Lehi City Council Meeting
Agenda
August 26, 2025

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

Pre-Council, 5:30 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

   2.1. Perry Homes Discussion of possible Traverse Mountain Area Plan Amendment, moving density from West Canyon to the Perry Planning District.

   2.2. Gardner Development Discussion of possible amendment to the Lehi Block Development Agreement, adding residential density.

   2.3. Discussion of Discontinuing the Green Waste Program.

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

5. Administrative Report

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

7. Consideration to hold a Closed Session to discuss pending or reasonably imminent litigation.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. Presentations and Reports

   2.1. Waterwise Yard of the Month Presentation

   2.2. Recognize Phil Wasden for achieving his Master Chaplin from the ICPC

   2.3. Recognize Chief Jeremy Craft for receiving the IAFC Career Fire Chief of the Year award

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

4. Consent Agenda

4.1. Approve Minutes
070825 Minutes.docx

4.2. Approve Purchase Orders
PO Index.pdf
PO Coast Machinery.pdf
PO UDOT Warehouse 7.31.25 1500 N 3600 W SIGNAL DEVELOPMENT.pdf
PO Request Vehicle Lighting.pdf

Regular Agenda

5. Consideration of Resolution #2025-61, a Resolution of the Board of Canvassers certifying the official Canvass Report of the August 12, 2025 Municipal Primary Election.

6. Consideration of Resolution #2025-60 authorizing the issuance of water bonds.
Petitioner: Lehi City
Res 2025-60 - Lehi City Water Revenue Bonds Sereis 2025A)(8-18-25).docx

7. Consideration of Resolution #2025-59 approving an Interlocal Cooperation Agreement with American Fork City for the extension of Pony Express Parkway (1900 S).
Petitioner: Lehi City
Res 2025-59.docx
DRAFT Lehi - A.F. Interlocal - Pony Express Parkway -final BK and RW edits 7-31-2025 (to CC).pdf

8. Consideration of Resolution #2025-58 approving a Master Agreement with UDOT for the relocation, protection or adjustment of water, sewer, irrigation, and storm drain improvements as part of the 2100 North Project.
Petitioner: Lehi City
Res 2025-58.docx
13420_UTIL_LehiCityWater_IR_Master_Agreement_20250804-rev. for Aug 26 Council Meeting.pdf

9. Consideration of Ordinance #52-2025, approving an amendment to the Lehi City Municipal Code Title 7 Chapter 1, eliminating the no parking restriction during the winter.
Petitioner: Lehi City
Ord 52-2025.docx
Section 7-1-1 Lehi Municipal Code DRC 07.30.25.docx

Changes to Municipal Code_Winter Overnight Parking.pdf

10. Consideration of Ordinance #45-2025 approving the Hammond Zone Change on 0.83 acres, located at approximately 600 West State Street, changing the zoning from Mixed Use to Heavy Commercial.
    Petitioner: Justin Hammond
    CC Staff Report Hammond Zone Change 08.26.25.docx
    Hammond Zone Change DRC 06.18.25.docx
    Ord 45-2025.docx
    Hammond Zone Change narrative.pdf
    Hammond Zone Change DRC 06.18.25.pdf
    Hammond Zone Change - Aerial Map.pdf
    Hammond Zone Change - General Plan Map.pdf
    Hammond Zone Change - Zoning Map.pdf

11. Consideration of approving revisions to the Inverness Preliminary Plat D, adding 12 lots from Inverness Plat 6.
    Petitioner: DR Horton
    CC Staff Report Inverness Plat D Preliminary Revisions 08.26.25.docx
    Inverness Preliminary Plat D Revisions DRC 07.09.25.docx
    Inverness Preliminary Plat D Revisions narrative.pdf
    Inverness Preliminary Plat D Revisions.pdf
    Aerial Map.png
    General Plan Map.png
    Zoning Map.png

12. Consideration of Resolution #2025-62 approving a Development Agreement between BreAnn Beckstrom and Lehi City regarding home occupation use at the property located at 579 North 1100 West.
    Petitioner: Lehi City and BreAnn Beckstrom
    CC Staff Report Beckstrom Development Agreement 08.26.25.docx
    Beckstrom Development Agreement DRC 06.25.25.docx
    Res 2025-62.docx
    Beckstrom - Aerial Map.pdf
    Beckstrom - General Plan Map.pdf
    Beckstrom - Zoning Map.pdf
    Beckstrom Development Agreement.pdf

13. Consideration of Resolution #2025-63 approving the Intent to Annex the JDH Olson Annexation, approximately 5.08 acres located at 7730 North 8730 West or approximately 1500 S 1100 W with R-1-22 zoning.
    Petitioner: Austin Cooper
    CC Staff Report - JDH Olson Annexation Resolution of Intent 08.26.25.docx

JDH Olson Annexation DRC 08.13.25.docx
Res 2025-63.docx
JDH Olson General Plan.pdf
JDH Olson Zoning.pdf
JDH Olson Aerial.pdf
JDH Olson Annexation DRC 08.13.25.pdf

14. Consideration of Ordinance #46-2025 approving the Colledge Farms Plat F zone change, changing the zoning from TH-5 (transitional holding) to R-1-22 (residential/agriculture) on 5.2-acres at approximately 3850 West 1500 North.
Petitioner: Symphony Homes
CC Staff Report Colledge Farms Plat F Zone Change 08.26.25.docx
Colledge Farms Plat F Zone Change DRC 05.07.25.docx
Ord 46-2025.docx
Colledge Farms Plat F Zone Change - narrative, aerial, legal description 05.07.25.pdf
Aerial map.pdf
Zoning map.pdf
General plan map.pdf

15. Consideration of Concept Plan approval of the Colledge Farms Planned Residential Development (PRD) Plat F, a 9-lot subdivision located at approximately 2850 West 1500 North, including one lot as density in lieu.
Petitioner: Symphony Homes
CC Staff Report Colledge Farms Plat F Concept Plan 08.26.25.docx
Colledge Farms Plat F Concept DRC 07.23.25.docx
2025.07.11 Memo - Concept Plan.pdf
Colledge Farms Plat F Concept Plan 07.23.25.pdf
Aerial map.pdf
General plan map.pdf
Zoning map.pdf

16. Consideration of Ordinance #51-2025 approving a Development Code amendment to Chapter 12, to add requirements for retaining walls.
Petitioner: Lehi City
CC Staff Report Ch12C Dev Code Amendment Retaining Walls 08.26.25.docx
Retaining Wall Development Code Amendment DRC 07.16.25.docx
Ord 51-2025.docx
Retaining Wall Development Code Amendment.pdf

17. Consideration of Ordinance #47-2025, approving a Development Code Amendment to Chapter 26, Accessory Uses, changing requirements for Detached Accessory Dwelling Units.
Petitioner: Lehi City
CC Staff Report DADU Dev Code Amendment 08.26.25.docx

Chapter 26 DADU Amendments DRC 06.04.25.docx
Ord 47-2025.docx
Chapter 26 DADU.pdf

18. Consideration of Ordinance #53-2025 adopting the Skye View Community Reinvestment Project Area Plan, as approved by the Redevelopment Agency of Lehi.
Petitioner: Redevelopment Agency of Lehi
Ord 53-2025 -Skye View CRA Plan Adoption Aug 26 20025.docx
Skye View CRA Plan Draft Aug 26 2025.docx

19. Consideration of Resolution #2025-57 approving the Interlocal Agreement with the Redevelopment Agency of Lehi. for the Skye View Community Reinvestment Project Area.
Res 2025-57 Resolution adopting Interlocal Agreement Aug 26 2025 Skye View.docx
Interlocal Agreement With Lehi City and RDA Aug 26 2025 Skye View.doc

20. Consideration of Ordinance #54-2025 Terminating and Dissolving the Thanksgiving Park Economic Development Project Area.
Ord 54-2025 -Thanksgiving Point EDA Dissolution (final).docx

21. Consideration of Ordinance #55-2025 Terminating and Dissolving the SR-92 Digital Drive Community Reinvestment Project Area.
Ord 55-2025 Ordinance-SR 92 Digital Drive CRA Dissolution (final).docx

22. Adjournment

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

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: August 26, 2025
Submitted By: Kate Morgan
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Perry Homes Discussion of possible Traverse Mountain Area Plan Amendment, moving density from West Canyon to the Perry Planning District.

