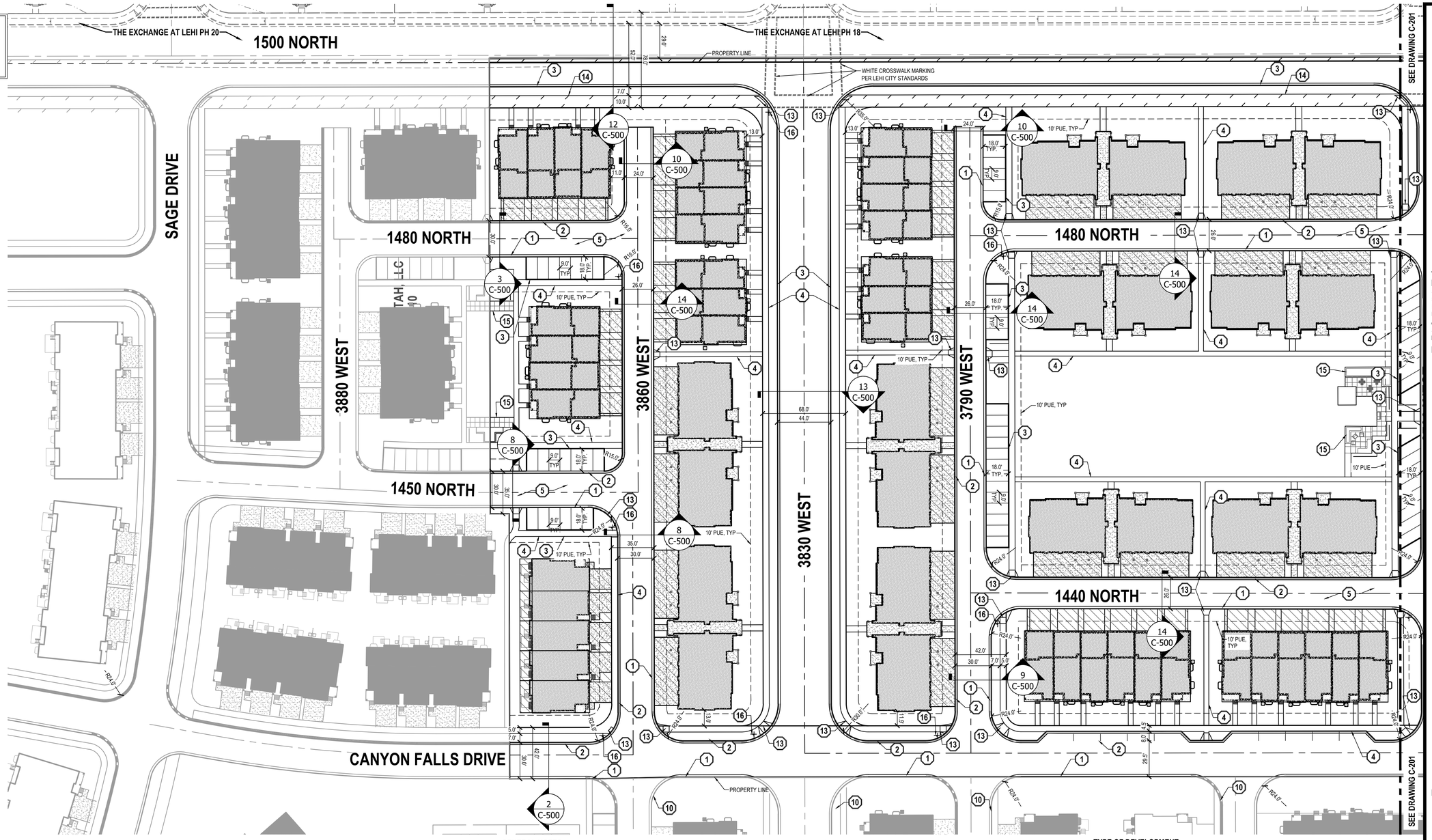


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NORTH

HORIZONTAL GRAPHIC SCALE

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


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FOR:
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DRAPER, UT 84020
CONTACT:
JARAN NICHOLLS
PHONE: 801-494-0150

# GARDNER POINT PHASE 1
## A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

SITE PLAN

PROJECT NUMBER 8069D
PRINT DATE 7/21/2020
DRAWN BY C. OESTREICH
CHECKED BY M.BUDGE
PROJECT MANAGER B. MORRIS

C-202

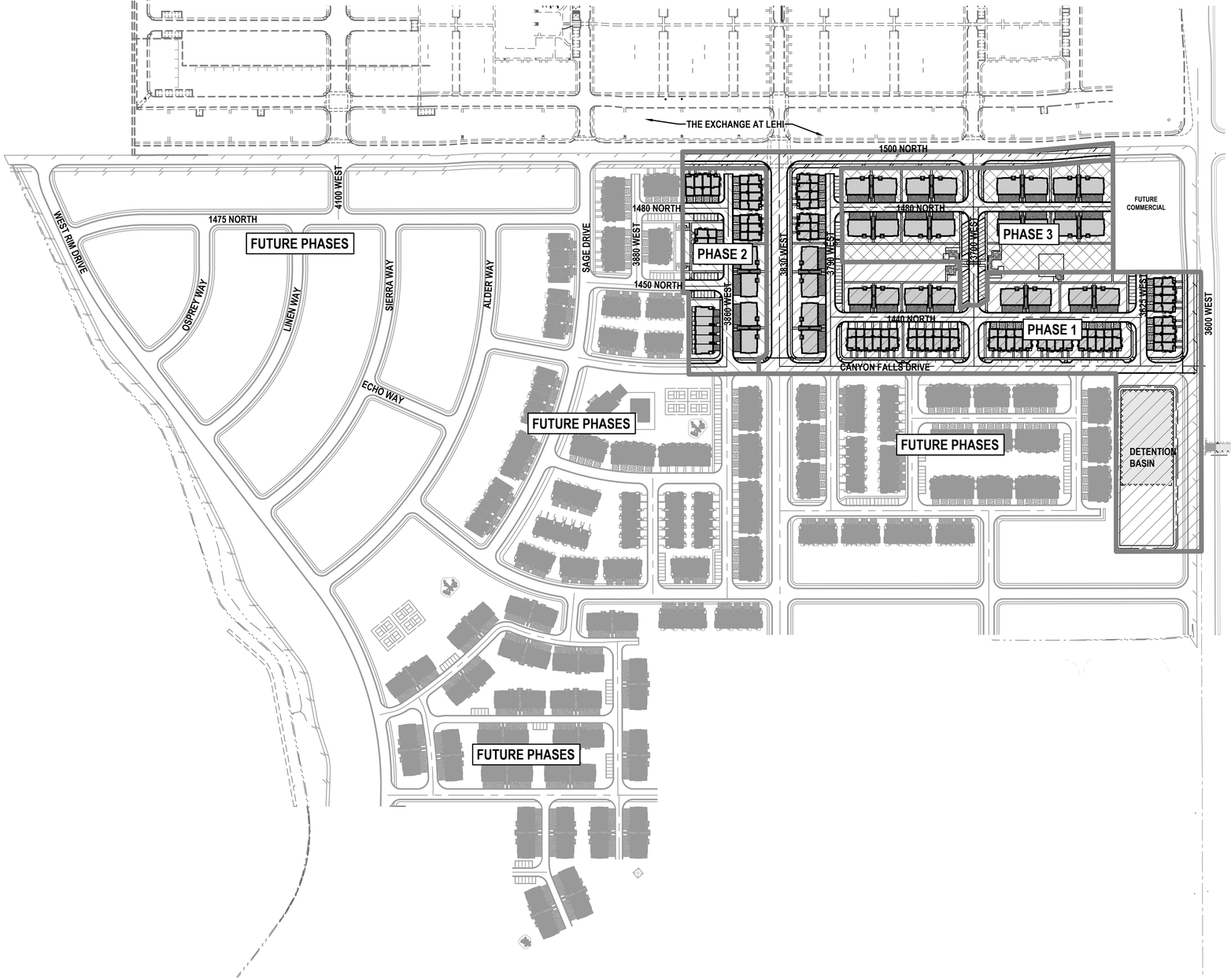
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

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

**BENCHMARK**

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

ELEVATION = 4536.22




HORIZONTAL GRAPHIC SCALE

150 0 75 150 300

( IN FEET )
HORZ: 1 inch = 150 ft.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*CONTACT:*
JARAN NICHOLLS
PHONE: 801-494-0150


# GARDNER POINT PHASE 1
# A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

**PHASING PLAN**

PROJECT NUMBER 8069D
PRINT DATE 7/21/2020
DRAWN BY C. OESTREICH
CHECKED BY M.BUDGE
PROJECT MANAGER B. MORRIS

**C-203**

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**BENCHMARK**

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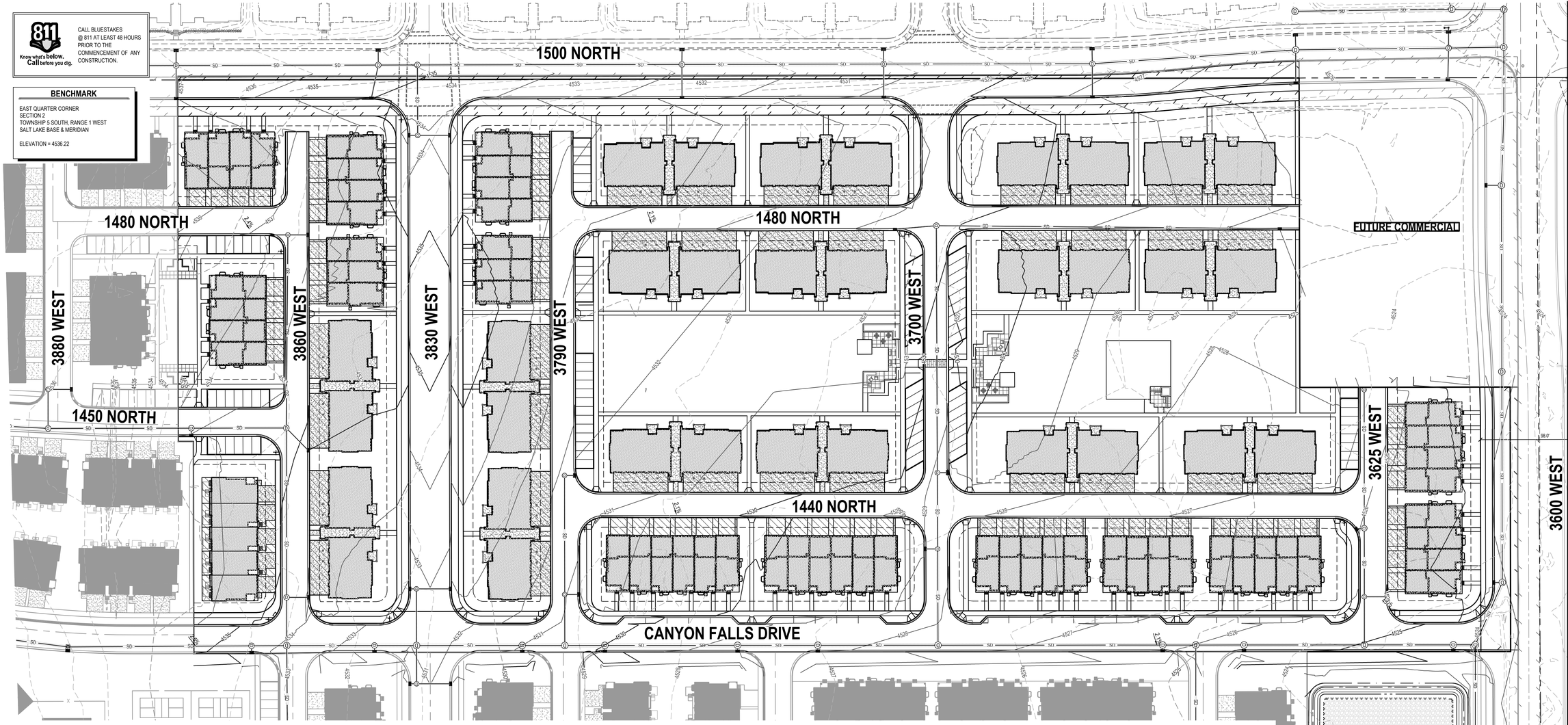


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3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE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

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50 0 25 50 100

( IN FEET )
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CONTACT:
JARAN NICHOLLS
PHONE: 801-494-0150

# GARDNER POINT PHASE 1
## A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

**PHASE 1 GRADING AND DRAINAGE PLAN**

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8069D | 7/21/2020 |
| DRAWN BY | CHECKED BY |
| C. OESTREICH | M.BUDGE |

PROJECT MANAGER
B. MORRIS

**C-300**

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## BENCHMARK

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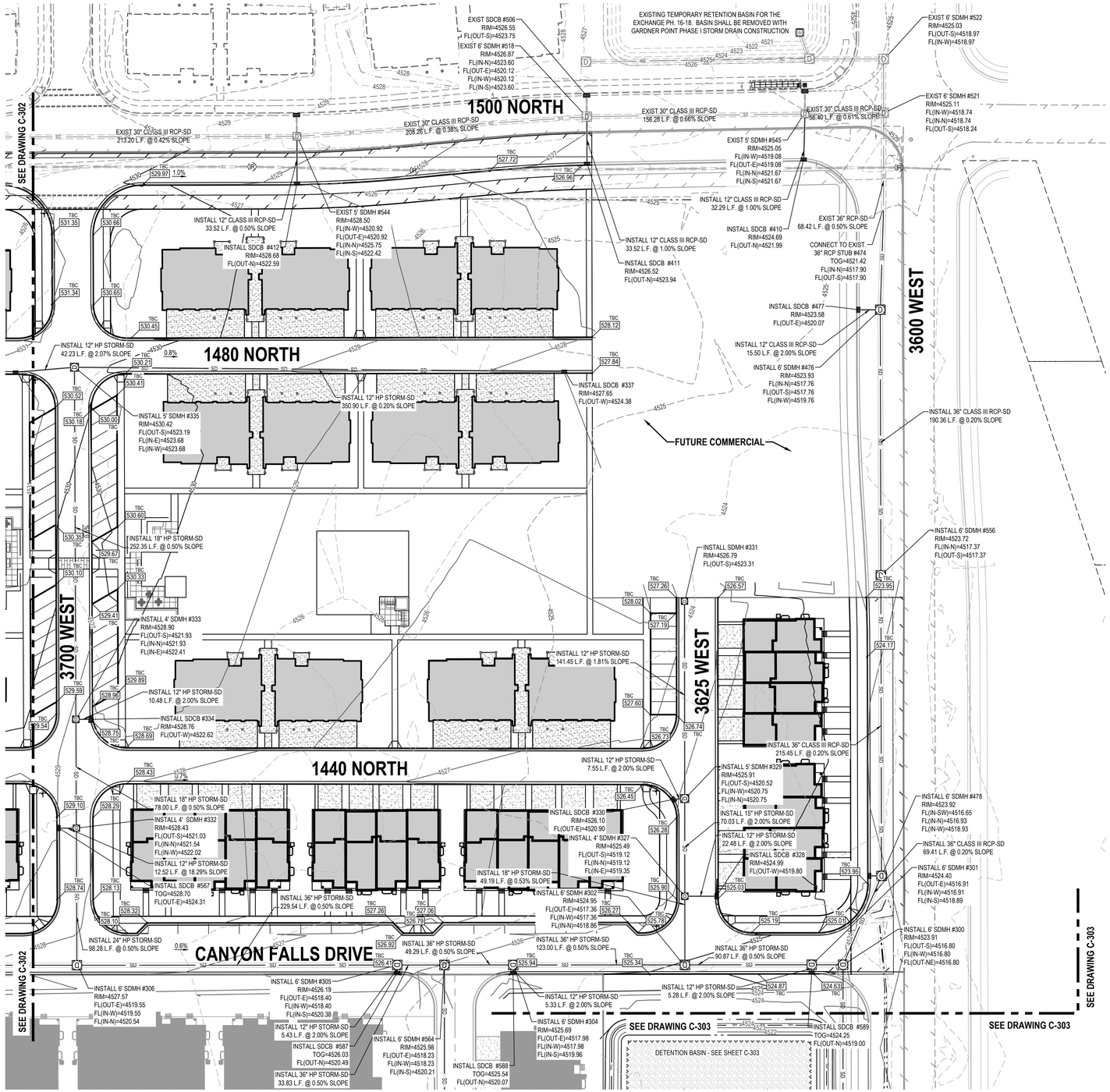


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13702 S. 200 W. B12
DRAPER, UT 84020

CONTACT:
JARAN NICHOLLS
PHONE: 801-494-0150

# GARDNER POINT PHASE 1
# A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

## GRADING AND DRAINAGE PLAN

PROJECT NUMBER 8069D
PRINT DATE 7/21/2020
DRAWN BY C. OESTREICH
CHECKED BY M.BUDGE
PROJECT MANAGER B. MORRIS

**C-301**

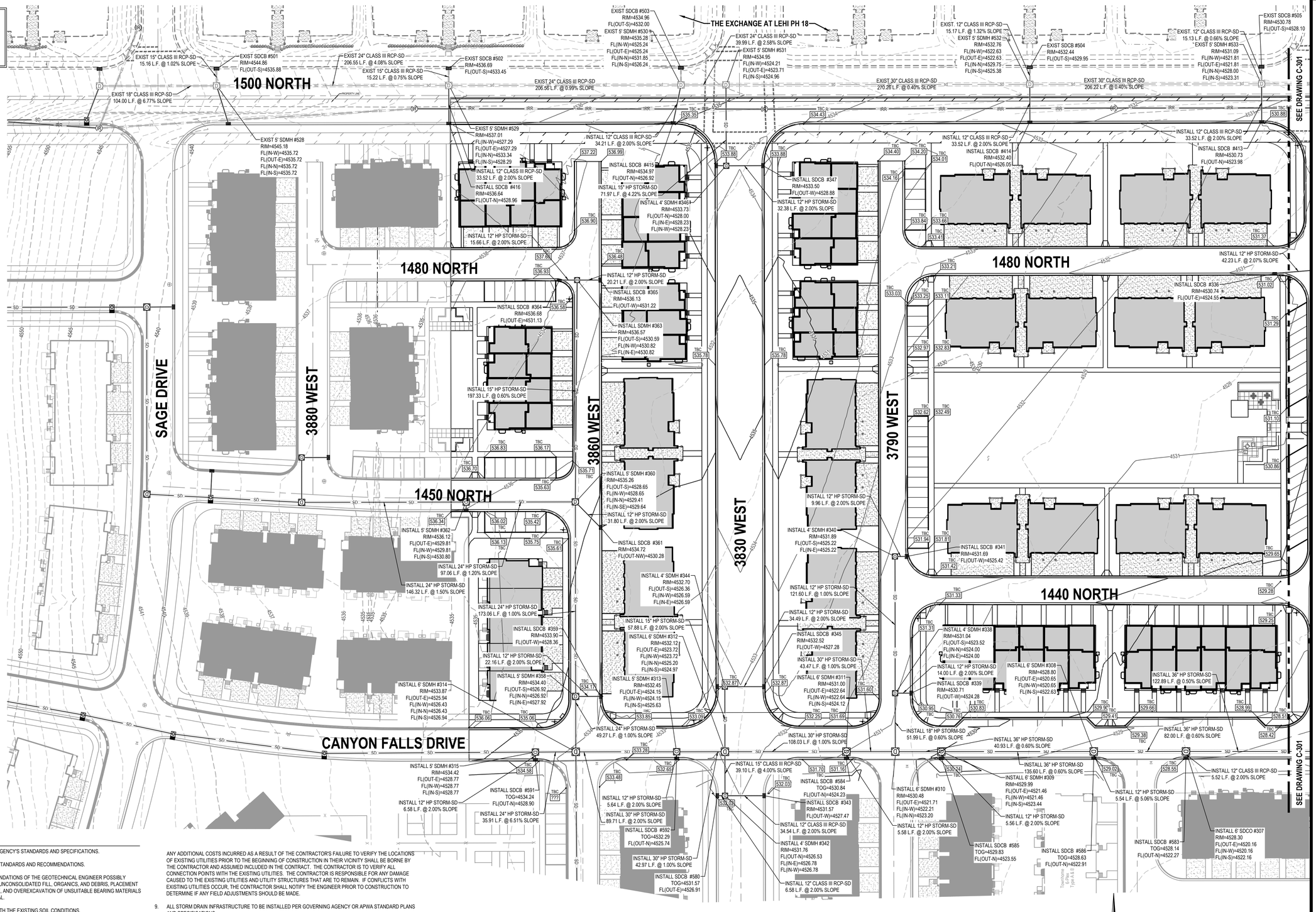
811 Know what's below. Call before you dig.

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

**BENCHMARK**

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

ELEVATION = 4536.22




## GENERAL NOTES

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

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


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EDGE HOMES
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PHONE: 801-494-0150

# GARDNER POINT PHASE 1
## A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

## GRADING AND DRAINAGE PLAN

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8069D | 7/21/2020 |
| DRAWN BY | CHECKED BY |
| C. OESTREICH | M.BUDGE |
| PROJECT MANAGER | |
| B. MORRIS | |

**C-302**

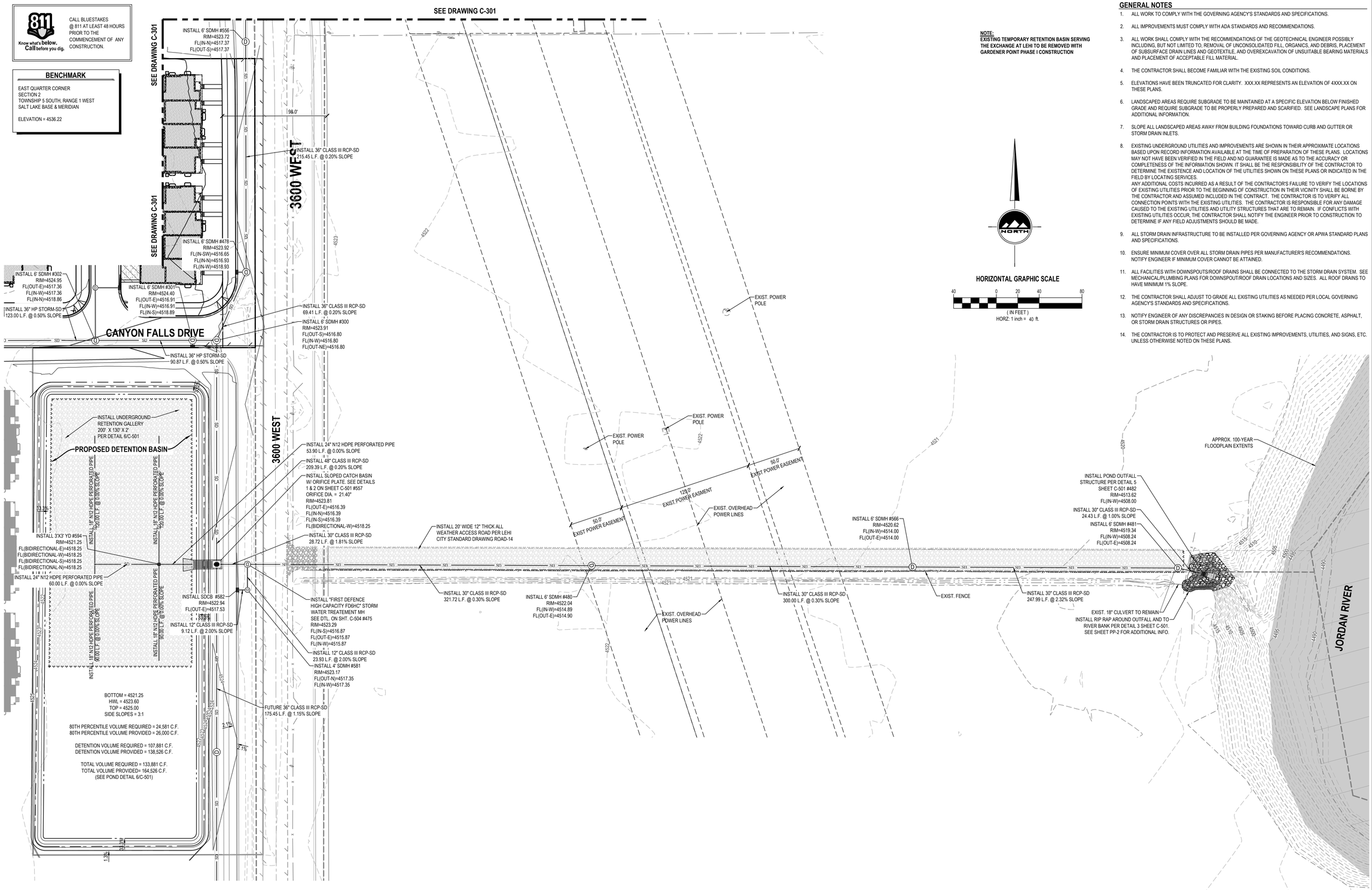
811 Know what's below. Call before you dig.

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

## BENCHMARK

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

ELEVATION = 4536.22




**NOTE:**
**EXISTING TEMPORARY RETENTION BASIN SERVING THE EXCHANGE AT LEHI TO BE REMOVED WITH GARDENER POINT PHASE I CONSTRUCTION**

NORTH

HORIZONTAL GRAPHIC SCALE

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

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EDGE HOMES
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*CONTACT:*
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PHONE: 801-494-0150


# GARDNER POINT PHASE 1
# A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

## DETENTION POND GRADING PLAN

PROJECT NUMBER 8069D
PRINT DATE 7/21/2020
DRAWN BY C. OESTREICH
CHECKED BY M.BUDGE
PROJECT MANAGER B. MORRIS

**C-303**

| | | |
|---|---|---|
| B-01 | | 34.42 AC |
| B-02 | | 12.10 AC |
| B-03 | | 57.49 AC |
| B-04 | | 19.29 AC |
| B-05 | | 13.09 AC |

HORIZONTAL GRAPHIC SCALE

150 0 75 150 300

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

THE EXCHANGE AT LEHI PH. 16-21 DRAINING TO PROPOSED GARDNER POINT DETENTION BASIN

EXISTING TEMPORARY RETENTION BASIN FOR THE EXCHANGE PH. 16-18. BASIN SHALL BE REMOVED WITH GARDNER POINT PHASE I STORM DRAIN CONSTRUCTION

PROPOSED STORM WATER QUALITY UNIT. SEE SHEET C-303 FOR INFORMATION.

OUTFALL TO JORDAN RIVER
INSTALL ENERGY DISSSAPATOR STRUCTURE AND RIPRAP ALONG EXISTING CHANNEL. SEE SHEET PP-2 FOR INFO.

PROPOSED 30" RCP OUTFALL PIPE TO JORDAN RIVER

JORDAN RIVER

PROPOSED DETENTION BASIN WITH GRAVEL RETENTION GALLERY TO RETAIN 80TH PERCENTILE STORM.
SEE SHEET C-303 DESIGN.
VOLUME PROVIDED = 164,526 CF

CONCEPTUAL PRELIMINARY LOCATION OF RETENTION BASIN.

**NOTE:**
BASIN-05 WILL REQUIRE A SEPARATE DRAINAGE SYSTEM. IF NO OUTLET CAN BE ESTABLISHED, THIS AREA WILL BE SUPPORTED WITH A RETENTION POND WITH AN ESTIMATED VOLUME OF 56,000 C.F. OF STORAGE.


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# GARDNER POINT PHASE 1
## A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

**OVERALL DRAINAGE PLAN**

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8069D | 7/21/2020 |
| DRAWN BY | CHECKED BY |
| C. OESTREICH | M.BUDGE |
| PROJECT MANAGER | |
| B. MORRIS | |

**C-304**

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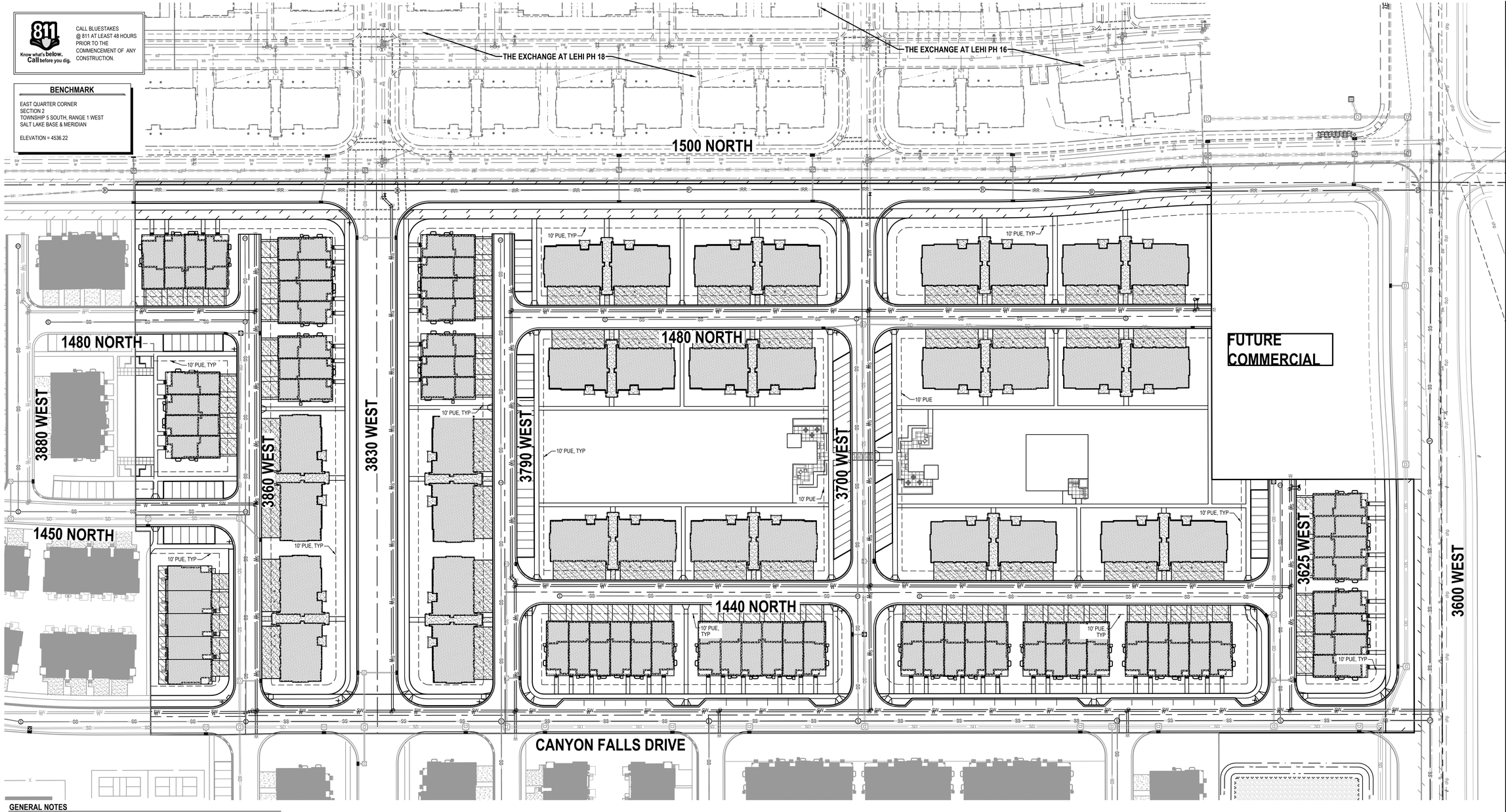
**BENCHMARK**

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

ELEVATION = 4536.22

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NORTH

**HORIZONTAL GRAPHIC SCALE**

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


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# GARDNER POINT PHASE 1
# A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

## OVERALL UTILITY PLAN

PROJECT NUMBER 8069D
PRINT DATE 7/21/2020
DRAWN BY C. OESTREICH
CHECKED BY M.BUDGE
PROJECT MANAGER B. MORRIS

**C-400**

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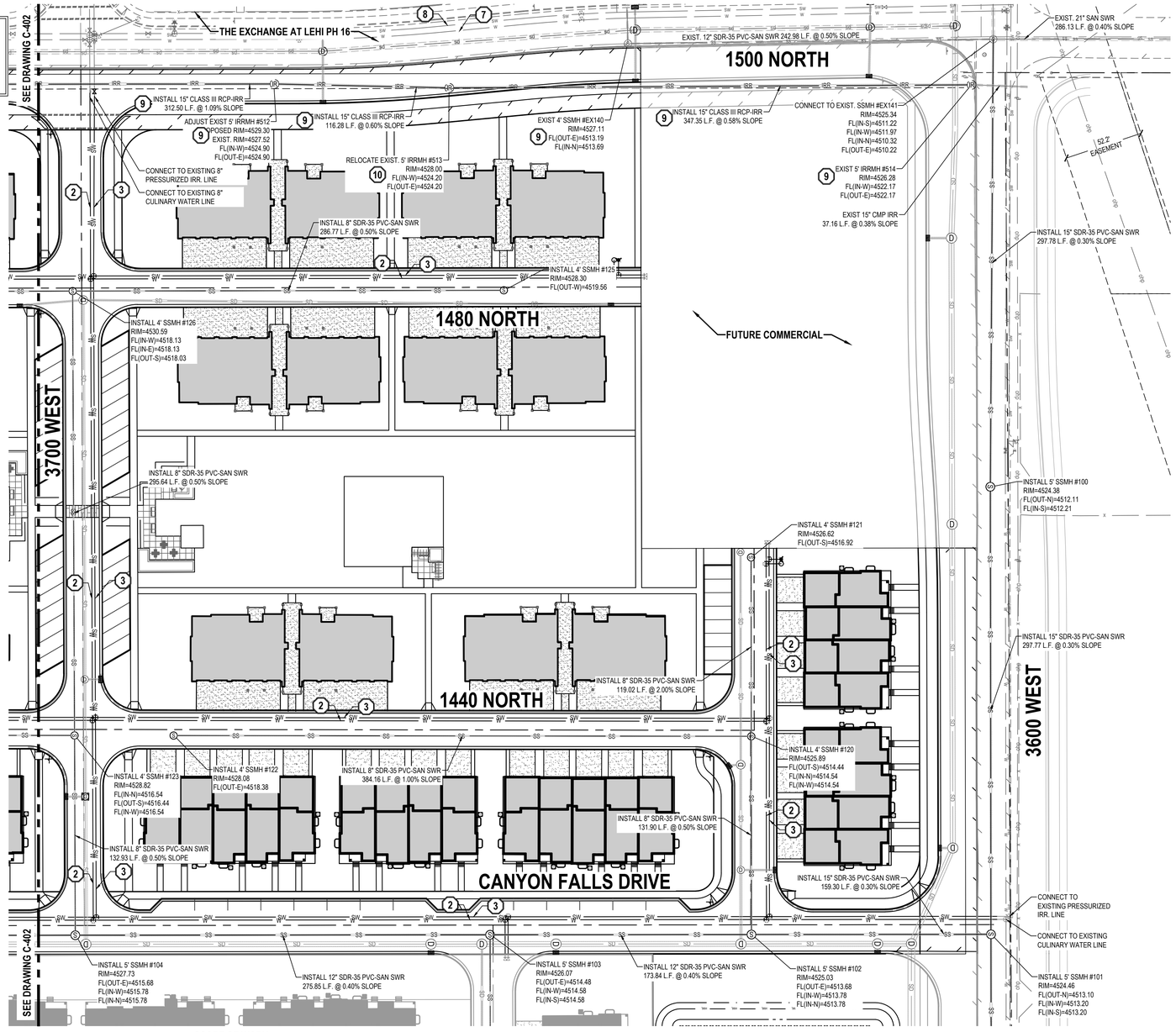


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## SCOPE OF WORK:

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

1. PROPOSED 6" C-900 DR-18 PVC CULINARY WATERLINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
2. PROPOSED 8" C-900 DR-18 PVC CULINARY WATERLINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
3. PROPOSED 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
4. EXISTING 6" PVC C-900 POTABLE WATERLINE.
5. EXISTING 8" IRRIGATION LINE.
6. EXISTING SEWER LINE.
7. EXISTING 12" PVC C-900 POTABLE WATERLINE.
8. EXISTING 12" IRRIGATION LINE.
9. REMOVE AND PROPERLY DISPOSE OF EXISTING TEMPORARY HP-STORM IRRIGATION PIPES. REPLACE WITH CLASS III RCP IRRIGATION PIPE OF EQUIVALENT DIAMETER.
10. EXISTING IRRIGATION MANHOLE CONFLICTS WITH PROPOSED CURB AND GUTTER. RELOCATE MANHOLE TO LOCATION SHOWN ON PLAN

THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT REVIEW.

- PLAN AND PROFILES/CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS.
- ALL PIPE TYPES, SPECIFIC LOCATIONS AND DETAILS (BENDS, DETECTOR TAPE, ETC.).
- VALVES.
- BLOWOFFS INCLUDING SIZE, TYPE AND PROTECTION.
- MANHOLES, BOXES AND RELATED DETAILS.
- WATER AND SEWER SERVICE DETAILS.
- FIRE HYDRANTS.
- LOT UTILITY LINE EASEMENTS.
- STREET LIGHTS, STREET SIGNS AND TRAFFIC SIGNS.
- POWER LINE EXTENSIONS AND DOME/TRANSFORMER LOCATIONS.
- LOT ADDRESSES.
- CBR VALUES AND ROAD SUB-BASE.
- SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS.

NORTH

HORIZONTAL GRAPHIC SCALE

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# GARDNER POINT PHASE 1
# A RESIDENTIAL PUD SUBDIVISION

LEHI CITY, UTAH

## UTILITY PLAN

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PRINT DATE 7/21/2020
DRAWN BY C. OESTREICH
CHECKED BY M.BUDGE
PROJECT MANAGER B. MORRIS

**C-401**

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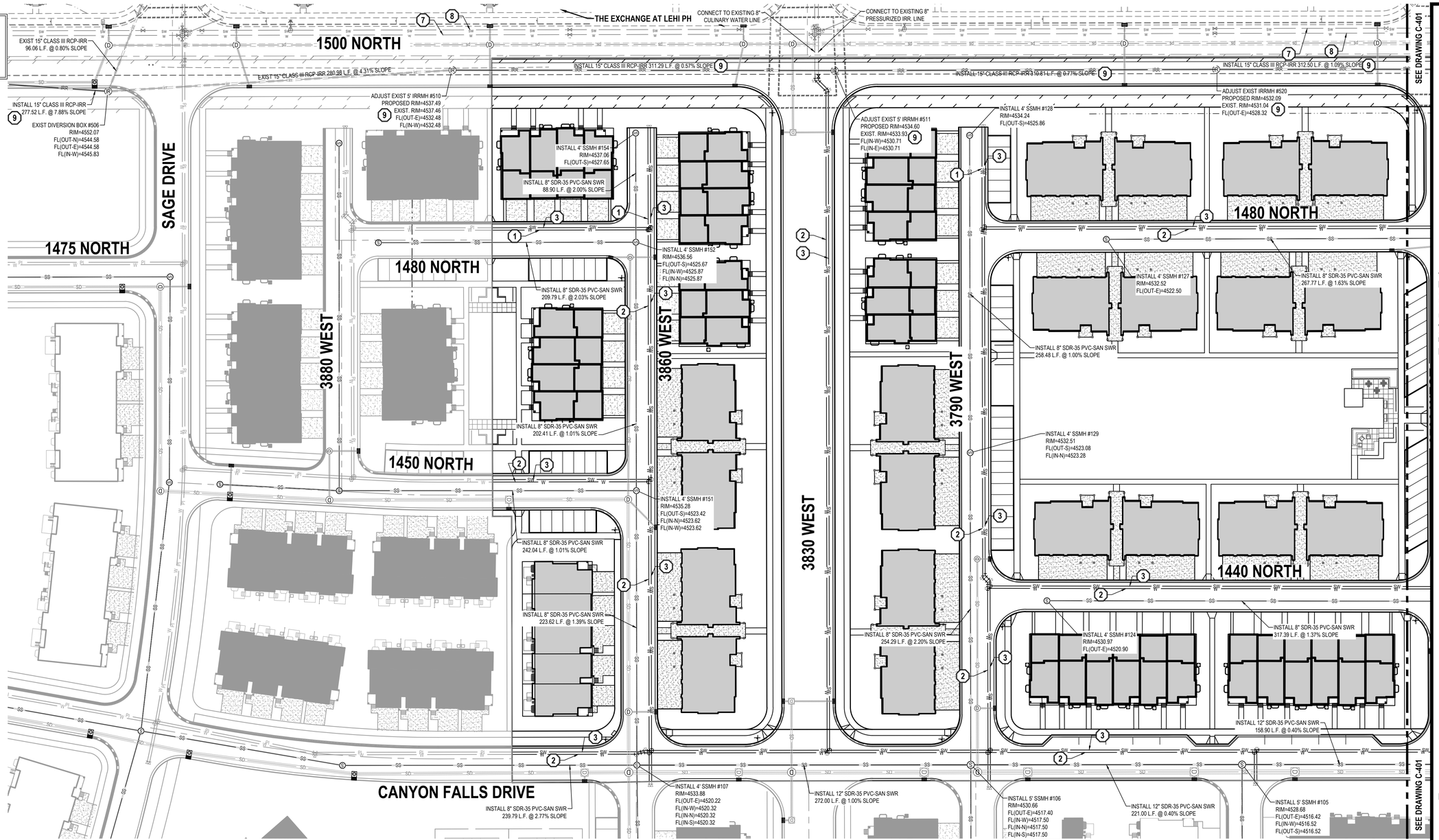


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9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

## SCOPE OF WORK:

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

1. PROPOSED 6" C-900 DR-18 PVC CULINARY WATERLINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
2. PROPOSED 8" C-900 DR-18 PVC CULINARY WATERLINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
3. PROPOSED 8" C-900 DR-18 PVC PRESSURIZED IRRIGATION LINE PER LEHI CITY STANDARDS AND SPECIFICATIONS.
4. EXISTING 6" PVC C-900 POTABLE WATERLINE.
5. EXISTING 8" IRRIGATION LINE.
6. EXISTING SEWER LINE.
7. EXISTING 12" PVC C-900 POTABLE WATERLINE.
8. EXISTING 12" IRRIGATION LINE.
9. REMOVE AND PROPERLY DISPOSE OF EXISTING TEMPORARY HP-STORM IRRIGATION PIPES. REPLACE WITH CLASS III RCP IRRIGATION PIPE OF EQUIVALENT DIAMETER.
10. EXISTING IRRIGATION MANHOLE CONFLICTS WITH PROPOSED CURB AND GUTTER. RELOCATE MANHOLE TO LOCATION SHOWN ON PLAN

THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT REVIEW.

- PLAN AND PROFILES/CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS.
- ALL PIPE TYPES, SPECIFIC LOCATIONS AND DETAILS (BENDS, DETECTOR TAPE, ETC.).
- VALVES.
- BLOWOFFS INCLUDING SIZE, TYPE AND PROTECTION.
- MANHOLES, BOXES AND RELATED DETAILS.
- WATER AND SEWER SERVICE DETAILS.
- FIRE HYDRANTS.
- LOT UTILITY LINE EASEMENTS.
- STREET LIGHTS, STREET SIGNS AND TRAFFIC SIGNS.
- POWER LINE EXTENSIONS AND DOME/TRANSFORMER LOCATIONS.
- LOT ADDRESSES.
- CBR VALUES AND ROAD SUB-BASE.
- SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS.

NORTH

**HORIZONTAL GRAPHIC SCALE**

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


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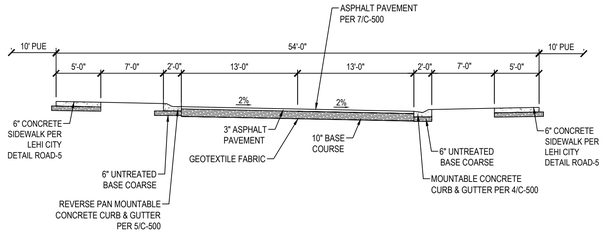
# GARDNER POINT PHASE 1
## A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

## UTILITY PLAN

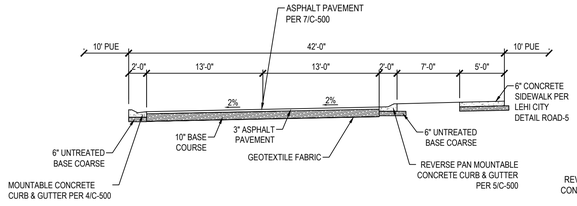
PROJECT NUMBER 8069D
PRINT DATE 7/21/2020
DRAWN BY C. OESTREICH
CHECKED BY M.BUDGE
PROJECT MANAGER B. MORRIS

**C-402**



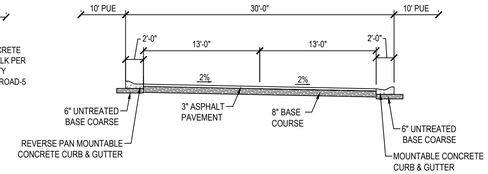

1 54' ROAD CROSS SECTION W/ (2) SIDEWALKS

SCALE: NONE



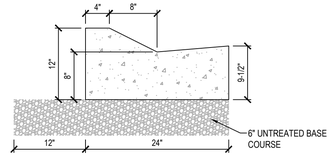

2 42' ROAD CROSS SECTION W/ (1) SIDEWALK

SCALE: NONE



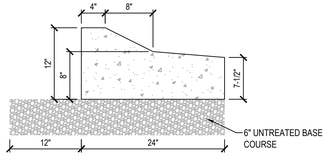

3 30' ROAD CROSS SECTION

SCALE: NONE




4 24" MOUNTABLE PAN CURB AND GUTTER

SCALE: NONE

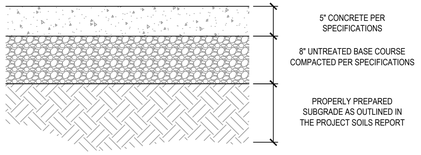



**NOTE:**

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

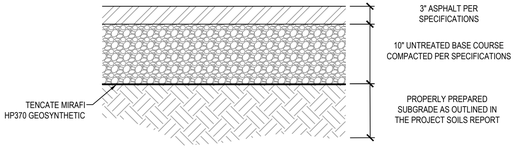
5 24" MOUNTABLE REVERSE PAN CURB AND GUTTER

SCALE: NONE



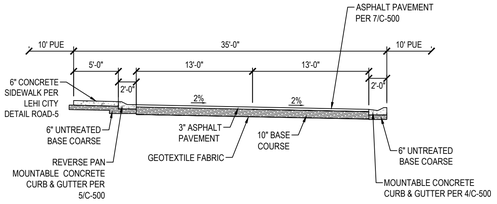

6 CONCRETE PAVEMENT SECTION

SCALE: NONE



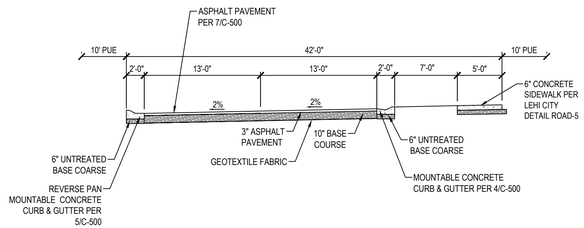

7 ASPHALT PAVEMENT SECTION

SCALE: NONE



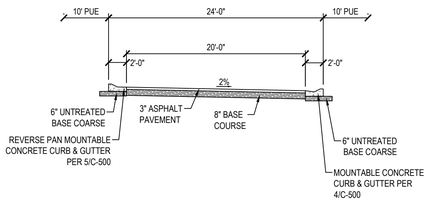

8 35' ROAD CROSS SECTION W/ (1) SIDEWALK

SCALE: NONE



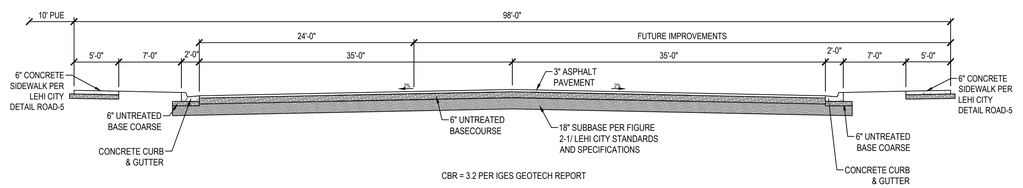

9 42' ROAD CROSS SECTION W/ (1) SIDEWALK

SCALE: NONE



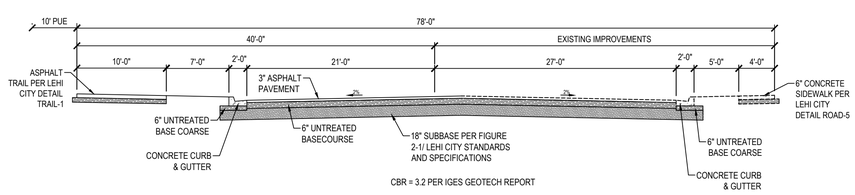

10 24' DRIVEWAYS CROSS SECTION

SCALE: NONE



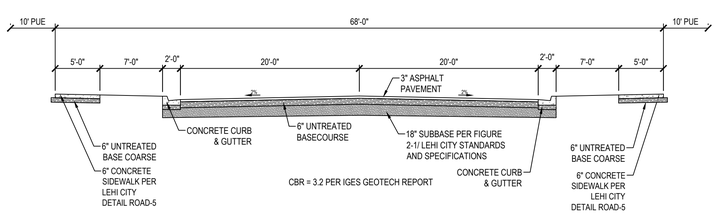

11 98' PUBLIC STREET CROSS SECTION

SCALE: NONE



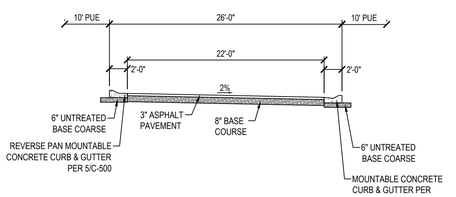

12 78' PUBLIC STREET CROSS SECTION

SCALE: NONE




13 68' PUBLIC STREET CROSS SECTION

SCALE: NONE




14 26' DRIVEWAYS CROSS SECTION

SCALE: NONE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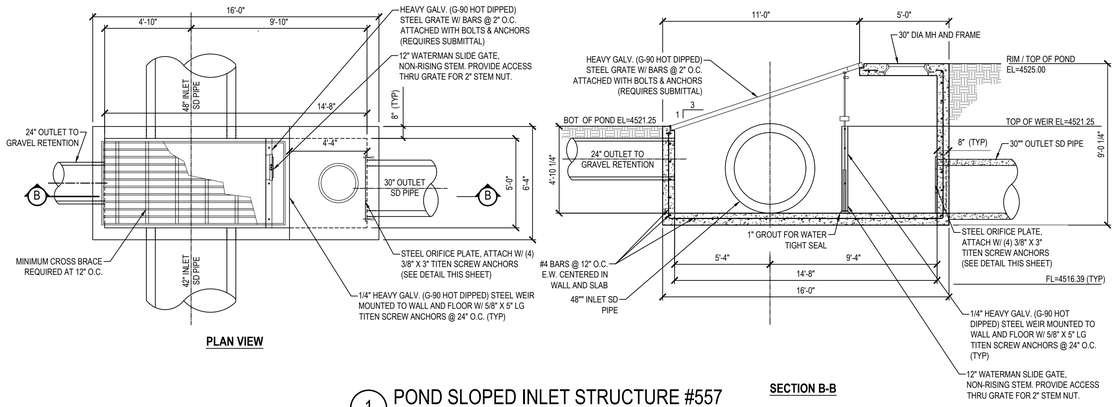
# GARDNER POINT PHASE 1
## A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

**DETAILS**

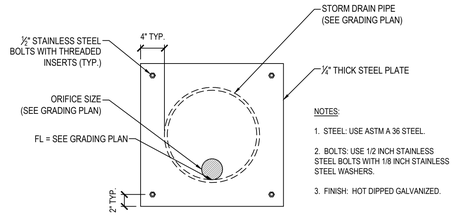
PROJECT NUMBER 8069D
PRINT DATE 7/21/2020
DRAWN BY C. OESTREICH
CHECKED BY M.BUDGE
PROJECT MANAGER B. MORRIS

**C-500**



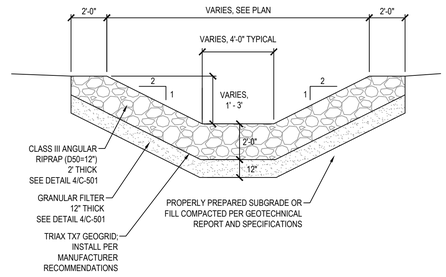

1 POND SLOPED INLET STRUCTURE #557

SCALE: NONE




2 ORIFICE PLATE

SCALE: NONE




3 RIPRAP CHANNEL TYPICAL SECTION

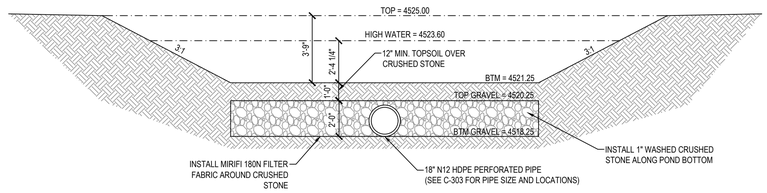
SCALE: NONE

| LOOSE RIPRAP GRADATION | | | |
|---|---|---|---|
| RIPRAP DESIGNATION | % SMALLER THAN GIVEN SIZE BY WEIGHT | (INCHES) | $D_{50}$ (INCHES) |
| CLASS III | 70 - 100 | 20 | 12 |
| | 50 - 70 | 16 | |
| | 35 - 50 | 12 | |
| | 2 - 10 | 4 | |

| GRANULAR FILTER GRADATION | |
|---|---|
| SIEVE SIZE | PERCENT PASSING |
| 3 INCH | 90-100 |
| #4 INCH | 35-90 |
| NO. 4 | 0-30 |
| NO. 16 | 0-15 |
| NO. 200 | 0-3 |

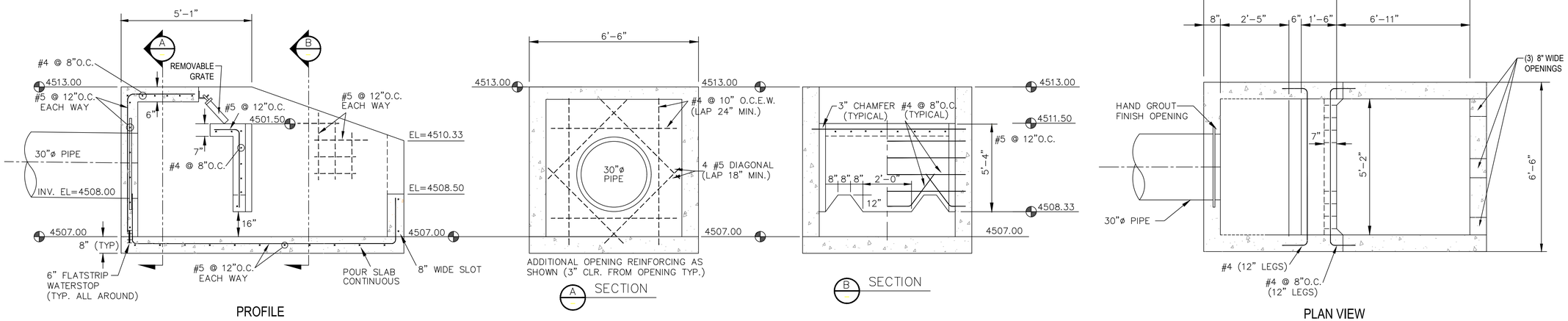
4 LOOSE RIPRAP AND GRANULAR FILTER GRADATION

SCALE: NONE




6 DETENTION POND CROSS SECTION

SCALE: NONE




5 ENERGY DISSIPATOR DETAIL

SCALE: NONE

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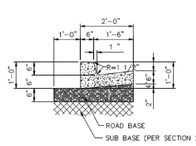
*CONTACT:*
JARAN NICHOLLS
PHONE: 801-494-0150

**GARDNER POINT PHASE 1**
**A RESIDENTIAL PUD SUBDIVISION**
LEHI CITY, UTAH

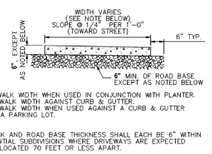
**DETAILS**

PROJECT NUMBER 8089D
PRINT DATE 7/21/2020
DRAWN BY C. OESTREICH
CHECKED BY M.BUDGE
PROJECT MANAGER B. MORRIS

**C-501**



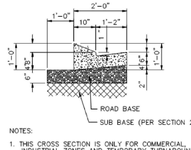

HIGH BACK CURB & GUTTER

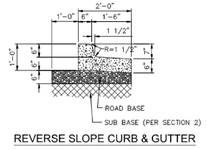



NOTES:

1. 4' SIDEWALK WIDTH WHEN USED IN CONJUNCTION WITH PLANTER. 5' SIDEWALK WIDTH AGAINST CURB & GUTTER. 6' SIDEWALK WIDTH WHEN USED AGAINST A CURB & GUTTER WITHIN A PARKING LOT.
2. SIDEWALK AND ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

SIDEWALK



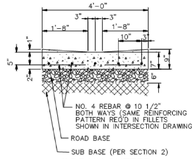




REVERSE SLOPE CURB & GUTTER

NOTES:

1. THIS CROSS SECTION IS ONLY FOR COMMERCIAL, INDUSTRIAL ZONES AND TEMPORARY TURNAROUNDS.
2. THE USE OF THIS CROSS SECTION IS SUBJECT TO APPROVAL OF THE CITY ENGINEER
3. THE USE OF THIS CROSS SECTION IS SUBJECT TO THE REQUIREMENTS OF THE A.A.S.H.T.O. ROADSIDE DESIGN GUIDE WITH RESPECT TO A CLEAR VIEW ZONE.

MODIFIED CURB & GUTTER (MOUNTABLE TYPE)




4' DRAIN GUTTER

GENERAL NOTES:

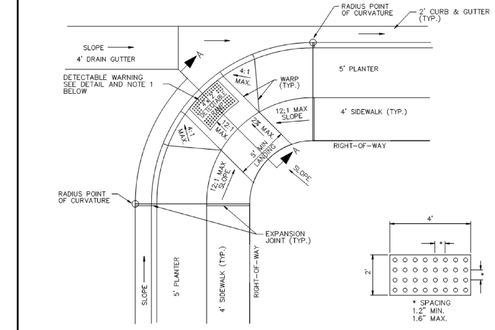
1. PLACE EXPANSION JOINTS (JOINT FILLER MATERIAL) EVERY 50' ALONG CURB, GUTTER & SIDEWALK SECTIONS. JOINTS TO BE PLACED THE FULL DEPTH OF CONCRETE PLUS 1", FLUSH WITH TOP OF CONCRETE.
2. CONTRACTION JOINTS ALONG CURB & GUTTER SECTIONS SHOULD BE PLACED AT INTERVALS NOT TO EXCEED 10'.
3. CONTRACTION JOINTS ALONG SIDEWALK SECTIONS SHOULD BE PLACED AT INTERVALS MATCHING THE SIDEWALK WIDTH, EXCEPT WITH VERY WIDE CONCRETE SECTIONS WHERE CONTRACTION JOINT SPACING SHALL NOT EXCEED 2 TIMES THE SLAB THICKNESS IN FEET, FOR EXAMPLE THE MAXIMUM JOINT SPACING FOR A 4" THICK CONCRETE SLAB WOULD BE 8 FEET.
4. WHEN CURB, GUTTER OR SIDEWALK MUST BE REMOVED & REPLACED, FOLLOW WRITTEN GUIDELINES IN SECTION 5.

LEHI CITY

CURB, GUTTER AND SIDEWALK

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Road.dwg, ROAD-5

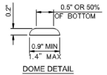
LEHI CITY STANDARD DRAWINGS ROAD-5



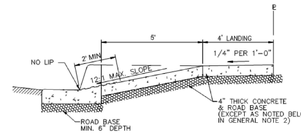




DETECTABLE RAMP DETAIL




DOME DETAIL




SECTION A-A

PUBLIC WORKS DEPARTMENT MUST APPROVE TYPES AND COLOR OF DETECTABLE WARNING DEVICES USED.

DETECTABLE WARNING DETAILS
– RAISED TRUNCATED DOMES –

GENERAL NOTES:

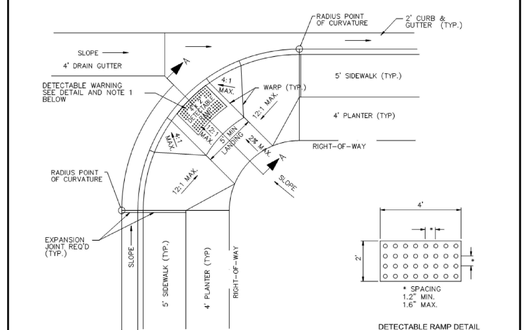
1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

LEHI CITY

ADA RAMP PLANTER STRIP (AT INTERSECTION)

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Road.dwg, ROAD-6

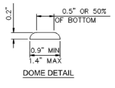
LEHI CITY STANDARD DRAWINGS ROAD-6



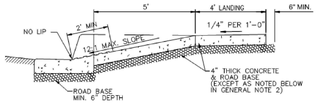




DETECTABLE RAMP DETAIL




DOME DETAIL




SECTION A-A

PUBLIC WORKS DEPARTMENT MUST APPROVE TYPES AND COLOR OF DETECTABLE WARNING DEVICES USED.

DETECTABLE WARNING DETAILS
– RAISED TRUNCATED DOMES –

GENERAL NOTES:

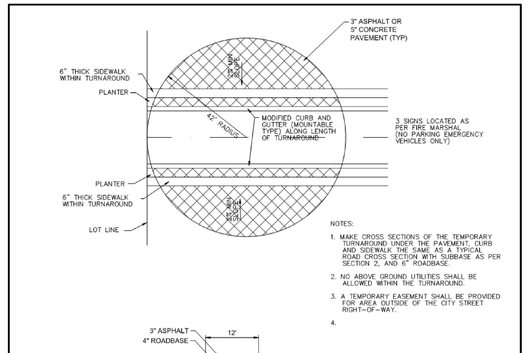
1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

LEHI CITY

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

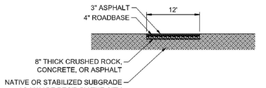
X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Road.dwg, ROAD-7

LEHI CITY STANDARD DRAWINGS ROAD-7

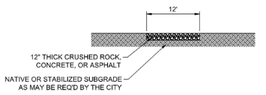



NOTES:

1. MAKE CROSS SECTIONS OF THE TEMPORARY TURNAROUND UNDER THE PAVEMENT, CURB AND SIDEWALK THE SAME AS A TYPICAL ROAD CROSS SECTION WITH SUBBASE AS PER SECTION 2, AND 6" ROADBASE.
2. NO ABOVE GROUND UTILITIES SHALL BE ALLOWED WITHIN THE TURNAROUND.
3. A TEMPORARY EASEMENT SHALL BE PROVIDED FOR AREA OUTSIDE OF THE CITY STREET RIGHT-OF-WAY.
4.




MAINTENANCE ACCESS WITH ASPHALT TRAIL ABOVE



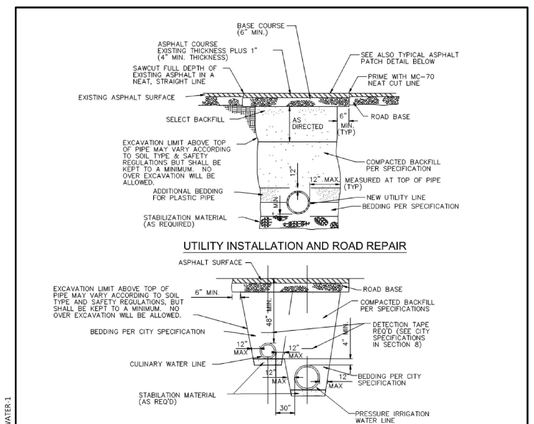

ALL WEATHER ACCESS

LEHI CITY

TEMPORARY TURNAROUND AND ACCESS ROADS

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Road.dwg, ROAD-14

LEHI CITY STANDARD DRAWINGS ROAD-14



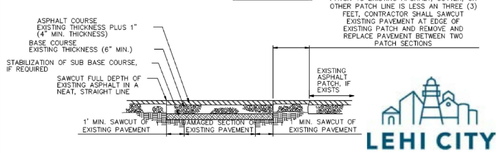

UTILITY INSTALLATION AND ROAD REPAIR




TYPICAL DUAL PIPE INSTALLATION

(IRR. AND CUL)

IF DISTANCE FROM EDGE OF NEW ASPHALT PATCH TO EXISTING APSHALT, GUTTER, OR OTHER PATCH LINE IS LESS AN THREE (3) FEET, CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT AT EDGE OF EXISTING PATCH AND REMOVE AND REPLACE PAVEMENT BETWEEN TWO PATCH SECTIONS




TYPICAL ASPHALT PATCH DETAIL

LEHI CITY

STANDARD DETAIL
UTILITY TRENCHING

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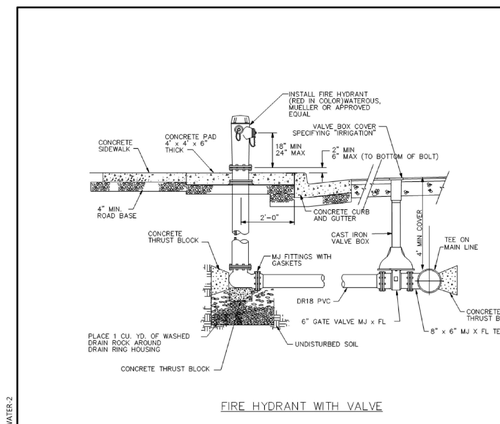
LEHI CITY STANDARD DRAWINGS WATER-1




FIRE HYDRANT WITH VALVE

NOTES:

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

LEHI CITY

STANDARD DETAIL
FIRE HYDRANT

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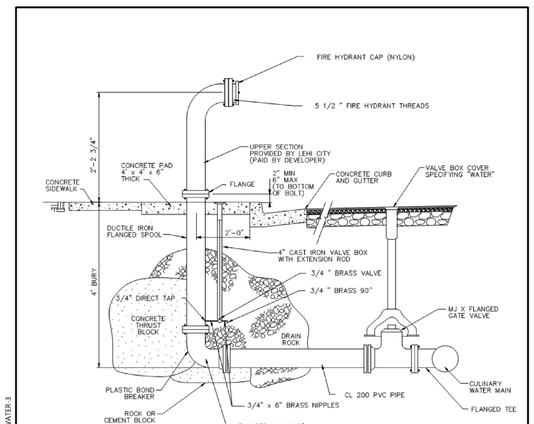
LEHI CITY STANDARD DRAWINGS WATER-2




NOTE:

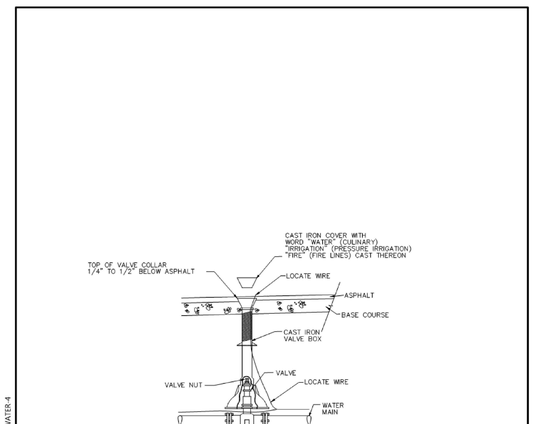
1. 4" SIZE FOR 8" OR SMALLER LINES 6" SIZE FOR 10" OR LARGER LINES OTHER SIZES AS DIRECTED BY THE WATER DEPARTMENT DIRECTOR.
2. BLOWOFF SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND BLOW-OFF, CONTRACTOR SHALL PLACE CRACK CONTROL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

LEHI CITY

STANDARD DETAIL
BLOW-OFF

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg, WATER-3

LEHI CITY STANDARD DRAWINGS WATER-3




NOTES:

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

LEHI CITY

STANDARD DETAIL
VALVE BOX

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LEHI CITY STANDARD DRAWINGS WATER-4

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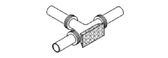
# GARDNER POINT PHASE 1
## A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

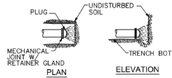
**DETAILS**

PROJECT NUMBER 8069D
PRINT DATE 7/21/2020
DRAWN BY C. OESTREICH
CHECKED BY M.BUDGE
PROJECT MANAGER B. MORRIS

**C-502**



THRUST BLOCK TYPICAL




PLUG DETAIL

| SIZE | BENDS 30° | 45° | 22 1/2° | 11 1/4° | TEES * | GATE VALVES | DEAD ENDS | CROSS W/CROSS W/ BRANCH PLUGGED | CROSS W/CROSS W/ BRANCH PLUGGED |
|---|---|---|---|---|---|---|---|---|---|
| 3 | 1.0 | 0.6 | 0.3 | 0 | 0.7 | 0.5 | 0.7 | 0.7 | 0.7 |
| 4 | 1.8 | 1.0 | 0.5 | 0 | 1.3 | 0.5 | 1.3 | 1.3 | 1.3 |
| 6 | 4.0 | 2.3 | 1.2 | 0 | 2.8 | 0.5 | 2.8 | 2.8 | 2.8 |
| 8 | 7.1 | 4.1 | 2.0 | 1.0 | 5.0 | 1.4 | 5.0 | 5.0 | 5.0 |
| 10 | 11.1 | 6.0 | 3.0 | 1.5 | 7.8 | 4.5 | 7.8 | 7.8 | 7.8 |
| 12 | 16.0 | 8.6 | 4.4 | 2.3 | 11.3 | 9.5 | 11.3 | 11.3 | 11.3 |
| 14 | 21.7 | 11.8 | 6.0 | 3.0 | 15.4 | 11.0 | 15.4 | 15.4 | 15.4 |
| 15 | 25.0 | 13.5 | 7.0 | 3.5 | 17.6 | | 17.6 | 17.6 | 17.6 |
| 16 | 28.4 | 15.3 | 8.0 | 4.0 | 20.0 | | 20.0 | 20.0 | 20.0 |
| 18 | 36.0 | 19.4 | 10.0 | 5.0 | 25.4 | | 25.4 | 25.4 | 25.4 |
| 20 | 44.2 | 24.0 | 12.2 | 6.1 | 31.4 | | 31.4 | 31.4 | 31.4 |
| 21 | 49.0 | 26.5 | 13.5 | 6.8 | 34.6 | | 34.6 | 34.6 | 34.6 |
| 22 | 54.0 | 29.0 | 14.8 | 7.4 | 38.0 | | 38.0 | 38.0 | 38.0 |
| 24 | 64.0 | 34.5 | 17.7 | 8.8 | 45.0 | | 45.0 | 45.0 | 45.0 |
| 30 | 100.0 | 54.0 | 27.6 | 13.8 | 71.0 | | 71.0 | 71.0 | 71.0 |
| 36 | 144.2 | 78.0 | 40.0 | 20 | 102.0 | | 102.0 | 102.0 | 102.0 |

* SIZE IS BRANCH SIZE

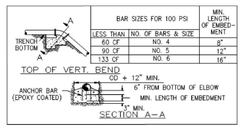
AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I. AND A SOIL BEARING CAPACITY OF 1000 LBS. PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

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

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

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

| BAR SIZES FOR 100 PSI | | MIN. LENGTH OF EMBEDMENT |
|---|---|---|
| LESS THAN | NO. OF BARS & SIZE | |
| 60 CF | NO. 4 | 8" |
| 90 CF | NO. 5 | 12" |
| 133 CF | NO. 6 | 16" |




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

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

F= ACTUAL SPECIFIED TEST PRESSURE / 100

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

NOTES:

1. ALL FITTINGS SHALL BE COVERED WITH PLASTIC OR OTHER APPROVED MATERIAL PRIOR TO POURING THE THRUST BLOCK
2. FM GRADE GREASE SHALL BE USED FOR ALL BOLTED FITTINGS.
3. ALL TRUST BLOCKS AGAINST NON-NATIVE MATERIALS SHALL BE UPSIZED UNLESS A BEARING PRESSURE OF 1000 LBS. PER SQ.FT. IS PROVIDED.