Suggested Action:

Attachments:

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: August 26, 2025
Submitted By: Kate Morgan
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Gardner Development Discussion of possible amendment to the Lehi Block Development Agreement, adding residential density.

Suggested Action:

Attachments:

Agenda Item No: 2.3

City Council Agenda Item Report

Meeting Date: August 26, 2025
Submitted By: Kate Morgan
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Discussion of Discontinuing the Green Waste Program.

Suggested Action:

Attachments:

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: August 26, 2025
Submitted By: Kate Morgan
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Waterwise Yard of the Month Presentation

Suggested Action:

Attachments:

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: August 26, 2025
Submitted By: Kate Morgan
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Recognize Phil Wasden for achieving his Master Chaplin from the ICPC

Suggested Action:

Attachments:

Agenda Item No: 2.3

City Council Agenda Item Report

Meeting Date: August 26, 2025
Submitted By: Kate Morgan
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Recognize Chief Jeremy Craft for receiving the IAFC Career Fire Chief of the Year award

Suggested Action:

Attachments:

Agenda Item No: 4.1

City Council Agenda Item Report

Meeting Date: August 26, 2025
Submitted By: Kate Morgan
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes

Suggested Action:

Attachments:

070825 Minutes.docx

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

Minutes of the Pre Council and Regular Session of the **Lehi City Council** held **July 8, 2025 at 6:30 p.m.** at the Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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

Excused: Mark Johnson, Mayor

Others Present: Beau Thomas, Deputy City Administrator; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Kim Struthers, Community Development Director; Chief Jeremy Craft, Fire Department; Dean Lundell, Finance Director; Matt Lee, Management Analyst; and Teisha Wilson, City Recorder.

Pre-Council, 6:30 p.m.

1) Welcome and Opening Comment

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

2) Presentations and Reports

2.1) Review of 911 Service Providers and Interfacility Services

Chief Jeremy Craft presented the report to the Council as required by Senate Bill 215 that was passed this year. This change requires local presentations and documentation every four years when licenses are renewed. He explained the challenges in calculating the true cost of providing EMS services due to the overlap with fire services and complex billing and collection processes. They noted that Lehi has a high collection rate for EMS billing but emphasized the difficulty in separating EMS costs from overall fire department expenses. The discussion also covered the department's commitment to high-quality service, advanced training and certification standards, and the use of mutual aid agreements with neighboring departments to ensure access and coverage.

3) Agenda Questions
None.

4) Administrative Report
None.

5) Mayor and Council Reports
During the council reports, Councilmembers shared brief updates on the following: Youth Council's had its closing session, where about 15 participants attended, and encouraged registration for next year. Lehi Arts Council is producing "Joseph and the Amazing Technicolor Dreamcoat" at Skyridge, and the Lehi Archives is unveiling another historic marker at the tithing barn.

Regular Session, 7:00 p.m.

1) Welcome, Roll Call, Pledge of Allegiance

Mayor Pro Tempore Albrecht welcomed everyone and noted that all Councilmembers were present, and that Mayor Johnson is excused. Rachel Wilson, from Girls Scouts Troop 12G let the pledge of allegiance.

2) Presentations and Reports

2.1) Waterwise Yard of the Month Presentation- Lehi Environmental Sustainability Committee.
This is being postponed until the next Council Meeting.

3) 20 Minute Citizen Input

Scott Ullery, spoke about ongoing speeding problems on his street between 2600 North and 2100 North, expressing frustration that previous suggestions like speed bumps and a three-way stop sign had been rejected. He emphasized the safety risks for residents and urged the city to take action before a serious accident occurs.

Rachel Freeman raised safety concerns about the dangerous pedestrian crossing on Timpanogos Highway near Viewpoint Middle School. She noted UDOT's pedestrian bridge plan is scheduled for 2033-2042, while students currently cross a 55-mile-per-hour highway. With Alpine School District reducing bussing, she emphasized the risk to children aged 12-15 who cross for school, sports, and social activities, and urged the council to expedite safety measures.

Steve Seeley raised concerns with Willow Park and described it as a poorly maintained campground but with significant potential. He had toured the park with supervisors and proposed improvements, including adding cabins that could generate substantial revenue.

Evan Howlett addressed noise concerns related to the new highway construction, specifically discussing a noise study and sound barriers. Howlett questioned the methodology used by UDOT to determine noise reduction feasibility, suggesting they may have undercounted residents and

used outdated cost calculations. He sought the council's advocacy to ensure residents' concerns were adequately addressed and pushed for a more comprehensive reevaluation of the noise mitigation plans during the final design phase.

4) Consent Agenda

4.1) Approve Minutes

4.2) Approve Purchase Orders

4.3) Re-Approve the Hadco-Pacific Annexation, Ordinance #41-2025.

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

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

5) Consideration of Resolution #2025-48 approving an Interlocal Cooperation Agreement with American Fork City for the extension of the Pony Express Parkway (1900 S).

This item was pulled from the agenda and will be heard at a future date.

6) Consideration of Ordinance #42-2025 approval of the Traverse Mountain Area Plan Amendment allowing the manufacturing, processing, or packing of food and beverage products as a permitted use.

Michael Lasson with Salisbury Developers was representing the applicant.

The Council discussed the proposed amendment to the Traverse Mountain area plan to allow the manufacturing, processing, or packaging of food and beverage products as a permitted use. The applicant explained that they wanted to bottle beverages for off-site sales. The discussion clarified that the amendment would enable beverage manufacturing and export, not just on-site brewing, and addressed concerns about limiting the scope and location of the use to avoid potential negative impacts on the surrounding area.

Mayor Johnson asked for public comments.

Rachel Freeman encouraged the Council to consider the overall vision for the area, given its popularity and the diverse visitors it attracts, and to be mindful of how manufacturing uses might impact the character and draw of the location.

Motion: Councilor Condie moved to approve Ordinance 42-2025, the Traverse Mountain area plan amendment, allowing the manufacturing, processing, or packaging of food and beverage products as a permitted use, with the following conditions: The uses are limited to only

packaging or processing food and beverage products, and no other uses. The geographical area is limited to south of Cabela's Boulevard, east of North Frontage Road (or the Murdoch Canal Trail), west of Triumph Boulevard, and north of SR 92. As guidance for the future, any applicant outside of that boundary but within the Traverse Mountain area plan area could come before the council with a similar request, with the understanding that what is being approved at this time is only packaging and processing of food and beverages. Councilor Hancock seconded the motion.

There was discussion about clarifying the motion.

Amended Motion: Councilor Condie amended the Motion to clarify that specify only beverage bottling would be permitted, and that it would be a permitted use for the Strap Tank parcel (or the defined area), rather than a conditional use. Councilor Hancock seconded the amendment to the motion.

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

7) Consideration of Ordinance #43-2025 approval of the Morgan Zone Change located at 105 South 1100 West, changing the zoning on 1.13 acres from RA-1 (residential/agriculture) to R-2 (medium density residential).

Brook Moore with Grow Development was representing the applicant.