LEHI CITY

STANDARD DETAIL

THRUST BLOCKING

LEHI CITY STANDARD DRAWINGS WATER-5

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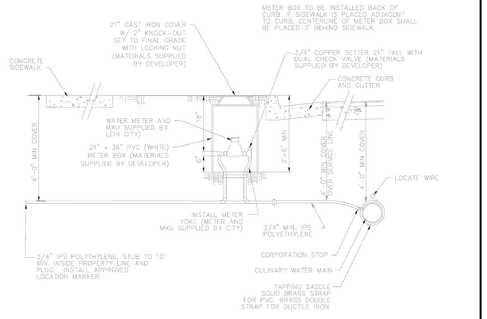



GENERAL NOTES:

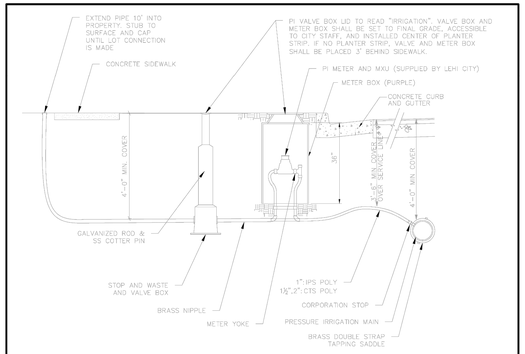
1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL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

LEHI CITY

STANDARD DETAIL

CULINARY SERVICE CONNECTION

LEHI CITY STANDARD DRAWINGS WATER-6




GENERAL NOTES:

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

| PARTS LIST | | |
|---|---|---|
| PART NAME | METER SIZE | |
| | 1" METER | 1 1/2" METER | 2" METER |
| SETTER | FORD VB-74-1SW-11-44 | FORD VB876-15-11-66 | FORD VB877-15-11-77 |
| NIPPLE | 3X18 BRASS | 3-1/2X18 BRASS | 2X18 BRASS |
| STOP AND WASTE | FORD BC-11-444-SW-1 | FORD B11-666SW-NL 1 1/2 | Ford B11-777SW-NL 2 |
| RING | D&L L-2244 | D&L L-2242 | |
| RING ADAPTER | NA | L-2336 SO CI MTR ADPT RING | |
| LID | DFW32AUT-SMWY-T-IRRIG-LID PURPLE | | |
| METER INSULATOR | 4x28 FOAM | 4x30 FOAM | |
| VALVE BOX | 10SD CAST IRON W/HEX NUT | | |
| BASE | NA | NA | M-9094-01 |
| ROD | M-9080 W/COTTER OSW EXT KEY | | |
| METER BOX | SIGMA RMP-252436-PTR | SIGMA RMP-203036-PTR | |
| SERVICE LINE | 1" IPS POLY | 1 1/2" CTS POLY | 2" CTS POLY |

*LISTED MODEL NUMBERS OR APPROVED EQUAL REQUIRED

LEHI CITY

STANDARD DETAIL

PRESSURE IRRIGATION SERVICE CONNECTION

LEHI CITY STANDARD DRAWINGS WATER-8

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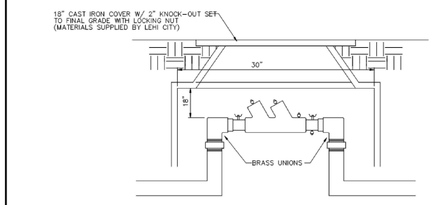
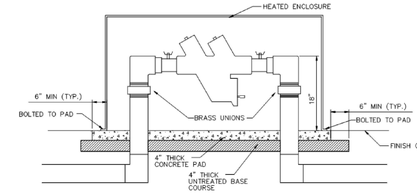



DOUBLE CHECK BACKFLOW PREVENTER

NOTES:

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




REDUCED PRESSURE BACKFLOW PREVENTER

NOTES:

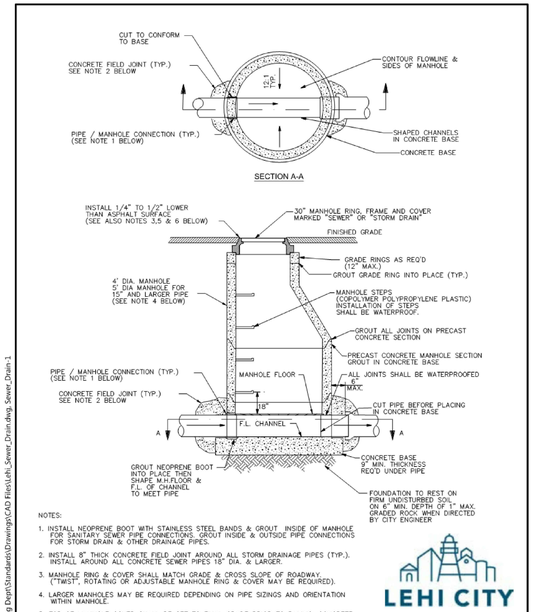
1. PIPEWORK MUST BE BRASS OR RIGID COPPER (ONLY). ALL PARTS SHALL CONFORM TO THE AWWA C-800 NO LEAD RULE.
2. HEAT SOURCE DESIGNED TO PROTECT BACKFLOW PREVENT TO −30 F MUST BE INSTALLED WITHIN HEATED ENCLOSURE.
3. HEATED ENCLOSURE MUST BE INSTALLED AND ANCHORED TO PAD.
4. AFTER INSTALLATION, BACKFLOW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

LEHI CITY

STANDARD DETAIL

BACKFLOW PREVENTION

LEHI CITY STANDARD DRAWINGS WATER-13




NOTES:

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

LEHI CITY

STANDARD DETAIL

LINE MANHOLE (SEWER AND STORM DRAIN)

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-1

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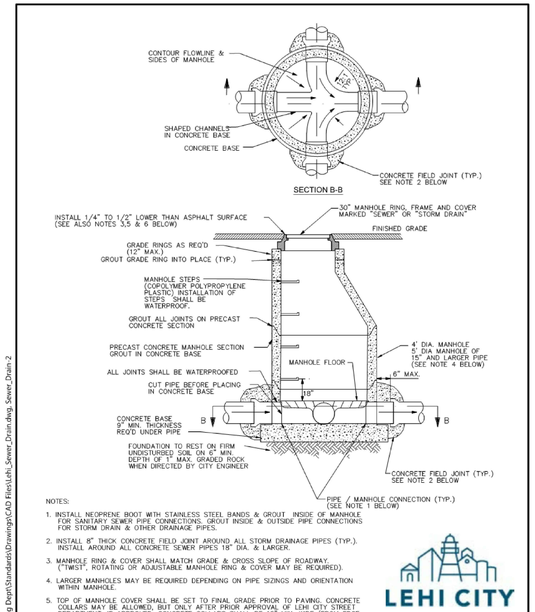



NOTES:

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

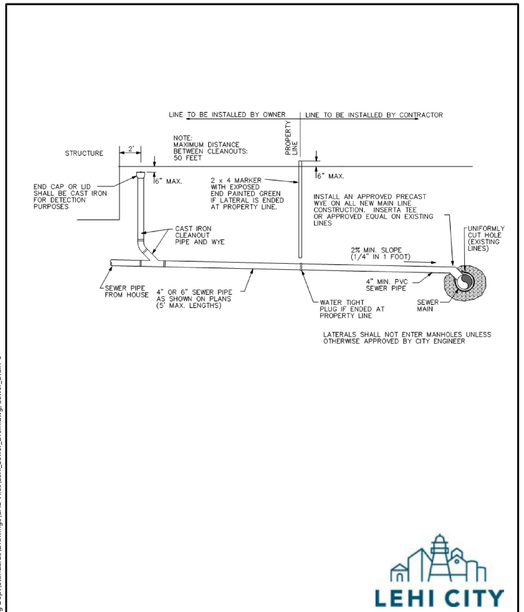
LEHI CITY

STANDARD DETAIL

JUNCTION MANHOLE (SEWER AND STORM DRAIN)

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-2

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Sewer_Drain.dwg, Sewer_Drain-2




LATERALS SHALL NOT ENTER MANHOLES UNLESS OTHERWISE APPROVED BY CITY ENGINEER

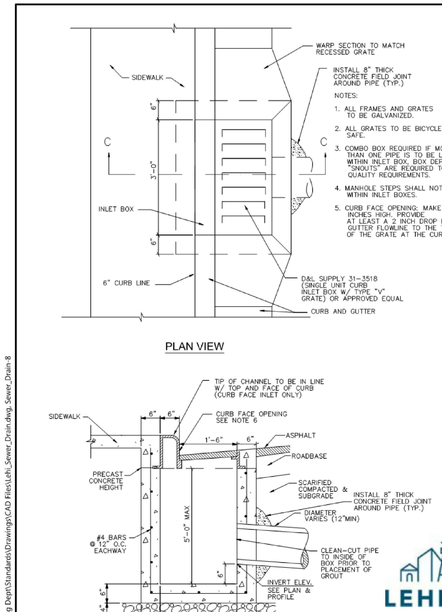
LEHI CITY

STANDARD DETAIL

SEWER LATERAL DETAIL

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-6

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Sewer_Drain.dwg, Sewer_Drain-6




PLAN VIEW




SECTION C

LEHI CITY

STANDARD DETAIL

INLET BOX

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-8

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13702 S. 200 W. B12
DRAPER, UT 84020

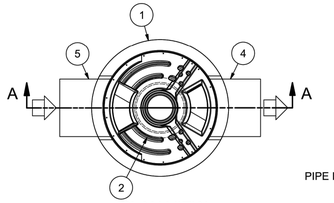
*CONTACT:*
JARAN NICHOLLS
PHONE: 801-494-0150


# GARDNER POINT PHASE 1
## A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

**DETAILS**

PROJECT NUMBER 8069D
PRINT DATE 7/21/2020
DRAWN BY C. OESTREICH
CHECKED BY M.BUDGE
PROJECT MANAGER B. MORRIS

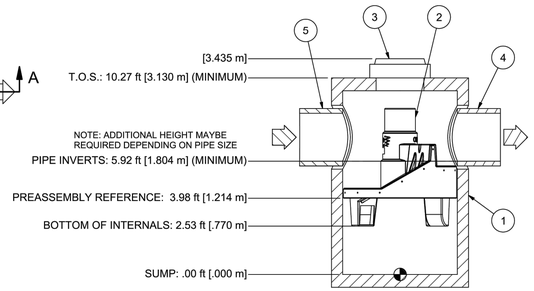
**C-503**




PLAN VIEW

HYDRO FRAME AND COVER (INCLUDED)

GRADE RINGS BY OTHERS AS REQUIRED




SECTION A-A
SCALE 1:40

PRODUCT SPECIFICATION:

1. PEAK HYDRAULIC FLOW: 32.0 cfs (906 l/s)
2. MIN SEDIMENT STORAGE CAPACITY: 1.6 cu. yd. (1.2 cu. m.)
3. OIL STORAGE CAPACITY: 496 gal. (1878 liters)
4. MAXIMUM INLET/OUTLET PIPE DIAMETERS: 30 in. (750 mm)
5. THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.
6. MORE PRODUCT INFORMATION INCLUDING REGULATORY ACCEPTANCES, PLEASE VISIT https://hydro-int.com/en/products/first-defense

GENERAL NOTES:

1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
2. The diameter of the inlet and outlet pipes may be no more than 30".
3. Multiple inlet pipes possible (refer to project plan).
4. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plan.s)
5. Peak flow rate and minimum height limited by available cover and pipe diameter.
6. Larger sediment storage capacity may be provided with a deeper sump depth.

PARTS LIST

| ITEM | QTY | SIZE (in) | SIZE (mm) | DESCRIPTION |
|---|---|---|---|---|
| 1 | 1 | 72 | 1800 | I.D. PRECAST MANHOLE |
| 2 | 1 | | | INTERNAL COMPONENTS (PRE-INSTALLED) |
| 3 | 1 | 30 | 750 | FRAME AND COVER (ROUND) |
| 4 | 1 | 30 (MAX) | 750 (MAX) | OUTLET PIPE (BY OTHERS) |
| 5 | 1 | 30 (MAX) | 750 (MAX) | INLET PIPE (BY OTHERS) |

ANY WARRANTY GIVEN BY HYDRO INTERNATIONAL WILL APPLY ONLY TO THOSE ITEMS SUPPLIED BY IT. ACCORDINGLY HYDRO INTERNATIONAL CANNOT ACCEPT ANY RESPONSIBILITY FOR ANY STRUCTURE, PLANT, OR EQUIPMENT, (OR THE PERFORMANCE THERE OF) DESIGNED, BUILT, MANUFACTURED, OR SUPPLIED BY ANY THIRD PARTY. HYDRO INTERNATIONAL HAVE A POLICY OF CONTINUOUS DEVELOPMENT AND RESERVE THE RIGHT TO AMEND THE SPECIFICATION. HYDRO INTERNATIONAL CANNOT ACCEPT LIABILITY FOR PERFORMANCE OF ITS EQUIPMENT, (OR ANY PART THEREOF), IF THE EQUIPMENT IS SUBJECT TO CONDITIONS OUTSIDE ANY DESIGN SPECIFICATION. HYDRO INTERNATIONAL OWNS THE COPYRIGHT OF THIS DRAWING, WHICH IS SUPPLIED IN CONFIDENCE. IT MUST NOT BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SUPPLIED AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT PRIOR PERMISSION IN WRITING FROM HYDRO INTERNATIONAL.

PROJECTION

**IF IN DOUBT ASK**

COMMENTS:

1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.

2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.

3. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA, AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

| DATE: | SCALE: |
|---|---|
| 11/8/2019 | 1:40 |

| DRAWN BY: | CHECKED BY: | APPROVED BY |
|---|---|---|
| JLL3 | - | |

Title:
6-ft DIAMETER

FIRST DEFENSE HIGH CAPACITY

GENERAL ARRANGEMENT

Hydro International
hydro-int.com
HYDRO INTERNATIONAL

**DO NOT SCALE DRAWING**
**STEEL FABRICATION TOLERANCES**
UNLESS OTHERWISE SPECIFIED,
DIMENSIONS ARE IN INCHES.

| LINEAR | ANGULAR |
|---|---|
| 000 - 012in = ±0.04in | 000 - 120in = ±1° |
| 012 - 024in = ±0.06in | 120 - 240in = ±0.5° |
| 024 - 048in = ±0.08in | 240in >>>> = ±0.25° |
| 048 - 120in = ±0.12in | |
| 120in >>>> = ±0.20in | |

| PROTOTYPE?: | MATERIAL: |
|---|---|
| N/A | |

STOCK NUMBER:
1

DRAWING NO.:
6FDHC_FDHC GA

| SHEET SIZE: | SHEET: | Rev: |
|---|---|---|
| B | 1 OF 1 | - |

ENSIGN
THE STANDARD IN ENGINEERING

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

**LAYTON**
Phone: 801.547.1100

**TOOELE**
Phone: 435.843.3590

**CEDAR CITY**
Phone: 435.865.1453

**RICHFIELD**
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

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

# GARDNER POINT PHASE 1
## A RESIDENTIAL PUD SUBDIVISION
LEHI CITY, UTAH

**DETAILS**

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8069D | 7/21/2020 |
| DRAWN BY | CHECKED BY |
| C. OESTREICH | M.BUDGE |
| PROJECT MANAGER | |
| B. MORRIS | |

**C-504**

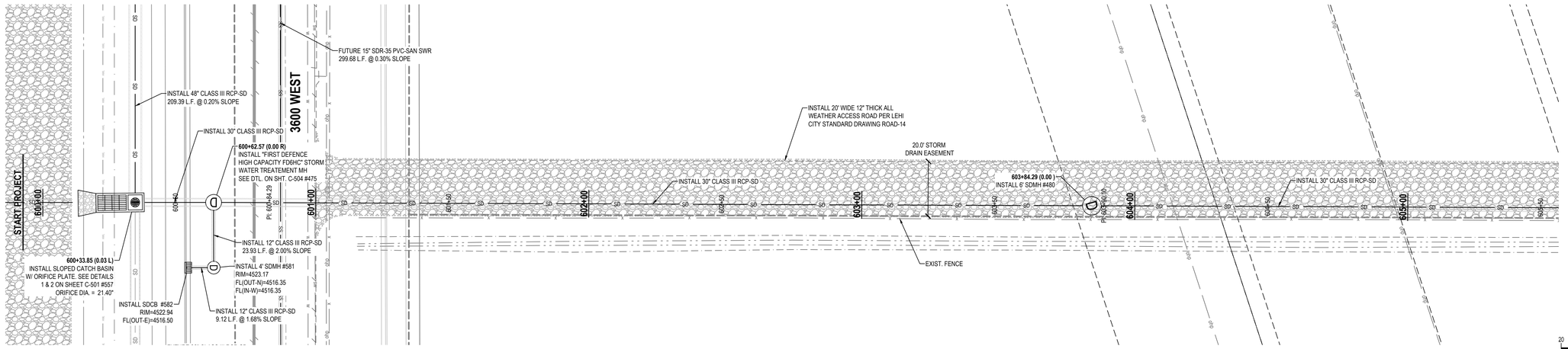
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

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

**BENCHMARK**

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

ELEVATION = 4536.22

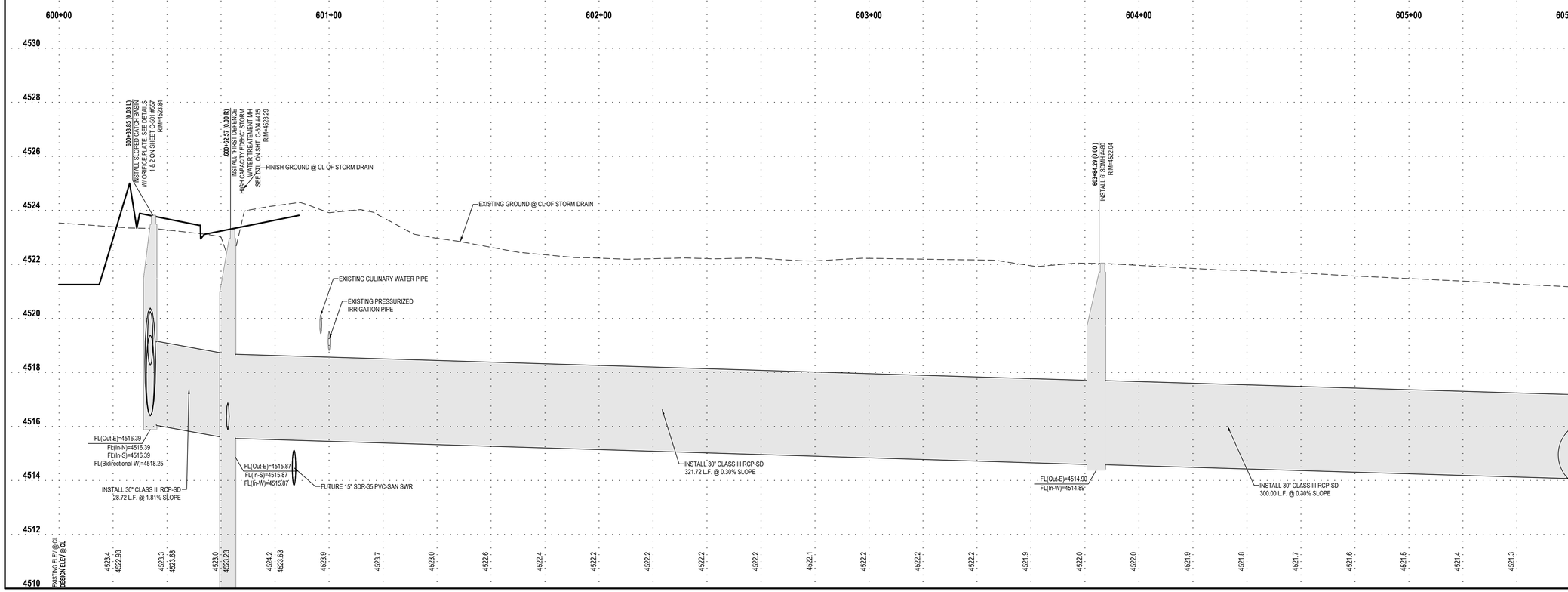



HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

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

# OFFSITE STORM DRAIN





ENSIGN
THE STANDARD IN ENGINEERING

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

**LAYTON**
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*FOR:*
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UT 84020
*CONTACT:*
JARAN NICHOLLS
PHONE: 801-494-0150


**GARDNER POINT PHASE 1**
**A RESIDENTIAL PUD SUBDIVISION**
LEHI CITY, UTAH

**PLAN AND PROFILE**

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 8069D | 7/21/2020 |
| DRAWN BY | CHECKED BY |
| C. OESTREICH | M.BUDGE |
| PROJECT MANAGER | |
| B. MORRIS | |

**PP-1**

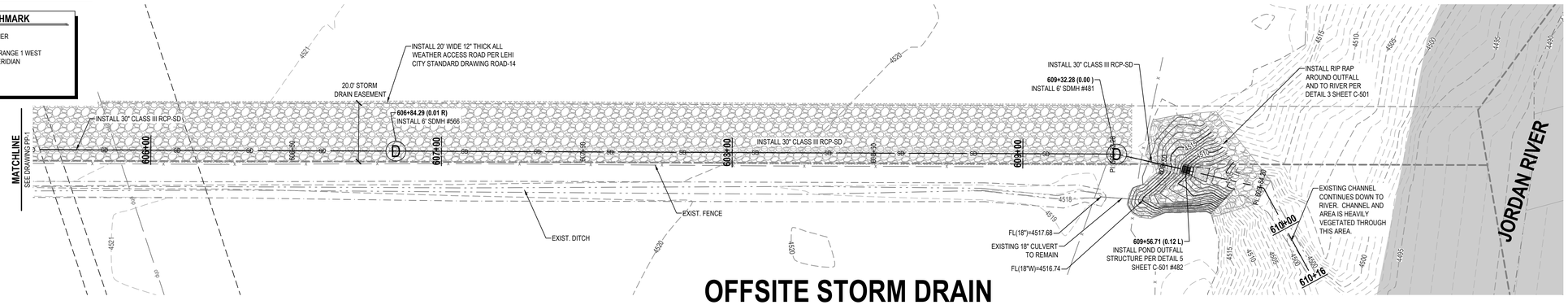
811 Know what's below. Call before you dig.

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

**BENCHMARK**

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

ELEVATION = 4536.22

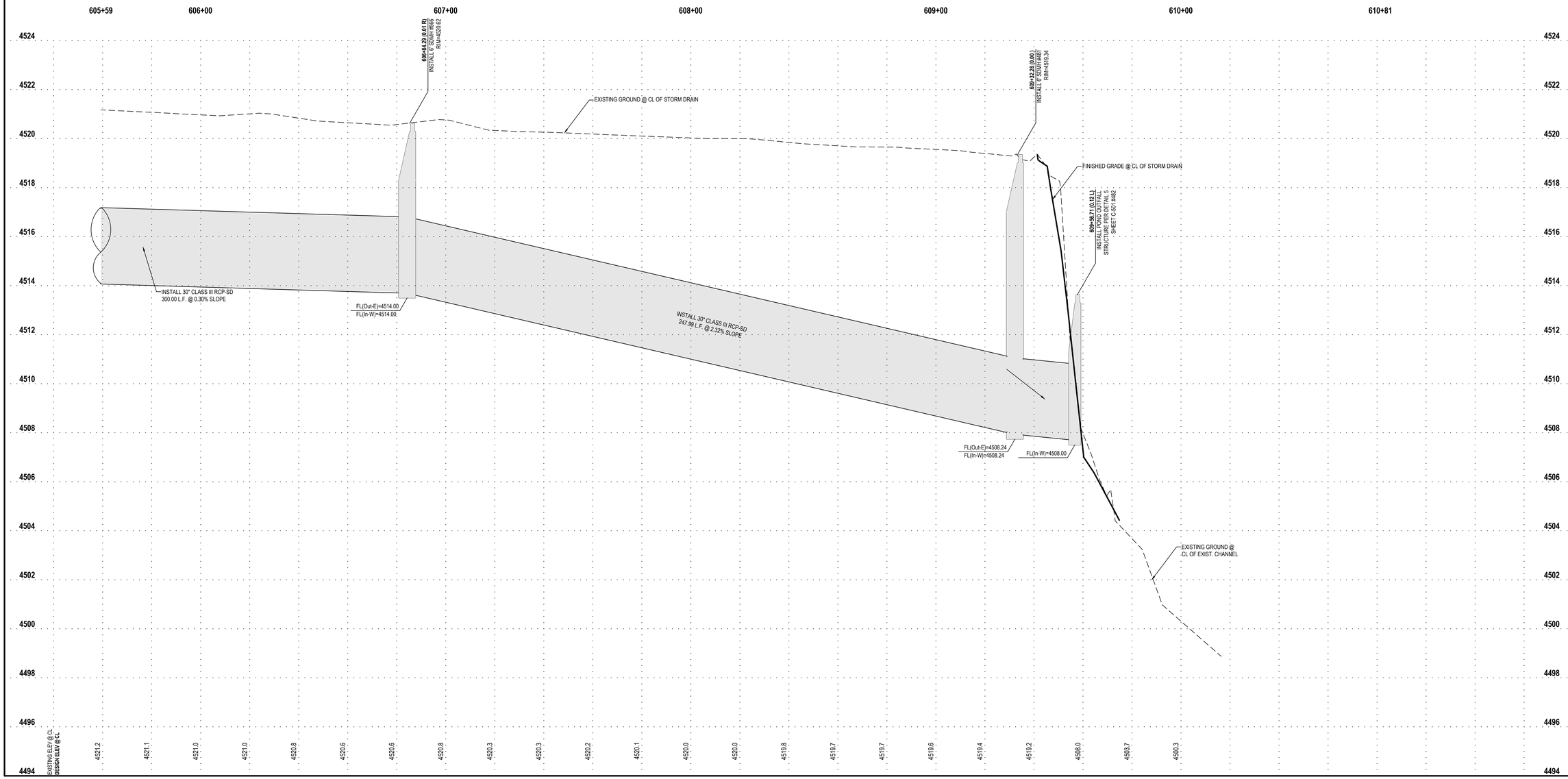



# OFFSITE STORM DRAIN

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

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





ENSIGN
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DRAPER, UT 84020
*CONTACT:*
JARAN NICHOLLS
PHONE: 801-494-0150


**GARDNER POINT PHASE 1**
**A RESIDENTIAL PUD SUBDIVISION**
LEHI CITY, UTAH

**PLAN AND PROFILE**

PROJECT NUMBER 8069D
PRINT DATE 7/21/2020
DRAWN BY C. OESTREICH
CHECKED BY M.BUDGE
PROJECT MANAGER B. MORRIS

**PP-2**

# Aaron Condo

## Front Elevation

Brick/Stone Square Footage = 818
Hardie Square Footage = 1,712
Stucco Square Footage = 1,968
Total = 4,498
Stucco % = 43.8%

# Aaron Condo

## Side Elevation

Brick/Stone Square Footage = 271
Hardie Square Footage = 551
Stucco Square Footage = 535
Total = 1,357
Stucco % = 39.4%

# Aaron Condo

## Back Elevation

Brick/Stone Square Footage = 505
Hardie Square Footage = 1,737
Stucco Square Footage = 1,658
Total = 3,900
Stucco % = 42.5%

# Abby Condo

## Front Elevation

Brick Square Footage = 1,333
Hardie Square Footage = 961
Stucco Square Footage = 1,642
Total = 3,936
Stucco % = 41.7%

# Abby Condo

## Side Elevation

Brick Square Footage = 319
Hardie Square Footage = 573
Stucco Square Footage = 577
Total = 3,936
Stucco % = 39.2%

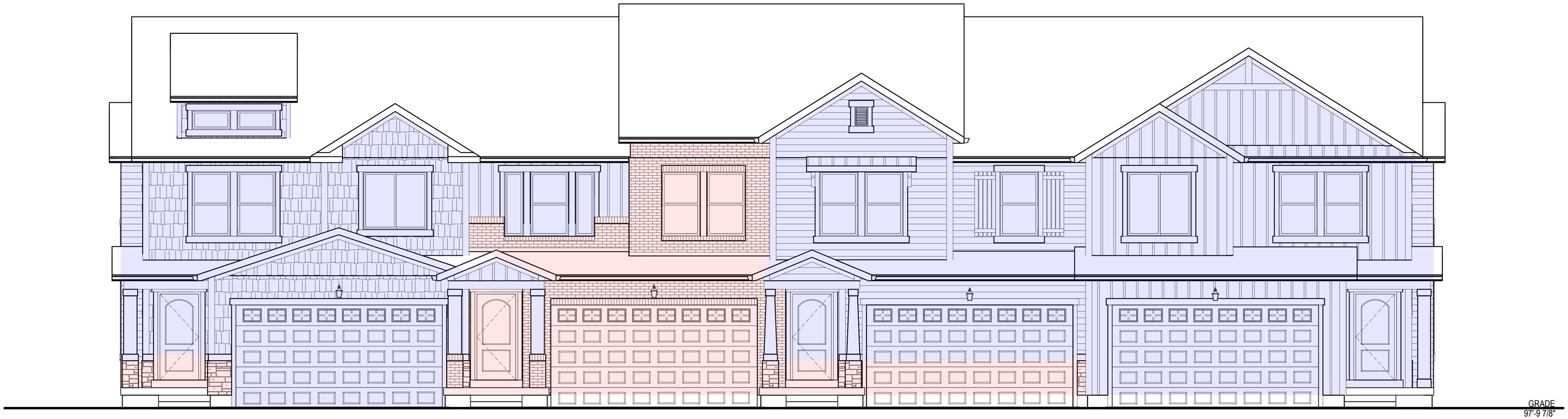
# Abby Condo

## Back Elevation

Brick Square Footage = 1,500
Hardie Square Footage = 1,001
Stucco Square Footage = 1,348
Total = 3,849
Stucco % = 35%

# Beckett Townhome

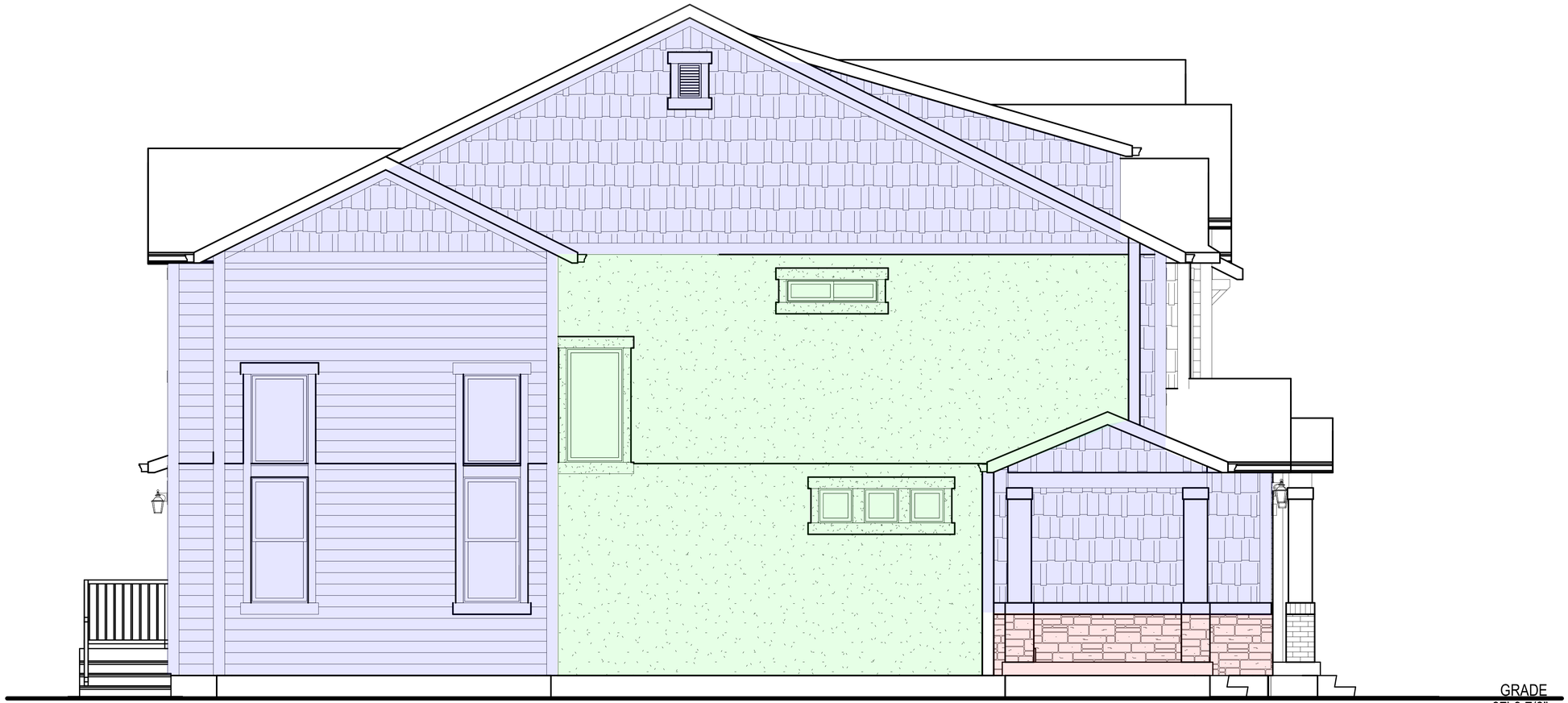
Front Elevation




Brick/Stone Square Footage = 494
Hardie Square Footage = 1,538
Stucco Square Footage = 0
Total = 2,032
Stucco % = 0%

# Beckett Townhome

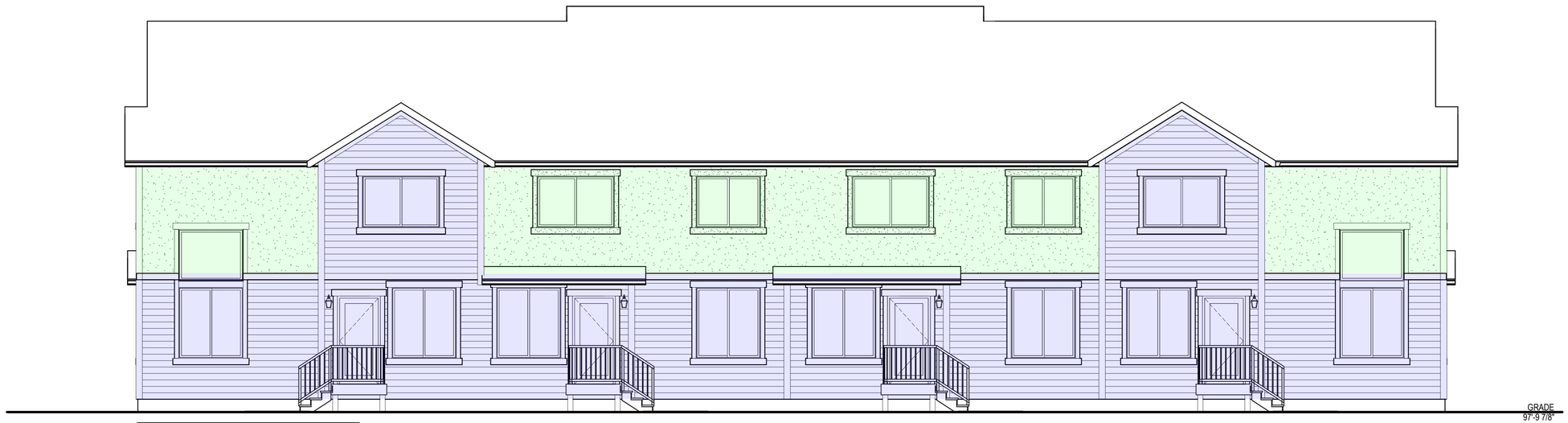
Side Elevation




Brick/Stone Square Footage = 34
Hardie Square Footage = 640
Stucco Square Footage = 392
Total = 1,066
Stucco % = 36.8%

# Beckett Townhome

Back Elevation




Brick/Stone Square Footage = 0
Hardie Square Footage = 1,269
Stucco Square Footage = 629
Total = 1,898
Stucco % = 33.1%

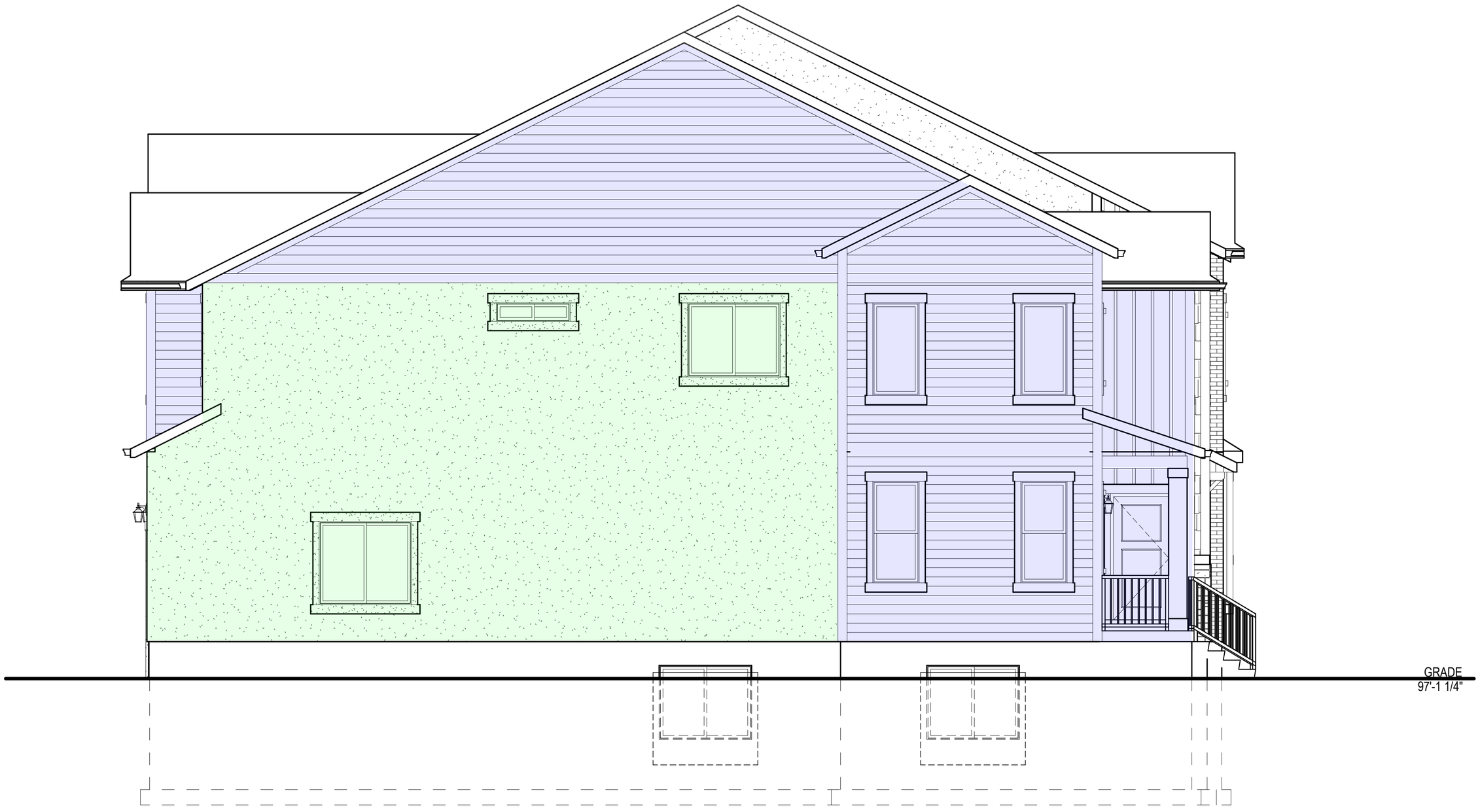
# Chantelle Townhome

## Front Elevation

Brick/Stone Square Footage = 540
Hardie Square Footage = 1,405
Stucco Square Footage = 0
Total = 1,945
Stucco % = 0%

# Chantelle Townhome

## Side Elevation




Brick/Stone Square Footage = 0
Hardie Square Footage = 728
Stucco Square Footage = 701
Total = 1,429
Stucco % = 49.1%

# Chantelle Townhome

## Back Elevation

Brick/Stone Square Footage = 0
Hardie Square Footage = 604
Stucco Square Footage = 775
Total = 1,379
Stucco % = 56.2%

PROJECT NUMBER

20 UT20036

| DATE |
| --- |
| XX-XX-XX |

343

PLAN INFORMATION

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

0' 25' 50' 100' 200'

GRAPHIC SCALE: 1" = 50'

PROJECT INFORMATION

# GARDNER POINT

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

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

Client / Engineer:

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

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

NOT FOR CONSTRUCTION

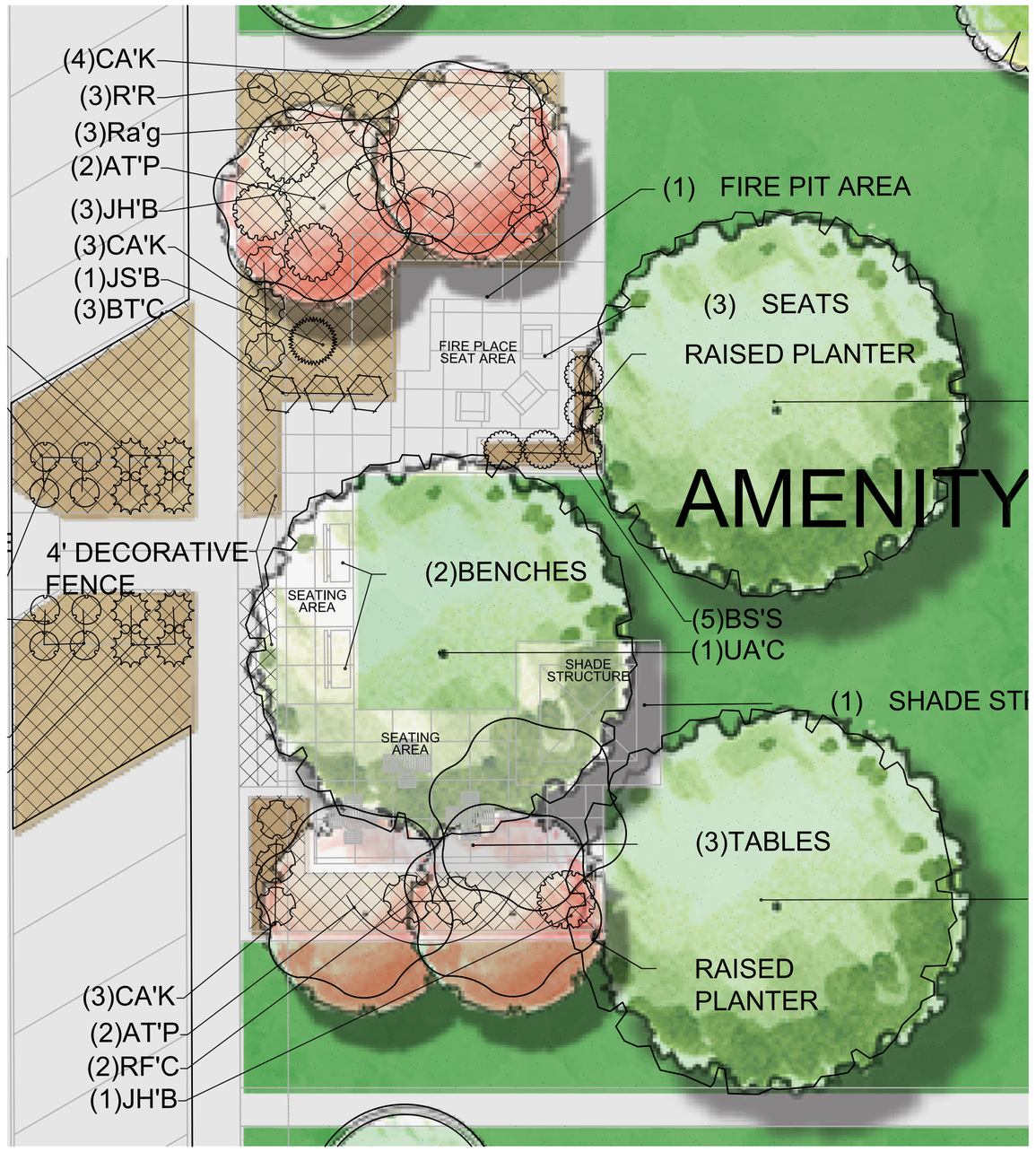
DR

PM:
DRAWN
CHECK
PLOT D

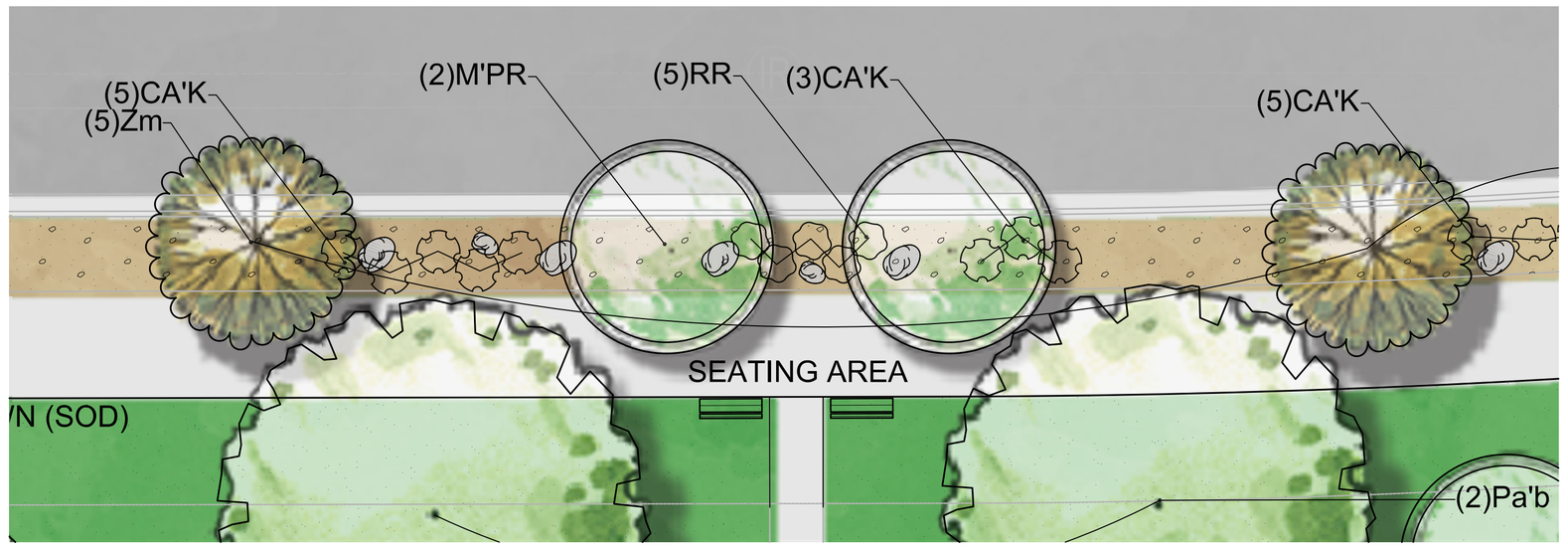
COLOR PLAN

PRELIMINARY PLA
FOR CONSTRUC

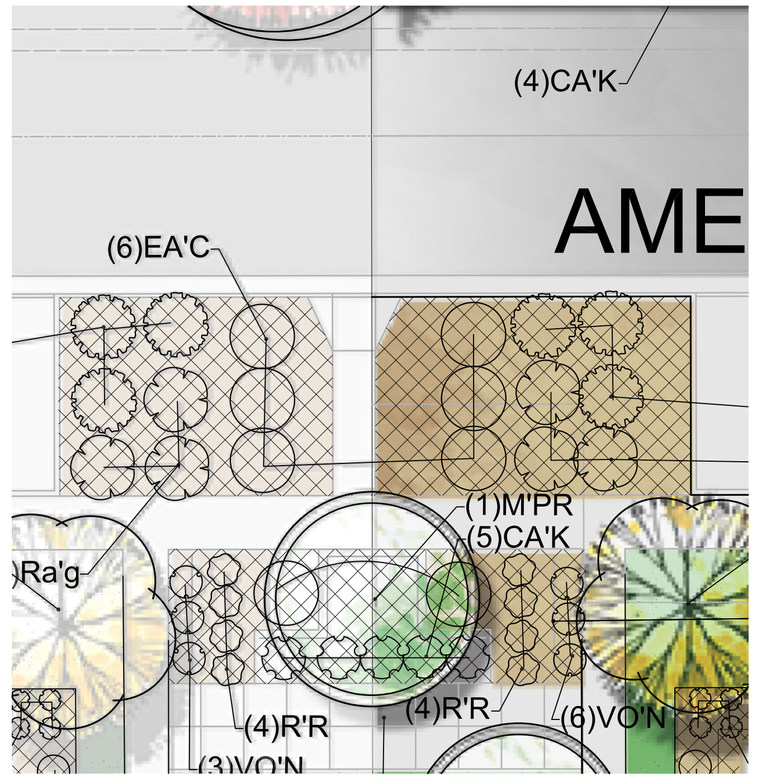
LP-COL



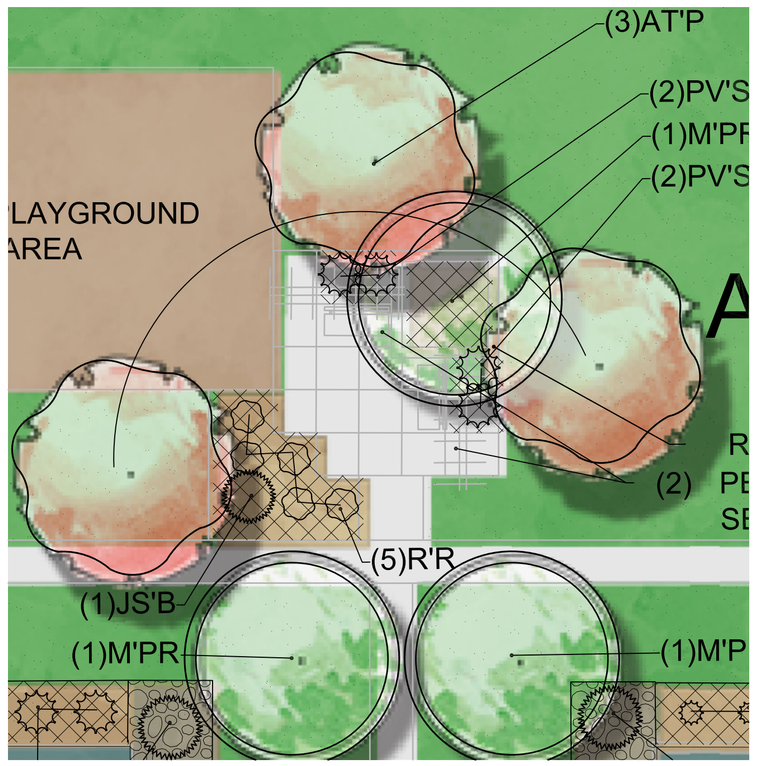

AMENITY B




AMENITY D




AMENITY C




AMENITY A

| ISSUE DATE | PROJECT NUMBER |
|---|---|
| 07-01-2020 | UT20036 |

| NO. | REVISION | DATE |
|---|---|---|
| 1 | XXXX | XX-XX-XX |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

PLAN INFORMATION

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

N

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

PROJECT INFORMATION

# GARDNER POINT: PH 1

1500 NORTH 3830 WEST
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

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

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

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

KEVIN B. JOHNSON — 5511802 — LANDSCAPE ARCHITECT — STATE OF UTAH

DRAWING INFO

| | |
|---|---|
| PM: | JTA |
| DRAWN: | KBA |
| CHECKED: | TM |
| PLOT DATE: | 7/13/2020 |

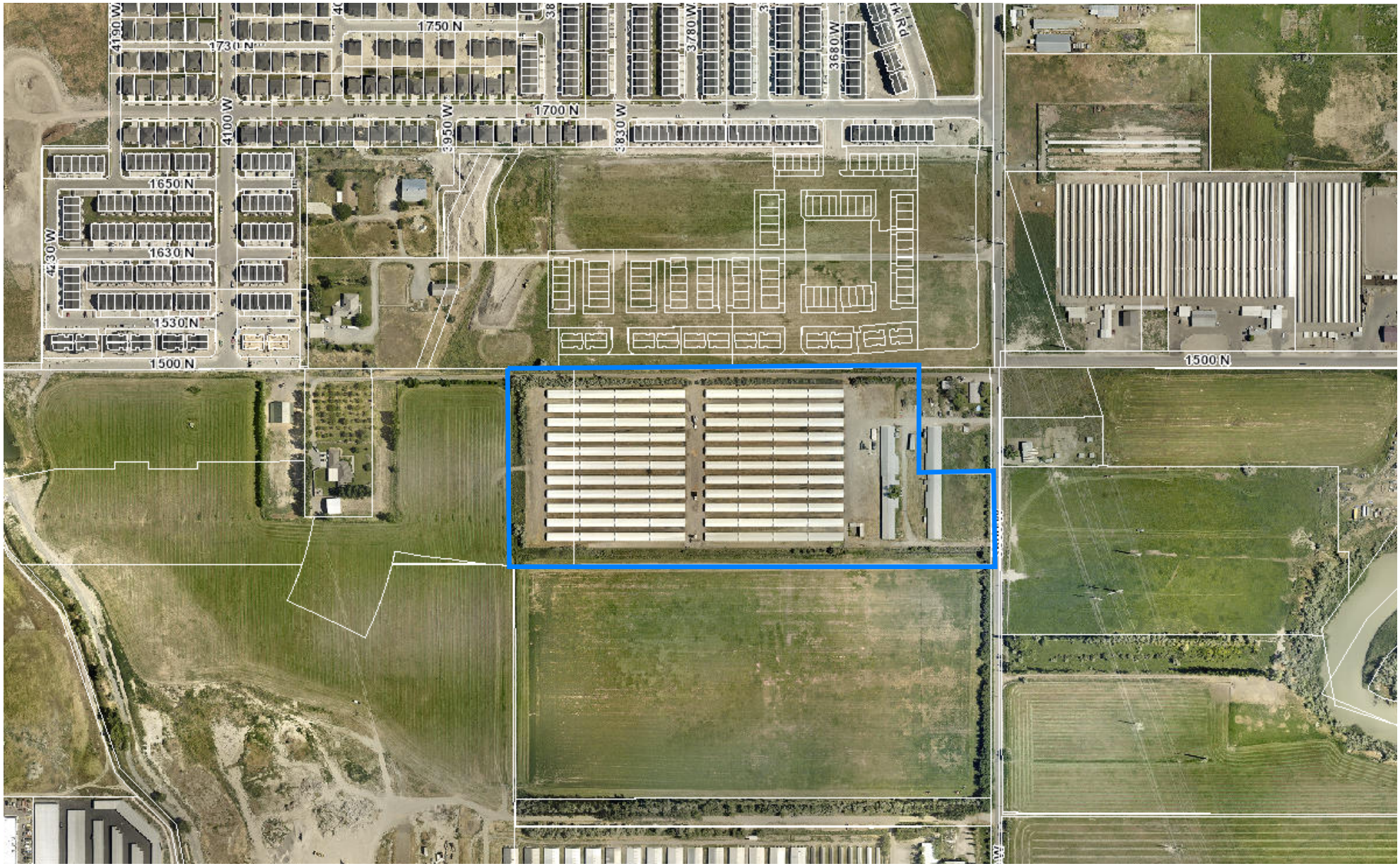
LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-AMENITIES

# Gardner Point Phase 1 Preliminary Subdivision

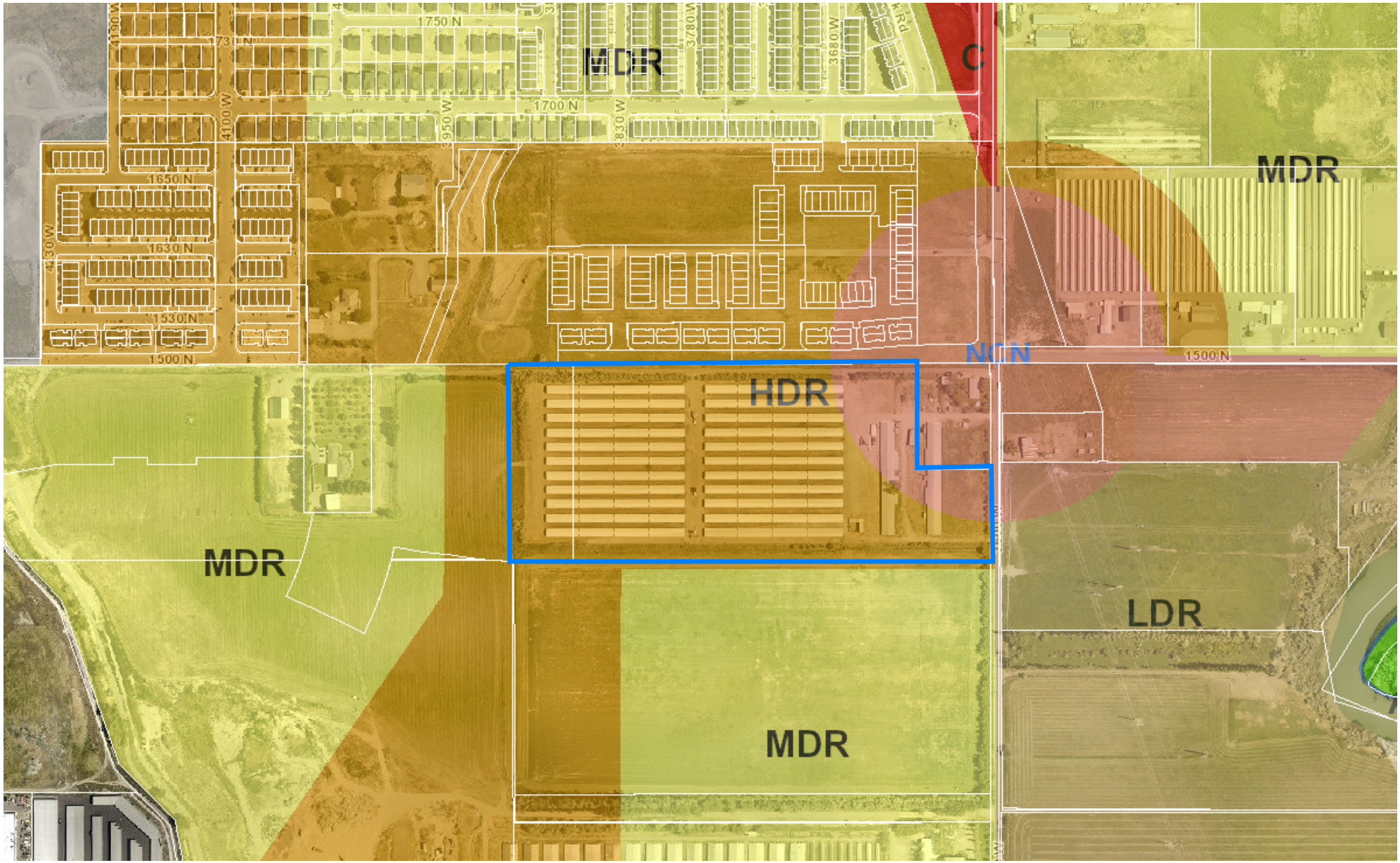
Aerial




0 420 840 Feet

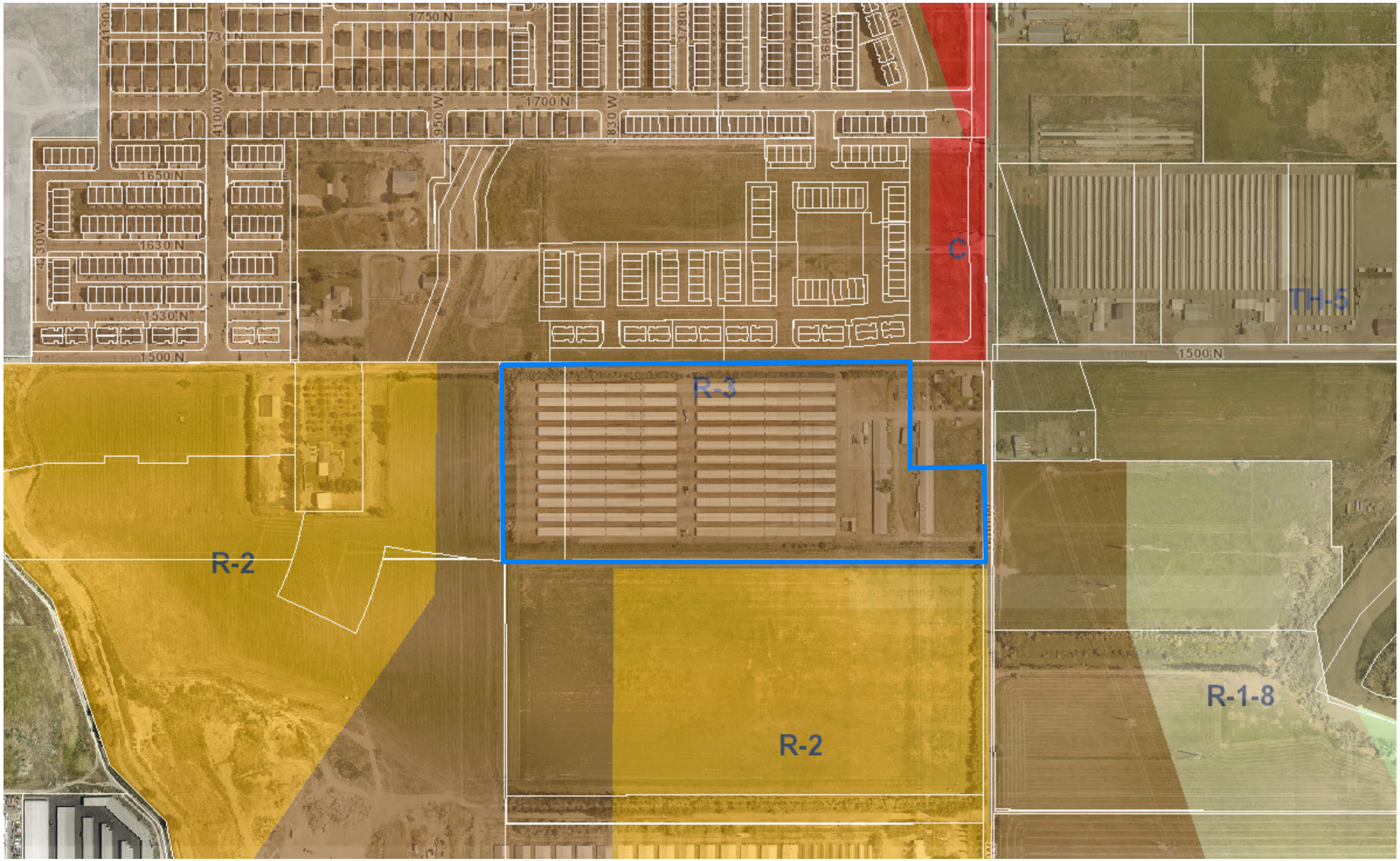
# Gardner Point Phase 1 Preliminary Subdivision

General Plan



# Gardner Point Phase 1 Preliminary Subdivision

Zoning




0 420 840 Feet

LEHI CITY

**Agenda Item No: 15**

# City Council Agenda Item Report

Meeting Date: December 8, 2020
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

---

**Subject:**

Consideration of Final subdivision approval for Timp Point Phase 1, a 60-unit residential development located at approximately 3350 West 2100 North.