Motion: Councilor Hancock moved to approve Ordinance #43-2025 approval of the Morgan Zone Change located at 105 South 1100 West, changing the zoning on 1.13 acres from RA-1 (residential/agriculture) to R-2 (medium density residential), including all Development Review Committee Comments and Planning Commission Comments. Councilor Newall seconded the motion.

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

8) Adjournment

With no further business to come before the City Council at this time, Councilor Hancock moved to adjourn the meeting. Councilor Newall seconded the motion. The motion passed unanimously. The meeting was adjourned at approximately 7:55 p.m.

Approved: August 26, 2025

Attest:

_____

Mark Johnson, Mayor

_____

Teisha Wilson, City Recorder

Agenda Item No: 4.2

City Council Agenda Item Report

Meeting Date: August 26, 2025
Submitted By: Kate Morgan
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Purchase Orders

Suggested Action:

Attachments:

PO Index.pdf

PO Coast Machinery.pdf

PO UDOT Warehouse 7.31.25 1500 N 3600 W SIGNAL DEVELOPMENT.pdf

PO Request Vehicle Lighting.pdf

LEHI CITY
CITY COUNCIL AGENDA
July 22, 2025

Consent Agenda: Approval of Purchase Orders

INFORMATION:

Company	Description	P O Amount	Budget Balance (before PO)
Wheeler	CAT 938 Wheel Loader	$231,742.00	
Stuart C. Irby Co.	Power Department Materials	$315,859.89	Inventory

Signature: Stephen Marchbanks
Stephen Marchbanks (Aug 12, 2025 12:01:27 MDT)

Email: smarchbanks@lehi-ut.gov

Lehi City Purchase Requisition Request

Supplier	**Name**	Coast Machinery LLC		**Vendor #**	5802
	Street	10012 Umbehagen Lane		**Date**	8/12/2025
	City	Baton Rouge	**State**		Louisiana
	Zip	70817	**Phone**		225-753-1323

Dean Lundell

Stephen Marchbanks

Parks	32-70-70-254	
Requesting Department	**Dept. Account No.**	**Department Head Signature**

Quantity	Unit	Materials and Description	Price	Total
1	1	Marsh Master	$263,915.00	$263,915.00
			$263,915.00	$263,915.00

Justification:	**Price Determination**	
	Verbal Quote	
	Informal Bid	
	Written Bid	✓
Only Vendor that sales this equipment	**State Bid**	
	Other	

QUOTATION

COAST MACHINERY, LLC
10012 Umbehagen Ln
Baton Rouge, LA 70817-7321
US

Voice: (225) 753-1323
Fax: (225) 753-0412

Quote Number: 12607
Quote Date: Aug 5, 2025
Page: 1

BILLING ADDRESS:	SHIPPING ADDRESS:
LEHI UTAH 153 N 100 E LEHI CITY, UT 84043 USA	153 N 100 E LEHI CITY, UT 84043 USA

Customer ID	Good Thru	Payment Terms	Sales Rep
LEHI UTAH	9/4/25	Net 30 Days	TOMMY

Quantity	Item	Description	Unit Price	Amount
1.00	MM-2MX-KC	MARSH MASTER - MM-2MX-KC - S/N 333___. KC: KOHLER ENGINE, HI/LOW FLOW PUMPS, REAR HITCH STANDARD OPTIONS INCLUDE: O/H BASKET, JACK, CATWALK, CAB FANS, CAMERA	208,845.00	208,845.00
1.00	MM-2MX CUTTER	MM-2MX HYDRAULIC DRIVEN ROTARY CUTTER ATTACHMENT - S/N: _____	16,790.00	16,790.00
1.00	MM-2LX ROLLER CHOP.	MM-2LX ROLLER CHOPPER. 16" DRUM. S/N: 811___	5,240.00	5,240.00
1.00	MM-2MX SPRAYRIG-HYD	85 GAL. ELLIPT SPRAY RIG-HYD.	5,560.00	5,560.00
1.00	SPRAY BOOM-A	ADJUSTABLE 3 TIP SPRAY BOOM	2,205.00	2,205.00
1.00	MM-2 TRLR SLP-L	STANDARD LENGTH PAINTED TILT DECK TRAILER WITH ELECTRIC BRAKES	18,375.00	18,375.00
1.00	DELIVERY	DELIVERY AND IN-SERVICE TRAINING TO LEHI, UTAH	6,900.00	6,900.00

*******PLEASE SIGN & RETURN AS ACCEPTANCE OF THIS QUOTE*******

NAME:_____ **TITLE:**_____

SIGNATURE:_____ **DATE:**_____

******* REFERENCE QUOTE # ON PURCHASE ORDER / DEPOSIT*******

Subtotal	263,915.00
Sales Tax	
Freight	
TOTAL	**263,915.00**

Lehi City Purchase Requisition Request

Supplier	**Name**	UDOT Warehouse		**Vender #**	**48250**
	Street	PO Box 141510		**Date**	**7/31/2025**
	City	Salt Lake City	**State**		UT
	Zip	84114-1510	**Phone**		

Dawn Lundell

Streets	11-50-21-001	
Requesting Department	**Dept. Account No.**	**Department Head Signature**

Quantity	Unit	Materials and Description	Price	Total
		NEW SIGNAL LIGHT MATERIAL FOR 3600 WEST		$136,655.94
		1500 NORTH MAST ARMS & CABINET MATERIAL		
		CCTV, SWITCH		$8,623.00
		Total		$145,278.94

Justification:	**Price Determination**	
This is coming from the UDOT	**Verbal Quote**	
warehouse and they are on state	**Informal Bid**	
contract	**Written Bid**	
	State Bid	X
	Other	

State Furnished Materials - SIGNALS

HIDE ROWS | UN-HIDE ROWS

** CLICK HERE for Catalog of all Signal State Furnished Materials

Project & Accounting Information		UDOT Contacts		Pickup	
PIN #:		R.E.:	<name>	Pickup:	TBD
Date:	24-Jul-25	Phone:		Phone:	
Project #:		Email:		Email:	
Project Name:	Lehi City	UDOT P.M.:	<name>	**Notification**	
Signal Location:	New Signal / 3600w-1500n, Lehi	Phone:		Notify:	PineTop (mwright)
Unit (Org):		Email:		Email:	
Approp:		Signal Eng.:	<name>	Notify:	<name>
Object Code:		Phone:		Email:	
Activity:		Email:		Notify:	<name>
Function:		**Special Orders**		Email:	
Program # (CID):		o	Powder Coat Finish Poles (check the box)		
Phase:		Color:			
		o	Order Contains Non-Stock Items	**Drop Shipment Notification**	
		o	Order Exceeds "Reorder Threshold" of Item(s)	1st Contact:	<name>
		Drop Ship Poles / Address (100 day Lead Time)		Phone:	
				Email:	
		Name:		2nd Contact:	<name>
		Street:		Phone:	
		City / State / Zip:		Email:	

SPECIAL NOTES		ORDER TOTAL:
		$136,655.94

SUBMIT SIGNAL ORDERS TO THE REGION SIGNAL ENGINEER AND TO sfmaterials@utah.gov

Version 6.24.25

ORDER INSTRUCTIONS:

1. Pricing shown on forms is from the current State Contract. Actual FINET pricing will be an average cost based on when the stock was ordered and the price at that time.
2. Quantities for rows highlighted in LIGHT BLUE or LIGHT ORANGE in the order form are populated automatically. If desired, these auto-calculated quantities may be over-written by the user.
3. Notification of the order being ready will be sent via Email to the Notification & Pickup person(s) indicated above, and will reference the SRQ, PIN, and Project Name as shown above.
4. **Pickup Person is required to schedule pickup within 14 days of order fulfillment notification. If not done, the items will be returned to warehouse stock.
5. Commodity codes are only required for items actually being stocked in the warehouse. Contact Tracie Montano to arrange for new commodity codes.
6. For any order which exceeds the "Reorder Threshold" value for an item, the user will be required to order that item directly from the vendor.
7. Non-stock materials should be ordered through the Project Manager.
8. Most current version of the form must be used, or it will be retured as pricing and items are changed/updated often.

	Category	Comm. Code	Description	Order Form Notes	Vendor Model #	Unit	Order Qty	Unit Price	Amount	Vendor	Contract
Traffic Signal Steel	Traffic Signal Steel	55085000401	**Type A Mast Arm Signal Pole (30' to 55')**		--	EA	3	$6,947	#######	Valmont	MA4560
	Traffic Signal Steel	55085000413	40' Curved Mast Arm	For Type A or Type DC Mast Arm Signal Poles only	--	EA	1	$4,162	$4,162.00	Valmont	MA4560
	Traffic Signal Steel	55085000414	45' Curved Mast Arm	For Type A or Type DC Mast Arm Signal Poles only	--	EA	1	$4,556	$4,556.00	Valmont	MA4560
	Traffic Signal Steel	5508500411H	Hardware Kit, 30'/45' Curved Mast Arms	Also fits on the field-cut 25' mast arm	--	EA	1	$25	$25.00	Valmont	MA4560
	Traffic Signal Steel	5508500413H	Hardware Kit, 35'/40' Curved Mast Arms		--	EA	1	$20	$20.00	Valmont	MA4560
	Traffic Signal Steel	55085000415	50' Curved Mast Arm End Section	For Type A Mast Arm Signal Poles only	--	EA	1	$4,157	$4,157.00	Valmont	MA4560
	Traffic Signal Steel	55085000417	50'/55' Curved Mast Arm Base Section		--	EA	1	$4,733	$4,733.00	Valmont	MA4560
	Traffic Signal Steel	5508500415H	Hardware Kit, 50' Curved Mast Arm		--	EA	1	$41	$41.00	Valmont	MA4560
	Traffic Signal Steel	55085000404	**Type B Mast Arm Signal Pole (60' to 75')**		--	EA	1	$9,277	$9,277.00	Valmont	MA4560
	Traffic Signal Steel	55085000421	70' Straight Mast Arm End Section	For Type B Mast Arm Signal Poles only	--	EA	1	$2,148	$2,148.00	Valmont	MA4560
	Traffic Signal Steel	55085000423	70'/75' Straight Mast Arm Base Section		--	EA	1	$7,791	$7,791.00	Valmont	MA4560
	Traffic Signal Steel	5508500421H	Hardware Kit, 70'/75' Straight Mast Arms		--	EA	1	$41	$41.00	Valmont	MA4560
	Traffic Signal Steel	5508500401H	Hardware Kit (HH Covers), Type A, B, C, DC, or DS Poles	2 kits required for Dual-Arm Poles	--	EA	4	$233	$932.00	Valmont	MA4560
	Traffic Signal Steel	55085000485	Vibration Mitigator	Required for all 45 ft or longer mast arms	J276848	EA	3	$1,400	$4,200.00	Valmont	MA4560
	Traffic Signal Steel	55085000445	11' Traffic/Pedestrian Signal Pole		--	EA	1	$415	$415.00	Valmont	MA4560
	Traffic Signal Steel	55085000456	Breakaway Base, Traffic/Pedestrian Signal Pole		--	EA	1	$305	$305.00	Valmont	MA4560
	Traffic Signal Steel	5508500445H	Hardware Kit, Traffic/Pedestrian Signal Pole		--	EA	1	$126	$126.00	Valmont	MA4560
Street Lighting	Street Lighting	55085000476	40' Luminaire Extension / Type A/DC Mast Pole (17'-6")	Achieves 40' luminaire height on Type A/DC Mast Arm Signal Poles	--	EA	2	$1,981	$3,962.00	Valmont	MA4560
	Street Lighting	55085000475	40' Luminaire Extension / Type B/C/DS Mast Pole (12'-6")	Achieves 40' luminaire height on Type B/C/DS Mast Arm Signal Poles	--	EA	1	$2,012	$2,012.00	Valmont	MA4560
	Street Lighting	5508500472H	Hardware Kit, Signal Pole Luminaire Extension	Hardware to connect the Luminaire Extension to the signal pole and hardware to attach a Luminaire Arm to the Luminaire Extension.	--	EA	3	$19	$57.00	Valmont	MA4560
	Street Lighting	55085000466	15' Luminaire Arm		--	EA	3	$714	$2,142.00	Valmont	MA4560
	Street Lighting	28576394506	LED Luminaire B, Type III, MV, PC	Equivalent to 120/240V, 400 W HPS	ERL1015C540E GRAYGILX	EA	3	$190	$570.00	Mountain States Lighting	229579
Anchor Bolts & Handhole Covers	Anchor Bolts & Handhole	55085000378	1" Diameter x 36" Anchor Bolt w/ Hardware	Need 4 per each Highway Luminaire Pole and Ped Pole	--	EA	4	$41	$164.00	Portland Bolt	MA4561
	Anchor Bolts & Handhole	55085000379	2" Diameter x 66" Anchor Bolt w/ Hardware	Need 4 per each Type A, Type B, Type DC, and Type DS Mast Arm Signal Pole. Need 6 per each Type C Mast Arm Signal Pole.	--	EA	16	$320	$5,120.00	Portland Bolt	MA4561
Cabinets & Controllers	Cabinets & Controllers	55081000444	Econolite Cobalt Controller / Type-1 NEMA, B&W, No Touch		COB1010011	EA	1	$2,050	$2,050.00	Econolite	MA4639
	Cabinets & Controllers	55081000609	MMU-2 / EDI (Gades)	MMU is purchased separately from the cabinet assembly. Select as directed by Region Signal Engineer	MMU2-16LEip	EA	1	$1,070	$1,070.00	Gades Sales	229520
	Cabinets & Controllers	55081000488	Econolite Cabinet Assembly, TS-2 Size 6	Does not include MMU or Controller. Includes power supply. Buy 5 or more to see 3% discount.	--	EA	1	$9,950	$9,950.00	Econolite	229522
	Cabinets & Controllers	55081000630	Electronic Lock Mechanism (Cyberlock)	Required ONLY for cabinets at NEW UDOT SIGNALS - rebuilds should transfer the old Cyberlock. (Check with Region before ordering)	CL-TC1	EA	1	$170	$170.00	Peifer	259588
Radar Detection	Radar Detection	55082000015	Advance Sensor / Extended Range		SS-200E	EA	2	$5,397	#######	Summit	MA4496
	Radar Detection	55082000032	Matrix Stopbar Sensor		SS-225	EA	4	$4,995	#######	Summit	MA4496
	Radar Detection	55082000035	Matrix Snow Visor	Required for each new Matrix unit	101-0471	EA	4	$127	$506.48	Summit	MA4496
	Radar Detection	55082000080	Sensor Mount		SS-611	EA	6	$236	$1,415.82	Summit	MA4496
	Radar Detection	55082000043	100' Radar Cable w/ Connector		SS-704-100	EA	6	$426	$2,555.40	Summit	MA4496
	Radar Detection	55082000050	Buried Service Splicing Kit	Ura Seal Epoxy Canister. No contract; bid was empty.	CK-200-BSV	EA	6	$14	$84.00	Wesco	No Contract ($1k-$5k-$50k Rule)
	Radar Detection	55082000177	Arc6 with 6 Surge Cards		102-0451-2	EA	1	$4,995	$4,995.00	Summit	MA4496
Signal Heads & LEDs	Signal Heads & LEDs	55088380602	LED Module - Red Ball / 15Yr Warranty		DR6-RCFB-ELA	EA	8	$45	$360.00	Gades Sales	MA4623
	Signal Heads & LEDs	55088380604	LED Module - Yellow Ball / 15Yr Warranty		DR6-YCFB-ELA	EA	8	$45	$360.00	Gades Sales	MA4623
	Signal Heads & LEDs	55088380606	LED Module - Green Ball / 15Yr Warranty		DR6-GCFB-ELA	EA	8	$45	$360.00	Gades Sales	MA4623
	Signal Heads & LEDs	55088370411	Polymer Signal Head / 3-Section	Signal Head includes: Housing, Ball-Cap Visors, Backplate (with retroreflective tape). Order LED Modules and Mounts separately.	M56681 w/Tape	EA	8	$330	$2,640.00	AM Signal	219538
	Signal Heads & LEDs	55088370306	Complete Astro-Brac Galaxy Assembly, 1-Way, Cable Mount, 3-Section	1-Section, 3-Section, PHB/HAWK. 46" long gusseted tube.	AG-0125-3-96-PNC	EA	8	$196	$1,568.00	AM Signal	MA4561
	Total								#######		