**Suggested Action:**

**Attachments:**

CC Staff Report Timp Point Phase 1 Final Subdivision.docx

Timp Point Phase 1 Final Subdivision DRC 11.18.20.docx

Timp Point Phase 1 Final Subdivision - plans.pdf

Timp Point Phase 1 Final Subdivision - elevations.pdf

Timp Point Phase 1 Final Subdivision Map - Aerial.pdf

Timp Point Phase 1 Final Subdivision Map - General Plan.pdf

Timp Point Phase 1 Final Subdivision Map - Zoning.pdf

# TIMP POINT PHASE 1 FINAL SUBDIVISION

## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Edge Homes | | |
| **Meeting Date** | December 8, 2020 | | |
| **Requested Action/Purpose** | Approval of a final subdivision | | |
| **Location** | Approximately 3350 West 2100 North | | |
| **Existing Land Use** | Undeveloped | | |
| **Existing Zoning** | C (Commercial) and R-3 (High Density Residential) | | |
| **General Plan Land Use Designation** | C (Commercial) and HDR (High Density Residential) | | |
| **Number of Lots/Units** | 60 units | | |
| **Adjacent Zoning and Land Use** | *North* | C | 2100 N |
| | *South* | TH-5 | Undeveloped |
| | *East* | C and BP | Undeveloped |
| | *West* | C | Undeveloped |
| **Date of DRC Review** | November 18, 2020 | | |
| **Assigned Planner** | Sierra Pierson | | |

## REQUIRED ACTION

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

## APPLICABLE DEVELOPMENT CODE REGULATIONS

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

## PROPERTY HISTORY

| | |
|---|---|
| **September 26, 2008** | This property was included in the Holbrook Annexation. |
| **April 20, 2015** | This property was included in the Gardner-Plumb Development Agreement. |
| **July 21, 2018** | This property was included in the Gardner-Plumb Development Agreement Amendment. |
| **May 12, 2020** | The Timp Point Concept Plan was approved by the City Council. |
| **September 22, 2020** | The Timp Point Preliminary Subdivision was approved by the City Council. |

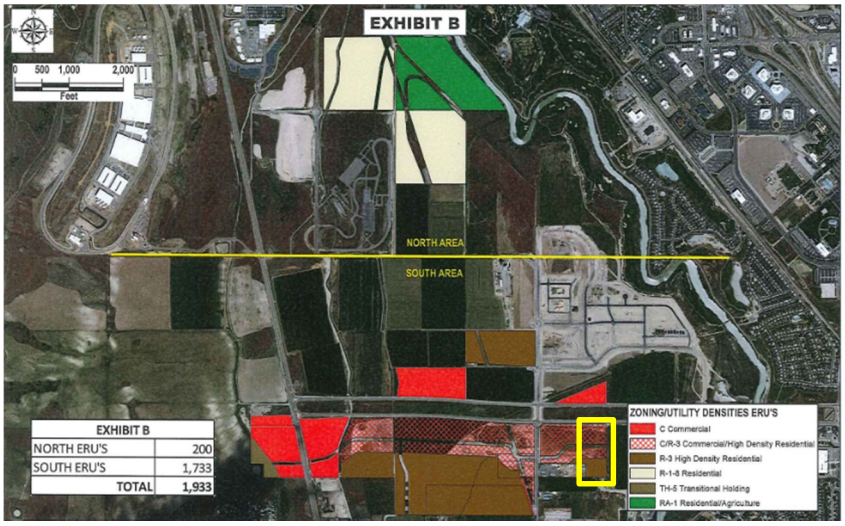
## REPORT ANALYSIS

The applicant is requesting approval of the Timp Point Phase 1 Final Subdivision located at approximately 2100 North 3350 West. This is the first phase of the subdivision and consists of three-story condominium buildings

and open space. The proposed subdivision and proposed density are allowed under the Gardner-Plumb Agreement. This report will review the Gardner- Plumb Agreement, density, subdivision layout, architecture, and the DRC comments.

**Gardner-Plumb Agreement**

This property falls within the Gardner-Plumb Development Agreement area. This agreement gave flexible ERUs to specific properties around 2100 North and the Jordan River. In 2018, an amendment was approved by the City Council to move some of the approved ERUs from the north to the south. The approved amendment also allowed for high density residential to be located on properties along 2100 North in addition to the originally allowed commercial uses. The map below shows the approved agreement with the location of properties allowing both high density residential and commercial. The location of the proposed subdivision is shown outlined in yellow.




As seen on the map, the proposed subdivision is located within the area along 2100 North that allows for both high density residential and commercial uses. Understanding this, while the current zoning is Commercial and High Density Residential, the Gardner-Plumb agreement allows for the high density proposed with the subdivision to be located on the entirety of the property.

**Density**

The proposed subdivision currently shows a density of 16.65 units per acre. While this is higher than the allowed 12 units per acre for High Density Residential (R-3), the Gardner-Plumb Agreement allows the proposed number of units and density due to the flexible ERUs designated for the southern properties.

**Subdivision Layout**

The layout of the proposed subdivision includes six three-story condominium buildings and open space. The condominium buildings will front both open space or streets to provide an aesthetic streetscape and green space. Each condominium building will have sidewalk connections to connect into the open space areas and to streets. There will be on-street parking along 3300 West and other surface parking lot areas to service residents and visitors. Each unit will also have a single-car garage and driveway. This phase will also construct the extension of Hardman Way and 3300 West to provide access to the development.

This phase of the development will also construct the detention pond on the southern portion of the development, south of Hardman Way. There will be picnic areas next to the detention pond to utilize the area. In the future, this area will also have surface parking for visitors.

**Architecture**

The proposed development includes two different styles of architecture for the six condominium buildings. Each of the two styles will have three or four different color schemes to add variety to the buildings. The applicant has also included a plan in the packet showing what colors will be used for each condominium to show the variation between the buildings.

**DRC Comments**

The DRC had eleven comments, including the following:

1. Add stop sign going onto Hardman Way.
2. Recommend on-street parking on Hardman Way.

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

## PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Timp Point Phase 1 final subdivision including the DRC comments from November 18, 2020. This recommendation is based on the following findings:

1. The proposed residential use is consistent with the approved Gardner-Plumb Development Agreement.
2. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed subdivision meets the requirements of the Development Code.
4. Other findings based upon information presented at the public meeting.

**Timp Point Phase 1 Final Subdivision**
**DRC Redline Comments**

*Edge Homes – requests final subdivision review of Timp Point Phase 1, a 60-unit condominium development located at approximately 3350 West 2100 North in Commercial and High-Density Residential zones.*

DRC Members Present: Glade Kirkham, Kerry Evans, Gary Smith, Joshua Bunnell, Mike West, Brad Kenison
Representatives of the Applicant Present: None
Date of Plans Reviewed: **11/10/2020**
Time Start: N/A
Time End: N/A

**DRC REDLINE COMMENTS:**
**Glade – Power:**
1. Per over-all GP power plan.*****

**Kerry – Fire: None**
**Greg – Water/Sewer:**
2. Your low point in the road can't be moved East to the existing SDMH ? Connect to this manhole with your curb inlets rather than installing an additional pour in place manhole?
3. I would recommend installing this run of sewer main with this phase. Installing it after the storm drain is installed will be difficult.
4. Move ALL PI mainline valves outside the PUE crossings at intersections. This valve can be moved South to eliminate conflict with dry utility crossings.
5. Move this culinary mainline valve to the South side of the blow off tee to allow for unidirectional flushing. All blow offs must be incorporated into a mainline valve cluster.
6. Eliminate this redundant PI mainline valve in front of building 17
7. Eliminate drop in SDMH #106.
8. Address all water and storm drain conflicts in 3300 West.
9. Irrigation Owner signature on the construction drawings for any irrigation ditch modification.

**Trent – Parks: None**
**Gary – Building/Inspections: None**
**JD – Streets:**
10. Add stop sign going onto Hardman Way

**Ross – Engineering: None**
**Kim – Planning:**
11. Recommend on-street parking on Hardman Way

**PRIOR TO PRECONSTRUCTION MEETING:**
1. Provide an engineer's cost estimate for the cost of all improvements.
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Reimbursement Agreement for widening of Hardman Way and 3300 West.
5. Include surveyor's and engineer's stamps and signatures on the construction drawings.
6. Show lot addresses on the final plat (must coordinate with Planning Division).
7. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
8. Irrigation Owner signature on the construction drawings for any irrigation ditch modification.
9. Provide a recordable easement document for all necessary off-site easements (temp. turnarounds, utilities, power, etc).
10. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).

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

11. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
12. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division for review and approval (signed by Mayor). Final Agreement to be recorded by developer.
13. Address any comments or conditions from City Council approval.
14. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
15. Planner needs to sign off on building plans prior to the precon meeting
16. UDOT approval for the access onto 2100 north is required.

**PRIOR TO RECORDING OF PLAT:**

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

**DRC GENERAL COMMENTS:**

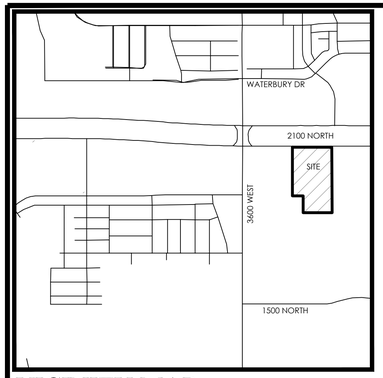
1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
4. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
5. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
6. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
7. Residential developments shall complete all required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.
8. If the subject property is subject to the Gardner-Plumb agreement with Lehi City, the conditions of that agreement apply here.
9. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
10. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON DECEMBER 8TH

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

# TIMP POINT PHASE 1

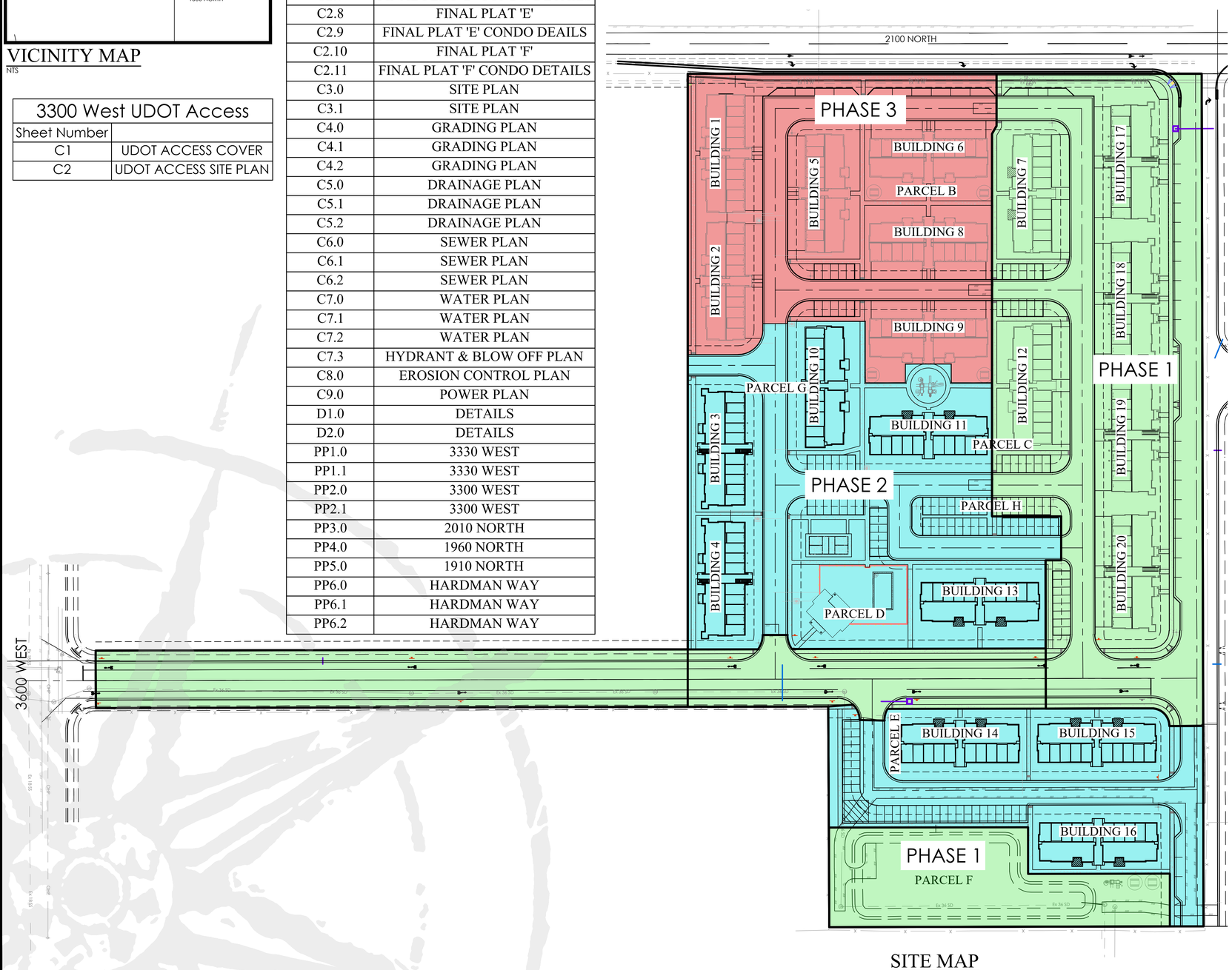
PREPARED FOR:
EDGE HOMES
LOCATED IN:
LEHI, UTAH




VICINITY MAP
NTS

| 3300 West UDOT Access | |
|---|---|
| Sheet Number | |
| C1 | UDOT ACCESS COVER |
| C2 | UDOT ACCESS SITE PLAN |

| Sheet List Table | |
|---|---|
| Sheet Number | Sheet Title |
| C1.0 | COVER SHEET |
| C2.0 | FINAL PLAT 'A' |
| C2.1 | FINAL PLAT 'A' CONDO DETAILS |
| C2.2 | FINAL PLAT 'B' |
| C2.3 | FINAL PLAT 'B' CONDO DEAILS |
| C2.4 | FINAL PLAT 'C' |
| C2.5 | FINAL PLAT 'C' CONDO DETAILS |
| C2.6 | FINAL PLAT 'D' |
| C2.7 | FINAL PLAT 'D' CONDO DETAILS |
| C2.8 | FINAL PLAT 'E' |
| C2.9 | FINAL PLAT 'E' CONDO DEAILS |
| C2.10 | FINAL PLAT 'F' |
| C2.11 | FINAL PLAT 'F' CONDO DETAILS |
| C3.0 | SITE PLAN |
| C3.1 | SITE PLAN |
| C4.0 | GRADING PLAN |
| C4.1 | GRADING PLAN |
| C4.2 | GRADING PLAN |
| C5.0 | DRAINAGE PLAN |
| C5.1 | DRAINAGE PLAN |
| C5.2 | DRAINAGE PLAN |
| C6.0 | SEWER PLAN |
| C6.1 | SEWER PLAN |
| C6.2 | SEWER PLAN |
| C7.0 | WATER PLAN |
| C7.1 | WATER PLAN |
| C7.2 | WATER PLAN |
| C7.3 | HYDRANT & BLOW OFF PLAN |
| C8.0 | EROSION CONTROL PLAN |
| C9.0 | POWER PLAN |
| D1.0 | DETAILS |
| D2.0 | DETAILS |
| PP1.0 | 3330 WEST |
| PP1.1 | 3330 WEST |
| PP2.0 | 3300 WEST |
| PP2.1 | 3300 WEST |
| PP3.0 | 2010 NORTH |
| PP4.0 | 1960 NORTH |
| PP5.0 | 1910 NORTH |
| PP6.0 | HARDMAN WAY |
| PP6.1 | HARDMAN WAY |
| PP6.2 | HARDMAN WAY |




SITE MAP

## GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO LEHI CITY STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

## NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

## ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

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

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

## CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: BEN DUZETT
SURVEY MANAGER: SPENCER LLEWELYN

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

N
S

GRAPHIC SCALE
60 0 30 60 120 240
( IN FEET )
1 inch = 60 ft.

**BENCHMARK**
EAST QUARTER CORNER OF SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4536.22
DATUM: NAVD88

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

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

LICENSED PROFESSIONAL ENGINEER
No. 8028050-2202
THOMAS M. ROMNEY
11/20/2020
STATE OF UTAH

TIMP POINT PHASE 1
LEHI, UTAH
COVER SHEET

REVISION BLOCK

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

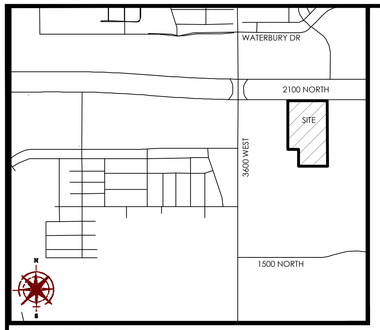
COVER SHEET

| | | | |
|---|---|---|---|
| Scale: | 1"=60' | Drawn: | SGA |
| Date: | 11/10/20 | Job #: | 19-0353 |
| Sheet: | C1.0 | | |

Z:_2019\19-0353 Lehi Multifamily Edge Homes\design 19-0353\dwg\sheets\timp point ph1\C1.0 - Cover.dwg

# TIMP POINT CONDOMINIUMS
# PHASE 1 PLAT 'A'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH




## VICINITY MAP

N.T.S

## NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.

2. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.

3. ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.

4. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

5. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.

6. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.

7. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.

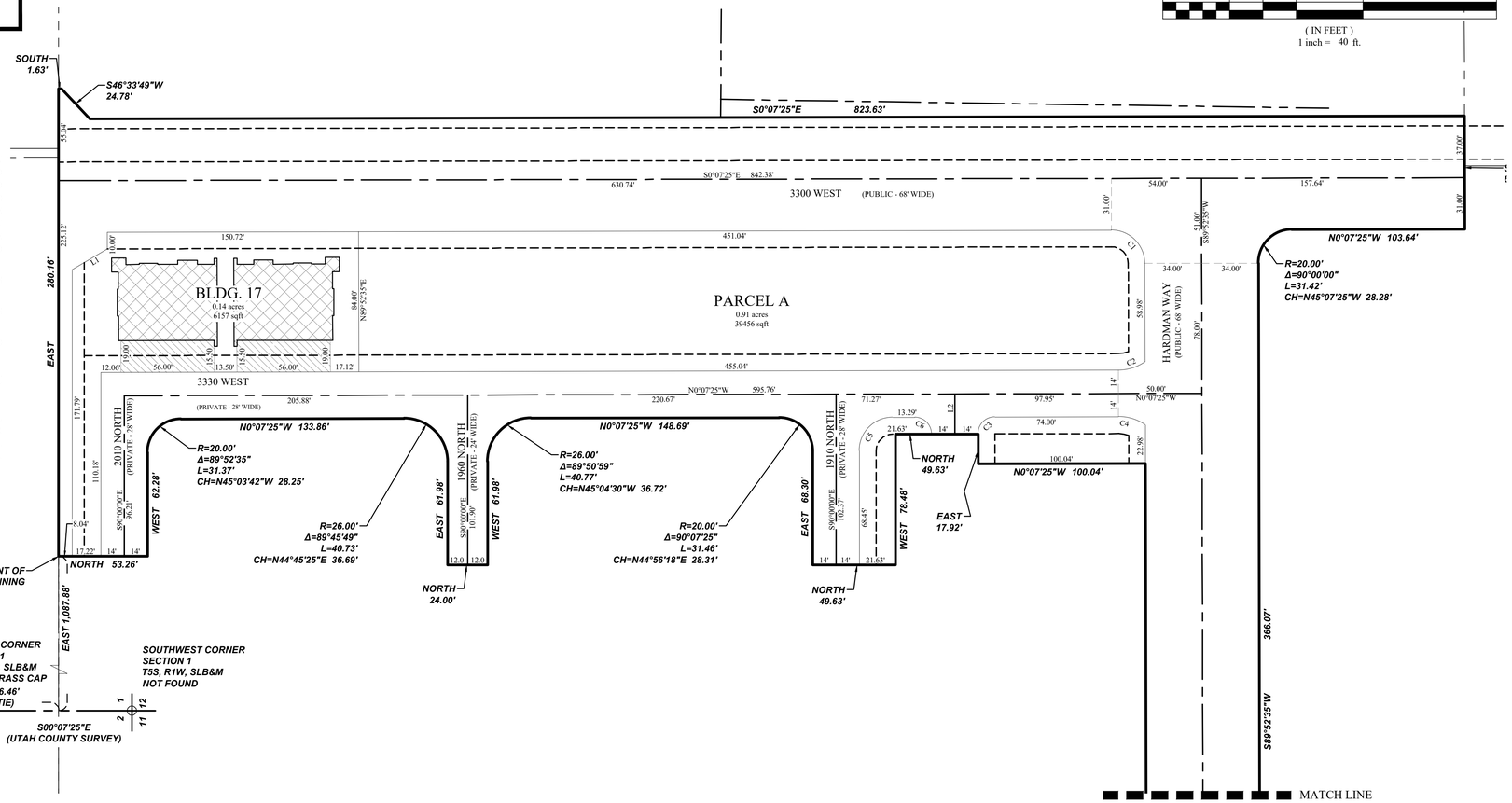
## LEGEND

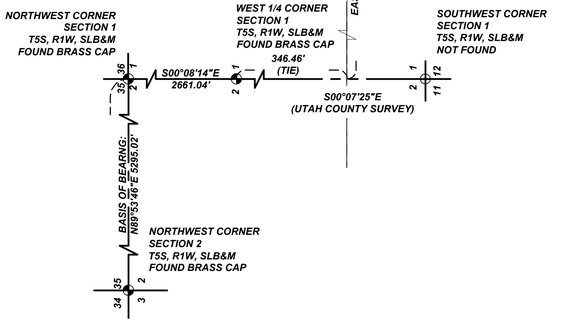
- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- PRIVATE OWNERSHIP
- COMMON AREA
- LIMITED COMMON AREA

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.




| Curve Table | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C1 | 20.00 | 90°00'00" | 31.42 | N44°52'35"E | 28.28 |
| C2 | 28.00 | 34°51'00" | 17.03 | S17°32'55"E | 16.77 |
| C3 | 10.00 | 90°27'47" | 15.79 | N45°21'25"W | 14.20 |
| C4 | 28.00 | 34°50'59" | 17.03 | S17°18'05"W | 16.77 |
| C5 | 20.00 | 89°52'35" | 31.37 | N45°03'42"W | 28.25 |
| C6 | 10.00 | 90°07'25" | 15.73 | N44°56'18"E | 14.16 |

| Line Table | | |
|---|---|---|
| LINE | DIRECTION | LENGTH |
| L1 | N30°33'07"W | 24.39 |
| L2 | S90°00'00"E | 24.05 |

TABULATIONS:

| | | |
|---|---|---|
| CURRENT ZONE: | C | |
| TOTAL AREA: | 3.55 | ACRES |
| BUILDINGS: | 1 | BUILDINGS (10 UNITS PER BUILDING) |
| OPEN SPACE: | 1.19 | ACRES |
| DENSITY: | .28 | BUILDINGS/ACRE |
| ROADWAY AREA: | 2.28 | ACRES |
| ROADWAY LENGTH: | 1,711.12 | FEET |
| DEVELOPMENT TYPE: | CONDOMINIUM | |
| LANDSCAPE AREA: | 0.76 | ACRES |
| IRRIGATION POINT(S) OF CONNECTION: | (2) 2" IRRIGATION METERS | |

## SURVEYOR'S CERTIFICATE

"I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 as prescribed under laws of the State of Utah. I further certify that by authority of the Owner(s), I have made a survey of the tract of land and the following description correctly describes the land surface upon which has been or will be constructed, hereafter to be known as **TIMP POINT CONDOMINIUMS PHASE 1 PLAT 'A'**, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

Spencer W. Llewelyn — Date
Professional Land Surveyor
Certificate No. 10516507

## BOUNDARY DESCRIPTION

A portion of that Real Property described in Deed Entry No.39141:2016 of the Official Records of Utah County, located in the SW1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Southerly Right-of-Way line of State Road 85 (2100 North) as shown on the Right-of-Way plans for UDOT Project No. MP-R399(41), located S00°07'25"E along the Section line 346.46 feet and thence East 1,087.88 feet from the West 1/4 Corner of Section 1, T5S, R1W, SLB&M (Basis of Bearing: N89°53'46"E between the Northwest Corner and the Northeast Corner of Section 2, T5S, R1W, SLB&M); thence East along said right-of-way 280.16 feet; thence South 1.63 feet; thence S46°33'49"W 24.78 feet; thence S00°07'25"E 823.63 feet; thence S89°52'35"W 68.00 feet; thence N00°07'25"W 103.64 feet; thence along the arc of a curve to the left with a radius of 20.00 feet a distance of 31.42 feet through a central angle of 90°00'00" Chord: N45°07'25"W 28.28 feet; thence S89°52'35"W 120.00 feet; thence N00°07'25"W 168.04 feet; thence East 17.92 feet; thence North 49.63 feet; thence West 78.48 feet; thence North 49.63 feet; thence East 68.30 feet; thence along the arc of a curve to the left with a radius of 20.00 feet a distance of 31.46 feet through a central angle of 90°07'25" Chord: N44°56'18"E 28.31 feet; thence N00°07'25"W 148.69 feet; thence along the arc of a curve to the left having a radius of 26.00 feet a distance of 40.77 feet through a central angle of 89°50'59" Chord: N45°04'30"W 36.72 feet; thence West 61.98 feet; thence North 24.00 feet; thence East 61.98 feet; thence along the arc of a curve to the left having a radius of 26.00 feet a distance of 40.73 feet through a central angle of 89°45'49" Chord: N44°45'25"E 36.69 feet; thence N00°07'25"W 133.86 feet; thence along the arc of a curve to the left with a radius of 20.00 feet a distance of 31.37 feet through a central angle of 89°52'35" Chord: N45°03'42"W 28.25 feet; thence West 62.28 feet; thence North 53.26 feet to the point of beginning.

Contains: 3.55 acres+/-

## OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDIING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

TIMP POINT
CONDOMINIUMS
PHASE 1 PLAT 'A'

### UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

### RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20__

## ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR

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

## PLANNING COMMISSION APPROVAL

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

DIRECTOR - SECRETARY PLANNING COMMISSION CHAIR

| SURVEYOR'S SEAL | CITY ENGINEER'S SEAL | CITY RECORDER'S SEAL | COUNTY RECORDER'S SEAL |
|---|---|---|---|
| | | | |

## LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

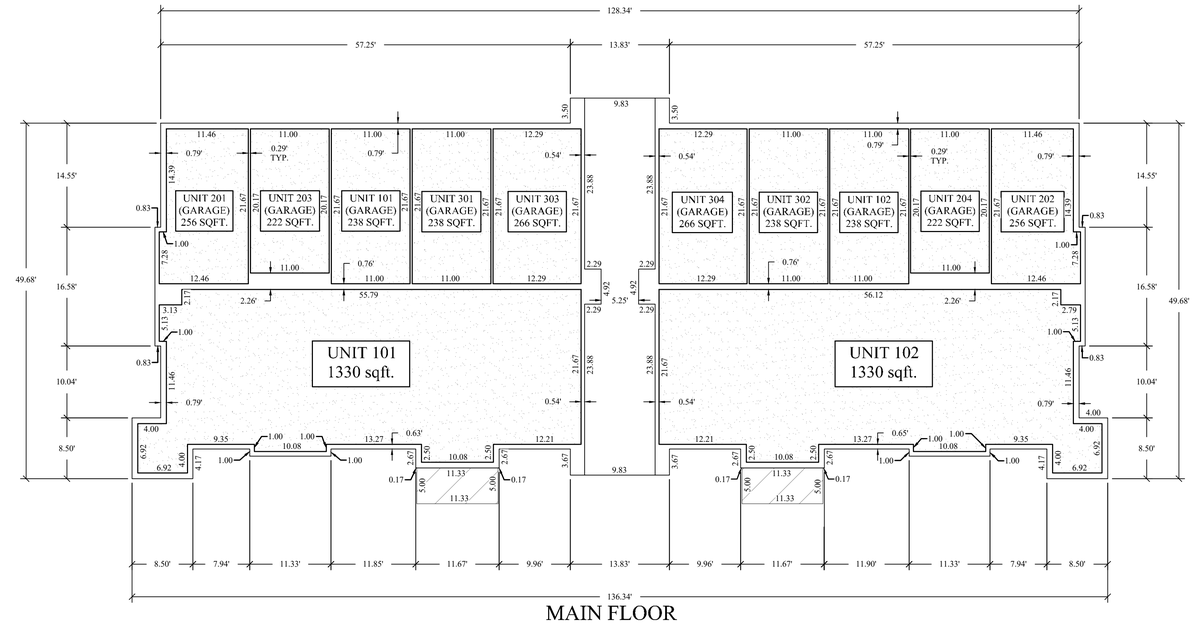
MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

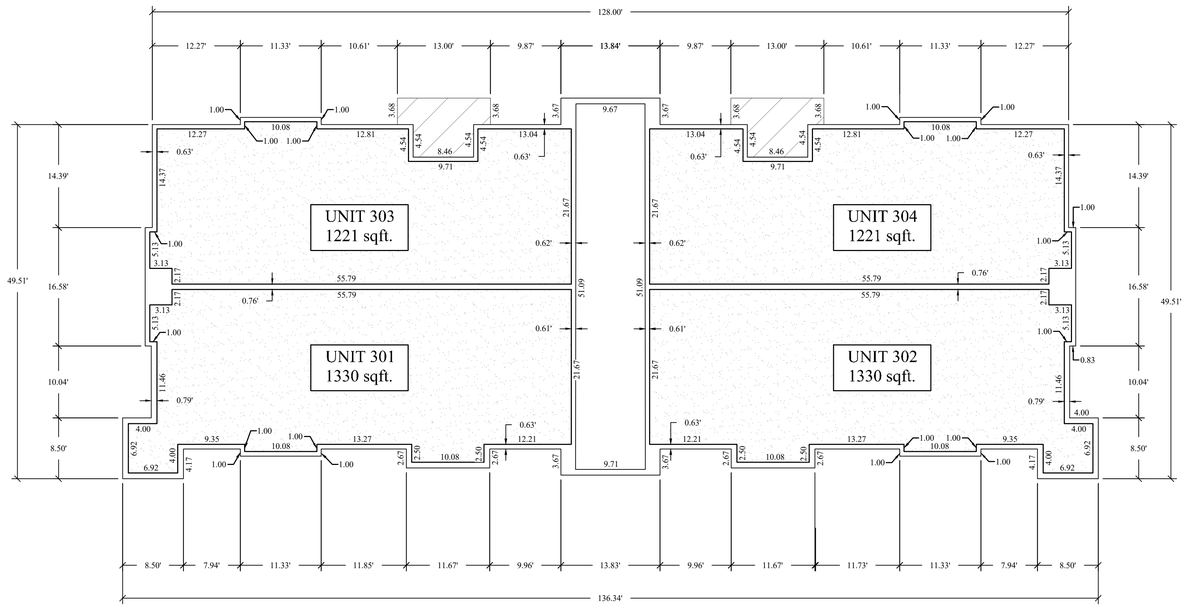
FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com



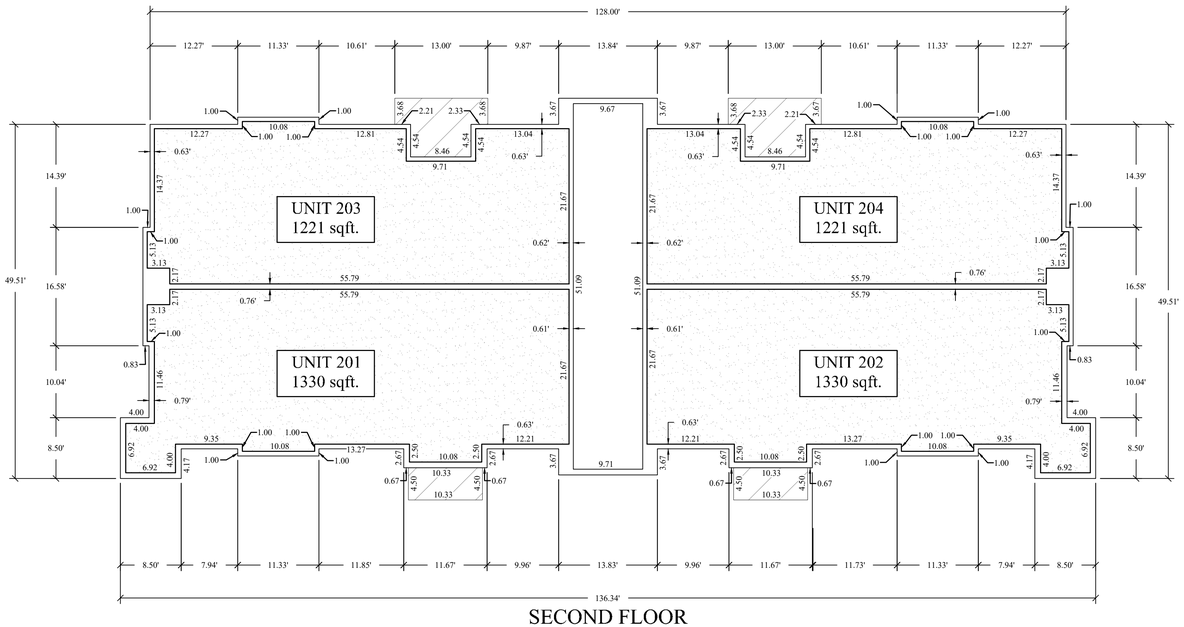
Z:_2019\19-0353 Lehi Multifomily Edge Homes\design 19-0353\dwg\sheets\timp point ph1\C2.0 - Final Plat 'A'.dwg



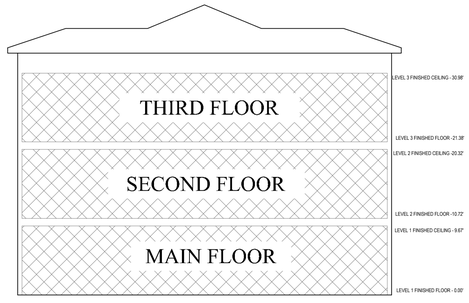

MAIN FLOOR




THIRD FLOOR




SECOND FLOOR




PRIVATE OWNERSHIP

COMMON AREA

LIMITED COMMON AREA

GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

# TIMP POINT CONDOMINIUMS
# PHASE 1 PLAT 'A'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

| SURVEYOR'S SEAL | CITY ENGINEER'S SEAL | CITY RECORDER'S SEAL | COUNTY RECORDER'S SEAL |
|---|---|---|---|
| | | | |

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MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

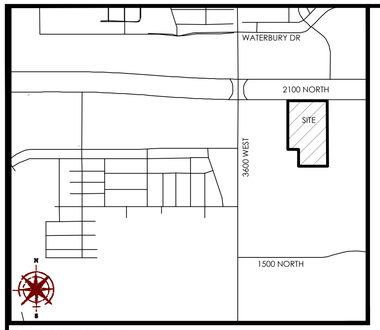
| 3 OF 3 | 9/21/2020 |
|---|---|
| | |

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

Z:_2019\19-0353 Lehi Multifomily Edge Homes\design 19-0353\dwg\sheets\timp point ph1\C21 - Final Plat 'A' Condo Details.dwg

# TIMP POINT CONDOMINIUMS
# PHASE 1 PLAT 'B'

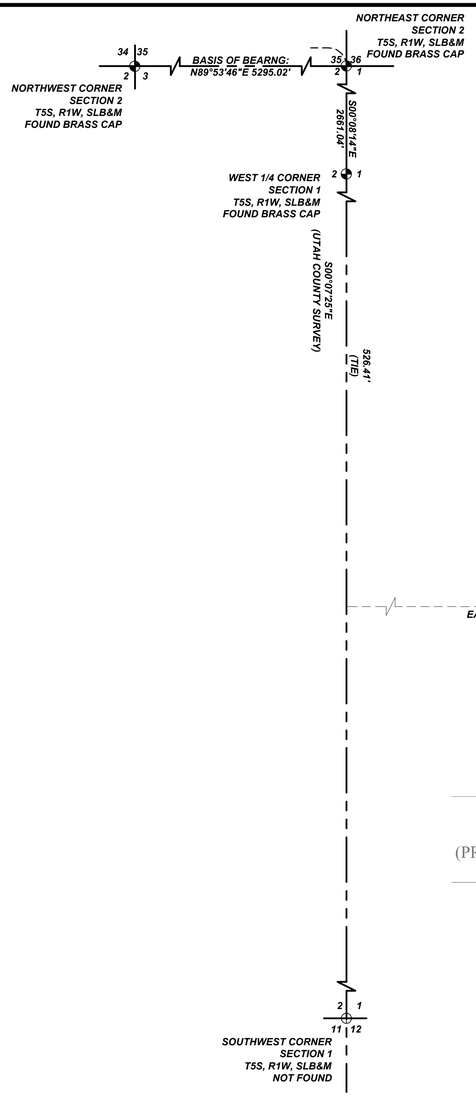
LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

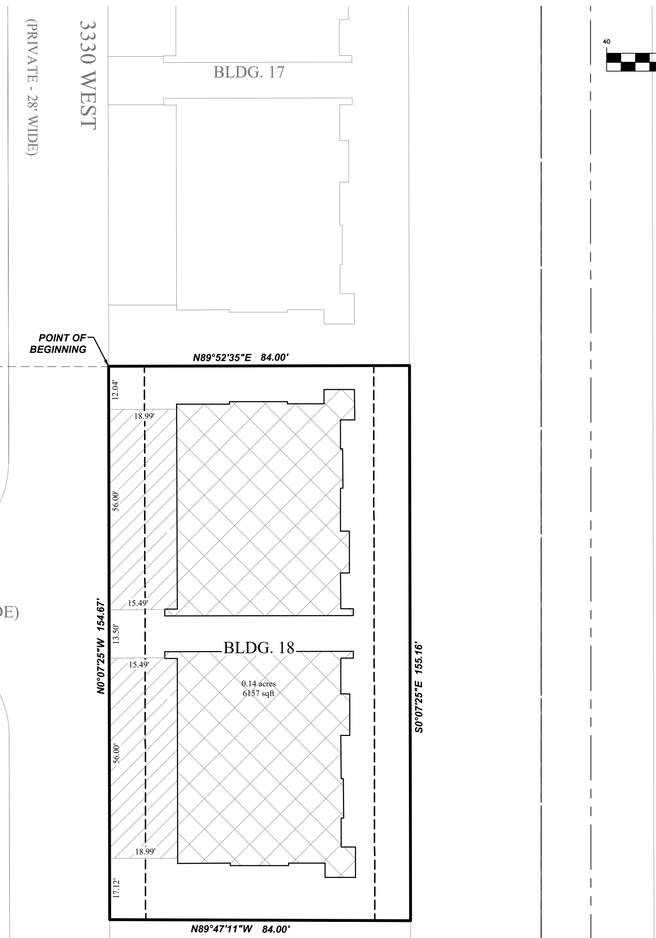


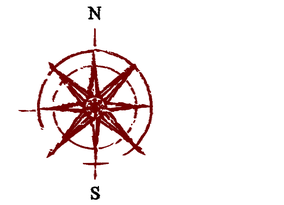

VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- PRIVATE OWNERSHIP
- COMMON AREA
- LIMITED COMMON AREA




GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

## NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
2. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
3. ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
4. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
5. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.
6. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
7. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.

TABULATIONS:

| | | |
|---|---|---|
| CURRENT ZONE: | C | |
| TOTAL AREA: | .30 | ACRES |
| BUILDINGS: | 1 | BUILDINGS (10 UNITS PER BUILDING) |
| DEVELOPMENT TYPE: | CONDOMINIUM | |

## *SURVEYOR'S CERTIFICATE*

"I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 as prescribed under laws of the State of Utah. I further certify that by authority of the Owner(s), I have made a survey of the tract of land and the following description correctly describes the land surface upon which has been or will be constructed, hereafter to be known as **TIMP POINT CONDOMINIUMS PHASE 1 PLAT 'B'**, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

Spencer W. Llewelyn — Date
Professional Land Surveyor
Certificate No. 10516507

## *BOUNDARY DESCRIPTION*

A portion of that Real Property described in Deed Entry No.39141:2016 of the Official Records of Utah County, located in the SW1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S00°07'25"E along the Section line 526.41 feet and thence East 1,198.00 feet from the West 1/4 Corner of Section 1, T5S, R1W, SLB&M (Basis of Bearing: N89°53'46"E between the Northwest Corner and the Northeast Corner of Section 2, T5S, R1W, SLB&M); thence N89°52'35"E 84.00 feet; thence S00°07'25"E 155.16 feet; thence N89°47'11"W 84.00 feet; thence N00°07'25"W 154.67 feet to the point of beginning.

Contains: 13,013 square feet or 0.30 acres+/-

## *OWNER'S CERTIFICATION AND CONSENT TO RECORD*

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDIING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

TIMP POINT
CONDOMINIUMS
PHASE 1 PLAT 'B'

**UTILITY DEDICATION**

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

**RESERVATION OF COMMON AREAS**

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20__

## *ACCEPTANCE BY LEGISLATIVE BODY*

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

_____
APPROVED BY MAYOR

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

## *PLANNING COMMISSION APPROVAL*

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

DIRECTOR - SECRETARY PLANNING COMMISSION CHAIR

TIMP POINT CONDOMINIUMS
PHASE 1 PLAT 'B'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

| SURVEYOR'S SEAL | CITY ENGINEER'S SEAL | CITY RECORDER'S SEAL | COUNTY RECORDER'S SEAL |
|---|---|---|---|
| | | | |

| 1 OF 2 | 9/21/2020 |
|---|---|
| | |

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

FOCUS ©
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

## *LIMITED LIABILITY ACKNOWLEDGMENT*

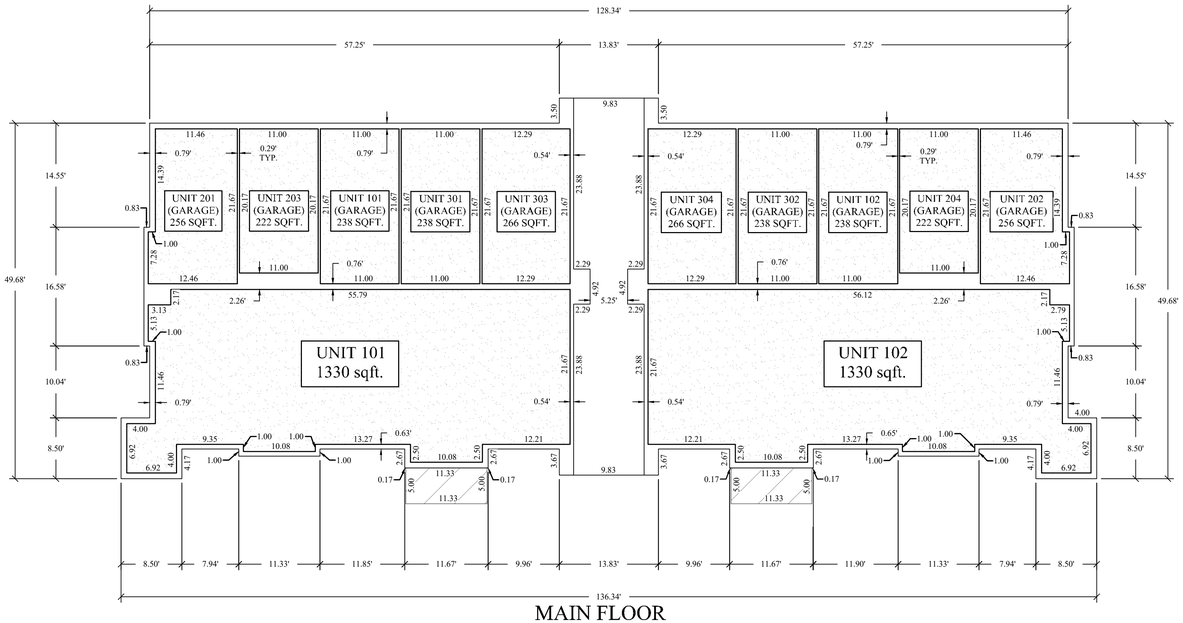
STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

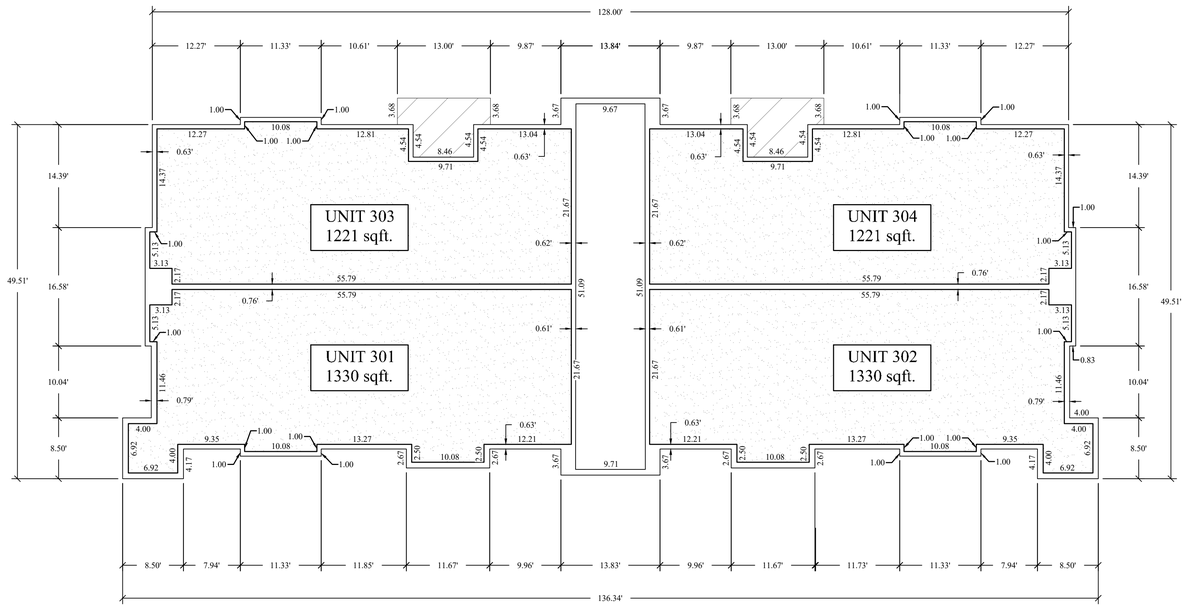
MY COMMISSION EXPIRES:_____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

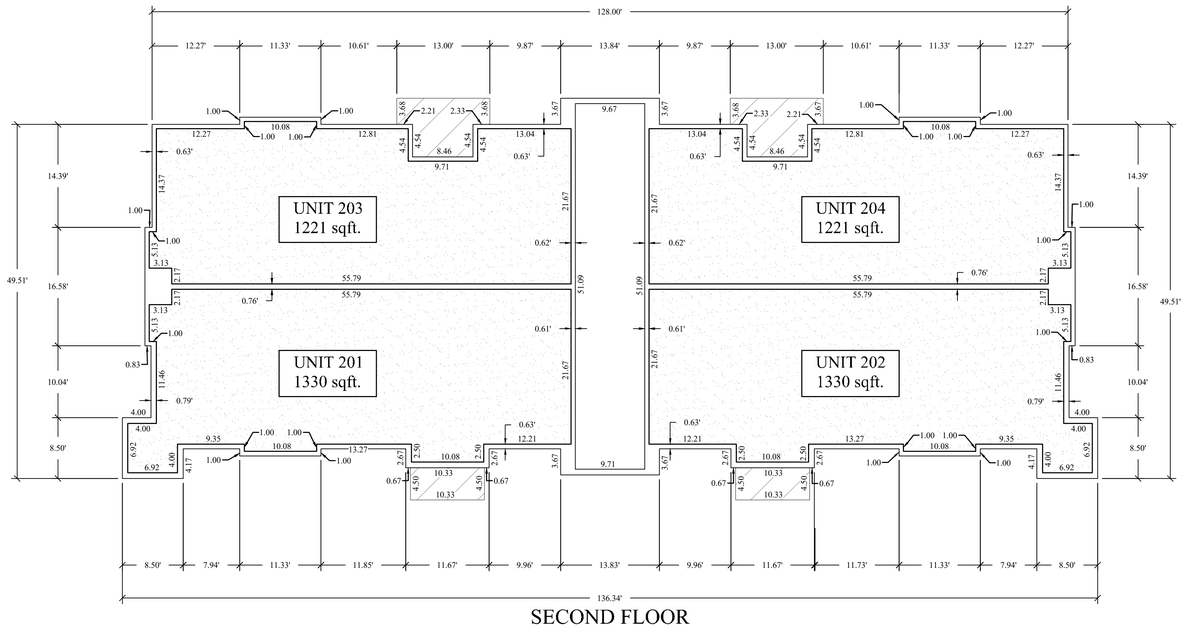
Z:_2019\19-0353 Lehi Multifomily Edge Homes\design 19-0353\dwg\sheets\timp point ph1\C2.2 - Final Plat 'B'.dwg



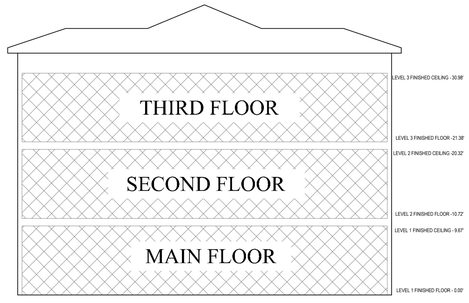

MAIN FLOOR




THIRD FLOOR




SECOND FLOOR




PRIVATE OWNERSHIP

COMMON AREA

LIMITED COMMON AREA

GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

# TIMP POINT CONDOMINIUMS
# PHASE 1 PLAT 'B'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

| SURVEYOR'S SEAL | CITY ENGINEER'S SEAL | CITY RECORDER'S SEAL | COUNTY RECORDER'S SEAL |
|---|---|---|---|
| | | | |

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6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

| 2 OF 2 | 9/21/2020 |
|---|---|
| | |

OWNER/DEVELOPER
EDGE HOMES
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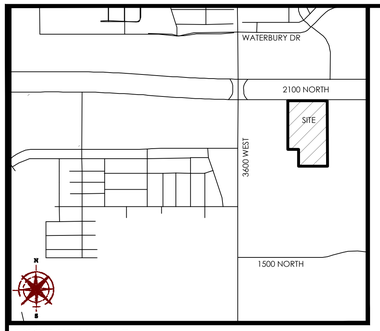
(801) 910-2066
CONTACT: BRANDON PARR

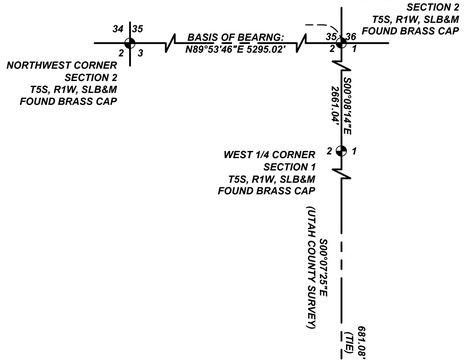
Z:_2019\19-0353 Lehi Multifomily Edge Homes\design 19-0353\dwg\sheets\timp point ph1\C2.3 - Final Plat "B" Condo Details.dwg

# TIMP POINT CONDOMINIUMS
# PHASE 1 PLAT 'C'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH




VICINITY MAP
N.T.S



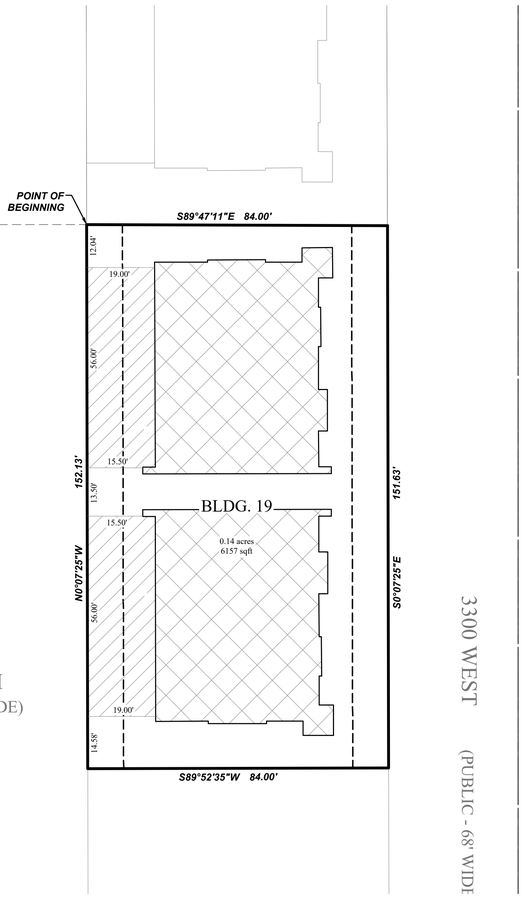
GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- PRIVATE OWNERSHIP
- COMMON AREA
- LIMITED COMMON AREA




## NOTES

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TABULATIONS:

| | | |
|---|---|---|
| CURRENT ZONE: | C | |
| TOTAL AREA: | .29 | ACRES |
| BUILDINGS: | 1 | BUILDINGS (10 UNITS PER BUILDING) |
| DEVELOPMENT TYPE: | CONDOMINIUM | |

## *SURVEYOR'S CERTIFICATE*

"I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 as prescribed under laws of the State of Utah. I further certify that by authority of the Owner(s), I have made a survey of the tract of land and the following description correctly describes the land surface upon which has been or will be constructed, hereafter to be known as **TIMP POINT CONDOMINIUMS PHASE 1 PLAT 'C'**, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

Spencer W. Llewelyn — Date
Professional Land Surveyor
Certificate No. 10516507

## *BOUNDARY DESCRIPTION*

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Beginning at a point located S00°07'25"E along the Section line 681.08 feet and thence East 1,198.00 feet from the West 1/4 Corner of Section 1, T5S, R1W, SLB&M (Basis of Bearing: N89°53'46"E between the Northwest Corner and the Northeast Corner of Section 2, T5S, R1W, SLB&M); thence S89°47'11"E 84.00 feet; thence S00°07'25"E 151.63 feet; thence S89°52'35"W 84.00 feet; thence N00°07'25"W 152.13 feet to the point of beginning.

Contains: 12,758 square feet or 0.29 acres+/-

## *OWNER'S CERTIFICATION AND CONSENT TO RECORD*

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDIING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

TIMP POINT
CONDOMINIUMS
PHASE 1 PLAT 'C'

**UTILITY DEDICATION**

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

**RESERVATION OF COMMON AREAS**

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20__

## *ACCEPTANCE BY LEGISLATIVE BODY*

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

_____
APPROVED BY MAYOR

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

## *PLANNING COMMISSION APPROVAL*

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

_____ _____
DIRECTOR - SECRETARY PLANNING COMMISSION CHAIR

TIMP POINT CONDOMINIUMS
PHASE 1 PLAT 'C'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

| SURVEYOR'S SEAL | CITY ENGINEER'S SEAL | CITY RECORDER'S SEAL | COUNTY RECORDER'S SEAL |
|---|---|---|---|
| | | | |

| | |
|---|---|
| 1 OF 2 | 9/21/2020 |
| | |

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

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6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

## *LIMITED LIABILITY ACKNOWLEDGMENT*

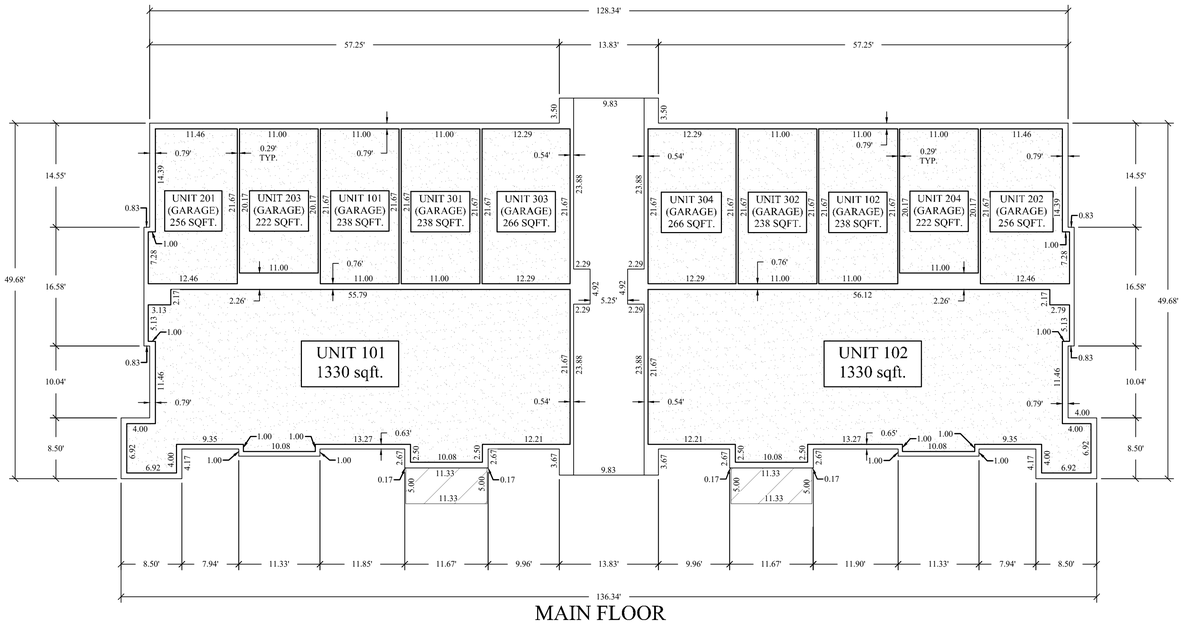
STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20___ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

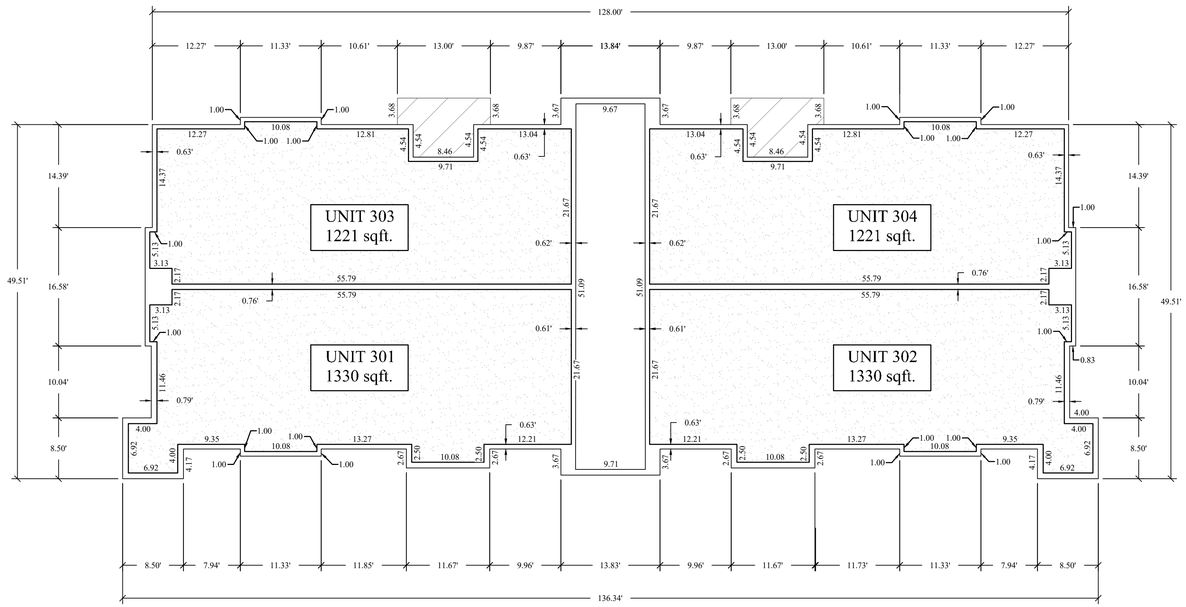
MY COMMISSION EXPIRES:_____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

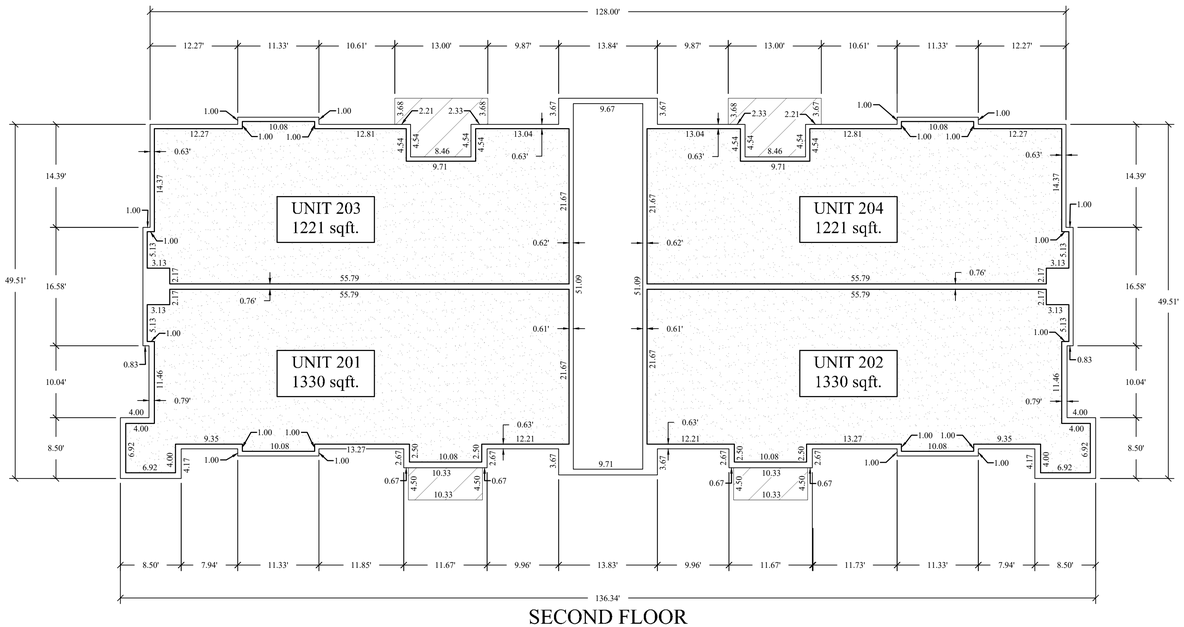
Z:\...2019\19-0353 Lehi Multifamily Edge Homes\design 19-0353\dwg\sheets\timp point ph1\C2.4 - Final Plat 'C'.dwg



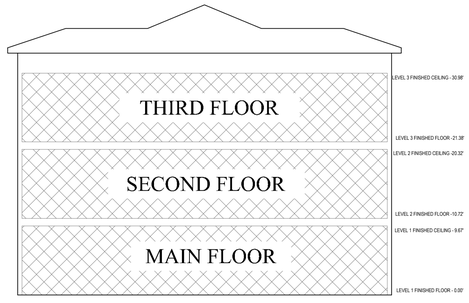

MAIN FLOOR




THIRD FLOOR




SECOND FLOOR




PRIVATE OWNERSHIP

COMMON AREA

LIMITED COMMON AREA

GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

# TIMP POINT CONDOMINIUMS
# PHASE 1 PLAT 'C'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

| SURVEYOR'S SEAL | CITY ENGINEER'S SEAL | CITY RECORDER'S SEAL | COUNTY RECORDER'S SEAL |
|---|---|---|---|
| | | | |

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ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

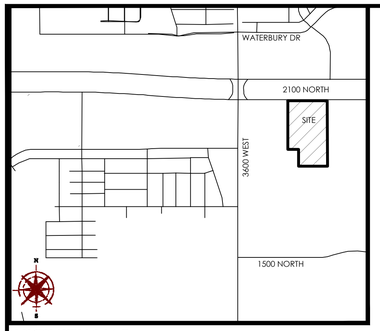
| 2 OF 2 | 9/21/2020 |
|---|---|
| | |

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

Z:_2019\19-0353 Lehi Multifomily Edge Homes\design 19-0353\dwg\sheets\timp point ph1\C2.5 - Final Plat 'C' Condo Details.dwg

# TIMP POINT CONDOMINIUMS
# PHASE 1 PLAT 'D'

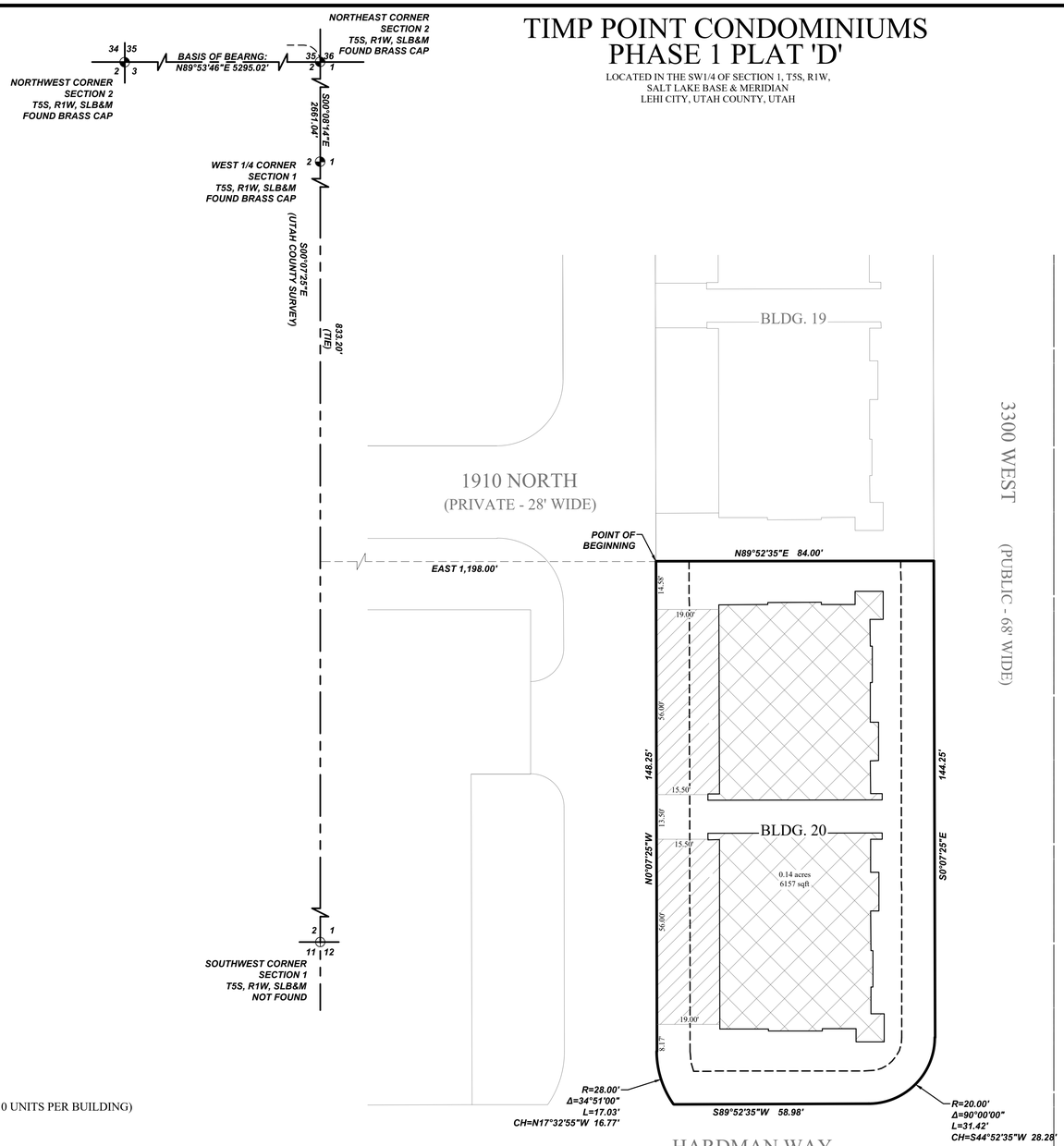
LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH




VICINITY MAP
N.T.S

## LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- PRIVATE OWNERSHIP
- COMMON AREA
- LIMITED COMMON AREA



GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

## NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
2. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
3. ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
4. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
5. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.
6. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
7. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.