State Furnished Materials - ITS

HIDE ROWS | UN-HIDE ROWS

** CLICK HERE for Catalog of all ITS State Furnished Materials

Project & Accounting Information		UDOT Contacts		Pickup	
PIN #:		R.E.:	<name>	Pickup:	Pinetop (mwright)
Date:	24-Jul-25	Phone:		Phone:	
Project #:		Email:		Email:	
Project Name:	Lehi City	UDOT P.M.:	<name>	**Notification**	
Signal Location:	New Signal / 3600w-1500n, Lehi	Phone:		Notify:	Same as above
Unit (Org):		Email:		Email:	
Approp:		ITS P.M.:	<name>	Notify:	<name>
Object Code:		Phone:		Email:	
Activity:		Email:		Notify:	<name>
Function:		**Special Orders**		Email:	
Program # (CID):		o	Powder Coat Finish Poles (check the box)		
Phase:		Color:			
		o	Order Contains Non-Stock Items	**Drop Shipment Notification**	
		x	Order Exceeds "Reorder Threshold" of Item(s)	1st Contact:	<name>
		Drop Ship Poles / Address (100 day Lead Time)		Phone:	
		Name:		Email:	
		Street:		2nd Contact:	<name>
		City / State / Zip:		Phone:	
				Email:	

SPECIAL NOTES		ORDER TOTAL:
		$8,623.00

SUBMIT ITS ORDERS TO THE ITS PROJECT MANAGER AND TOCORDERING@UTAH.GOV

Version 6.24.25

ORDER INSTRUCTIONS:

1. Pricing shown on forms is from the current State Contract. Actual FINET pricing will be an average cost based on when the stock was ordered and the price at that time.
2. Quantities for rows highlighted in LIGHT BLUE or LIGHT ORANGE in the order form are populated automatically. If desired, these auto-calculated quantities may be over-written by the user.
3. Notification of the order being ready will be sent via Email to the Notification & Pickup person(s) indicated above, and will reference the SRQ, PIN, and Project Name as shown above.
4. **Pickup Person is required to schedule pickup within 14 days of order fulfillment notification. If not done, the items will be returned to warehouse stock.
5. Commodity codes are only required for items actually being stocked in the warehouse. Contact Tracie Montano to arrange for new commodity codes.
6. For any order which exceeds the "Reorder Threshold" value for an item, the user will be required to order that item directly from the vendor.
7. Non-stock materials should be ordered through the Project Manager.
8. Most current version of the form must be used, or it will be returned as pricing and items are changed/updated often.

	Category	Catalog_NewCategory	Stock/Non-Stock	Commodity Code	Comm. Code	Description	Order Form Notes	Vendor Model #	Unit	Order Qty	Unit Price	Amount	Vendor Lead Time	Vendor	Contract	URL_Contract	Contract Expiration Date	Contract Expiring Soon?	Desired Stock	Reorder Threshold	Powder Coat Costs	Powder Coat Totals
IP-Based	IP-Based CCTV		Stock	28030000426	28030000426	Polyphaser Transtector (RJ45 Surge Protector)		1101-994	EA	1	$104	$104.00	Determined by vendor	Anixter	AR364	https://statecontracts.utah.gov/C	8/31/2025	Yes	50	33		$0.00
Communication	Communication & Control		Stock	55081000670	55081000670	FortiSwitch (8 port / 60w POE / LC fiber)		FSR-112D-POE-BUN	EA	1	$1,685	$1,685.00	Determined by vendor	CVE Technologies Group	MA4563	https://statecontracts.utah.gov/Contract/Details/MA4563-Data-Communications-Equipment-and-Services%7C2e70eaf5-c3d5-458a-8						
Broadband Wireless	Broadband Wireles	Broadband Wirele	Stock	55081000640	55081000645	Cambium - PTP 670 Int END w/ACDC est. **4.9-5.8ghz Rang	Pricing shown is approximate. Must order the	VC0000164107	EA	2	$3,417	$6,834.00	Determined by vendor	Discountcell Llc	PD180	https://statecontracts.utah.gov/C	8/11/2029	No	N/A			$0

3600w & 1500n > (General Notes)
(Signal Layout)

GENERAL COMMENTS / THOUGHTS:

1. Blue stakes are required from the contractor, as always. Any utility information or maps provided are for general reference only.
2. All work and materials are to be performed/provided in accordance with the current UDOT standard drawings and specifications.
3. Luke Seegmiller (Lehi City) will coordinate with Lehi Power to identify and finalize the power connection – initial response from City is that Lehi Power wants to source from the secondary box on the SE corner.
4. All steel will be galvanized finish (no powder coating).
5. Please plan to install (6) 2" conduits for each crossing, as usual / Do not install as a horseshoe / Bore only under all pavement.
6. **On NE corner, install conduits into new Type-2 Box only. No other work at this time.**
7. Install new street name signs for all 4 mast arms; **Obtain final names & verbage from Lehi City**
8. **Contractor is responsible for new striping (paint only):**
    a. Add stopbars all legs; remove or extend existing lane lines to meet new stopbars.
    b. Add crosswalks for West leg (SB ped crossing) and South Leg (EB ped crossing) only.
    c. All striping removals are via **water blasting** only
    d. Refresh striping on EB approach (west leg), 150' back.
    e. Add Double-Yellow centerline and solid-white turn-lane line for WB (east leg) – extend double yellow 150' back, solid white 50' back.
    f. Install pavement messages (arrows) for all 4 left turn bays. Single symbol req'd for EB/WB @ 25', Double symbols req'd for N/S at 25' and 75'.
9. **Preemption** will be installed and configured by PineTop after signal is up and running.
10. Installation and integration of **IP radios** to be done by PineTop after signal is up and running.

RMP Work Order (*for ROW work on NE corner only – not power access*): 7339286 / Jessen Doxey, 801-699-6459

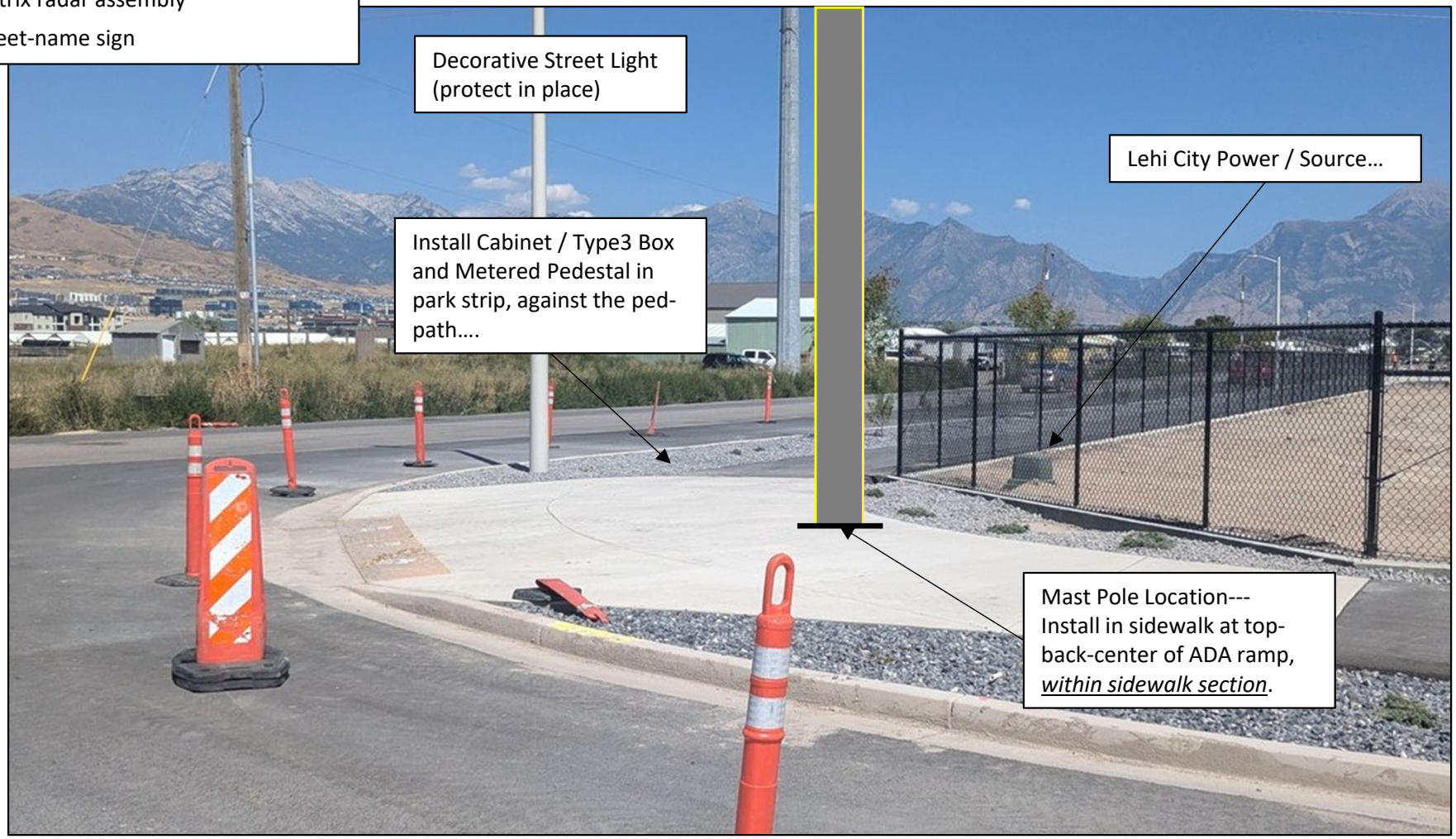
3600w & 1500n > SE Corner
(Signal Layout)

PARTS:

1. Signal Cabinet, Service Pedestal
2. Controller / MMU / ARC-6
3. Comm equipment / IP radios
4. 45’ arm / Type-A pole / Mitigator
5. (2) Type-1 heads, mounts
6. (1) ped head, button assembly
7. (1) matrix radar assembly
8. (1) Street-name sign

Notes:

1. Install Type-A mast pole and 45’ arm at the top-back-center of the ADA ramp. Place foundation within the sidewalk section, right against the back of the concrete, as shown below.
2. No Type-2 Jbox (use Type3 at cabinet).
3. Install signal cabinet/foundation, service pedestal/foundation, and Type-3 Jbox in SE parkstrip as shown. Align equipment along the asphalt ped-path.
4. Install ped head/button on mast pole for EB crossing only (*no NB ped crossing at this time*).
5. Install (2) Type-1 signal heads for EB traffic, centered on receiving lane.
6. No mast-pole lighting / protect-in-place existing decorative street light.
7. Install matrix Radar for WB to back of arm, minimum 25’ offset from centerline, typical.



3600w & 1500n > SW Corner
(Signal Layout)

PARTS:

1. 50’ arm / Type-A pole / Mitigator
2. (1) 40’ lum-extension, arm, LED
3. (2) Type-1 heads, mounts
4. (2) clamshells, (2) buttons
5. (1) matrix, (1) advance radar assemblies
6. (1) street name sign

Notes:

1. Install Type-A mast pole and 50’ arm at the top-back-center of the ADA ramp. Place foundation within the sidewalk section, right against the back of the concrete, as shown below.
2. Type 2 box required.
3. Install ped buttons & heads on mast pole for both crossings.
4. Install (2) Type-1 signal heads for SB traffic, centered on receiving lane.
5. Install 40’ Luminaire-Extension and lighting – angle 45deg into intersection.
6. Install matrix Radar for NB to back of arm, minimum 25’ offset from centerline, typical.
7. Install advance Radar for NB to back of arm, at end of arm, typical.



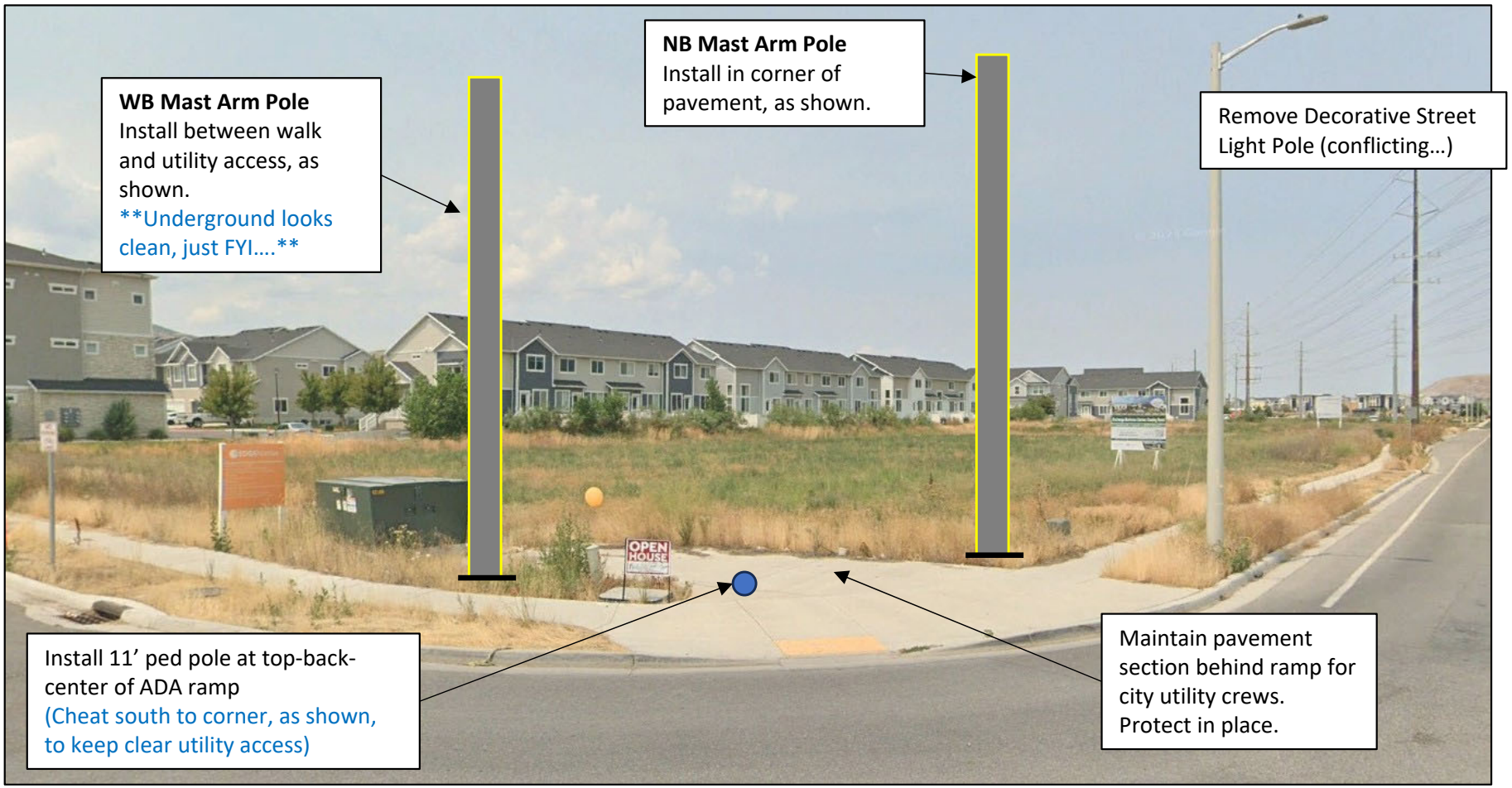
3600w & 1500n > NW Corner
(Signal Layout)