TABULATIONS:

| | | |
|---|---|---|
| CURRENT ZONE: | C | |
| TOTAL AREA: | .31 | ACRES |
| BUILDINGS: | 1 | BUILDINGS (10 UNITS PER BUILDING) |
| DEVELOPMENT TYPE: | CONDOMINIUM | |

## SURVEYOR'S CERTIFICATE

"I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 as prescribed under laws of the State of Utah. I further certify that by authority of the Owner(s), I have made a survey of the tract of land and the following description correctly describes the land surface upon which has been or will be constructed, hereafter to be known as **TIMP POINT CONDOMINIUMS PHASE 1 PLAT 'D'**, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

Spencer W. Llewelyn — Date
Professional Land Surveyor
Certificate No. 10516507

## BOUNDARY DESCRIPTION

A portion of that Real Property described in Deed Entry No.39141:2016 of the Official Records of Utah County, located in the SW1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S00°07'25"E along the Section line 833.20 feet and thence East 1,198.00 feet from the West 1/4 Corner of Section 1, T5S, R1W, SLB&M (Basis of Bearing: N89°53'46"E between the Northwest Corner and the Northeast Corner of Section 2, T5S, R1W, SLB&M); thence N89°52'35"E 84.00 feet; thence S00°07'25"E 144.25 feet; thence along the arc of a curve to the right with a radius of 20.00 feet a distance of 31.42 feet through a central angle of 90°00'00" Chord: S44°52'35"W 28.28 feet; thence S89°52'35"W 58.98 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 28.00 feet (radius bears: N55°01'35"E) a distance of 17.03 feet through a central angle of 34°51'00" Chord: N17°32'55"W 16.77 feet; thence N00°07'25"W 148.25 feet to the point of beginning.

Contains: 13,685 square feet or 0.31 acres+/-

## OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDIING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

TIMP POINT
CONDOMINIUMS
PHASE 1 PLAT 'D'

**UTILITY DEDICATION**

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

**RESERVATION OF COMMON AREAS**

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20__

## ACCEPTANCE BY LEGISLATIVE BODY

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

_____ _____
APPROVED BY MAYOR

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

## PLANNING COMMISSION APPROVAL

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

_____ _____
DIRECTOR - SECRETARY PLANNING COMMISSION CHAIR

| SURVEYOR'S SEAL | CITY ENGINEER'S SEAL | CITY RECORDER'S SEAL | COUNTY RECORDER'S SEAL |
|---|---|---|---|
| | | | |

TIMP POINT CONDOMINIUMS
PHASE 1 PLAT 'D'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

| 1 OF 2 | 9/21/2020 |
|---|---|
| | |

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

## LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

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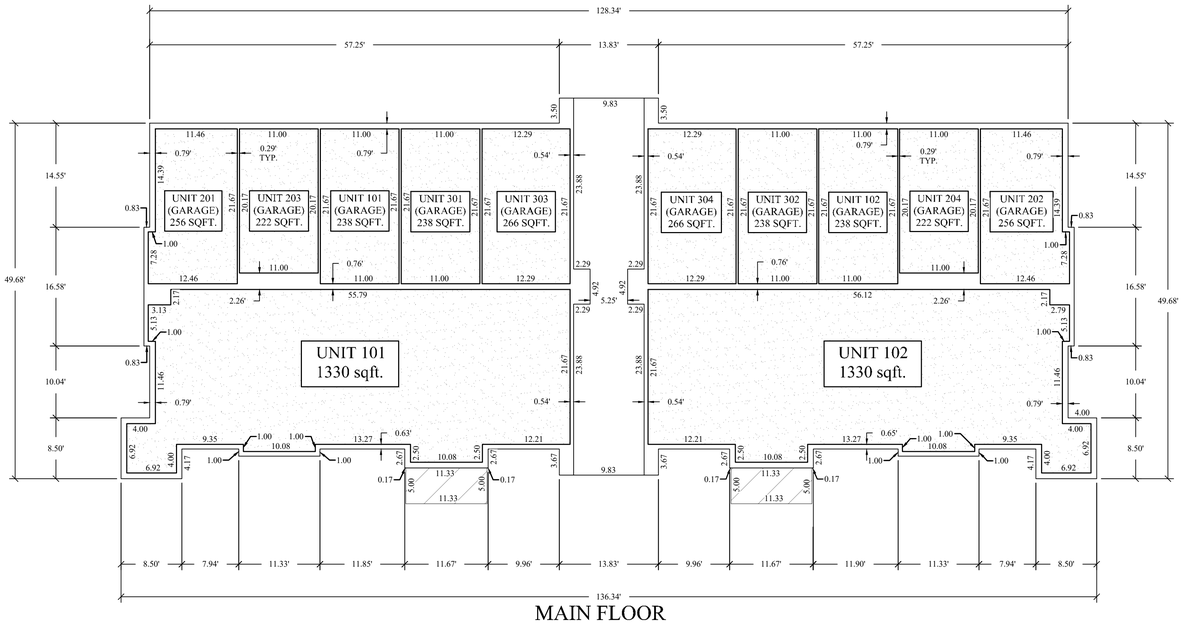
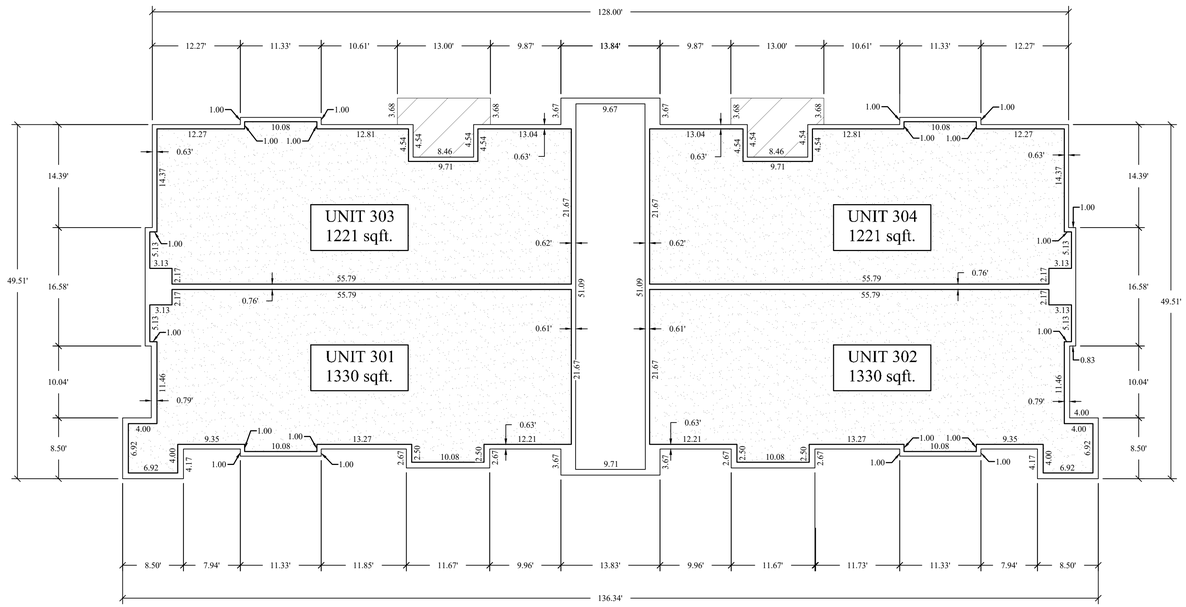
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

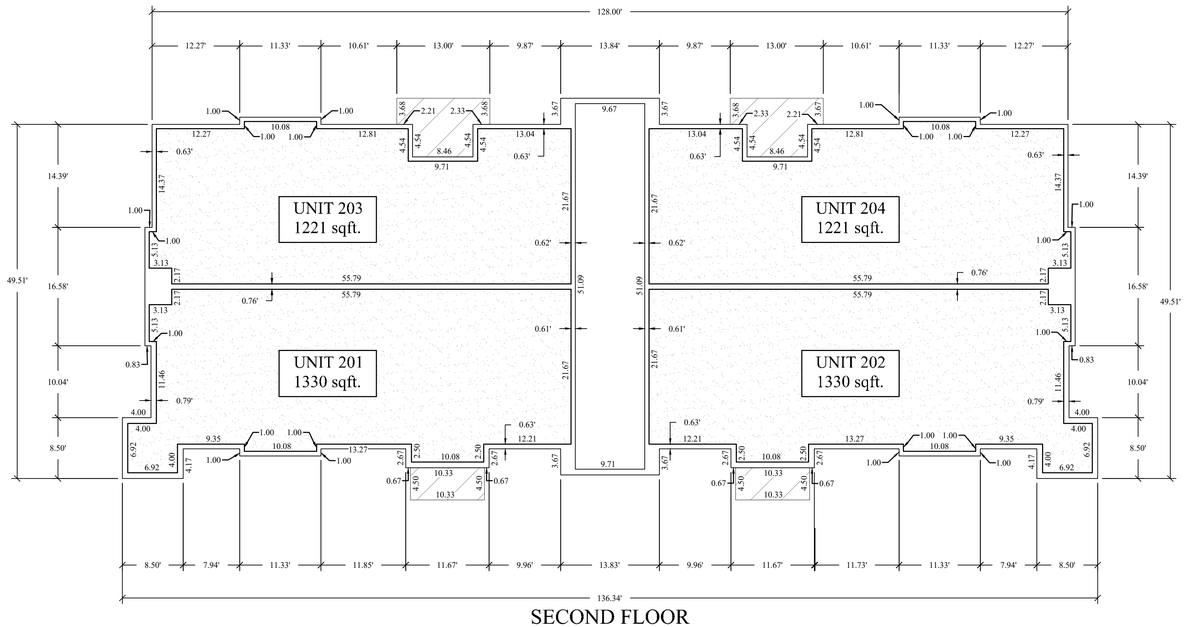
Z:_2019\19-0353 Lehi Multifomily Edge Homes\design 19-0353\dwg\sheets\timp point ph1\C2.6 - Final Plat 'D'.dwg



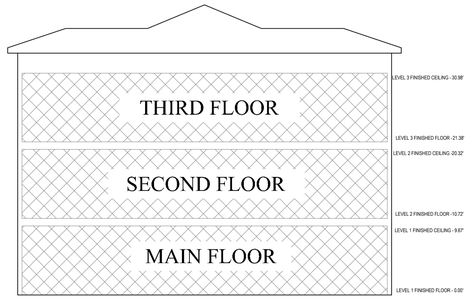

MAIN FLOOR




THIRD FLOOR




SECOND FLOOR




PRIVATE OWNERSHIP

COMMON AREA

LIMITED COMMON AREA

GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

# TIMP POINT CONDOMINIUMS PHASE 1 PLAT 'D'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

| SURVEYOR'S SEAL | CITY ENGINEER'S SEAL | CITY RECORDER'S SEAL | COUNTY RECORDER'S SEAL |
|---|---|---|---|
| | | | |

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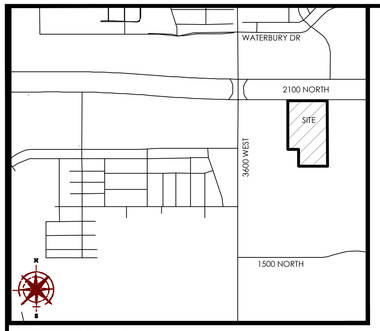
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

| 2 OF 2 | 9/21/2020 |
|---|---|
| | |

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

Z:_2019\19-0353 Lehi Multifomily Edge Homes\design 19-0353\dwg\sheets\timp point ph1\C2.7 - Final Plat "D" Condo Details.dwg




VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- PRIVATE OWNERSHIP
- COMMON AREA
- LIMITED COMMON AREA

**NOTES**

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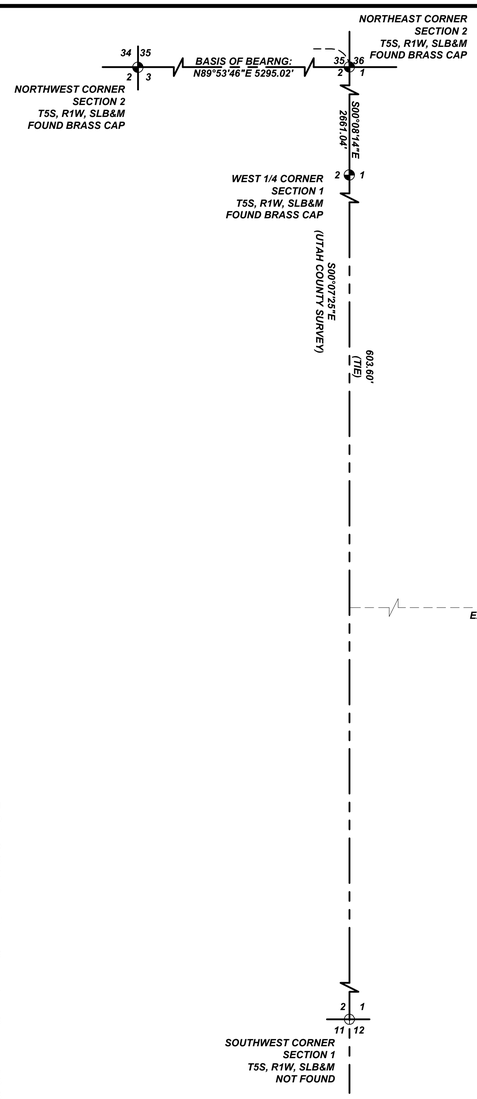
TABULATIONS:

| | | |
|---|---|---|
| CURRENT ZONE: | C | |
| TOTAL AREA: | .39 | ACRES |
| BUILDINGS: | 1 | BUILDINGS (10 UNITS PER BUILDING) |
| DEVELOPMENT TYPE: | CONDOMINIUM | |



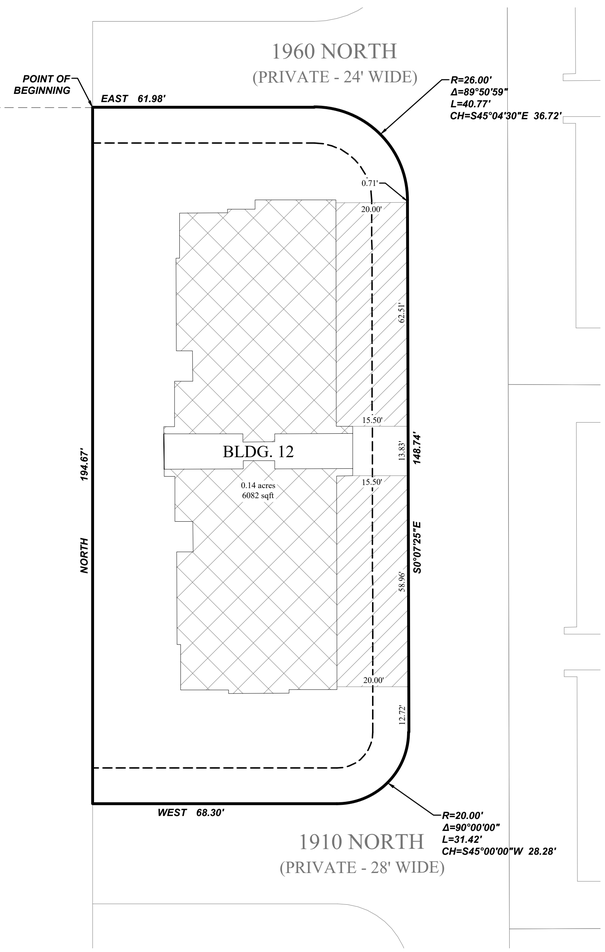

# TIMP POINT CONDOMINIUMS
# PHASE 1 PLAT 'E'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.




## *SURVEYOR'S CERTIFICATE*

"I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 as prescribed under laws of the State of Utah. I further certify that by authority of the Owner(s), I have made a survey of the tract of land and the following description correctly describes the land surface upon which has been or will be constructed, hereafter to be known as **TIMP POINT CONDOMINIUMS PHASE 1 PLAT 'E'**, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

Spencer W. Llewelyn — Date
Professional Land Surveyor
Certificate No. 10516507

## *BOUNDARY DESCRIPTION*

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Contains: 16,926 square feet or 0.39 acres+/-

## *OWNER'S CERTIFICATION AND CONSENT TO RECORD*

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDIING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

TIMP POINT
CONDOMINIUMS
PHASE 1 PLAT 'E'

**UTILITY DEDICATION**

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

**RESERVATION OF COMMON AREAS**

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20__

## *ACCEPTANCE BY LEGISLATIVE BODY*

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

_____
APPROVED BY MAYOR

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

## *PLANNING COMMISSION APPROVAL*

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

_____ _____
DIRECTOR - SECRETARY PLANNING COMMISSION CHAIR

# TIMP POINT CONDOMINIUMS
# PHASE 1 PLAT 'E'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

| SURVEYOR'S SEAL | CITY ENGINEER'S SEAL | CITY RECORDER'S SEAL | COUNTY RECORDER'S SEAL |
|---|---|---|---|
| | | | |

| | |
|---|---|
| 1 OF 2 | 9/21/2020 |
| | |

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

FOCUS ©
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

## *LIMITED LIABILITY ACKNOWLEDGMENT*

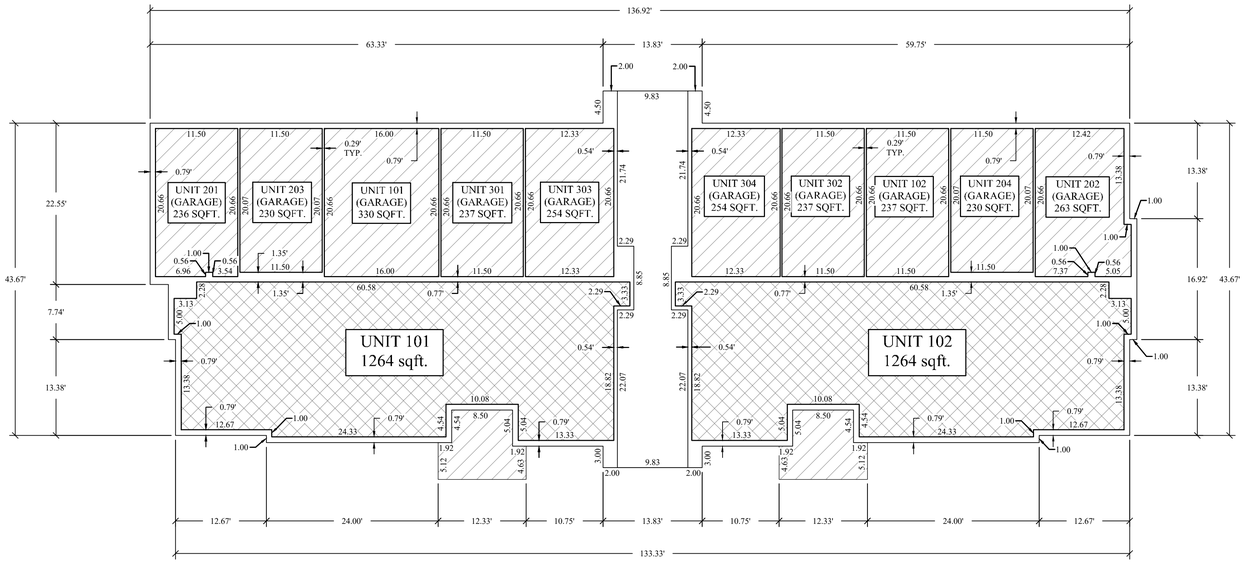
STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20___ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

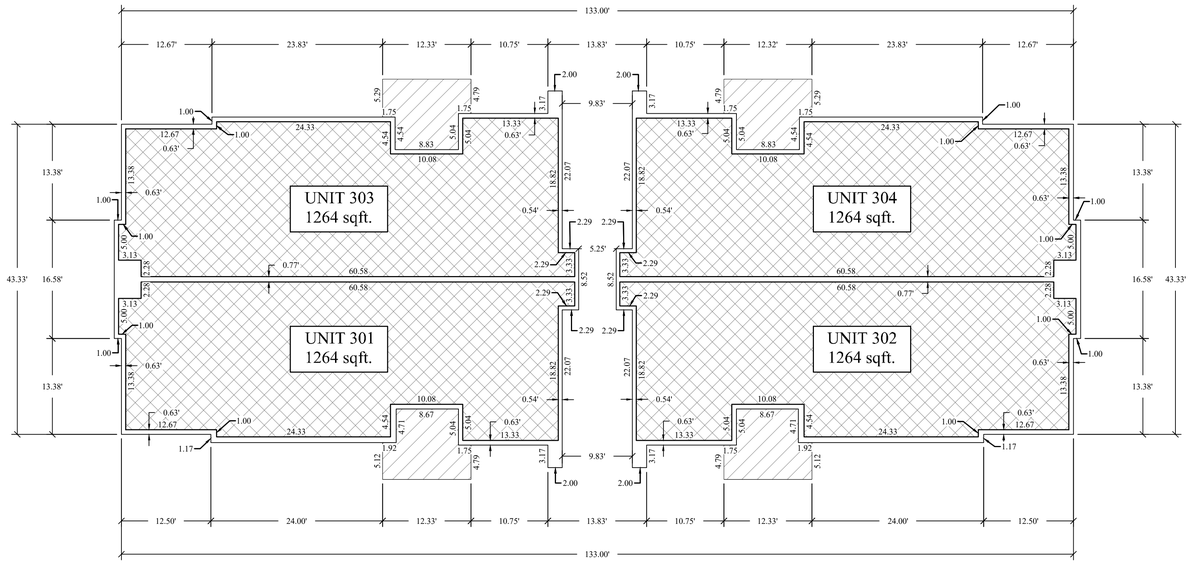
MY COMMISSION EXPIRES:_____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

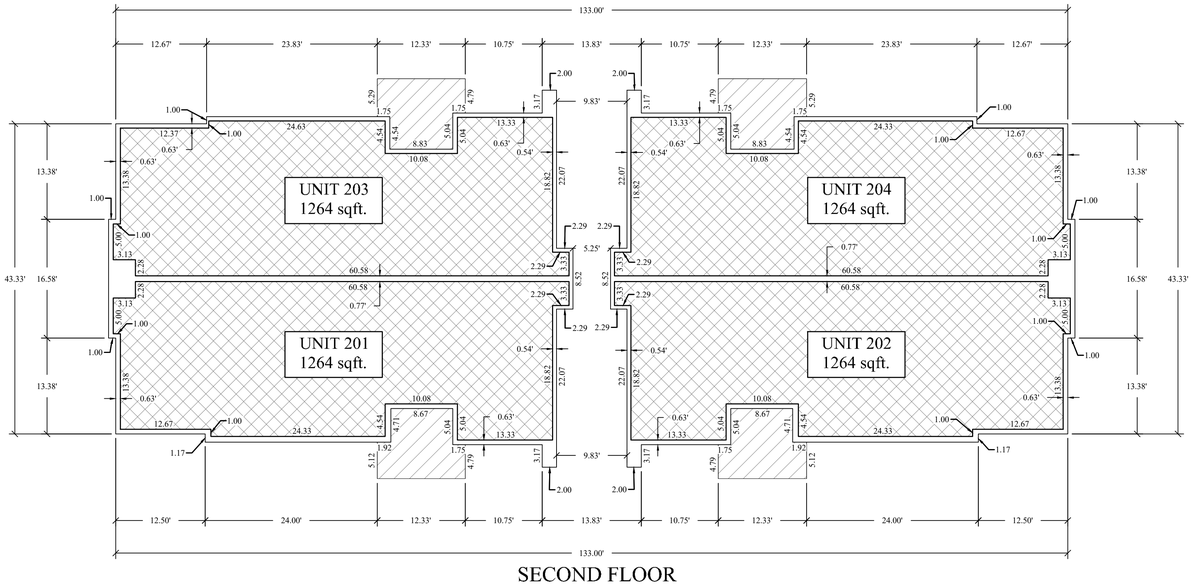
Z:\...2019\19-0353 Lehi Multifamily Edge Homes\design 19-0353\dwg\sheets\timp point ph1\C2.8 - Final Plat 'E'.dwg



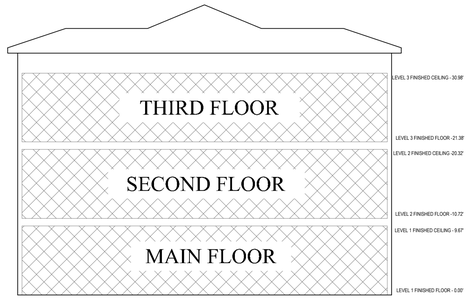

MAIN FLOOR
(UNIT 101 IS ADA)




THIRD FLOOR




SECOND FLOOR




PRIVATE OWNERSHIP

COMMON AREA

LIMITED COMMON AREA

GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

# TIMP POINT CONDOMINIUMS
# PHASE 1 PLAT 'E'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

| SURVEYOR'S SEAL | CITY ENGINEER'S SEAL | CITY RECORDER'S SEAL | COUNTY RECORDER'S SEAL |
|---|---|---|---|
| | | | |

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ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

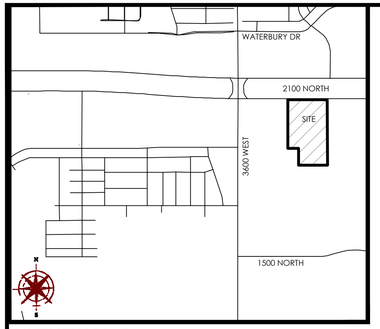
| 2 OF 2 | 9/21/2020 |
|---|---|
| | |

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

Z:_2019\19-0353 Lehi Multifamily Edge Homes\design 19-0353\dwg\sheets\timp point ph1\C2.9 - Final Plat "E" Condo Details.dwg

# TIMP POINT CONDOMINIUMS
# PHASE 1 PLAT 'F'

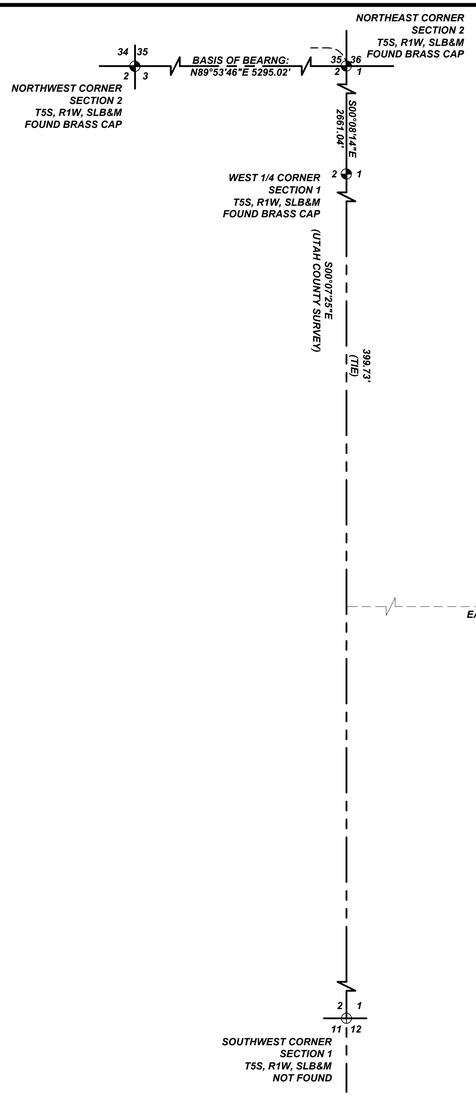
LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH




VICINITY MAP
N.T.S

LEGEND

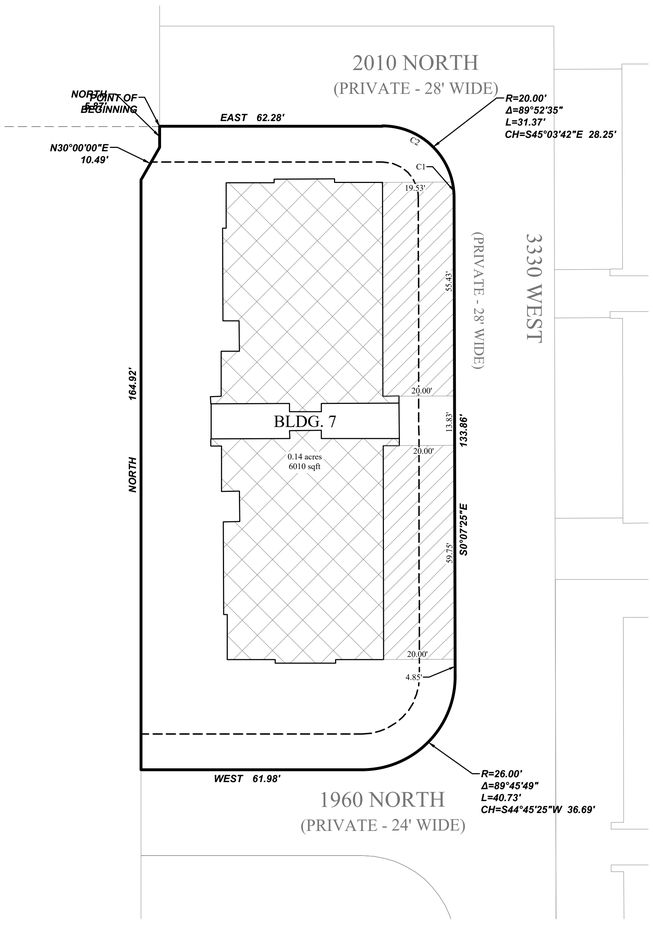
- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- PRIVATE OWNERSHIP
- COMMON AREA
- LIMITED COMMON AREA



GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.




## NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.

2. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.

3. ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.

4. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

5. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.

6. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.

7. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.

TABULATIONS:

| | | |
|---|---|---|
| CURRENT ZONE: | C | |
| TOTAL AREA: | .36 | ACRES |
| BUILDINGS: | 1 | BUILDINGS (10 UNITS PER BUILDING) |
| DEVELOPMENT TYPE: | CONDOMINIUM | |

| | |
|---|---|
| 1 OF 2 | 9/21/2020 |
| | |

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
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MIDVALE, UT 84047 PH: (801) 352-0075
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### *LIMITED LIABILITY ACKNOWLEDGMENT*

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

### *SURVEYOR'S CERTIFICATE*

"I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 as prescribed under laws of the State of Utah. I further certify that by authority of the Owner(s), I have made a survey of the tract of land and the following description correctly describes the land surface upon which has been or will be constructed, hereafter to be known as **TIMP POINT CONDOMINIUMS PHASE 1 PLAT 'F'**, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

_____ Date
Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

### *BOUNDARY DESCRIPTION*

A portion of that Real Property described in Deed Entry No.39141:2016 of the Official Records of Utah County, located in the SW1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S00°07'25"E along the Section line 399.73 feet and thence East 1,087.77 feet from the West 1/4 Corner of Section 1, T5S, R1W, SLB&M (Basis of Bearing: N89°53'46"E between the Northwest Corner and the Northeast Corner of Section 2, T5S, R1W, SLB&M); thence East 62.28 feet; thence along the arc of a curve to the right with a radius of 20.00 feet a distance of 31.37 feet through a central angle of 89°52'35" Chord: S45°03'42"E 28.25 feet; thence S00°07'25"E 133.86 feet; thence along the arc of a curve to the right having a radius of 26.00 feet a distance of 40.73 feet through a central angle of 89°45'49" Chord: S44°45'25"W 36.69 feet; thence West 61.98 feet; thence North 164.92 feet; thence N30°00'00"E 10.49 feet; thence North 5.87 feet to the point of beginning.

Contains: 15,485 square feet or 0.36 acres+/-

### *OWNER'S CERTIFICATION AND CONSENT TO RECORD*

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDIING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

TIMP POINT
CONDOMINIUMS
PHASE 1 PLAT 'F'

**UTILITY DEDICATION**

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

**RESERVATION OF COMMON AREAS**

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20__

### *ACCEPTANCE BY LEGISLATIVE BODY*

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

_____
APPROVED BY MAYOR

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

### *PLANNING COMMISSION APPROVAL*

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

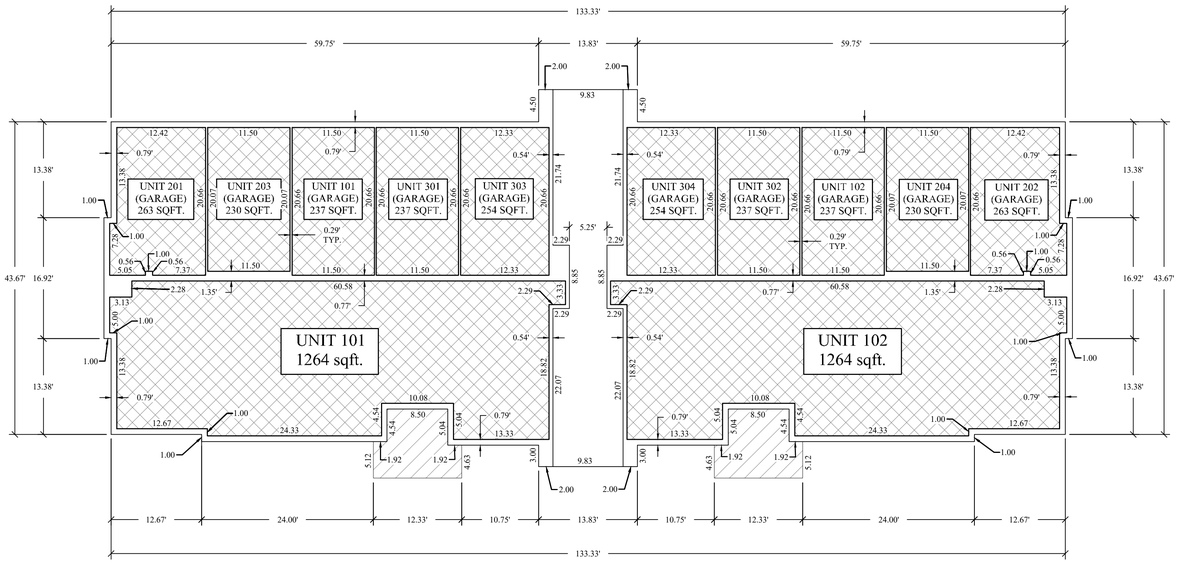
_____ _____
DIRECTOR - SECRETARY PLANNING COMMISSION CHAIR

| SURVEYOR'S SEAL | CITY ENGINEER'S SEAL | CITY RECORDER'S SEAL | COUNTY RECORDER'S SEAL |
|---|---|---|---|
| | | | |

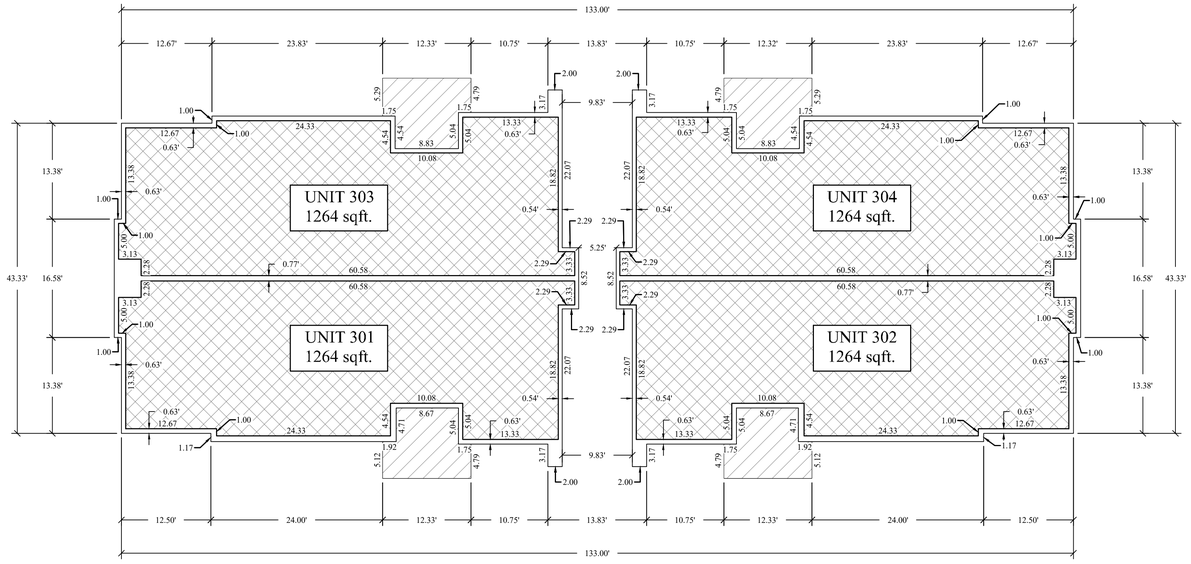
TIMP POINT CONDOMINIUMS
PHASE 1 PLAT 'F'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

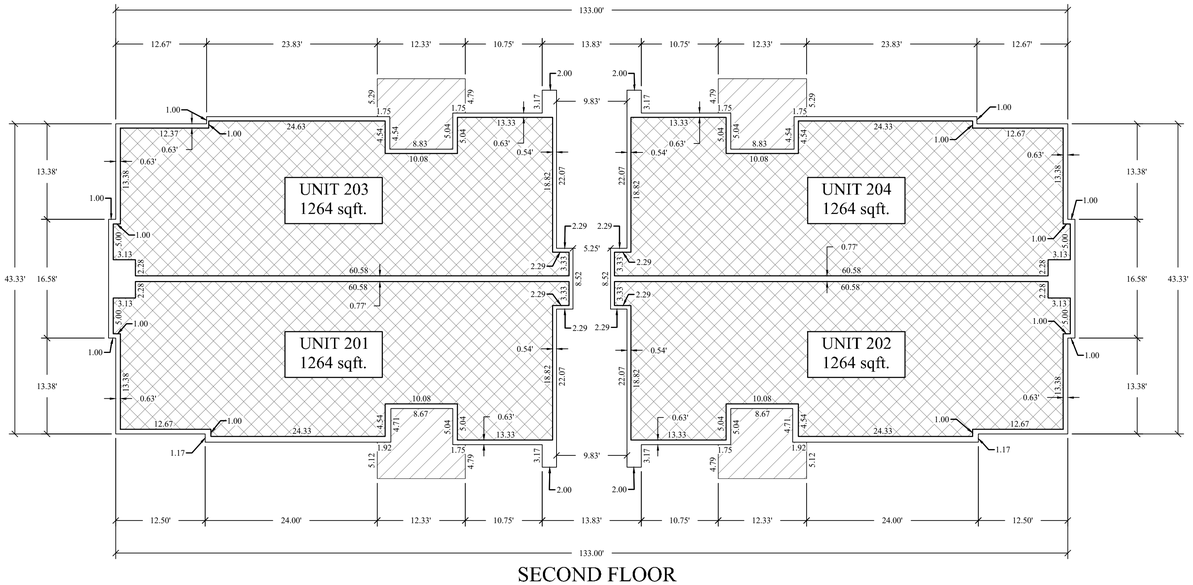
Z:_2019\19-0353 Lehi Multifomily Edge Homes\design 19-0353\dwg\sheets\timp point ph1\C2.10 - Final Plat 'F'.dwg



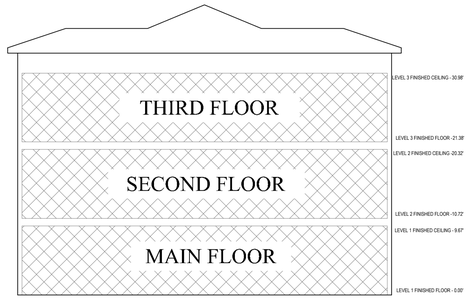

MAIN FLOOR




THIRD FLOOR




SECOND FLOOR




PRIVATE OWNERSHIP

COMMON AREA

LIMITED COMMON AREA

GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

# TIMP POINT CONDOMINIUMS
# PHASE 1 PLAT 'F'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

| SURVEYOR'S SEAL | CITY ENGINEER'S SEAL | CITY RECORDER'S SEAL | COUNTY RECORDER'S SEAL |
|---|---|---|---|
| | | | |

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| 2 OF 2 | 9/21/2020 |
|---|---|
| | |

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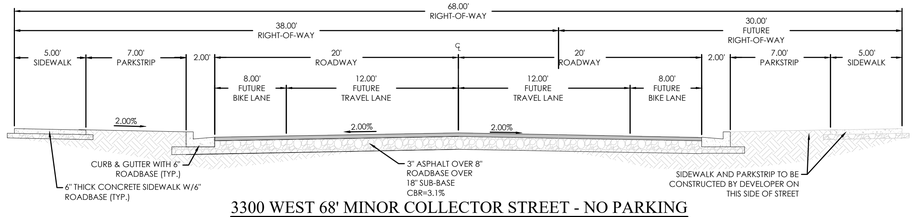
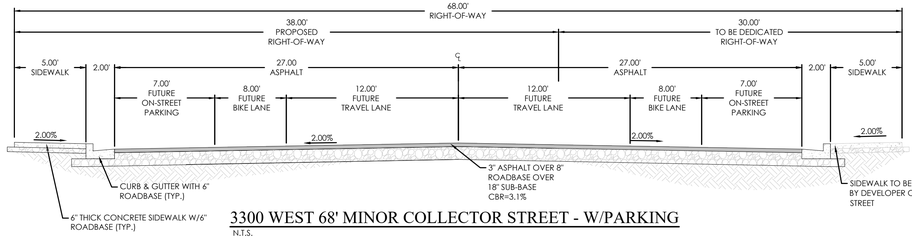
Z:_2019\19-0353 Lehi Multifomily Edge Homes\design 19-0353\dwg\sheets\timp point ph1\C2.11 - Final Plat 'F' Condo Details.dwg



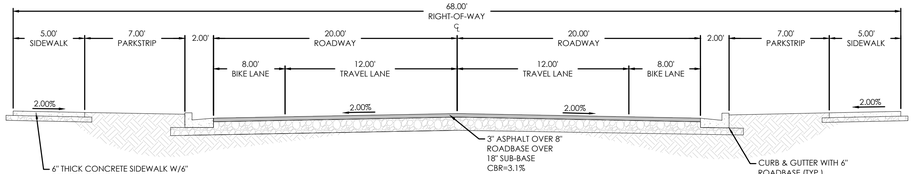

3300 WEST 68' MINOR COLLECTOR STREET - NO PARKING

N.T.S.



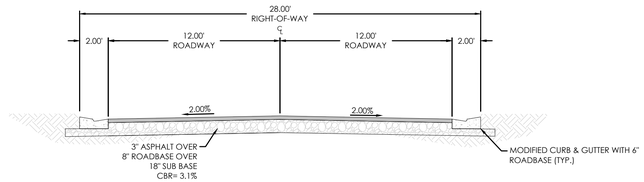

3300 WEST 68' MINOR COLLECTOR STREET - W/PARKING

N.T.S.




HARDMAN WAY 68' MINOR COLLECTOR STREET

N.T.S.




24' STREET W/ NO ON-STREET PARKING

N.T.S.

1890 NORTH
1910 NORTH
2010 NORTH



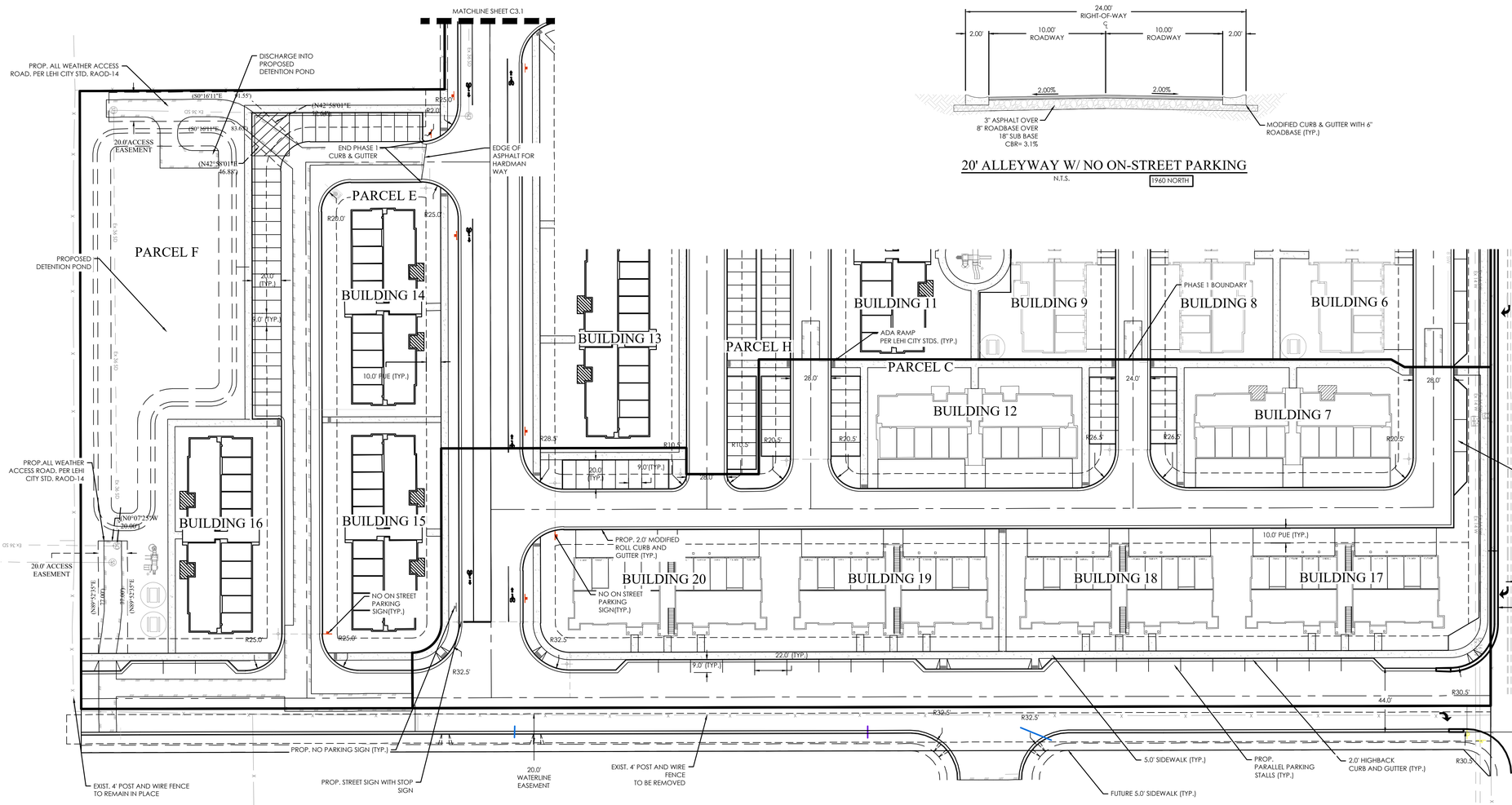

20' ALLEYWAY W/ NO ON-STREET PARKING

N.T.S.

1960 NORTH

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- XXXX.XX SPOT ELEVATION




### SITE TABULATION:

| | SF | ACRES |
|---|---|---|
| TOTAL AREA: | 157,630 | 3.62 |
| HARDSCAPE AREA: | 72580 | 1.67 |
| ROOF TOP AREA: | 38400 | 0.88 |
| OPEN SPACE AREA: | 46650 | 1.07 |
| PARKING COUNT: | 55 | |

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

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

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LICENSED PROFESSIONAL ENGINEER
No. 8028050-2202
THOMAS M. ROMNEY
11/20/2020
STATE OF UTAH

# TIMP POINT PHASE 1

LEHI, UTAH

## SITE PLAN

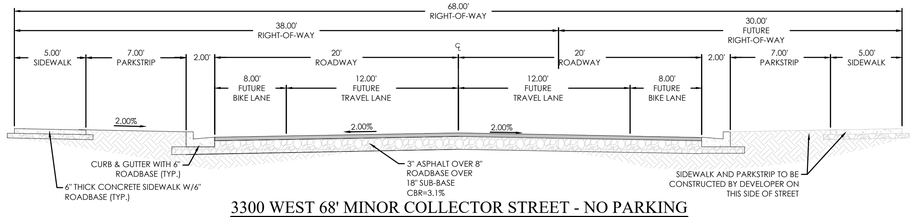
REVISION BLOCK

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

SITE PLAN

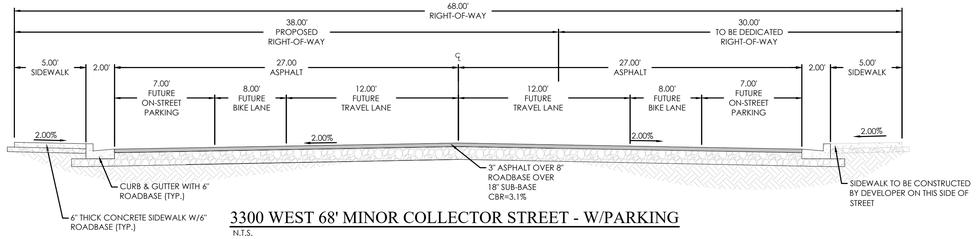
| | | | |
|---|---|---|---|
| Scale: | 1"=40' | Drawn: | SGA |
| Date: | 11/10/20 | Job #: | 19-0353 |
| Sheet: | C3.0 | | |

Z:_2019\19-0353 Lehi Multifamily Edge Homes\design 19-0353\civil\sheets\timp point ph1\C3.0 - SITE PLAN.dwg




3300 WEST 68' MINOR COLLECTOR STREET - NO PARKING

N.T.S.

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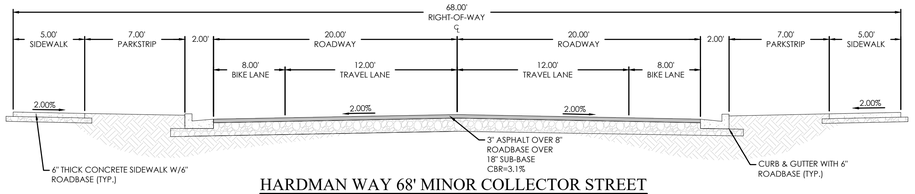
N.T.S.




HARDMAN WAY 68' MINOR COLLECTOR STREET

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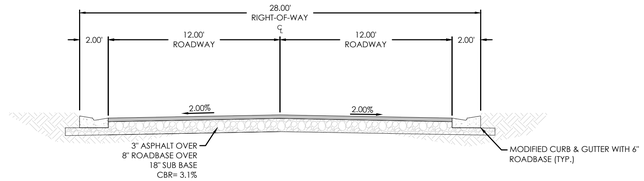


24' STREET W/ NO ON-STREET PARKING

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1910 NORTH
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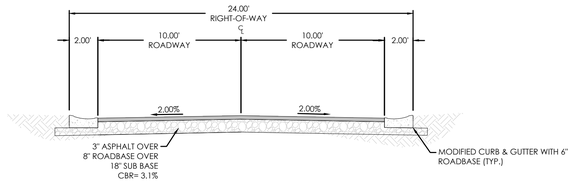


20' ALLEYWAY W/ NO ON-STREET PARKING

N.T.S.

1960 NORTH

## LEGEND

| | |
|---|---|
| | BOUNDARY |
| | ROW |
| | CENTERLINE |
| | LOT LINE |
| | EASEMENT |
| 15 SD | 15" STORM DRAIN |
| 8 SS | 8" SANITARY SEWER |
| 8 W | 8" CULINARY WATER |
| 8 SW | 8" SECONDARY WATER |
| XXXX | CONTOUR MAJOR |
| XXXX | CONTOUR MINOR |
| Ex SD | EXIST. STORM DRAIN |
| Ex SS | EXIST. SANITARY SEWER |
| Ex W | EXIST. CULINARY WATER |
| X X X | EXIST. FENCE |
| (XXXX) | EXIST. CONTOUR MAJOR |
| (XXXX) | EXIST. CONTOUR MINOR |
| | SIGN |
| | STREET LIGHT |
| | SD MH, INLET, AND COMBO |
| | SEWER MANHOLE |
| | VALVE, TEE & BEND |
| | WATER BLOW-OFF |
| | FIRE HYDRANT |
| | STREET MONUMENT (TO BE SET) |
| | EXIST. STREET MONUMENT |
| | EXIST. SD INLET & MH |
| | EXIST. SEWER MH |
| | EXIST. VALVE, TEE, & BEND |
| | EXIST. FIRE HYDRANT |
| o XXXX.XX | SPOT ELEVATION |

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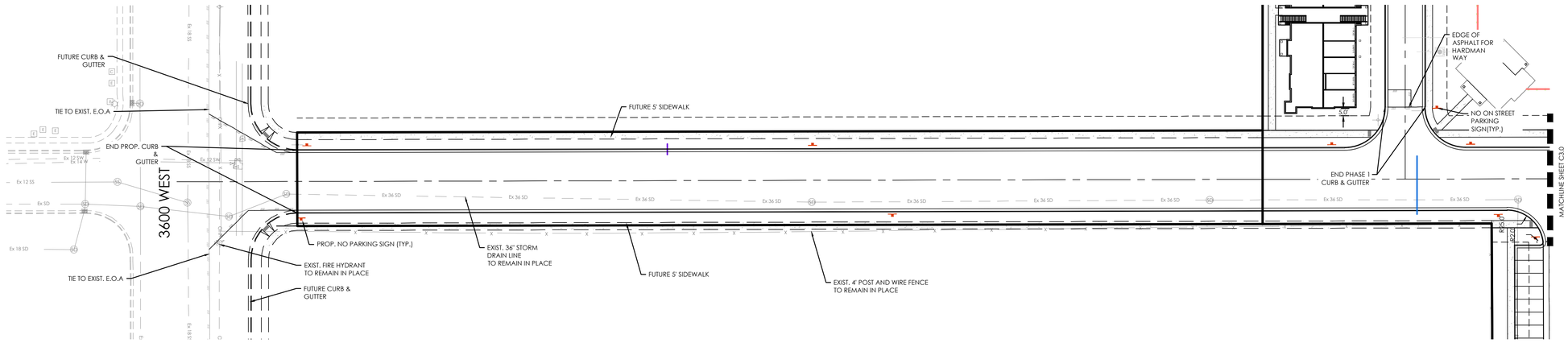


GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

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No. 8028050-2202
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# TIMP POINT PHASE 1

LEHI, UTAH

SITE PLAN

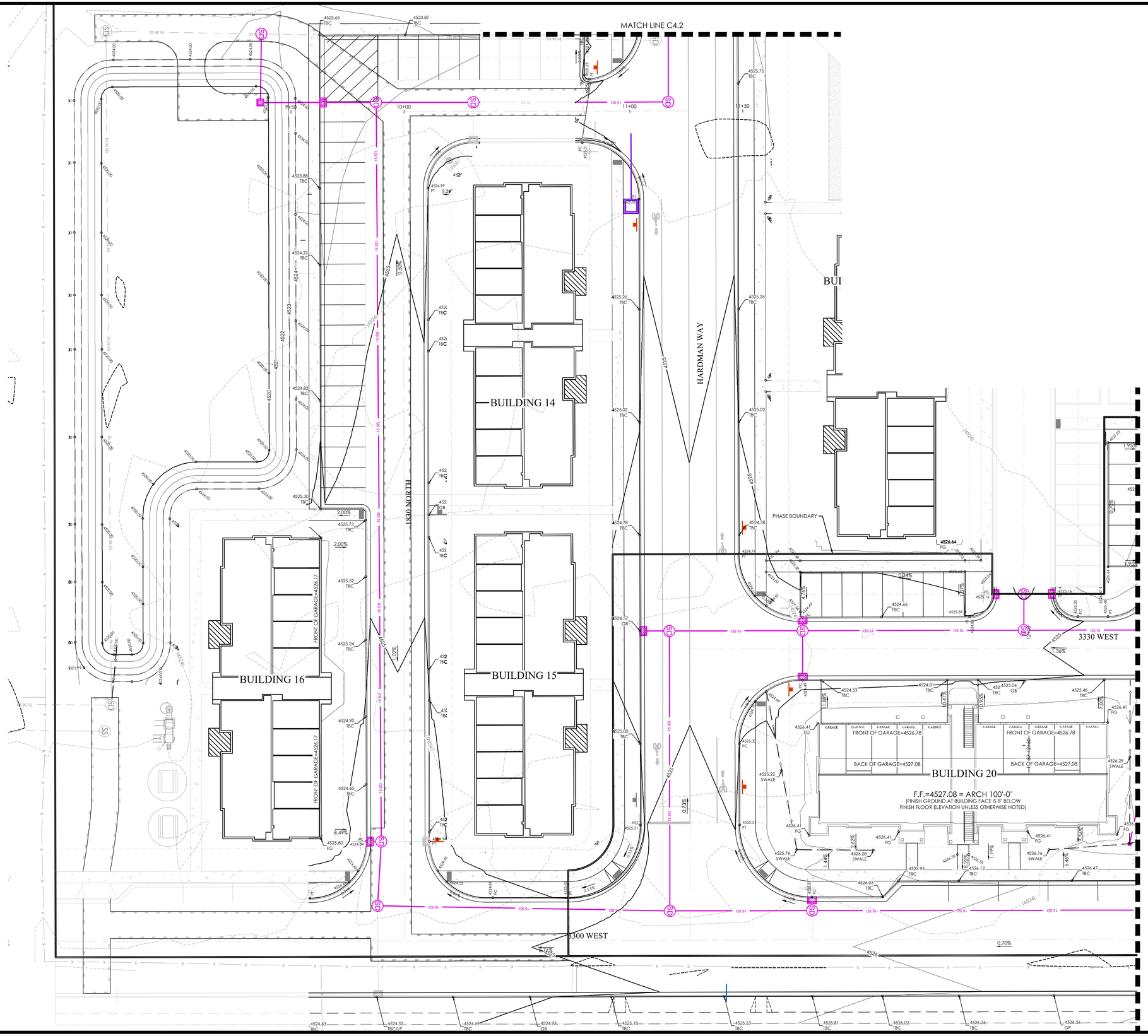
REVISION BLOCK

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

SITE PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=40' | Drawn: | SGA |
| Date: | 11/10/20 | Job #: | 19-0353 |
| Sheet: | C3.1 | | |

Z:_2019\19-0353 Lehi Multifamily Edge Homes\design 19-0353\dwg\sheet\timp point ph1\C3.1 - SITE PLAN.dwg




## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

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

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LICENSED PROFESSIONAL ENGINEER
No. 8028050-2202
THOMAS M. ROMNEY
11/10/2020
STATE OF UTAH

# TIMP POINT PHASE 1

LEHI, UTAH

## GRADING PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
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| 6 | ---- | ---- |

GRADING PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=20' | Drawn: | SGA |
| Date: | 11/10/20 | Job #: | 19-0353 |
| Sheet: | C4.0 | | |

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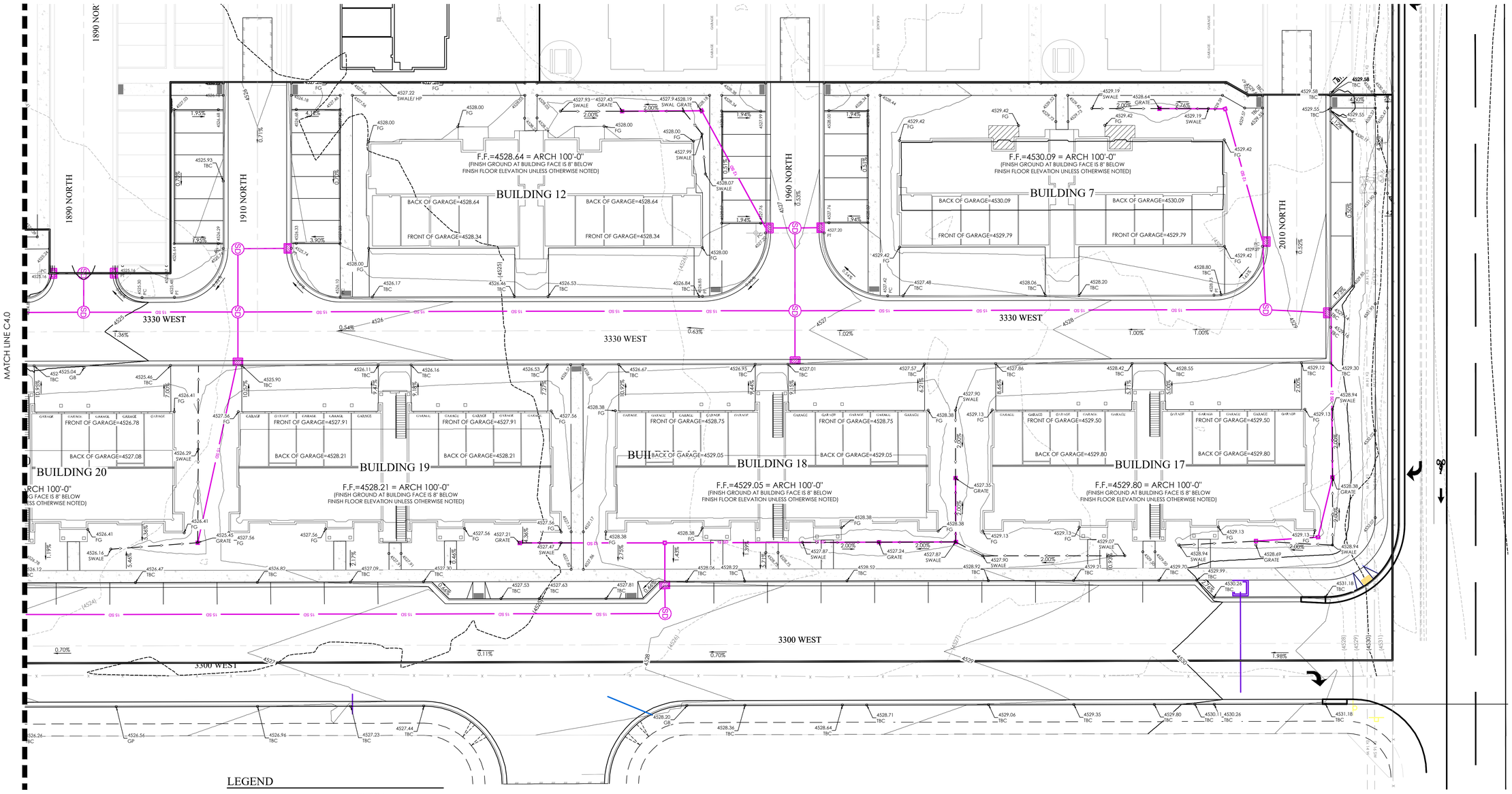


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# TIMP POINT PHASE 1

LEHI, UTAH

## GRADING PLAN

REVISION BLOCK

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| 5 | ---- | ---- |
| 6 | ---- | ---- |

GRADING PLAN

Scale: 1"=20' | Drawn: SGA
Date: 11/10/20 | Job #: 19-0353
Sheet: C4.1

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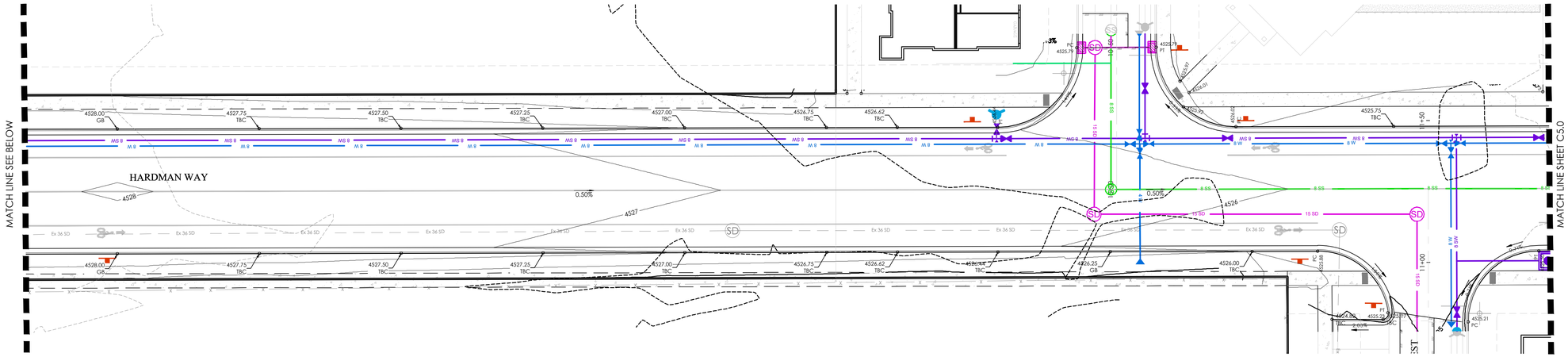


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- o XXXX.XX — SPOT ELEVATION

N

S

GRAPHIC SCALE

20 0 10 20 40 80

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# TIMP POINT PHASE 1

LEHI, UTAH

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| 6 | ---- | ---- |

GRADING PLAN

| | |
|---|---|
| Scale: 1"=20' | Drawn: SGA |
| Date: 11/10/20 | Job #: 19-0353 |
| Sheet: C4.2 | |

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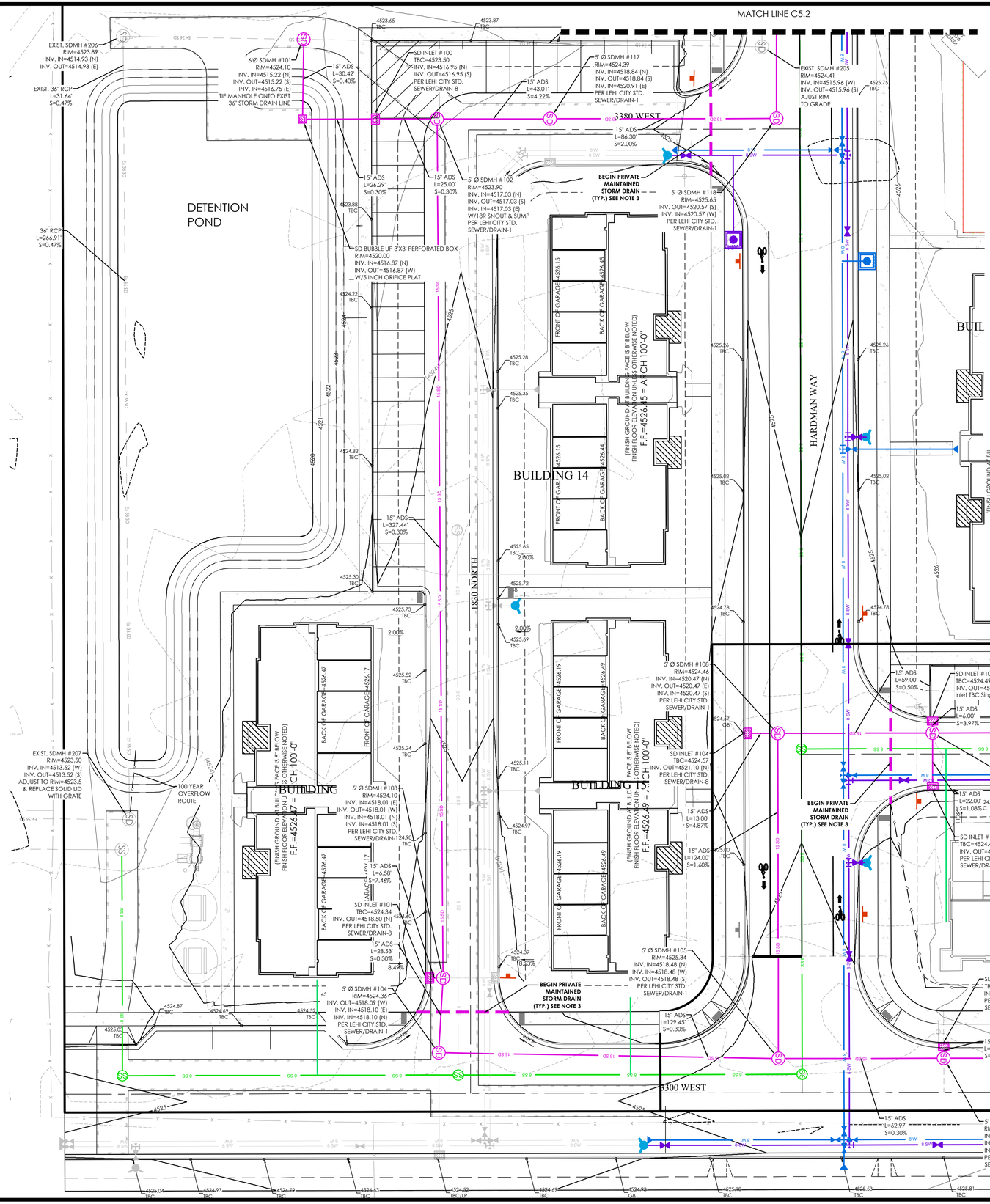