PARTS:

1. 40’ arm / Type-A pole for WB
2. 70’ arm / Type-B pole for NB
3. (1) 40’ lum/arm/LED for A-pole
4. (1) 40’ lum/arm/LED for B-pole
5. (4) Type-1 heads, mounts
6. (1) clamshell, (1) button
7. (2) matrix, (1) Advance radar assemblies
8. (2) street name signs

Notes:

1. Replace existing corner construct with **double-wide ADA ramp** (match SE, SW corners).
2. Install Type-A mast pole and 40’ arm for **WB** at on the south side of the utility ramp, with (2) Type-1 signal heads centered on receiving lane.
3. Install Type-B mast pole and 70’ arm for **NB** on the north side of the utility ramp, with (2) Type-1 signal heads centered on receiving lanes.
4. Install 11’ ped pole and head/button for *SB ped crossing only* at top-back-center of ADA ramp. There is no WB ped crossing here.
5. Type-2 box required.
6. Install 40’ lum-extensions and lighting on both poles, hang over mast arms.
7. Install matrix Radar for EB to back of arm, minimum 25’ offset from centerline, typical.
8. Install matrix Radar for SB to back of NB arm at the base of the arm (near the mast pole).
9. Install advance Radar for SB to back of NB arm, centered on SB lanes.



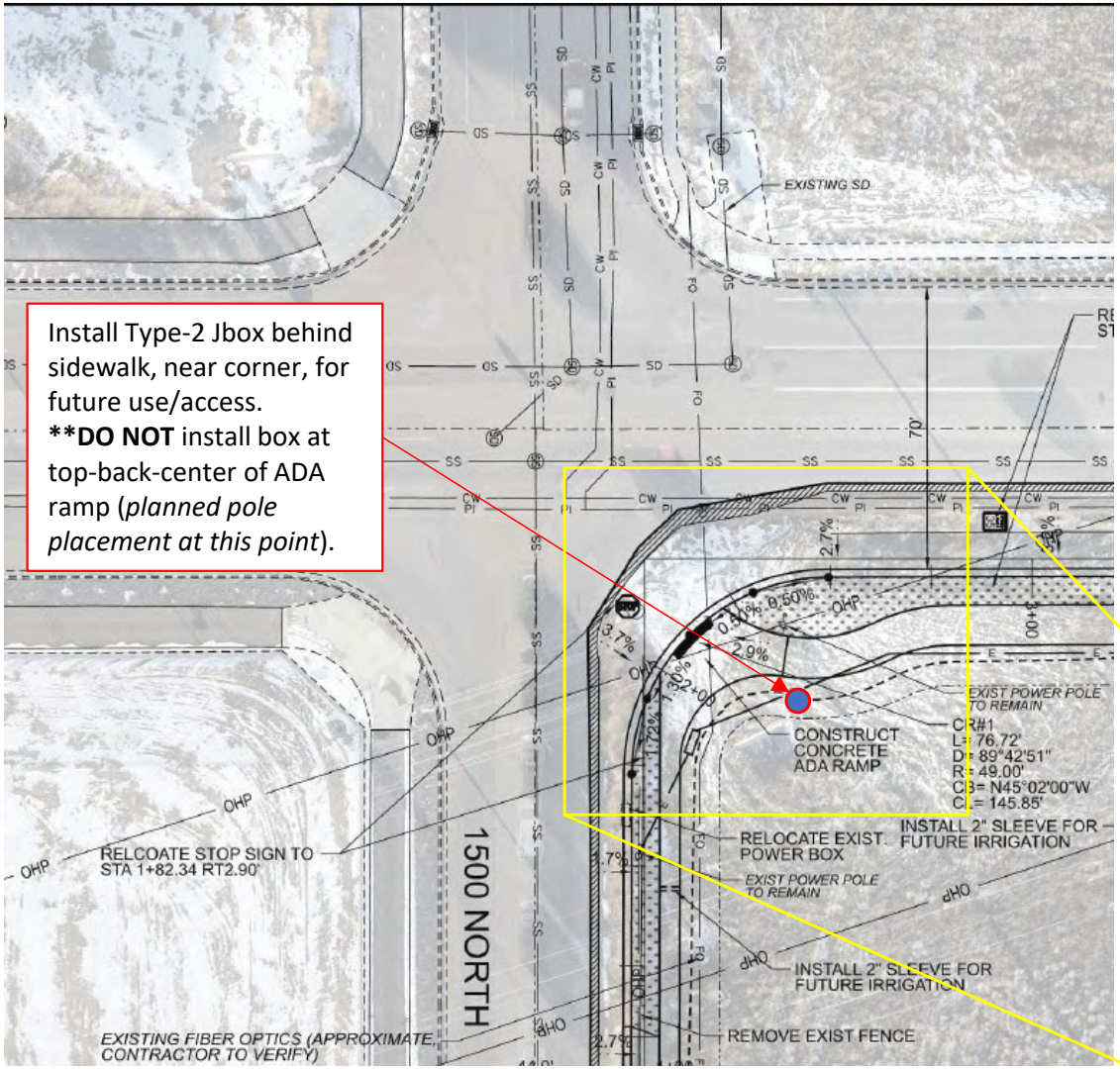
3600w & 1500n > NE Corner
(Signal Layout)

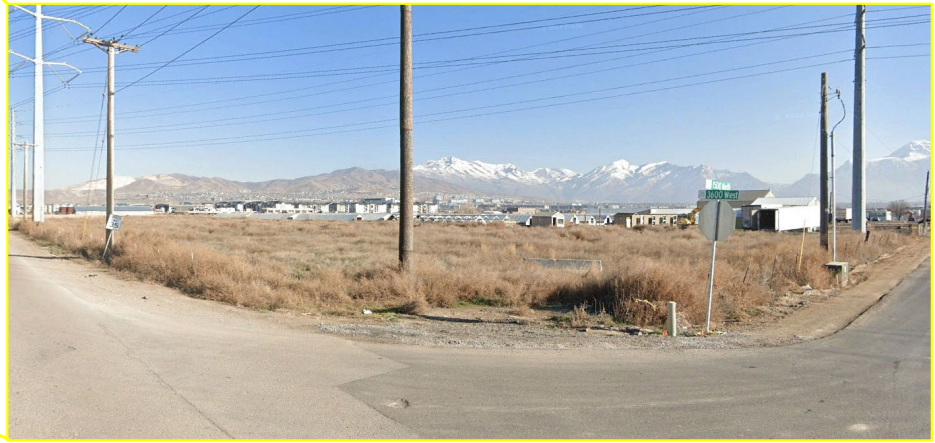
Notes:

1. Install Type-1 jbox at location shown on civil plans, below

**Lehi City to provide survey marker for box placement in correct spot.

No other work on this corner at this time.