## Timp Point Detention Pond

**Project:** 19-0353 Timp Points
**Location** Lehi, Utah
**Date:** 6/2/2020
**Designer:** J. Bouthillier

FOCUS ENGINEERING & SURVEYING

**100-Year Retention Sizing**

**Design Criteria**
Intensity Table: Per NOAA Atlas 14
**Return Period:** 100 year
**Allowable Discharge:** 0.20 cfs/acre

**Allowable Discharges**
Storm Drain Discharge 2.82 cfs
Other Discharge: -1.03 cfs Direct Dishcharge from Hardman Way
**Total Discharge:** 1.62 cfs

**Weighted "C" Value**

| Surface Type | Area (sf) | "C" Value | C*A |
|---|---|---|---|
| Building | 125,666 | 0.90 | 113,099 |
| Drives | 49,340 | 0.80 | 39,472 |
| Roadway and Sidewalk | 245,615 | 0.85 | 208,773 |
| Landscape | 161,251 | 0.15 | 24,188 |
| Totals | 581,872 | | 385,532 |
| **Weighted "C" Value** | | **0.66** | |

**Drainage Calculations**

| Duration | Intensity | Runoff C | Area | Rainfall | Accumulated Flow | Allowable Discharge | Discharge | Required Storage |
|---|---|---|---|---|---|---|---|---|
| m/n | in/hr | | Ac | cfs | cf | cfs | cf | cf |
| 15.0 | 3.93 | 0.66 | 13.36 | 34.78 | 31,305 | 1.62 | 1,459 | 29,845 |
| 30.0 | 2.64 | 0.66 | 13.36 | 23.37 | 42,038 | 1.62 | 2,919 | 39,139 |
| 60.0 | 1.64 | 0.66 | 13.36 | 14.51 | 52,254 | 1.62 | 5,838 | 46,416 |
| 120.0 | 0.89 | 0.66 | 13.36 | 7.86 | 56,587 | 1.62 | 11,675 | 44,912 |
| 180.0 | 0.60 | 0.66 | 13.36 | 5.28 | 57,065 | 1.62 | 17,513 | 39,552 |
| 360.0 | 0.32 | 0.66 | 13.36 | 2.81 | 60,793 | 1.62 | 35,026 | 25,767 |
| 720.0 | 0.18 | 0.66 | 13.36 | 1.59 | 68,822 | 1.62 | 70,053 | -1,230 |
| 1440.0 | 0.09 | 0.66 | 13.36 | 0.81 | 70,352 | 1.62 | 140,105 | -69,754 |

***Maximum Storage Requirement:*** **46,416**
*Maximum Storage Requirement (ac-ft):* 1.07

***Retention Basin Design***

| | | |
|---|---|---|
| Storage Requirement: | 46,416 | cf |
| Allowable Depth: | 5.0 | ft |
| Retention Pond Volume: | 50,544 | cf |
| Roadway Sump Storage: | 0 | cf |
| **Total Storage** | **50,544** | ***DETENTION ADEQUATE*** |

***Orifice Design***

| | | |
|---|---|---|
| Restriction Rate | 0.20 | CFS/ACRE |
| Allowable Outfall Rate Q (cfs) | 1.62 | |
| Orifice Sizing: h = | 8 | ft |
| C = | 0.6 | |
| A = | 0.119 | sf |
| dia. = | 4.67 | inches |
| **Orifice Size=** | **4.7** | **inch** |

## LEGEND

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- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — EXIST. FENCE
- [XXXX] — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
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- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

## DRAINAGE POND DATA:

HIGH WATER ELEV: 4524.0
TOP OF POND ELEV: 4523.0
BOTTOM OF POND ELEV: 4520.0
REQUIRED VOLUME: 46,416 CF
DESIGNED VOLUME: 50,544 CF

## NOTES:

1. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCHES REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-A DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.
2. ALL EXIST STORM DRAIN MAN HOLES HAVE BEEN SURVEYED.
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GRAPHIC SCALE
20 0 10 20 40 80
( IN FEET )
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11/20/2020
STATE OF UTAH

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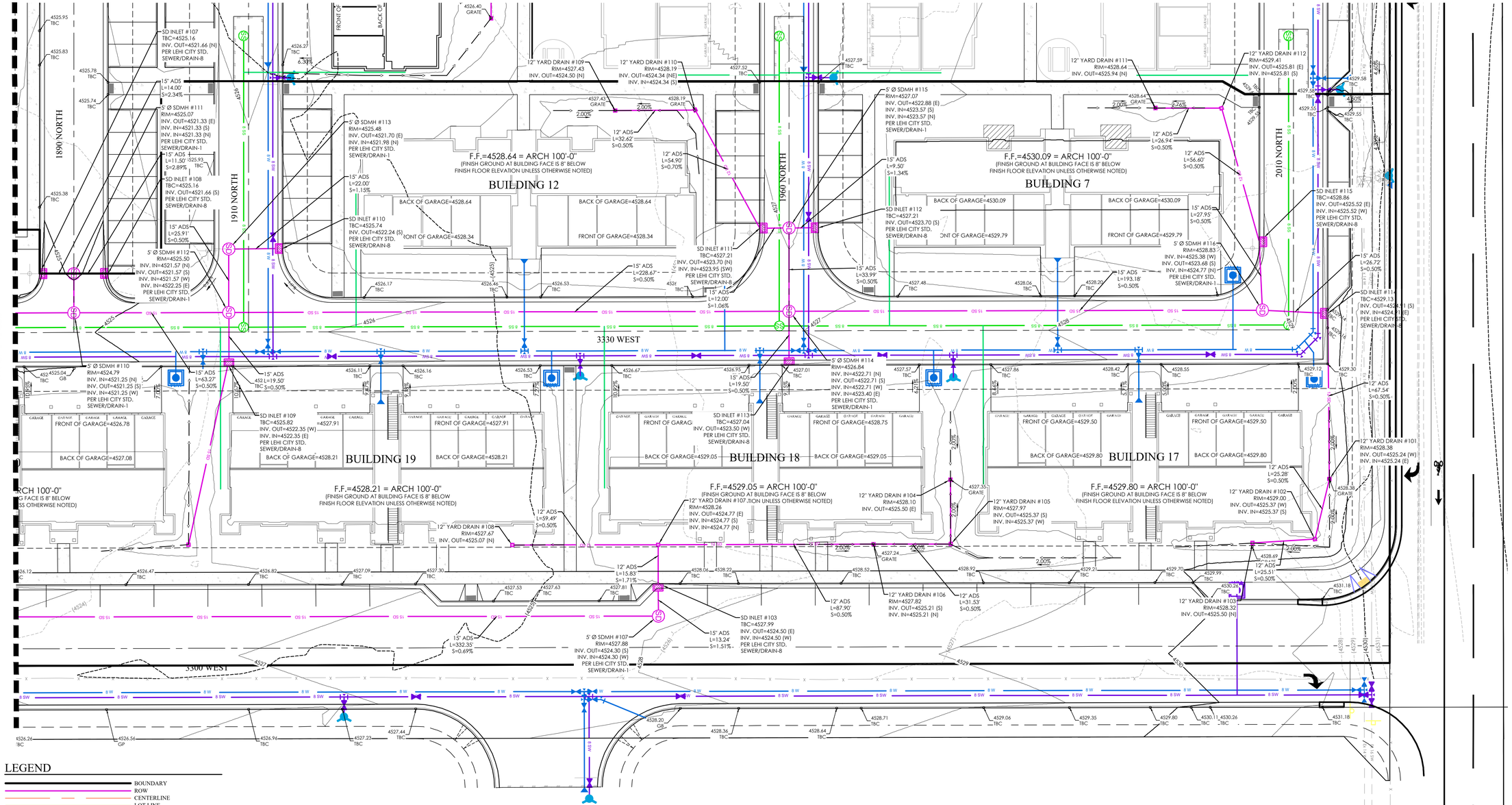
# TIMP POINT PHASE 1

LEHI, UTAH

## DRAINAGE PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=20' | Drawn: | SGA |
| Date: | 11/10/20 | Job #: | 19-0353 |
| Sheet: | C5.0 | | |

Z:_2019\19-0353 Lehi Multifamily Edge Homes\design 19-0353\dwg\sheets\timp point ph1\C5.0 - DRAINAGE PLAN.dwg




## LEGEND

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11/10/2020
STATE OF UTAH

# TIMP POINT PHASE 1

LEHI, UTAH

## DRAINAGE PLAN

| REVISION BLOCK | | |
|---|---|---|
| # | DATE | DESCRIPTION |
| 1 | ---- | ---- |
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DRAINAGE PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=20' | Drawn: | SGA |
| Date: | 11/10/20 | Job #: | 19-0353 |
| Sheet: | C5.1 | | |

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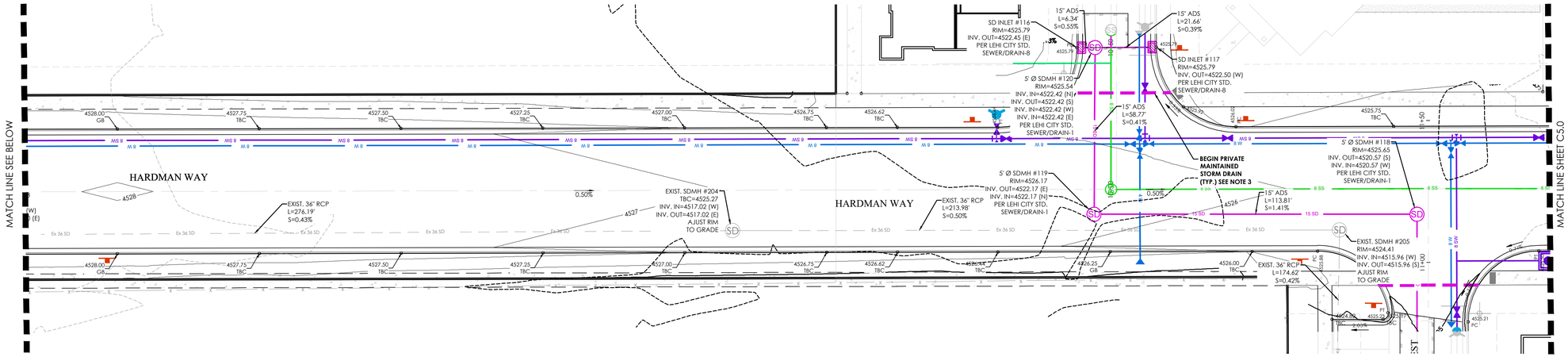


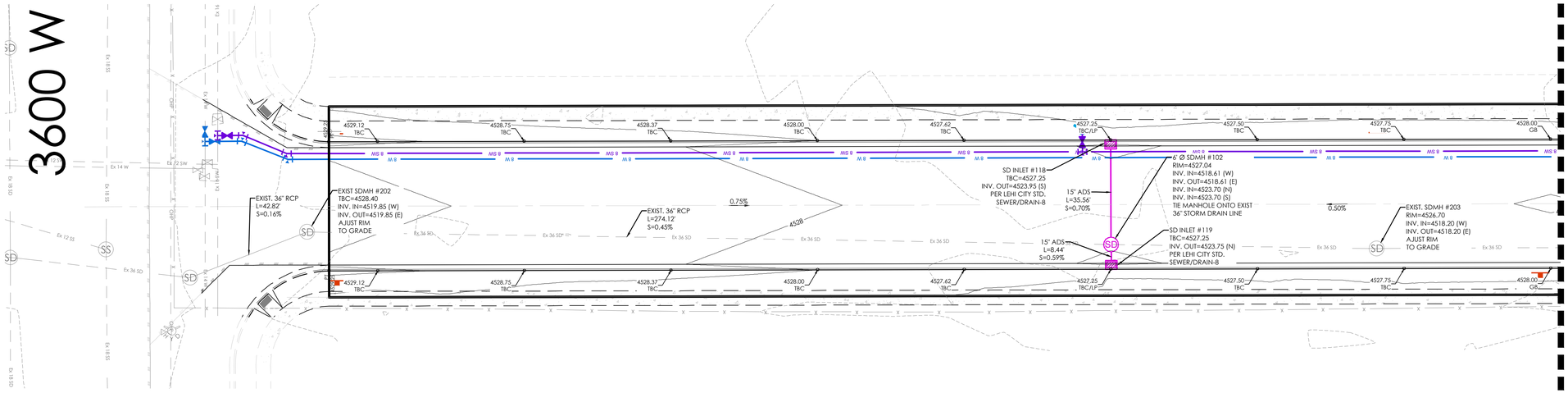


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N

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# TIMP POINT PHASE 1

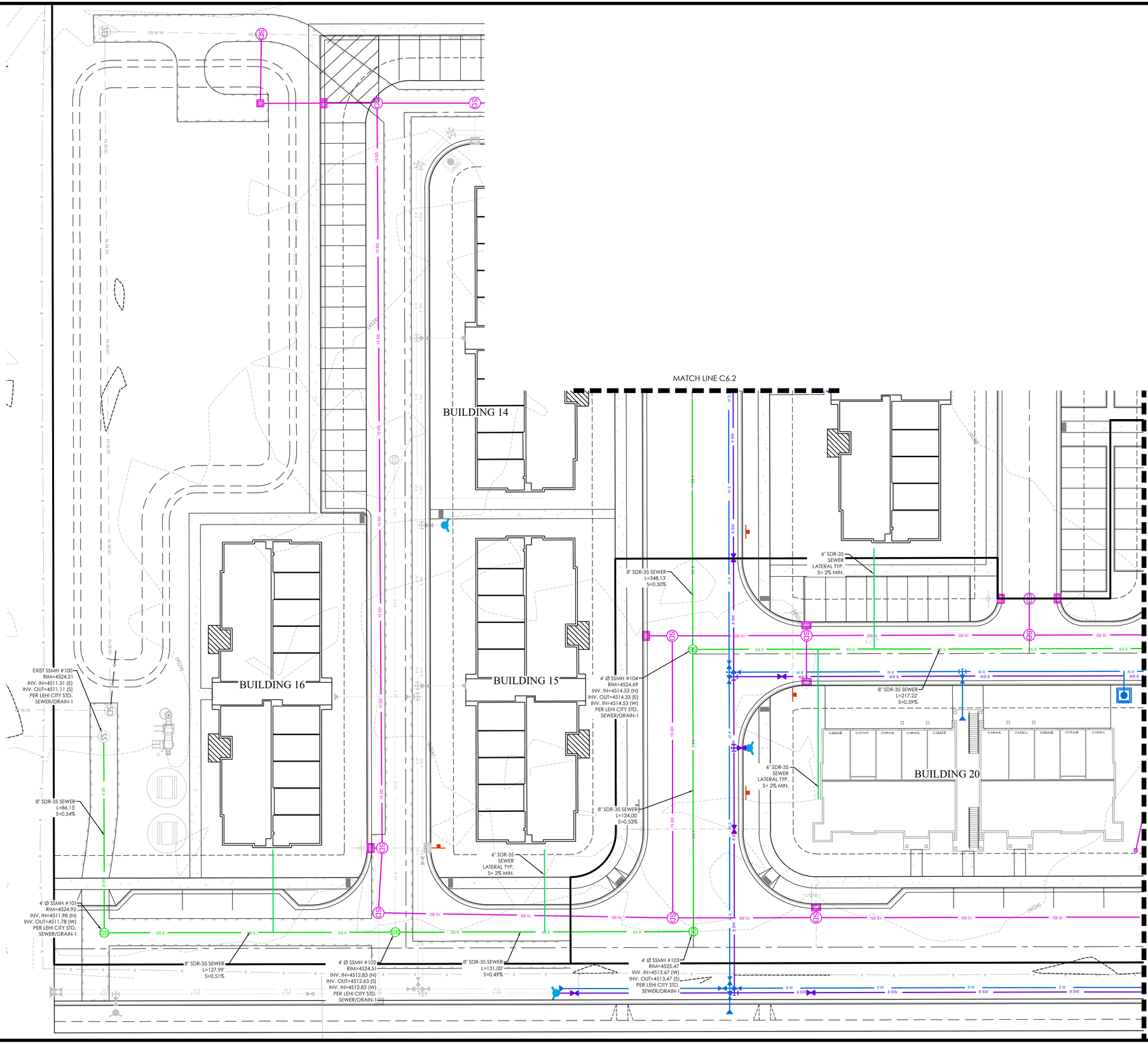
LEHI, UTAH

## DRAINAGE PLAN

DRAINAGE PLAN

| | |
|---|---|
| Scale: 1"=20' | Drawn: SGA |
| Date: 11/10/20 | Job #: 19-0353 |
| Sheet: C5.2 | |

Z:_2019\19-0353 Lehi Multifamily Edge Homes\design 19-0353\dwg\sheets\timp point ph1\C5.2 - DRAINAGE PLAN.dwg

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2. ALL MECHANICAL JOINTS WILL REQUIRE A MEGALUG OR EQUIVALENT JOINT RESTRAINT.

3. EXISTING VALVES MAY BE USED FOR TESTING, IF THESE VALVES FAIL THEY WILL BE REPLACED AT THE DEVELOPERS EXPENSE.

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
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# TIMP POINT PHASE 1

LEHI, UTAH

## SEWER PLAN

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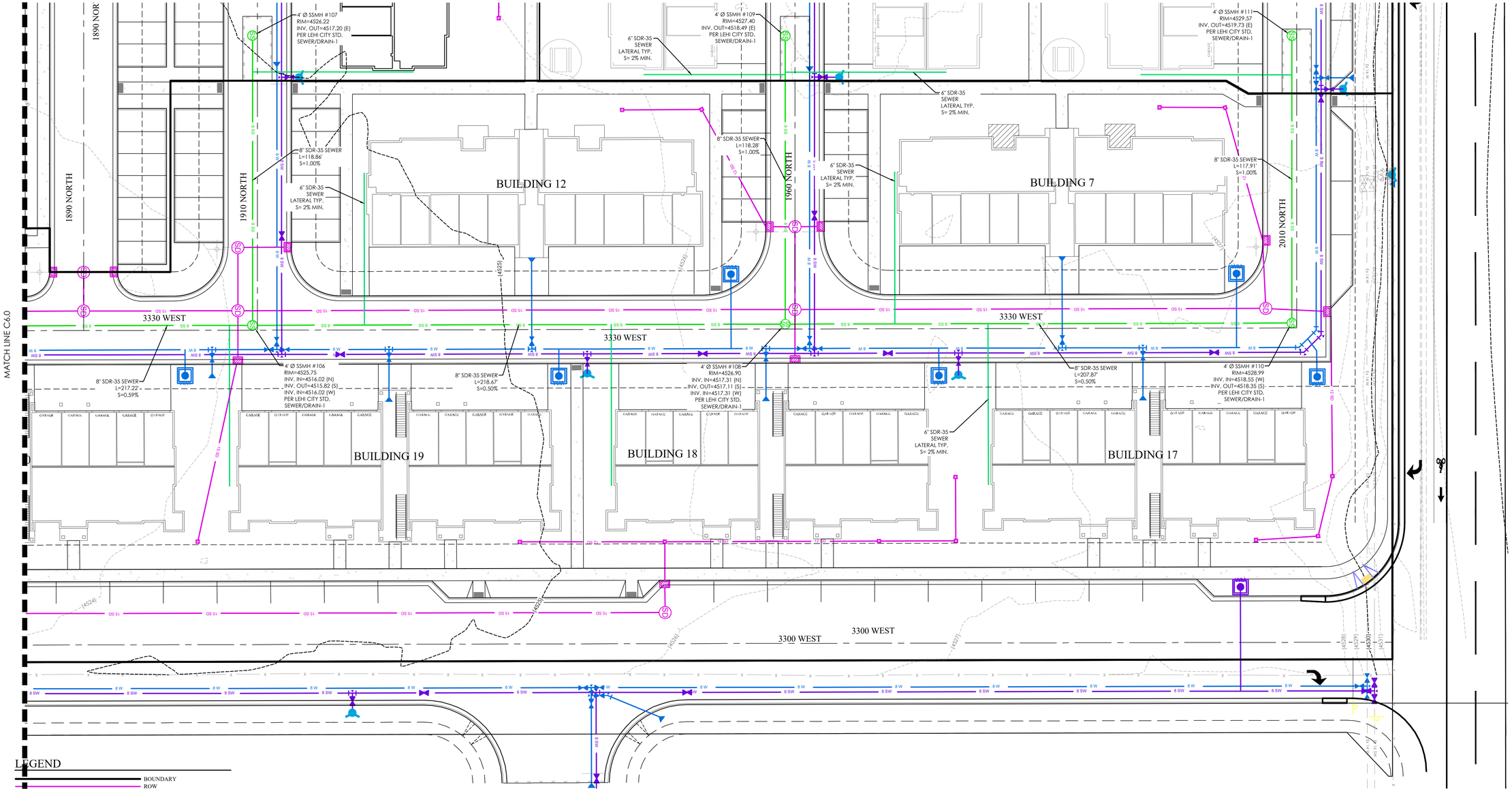
SEWER PLAN

Scale: 1"=20' | Drawn: SGA
Date: 11/10/20 | Job #: 19-0353
Sheet: C6.0

Z:_2019\19-0353 Lehi Multifamily Edge Homes\design 19-0353\dwg\sheets\timp point ph1\C6.0 - SEWER PLAN.dwg




## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15"SD — 15" STORM DRAIN
- 8"SS — 8" SANITARY SEWER
- 8"W — 8" CULINARY WATER
- 8"SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex.SD — EXIST. STORM DRAIN
- Ex.SS — EXIST. SANITARY SEWER
- Ex.W — EXIST. CULINARY WATER
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- o XXXX.XX — SPOT ELEVATION

NOTES

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2. ALL MECHANICAL JOINTS WILL REQUIRE A MEGALUG OR EQUIVALENT JOINT RESTRAINT.

3. EXISTING VALVES MAY BE USED FOR TESTING, IF THESE VALVES FAIL THEY WILL BE REPLACED AT THE DEVELOPERS EXPENSE.

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

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

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6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028050-2202
THOMAS M. ROMNEY
STATE OF UTAH
11/10/2020

# TIMP POINT PHASE 1

LEHI, UTAH

## SEWER PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
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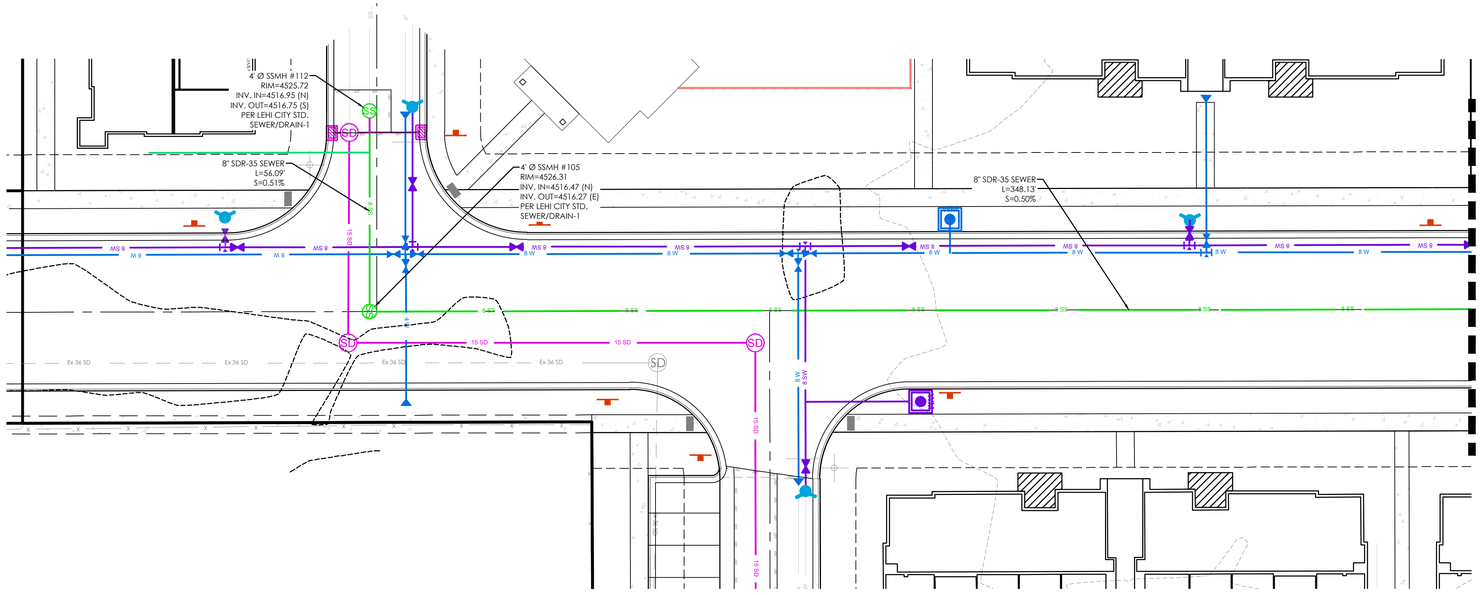
SEWER PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=20' | Drawn: | SGA |
| Date: | 11/10/20 | Job #: | 19-0353 |
| Sheet: | C6.1 | | |

Z:_2019\19-0353 lehi Multifamily Edge Homes\design 19-0353.dwg\sheet\timp point ph1\C6.1 - SEWER PLAN.dwg



GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

NOTES

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11/10/2020
STATE OF UTAH

# TIMP POINT PHASE 1

LEHI, UTAH

## SEWER PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
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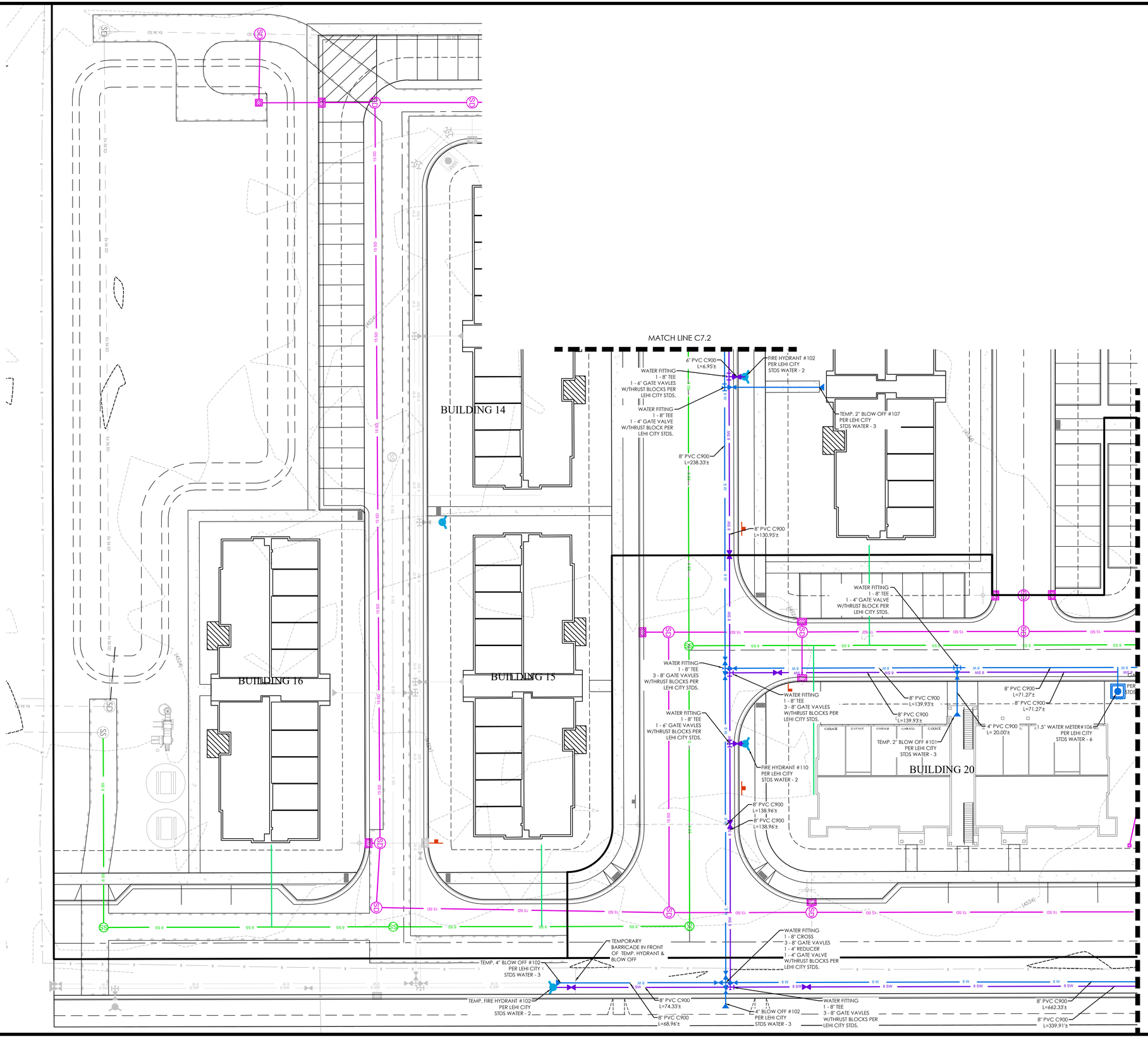
SEWER PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=20' | Drawn: | SGA |
| Date: | 11/10/20 | Job #: | 19-0353 |
| Sheet: | C6.2 | | |

Z:_2019\19-0353 Lehi Multifamily Edge Homes\design\19-0353-dwg\sheet\timp point ph1\C6.2 - SEWER PLAN.dwg




## LEGEND

- BOUNDARY
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- CENTERLINE
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5. ALL MECHANICAL FITTINGS MUST BE INSTALLED AFTER THE VALVE.

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

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LICENSED PROFESSIONAL ENGINEER
No. 8028050-2202
THOMAS M. ROMNEY
11/10/2020
STATE OF UTAH

# TIMP POINT PHASE 1

LEHI, UTAH

## WATER PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
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WATER PLAN

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|---|---|---|---|
| Scale: | 1"=20' | Drawn: | SGA |
| Date: | 11/10/20 | Job #: | 19-0353 |
| Sheet: | C7.0 | | |

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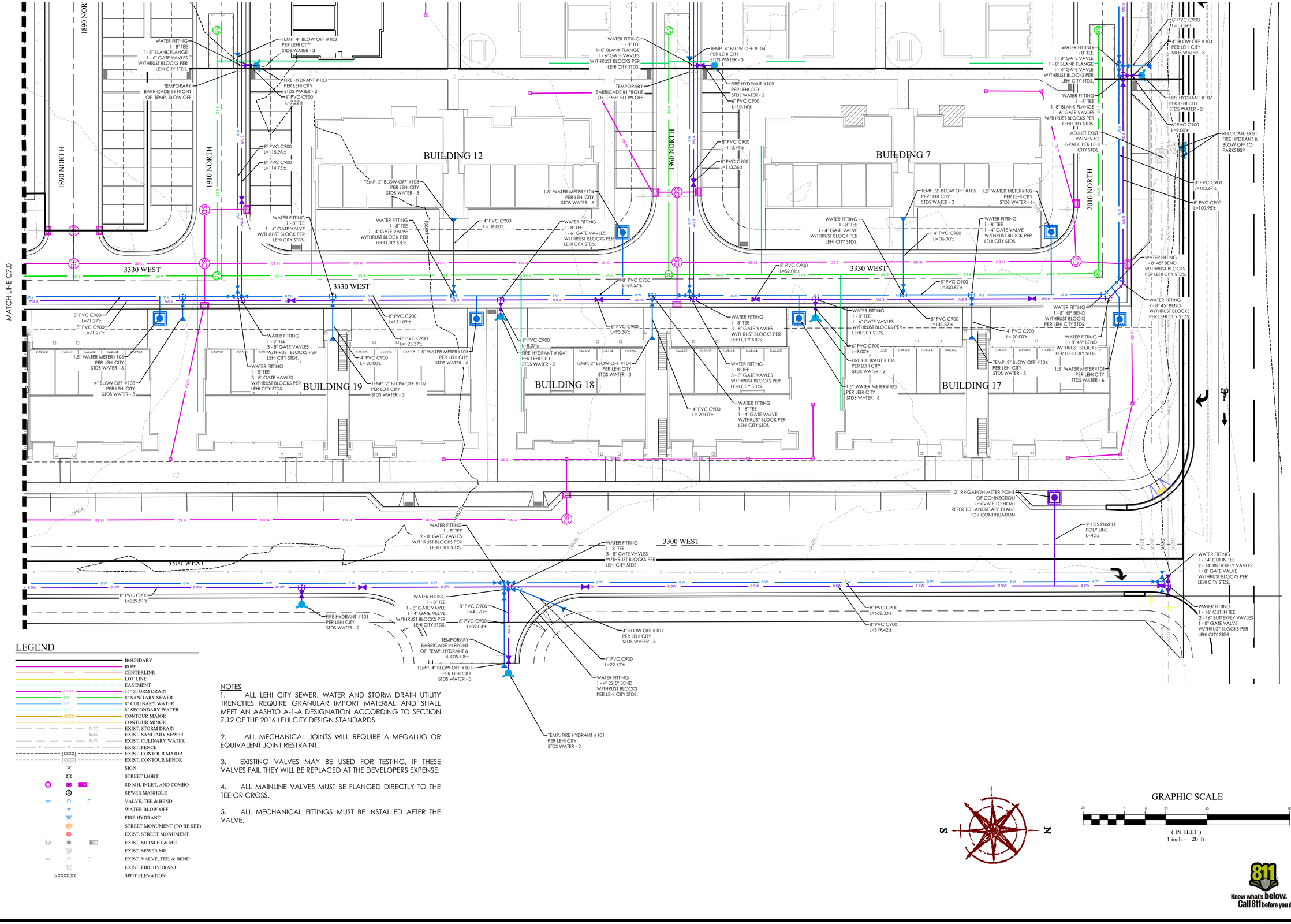


## LEGEND

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GRAPHIC SCALE

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11/10/2020
STATE OF UTAH

# TIMP POINT PHASE 1

LEHI, UTAH

## WATER PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
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WATER PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=20' | Drawn: | SGA |
| Date: | 11/10/20 | Job #: | 19-0353 |
| Sheet: | | | |

C7.1

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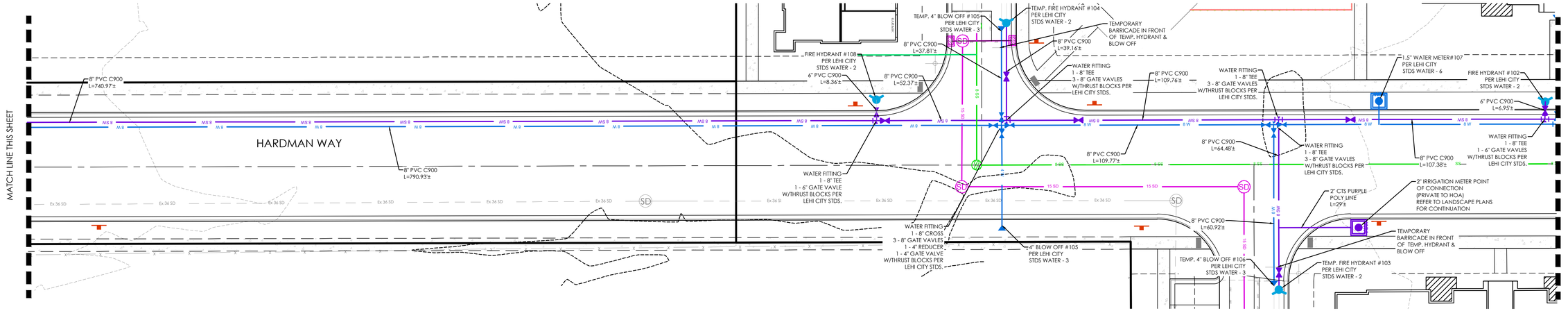


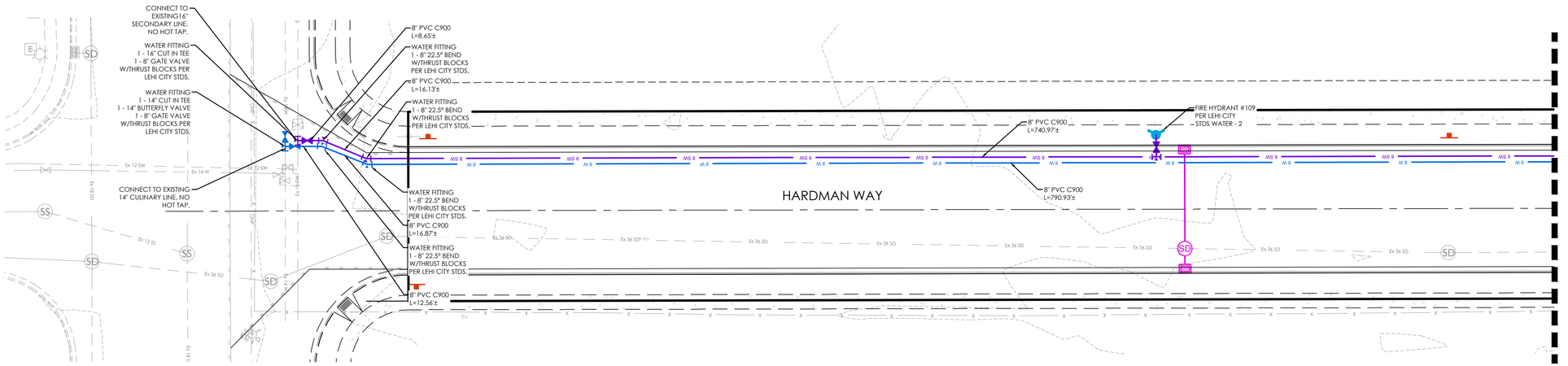


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# TIMP POINT PHASE 1

LEHI, UTAH

## WATER PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
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WATER PLAN

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|---|---|---|---|
| Scale: | 1"=20' | Drawn: | SGA |
| Date: | 11/10/20 | Job #: | 19-0353 |
| Sheet: | C7.2 | | |

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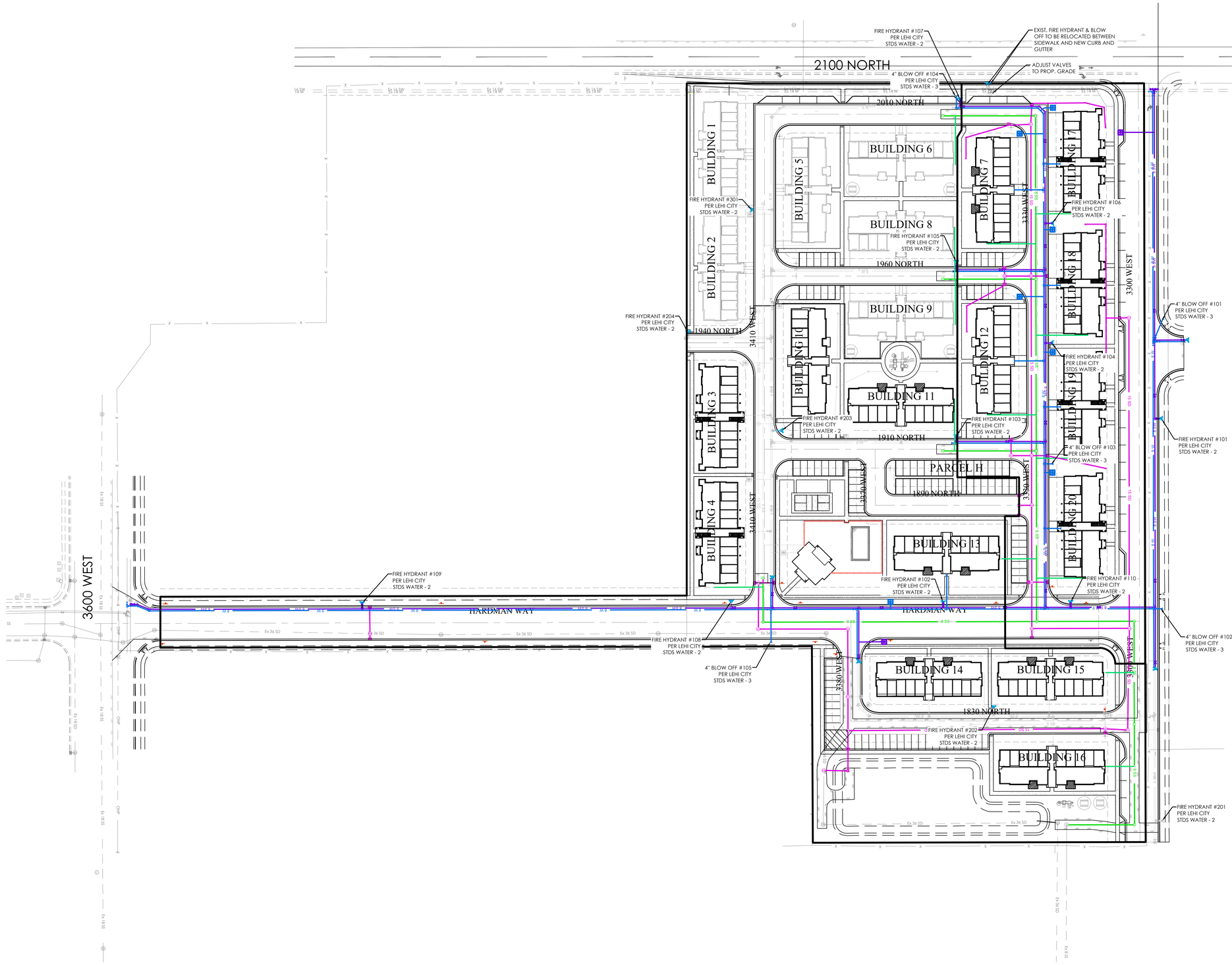


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No. 8028050-2202
THOMAS M. ROMNEY
11/10/2020
STATE OF UTAH

# TIMP POINT PHASE 1

LEHI, UTAH

## HYDRANT & BLOW OFF PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
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HYDRANT & BLOW OFF PLAN

| | |
|---|---|
| Scale: 1"=60' | Drawn: SGA |
| Date: 11/10/20 | Job #: 19-0353 |
| Sheet: C7.3 | |

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

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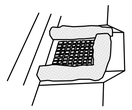
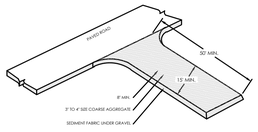
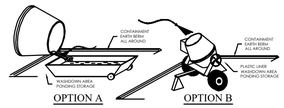


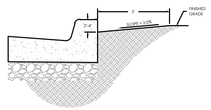
INLET PROTECTION - GRAVEL BAGS
NTS



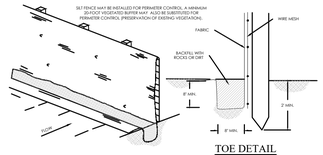

STABILIZED CONSTRUCTION ENTRANCE
NTS




CONCRETE WASTE MANAGEMENT
NTS

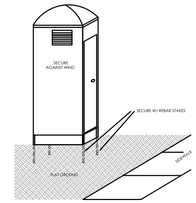



CURB SEDIMENTATION TRAP
NTS




SILT FENCE
NTS

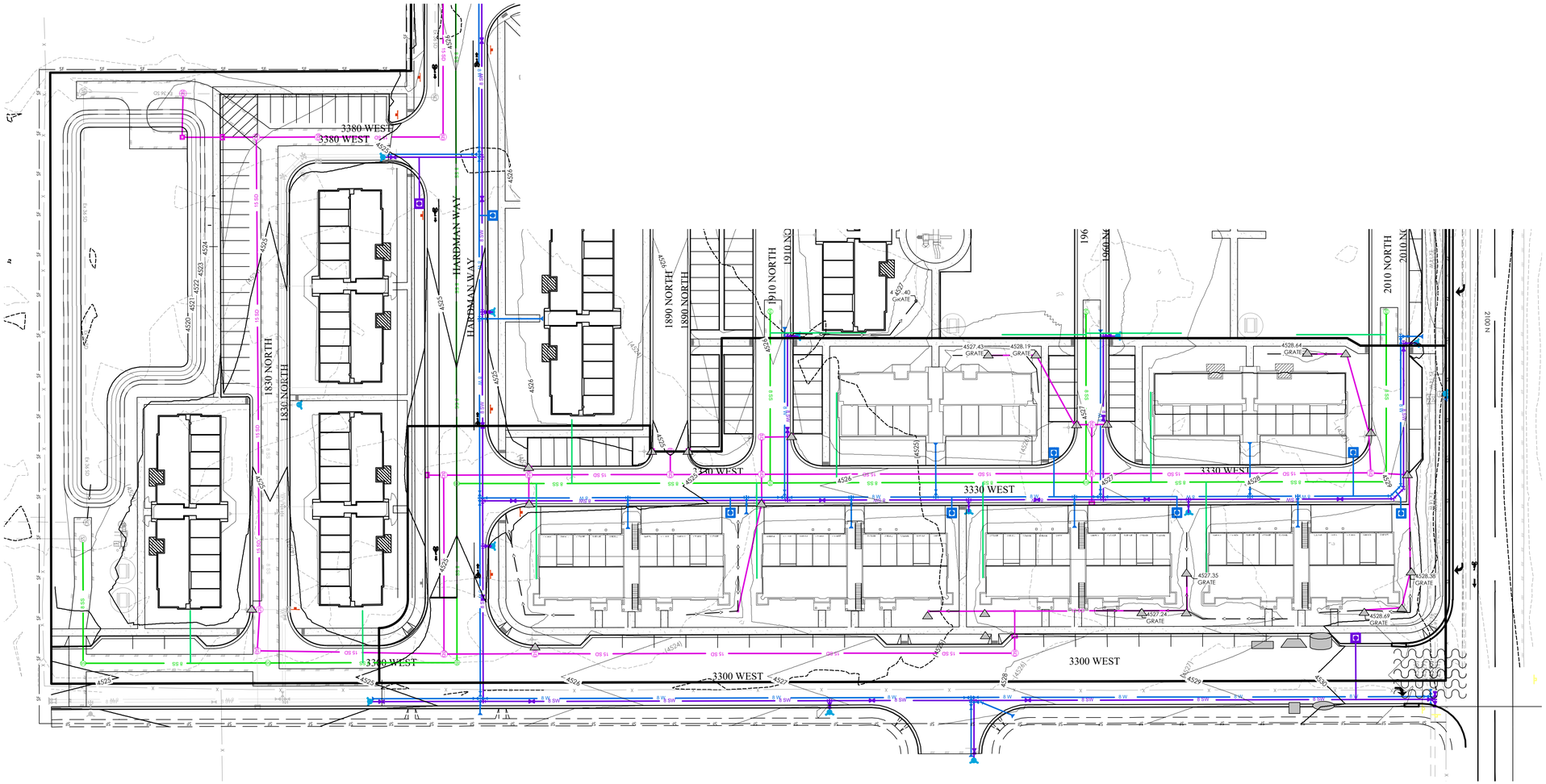
TOE DETAIL




PORTABLE TOILET
NTS

## EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE
- CUTBACK CURB
- FIBER ROLL




## SWPPP DATA:

PROJECT LOCATION (LAT/LONG):
NORTHING:40°24'42" EASTING:-111°54'09"

RECEIVING WATERS: UTAH LAKE

AREA AFFECTED:

1. TOTAL PROJECT AREA IS 13.36 ACRES. AN ESTIMATED 13.36 ACRES WITHIN THE PROJECT LIMITS WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONTRACTOR STORAGE ACTIVITIES.
2. THE EXISTING DRAINAGE SYSTEM FOR THIS SITE CONSISTS OF EXISTING STORM DRAIN PIPING AND STRUCTURES
3. THE MAJORITY OF EXISTING SITE GRADES RANGE FROM 1.0% TO 7.5%. THE PROPOSED GRADING RAISES THE SITE APPROXIMATELY 1.5' WITH ROADS OF APPROXIMATELY 0.5-2.0% TO PROVIDE THE PROPER DRAINAGE.
4. THE INITIAL SITE IS APPROXIMATELY 5% IMPERVIOUS. THE FINISHED SITE WILL BE APPROXIMATELY 73% IMPERVIOUS.

CONSTRUCTION ACTIVITIES:

1. THE PROJECT EXTENTS CONSIST OF XX INDIVIDUALLY GRADED RESIDENTIAL LOTS, PLANNED ACTIVITIES INCLUDE CONSTRUCTION OF THE INFRASTRUCTURE, VERTICAL CONSTRUCTION OF HOMES, LANDSCAPING AND RELATED ACTIVITIES. OBTAIN UPDES "NOI" PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.
2. INSTALL BMP'S ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS SWPPP.
3. CONSTRUCTION ACTIVITIES WILL PROCEED AS FOLLOWS: ROUGH GRADING, UTILITY INFRASTRUCTURE, ROADWAY INFRASTRUCTURE, HOME CONSTRUCTION AND LANDSCAPING. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.1B IN THE UPDES PERMIT REGULATIONS.
4. SITE STABILIZATION OF AREAS DISTRIBUTED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING AN "NOT" PERMIT.
5. CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS. UPON PROJECT COMPLETION AND OBTAINING "NOT" PERMIT, REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

RUNOFF COEFFICIENTS OF DISCHARGE:

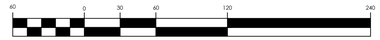
1. THE EXISTING RUNOFF COEFFICIENT FOR THE PROJECT AREA IS ESTIMATED TO BE 0.15. THE PROPOSED RUNOFF COEFFICIENT WILL BE APPROXIMATELY 0.66 FOR THE PROPOSED IMPROVEMENTS UPON COMPLETION OF IMPROVEMENTS.
2. DISCHARGE FROM THE SITE WILL BE THROUGH THE EXISTING STORM DRAIN SYSTEM.

GENERAL STORM WATER POLLUTION CONTROL NOTES:

1. FOR INSTALLATION PROCEDURES, SEE SWPPP DETAIL BEST MANAGEMENT PRACTICES (BMP) SPECIFICATIONS IN SECTION 5.
2. THE BMPS AND SITE WILL BE MONITORED REGULARLY. ANY ADDITIONAL BMPS THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR INSPECTIONS AND INSTALLED ACCORDING TO SPECIFICATION. ANY CHANGES TO PROTECT BMPS WILL NEED TO BE REFLECTED ON THE SWPPP MAP(S).
3. SWPPP PLAN COMPILED FROM INFORMATION OBTAINED FROM MATERIAL PRODUCED BY: FOCUS ENGINEERING AND SURVEYING
   6949 S. HIGH TECH DRIVE, SUITE 200
   MIDVALE, UTAH 84047
   PH: (801) 352-0075

ALL INFORMATION SHOWN ON SWPPP MAPS WAS TAKEN OR DERIVED FROM THE ABOVE STATED SOURCE. ANY INFORMATION NOT DEPICTED WAS NOT PROVIDED AS PART OF THIS PROJECT.

GRAPHIC SCALE




( IN FEET )
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LICENSED PROFESSIONAL ENGINEER
No. 8028050 2202
THOMAS M. ROMNEY
11/10/2020
STATE OF UTAH

# TIMP POINT PHASE 1

LEHI, UTAH

## EROSION CONTROL PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
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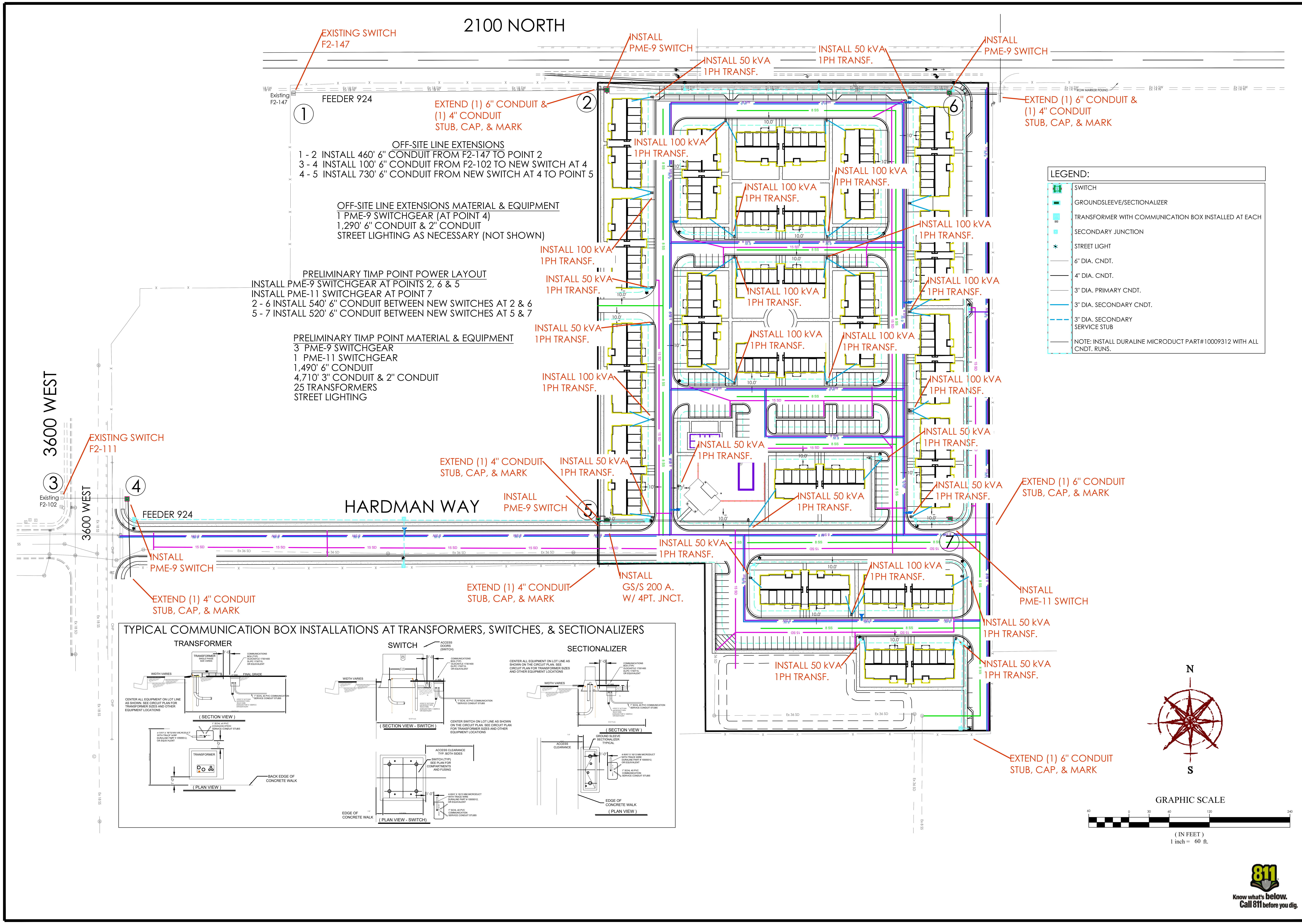
EROSION CONTROL PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=60' | Drawn: | SGA |
| Date: | 11/10/20 | Job #: | 19-0353 |
| Sheet: | C8.0 | | |

Z:_2019\19-0353 Lehi Multifamily Edge Homes\design 19-0353\dwg\sheets\timp point ph1\C8.0 - EROSION CONTROL PLAN.dwg

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LICENSED PROFESSIONAL ENGINEER No. 8028950-2202 THOMAS M. ROMNEY 11/10/2020 STATE OF UTAH

# TIMP POINT PHASE 1
LEHI, UTAH
POWER PLAN

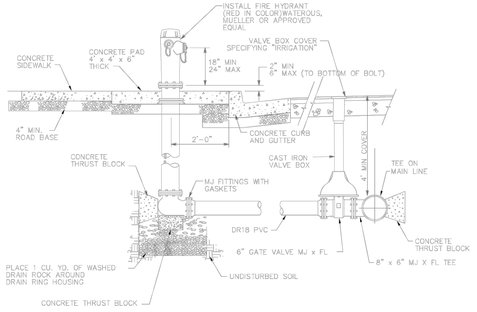
REVISION BLOCK

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

POWER PLAN

| | | | |
|---|---|---|---|
| Scale: 1"=60' | | Drawn: SGA | |
| Date: 11/10/20 | | Job #: 19-0353 | |
| Sheet: C9.0 | | | |

Z:_2019\19-0353 Lehi Multifamily Edge Homes\design 19-0353\dwg\sheets\timp point ph1\C9.0 - POWER PLAN.dwg




FIRE HYDRANT WITH VALVE

NOTES:

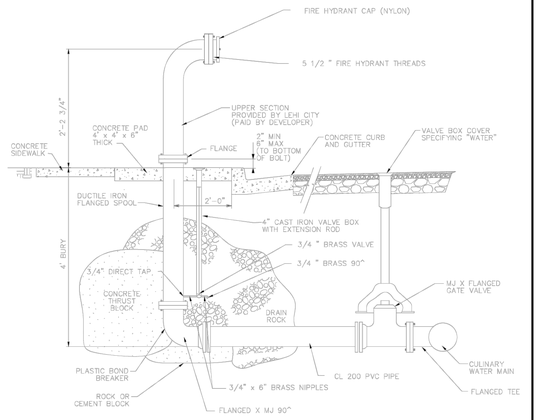
1. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
2. HYDRANT SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND FIRE HYDRANT, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE HYDRANT TO THE CORNERS OF SAID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

LEHI CITY

STANDARD DETAIL
FIRE HYDRANT

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

LEHI CITY STANDARD DRAWINGS WATER-2




NOTE:

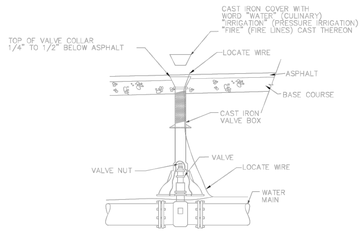
1. 4" SIZE FOR 8" OR SMALLER LINES 6" SIZE FOR 10" OR LARGER LINES OTHER SIZES AS DIRECTED BY THE WATER DEPARTMENT DIRECTOR.
2. BLOWOFF SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND BLOW-OFF, CONTRACTOR SHALL PLACE CRACK CONTROL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

LEHI CITY

STANDARD DETAIL
BLOW-OFF

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg, WATER-3

LEHI CITY STANDARD DRAWINGS WATER-3




NOTES:

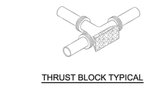
1. TOP OF VALVE COLLAR SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT IF APPROVED, VALVE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF COLLAR), 12" THICK AND 1/4" TO 1/2" BELOW ASPHALT.
2. IN NON PAVED AND PLANTER STRIP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

LEHI CITY

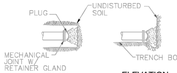
STANDARD DETAIL
VALVE BOX

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg, WATER-4

LEHI CITY STANDARD DRAWINGS WATER-4



THRUST BLOCK TYPICAL




PLAN ELEVATION

PLUG DETAIL

| SIZE | BENDS 30° | 45° | 22 1/2° | 11 1/4° | TEES * | GATE VALVES | DEAD ENDS | CROSS W/CROSS W/ 3 BRANCHED BRANCH PLUGGED | CROSS W/CROSS W/ 3 BRANCHED BRANCH PLUGGED |
|---|---|---|---|---|---|---|---|---|---|
| 3 | 1.0 | 0.6 | 0.3 | 0 | 0.3 | 0.5 | 0.7 | 0.7 | 0.7 |
| 4 | 1.8 | 1.0 | 0.5 | 0 | 1.3 | 0.5 | 1.3 | 1.3 | 1.3 |
| 6 | 4.0 | 2.2 | 1.1 | 0 | 2.8 | 0.7 | 2.8 | 2.8 | 2.8 |
| 8 | 7.1 | 3.8 | 2.0 | 1.0 | 5.0 | 2.4 | 5.0 | 5.0 | 5.0 |
| 10 | 11.1 | 6.0 | 3.0 | 1.5 | 7.8 | 4.5 | 7.8 | 7.8 | 7.8 |
| 12 | 16.0 | 8.6 | 4.4 | 2.2 | 11.3 | 7.3 | 11.3 | 11.3 | 11.3 |
| 14 | 21.7 | 11.8 | 6.0 | 3.0 | 15.4 | 11.0 | 15.4 | 15.4 | 15.4 |
| 15 | 25.0 | 13.5 | 7.0 | 3.5 | 17.6 | | 17.6 | 17.6 | 17.6 |
| 16 | 28.4 | 15.3 | 8.0 | 4.0 | 20.0 | | 20.0 | 20.0 | 20.0 |
| 18 | 36.0 | 19.4 | 10.0 | 5.0 | 25.4 | | 25.4 | 25.4 | 25.4 |
| 20 | 44.2 | 24.0 | 12.2 | 6.1 | 31.4 | | 31.4 | 31.4 | 31.4 |
| 21 | 49.0 | 26.5 | 13.5 | 6.8 | 34.6 | | 34.6 | 34.6 | 34.6 |
| 22 | 54.0 | 29.0 | 14.8 | 7.4 | 38.0 | | 38.0 | 38.0 | 38.0 |
| 24 | 64.0 | 34.5 | 17.7 | 8.8 | 45.0 | | 45.0 | 45.0 | 45.0 |
| 30 | 100.0 | 54.0 | 27.6 | 13.5 | 71.0 | | 71.0 | 71.0 | 71.0 |
| 36 | 144.0 | 78.0 | 40.0 | 20 | 102.0 | | 102.0 | 102.0 | 102.0 |

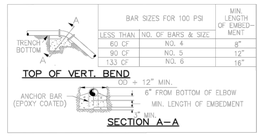
* SIZE IS BRANCH SIZE.

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

$F = \frac{\text{ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS/SQ. IN.}}{\text{ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.}}$

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

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




| BAR SIZES FOR 100 PSI | | MIN. LENGTH OF EMBEDMENT |
|---|---|---|
| LESS THAN | NO. OF BARS & SIZE | |
| 60 CF | NO. 4 | 8" |
| 90 CF | NO. 5 | 12" |
| 121 CF | NO. 6 | 16" |

TOP OF VERT. BEND

SECTION A-A

| SIZE | BENDS 45° | 22 1/2° | 11 1/2° |
|---|---|---|---|
| 3 | 3.7 | 1.9 | 1.0 |
| 4 | 6.5 | 3.3 | 1.6 |
| 6 | 14.8 | 7.5 | 3.7 |
| 8 | 26.0 | 13.2 | 6.6 |
| 10 | 40.5 | 20.7 | 10.3 |
| 12 | 58.5 | 30.0 | 14.9 |
| 14 | 79.0 | 40.7 | 20.2 |
| 15 | 91.0 | 46.6 | 23.2 |
| 16 | 104.0 | 53.0 | 26.5 |
| 18 | | 67.3 | 33.4 |
| 20 | | 83.0 | 41.9 |
| 21 | | | 45.5 |
| 22 | SPECIAL DESIGN REQUIRED | | 50.0 |
| 24 | | | 59.5 |
| 30 | | | |
| 36 | | | |

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

$F = \frac{\text{ACTUAL SPECIFIED TEST PRESSURE}}{100}$

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

NOTES:

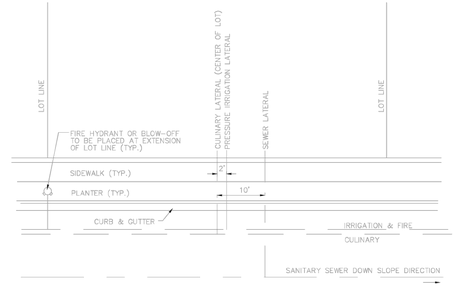
1. ALL FITTINGS SHALL BE COVERED WITH PLASTIC OR OTHER APPROVED MATERIAL PRIOR TO POURING THE THRUST BLOCK
2. FM GRADE GREASE SHALL BE USED FOR ALL BOLTED FITTINGS.
3. ALL TRUST BLOCKS AGAINST NON-NATIVE MATERIALS SHALL BE UPSIZED UNLESS A BEARING PRESSURE OF 1000 LBS. PER SQ.FT. IS PROVIDED.

LEHI CITY

STANDARD DETAIL
THRUST BLOCKING

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg, WATER-5

LEHI CITY STANDARD DRAWINGS WATER-5




NOTES

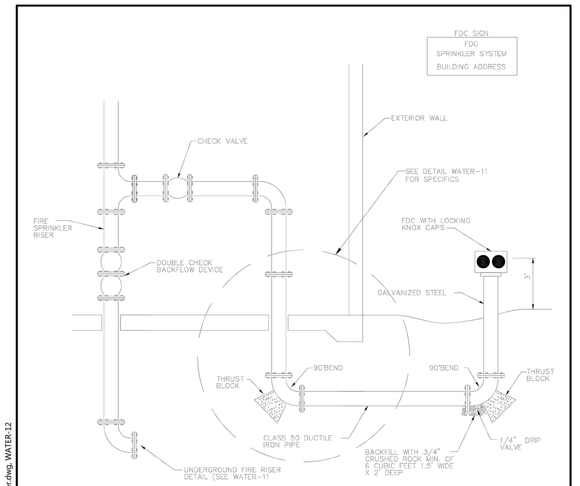
1. EACH SUBDIVISION LOT SHALL RECIEVE ONLY ONE (1) OF EACH SERVICE TYPE (WATER, P.I., SEWER OR SUB-DRAIN) UNLESS SPECIFICALLY AUTHORIZED BY THE CITY COUNCIL, CITY ENGINEER AND THE WATER SUPERINTENDANT.
2. ALL REMOVALS OR CHANGES TO EXISTING LATERAL LOCATIONS SHALL BE PERFORMED AT THE DEVELOPERS EXPENSE AND BE INSPECTED BY LEHI CITY STAFF.
3. CULINARY & PRESSURIZED IRRIGATION LATERALS WITHIN CUL-DE-SACS (OR LOTS WITH LESS THAN 50 FEET OF FRONTAGE) SHOULD BE PLACED AT A 5 FOOT OFFSET FROM THE PROPERTY LINE.
4. LOCATION CHANGES DUE TO LOT SIZE & PHYSICAL CONDITIONS SHALL BE APPROVED BY THE WATER SUPERINTENDANT.

LEHI CITY

STANDARD DETAIL
TYPICAL SERVICE, HYDRANT & BLOW-OFF LOCATIONS

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg, WATER-10

LEHI CITY STANDARD DRAWINGS WATER-10




REMOTE FIRE DEPARTMENT CONNECTION

NOTES:

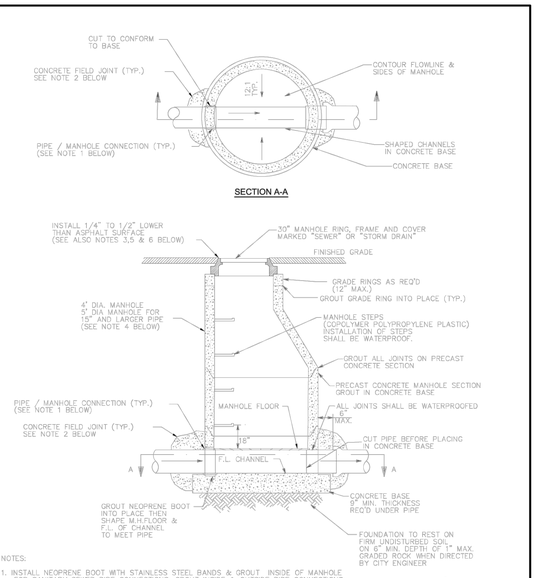
1. BY APPROVAL OF THE FIRE MARSHAL.
2. PROVIDE BUILDING ID ON FDC THE SIGN SHALL BE 12" x 12" x 2" WHITE LETTERS ON A RED REFLECTIVE BACKGROUND
3. NO OBSTRUCTIONS, PLANTS, ETC. WITHIN 5' OF THE FDC
4. 4'x 4'x 4" CONCRETE PAD AT BASE OF FDC
5. FDC SHALL BE WITHIN 100' OF A FIRE HYDRANT

LEHI CITY

STANDARD DETAIL
REMOTE FIRE DEPARTMENT CONNECTION

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg, WATER-12

LEHI CITY STANDARD DRAWINGS WATER-12




NOTES:

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

LEHI CITY

STANDARD DETAIL
LINE MANHOLE (SEWER AND STORM DRAIN)

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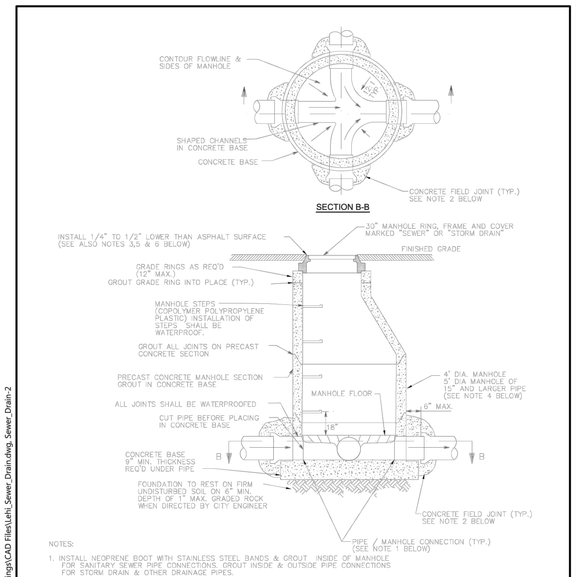
LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-1




NOTES:

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

LEHI CITY

STANDARD DETAIL
JUNCTION MANHOLE (SEWER AND STORM DRAIN)

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Sewer_Drain.dwg, Sewer_Drain-2

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-2

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www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028050-2202
THOMAS M. ROMNEY
11/10/2020
STATE OF UTAH

# TIMP POINT PHASE 1

LEHI, UTAH

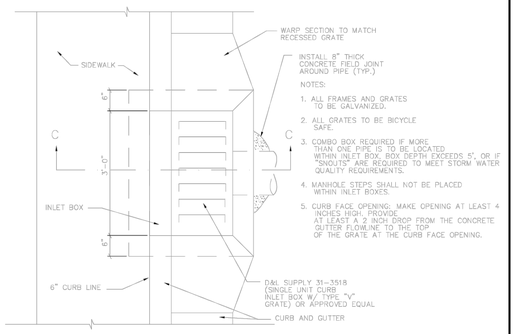
## DETAILS

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

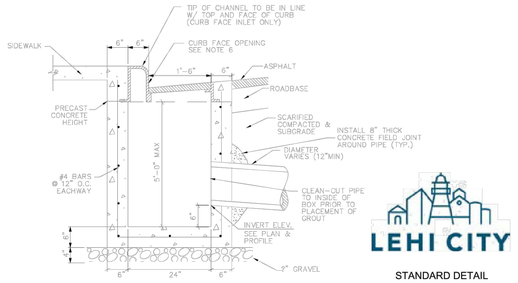
DETAILS

| | |
|---|---|
| Scale: 1"=XX' | Drawn: SGA |
| Date: 11/10/20 | Job #: 19-0353 |
| Sheet: D1.0 | |

Z:_2019\19-0353 Lehi Multifamily Edge Homes\design 19-0353\dwg\sheets\timp point ph1\D1 - DETAILS.dwg




PLAN VIEW



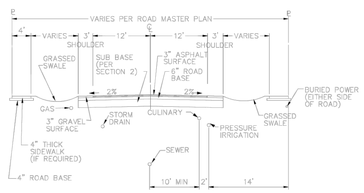

SECTION C

LEHI CITY

STANDARD DETAIL

INLET BOX

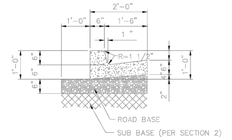
LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-8



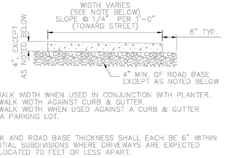

LEHI CITY

RURAL STREET CROSS SECTION AND UTILITY LOCATIONS

LEHI CITY STANDARD DRAWINGS ROAD-4

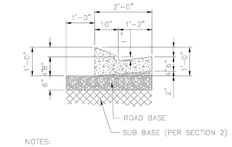



HIGH BACK CURB & GUTTER




NOTES:
1. 4' SIDEWALK WIDTH WHEN USED IN CONJUNCTION WITH PLANTER. 5' SIDEWALK WIDTH AGAINST CURB & GUTTER. 6' SIDEWALK WIDTH WHEN USED AGAINST A CURB & GUTTER WITHIN A PARKING LOT.
2. SIDEWALK AND ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

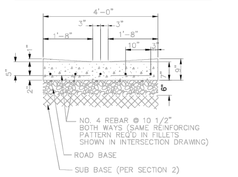
SIDEWALK




REVERSE SLOPE CURB & GUTTER

NOTES:
1. THIS CROSS SECTION IS ONLY FOR COMMERCIAL, INDUSTRIAL ZONES AND TEMPORARY TURNAROUNDS.
2. THE USE OF THIS CROSS SECTION IS SUBJECT TO APPROVAL OF THE CITY ENGINEER
3. THE USE OF THIS CROSS SECTION IS SUBJECT TO THE REQUIREMENTS OF THE A.A.S.H.T.O. ROADSIDE DESIGN GUIDE WITH RESPECT TO A CLEAR VIEW ZONE.

MODIFIED CURB & GUTTER (MOUNTABLE TYPE)



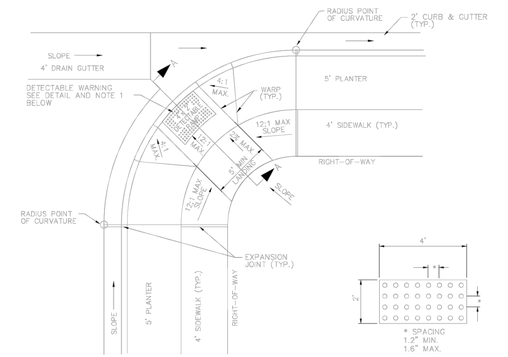

4' DRAIN GUTTER

GENERAL NOTES:
1. PLACE EXPANSION JOINTS (JOINT FILLER MATERIAL) EVERY 50' ALONG CURB, GUTTER & SIDEWALK SECTIONS. JOINTS TO BE PLACED THE FULL DEPTH OF CONCRETE PLUS 1", FLUSH WITH TOP OF CONCRETE.
2. CONTRACTION JOINTS ALONG CURB & GUTTER SECTIONS SHOULD BE PLACED AT INTERVALS NOT TO EXCEED 10'.
3. CONTRACTION JOINTS ALONG SIDEWALK SECTIONS SHOULD BE PLACED AT INTERVALS MATCHING THE SIDEWALK WIDTH, EXCEPT WITH VERY WIDE CONCRETE SECTIONS WHERE CONTRACTION JOINT SPACING SHALL NOT EXCEED 2 TIMES THE SLAB THICKNESS IN FEET. FOR EXAMPLE, THE MAXIMUM JOINT SPACING FOR A 4" THICK CONCRETE SLAB WOULD BE 8 FEET.
4. WHEN CURB, GUTTER OR SIDEWALK MUST BE REMOVED & REPLACED, FOLLOW WRITTEN GUIDELINES IN SECTION 5.

LEHI CITY

CURB, GUTTER AND SIDEWALK

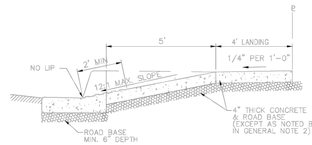
LEHI CITY STANDARD DRAWINGS ROAD-5



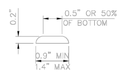




DETECTABLE RAMP DETAIL




SECTION A-A




DOME DETAIL

PUBLIC WORKS DEPARTMENT MUST APPROVE TYPES AND COLOR OF DETECTABLE WARNING DEVICES USED.

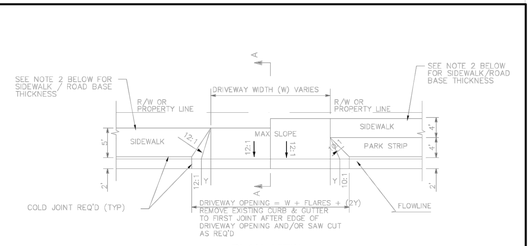
DETECTABLE WARNING DETAILS
- RAISED TRUNCATED DOMES -

GENERAL NOTES:
1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

LEHI CITY

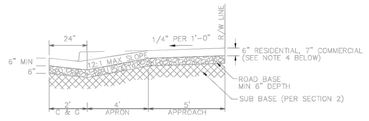
ADA RAMP PLANTER STRIP (AT INTERSECTION)

LEHI CITY STANDARD DRAWINGS ROAD-6




PLAN VIEW

ELEVATION



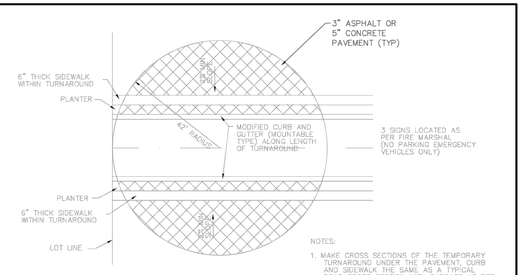

SECTION A-A

GENERAL NOTES:
1. ALL PROPOSED DRIVEWAY PLACEMENT SHALL BE INSPECTED PRIOR TO POURING OF CONCRETE.
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 4" EXCEPT WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART, IN WHICH SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6".
3. IN THE EVENT THAT SIDEWALKS ARE INSTALLED PRIOR TO THE INSTALLATION OF DRIVE APPROACHES, AND THEY ARE NOT CONSTRUCTED TO MEET THE STANDARDS ABOVE, ALL NON-COMPLIANT SIDEWALK SECTIONS SHALL BE REMOVED & REPLACED AS PART OF THE DRIVE APPROACH CONSTRUCTION.
4. MESH, REBAR AND/OR A THICKER CONCRETE AND ROAD BASE SECTION MAY BE REQUIRED BASED UPON ANTICIPATED TRAFFIC LOADS.
5. MAX DRIVEWAY WIDTH 26' FOR 2 CAR GARAGE, 30' FOR 3 CAR GARAGE.

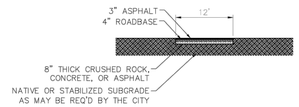
LEHI CITY

FLARED DRIVE APPROACH

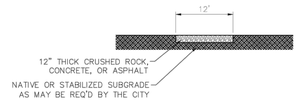
LEHI CITY STANDARD DRAWINGS ROAD-11




NOTES:
1. MAKE CROSS SECTIONS OF THE TEMPORARY TURNAROUND UNDER THE PAVEMENT, CURB AND SIDEWALK THE SAME AS A TYPICAL ROAD CROSS SECTION WITH SUBBASE AS PER SECTION 2, AND 6" ROADBASE.
2. NO ABOVE GROUND UTILITIES SHALL BE ALLOWED WITHIN THE TURNAROUND.
3. A TEMPORARY EASEMENT SHALL BE PROVIDED FOR AREA OUTSIDE OF THE CITY STREET RIGHT-OF-WAY.
4.




MAINTENANCE ACCESS WITH ASPHALT TRAIL ABOVE




ALL WEATHER ACCESS

LEHI CITY

TEMPORARY TURNAROUND AND ACCESS ROADS

LEHI CITY STANDARD DRAWINGS ROAD-14

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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028050-2202
THOMAS M. ROMNEY
11/20/2020
STATE OF UTAH

# TIMP POINT PHASE 1

LEHI, UTAH

## DETAILS

REVISION BLOCK

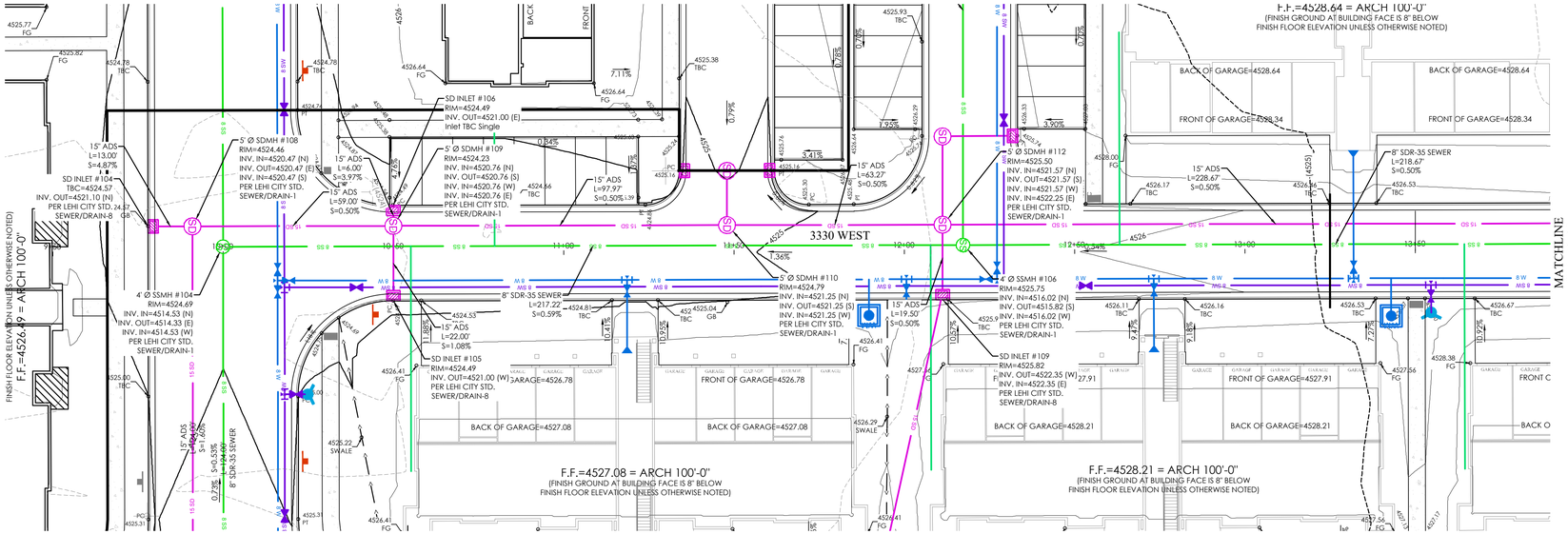
| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

DETAILS

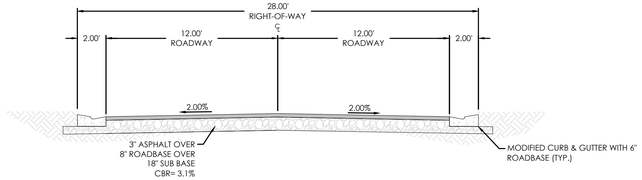
Scale: 1"=XX' | Drawn: SGA
Date: 11/10/20 | Job #: 19-0353
Sheet: D2.0

Z:_2019\19-0353 Lehi Multifamily Edge Homes\design 19-0353\dwg\sheets\timp point ph1\D2 - DETAILS.dwg

Saved: 11/20/2020 3:39:39 PM By: Sarah Anderson
Plotted: 11/20/2020 3:39:39 PM By: Sarah Anderson
X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi Road.dwg, ROAD-5



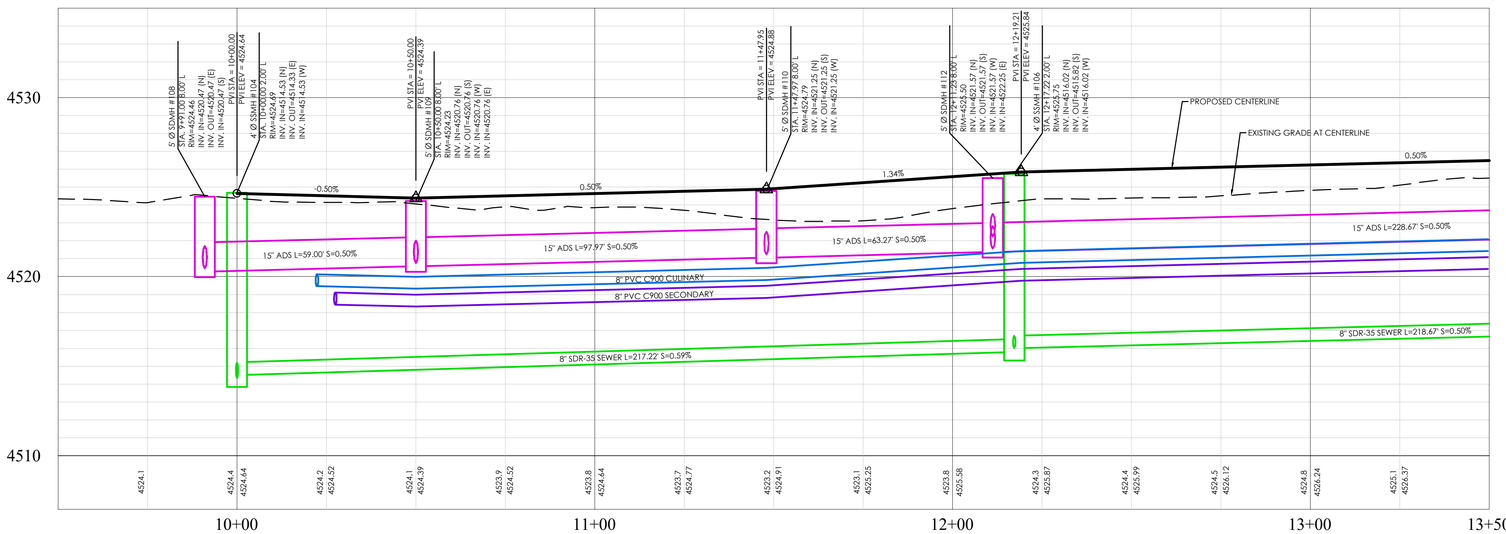

## 3330 WEST PLAN




## 24' STREET W/ NO ON-STREET PARKING

N.T.S.

1890 NORTH
1910 NORTH




## 3330 WEST PROFILE

**BENCHMARK**

EAST QUARTER CORNER OF SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4536.22
DATUM: NAVD88

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

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

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

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11/10/2020
STATE OF UTAH

# TIMP POINT PHASE 1

LEHI, UTAH

3330 WEST

REVISION BLOCK

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

3330 WEST

| | | | |
|---|---|---|---|
| Scale: | 1"=20' | Drawn: | SGA |
| Date: | 11/10/20 | Job #: | 19-0353 |
| Sheet: | PP1.0 | | |

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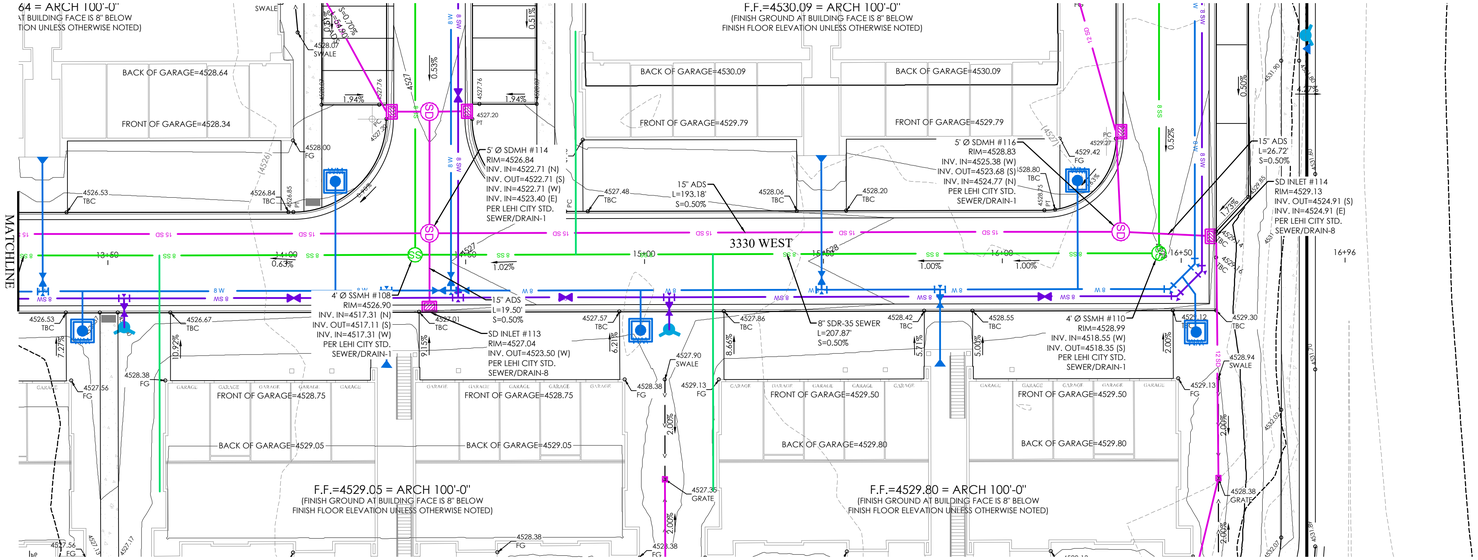
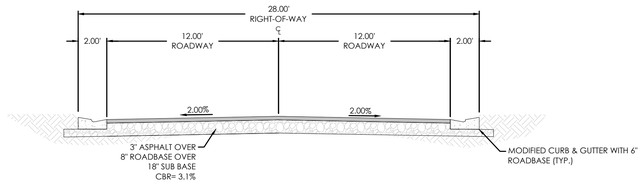


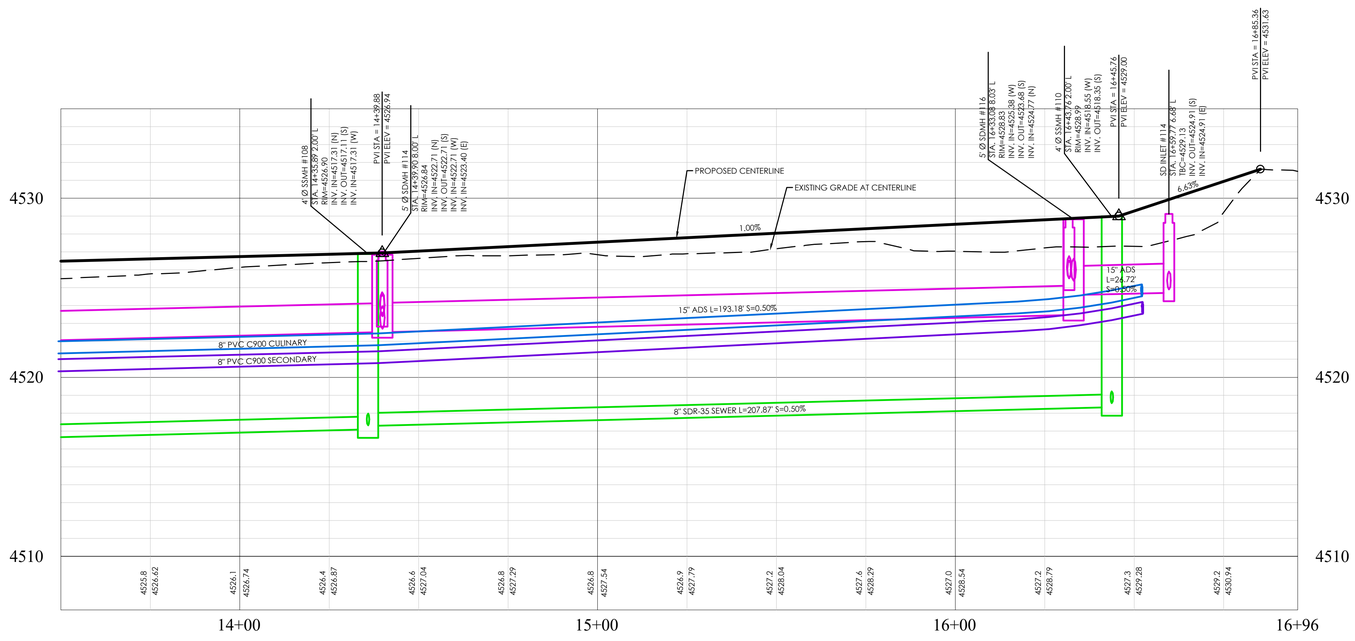

## 3330 WEST PLAN




## 24' STREET W/ NO ON-STREET PARKING

N.T.S.

1890 NORTH
1910 NORTH




## 3330 WEST PROFILE

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
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- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
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- EXIST. SEWER MH
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- SPOT ELEVATION

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No. 8028050-2202
THOMAS M. ROMNEY
11/10/2020
STATE OF UTAH

# TIMP POINT PHASE 1

LEHI, UTAH

3330 WEST

**BENCHMARK**

EAST QUARTER CORNER OF SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4536.22
DATUM: NAVD88

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

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

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
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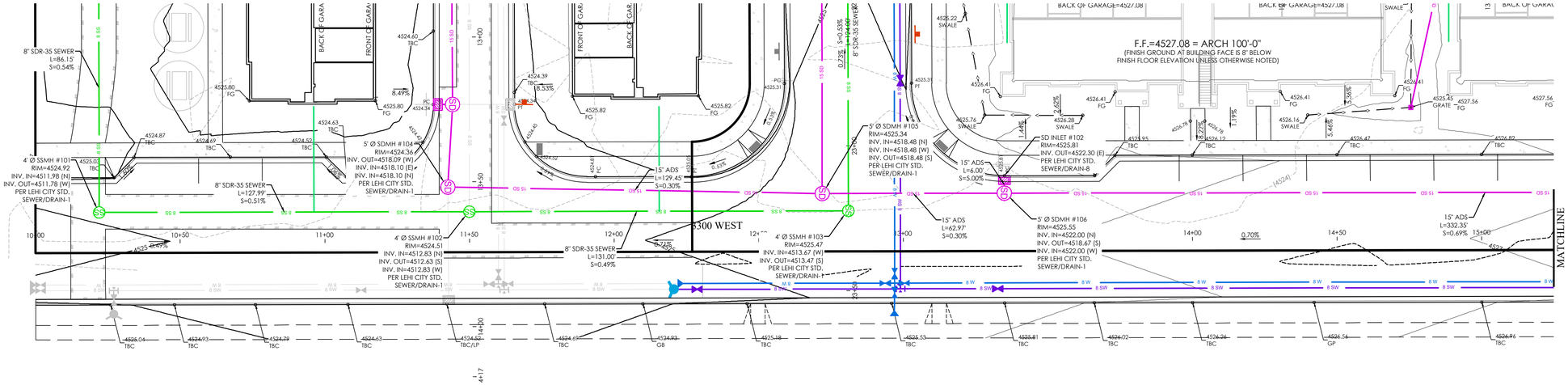
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

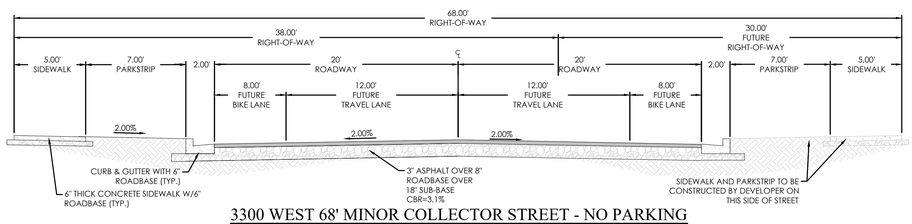
3330 WEST

| | |
|---|---|
| Scale: 1"=20' | Drawn: SGA |
| Date: 11/10/20 | Job #: 19-0353 |
| Sheet: PP1.1 | |

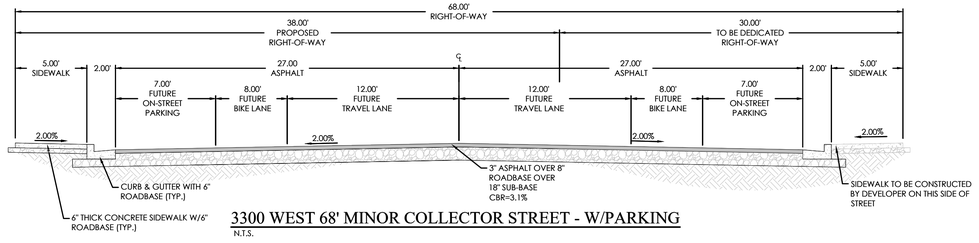
Z:_2019\19-0353 Lehi Multifamily Edge Homes\design 19-0353\dwg\sheets\timp point ph1\PP1.1 - STREET 88.dwg



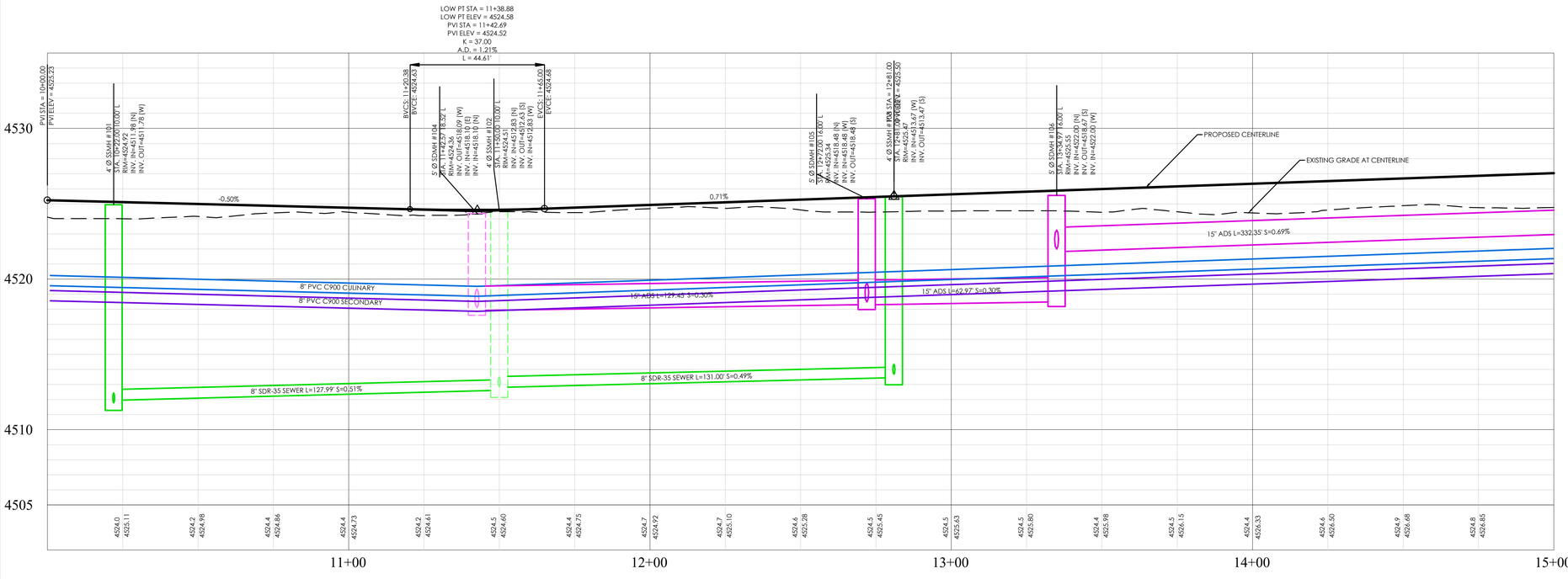

## 3300 WEST PLAN




3300 WEST 68' MINOR COLLECTOR STREET - NO PARKING
N.T.S.




3300 WEST 68' MINOR COLLECTOR STREET - W/PARKING
N.T.S.




## 3300 WEST PROFILE

**BENCHMARK**

EAST QUARTER CORNER OF SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4536.22
DATUM: NAVD88

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
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## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
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- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8280502202
THOMAS M. ROMNEY
11/10/2020
STATE OF UTAH

# TIMP POINT PHASE 1

LEHI, UTAH

3300 WEST

REVISION BLOCK

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

3300 WEST

| | | | |
|---|---|---|---|
| Scale: | 1"=20' | Drawn: | SGA |
| Date: | 11/10/20 | Job #: | 19-0353 |
| Sheet: | PP2.0 | | |

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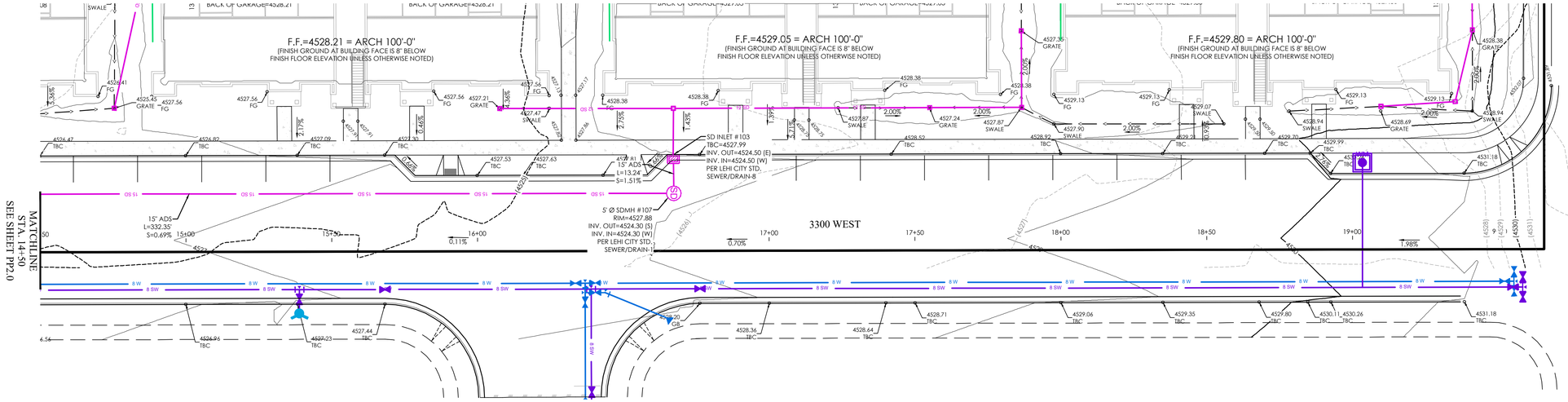
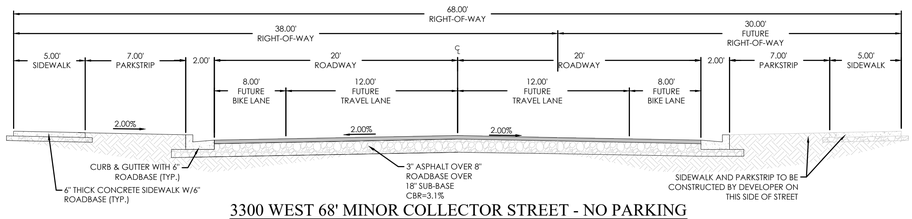
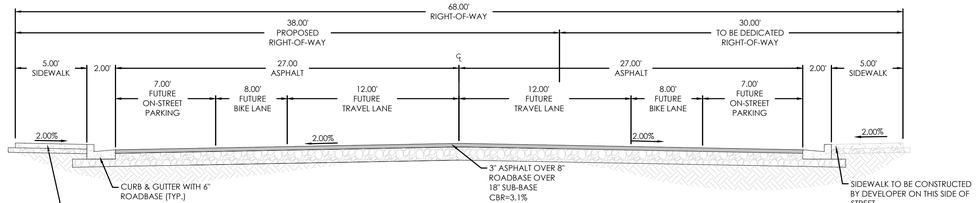



## 3300 WEST PLAN




3300 WEST 68' MINOR COLLECTOR STREET - NO PARKING
N.T.S.




3300 WEST 68' MINOR COLLECTOR STREET - W/PARKING
N.T.S.

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
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- CONTOUR MAJOR
- CONTOUR MINOR
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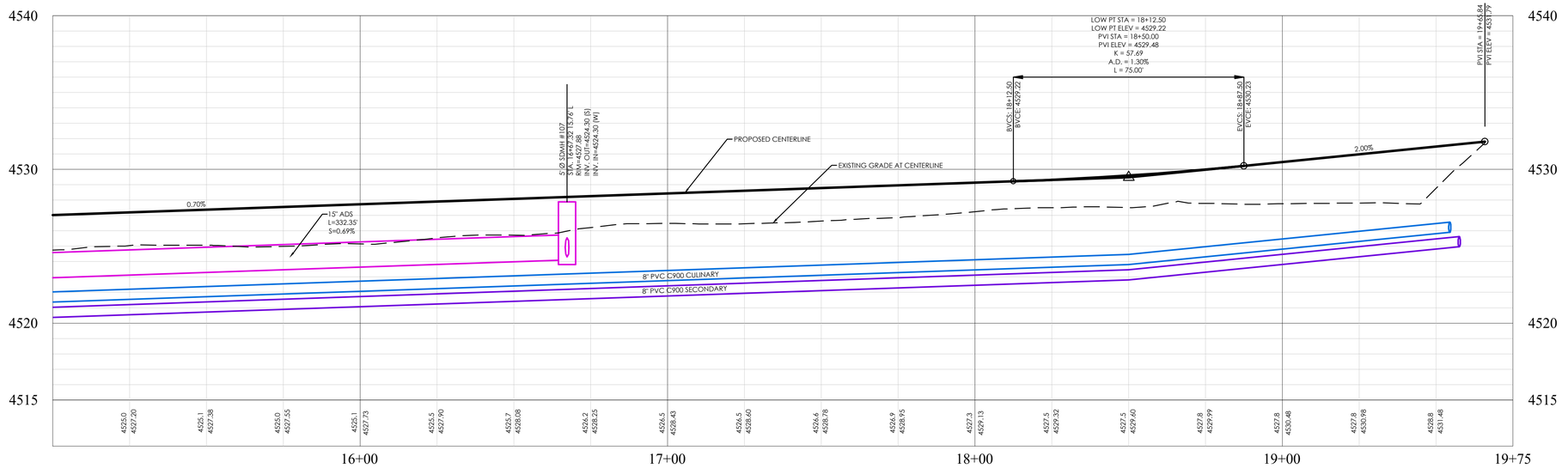
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION




## 3300 WEST PROFILE

**BENCHMARK**

EAST QUARTER CORNER OF SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4536.22
DATUM: NAVD88

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

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

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11/10/2020
STATE OF UTAH

# TIMP POINT PHASE 1

LEHI, UTAH

3300 WEST

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
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| 5 | ---- | ---- |
| 6 | ---- | ---- |

3300 WEST

| | | | |
|---|---|---|---|
| Scale: | 1"=20' | Drawn: | SGA |
| Date: | 11/10/20 | Job #: | 19-0353 |
| Sheet: | PP2.1 | | |

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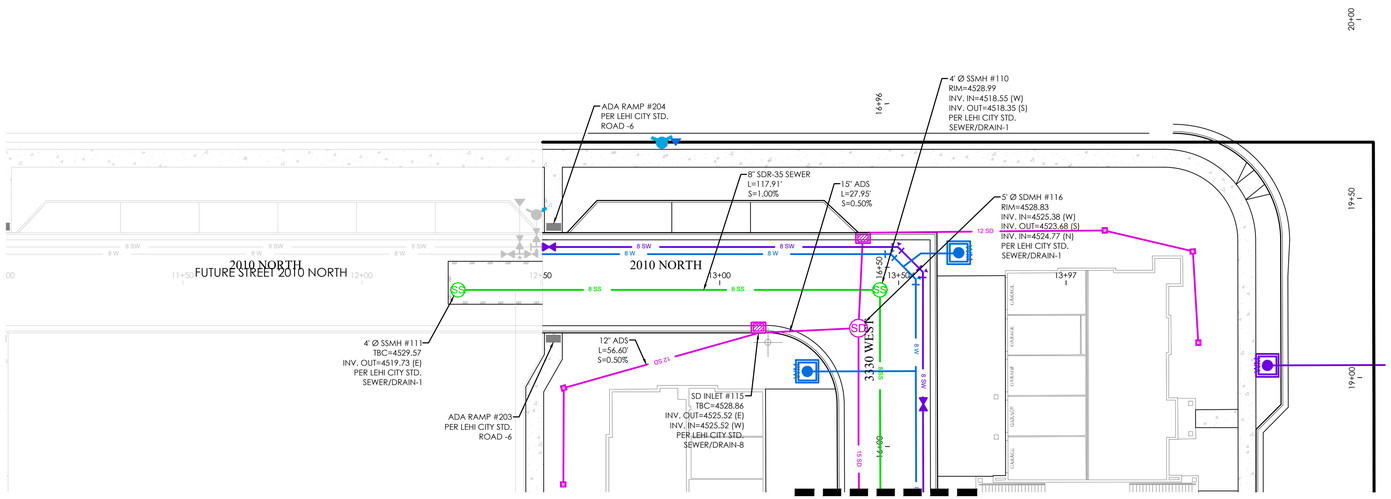
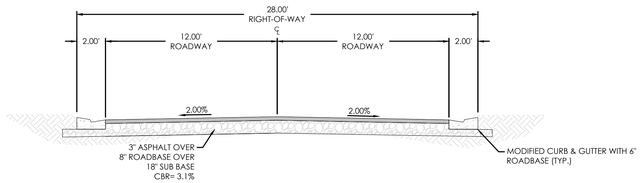


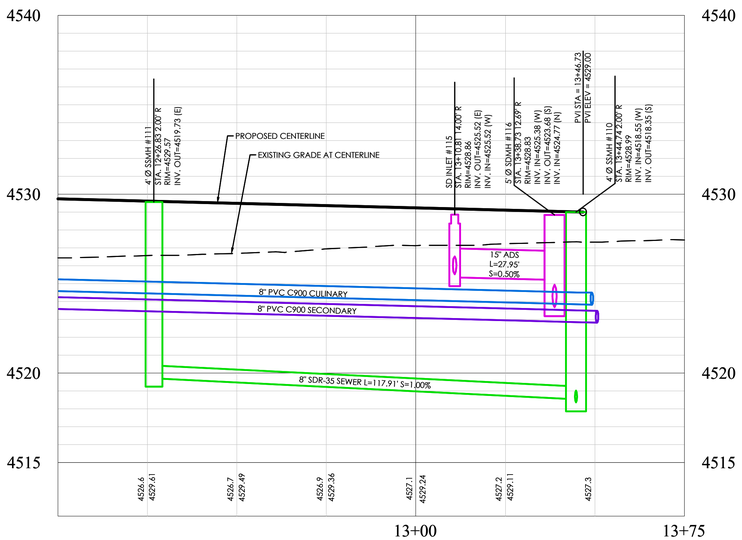

MATCH SHEET PP1.1

## 2010 NORTH PLAN




24' STREET W/ NO ON-STREET PARKING
N.T.S.

1890 NORTH
1910 NORTH




## 2010 NORTH PROFILE

### LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
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STATE OF UTAH

# TIMP POINT PHASE 1

LEHI, UTAH

2010 NORTH

**BENCHMARK**

EAST QUARTER CORNER OF SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4536.22
DATUM: NAVD88

N

S

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

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

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
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| 6 | ---- | ---- |

2010 NORTH

| | | | |
|---|---|---|---|
| Scale: | 1"=20' | Drawn: | SGA |
| Date: | 11/10/20 | Job #: | 19-0353 |
| Sheet: | PP3.0 | | |

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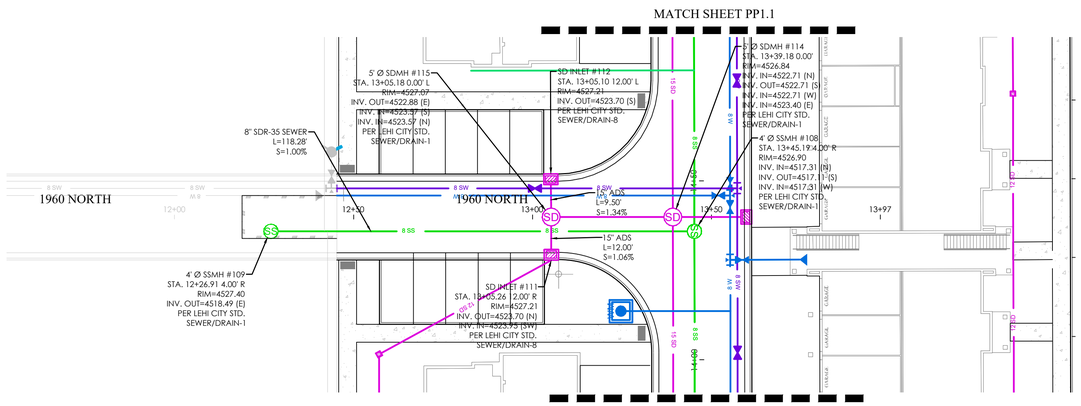
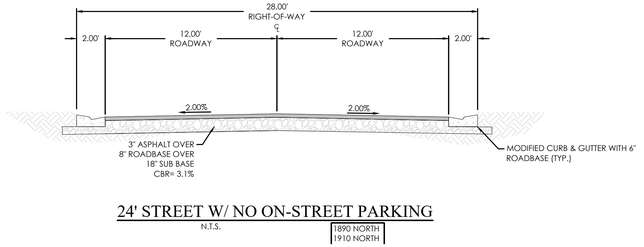


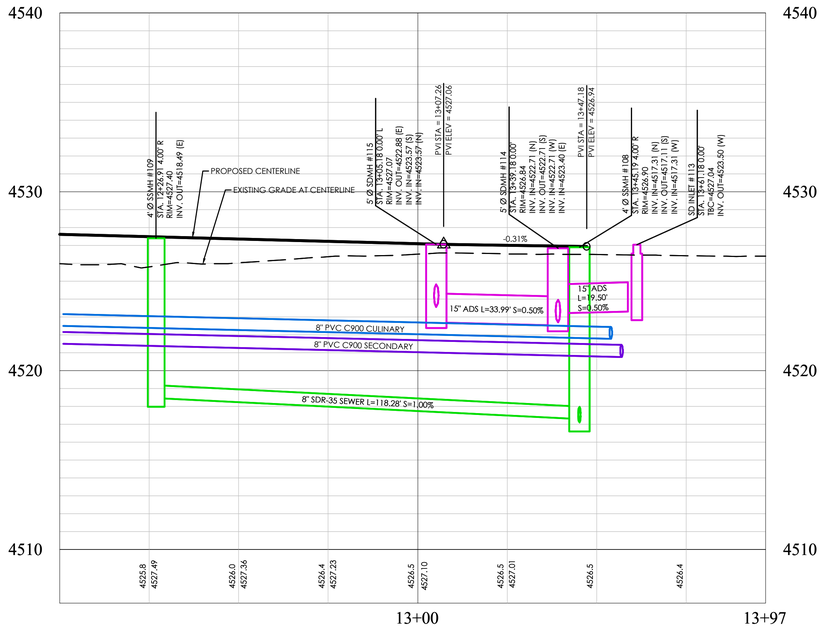

# 1960 NORTH PLAN




24' STREET W/ NO ON-STREET PARKING

N.T.S.

1890 NORTH
1910 NORTH




# 1960 NORTH PROFILE

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

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LICENSED PROFESSIONAL ENGINEER
No. 8028050-2202
THOMAS M. ROMNEY
11/10/2020
STATE OF UTAH

**BENCHMARK**

EAST QUARTER CORNER OF SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4536.22
DATUM: NAVD88

N

S

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

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

# TIMP POINT PHASE 1

LEHI, UTAH

1960 NORTH

REVISION BLOCK

| # | DATE | DESCRIPTION |
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1960 NORTH

Scale: 1"=20' | Drawn: SGA
Date: 11/10/20 | Job #: 19-0353
Sheet: PP4.0

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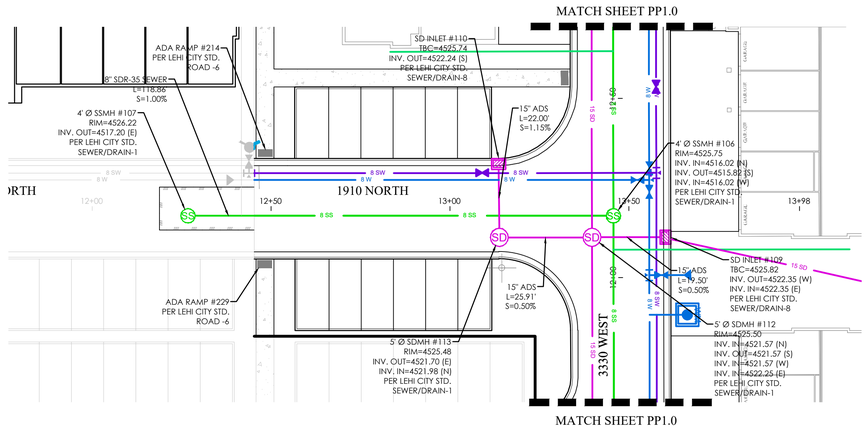
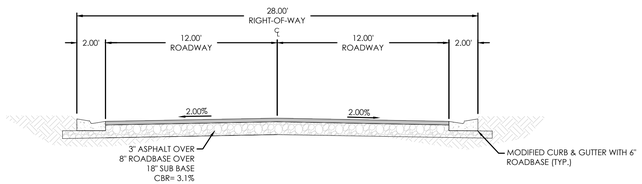


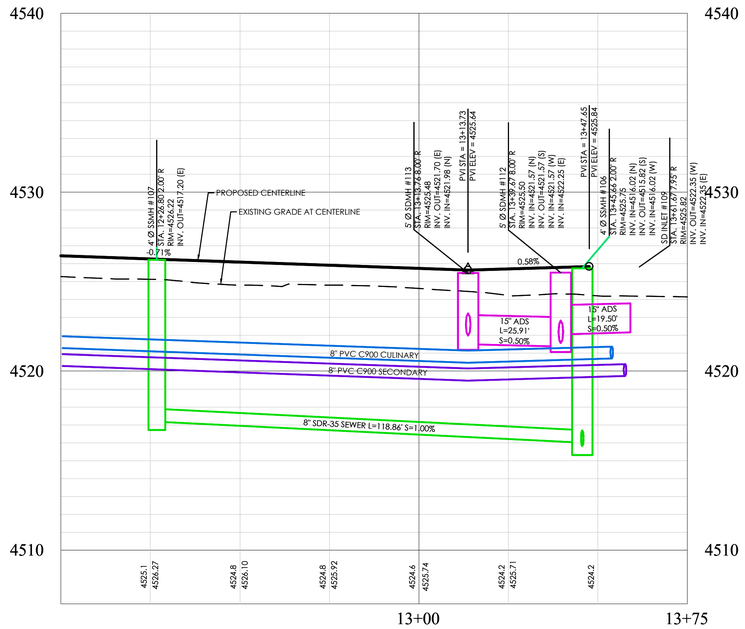

# 1910 NORTH PLAN




## 24' STREET W/ NO ON-STREET PARKING

N.T.S.

1890 NORTH
1910 NORTH




# 1910 NORTH PROFILE

## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
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S

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

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

# TIMP POINT PHASE 1

LEHI, UTAH

1910 NORTH

REVISION BLOCK

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1910 NORTH

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| Date: 11/10/20 | Job #: 19-0353 |
| Sheet: PP5.0 | |

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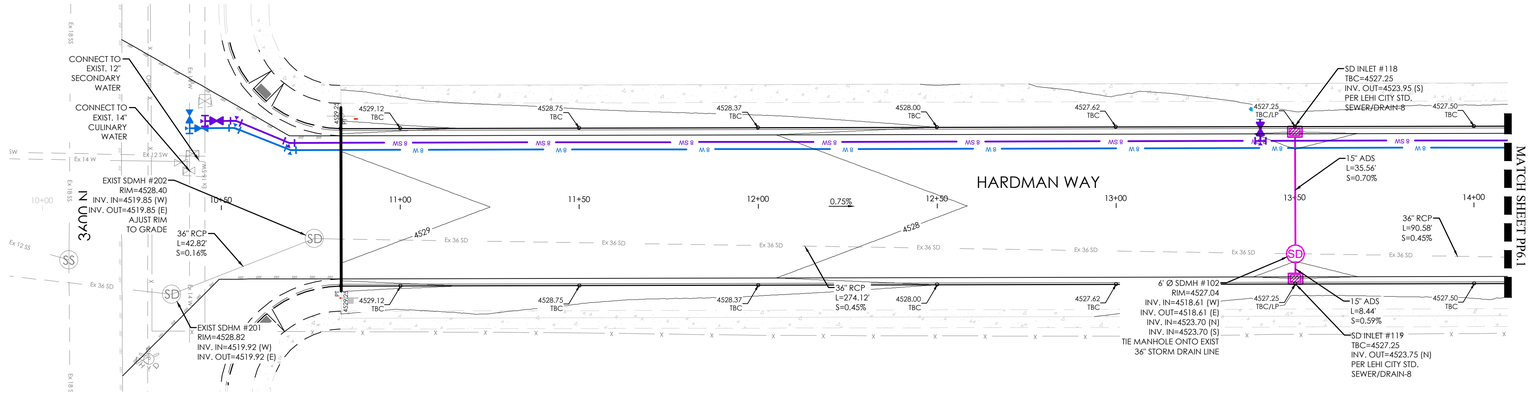
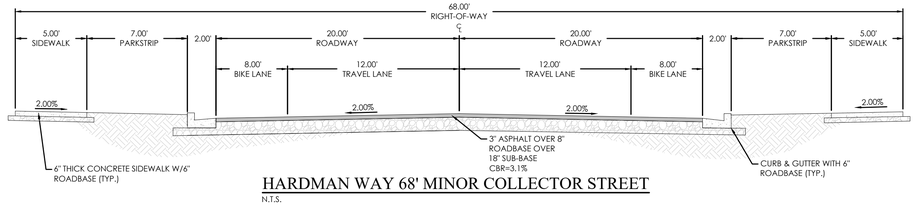
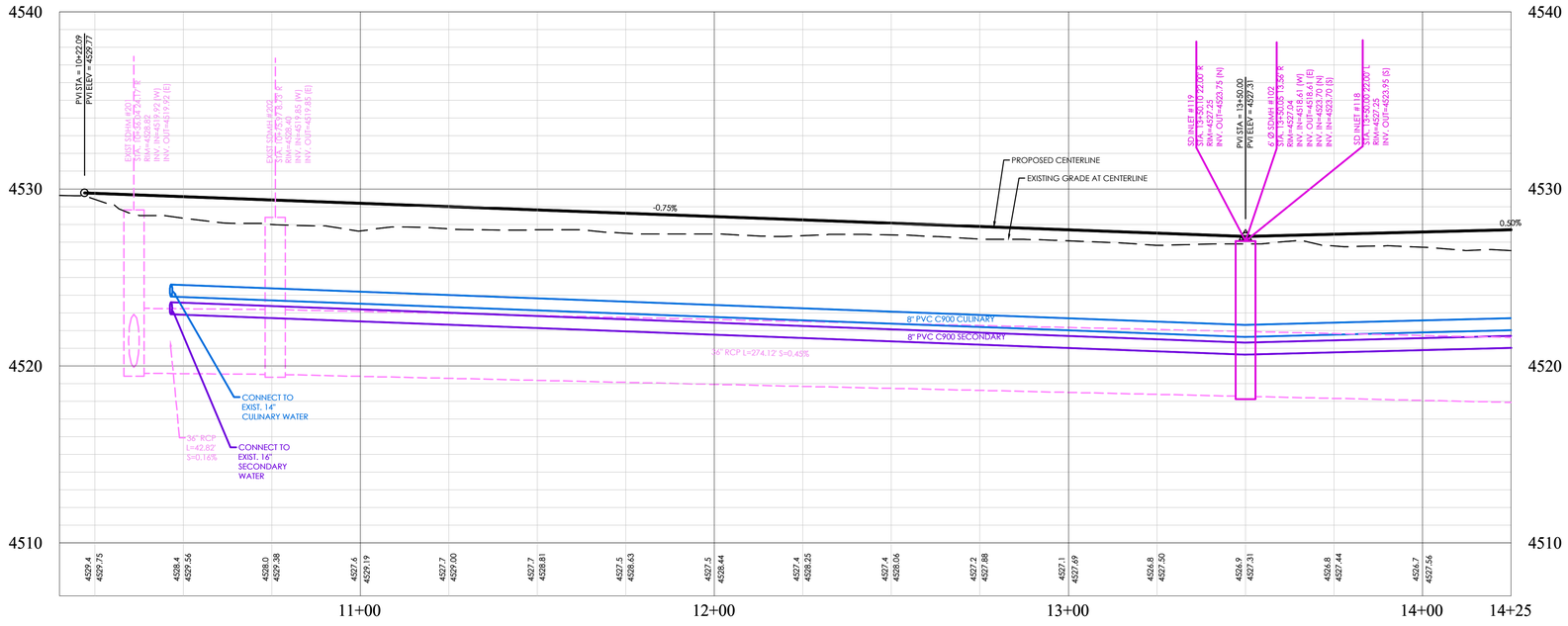



## ---- PLAN




## HARDMAN WAY 68' MINOR COLLECTOR STREET

N.T.S.




## HARDMAN WAY PROFILE

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### GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

### BENCHMARK

EAST QUARTER CORNER OF SECTION 2
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# TIMP POINT PHASE 1

LEHI, UTAH

HARDMAN WAY

REVISION BLOCK

| # | DATE | DESCRIPTION |
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HARDMAN WAY

Scale: 1"=20' | Drawn: SGA
Date: 11/10/20 | Job #: 19-0353
Sheet: PP6.0

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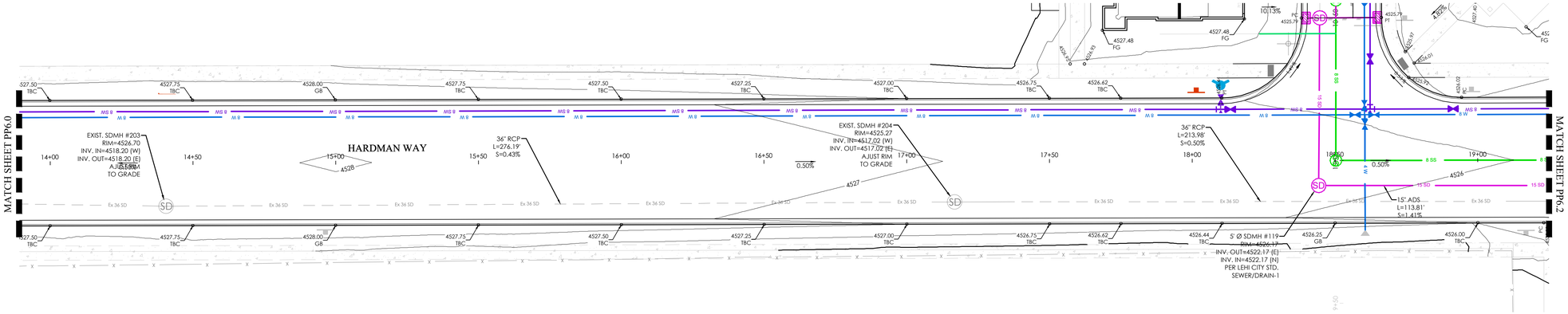
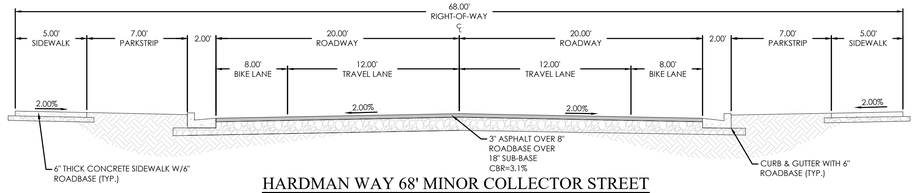



## HARDMAN WAY PLAN




## HARDMAN WAY 68' MINOR COLLECTOR STREET

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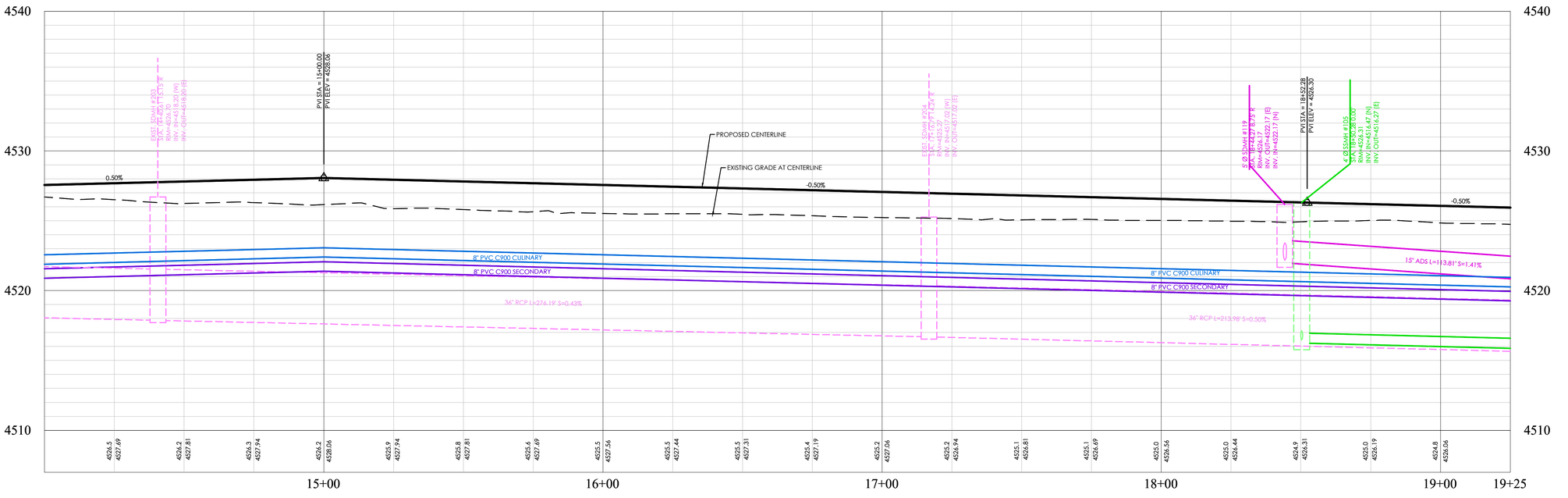


## HARDMAN WAY PROFILE

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LEHI, UTAH

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HARDMAN WAY

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| Sheet: | PP6.1 | | |

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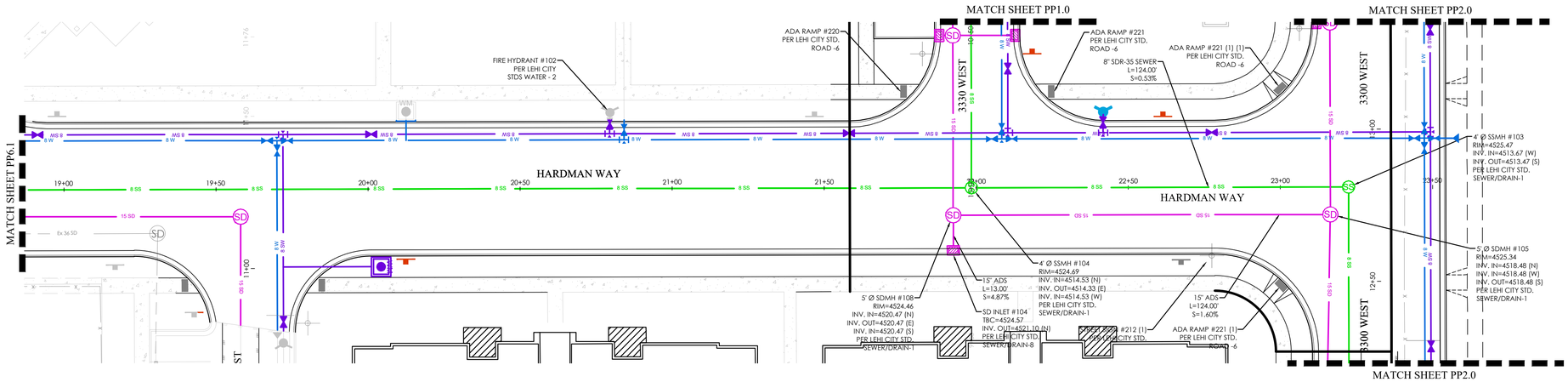
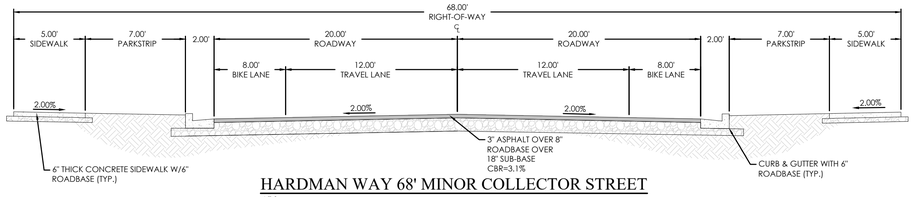
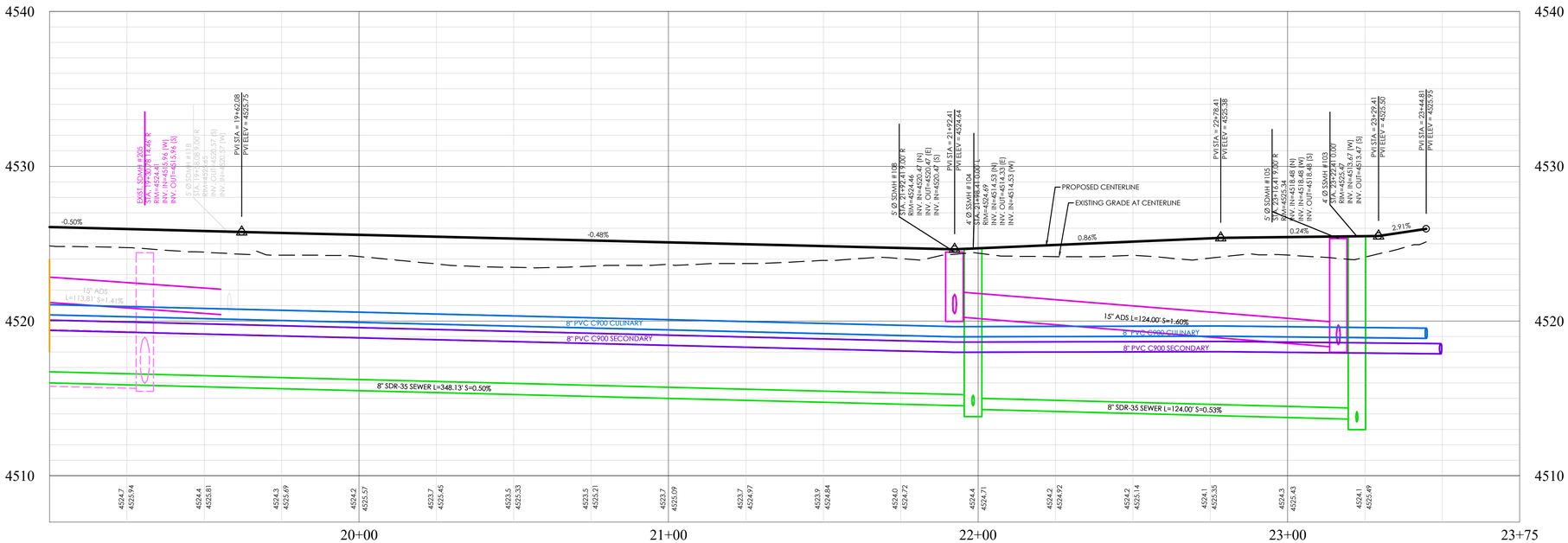



# HARDMAN WAY PLAN




## HARDMAN WAY 68' MINOR COLLECTOR STREET

N.T.S.




# HARDMAN WAY PROFILE

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GRAPHIC SCALE

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( IN FEET )
1 inch = 20 ft.

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STATE OF UTAH

REVISION BLOCK

| # | DATE | DESCRIPTION |
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# TIMP POINT PHASE 1

LEHI, UTAH

HARDMAN WAY

HARDMAN WAY

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| Date: | 11/10/20 | Job #: | 19-0353 |
| Sheet: | PP6.2 | | |

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Abby (10 Plex)
Color FF

Abby
Back Elevation

Abby
Side Elevation

Abby (10 Plex)
Color HH

Abby (10 Plex)
Color GG

Ammon (10 Plex)
Color 1

Ammon (10 Plex)
Color 2

Ammon (10 Plex)
Color 3

Ammon (10 Plex)
Color 4

Ammon
Back Elevation

Ammon
Side Elevation

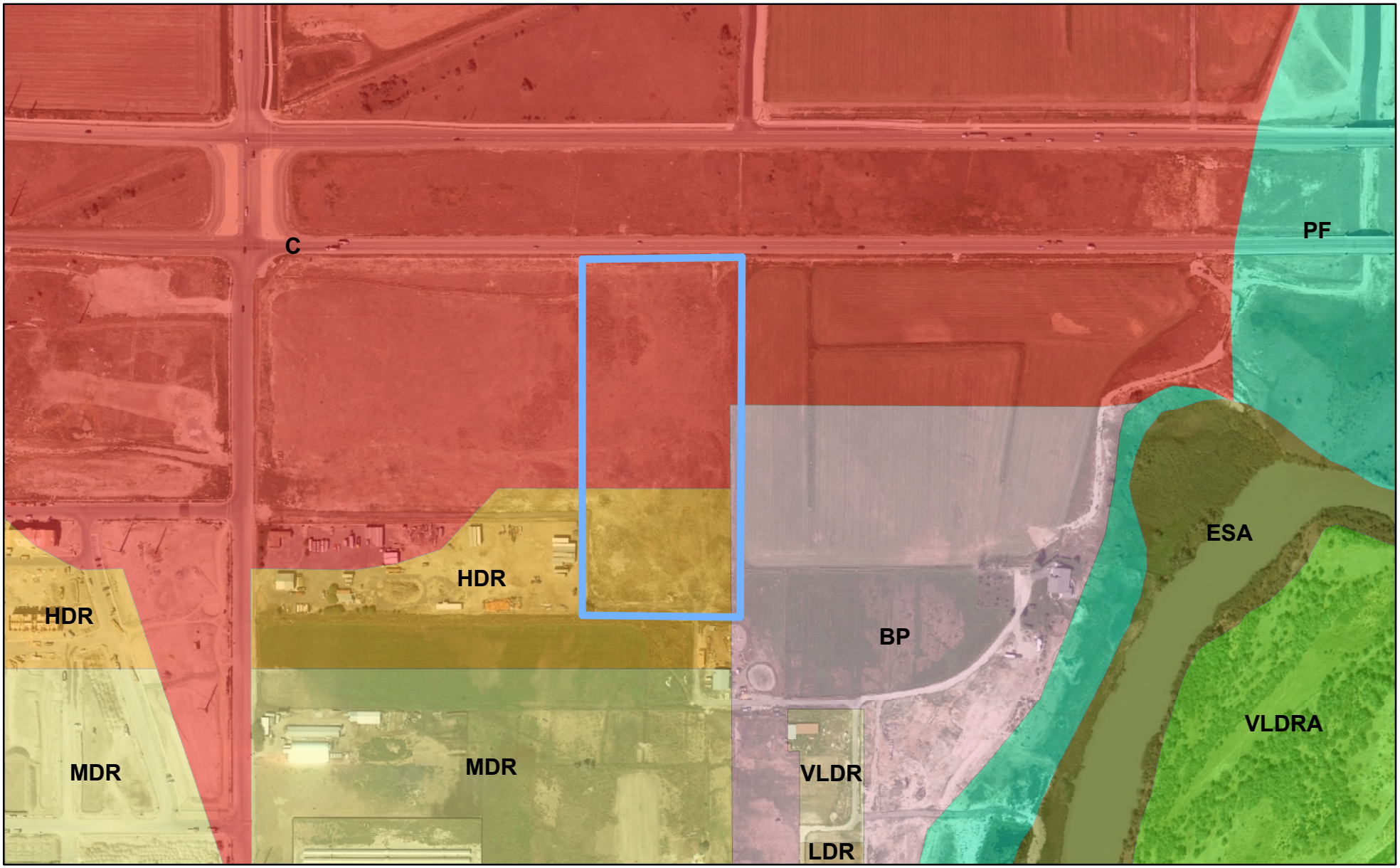
# Timp Point Phase 1 Final Subdivision

Aerial

0 450 900 Feet

# Timp Point Phase 1 Final Subdivision

General Plan

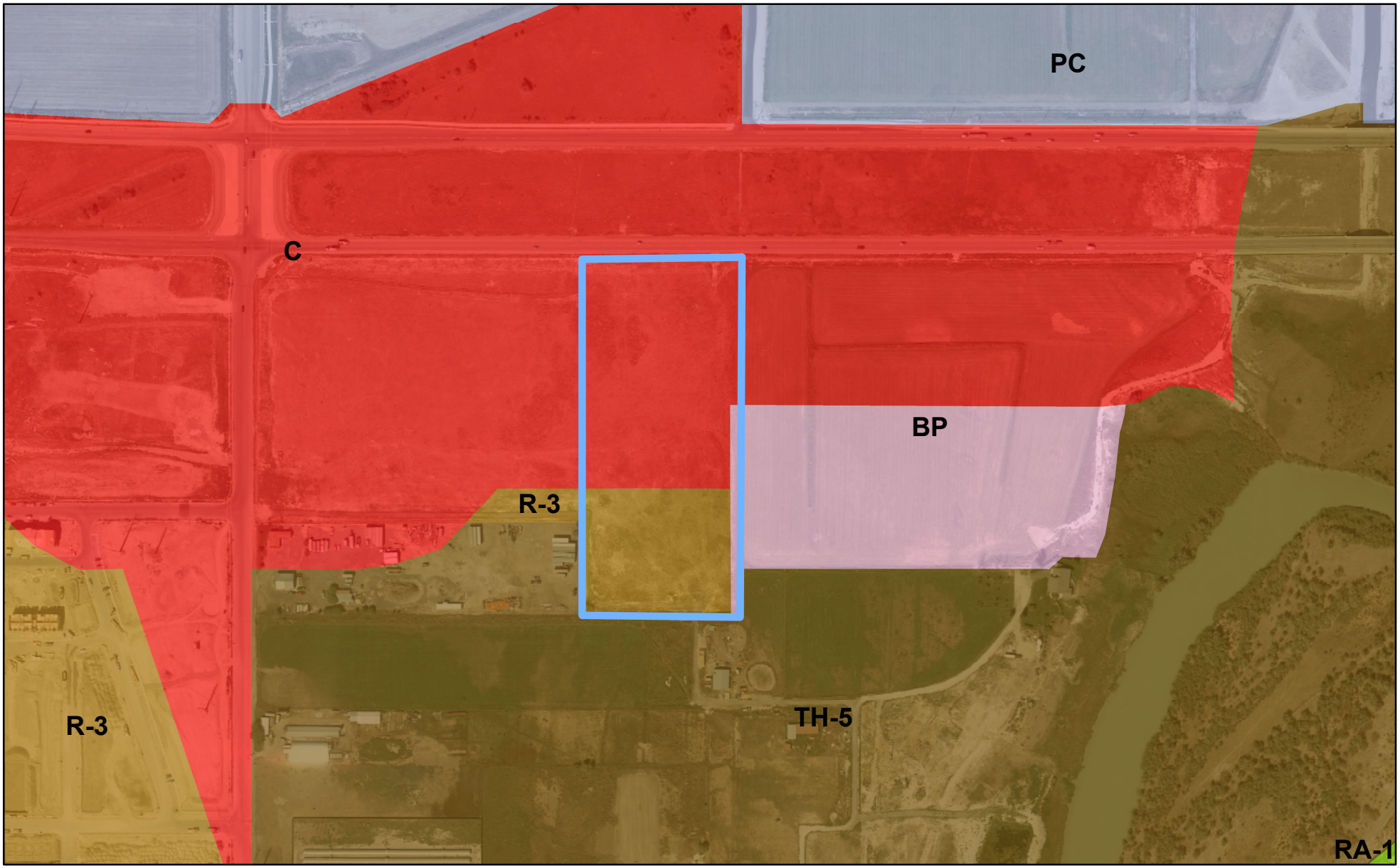



0 450 900 Feet

LEHI CITY

# Timp Point Phase 1 Final Subdivision

Zoning




0 450 900 Feet

LEHI CITY

**Agenda Item No: 16**

# City Council Agenda Item Report

Meeting Date: December 8, 2020
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

---

**Subject:**
Consideration of Preliminary subdivision approval for Cold Spring Ranch LD1, a 54 unit single-family residential development located at approximately 3300 West Allred Drive in a Planned Community zone.

**Suggested Action:**

**Attachments:**

CC Staff Report Cold Spring Ranch LD1 Preliminary Subdivision.docx

Cold Spring Ranch LD1 Preliminary Subdivision DRC 10.28.2020.docx

Cold Spring Ranch LD1 narrative.pdf

Cold Spring Ranch LD1 Preliminary Subdivision - plans.pdf

Cold Spring Ranch LD1 Preliminary Subdivision - Aerial Map.pdf

Cold Spring Ranch LD1 Preliminary Subdivision - General Plan Map.pdf

Cold Spring Ranch LD1 Preliminary Subdivision - Zone Map.pdf

# COLD SPRING RANCH LD1 PRELIMINARY SUBDIVISION

## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | DR Horton | | |
| **Meeting Date** | December 8, 2020 | | |
| **Requested Action/Purpose** | Approval of a proposed preliminary subdivision | | |
| **Location** | 3300 West Allred Drive | | |
| **Existing General Plan Designation** | LDR (Low Density Residential) | | |
| **Existing Zoning** | PC (Planned Community) | | |
| **Existing Land Use** | Undeveloped | | |
| **Number of Lots/Units** | 54 | | |
| **Adjacent Zoning and Land Use** | *North* | R-1-8 | Undeveloped/Agriculture |
| | *South* | PF | Jordan River/Willow Park |
| | *East* | PC | Future Cold Spring Ranch Park |
| | *West* | PC | Undeveloped/Cold Spring Ranch MD5-1 |
| **Date of DRC Review** | October 28, 2020 | | |
| **Date of Planning Commission Review** | November 12, 2020 | | |
| **Assigned Planner** | Sierra Pierson | | |

## REQUIRED ACTION

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

## APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

**Section 37.040(E) Residential Connectivity Standards.**

2. 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. |
| 2.6-4 DU/AC | 800 ft. |
| 4.1+ DU/AC | 600 ft. |

   a. Increase in Block Length. The maximum allowed block length may be increased if the applicant provides clear and convincing evidence that it is impracticable to achieve due to:
      i. road grades that exceed ten percent;
      ii. Jordan River;
      iii. Utah Lake;

iv. delineated wetlands;
v. other significant natural and historic features;
vi. existing adjacent development;
vii. rail corridors; or
viii. limited access roadways.

b. Increases in block length will be reviewed on a case-by-case basis and shall require positive recommendations from the reviewing departments and Planning Commission and approval by the City Council.

## PROPERTY HISTORY

| | |
|---|---|
| **November 2, 1998** | This property was included in the Lehi Jordan Heights annexation. |
| **August 8, 2017** | This property was re-zoned as Planned Community. |
| **August 8, 2017** | The Cold Spring Ranch Area Plan was approved by the City Council. |

## REPORT ANALYSIS

The applicant requests review and approval of the Cold Spring Ranch LD1 preliminary subdivision. The subdivision is proposed to consist of single-family lots, connections to master-planned trails, and open space areas. This report will discuss the proposed layout, connectivity, and DRC comments.

**Proposed Layout**

The proposed subdivision includes 54 single-family lots ranging from 8,400-17,400 square feet in size. The Cold Spring Ranch area plan designates this area as low-density residential. This designation would allow for density ranging from two to four units per acre. The proposed development has a density of 2.25 units per acre, which is within the range of density allowed for this area. The subdivision will also include access to the adjacent master-planned trails and the Cold Spring Ranch parks. This site is adjacent to the future Power Line trail and one of the Cold Spring Ranch parks. The proposed subdivision will have multiple connections to the Power Line trail and park to provide access to these amenities.

**Connectivity**

The proposed subdivision meets the connectivity index standards for its associated density. However, the DRC noted that the block length on the east side exceeds the maximum length listed in the Connectivity Standards. Understanding this, the DRC did state that an exception could be warranted due to the open space, wetlands, and Jordan river located to the east. In Chapter 37 of the Development Code, it lists exceptions that would allow for an increase in block length. These exceptions include delineated wetlands and the Jordan River. The City Council will need to determine whether or not this exception is warranted.

**DRC Comments**

The DRC had seven comments including the following:

1. Show 10’ ramp on the trail connections accessing the two cul-de-sacs.
2. Add trail ADA ramps at all road crossings and cul-de-sac access points for trail (10).
3. Asphalt access on parcel F should be designed so that future trail connection in park can be added on without interfering with storm drain outfall.

Please include all DRC comments as part of the motion.

## PLANNING DIVISION RECOMMENDATION

Planning staff recommends **APPROVAL** to the City Council of the Cold Spring Ranch LD1 preliminary subdivision including the DRC comments from October 28, 2020. This recommendation is based on the following findings:

1. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
2. The proposed subdivision meets the requirements of the Lehi City Development Code in regards to subdivision approvals, including the density in lieu.
3. Other findings based upon information presented at the public hearing.

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on November 12, 2020. The minutes and motion from this meeting are as follows:

**2.11) Public hearing and recommendation of DR Horton's request for preliminary subdivision review of Cold Spring Ranch LD1, a 54 unit single-family residential development located at approximately 3300 West Allred Drive in a Planned Community zone.**

Brittney presented information on the agenda item. DRC had 7 redline comments.

Commissioner Nielsen had a question on parking and access points for the trail. Kim stated there was open space to the South West and there was parking at the Club House.

The applicant, Mr. Haws, clarified parcel C was a storm drain, and parcel F is trail access.

Commissioner Nielsen opened public hearing.

Commissioner Nielsen closed public hearing.

**Motion:** Commissioner Eyre moved to forward a positive recommendation of **DR Horton's request for preliminary subdivision review of Cold Spring Ranch LD1, a 54 unit single-family residential development located at approximately 3300 West Allred Drive in a Planned Community zone**; including all DRC comments and findings stated in the report. Commissioner Ellis seconded.

**Vote:** Commissioner Ellis, yes; Commissioner Jackson, yes; Commissioner Peterson, yes; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Nielsen, yes. The motion passed unanimously.

**Cold Spring Ranch LD1 Preliminary Subdivision**
**DRC Redline Comments**

*DR Horton – requests preliminary subdivision review of Cold Spring Ranch LD1, a 54-unit residential development located at approximately 3300 West Allred Drive.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: None
Date of Plans Reviewed: **10/20/2020**
Time Start: N/A
Time End: N/A

**DRC REDLINE COMMENTS:**

**Glade – Power:**

1. Suggest keeping public road width going north to un-developed parcel.
2. Line extension from existing switch yard required.

**Kerry – Fire: No comment**

**Greg – Water/Sewer:**

3. Extend sewer to North property line, end with a manhole.

**Trent – Parks:**

4. Add trail ADA ramps at all road crossings and cul-de-sac access points for trail (10).
5. Asphalt access on parcel F should be designed so that future trail connection in park can be added on without interfering with storm drain outfall.

**Gary – Building/Inspections: No comment**

**JD – Streets: No comment**

**Ross – Engineering:**

6. Recommend that the north end of Pearl Drive continue to be a public road because it will connect to a different development and will need utilities and access stubbed to there

**Kim – Planning:**

7. Show 10' ramps on the trail connections accessing the two cul-de-sacs.

**GENERAL COMMENTS:**

1. Trail ramp widths will need to be noted at final plat with the 10' width to match the trail section.
2. The connectivity index has been met, however, the block length on the east side is exceeded. In this case, an exception is warranted since there is only open space and the Jordan River is located to the east.

**DRC GENERAL COMMENTS:**

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

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

7. Residential developments shall complete all required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON NOVEMBER 12 (NEED ENVELOPES BEFORE SCHEDULING)

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

# COLD SPRING RANCH POD LD1

NARRATIVE

D.R. Horton, Inc. is pleased to present a narrative of the development for Cold Spring Ranch POD LD1. Our objective is to build a community that provides beautiful homes, parks, trails and gathering areas that both the city and developers can be proud of for decades to come.

Since 1992, D.R. Horton's Utah Division has demonstrated leadership in residential development through design innovation, superior craftsmanship, and responsiveness to the needs of its customers. As the largest home builder in America for the last 16 years, D.R. Horton knows how to build and sustain successful communities.

Cold Spring Ranch is a tightly-integrated master plan that outlines critical land uses, parks, and open space. This plan follows master transportation maps, existing topography, and trail corridors. Each neighborhood will be integrated into larger architectural themes to create a sense of community and continuity between land uses. This project will enhance the amenities, services, and recreational opportunities of the community and the quality of life available to Lehi residents by creating miles of trails, a large clubhouse, beautiful homes, spacious parks, and profitable commercial development.

## Development Phasing

It is anticipated this POD will be built during the same time frame as the backbone pod, which include the offsite infrastructure and main roads. The private space amenities and private open space constructed in conjunction with the MD5 pod as shown in a separate submittal will be part of the master HOA and residents will have access to its use. As allowed for in the code and Area Plan, the amenities requirements required in multifamily housing are being satisfied in the MD5 pod area. This area includes a large swimming pool with zero entry and splash pad features, a farmhouse-style 1500 sq ft clubhouse, several small picnic areas, a large picnic area with six tables and two barbeques, a hammock grotto, a basketball court, a pickleball court, a few playground areas, a large terra park playground feature, open field for youth soccer or football, and a dirt pump/flow track for bikes. Within the HD4 pod, an additional gathering area includes a playground area with benches and a picnic area with two picnic tables and a barbeque.

## Right to Farm

The Allred family has farmed this land for generations and has contracted for the sale of the entire property and as such contemplates the farming operations will be limited and eventually non-existent. See attached statement. They have agreed to grant access for offsite improvements as necessary through the course of development. Scott McLachlan also owns property to the north and has been very cooperative in granting easements and adjusting boundary line agreements for the development of the project. He is supportive of the development and recognizes the path of growth. There are no irrigation concerns either private or public that have not been contemplated with the improvements. The public will not have access to the site to any of the existing ditches during construction. Fencing will be maintained as currently situated on the property and will be delineated during the phasing of construction process. SWPPP and land disturbance procedures will be followed during construction.

## Summary

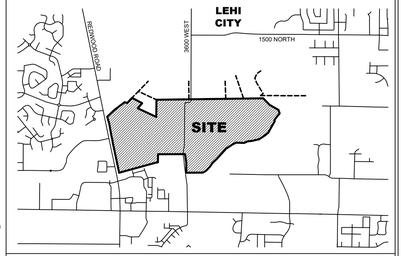
D.R. Horton has created successful communities for decades. As a leader in residential development, we will work to make Cold Spring ranch a community with value, viability, and long-term sustainability. Future residents will benefit from living in a well-planned community with amenities, open space, trails, a variety of housing types, vehicular and pedestrian access, and commercial opportunities.

# COLD SPRING RANCH

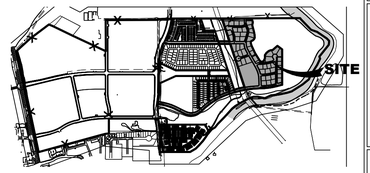
## LD 1 PRELIMINARY PLAN

### A PLANNED COMMUNITY IN LEHI, UTAH

## VICINITY MAP




## PROJECT MAP




## TABLE OF CONTENTS


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


## TABULATIONS

| | |
|---|---|
| TOTAL AREA: | 24.47 ACRES |
| ROADWAY: | 6.38 ACRES |
| # OF LOTS: | 55 UNITS |
| DENSITY: | 2.25 UNITS/ACRE |
| ZONE: | PC |

## NOTES

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

## LEGEND

EXISTING

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

PROPOSED

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


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

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

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


**PROJECT NAME**
COLD SPRING RANCH LD1


LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
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NOT FOR CONSTRUCTION

**COLD SPRING RANCH - LD 1**
**LEHI, UTAH**
**COVER**

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

LEI PROJECT #: 2015-0125
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=100'
DATE: 10/20/2020

SHEET 1

N:_2015 PROJECTS\2015-0125 COLD SPRING RANCH\CAD\PRELIM PLAT\2015-0125 PRELIMINARY PLAT - LD 1.DWG 10/20/2020 8:57:47 AM

UTAH POWER AND LIGHT COMPANY

SCOTT COOPER MCLACHLAN

FUTURE COLD SPRING

COLD SPRINGS MD 3

N89°48'41"E 616.98

S89°48'41"W 446.90

S32°22'52"W 23.67

S51°40'45"E 37.19

S13°58'53"E 42.12

POINT OF BEGINNING

S11°53'15"W 59.73

S89°46'14"W 924.86

EAST 1/4 CORNER
SECTION 11, T5S, R1W, SLB&M
(FOUND 5/8" REBAR, THE UTAH COUNTY MONUMENT WAS NOT FOUND)

SECTION LINE: N0°50'20"E 2663.83
N0°50'15"E 2663.79 (RECORD)

S14°59'46"E 154.60

S10°59'20"E 78.59

S2°17'11"E 54.70

S23°38'56"W 30.51

S43°33'17"W 36.16

S61°53'14"W 50.05

S1°19'27"W 38.13

S18°06'21"E 58.67

S25°00'28"E 165.76

S20°00'23"E 193.80

S0°00'00"E 742.34

N49°56'00"E 59.24

N69°36'27"E 40.11

N85°05'09"E 41.27

N49°28'13"E 135.24

S53°28'00"E 122.59

N35°13'52"E 60.94

N1°28'12"E 68.15

N24°55'32"E 53.94

N51°21'33"E 39.17

S87°30'54"E 20.13

S56°26'09"E 35.69

N18°09'00"W 58.93

N90°00'00"E 236.78

N90°00'00"W 236.78

N18°09'00"W 623.29

N18°09'00"W 502.40

S77°13'51"W 112.14

S88°35'50"W 93.79

N18°09'00"W 56.02

R=2056.00
Δ=6°17'37"
L=225.84
CH=N76°27'11"E 225.73

R=2000.00
Δ=15°15'01"
L=532.34
CH=S80°58'20"W 530.77

R=856.00
Δ=11°21'59"
L=169.81
CH=S82°54'51"W 169.54

R=1256.00
Δ=4°21'13"
L=95.44
CH=S75°03'14"W 95.41

MITCHELL DRIVE
(PUBLIC 56' ROW)

ADA LOOP
(PRIVATE 42' ROW)

PEARL DRIVE
(PRIVATE 42' ROW)

PEARL DRIVE
(PUBLIC 56' ROW)

SHERWIN CIRCLE
(PRIVATE 42' ROW)

WATERCRESS DRIVE
(PRIVATE 42' ROW)

HAZEL DRIVE
(PRIVATE 42' ROW)

ALLRED DRIVE
(PUBLIC 56' ROW)

PARCEL A
212 S.F.

PARCEL B
342 S.F.

PARCEL C
1869 S.F.

PARCEL F
943 S.F.

PARCEL G
7854 S.F.

467 11555 S.F.
466 10835 S.F.
465 10875 S.F.
464 10384 S.F.
463 10743 S.F.
462 8431 S.F.
461 8746 S.F.
460 11743 S.F.
459 12465 S.F.
458 9982 S.F.
457 9928 S.F.
456 9550 S.F.
455 11552 S.F.
454 17113 S.F.
453 16349 S.F.
452 17422 S.F.
451 15480 S.F.
450 8670 S.F.
449 8720 S.F.
448 8720 S.F.
447 8720 S.F.
446 8720 S.F.
445 9879 S.F.
468 10579 S.F.
469 12207 S.F.
472 8961 S.F.
473 9399 S.F.
474 9962 S.F.
471 11146 S.F.
475 11501 S.F.
470 9479 S.F.
476 10997 S.F.
477 14697 S.F.
478 11503 S.F.
479 10790 S.F.
480 12740 S.F.
481 11186 S.F.
482 9748 S.F.
483 10821 S.F.
484 12787 S.F.
485 14963 S.F.
486 10122 S.F.
487 8596 S.F.
488 8221 S.F.
489 9609 S.F.
490 10840 S.F.
491 10825 S.F.
492 10883 S.F.
493 9125 S.F.
494 11114 S.F.
495 9600 S.F.
496 9607 S.F.
497 9375 S.F.
498 10585 S.F.
499 160097 S.F.

## TABULATIONS

| | |
|---|---|
| TOTAL AREA: | 24.47 ACRES |
| ROADWAY: | 6.38 ACRES |
| # OF LOTS: | 55 UNITS |
| DENSITY: | 2.25 UNITS/ACRE |
| ZONE: | PC |

NORTH

SCALE: 1"=80'

80 40 0 80

## CURVE TABLE

| CURVE | RADIUS | DELTA | LENGTH | CHORD |
|---|---|---|---|---|
| C1 | 15.00 | 90°00'00" | 23.56 | N45°00'00"E 21.21 |
| C2 | 131.00 | 18°09'00" | 41.50 | N9°04'30"W 41.32 |
| C3 | 25.00 | 101°23'24" | 44.24 | N68°50'42"W 38.69 |
| C4 | 55.50 | 87°50'31" | 85.09 | S75°37'08"E 77.00 |
| C5 | 55.50 | 42°39'22" | 41.32 | S10°22'12"E 40.37 |
| C6 | 55.50 | 91°44'15" | 88.86 | S56°49'37"W 79.67 |
| C7 | 55.50 | 10°04'03" | 9.75 | N72°16'14"W 9.74 |
| C8 | 25.00 | 22°57'07" | 10.01 | S78°42'45"E 9.95 |
| C9 | 131.00 | 23°42'40" | 54.21 | N77°57'22"E 53.83 |
| C10 | 15.00 | 83°47'55" | 21.94 | N24°12'04"E 20.03 |
| C11 | 121.00 | 17°30'35" | 36.98 | S8°56'36"E 36.83 |
| C12 | 79.00 | 20°47'17" | 28.66 | S10°34'57"E 28.51 |
| C13 | 479.00 | 2°55'22" | 24.44 | S22°26'17"E 24.43 |
| C14 | 173.00 | 8°09'23" | 24.63 | N19°49'17"W 24.61 |
| C15 | 173.00 | 40°49'33" | 123.27 | N3°29'12"W 120.68 |
| C16 | 70.00 | 16°55'34" | 20.68 | S8°27'47"W 20.60 |
| C17 | 169.00 | 5°57'13" | 17.56 | S13°56'58"W 17.55 |
| C18 | 15.00 | 79°01'38" | 20.69 | N50°29'11"E 19.09 |
| C19 | 15.00 | 90°00'00" | 23.56 | S45°00'00"E 21.21 |
| C20 | 173.00 | 18°09'00" | 54.80 | N9°04'30"W 54.57 |
| C21 | 173.00 | 18°09'00" | 54.80 | N9°04'30"W 54.57 |
| C22 | 15.00 | 107°57'41" | 28.26 | S35°49'51"W 24.26 |
| C23 | 173.00 | 23°42'40" | 71.59 | N77°57'22"E 71.08 |
| C24 | 173.00 | 23°42'40" | 71.59 | N77°57'22"E 71.08 |
| C25 | 15.00 | 90°00'00" | 23.56 | N68°53'58"W 21.21 |
| C26 | 15.00 | 84°31'09" | 22.13 | N47°44'25"W 20.17 |
| C27 | 356.00 | 21°48'20" | 135.49 | S16°23'01"E 134.67 |
| C28 | 15.00 | 88°17'19" | 23.11 | N16°51'29"E 20.89 |
| C29 | 54.00 | 10°50'52" | 10.22 | N66°25'34"E 10.21 |
| C30 | 25.00 | 55°09'00" | 24.06 | S80°34'30"E 23.15 |
| C31 | 55.50 | 31°15'26" | 30.28 | N68°37'42"W 29.90 |
| C32 | 55.50 | 92°46'14" | 89.86 | S49°21'28"W 80.36 |
| C33 | 55.50 | 290°18'01" | 281.20 | S18°09'00"E 63.43 |
| C34 | 55.50 | 42°14'41" | 40.92 | S18°09'00"E 40.00 |
| C35 | 55.50 | 104°18'52" | 101.04 | N88°34'14"E 87.66 |
| C36 | 55.50 | 19°42'48" | 19.10 | N26°33'24"E 19.00 |
| C37 | 25.00 | 55°09'00" | 24.06 | S44°16'30"W 23.15 |
| C38 | 96.00 | 10°50'52" | 18.18 | N66°25'34"E 18.15 |
| C39 | 15.00 | 88°34'38" | 23.19 | N74°42'33"W 20.95 |
| C40 | 472.00 | 3°08'03" | 25.82 | N28°51'12"W 25.82 |
| C41 | 444.00 | 25°53'01" | 200.58 | N14°20'40"W 198.88 |
| C42 | 15.00 | 88°53'59" | 23.27 | N43°02'50"E 21.01 |
| C43 | 2056.00 | 4°29'16" | 161.04 | S85°15'11"W 161.00 |

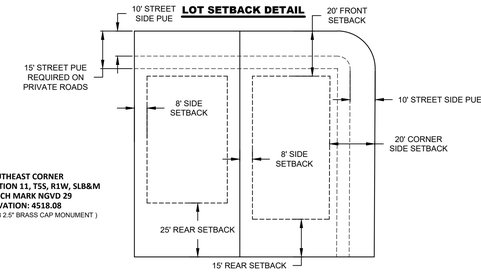
## CURVE TABLE

| CURVE | RADIUS | DELTA | LENGTH | CHORD |
|---|---|---|---|---|
| C51 | 600.00 | 11°21'59" | 119.03 | N82°54'51"E 118.83 |
| C52 | 600.00 | 11°21'59" | 119.03 | N82°54'51"E 118.83 |
| C53 | 15.00 | 94°21'41" | 24.70 | S41°25'00"W 22.01 |
| C54 | 700.00 | 2°32'04" | 30.96 | N87°19'48"E 30.96 |
| C55 | 700.00 | 8°49'55" | 107.90 | N81°38'49"E 107.80 |
| C56 | 700.00 | 8°49'55" | 107.90 | N81°38'49"E 107.80 |
| C57 | 700.00 | 0°51'38" | 10.51 | N77°39'40"E 10.51 |
| C58 | 15.00 | 103°54'22" | 27.20 | S51°57'11"E 23.63 |
| C59 | 15.00 | 77°13'51" | 20.22 | N38°36'56"E 18.72 |
| C60 | 558.00 | 8°55'33" | 86.93 | N81°41'38"E 86.84 |
| C61 | 558.00 | 2°26'26" | 23.77 | N87°22'37"E 23.77 |
| C62 | 15.00 | 77°32'04" | 20.30 | S52°38'08"E 18.78 |
| C63 | 500.01 | 10°38'00" | 92.79 | N19°10'37"W 92.66 |
| C64 | 458.00 | 9°01'53" | 72.19 | N84°04'54"E 72.12 |
| C65 | 458.00 | 2°20'06" | 18.67 | N78°23'53"E 18.66 |
| C66 | 358.00 | 11°21'59" | 71.02 | N82°54'51"E 70.90 |
| C67 | 358.00 | 11°21'59" | 71.02 | N82°54'51"E 70.90 |
| C68 | 15.00 | 102°46'09" | 26.90 | N51°23'04"W 23.44 |
| C69 | 25.00 | 22°02'52" | 9.62 | S11°01'26"W 9.56 |
| C70 | 55.50 | 12°43'07" | 12.32 | N15°41'18"E 12.29 |
| C71 | 55.50 | 10°21'53" | 10.04 | N4°08'48"E 10.03 |
| C72 | 55.50 | 60°21'15" | 58.46 | N31°12'46"W 55.80 |
| C73 | 55.50 | 64°30'16" | 62.48 | S86°21'28"W 59.23 |
| C74 | 55.50 | 56°39'16" | 54.88 | S25°46'42"W 52.67 |
| C75 | 55.50 | 44°56'45" | 43.54 | S25°01'18"E 42.43 |
| C76 | 25.00 | 124°43'32" | 54.42 | N14°52'05"E 44.30 |
| C77 | 316.00 | 4°41'58" | 25.92 | N79°34'50"E 25.91 |
| C78 | 316.00 | 6°40'02" | 36.77 | N85°15'49"E 36.75 |
| C79 | 96.00 | 27°35'05" | 46.22 | S74°48'18"W 45.77 |
| C80 | 15.00 | 88°34'01" | 23.19 | S74°42'14"E 20.95 |
| C81 | 472.00 | 3°08'03" | 25.82 | S28°51'12"E 25.82 |
| C82 | 300.00 | 10°44'40" | 56.26 | S21°54'51"E 56.18 |
| C83 | 300.00 | 16°32'31" | 86.61 | S8°16'15"E 86.31 |
| C84 | 15.00 | 88°17'56" | 23.12 | S16°51'47"W 20.90 |
| C93 | 54.00 | 27°35'05" | 26.00 | S74°48'18"W 25.75 |
| C94 | 173.00 | 40°49'33" | 123.27 | N3°29'12"W 120.68 |
| C95 | 131.00 | 31°41'13" | 72.45 | N8°03'22"W 71.53 |
| C96 | 131.00 | 9°08'19" | 20.89 | N12°21'25"E 20.87 |
| C145 | 500.00 | 4°21'41" | 38.06 | N3°35'00"W 38.05 |
| C154 | 1200.00 | 4°02'32" | 84.66 | N74°04'22"E 84.64 |

## LINE TABLE

| LINE | DIRECTION | LENGTH |
|---|---|---|
| L1 | S71°51'00"W | 5.15 |
| L2 | N18°09'00"W | 40.00 |
| L3 | S71°51'00"W | 10.61 |
| L4 | S66°06'02"W | 9.69 |
| L5 | S66°06'02"W | 13.37 |
| L6 | N20°58'36"W | 7.67 |
| L7 | N71°51'00"E | 11.05 |
| L8 | N71°51'00"E | 11.05 |
| L9 | N61°00'08"E | 11.27 |
| L10 | S61°00'08"W | 11.17 |
| L11 | N61°00'45"E | 6.79 |
| L12 | S0°00'00"E | 10.00 |
| L13 | N61°00'45"E | 6.09 |
| L14 | S30°25'14"E | 20.05 |
| L15 | N32°00'25"W | 20.10 |

## LOT SETBACK DETAIL




SOUTHEAST CORNER
SECTION 11, T5S, R1W, SLB&M
BENCH MARK NGVD 29
ELEVATION: 4518.08
(1958 2.5" BRASS CAP MONUMENT )

11 12 14 13

**NOTES:**

1. ALL STREETS TO SERVE AS PUE'S.
2. ALL OPEN SPACE TO BE DEDICATED TO AND MAINTAINED BY LEHI CITY.

LOT AREA/PRIVATE AREA

OPEN SPACE


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


NOT FOR CONSTRUCTION

# COLD SPRING RANCH - LD 1

LEHI, UTAH

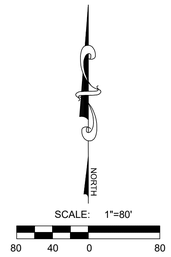
LOT LAYOUT

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2015-0125
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=80'
DATE: 10/20/2020

SHEET 3

THE LAND DEVELOPMENT AND CONSTRUCTION STANDARDS, TECHNICAL SPECIFICATIONS AND DRAWINGS ARE THE EXCLUSIVE PROPERTY AND COPYRIGHT OF LEHI CITY. THEY SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF LEHI CITY.




LEGEND

NODES

LINKS

TOTAL NODES: 14

TOTAL LINKS: 23.5 (INCLUDES 3.5 LINKS FOR 7 TRAIL CONNECTIONS)

CONNECTIVITY INDEX: 1.68

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

NOT FOR CONSTRUCTION

# COLD SPRING RANCH - LD 1

LEHI, UTAH

CIRCULATION PLAN

REVISIONS

1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2015-0125

DRAWN BY: BJP

DESIGNED BY: BCT

SCALE: 1"=80'

DATE: 10/20/2020

SHEET 4

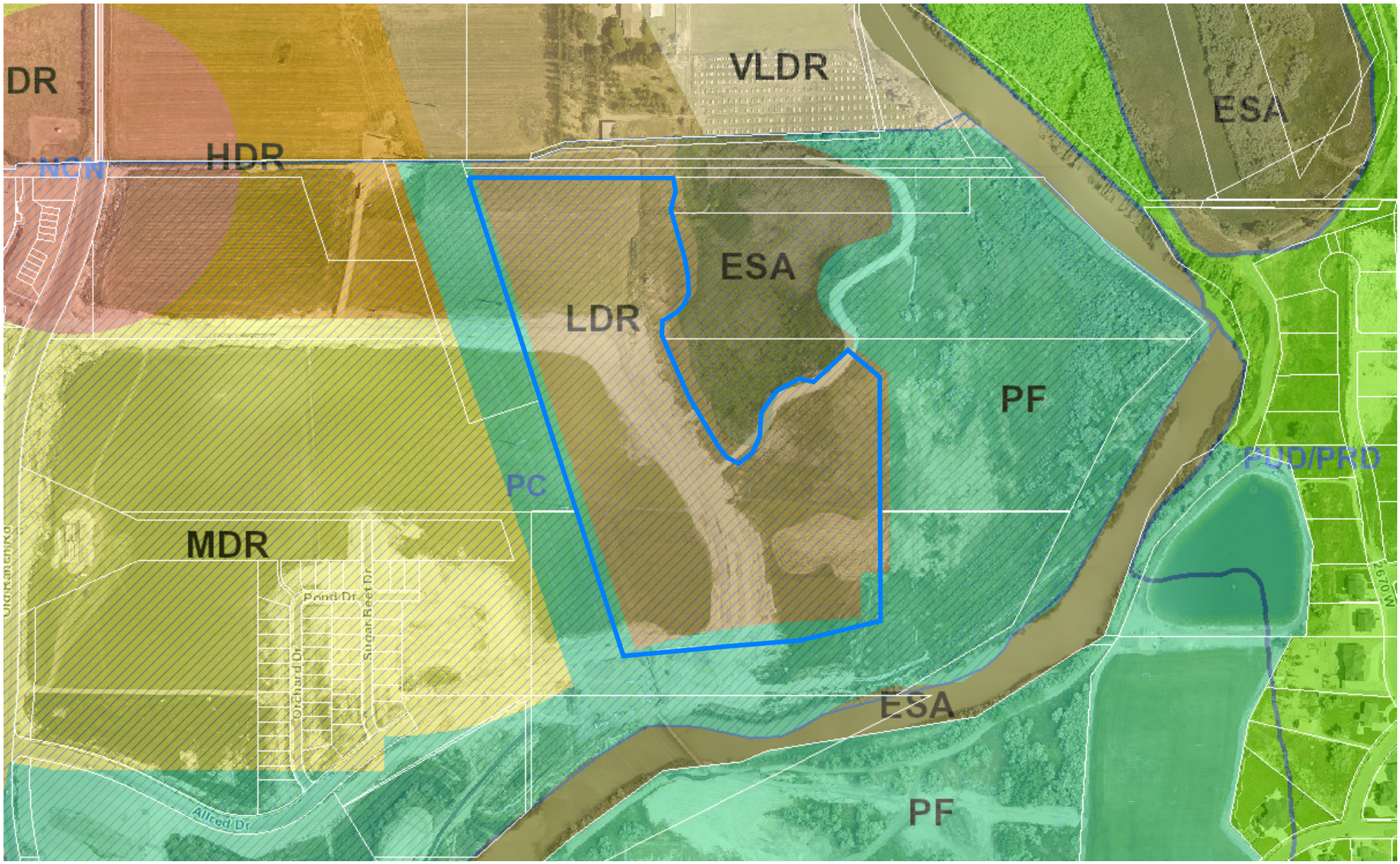
# Cold Spring Ranch LD1 Preliminary Subdivision

Aerial

0 420 840 Feet

LEHI CITY

**Cold Spring Ranch LD1 Preliminary Subdivision**
General Plan




0 420 840 Feet

LEHI CITY

# Cold Spring Ranch LD1 Preliminary Subdivision

Zoning

LEHI CITY

**Agenda Item No: 17**

# City Council Agenda Item Report

Meeting Date: December 8, 2020
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

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**Subject:**
Consideration of a Plat amendment for the Season Estates Plat C, combining lots 208 and 209 of Seasons Estates Plat B located at 4356 N Summer View Drive.

**Suggested Action:**

**Attachments:**

CC Staff Report Seasons Estates C Plat Amendment 12.08.20.docx

Seasons Estate Plat C DRC 12.02.2020.docx

Seasons Estates Plat C Plat.pdf

General Plan Map.pdf

Aerial Map.pdf

Zoning Map.pdf

# SEASONS ESTATES PLAT "C "PLAT AMENDMENT

## CITY COUNCIL REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Sloan Homes | | |
| **Meeting Date** | December 8, 2020 | | |
| **Requested Action/Purpose** | Approval of a proposed plat amendment | | |
| **Location** | 4348 N Summer View Drive | | |
| **Existing General Plan Designation** | Environmentally Sensitive Area (ESA) | | |
| **Existing Zoning** | Planned Community (PC) | | |
| **Existing Land Use** | Undeveloped (in an existing subdivision) | | |
| **Number of Lots/Units** | 2 being combined into 1 | | |
| **Adjacent Zoning and Land Use** | *North* | PC (MDR) | Single Family Lots |
| | *South* | PC (ESA) | Single Family Lots |
| | *East* | PC (ESA) | Single Family Lots |
| | *West* | PC (ESA) | Single Family Lots |
| **Date of DRC Review** | December 2, 2020 | | |
| **Assigned Planner** | Brittney Harris | | |

## REQUIRED ACTION

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

## APPLICABLE DEVELOPMENT CODE REGULATIONS

**Section 11.340. Vacating, Altering, or Amending a Recorded Subdivision Plat. (Amended 07/10/12)**
The City Council may consider, after Reviewing Departments review, any proposed vacation, alteration, or amendment of a subdivision plat, any portion of a subdivision plat, or any road or lot, contained in a subdivision plat.

A. A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file an application to have some or all of the plat vacated or amended.

B. The City Council shall hold a public hearing within forty-five (45) days after the day on which the application is filed if:

1. Any owner within the plat notifies the City of the owner's objection in writing within ten (10) days of mailed notification; or

2. A public hearing is required because all of the owners in the subdivision have not signed the revised plat.

C. The public hearing requirement of Subsection B does not apply and the City Council may consider at a public meeting an owner's request to vacate or amend a subdivision plat if the application seeks to:

1. Join two or more of the applicant fee owner's contiguous lots;

D. Each request to vacate or amend a plat that contains a request to vacate or amend a public street, right-of-way, or easement is also subject to the State Code requirements for vacation of a public right-of-way.

E. Each request to vacate or amend an entire plat or a portion of a plat shall include:

1. The name and address of each owner of record of the land contained in the entire plat or on that portion of the plat described in the application; and

2. The signature of each owner described in Subsection (E)(1) who consents to the application.

**Section 11.350. Plat Amendment Approval Process and Recordation. (Amended 07/10/12)**

A. Following a review by the Reviewing Departments, the City Council may approve the vacation or amendment of a plat by signing an amended plat showing the vacation or amendment if the Council finds that:

1. There is good cause for the vacation or amendment; and

2. No public street, right-of-way, or easement has been vacated or amended.

B. The City Council shall ensure that the amended plat showing the vacation or amendment is recorded in the office of the County Recorder.

C. An amended plat may not be submitted to the County Recorder for recording unless it is signed, acknowledged, and dedicated by each owner of record of the portion of the plat that is amended.

**Section 12-A.010 Hillside Preservation Purpose and Intent.**
To ensure that proposed development in hillside areas reflects the best interests of the City, its residents, and private property owners, all grading, excavation, filling or erection of any structure on land in any hillside area shall conform to the standards, guidelines, and criteria of this chapter. The purpose and intent of the Hillside Preservation ordinance is to:

A. Minimize public exposure to geological and natural hazards, including but not limited to snow avalanche, rock slides, rock falls, debris flow, debris floods, land-sliding, surface fault rupturing, and hazards relating to ground water.

## PROPERTY HISTORY

**January 24, 2012** City Council adopted the Amended Traverse Mountain Area Plan

**April 10, 2018** City Council approved the Seasons Estates Plat B Final Subdivision

## REPORT ANALYSIS

The applicant requests approval of the Seasons Estates Plat C combining lots 208 and 209 of Seasons Estates Plat B. Combining these lots reduces the number of houses that will be built in this sloped area. Reducing the number of houses reduces some of the risk associated with these environmentally sensitive areas.

Both of these lots are owned by the developer, as are most of the lots in the area. The developer is just starting to build homes in this area. Thus, combining these lots will not have an impact on any surrounding neighbors at this time. And future residents will be aware that these lots were combined as they purchase their lots.

DRC reviewed the proposed plat amendment and had 4 redline comments. Including two comments that existing power and culinary water blow-off equipment must remain in place, and the following two comments:

1. Water, PI, and sewer services must be eliminated to one of the lots.
2. State that this is amending Seasons Estates Plat B in the title block.

Please consider including all DRC comments in your motion.

## PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Seasons Estates Plat C amended subdivision including the DRC comments from December 2, 2020. This recommendation is based on the following findings:

1. The proposed amended plat will reduce the number of houses located on steep slopes.
2. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed subdivision meets the requirements of the Development Code.
4. Other findings based upon information presented at the public meeting.

**Seasons Estate Plat C**
**DRC Redline Comments**

*Sloan homes- requests review of the **Seasons Estates Plat C**, combining lots 208 and 209 of Seasons Estates Plat B located at 4356 N Summer View Drive.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: none due to covid-19
Date of Plans Reviewed:**11/10/2020**
Time Start: n/a
Time End: n/a

**DRC REDLINE COMMENTS:**
**Glade – Power:**
1. Existing power equipment to remain in place, or developer/owner to pay for relocate

**Kerry – Fire:** No comments
**Greg – Water/Sewer:**
2. There is a culinary blow off on the property line that must remain in place.
3. Water, PI, and sewer services must be eliminated to one of the lots.

**Trent – Parks:** No comments
**Gary – Building/Inspections:** No comments
**JD – Streets:** No comments
**Ross – Engineering:** No comments
**Kim – Planning:**
4. State that this is amending Seasons Estates Plat B in the title block.

**PRIOR TO RECORDING OF PLAT:**
1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
4. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

**DRC GENERAL COMMENTS:**
1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
4. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
5. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
6. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
7. Residential developments shall complete all required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.

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

9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM NEEDS ENVELOPES AND WILL BE SCHEDULED FOR CITY COUNCIL ON DECEMBER 8th

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

# SEASONS ESTATES PLAT 'C'

COMBINING LOTS 208 & 209
OF SEASONS ESTATES PLAT 'B'

A RESIDENTIAL SUBDIVISION
LOCATED IN THE SE CORNER OF SEC 30, T4S
R1E, SLB&M
CITY OF LEHI, UTAH COUNTY, UTAH

LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- CLASS II STREET MONUMENT (SET)
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)

NORTH
1" = 20

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

66:705:0239
ESTATES OF TRAVERSE MOUNTAIN LLC
4389 N SUMMER VIEW DR, LEHI, UT 84043

66:705:0238
ESTATES OF TRAVERSE MOUNTAIN LLC
4357 N SUMMER VIEW DR,
LEHI, UT 84043

66:705:0237
ESTATES OF TRAVERSE MOUNTAIN LLC
4345 N SUMMER VIEW DR,
LEHI, UT 84043

SUMMER VIEW DRIVE

10' PUBLIC UTILITY & CONSTRUCTION EASEMENT
2' TRAVERSE MTN PUE
FRONT SETBACK PER DETAILED DIAGRAM

C1
C2
N78°58'58"E 125.55'
93.57'
S15°56'20"E
76.18'
N55°58'24"W
40.00'
N15°56'20"W
S70°29'05"W 153.53'

1
17966 sq. ft.
0.41 ac.
4356 NORTH
SUMMER VIEW DRIVE

5' SIDE SETBACK
20' REAR SETBACK
P.O.B.

66:705:0210
ARIVE HOMES LLC
4374 N SUMMER VIEW DR,
LEHI, UT 84043

66:705:0204
ESTATES OF TRAVERSE MOUNTAIN LLC
1320 W SUMMER VIEW DR,
LEHI, UT 84043

66:705:0205
ESTATES OF TRAVERSE MOUNTAIN LLC
1336 W SUMMER VIEW DR,
LEHI, UT 84043

66:705:0207
ESTATES OF TRAVERSE MOUNTAIN LLC
4324 N SUMMER VIEW DR,
LEHI, UT 84043

66:705:0206
ESTATES OF TRAVERSE MOUNTAIN LLC
1356 W SUMMER VIEW DR,
LEHI, UT 84043

**PROJECT DEVELOPER**

Richard & Donna Welch
2470 Deseret Drive
Powell, Ohio 43065
drwelch703@aol.com

**PROJECT ENGINEER & SURVEYOR**

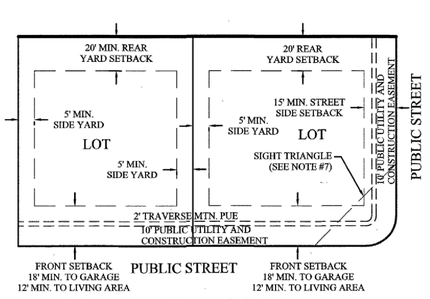
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

**AREA BREAKDOWN**

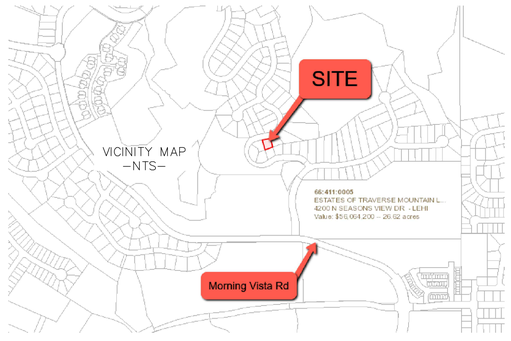
TOTAL PLAT ACREAGE 0.41 ACRES
TOTAL LOT ACREAGE 0.41 ACRES
NUMBER OF LOTS 1

**NOTES:**

1. ⊛ ... TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB ⊛ PROJECTION OF SIDE LOT LINES.
2. ALL EXISTING / UNUSED SERVICE LATERALS TO BE CAPPED AT THE MAIN




TYPICAL BUILDING SETBACKS
N.T.S.




CURVE TABLE

| CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA |
|---|---|---|---|---|---|
| C1 | 72.22' | 114.82' | 71.03' | N60°58'00"E | 36°02'15" |
| C2 | 7.98' | 179.00' | 7.98' | N77°40'31"E | 2°33'11" |

## Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

## Boundary Description

BEGINNING AT THE SOUTHEAST CORNER OF LOT 209, SEASONS ESTATES SUBDIVISION, PLAT B, SAID POINT ALSO BEING N.0°17'58"W. ALONG THE SECTION LINE 2213.20' AND WEST 592.61' FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE N.15°56'20"W. ALONG THE EAST SIDE OF SAID LOT 19 TO THE RIGHT-OF-WAY OF SUMMER VIEW DRIVE AND A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 179.00'; THENCE ALONG SAID DRIVE THE FOLLOWING 3 COURSES: ALONG SAID ARC 7.98', HAVING A CHORD BEARING OF S.77°42'22"W. 7.98'; THENCE S.78°58'58"W. 125.55' TO A POINT ON A 114.82-FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING OF S.60°57'51"W. 72.22' TO THE NORTHWEST CORNER OF LOT 208 OF SAID SUBDIVISION; THENCE ALONG THE OUTSIDE OF SAID LOTS 208 AND 209 THE FOLLOWING 3 COURSES: S.55°58'24"E. 76.18'; THENCE S.15°56'20"E. 40.00'; THENCE N.70°29'05"E. 153.53' TO THE POINT OF BEGINNING.

No. 368356
ROBBIN J. MULLEN
10/22/2018

Date

NOTES:

1. ALL WATER LINES UP TO AND INCLUDING THE METER, ALL SEWER MAINS, POWER LINES, GAS LINES, AND TELEPHONE LINES UP TO AND INCLUDING THE METER ARE DEDICATED TO LEHI CITY.

2. LOT OWNERS ARE REQUIRED TO MAINTAIN DRAINAGE DITCHES LOCATED ON THIER PROPERTY. POSITIVE DRAINAGE TO THE STREET MUST BE MAINTAINED.

## OWNERS DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF _____, A.D. 20____

## ACKNOWLEDGEMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THIS _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME _____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY

## PLANNING COMMISSION APPROVAL

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

DIRECTOR-SECRETARY _____ CHAIR _____, PLANNING COMMISSION

## ACCEPTANCE BY LEGISLATIVE BODY

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

MAYOR: _____

APPROVED: _____ CITY ENGINEER (SEE SEAL BELOW)

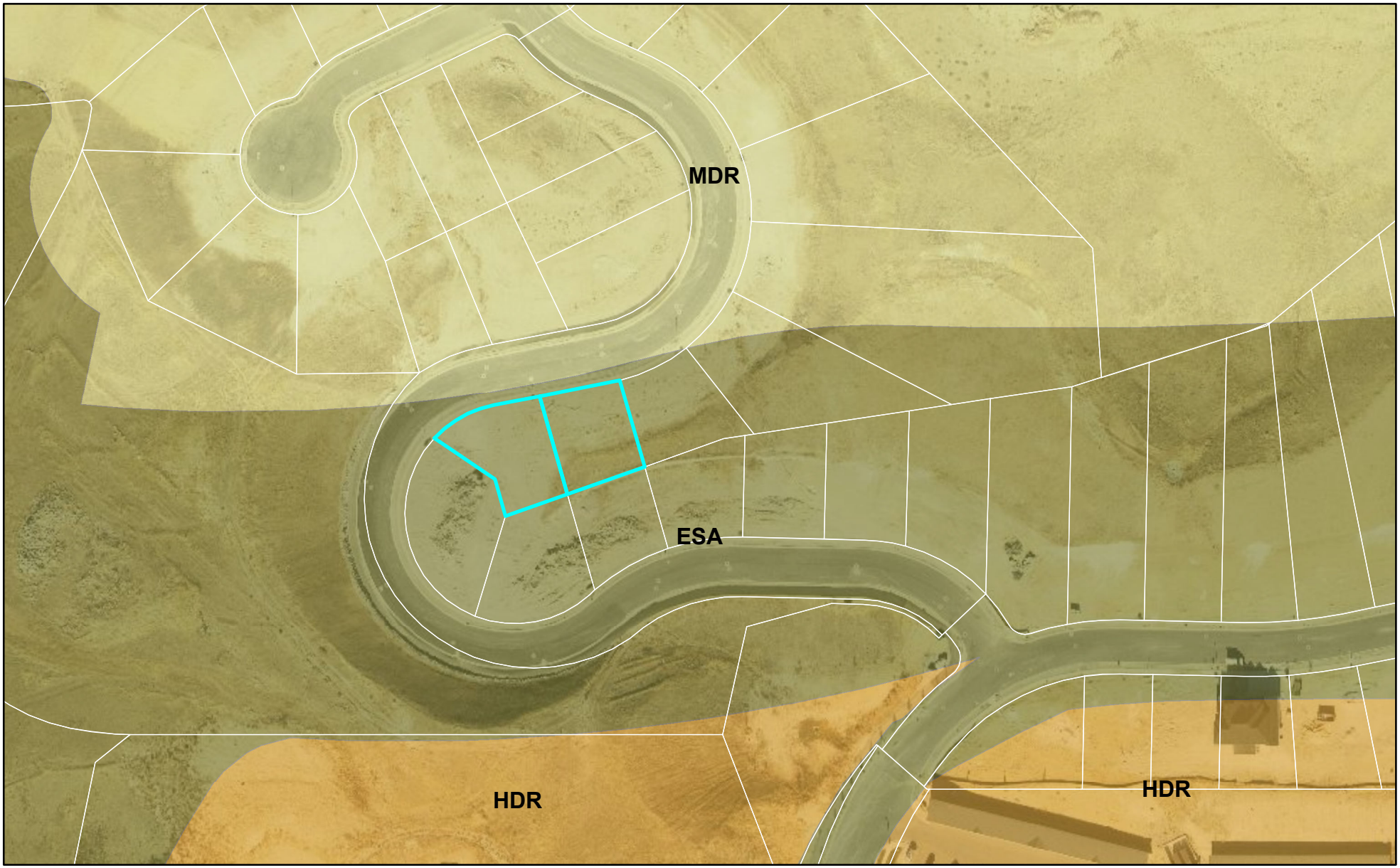
ATTEST: _____ CLERK/RECORDER (SEE SEAL BELOW)

SEASONS ESTATES PLAT 'C'
COMBINING LOTS 208 & 209
OF SEASONS ESTATES PLAT 'B'
A RESIDENTIAL SUBDIVISION
LOCATED IN THE SE CORNER OF SEC 30, T4S
R1E, SLB&M
CITY OF LEHI, UTAH COUNTY, UTAH

| SURVEYORS SEAL | CITY ENGINEERS SEAL | CITY RECORDER SEAL | COUNTY RECORDER SEAL |
|---|---|---|---|
| | | | |

# Seasons Estates Plat C

General Plan




0 170 340 Feet

LEHI CITY

# Seasons Estates Plat C

Aerial

0 170 340 Feet

LEHI CITY

# Seasons Estates Plat C

Zoning

0 170 340 Feet

LEHI CITY

**Agenda Item No: 18**

# City Council Agenda Item Report

Meeting Date: December 8, 2020
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

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**Subject:**
Consideration of Ordinance #68-2020, a Development Code Amendments to Chapters 12, 20, and 26, clarifying the interaction between Accessory Dwelling Units (ADU), Short Term Rentals (STR) and Home Occupations in a single residence.

**Suggested Action:**

**Attachments:**

CC Staff Report Chs 12, 20, 26 Dev Code Amendment 12.08.20.docx

Development Code Chs 12, 20, 26 DRC 10.21.2020.docx

Dev Code 12, 20, 26.pdf

Ord 68-2020.docx

# CHAPTERS 12, 20, 26 ADU, STR, HOME OCCUPATIONS DEVELOPMENT CODE AMENDMENT

## CITY COUNCIL REPORT

| | |
|---|---|
| **Applicant** | Lehi City |
| **Meeting Date** | December 8, 2020 |
| **Requested Action/Purpose** | Approval of proposed amendments to the Lehi City Development Code |
| **Date of DRC Review** | October 21, 2020 |
| **Date of Planning Commission Review** | November 12, 2020 |

## 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 seeks approval of the proposed changes to the Development Code. The applicant seeks to add clarifying language in chapters 12 and 26 that both a short-term rental and accessory dwelling unit permit can be obtained for the same property but only one may be actively in use at a time. The applicant also seeks to add clarifying language to Chapter 20 that parking required for a short-term rental or accessory dwelling unit may not also count towards the required off-street parking for a home occupation.

The applicant proposes these amendments in response to questions received from the public. These amendments add clarity and also seek to protect neighborhoods by ensuring that adequate off-street parking be provided and preserving the character of neighborhoods by not allowing both long- and short-term rentals at the same time in one home.

The DRC reviewed the proposed amendments and had no redline comments.

## PLANNING DIVISION RECOMMENDATION

Planning Division staff recommends **APPROVAL** of the proposed amendments of the Development Code to chapters 12, 20, and 26. This recommendation is based on the following findings:

1. The proposed amendment clarifies the relationship between short term rentals, accessory dwelling units, and home occupations.
2. The proposed amendment seeks to ensure adequate off-street parking by clarifying the same parking spaces may not be used for multiple purposes.
3. The proposed amendment to the Lehi City Development Code is not detrimental to the public health, safety, and welfare of Lehi City.
4. The proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
5. Additional findings based upon information presented during the public hearing.

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Chapters 12, 20, and 26 Development Code Amendment on November 12, 2020. The minutes and motion from this meeting are as follows:

**2.12) Public hearing and recommendation of Lehi City's request for review of Development Code Amendments to Chapters 12, 20, and 26, clarifying the interaction between Accessory Dwelling Units (ADU), Short Term Rentals (STR) and Home Occupations in a single residence.**

Brittney presented information on the agenda item.

Commissioner Nielsen opened public hearing.

Commissioner Nielsen closed public hearing.

**Motion:** Commissioner Bunker moved to forward a positive recommendation of **Lehi City's request for review of Development Code Amendments to Chapters 12, 20, and 26, clarifying the interaction between Accessory Dwelling Units (ADU), Short Term Rentals (STR) and Home Occupations in a single residence.** Commissioner Eyre seconded.

**Vote:** Commissioner Ellis, yes; Commissioner Jackson, yes; Commissioner Peterson, yes; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Nielsen, yes. The motion passed unanimously.

**Development Code Chs 12,20, and 26**
**DRC Redline Comments**

*Lehi City- requests review of **Development Code Amendments to Chapter 12, 20, and 26** adding clarification on possible interaction of an ADU, STR, and Home Occupation in a single residence.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: covid
Date of Plans Reviewed: 10/7/2020
Time Start: n/a
Time End: n/a

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON NOVEMBER 12th

**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.**

# CHAPTERS 12, 20, 26 ADU, STR, HOME OCCUPATIONS DEVELOPMENT CODE AMENDMENT

## PLANNING COMMISSION REPORT

| | |
|---|---|
| **Applicant** | Lehi City |
| **Meeting Date** | November 12, 2020 |
| **Requested Action/Purpose** | Review and recommendation on proposed amendments to the Lehi City Development Code |
| **Decision Type** | Legislative |
| **Date of DRC Review** | October 21, 2020 |

## 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 seeks review and recommendation on the proposed changes to the Development Code. The applicant seeks to add clarifying language in chapters 12 and 26 that both a short-term rental and accessory dwelling unit permit can be obtained for the same property but only one may be actively in use at a time. The applicant also seeks to add clarifying language to Chapter 20 that parking required for a short-term rental or accessory dwelling unit may not also count towards the required off-street parking for a home occupation.

The applicant proposes these amendments in response to questions received from the public. These amendments add clarity and also seek to protect neighborhoods by ensuring that adequate off-street parking be provided and preserving the character of neighborhoods by not allowing both long- and short-term rentals at the same time in one home.

The DRC reviewed the proposed amendments and had no redline comments.

## PLANNING DIVISION RECOMMENDATION

Planning Division staff recommends a **POSITIVE** recommendation to the City Council for the proposed amendments of the Development Code to chapters 12, 20, and 26. This recommendation is based on the following findings:

1. The proposed amendment clarifies the relationship between short term rentals, accessory dwelling units, and home occupations.
2. The proposed amendment seeks to ensure adequate off-street parking by clarifying the same parking spaces may not be used for multiple purposes.
3. The proposed amendment to the Lehi City Development Code is not detrimental to the public health, safety, and welfare of Lehi City.
4. The proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
5. Additional findings based upon information presented during the public hearing.

**Development Code Chs 12,20, and 26**
**DRC Redline Comments**

*Lehi City- requests review of **Development Code Amendments to Chapter 12, 20, and 26** adding clarification on possible interaction of an ADU, STR, and Home Occupation in a single residence.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: covid
Date of Plans Reviewed: 10/7/2020
Time Start: n/a
Time End: n/a

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON NOVEMBER 12th

**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.**

G. All parking for short-term rentals shall be provided off street and must meet the requirements of Table 37.070 of this Code. The required parking may take place in the primary garage or driveway space of a home if the applicant can prove that adequate parking will remain for the owner and other permanent occupants of the home.

H. The owner shall establish and enforce curfew and quiet hours that are reasonable and fit in the context of the surrounding neighborhood. Reasonable conditions may be required to mitigate against noise nuisances to neighbors.

I. Both a Short-Term Rental and an Accessory Dwelling Unit permit may be obtained for a residence; however, only one of these uses may be active at a time.

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# 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)*

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 or accessory building is counted toward the maximum allowed square footage for the home occupation;

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 37.090, 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 marshal;

I. if the home occupation is swimming lessons, they are conducted within an accessory building covering the swimming pool;

J. 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;

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

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

M. there are no signs or product displays;

N. 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;

O. the applicant provides off-street parking for all vehicles related to the home occupation, that no on-street parking related to the business is allowed, and the business activities do not create a demand for on-street parking;

P. 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

comprise no more than 49% of the living area of the primary dwelling.

E. Zoning. ADUs shall only be allowed in single-family detached residential homes. ADUs shall not be allowed in any Planned Unit Developments, Planned Residential Developments, Resort Communities, or Planned Communities.

F. Lot Size. The lot for a single-family home with an ADU shall be a minimum of 8,000 square feet in size. Flag lots shall maintain a minimum 8,000 square foot size on the flag portion of the lot.

G. Frontage Requirements. The lot for a single-family home with an ADU shall have a minimum 80 feet of frontage on a public street. Exceptions are allowed for cul-de-sac lots located along the arc of a cul-de-sac bulb which shall require a minimum 60 feet of frontage on a public street. Exceptions are allowed for flag lots which shall require a minimum 20 feet of frontage on a public street.

H. Building Division Approval. In addition to the approval required from the Planning Division, all ADUs shall be required to obtain a building permit from the Building Division and shall conform to all applicable standards in the City's adopted building codes. The applicant shall obtain all necessary building permits and pay all applicable fees, including impact fees, prior to constructing the ADU.

I. Compliance with CC&Rs and other neighborhood regulations. All accessory apartments shall be subject to any conditions, covenants, and restrictions (CC&Rs) or other neighborhood regulations that may apply to the subject property.

~~I.~~J. Both an Accessory Dwelling Unit and a Short-Term Rental permit may be obtained; however, only one of these uses may be active at a time.

**Section 26.040. Location of Accessory Buildings.**
*(Amended 10/25/05; 7/10/07; 05/08/18)*

A. Front Yards. All accessory buildings and structures are prohibited in any required front yard area.

B. Side Yards. The location of all accessory buildings and structures shall be as follows:

1. Agriculture, Residential, Mixed Use and Planned Community Districts.
   (a) All accessory buildings and structures shall maintain the side yard required for the principal building, except that accessory buildings and structures located either at least six (6) feet to the rear of the principal building or have a minimum 10 foot setback from the principal building may have a minimum side yard of sixteen (16) inches, provided the accessory building or structure complies with the requirements of the International Building Code and International Fire Code.
   (b) Accessory buildings and structures shall not be located closer than 12 feet to a dwelling on an adjacent lot or property and shall not be located within any required utility easement(s).

2. Other Districts.
   (a) Accessory buildings and structures may be built to the side lot line in the Commercial (C), Technology and Manufacturing (T-M), Business Park (BP), Light Industrial (LI), Historical/Industrial (HI) and Industrial (I) districts provided the building and structure complies with all applicable requirements of the International Building Code, the International Fire Code and is not located within any required utility easement(s) and is not subject to the requirements of Section 12-080(A)(2) of this Code.

3. Corner Lots.
   (a) Notwithstanding Section 26.030 (B) (1) and Section 26.030 (B) (2) all accessory buildings and structures shall maintain the minimum corner side yard required for the principal building as identified in Table 05-040-A, Table 05-040-B and Table 05-040-C.

C. Rear Yards. The location of accessory buildings and structures shall be as follows:

1. Agriculture, Residential, Mixed Use and Planned Community Districts.
   (a) Accessory buildings and structures shall maintain the rear yard requirements for the principle structure as identified in Table 05-040-A, but may be located within sixteen (16) inches of the rear property line provided that the accessory building or structure is not subject to the requirements of Section 12-080 of this Code and it meets all the applicable requirements of the International Building Code and the International Fire Code; except that accessory buildings and structures

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**ORDINANCE NO: 68-2020**

# AN ORDINANCE AMENDING CHAPTERS 12, 20, 26 OF THE LEHI CITY DEVELOPMENT CODE REGARDING ADU, STR, AND HOME OCCUPATION REGULATIONS

WHEREAS, it has become necessary to amend Chapters 12, 20, and 26 of the Lehi City Development Code, adding clarity on the interaction between ADU, STR and Home Occupations, and;

WHEREAS, this amendment seeks to ensure that adequate off-street parking is provided within our residential districts, and;

WHEREAS, following a public hearing on November 12, 2020, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on December 8, 2020 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 November 12, 2020, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapters 12, 20, and 26 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 12, 20, and 26 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance 68-2020 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 8th day of December 2020.

ATTEST

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| _____ | _____ |
| Mark Johnson, Mayor | Teisha Wilson, City Recorder |

**Agenda Item No: 19**

# City Council Agenda Item Report

Meeting Date: December 8, 2020
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

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**Subject:**

Consideration of Ordinance #69-2020, a Development Code amendment to Chapter 5, clarifying the process of rezoning/zoning a property to R-1-10 or R-1-8.

**Suggested Action:**

**Attachments:**

CC Staff Report Chapter 5 Development Code Amendment 12.08.20.docx

Lehi Development Code Amendment Chapter 5 DRC 10.28.2020.docx

Ch05 Zoning Districts amendment 10.28.20.pdf

Ord 69-2020.docx

# CHAPTER 5 ZONING DISTRICTS DEVELOPMENT CODE AMENDMENT

## CITY COUNCIL REPORT

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|---|---|
| **Applicant** | Lehi City |
| **Meeting Date** | December 8, 2020 |
| **Requested Action/Purpose** | Approval of a proposed amendment to the Lehi City Development Code |
| **Date of DRC Review** | October 28, 2020 |
| **Date of Planning Commission Review** | November 12, 2020 |

## 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.

## APPLICABLE GENERAL PLAN GOALS AND POLICIES

**Very Low Density Residential/Agricultural (VLDRA)**

The VLDRA designation is also intended to encourage creativity and flexibility of planning and design through the use of Planned Residential Design projects and Planned Unit Developments, where clustering and open space, with a variety of lot sizes and a range of housing choices can be accomplished while still maintaining a base density of 1.75 units per acre. Applicable Zoning District classifications, depending on the area, include R-1-22 and A-1. RA-1 may also be permitted on properties that are no larger than 2 acres in size. Although new development in VLDRA areas is allowed, the existing agricultural uses will be encouraged to remain, and

leap frog development into primarily agricultural areas will be discouraged. Growth should be directed in an orderly manner, growing outward from existing developed areas where public facilities are available.

**Low Density Residential (LDR)**

The Low Density Residential (LDR) classification provides for predominantly single family residential areas and single family dwelling units with an overall neighborhood density not to exceed 4 units per acre. For the efficient implementation of this General Plan Land Use category, and to achieve the goals of the General Plan, the City has created the Flex Zone, which provides a diversity of lot sizes and promotes diversification and stability of neighborhoods. The applicable Zoning District classifications are R-1-12 and R-1-Flex. In cases where a parcel of property is immediately adjacent to existing R-1-10 or R-1-8 Zoning on at least 3 sides, the City may allow zoning/re-zoning of the parcel to an R-1-8 or R-1-10 Zone based on the contiguous zoning.

## REPORT ANALYSIS

Lehi City requests approval of a Development Code amendment to Chapter 5, Zoning Districts. The proposed amendment will provide clarification for the zoning districts and help bring the Development Code into conformity with the Lehi City General Plan Land Use Element.

The proposed amendment defines the purpose of the VLDRA and VLDR zones and additionally codifies certain specific requirements that were set forth in the General Plan. This amendment is not a change in policy but serves to clarify requirements that were already enforced by Staff. These specific requirements include:

For VLDRA, the RA-1 zone is allowed to be used on properties that are no larger than two acres in size.

For LDR, the standard zones are R-1-Flex and R-1-12. However, a property may be zoned to R-1-8 or R-1-10 in cases where a parcel is immediately adjacent to existing R-1-8 or R-1-10 on at least three sides.

There were two DRC comments on the proposed amendment and those changes were made prior to this meeting. The updated Development Code text is included in the packet.

## PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the proposed Development Code Amendment to Chapter 5. The recommendation is based on the following findings:

1. The applicant resolved all DRC comments on the proposed amendment prior to this meeting.
2. The proposed amendment to the Lehi City Development Code clarifies and enforces requirements currently in the General Plan.
3. The proposed amendment to the Lehi City Development Code is not detrimental to the public health, safety, and welfare of Lehi City.
4. The proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
5. Additional findings based upon information presented during the public hearing.

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on November 12, 2020. The minutes and motion from this meeting are as follows:

**2.13) Public hearing and recommendation of Lehi City's request for review of a Development Code amendment to Chapter 5, clarifying the process of rezoning/zoning a property to R-1-10 or R-1-8.**

Brittney presented information on the agenda item.

Commissioner Nielsen opened the public hearing.

Commissioner Nielsen closed the public hearing.

**Motion:** Commissioner Jackson moved to forward a positive recommendation of **Lehi City's request for review of a Development Code amendment to Chapter 5, clarifying the process of rezoning/zoning a property to R-1-10 or R-1-8**. Commissioner Nielsen seconded.

**Vote:** Commissioner Ellis, yes; Commissioner Jackson, yes; Commissioner Peterson, yes; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Nielsen yes. The motion passed unanimously.

**Lehi City Development Code Amendment Chapter 5**
**DRC Redline Comments**

*Lehi City- requests review of a Development Code amendment to **Chapter 5**, clarifying the process of rezoning/zoning a property to R-1-10 or R-1-8.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Date of Plans Reviewed: 10/14/2020

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

1. Change wording on #2 to "A property may be zoned to an..."
2. Recommend the first reference in this paragraph should be switched to be consistent with everything else.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON NOVEMBER 12, 2020.

**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.**

strength and integrity of these areas. Typical uses include single-family dwellings, two-family dwellings, multi-family dwellings, condominiums and townhouses. Also allowed are parks, open space and conservation areas, pedestrian pathways, trails and walkways, utility facilities and public service uses required to meet the needs of the citizens of the City and residents of each of the City's neighborhoods.

D. The purpose of the Very Low Density Residential Agricultural Districts **(A-5, A-1, and R-1-22)** is to provide for single-family residential areas within a rural setting.

1. RA-1 may also be permitted on properties that are no larger than two acres in size.

~~C.~~E. 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.

F. The purpose of the Low Density Residential Districts **(~~RA-1, R-1-22, R-1-15,~~ R-1-12, R-1-10, R-1-8, and R-1-Flex)** is to provide for single-family residential areas and ~~single-family~~ dwelling units on ~~larger~~ individual lots.

1. The standard zones for the Low Density Residential District are the R-1-Flex zone and R-1-12.

2. A property may be zoned to an R-1-8 or R-1-10 zone only in cases where a parcel of property is immediately adjacent to existing R-1-8 or R-1-10 zoning on at least 3 sides.

~~D.~~G. The purpose of the R-1-Flex District is to break from traditional single-family zoning with fixed lot requirements, which typically results in neighborhoods where all of the lots are similar in size. The R-1-Flex District allows a diversity of lot sizes while still keeping within the density standard of the district. The intent is to allow for flexibility in lot size standards, and to promote diversification and stability of neighborhoods while assuring that the character of the single-family district is maintained.

1. All developments within the R-1-Flex District that are less than ten (10) acres (gross) in size shall meet the following requirements:
   (a) Maximum density of three and one quarter (3.25) units per acre.
   (b) Minimum lot size of eight thousand (8,000) square feet.

2. All developments within the R-1-Flex District that are ten (10) acres (gross) or greater, in size shall meet the following additional requirements:
   (a) Maximum density of three and one half (3.5) units per acre.
   (b) Minimum lot size of eight thousand (8,000) square feet.
   (c) Each development shall contain a mix of lot sizes. Forty percent (40%) must be twelve thousand (12,000) square feet or larger, thirty percent (30%) must be between ten thousand and eleven thousand nine hundred and ninety nine (10,000-11,999) square feet, and thirty percent (30%) must be between eight thousand and nine thousand nine hundred ninety nine (8,000 and 9,999) square feet in size. When calculating the required number of lots, the number may be rounded down to the nearest whole number.
   (d) PUD or PRD developments may be allowed. In such cases, the lot size mix requirement in item 2(b) does not apply.

~~E.~~H. The purpose of the **Medium Density Residential District (R-2)** is to identify and encourage the development of medium density residential uses, including single family and two family dwellings.

~~F.~~I. The purpose of the **Intermediate High Density Residential District (R-2.5)** is to provide an attractive setting for low rise townhouses and condominiums in a Planned Unit Development setting. The R-2.5 zone is intended to be a transition zone between medium density and high density or commercial areas. All developments within the R-2.5 Zone shall meet the following requirements:

1. Only Planned Unit Developments will be allowed in the R-2.5 Zone and must be approved in accordance with Chapter 17, Planned Unit Developments, of this Code. Use of the R-2.5 Zone and approval of a Planned Unit Development is at the discretion of the Planning Commission and City Council.

2. A Concept Plan shall be filed concurrent with any request to amend the Land Use Element of the General Plan to an Intermediate High Density Residential designation. The Concept Plan shall be filed in accordance with the Concept Plan requirements contained in Chapter 11 of this Code.

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**ORDINANCE NO: 69-2020**

**AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE CHAPTER 5 ZONING DISTRICTS**

WHEREAS, it has been deemed desirable to amend Chapter 5 of the Lehi City Development Code, clarifying the zoning districts, and;

WHEREAS, this amendment seeks to bring the Development Code into conformity with the Lehi City General Plan, and;

WHEREAS, following a public hearing on November 12, 2020, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on December 8, 2020 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 November 12, 2020, 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 5 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 5 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance 69-2020 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 8th day of December 2020.

ATTEST

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| Mark Johnson, Mayor | Teisha Wilson, City Recorder |

**Agenda Item No: 20**

# City Council Agenda Item Report

Meeting Date: December 8, 2020
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

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**Subject:**
Consideration of Ordinance #70-2020, a Development Code amendment to Table 05-030-B, and Table 05-030-C, clarifying the dwelling unit for caretaker use.

**Suggested Action:**

**Attachments:**

CC Staff Report Development Code Amendment Tables 05-030-B & C 12.08.20.docx

Lehi City Development Code Amendment Table 05-030-B DRC 10.28.2020.docx

Ord 70-2020.docx

Dev Code Tables 05.030.B & 05.030.C.pdf

# TABLE 05-030-B & 05-030-C
# DEVELOPMENT CODE AMENDMENT
## CITY COUNCIL REPORT

| | |
|---|---|
| **Applicant** | Lehi City |
| **Meeting Date** | December 8, 2020 |
| **Requested Action/Purpose** | Approval of a proposed amendment to the Lehi City Development Code |
| **Date of DRC Review** | October 28, 2020 |
| **Date of Planning Commission Review** | November 12, 2020 |

## REQUIRED ACTION

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

## APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

## REPORT ANALYSIS

Lehi City requests approval of a Development Code amendment to Table 05-030-B and Table 05-030-C. The proposed amendment is for the Dwelling Unit for a caretaker/security guard use and removes the requirement that the dwelling unit be located within the primary structure.

By removing this requirement, a caretaker unit or home can be located in a secondary structure and allow for horizontal mixed-use on an individual parcel.

There was one DRC comment on the proposed amendment and that change was made prior to this meeting. The updated Development Code text is included in the packet.

## PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the proposed Development Code Amendment to Tables 05-030-B & C. The recommendation is based on the following findings:

1. The applicant resolved all DRC comments on the proposed amendment prior to this meeting.
2. The proposed amendment to the Lehi City Development Code is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
4. Additional findings based upon information presented during the public hearing.

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on November 12, 2020. The minutes and motion from this meeting are as follows:

**2.14) Public hearing and recommendation of Lehi City's request for review of a Development Code amendment to Table 05-030-B, and Table 05-030-C, clarifying the dwelling unit for caretaker use.**
Brittney presented information on the agenda item.

Commissioner Nielsen opened the public hearing.

Commissioner Nielsen closed the public hearing.

**Motion:** Commissioner Ellis moved to forward a positive recommendation of **Lehi City's request for review of a Development Code amendment to Table 05-030-B, and Table 05-030-C, clarifying the dwelling unit for caretaker use**. Commissioner Peterson seconded.

**Vote:** Commissioner Ellis, yes; Commissioner Jackson, yes; Commissioner Peterson, yes; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Nielsen, yes. The motion passed unanimously.

**Lehi City Development Code Amendment Table 05-030-B**
**DRC Redline Comments**

*Lehi City- requests review of a Development Code amendment to **Table 05-030-B**, clarifying the Dwelling unit for caretaker use.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Date of Plans Reviewed: 10/21/2020

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

1. Remove accessory unit part. Add (Only to be used by caretaker and immediate family)

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON NOVEMBER 12, 2020.

**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: 70-2020**

# AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE TABLES 05-030-B & C REMOVING CERTAIN RESTRICTIONS ON CARETAKER UNITS

WHEREAS, it has been deemed desirable to amend Tables 05-030-B & C of the Lehi City Development Code, removing certain restrictions on caretaker units, and;

WHEREAS, this amendment seeks to remove the requirement that the dwelling unit be located within the primary structure, and;

WHEREAS, following a public hearing on November 12, 2020, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on December 8, 2020 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 November 12, 2020, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Tables 05-030-B & C 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:

Tables 05-030-B & C of the Lehi City Development Code are hereby amended.

PART II:

A. If a provision of this Ordinance 70-2020 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 8th day of December 2020.

ATTEST

| | |
|---|---|
| _____ | _____ |
| Mark Johnson, Mayor | Teisha Wilson, City Recorder |

## TABLE 05-030-B
## TABLE OF USES – COMMERCIAL, INDUSTRIAL, AND BUSINESS PARK ZONES

*(Amended 01/09/01; 08/07/01; 04/09/02; 07/09/02; 04/27/04; 04/12/05; 05/10/05; 06/14/05; 08/09/05; 11/15/05; 07/10/07; 05/22/08; 04/14/09; 06/09/09; 07/28/09; 12/08/09; 11/15/11; 12/13/11; 04/24/12; 09/11/12; 07/22/14; 02/24/15; 03/24/15; 01/12/16; 01/26/16; 02/13/18; 08/28/18; 09/25/18; 11/13/18, 01/08/19;01/22/19; 03/12/19; 07/30/19; 08/27/19; 03/31/20)*

| USE | DISTRICT | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | NC | C | C-H | CR | C-1 | BP | LI | I | T/M | HI |
| RESIDENTIAL USES | | | | | | | | | | |
| Dwelling Unit for caretaker/security guard (~~must be within primary structure and not as an accessory unit~~ Only to be used by caretaker and immediate ~~family~~) | | P | P | P | | P | P | P | P | |
| Group Home | | | | | | | P | | | |
| Juvenile Group Facility | | | | | | | C | | | |
| Rehabilitation and Treatment Facilities [See Sec. 12.180] | | | | | | | C | | | |
| Nursing Home, Assisted Living, or Retirement Home/Center | P | P | | | | | | | | |
| PUBLIC/CIVIC USES | | | | | | | | | | |
| Churches (places of worship) | P | P | P | P | | P | P | P | | |
| Cultural and Artistic uses, such as Museums, Galleries, Libraries, Performing Arts Studios | P | P | | P | | P | P | | | P |
| Golf Courses, Country Clubs, and Putting Greens | | P | P | P | | P | P | P | P | |
| Parks, Playgrounds, Open Space, Trails and Greenways | P | P | P | P | | P | P | P | P | P |
| Parking lot or Parking Structure, Municipal or Joint Venture (public/private) | P | P | P | P | P | P | P | P | | |
| Public/Civic Buildings | P | P | P | P | | P | P | P | P | P |
| Schools | P | P | P | P | P | P | P | P | P | P |
| Sporting Facilities, Arenas | | P | P | P | | P | P | P | P | |
| Sports Fields | | P | P | P | | P | P | P | P | |
| COMMUNICATION & UTILITIES | | | | | | | | | | |
| Communication Facilities and Towers [See Sec.12.140] | | C | C | C | | C | C | C | C | |
| Electrical Substations and Power Transmission Lines, Municipal | P | P | P | P | P | P | P | P | P | P |
| Electrical Substations and Power Transmission Lines, Non-Municipal | | C | C | C | | C | C | C | C | |

Notes:
P = Uses allowed as a Permitted Use.
C = Uses allowed as a Conditional Use. Uses not identified as either a Permitted or Conditional Use are deemed to be prohibited.
* All uses in the Planned Community, Resort Community and Sports Entertainment Zones must be authorized through an Area Plan pursuant to Chapter 15, Area Plans, of this Code.

**TABLE 05-030-C**
**TABLE OF USES - MIXED USE AND SPECIAL DISTRICTS**
*(Adopted 09/11/12; Amended 11/13/12; 02/24/15; 01/12/16; 02/23/17; 06/11/19; 03/31/20; 09/08/20)*

| USE | DISTRICT | | | |
|---|---|---|---|---|
| | MU | HC | PC/SE/RC | PF |
| RESIDENTIAL USES | | | | |
| Dwelling Unit (above ground floor) | P | P | | |
| Dwelling Unit for caretaker/security guard (~~must be within primary structure and not as an accessory unit~~ Only to be used by caretaker and immediate family) | C | P | * * | |
| Group Home | P | P | * | |
| High-Density Residential | | | * | |
| Mixed-Use Single Family Residential and Commercial Structure/Project complying with the use and development standards | P | P | * * | |
| Mixed Use Commercial and Stacked Residential Above Commercial | | P | * | |
| Modular Home | P[1] | P[1] | * | |
| Nursing Home | C | P | * | |
| Residential Lease, Short Term | | | * | |
| Retirement Home/Center | C | P | * | |
| Single-Family Dwelling | P[1] | P[1] | * | |
| PUBLIC/CIVIC USES | | | | |
| Churches (places of worship) | P | P | * | |
| Cultural and Artistic uses, such as Museums, Galleries, Libraries, Performing Arts Studios | P | P | * | P |
| Golf Courses, Country Clubs, and Putting Greens | | | * | P |
| Parks, Playgrounds, Open Space, Trails and Greenways | P | P | * | P |
| Parking Lot or Parking Structure, Municipal or Joint Venture (public/private) | C | P | | P |
| Public/Civic Buildings | P | P | * | P |
| Schools | P | P | * | C |
| Sporting Facilities, Arenas, Municipal | P | | * | P |

Notes:
P = Uses allowed as a Permitted Use.
C = Uses allowed as a Conditional Use. Uses not identified as either a Permitted or Conditional Use are deemed to be prohibited.
* All uses in the Planned Community, Resort Community and Sports Entertainment Zones must be authorized through an Area Plan pursuant to Chapter 15, Area Plans, of this Code.
1 = Single family homes that existed at the time this code was adopted (9/11/12) shall continue; however new single family dwellings shall not be permitted

**Agenda Item No: 21**

# City Council Agenda Item Report

Meeting Date: December 8, 2020
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Ordinance
Agenda Section: Regular Agenda

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**Subject:**
Consideration of Ordinance #64-2020, enacting Title 6 Chapter 8, Targeted Residential Picketing, of the Lehi City Code.

**Suggested Action:**

**Attachments:**

Ord 64-2020.docx

LEHI CITY

**ORDINANCE NO. 64-2020**

**AN ORDINANCE ENACTING TITLE 6 CHAPTER 8 (TARGETED RESIDENTIAL PICKETING) OF THE LEHI CITY CODE**

WHEREAS the public health and welfare and the good order of the community require that citizens enjoy in their homes and neighborhoods a feeling of well-being, tranquility, and privacy, and enjoy freedom from being a captive audience to unwanted speech in their homes; and

WHEREAS the practice of targeted residential picketing causes emotional disturbance and distress to residents, and has the potential to incite breaches of the peace and disrupt the wellbeing and tranquility of the home; and

WHEREAS full opportunity exists for individuals to exercise their rights of free speech without resorting to targeted residential picketing; and

WHEREAS the City Council desires to establish reasonable time, place, and manner restrictions that reconcile and protect the First Amendment rights of picketers to peacefully communicate and express their ideas with the right of persons to enjoy the right to tranquility, well-being and privacy in their residential dwellings; and

WHEREAS the United States Supreme Court has previously upheld a municipal ordinance that banned targeted picketing in front of a particular residence to protect residential privacy and to protect the inhabitants from hearing or seeing unwanted messages; and

WHEREAS, on December 1 and December 8, 2020, the City Council held duly-noticed public meetings 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) Title 6 Chapter 8 should be enacted; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi City.

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

PART I:

A. Title 6 Chapter 8 (Targeted Residential Picketing) as shown on Exhibit "A" is hereby enacted.

PART II:

A. If a provision of this Ordinance No. ??-2020 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City, Utah this 10th day of December, 2020.

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

Exhibit “A”

## CHAPTER 8: TARGETED RESIDENTIAL PICKETING

6-8-1: Purpose:

The protection of the home is of the highest importance. The public health and welfare and the good order of the community require that citizens enjoy in their homes and neighborhoods a feeling of well-being, tranquility, and privacy, and enjoy freedom from being a captive audience to unwanted speech in their homes. The practice of targeted residential picketing causes emotional disturbance and distress to residents, and has the potential to incite breaches of the peace and disrupt the well-being and tranquility of the home. Full opportunity exists for individuals to exercise their rights of free speech without resorting to targeted residential picketing. The provisions of this section are enacted for the purpose of protecting the significant public interests stated above and not to suppress free speech rights of any particular viewpoint. This section is intended to establish a reasonable time, place, and manner restriction that reconciles and protects the First Amendment rights of picketers to peacefully communicate and express their ideas with the right of persons to enjoy the right to tranquility, well-being and privacy in their residential dwellings.

6-8-2: Definitions:

As used in this section, the following terms shall have the meanings set forth below: "Picketing" means (1) the stationing or posting of one or more persons to apprise the public, vocally or by standing or marching with signs, banners, sound amplification devices, or other means, of an opinion or a message; or (2) the presence or gathering of a person or a group of people for a demonstration or protest. "Residence" means any single-family, duplex, or multifamily dwelling where the targeted occupant resides and is not used as a targeted occupant's sole place of business or as a place of public meeting. "Targeted residential picketing" means picketing that: (1) Is specifically directed or focused toward a particular residence, or one or more occupants of a particular residence; and (2) Takes place within one hundred feet of the property line of that residence.

6-8-3: Prohibition.

It is unlawful for any person, acting alone or in concert with others, to engage in targeted residential picketing in the City of Lehi.

6-8-4: Penalty for violation.

Any violation of this section is a Class B misdemeanor

**Agenda Item No: 22**

# City Council Agenda Item Report

Meeting Date: December 8, 2020
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

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**Subject:**
Consideration of Resolution #2020-75, approving an agreement between Lehi City and FX Construction for construction of two water tanks and booster pump station.

**Suggested Action:**

**Attachments:**

Res 2020-75.docx

Sand Pit - 600 East Tank Agreement with FX Construction Agreement - Council Review and Approval.pdf

**RESOLUTION NO. 2020-75**

**A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AGREEMENT WITH FX CONSTRUCTION FOR CONSTRUCTION OF TWO WATER TANKS AND A BOOSTER PUMP STATION**

WHEREAS**,** City desires to contract for the construction of two water tanks and a booster pump station;

WHEREAS, City issued a Request for Bids to identify firms and companies which would best serve the needs of the City to perform such services;

WHEREAS, City selected FX Construction and now desires to contract with it to perform the work specified in the contract documents;

WHEREAS, on December 8th, 2020, 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 an Agreement for construction of two water tanks and a booster pump station; 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 for construction of two water tanks and a booster pump station attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to execute the Agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 8th day of December, 2020.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

**DOCUMENT 00 52 00**

AGREEMENT

THIS AGREEMENT is by and between Lehi City ("Owner") and

FX Construction ("Contractor").

Owner and Contractor hereby agree as follows:

## ARTICLE 1 – WORK

Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

The work is comprised of the construction of two water-tight reinforced concrete buried structures with 2.3 million gallon capacity each to be used for drinking water storage located near 2538 North 300 West and 1726 North 600 East in Lehi, Utah including tank, piping and valves, hatches, ladders, soil cover, vents, and appurtenances; valve manholes and box with piping, valves, etc.; inlet/outlet and overflow/drain piping; a 3,000 gpm booster pump station, tank drain and associated piping; site work including but not limited to grading, storm water piping, fencing, gate, drainage ditch, overflow line, utility relocation, clearing and tree removal, asphalt replacement, soil nail wall, fencing, connections to existing piping, storm drain boxes, access roads, and waterways.

## ARTICLE 2 – THE PROJECT

2.01 The Project, of which the Work under the Contract Documents is a part, is generally described as follows: Lehi City – Sand Pit 2.3 Million Gallon Water Storage Tank and Booster Pump Station and 600 East 2.3 Million Gallon Water Storage Tank.

## ARTICLE 3 – ENGINEER

3.01 The Project has been designed by Hansen, Allen & Luce, Inc.

3.02 The Owner has retained Hansen, Allen & Luce, Inc. ("Engineer") to act as Owner's representative, assume all duties and responsibilities, and have the rights and authority assigned to Engineer in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

## ARTICLE 4 – CONTRACT TIMES

4.01 *Time of the Essence*

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 *Contract Times: Dates*

A. The Work for the Sand Pit Tank and Booster Pump Station will be substantially completed (meaning having the tank and booster pump station tested and ready to be put into service) on or before October 29, 2021. The Work for the 600 East tank will be substantially completed (meaning having the tank tested and ready to be put into service) on or before August 26, 2022. The entire project will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before September 23, 2022.

4.03 *Liquidated Damages*

A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial and other losses if the Work is not completed and Milestones not achieved within the times specified in Paragraph 4.02 above, plus any extensions thereof allowed in accordance with the Contract. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty):

1. Substantial Completion: Contractor shall pay Owner $1,000.00 for each day that expires after the time (as duly adjusted pursuant to the Contract) specified in Paragraph 4.02.A above for Substantial Completion until the Work is substantially complete.

2. Completion of Remaining Work: After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Time (as duly adjusted pursuant to the Contract) for completion and readiness for final payment, Contractor shall pay Owner $1,000.00 for each day that expires after such time until the Work is completed and ready for final payment.

3. Liquidated damages for failing to timely attain Substantial Completion and final completion are not additive and will not be imposed concurrently.

## ARTICLE 5 – CONTRACT PRICE

5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents an amount in current funds equal to the sum of the amounts determined pursuant to Paragraph 5.01.A below:

A. $6,030,593.00 for all Work, at the prices stated in Contractor's Bid, attached hereto as an exhibit.

## ARTICLE 6 – PAYMENT PROCEDURES

6.01 *Submittal and Processing of Payments*

A. Contractor shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.02 *Progress Payments; Retainage*

A. Owner shall make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment on or about the 1st day of each month during performance of the Work as provided in Paragraph 6.02.A.1 below, provided that such Applications for Payment have been submitted in a timely manner and otherwise meet the requirements of the Contract. All such payments will be measured by the Schedule of Values established as provided in the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no Schedule of Values, as provided elsewhere in the Contract.

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Owner may withhold, including but not limited to liquidated damages, in accordance with the Contract

a. 95 percent of Work completed (with the balance being retainage). If the Work has been 50 percent completed as determined by Engineer, and if the character and progress of the Work have been satisfactory to Owner and Engineer, then as long as the character and progress of the Work remain satisfactory to Owner and Engineer, there will be no additional retainage; and

b. 95 percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).

B. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to 97.5 percent of the Work completed, less such amounts set off by Owner pursuant to Paragraph 15.01.E of the General Conditions, and less 100 percent of Engineer's estimate of the value of Work to be completed or corrected as shown on the punch list of items to be completed or corrected prior to final payment.

6.03 *Final Payment*

A. Upon final completion and acceptance of the Work in accordance with Paragraph 15.06 of the General Conditions, Owner shall pay the remainder of the Contract Price as recommended by Engineer as provided in said Paragraph 15.06.

## ARTICLE 7 – INTEREST

7.01 All amounts not paid when due shall bear a maximum interest at rate of up to or equal to City's maximum interest rate, but in no case greater than 4 percent per annum.

7.02 All moneys held in retainage as provided in Article 6.02A of this Agreement shall be placed in an escrow account. Accrued interest shall be to the benefit of the Contractor.

## ARTICLE 8 – CONTRACTOR'S REPRESENTATIONS

8.01 In order to induce Owner to enter into this Contract, Contractor makes the following representations:

A. Contractor has examined and carefully studied the Contract Documents, and any data and reference items identified in the Contract Documents.

B. Contractor has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. Contractor is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress, and performance of the Work.

D. Contractor has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings, and (2) reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings.

E. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information

and observations obtained from visits to the Site; the Contract Documents; and the Site-related reports and drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor; and (3) Contractor's safety precautions and programs.

F. Based on the information and observations referred to in the preceding paragraph, Contractor agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.

G. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.

H. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.

I. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

J. Contractor's entry into this Contract constitutes an incontrovertible representation by Contractor that without exception all prices in the Agreement are premised upon performing and furnishing the Work required by the Contract Documents.

## ARTICLE 9 – CONTRACT DOCUMENTS

9.01 *Contents*

A. The Contract Documents consist of the following:

1. This Agreement (pages 1 to 6, inclusive).
2. Performance bond (pages 1 to 4, inclusive).
3. Payment bond (pages 1 to 4, inclusive).
4. General Conditions (pages 1 to 65, inclusive).
5. Supplementary Conditions (pages 1 to 12, inclusive).
6. Specifications as listed in the table of contents of the Project Manual.
7. Drawings (not attached but incorporated by reference) consisting of XX sheets with each sheet bearing the following general title "Sand Pit 2.3 MG Tank and Booster Pump Station" as listed in the Index of Drawings on Sheet G-2 of said drawings and consisting of 30 sheets with each sheet bearing the following general title 600 East 2.3 MG Tank" as listed in the Index of Drawings on Sheet G-2 of said drawings.
8. Addenda (numbers 1 to 3, inclusive).
9. Exhibits to this Agreement, identified as follows:
    a. Exhibit A - Notice of Award – Document 00 51 00
    b. Exhibit B – Notice to Proceed – Document 00 55 00
    c. Exhibit C – Contractor's Bid (including Documentation Accompanying Bid)
    d. Exhibit D – Insurance Certificates

B. The documents listed in Paragraph 9.01.A are attached to this Agreement (except as expressly noted otherwise above).

C. There are no Contract Documents other than those listed above in this Article 9.

D. The Contract Documents may only be amended, modified, or supplemented as provided in the General Conditions.

**ARTICLE 10 – MISCELLANEOUS**

10.01 *Terms*

A. Terms used in this Agreement will have the meanings stated in the General Conditions and the Supplementary Conditions.

10.02 *Assignment of Contract*

A. Unless expressly agreed to elsewhere in the Contract, no assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, money that may become due and money that is due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.03 *Successors and Assigns*

A. Owner and Contractor each binds itself, its successors, assigns, and legal representatives to the other party hereto, its successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

10.04 *Severability*

A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

10.05 *Contractor's Certifications*

A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 10.05:

1. "corrupt practice" means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the bidding process or in the Contract execution;

2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;

3. “collusive practice” means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and

4. “coercive practice” means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement.

This Agreement will be effective on _____, 2020 (which is the Effective Date of the Contract).

| OWNER: | CONTRACTOR: |
|---|---|
| Lehi City | FX Construction |
| By: | By: |
| Title: Mark Johnson, Lehi City Mayor | Title: Brent Fox, Owner<br>*(If Contractor is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)* |
| Attest: | Attest: |
| Title: | Title: |
| Address for giving notices: | Address for giving notices: |
| Lehi City | FX Construction |
| 2538 North 300 West | 6862 W. 10205 N. |
| Lehi, UT 84043 | Highland, Ut. 84003 |
| | Contractor’s License No.: 341051-5501 *(where applicable)* |
| *(If Owner is a corporation, attach evidence of authority to sign. If Owner is a public body, attach evidence of authority to sign and resolution or other documents authorizing execution of this Agreement.)* | *NOTE TO USER: Use in those states or other jurisdictions where applicable or required.* |

## LEHI CITY - SAND PIT 2.3 MG TANK AND BOOSTER PUMP STATION AND 600 EAST 2.3 MG TANK
## REVISED BID TABULATION - FX CONSTRUCTION 11/27/2020

| BASE BID SCHEDULE (BOTH TANKS) | | | | FX Construction | |
|---|---|---|---|---|---|
| Item No. | Description | Unit | Quan. | Bid Unit Price | Bid Price |
| 1. | Mobilization/Demobilization | 1 | 1 | $ 247,000.00 | $ 247,000.00 |
| 2. | Construction Surveying | 1 | 1 | $ 15,600.00 | $ 15,600.00 |
| 3. | Testing Agency Services | 1 | 1 | $ 26,000.00 | $ 26,000.00 |
| 4. | Implementation of Storm Water Pollution Prevention Plan | 1 | 1 | $ 29,000.00 | $ 29,000.00 |
| **Total Base Bid** | | | | $ | 317,600.00 |

| SAND PIT TANK SPECIFIC BID SCHEDULE | | | | FX Construction | |
|---|---|---|---|---|---|
| Item No. | Description | Unit | Quan. | Bid Unit Price | Bid Price |
| 5. | Site Grading | LS | 1 | $ 253,900.00 | $ 253,900.00 |
| 6. | DELETED | | | | $ - |
| 7. | Removal and Disposal of existing Storm Drain through site | LS | 1 | $ 11,000.00 | $ 11,000.00 |
| 8. | 36" Dia. RCP (Class III) Storm Drain Pipe | LF | 386 | $ 126.00 | $ 48,636.00 |
| 9. | 8' Manhole | EA | 3 | $ 12,200.00 | $ 36,600.00 |
| 10. | 2.3 MG Reinforced Concrete Tank (VSL) | LS | 1 | $ 1,580,000.00 | $ 1,580,000.00 |
| 11. | Booster Pump House Structure | LS | 1 | $ 223,800.00 | $ 223,800.00 |
| 12. | Pumps Complete | LS | 1 | $ 182,000.00 | $ 182,000.00 |
| 13. | Booster Pump House Piping Systems Complete | LS | 1 | $ 181,000.00 | $ 181,000.00 |
| 14. | Booster Pump House Electrical System Complete | LS | 1 | $ 322,300.00 | $ 322,300.00 |
| 15. | Emergency Overflow Box and Piping from Tank to New Storm Drain Manhole | LS | 1 | $ 30,800.00 | $ 30,800.00 |
| 16. | Tank Drain Vault and Piping | LS | 1 | $ 75,350.00 | $ 75,350.00 |
| 17. | DELETED | | | | |
| 18. | 20" Dia. DIP (Class 350) Waterline Connection from Tank to Existing 20" Transmission line | LF | 152 | $ 259.00 | $ 39,368.00 |
| 19. | 16" Dia. DIP (Class 350) Waterline from Pump house to connection to existing 12" Waterline | LF | 252 | $ 321.00 | $ 80,892.00 |
| 20. | 12" Dia. DIP (Class 350) Waterline connection from existing well waterline to tank | LF | 68 | $ 345.00 | $ 23,460.00 |
| 21. | DELETED | | | | |
| 22. | DELETED | | | | |
| 23. | Electrical and Instrumentation Complete (New Tank) | LS | 1 | $ 23,500.00 | $ 23,500.00 |
| 24. | Finish Grading | LS | 1 | $ 6,900.00 | $ 6,900.00 |
| 25. | Topsoil Preparation | LS | 1 | $ 5,100.00 | $ 5,100.00 |
| 26. | Reseed with Upland Seed Mix | LS | 1 | $ 2,100.00 | $ 2,100.00 |
| **Total Base Bid (Sand Pit Tank)** | | | | $ | 3,126,706.00 |

| 600 EAST TANK SPECIFIC BID SCHEDULE | | | | FX Construction | |
|---|---|---|---|---|---|
| Item No. | Description | Unit | Quan. | Bid Unit Price | Bid Price |
| 27. | Site Grading | LS | 1 | $ 412,000.00 | $ 412,000.00 |
| 28. | Soil Nail Wall | SF | 1800 | $ 68.00 | $ 122,400.00 |
| 29. | DELETED | | | | |
| 30. | Removal and Disposal of existing fence | LF | 550 | $ 8.50 | $ 4,675.00 |
| 31. | New chain link fence and gate | LF | 55 | $ 91.00 | $ 5,005.00 |
| 32. | 2.3 MG Reinforced Concrete Tank | LS | 1 | $ 1,592,500.00 | $ 1,592,500.00 |
| 33. | Valve vault, Piping & Equipment | LS | 1 | $ 29,000.00 | $ 29,000.00 |
| 34. | Emergency Overflow Box and Piping from Overflow Box to Connection to New Storm Drain Manhole | LS | 1 | $ 13,100.00 | $ 13,100.00 |
| 35. | Tank Drain Vault and Piping | LS | 1 | $ 56,600.00 | $ 56,600.00 |
| 37. | 20" Dia. DIP (Class 350) Waterline | LF | 85 | $ 315.00 | $ 26,775.00 |
| 38. | 16" Dia. DIP (Class 350) Waterline | LF | 188 | $ 215.00 | $ 40,420.00 |
| 39. | 24" Dia. PVC (DR-18) Waterline | LF | 350 | $ 378.00 | $ 132,300.00 |
| 40. | 10" Dia. DIP (Class 350) Waterline connection from existing well waterline to tank | LF | 40 | $ 345.00 | $ 13,800.00 |
| 41. | 15" Dia. RCP (Class III) Storm Drain Pipe | LF | 101 | $ 112.00 | $ 11,312.00 |
| 42. | Connection to Existing Steel Pipe | LS | 1 | $ 19,800.00 | $ 19,800.00 |
| 43. | Disconnect Existing Tank from Steel Pipe, connect to 10" P.I. pipe | LS | 1 | $ 18,400.00 | $ 18,400.00 |
| 44. | Loop Existing 10" Pressurized Irrigation Pipeline to Avoid Vertical Conflict | LS | 2 | $ 16,200.00 | $ 32,400.00 |
| 45. | DELETED | | | | |
| 46. | Hot Mix Asphalt (Includes 6" – Thick UBC) | SF | 1600 | $ 9.00 | $ 14,400.00 |
| 47. | DELETED | | | | |
| 48. | Electrical and Instrumentation Complete (New Tank) | LS | 1 | $ 20,000.00 | $ 20,000.00 |
| 49. | Finish Grading | LS | 1 | $ 6,900.00 | $ 6,900.00 |
| 50. | Topsoil Preparation | LS | 1 | $ 5,000.00 | $ 5,000.00 |
| 51. | Reseed with Upland Seed Mix | LS | 1 | $ 9,500.00 | $ 9,500.00 |
| **Total Base Bid (600 East Tank)** | | | | $ | 2,586,287.00 |

| ALTERNATE BID SUMMARY TABLE (VSL Option) | FX Construction |
|---|---|
| **Total Base Bid** | $ 317,600.00 |
| **Total Alternate Bid - Sand Pit Tank - (VSL Option)** | $ 3,126,706.00 |
| **Total Alternate Bid - 600 East Tank - (VSL Option)** | $ 2,586,287.00 |
| **TOTAL COMBINED ALTERNATE BID - (VSL Option)** | $ 6,030,593.00 |

**Agenda Item No: 23**

# City Council Agenda Item Report

Meeting Date: December 8, 2020
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

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**Subject:**
Consideration of Resolution #2020-78, authorizing the Mayor to sign an agreement for the Dry Creek Reservoir improvements project as recommended by the Utah County Tourism Tax Advisory Board.

**Suggested Action:**

**Attachments:**

Res 2020-78.docx

Lehi-Dry Creek.2020.TRCC.Lehi Revisions.pdf

**RESOLUTION NO. 2020-78**

**A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AGREEMENT BETWEEN UTAH COUNTY AND LEHI CITY FOR USE OF REVENUE FROM THE TOURISM, RECREATION, CULTURAL, CONVENTION AND AIRPORT FACILITIES TAX ("TRCC TAX")**

WHEREAS, the Tourism, Recreation, Cultural, Convention, and Airport Facilities Tax Act allows a county to impose a tax ("TRCC Tax") and use the revenue from the imposition of the tax for the development, operation, and maintenance of a recreation and tourist facility;

WHEREAS, Lehi City is developing and will operate a recreation facility to be known as the Dry Creek Lake Regional Recreation Area;

WHEREAS, the Dry Creek Lake Regional Recreation Area is a recreation and tourist facility, as defined under Utah Code § 59-12-602, which means that it is publicly owned or operated park, campground, marina, dock, golf course, water park, historic park, monument, planetarium, zoo, bicycle trails, and other recreation or tourism-related facility; and

WHEREAS, County desires to use TRCC Tax revenue for the development and operation of the Dry Creek Lake Regional Recreation Area to promote recreation and tourism in the area.

WHEREAS, on December 7, 2020, 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 Utah County for the use of TRCC Tax revenue for the development and operation of the Dry Creek Lake Regional Recreation Area; 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 it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 8th day of December, 2020.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

**Agreement No. 2020-_____**

## AGREEMENT

This agreement is made between UTAH COUNTY ("County"), a political and corporate body of the State of Utah, with its office located at 100 East Center Street, Provo, Utah 84606, and LEHI CITY, a political and corporate body of the State of Utah, with its office located at 153 North 100 East, Lehi, UT 84045.

## RECITALS

**WHEREAS**, the Tourism, Recreation, Cultural, Convention, and Airport Facilities Tax Act allows a county to impose a tax ("TRCC Tax") and use the revenue from the imposition of the tax for the development, operation, and maintenance of a recreation and tourist facility, *see* Utah Code Ann. § 59-12-603(2)(a);

**WHEREAS**, Lehi City desires to develop and operate a recreation facility to be known as the Dry Creek Lake Regional Recreation Area;

**WHEREAS**, the Dry Creek Lake Regional Recreation Area is a recreation and tourist facility, as defined under Utah Code § 59-12-602, which means that it is publicly owned or operated park, campground, marina, dock, golf course, water park, historic park, monument, planetarium, zoo, bicycle trails, and other recreation or tourism-related facility; and

**WHEREAS**, County desires to use TRCC Tax revenue for the development and operation of the Dry Creek Lake Regional Recreation Area to promote recreation and tourism in the area.

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, it is agreed by and between County and Lehi City as follows:

**(1) PURPOSE AND RESTRICTION ON USE OF MONIES.**

The TRCC monies given to Lehi City by County under this agreement are to be used for the development, operation, and maintenance of the Dry Creek Lake Regional Recreation Area. The proposed development plan for the Dry Creek Lake Regional Recreation Area is set forth in the application attached as **Schedule A**. This agreement is contingent on Lehi City completing the entirety of the Dry Creek Lake Regional Recreation Area as attached and providing a minimum of 190 parking stall that are available to the general public. If Lehi City doesn't complete or differs from the Dry Creek Lake Regional Recreation Area as stated in **Schedule A**, then Lehi City will need to get County's consent or funding may be forfeited and any funds reimbursed to Lehi City will be repaid to County.

**(2) MAXIMUM REIMBURSEMENT AMOUNT.**

The total project cost for the Dry Creek Lake Regional Recreation Area is projected at around $4,540,000. County agrees to reimburse Lehi City up to $1,500,000 of all expenses related to the development, operation, and maintenance of the Dry Creek Lake Regional Recreation Area. The maximum reimbursement amount will not exceed $1,500,000.00 and will only be provided after the completion of the entire project. Lehi City will be responsible for all expenses; County will be responsible for reimbursing Lehi City up to the maximum reimbursement amount in accordance with the terms of this agreement.

**(3) SUBMISSION OF DOCUMENTATION AND METHOD OF PAYMENT.**

The parties agree that County will make payments to Lehi City once County receives documented reimbursable costs incurred by Lehi City for the purpose stated in section 2 and subject to the rate and maximum reimbursement amount in section 1. After the completion of the

entire project, Lehi City can send its invoices to the billing address listed in **Schedule B**. County may provide notice of a different billing address in the future through a written or oral communication. No reimbursement for any costs incurred after December 31, 2023 and submitted after March 31, 2024 will be made by County to Lehi City.

**(4) TERM OF AGREEMENT.**

This agreement commences on December 9, 2020 and terminates on March 31, 2024.

**(5) INDEPENDENT CONTRACTOR.**

(a) Lehi City states and affirms that it is acting as an independent contractor, holding itself out to the general public as an independent contractor and not an employee of Utah County; that it maintains its office separate from County, and that this agreement is not exclusive of other agreements, contracts, or opportunities.

(b) County is interested only in the results to be achieved, and the conduct and control of all work done to the Dry Creek Lake Regional Recreation Area will lie solely with Lehi City. Lehi City is not to be considered an agent or employee of County for any purpose, and the employees of Lehi City are not entitled to any of the benefits that County provides for County's employees. Persons employed by County and acting under the direction of County shall not be deemed to be employees or agents of Lehi City.

(c) Lehi City shall comply with all laws regarding unemployment insurance, disability insurance, and workers compensation insurance. Lehi City shall have no authorization, express or implied, to bind County to any agreement, settlement, liability, or understanding whatsoever, and agrees not to perform any acts as agent for County except as expressly set forth herein. Lehi City shall furnish a Certificate of Insurance to County evidencing that

Lehi City has workers' compensation insurance for Lehi City and all employees and volunteers of Lehi City.

**(6) INDEMNIFICATION.**

Lehi City will indemnify and hold County and its agents, representatives, employees, and officials, harmless from all costs, expenses, and liabilities incurred by Lehi City or its agents, representatives, employees, or officials, arising out of or related to, directly or indirectly, this agreement, including attorney's fees and litigation costs. County and Lehi City are governmental entities, and nothing contained herein shall constitute a waiver of the protections, immunities, and liability limits of the Governmental Immunity Act, U.C.A. § 63G-7-101, *et. seq*. Lehi City's obligations under this indemnity and hold harmless provision shall survive the expiration or other termination of this agreement.

**(7) AUDIT.**

It is agreed by the parties that County may audit the records of Lehi City related to this agreement.

**(8) APPLICABLE LAW.**

It is agreed by the parties that this agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Utah.

**(9) ENTIRE AGREEMENT.**

This agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this agreement shall not be binding upon either party except to the extent incorporated in this agreement.

**(10) MODIFICATION.**

Any modification of this agreement or additional obligation assumed by either party in connection with this agreement shall be binding only if placed in writing and signed by each party or an authorized representative of each party, unless stated otherwise in this agreement.

[***Remainder of page left blank. Signature page follows.***]

**IN WITNESS WHEREOF** the parties have signed and executed this agreement to be duly executed on December 9, 2020.

COUNTY:
BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH

By:_____
Tanner D. Ainge, Chair of the Board

APPROVED AS TO FORM AND LEGALITY:
DAVID O. LEAVITT
Utah County Attorney

By:_____
Deputy County Attorney

LEHI CITY:

By:_____
Its: Mayor

# SCHEDULE A

## DRY CREEK LAKE REGIONAL RECREATION AREA

## Tourism, Recreation, Cultural, Convention (TRCC) / Transient Room Tax (TRT) Funding Request Application for Public Entities from Lehi City

## SCHEDULE B

**Billing Specifics:**

If possible, we prefer electronic invoices with supporting documentation be emailed to AP@UtahCounty.gov.

If Lehi City prefers to submit physical invoices with supporting documentation, the invoices and supporting documentation can be sent to the following address:

**Utah County Government**
**Attn: Accounts Payable**
**100 East Center Street, Suite 3600**
**Provo, Utah 84606-3159**

County will notify Lehi City if this information changes during the term of this agreement.

**Agenda Item No: 24**

# City Council Agenda Item Report

Meeting Date: December 8, 2020
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

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**Subject:**
Consideration of Resolution #2020-80, requesting inclusion of Lehi City in the Municipal Alternate Voting Methods Pilot Project.

**Suggested Action:**

**Attachments:**

Res 2020-80.docx

LEHI CITY

**RESOLUTION NO. 2020-80**

**A RESOLUTION REQUESTING INCLUSION OF LEHI CITY IN THE MUNICIPAL ALTERNATE VOTING METHODS PILOT PROJECT**

WHEREAS the State of Utah by its General Assembly has made available a pilot project for participation in the alternate voting methods for municipal elections beginning January 1, 2019 and ending on January 1, 2026, and

WHEREAS House Bill 35 as passed during the 2018 General Session allows municipalities to conduct nonpartisan races using instant runoff voting in accordance with the requirements of 20A-4 of the Utah Code and all other applicable provisions of law, during any odd-numbered year that the pilot project is in effect, and

WHEREAS Lehi City, must provide written notice to the lieutenant governor stating that the municipality intends to participate in the pilot project for the year specified in the notice, and that includes a document, signed by the election officer of the municipality, stating that the municipality has the resources and capability necessary to participate in the pilot project, and

WHEREAS the Lehi City contracts with Utah County to conduct municipal elections and does have the resources and capability necessary to participate in the pilot project, and

WHEREAS the Lehi City Municipal Council finds that it would be in the best interest of Lehi City and of its citizens to hold its 2021 municipal elections by ranked choice voting,

NOW, THEREFORE BE IT RESOLVED that the Lehi City Municipal Council adopts ranked choice voting for the 2021 municipal election, and that by this resolution, gives notice to the Lieutenant Governor to enter the pilot project by use of ranked choice voting for its 2021 municipal elections, and

BE IT FURTHER RESOLVED that the Mayor and administrative staff are hereby authorized and directed to do all things necessary to cause the 2021 Lehi City municipal elections to be held in accordance with the ranked choice voting process.

Approved and Adopted by the City Council of Lehi City this 8th day of December, 2020.

LEHI CITY

_____
Mark Johnson, Mayor

ATTEST

_____
Teisha Wilson, City Recorder

**Agenda Item No: 25**

# City Council Agenda Item Report

Meeting Date: December 8, 2020
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

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**Subject:**
Consideration of Resolution #2020-81, approving an agreement between Lehi City and Probst Electric for Sports Park lighting.

**Suggested Action:**

**Attachments:**

Res 2020-81.docx

Agreement- Sports Park Lighting.docx

**RESOLUTION NO. 2020-81**

**A RESOLUTION APPROVING AN AGREEMENT FOR SPORTS PARK LIGHTING BETWEEN LEHI CITY AND PROBST ELECTRIC**

WHEREAS, City desires to hire a contractor to perform trenching, install conduit for light poles and make other related lighting improvements to the Sports Park; and

WHEREAS, City sent out Request for Bids 2020-18 to identify companies which would best serve the needs of the City to perform this project; and

WHEREAS, Contractor submitted their bid to provide such work; and

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

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

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City this 8th day of December, 2020.

LEHI CITY

_____
Mark Johnson, Mayor

ATTEST

_____
Teisha Wilson, City Recorder

**AGREEMENT FOR SPORTS PARK LIGHTING**

**THIS AGREEMENT** is made and entered into this ____ day of _____, 2020 between Lehi City, 153 North 100 East, Lehi, Utah 84043 ("City") and Probst Electric, 441 W. Powerline Road, Heber City, UT 84032 ("Contractor").

**WHEREAS,** City desires to hire a contractor to perform trenching, install conduit for light poles and make other related lighting improvements to the Sports Park; and

**WHEREAS**, City sent out Request for Bids 2020-18 to identify companies which would best serve the needs of the City to perform this project; and

**WHEREAS,** Contractor submitted their bid to provide such work; and

**WHEREAS**, Contractor's bid appears to be the lowest responsible and responsive bid and the City desires to contract with them;

**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. **Agreement and Scope of Services**. City hereby contracts with Contractor and Contractor agrees to be bound to the City to locate existing useable conduits for all light pole locations at the Sports Park, if applicable; re-pipe all light pole locations with appropriate size conduit as per code, with directional boring preferred; inspect heads for issues; provide in-ground boxes at each light pole location, pull wire from all light poles to control location; provide and install lighting control system approved by the City, contactors, and switching labelings; and ensure all heads are working as stated and shown in RFP 2020-18, attached hereto as Exhibit A, which by this reference is made a part hereof. The Probst Modified Bid Tabulation, attached hereto as Exhibit B, reflects updated pricing for specific work and equipment; however, light pole head inspection and repair will be done at the time and material rate as shown in Exhibit B at $66.38 per hour plus the cost of materials. This Agreement shall include all material and training/commissioning for a functioning lighting control system controlled by switching in the sports tower and remotely on the City network by use of computer and/or smartphone.

2. **Start Date**. This Agreement shall begin immediately.

3. **Payment**. Upon Contractor satisfactorily completing the Scope of Services required by RFP 2020-18 in full and upon City receiving an invoice therefor, City shall pay Contractor One Hundred Twenty-Four Thousand One Hundred Fifty-Four Dollars and Thirty-Four Cents ($124,154.34), plus the hourly time and material rate from Exhibit B.

4. **Completion.** Contractor shall complete the Scope of Services by March 5, 2021.

5. **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.

6. **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.

7. **Termination and Non-Appropriation**. 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.

   7.1 Prior to terminating this Agreement is 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.

   7.2 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.

   7.3 Any scope of service which Contractor has completed or performed prior to the date of any termination, suspension, or abandonment shall be recorded and tangible work documents shall be transferred to, and become the sole property of, the City. If the City has terminated this Agreement without cause, then subsequently requests

Contractor to recommence its performance of the scope of service 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.

7.4 If the Lehi City Council decides not to appropriate a sufficient amount of resources to fund the consideration payment, this Agreement shall be void. 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 consideration payment.

8. **Taxes**.

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

8.2 The City is exempt from the payment of any Federal excise or any Utah sales tax (State of Utah Sales Tax Exemption Number: Q41296). Such taxes will not apply to the City, unless otherwise noted in writing by the City. Any price listed by Contractor on a purchase order, or equivalent, must be net, exclusive of taxes. However, when under established trade practices, any Federal excise tax is included in the list price, Contractor may quote the list price and shall show separately the amount of Federal tax, either as a flat sum or as a percentage of the list price, which shall be deducted from any payments made by the City.

9. **Indemnification and Insurance**.

9.1 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.

9.2 The City shall indemnify and hold harmless Contractor, its subsidiaries, affiliates, agents, shareholders, directors, and employees from and against all damages, costs, liabilities, including reasonable attorneys' fees and expenses, arising from or related to the actions of the City with respect to the subject matter of this Agreement.

9.3 Contractor, at its own expense, shall provide for the payment of workers' compensation benefits to its employees employed on or in connection with the performance of this Agreement, and in accordance with applicable State and Federal laws.

9.4 Contractor, at its own expense, shall maintain comprehensive general liability insurance, including but not limited to $3,000,000 per occurrence.

9.5 Contractor, at its own expense, shall maintain automobile public liability insurance with bodily injury and death limits of at least $250,000 for any one person, and $500,000 for any one occurrence, and a property damage limit per occurrence of $250,000. 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 automobile public liability insurance in amounts satisfying applicable Utah law.

9.6 Contractor, at its own expense, shall maintain professional liability/errors and omissions insurance appropriate to Contractor's profession, with a minimum coverage of $1,000,000 per occurrence. The professional liability/errors and omissions insurance must be project specific with at least a one-year extended reporting period. Contractor shall, likewise, require its subcontractors, if any, to provide for such benefits and to maintain such insurance at no expense to the City.

9.7 Before commencing the Scope of Services 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.

9.8 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.

10. **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.

11. **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.

12. **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.

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

14. **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.

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

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

17. **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, 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.

18. **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.

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

20. **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.

**"CONTRACTOR"**

By: _____
It:_____

**"CITY"**
LEHI CITY, a municipal corporation and political subdivision of the state of Utah

By:_____
Name:_____
Title:_____

ATTEST:

_____
City Recorder

**Agenda Item No: 26**

# City Council Agenda Item Report

Meeting Date: December 8, 2020
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

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**Subject:**
Consideration of Resolution #2020-82, approving the underwriter engagement agreement between Lehi City and Stifel, Nicolaus & Company, Inc.

**Suggested Action:**

**Attachments:**

Res 2020-82.docx

Underwriter Engagement Agreement - Lehi City Fiber 2021.pdf

LEHI CITY

**RESOLUTION NO. 2020-82**

**A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING THE UNDERWRITER ENGAGEMENT AGREEMENT BETWEEN LEHI CITY AND STIFEL NICOLAUS & COMPANY, INC.**

WHEREAS, Lehi City plans to issue Franchise and Sales Tax and Telecomunications Fee Revenue Bonds (the "Bonds") to finance a fiber optic cable system (the "Project"); and

WHEREAS, the Lehi City desires and is authorized by law to retain the services of the Stifel, Nicolaus & Company ("Underwriter") in connection with the issuance of the Bonds; and

WHEREAS, the Underwriter agrees to be retained by the City and to provide to the City the services described herein; and

WHEREAS, this Agreement is specific to the Project and does not replace or limit the Agreement for Underwriting Services dated November 26, 2019 between the City and the Underwriter; and

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve the Underwriter Engagement Agreement; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

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

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 8th day of December, 2020.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

STIFEL

**UNDERWRITER ENGAGEMENT AGREEMENT**

THIS AGREEMENT is made and entered into this 3rd day of December, 2020, by and among Lehi City, Utah (the "Issuer") and Stifel, Nicolaus & Company, Incorporated, (the "Underwriter" or "Stifel"), with reference to the following facts:

RECITALS

WHEREAS, the Issuer plans to issue Franchise and Sales Tax and Telecomunications Fee Revenue Bonds (the "Bonds") to finance a fiber optic cable system (the "Project"); and

WHEREAS, the Issuer desires and is authorized by law to retain the services of the Underwriter in connection with the issuance of the Bonds; and

WHEREAS, the Underwriter agrees to be retained by the Issuer and to provide to the Issuer the services described herein; and

WHEREAS, this Agreement is specific to the Project and does not replace or limit the Agreement for Underwriting Services dated November 26, 2019 between the Issuer and the Underwriter; and

WHEREAS, Stifel agrees to act as underwriter, subject to the conditions set forth herein;

NOW therefore, for and in consideration of the mutual promises, covenants, and conditions herein contained, the parties hereto agree as follows:

***Scope of Services***

The Issuer has engaged the Underwriter to perform various services related to the issuance of the Bonds, which are to be performed within the framework of all relevant rules and regulations. All services are provided on an arm's length, commercial basis and may or may not be provided in conjunction with services provided by advisors to the Issuer, such as, but not limited to, a financial advisor or a municipal advisor.

With this understanding, the Underwriter may provide the following services and perform the following functions with respect to the Bonds:

**A. <u>Structuring the Financing</u>**

1. The Underwriter will work with the Issuer, its bond counsel, financial advisor, disclosure counsel, and other members of the Issuer's financing team in evaluating specific terms and conditions affecting the Bonds with the purposes of meeting the Issuer's financing objectives and assuring appropriate credit quality;
2. The Underwriter will work with the Issuer to create a feasible and efficient structure for the Bonds in order to enhance the Bonds' marketability;
3. In cooperation with Issuer, the Underwriter will assist in the preparation of and/or review of all documents necessary to implement the issuance of the Bonds, including, but not limited to, authorizing resolutions, bond purchase agreement, and preliminary and final official statements distributed to potential investors, as required;

**B. Marketing the Securities**

1. The Underwriter will provide information and material as needed to support presentations for rating agencies and/or bond insurance companies; if requested;
2. The Underwriter will coordinate printing and distribution of the preliminary and final official statements;
3. Together with the Issuer and other appropriate parties, the Underwriter will provide market information on the timing of the sale of the Bonds in relation to the market conditions and financing needs;
4. The Underwriter will arrange for distribution of the final official statements in accordance with Section 240.15c2-12 of Title 17 of the Code of Federal Regulations; and
5. The Underwriter will serve as sole managing underwriter of the Bonds, which obligation is conditioned upon the execution of a mutually satisfactory bond purchase agreement and other customary documentation, and coordinate with all parties so as to consummate the sale and delivery of the Bonds in a timely manner.

***Regulatory Disclosure***

Issuer is aware of Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act and the Securities and Exchange Commission's adopted rule commonly known as the "Municipal Advisor Rule" (SEC Rule 15Ba1-1 to 15Ba1-8 -"the Rule") and the underwriter exclusion from the definition of "municipal advisor" for a firm serving as an underwriter for a particular issuance of municipal securities. Some of the services that Stifel will be called upon to perform, such as providing advice with respect to the sizing, structure, timing and terms of the Bond issuance, are services that are also commonly provided by financial advisory firms.

However, in providing such services for the Bonds, the parties understand and agree that Stifel is serving as an underwriter for this transaction and is permitted to give advice and recommendations under the "underwriter exclusion" provision of the Rule. Issuer agrees that Stifel will not be serving as the Issuer's financial advisor or acting as an agent or fiduciary for the Issuer and that the Issuer will be consulting with its own legal, financial and other advisors. This Agreement and relationship shall be either executed, approved or acknowledged by the governing board of Issuer (the "Governing Board").

***Disclosures Required by MSRB Rule G-17 Concerning the Role of the Underwriter***

1. Municipal Securities Rulemaking Board ("MSRB") Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.

2. The underwriter's primary role is to purchase securities with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriter has financial and other interests that differ from those of the issuer.

3. The underwriter does not have a fiduciary duty to the issuer under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the issuer without regard to its own financial or other interests.

4. The underwriter has a duty to purchase the securities from the issuer at a fair and reasonable price, but must balance that duty with its duty to sell the securities to investors at prices that are fair and reasonable.

5. The underwriter will review the official statement for the securities in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction. [1]

***Disclosures Concerning the Underwriter Compensation***

The underwriter will be compensated by a fee and/or an underwriting discount outlined below and that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the securities. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the securities. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the Issuer a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

***Conflicts of Interest Disclosures***

Stifel has not identified any additional potential or actual material conflicts that require disclosure.

***Disclosures Relating to Complex Municipal Securities Financing***

Since Stifel has not recommended a "complex municipal securities financing" to the Issuer, additional disclosures regarding the financing structure for the Issue are not required under MSRB Rule G-17.

However, if Stifel recommends, or if the Issue is ultimately structured in a manner considered a "complex municipal securities financing" to the Issuer, this letter will be supplemented to provide disclosure of the material financial characteristics of that financing structure as well as the material financial risks of the financing that are known to us and are reasonably foreseeable at that time.

***Limitation of Duties***

The Issuer acknowledges and agrees that Stifel is not making a commitment to extend credit, make a loan or otherwise fund the Project beyond the obligations contained in a mutually satisfactory bond purchase agreement. The Issuer acknowledges that the services provided under this Agreement involve professional judgment by Stifel and that the results cannot be, and are not, guaranteed.

As addressed above, among the services that Stifel will perform under this Agreement is assistance in preparation of, and/or review of the preliminary and final official statements for the Bonds. We note, however, that under federal securities law, an issuer of securities has the primary responsibility for disclosure to investors. Our assistance with respect to, and/or review of the official statement will be solely for purposes of satisfying our obligations as underwriter under the federal securities laws and such assistance and/or review should not be construed by the Issuer as a guarantee of the accuracy or completeness of the information in the official statement.

[1] Under federal securities law, an issuer of securities has the primary responsibility for disclosure to investors. The review of the official statement by the underwriter is solely for purposes of satisfying the underwriter's obligations under the federal securities laws and such review should not be construed by an issuer as a guarantee of the accuracy or completeness of the information in the official statement.

***Expenses***

The Issuer, from the Bond proceeds, will pay the Underwriter's costs incurred in the performance of this Agreement, including costs of its legal counsel, communication, preparation of the official statements, and overhead expenses.

The Issuer, from the Bond proceeds or other lawfully available funds, will pay for legal fees, including disclosure counsel; rating agency and credit enhancement fees including all related travel (if any); the cost of appraisal, fiscal consultant, statistical, computer, and graphics services (if any), cost of printing and distribution of the official statements and expense of publication, advertising, and informational meetings; and the costs of fiscal agent or bond trustee and registrar.

***Compensation***

The Underwriter agrees to prepare and coordinate all aspects of the sale of the Bonds. Stifel will be paid only when the Bonds are sold. The fee for Stifel's preparation and coordination of the sale of the Bonds shall be mutually agreed upon per $1,000.00 of Bonds sold. The underwriting fee is contingent on a successful sale of the Bonds and is payable from the proceeds of the Bonds.

***Term of Agreement***

This Agreement is to continue until the Project is financed or until the Governing Board formally abandons the Project, unless previously terminated by mutual written consent of the parties hereto.

This Agreement may be terminated at any time by the Issuer, upon five business days' prior notice to such effect to the Underwriter, or by the Underwriter upon five business days' prior notice to such effect to the Issuer. Any such termination, however, shall not affect the obligations of the Issuer under the Expenses section hereof.

***Severability of Provisions***

If any provision of this Agreement is held invalid, the remainder of the Agreement shall not be affected thereby if such remainder would then continue to conform to the terms and requirements of applicable law.

***Governing Law***

This Agreement, and the rights and obligations of the parties hereto, shall be construed, interpreted and enforced pursuant to the laws of the State of Utah, and exclusive venue in any and all actions existing under this Agreement shall be laid in the action or proceeding which Issuer or Underwriter may be required to prosecute to enforce its respective rights within this Agreement. The unsuccessful party therein agrees to pay all costs incurred by the prevailing party therein, including reasonable interest and attorney's fees, to be fixed by court, and said costs, interest, and attorneys' fees shall be made a part of the judgment in said action. Prior to the commencement of any litigation concerning this Agreement, the Issuer and the Underwriter agree to first submit any disagreements to mediation. This mediation requirement is intended to reduce the costs of dispute resolution for both parties.

***Subcontractors***

The Underwriter shall, with the prior written approval of the Issuer, use such subcontractors as are necessary in the fulfillment of this Agreement.

***Miscellaneous***

Nothing contained herein shall preclude the Underwriter from carrying on its customary and usual business activities. The Underwriter specifically reserves the right, but is not obligated, to bid for and maintain secondary markets on any Issuer outstanding bonds subject to appropriate information barriers. Services provided by the Underwriter in connection with this Agreement shall not limit the Underwriter from providing services for the Issuer in conjunction with other services requested by the Issuer except as limited by rule of law or regulation.

Stifel certifies that it and its parent company, wholly or majority-owned subsidiaries, and other affiliates, are not currently engaged in, or for the duration of this Agreement will not engage in, a boycott of goods or services from the State of Israel; companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or entities doing business in the State of Israel. Stifel understands that "boycott" includes, but is not limited to, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations, but does not include an action made for ordinary business purposes.

In connection with services agreed to herein, it is understood that the Underwriter will render professional services as an independent contractor. Neither the Underwriter nor any of its agents or employees shall be deemed an employee of the Issuer for any purpose.

The Underwriter shall not assign or otherwise transfer any interest in this Agreement without the prior written consent of the Issuer.

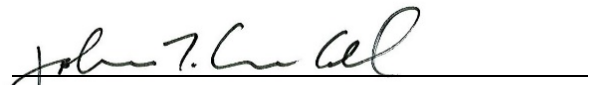
The Issuer acknowledges and recognizes Stifel as Underwriter with respect to the municipal securities referenced for purposes of MSRB Rule G-23 and Securities and Exchange Commission Rule 17 CFR (Registration of Municipal Advisors) and acknowledges receipt of the G-17 disclosures included herein. It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

This Agreement constitutes the entire agreement between the parties relating to the subject matter thereof and supersedes any prior understandings or representations. The Agreement may be amended or modified only by a writing signed by both parties. It is solely for the benefit of the Issuer and Stifel, and no other person.

This Agreement is submitted in duplicate originals. The acceptance of this Agreement by the Issuer will occur upon the return of one original executed by an authorized Issuer representative, and the Issuer hereby represents that the signatory below is so authorized.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

Stifel, Nicolaus & Company, Incorporated

By: 

Name: John T. Crandall

Title: Managing Director

Date: December 3, 2020

**ACCEPTANCE**

Lehi City, Utah

By: _____

Name: _____

Title: _____

Date: _____