Lehi City Purchase Requisition Request

Supplier	**Name**	Vehicle Lighting Solutions	**Vendor#**	
	Street		**Date**	**8/4/2025**
	City	**State**		
	Zip	**Phone**		

Dean Lundell

Fleet Management	64-40-54	Jeremy Estes
Requesting Department	**Dept. Account No.**	**Department Head Signature**

Quanity	Unit	Materials and Description	Price	Total
4		Patrol Trucks Equipment package	$20,551.55	$82,206.20
3		Sergent Vehicle Lighting package	$17,794.49	$53,383.47
1		Detective Vehicle Lighting Package	$7,226.97	$7,226.97
		Total		$142,816.64

Justification:	Price Determination	
	Verbal Quote	
Equipment for replacement patrol trucks	Informal Bid	
	Written Bid	$142,816.64
	State Bid	
	Other	

Vehicle Lighting Solutions, Inc.

Quotation

Date	Quotation #
7/17/25	17931

Customer

Lehi Police Department
580 West State Street
Lehi, UT 84043

Terms	Rep	FOB	Vehicle Type
Net 30	ZBW	Destination	'25 Ford ISUV

Item	Description	Qty	Unit Price	Total
	*** 2025 Ford Interceptor Utility Detective Package (1 Vehicle) ***			
BSFW50Z	ISUV 2021 Full Inner Edge 10 Lamps	1	1,187.67	1,187.67T
CCP	Core Control Point	1	133.39	133.39T
TSSOD	ION T Series Super LED Red/White Mounted in Grill	1	117.41	117.41T
TSSOE	ION T Series Super LED Blue/White Mounted in Grill	1	117.41	117.41T
VLSGBTLI	Universal Mounting Bracket	2	16.95	33.90T
BS508	Rear Window Warning Light with 8 Modules (4 Red/Amber, 4 Blue/Amber) For 2021-2025 Ford ISUV	1	1,122.77	1,122.77T
CCP	Core Control Point	1		0.00T
TSSOJ	ION T Series Super LED Red/Blue Mounted Under Rear Lift Gate	2	117.41	234.82T
INSTRUCTIONS	** WIRE IN FACTORY HEADLIGHT FLASHER ** ** WIRE IN FACTORY TAILLIGHT FLASHER **		0.00	0.00T
I2J	ION DUO Series Linear LED Blue/Red Mounted in Rear Side Cargo Windows	2	121.54	243.08T
HHS3200	Whelen Siren Amplifier with Hand Held Siren Controller and PA	1	442.50	442.50T
SA315P	SA315 Series Siren Speaker	1	243.08	243.08T
SAK1	Siren Speaker Mounting Kit	1	31.27	31.27T
Customer Supplied	Customer Supplied Radio	1	0.00	0.00T
EFBAD-3MP	Discrete Interior On Glass Antenna	1	52.24	52.24T
VLSMCB	Mic Clip Bracket	2	11.95	23.90T
VLSMMC	Magnetic Mic Kit	2	36.95	73.90T
Window Tint	Window Tint	1	470.00	470.00T
PDP-13***	Power Distribution Panel	1	239.00	239.00T
CB-150	150A Circuit Breaker	1	25.95	25.95T
J Case Power Relay Mo...	J Case Power Relay Module.	1	37.73	37.73T

Total

668 West 9320 South Suite B Sandy, UT 84070
~ Phone (801) 676-4983 Fax (801) 676-4993 ~ Toll Free (800) 748-4484

Vehicle Lighting Solutions, Inc.

Quotation

Date	Quotation #
7/17/25	17931

Customer

Lehi Police Department
580 West State Street
Lehi, UT 84043

Terms	Rep	FOB	Vehicle Type
Net 30	ZBW	Destination	'25 Ford ISUV

Item	Description	Qty	Unit Price	Total
VLSMCB	Mounting Bracket	1	11.95	11.95T
Installation Supplies	Installation Hardware	1	335.00	335.00T
Shop Labor-C	Shop Labor for Equipment Listed			2,090.00T
	Sales Tax Exempt		0.00%	0.00

Prices good for 30 days.

Total $7,266.97

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Vehicle Lighting Solutions, Inc.

Quotation

Date	Quotation #
7/28/25	17964

Customer

Lehi Police Department
580 West State Street
Lehi, UT 84043

Terms	Rep	FOB	Vehicle Type
Net 30	ZBW	Destination	2025 Ford F-150

Item	Description	Qty	Unit Price	Total
	*** 2025 F-150 Sgt. Package ***			
BSFW47Z	Front Window Warning Light with 10 Modules in Red/White and Blue/White	1	1,187.67	1,187.67T
BSRW8	Rear Window Warning Light with 8 Modules (4 Red/Amber, 4 Blue/Amber)	1	1,122.77	1,122.77T
VLSGB3	Universal Mounting Bracket	2	14.95	29.90T
VTX609C	Whelen Vertex Super LED Hideaway- CLEAR Mounted in Vehicle Headlights	2	84.96	169.92T
HG22PC62RB	2 Piece Side Runner Warning Light in Red/Blue	1	799.00	799.00T
TSSOJ	ION T Series Super LED Red/Blue for Under Tailgate	2	117.41	234.82T
INSTRUCTIONS	** FLASH VEHICLE BRAKE LIGHTS USING THE CORE SYSTEM **		0.00	0.00T
C399	Whelen Core Amplifier System	1	832.49	832.49T
CCTL7	Control Head with 21 Push Buttons and Slide Switch	1	279.07	279.07T
C399SP	SCAN port installation kit for C399 Universal.	1	111.51	111.51T
CEM16	16 Output, 4 Input WeCanX™ Expansion Module	2	172.28	344.56T
CEXAMP	WeCanX™ External Amplifier for Dual Tone	1	221.84	221.84T
SA315P	SA315 Series Siren Speaker	2	243.08	486.16T
SAK1	Siren Speaker Mounting Kit	2	31.27	62.54T
C-TMW-F150-03	Mounting base, Trak mount, 8' Wide, 28' Extrusion, With vehicle mount, Ford F-150	1	140.16	140.16T
C-3010-H	30" Enclosed console, 10" High	1	389.12	389.12T
C-PM-122-PC	Brother PocketJet 6 and 7 Printer Mount for Internal Console Mounting	1	229.12	229.12T
LB3692	14' Hardwire 12V Power Cable	1	32.95	32.95T
EB25-XTL-1P	2 1/2" equipment bracket for Motorola XTL2500 W5 Remote Radio	1	0.00	0.00T
EB40-CCS-1P	4" Equipment Bracket (1 Piece)	1	0.00	0.00T

Total

668 West 9320 South Suite B Sandy, UT 84070
~ Phone (801) 676-4983 Fax (801) 676-4993 ~ Toll Free (800) 748-4484

Vehicle Lighting Solutions, Inc.

Quotation

Date	Quotation #
7/28/25	17964

Customer

Lehi Police Department
580 West State Street
Lehi, UT 84043

Terms	Rep	FOB	Vehicle Type
Net 30	ZBW	Destination	2025 Ford F-150

Item	Description	Qty	Unit Price	Total
EB40-WSB-1P	4" Equipment Bracket (1-piece) - mount for Whelen Arges Controller	1	0.00	0.00T
VLSLP3	2" Three Way Accessory Power Plate	1	17.52	17.52T
11013	USB Power Outlet	1	15.75	15.75T
ACC12V	12V Power Outlet	2	5.50	11.00T
C-CUP2-1001	4" Self Adjusting Dual Cupholder	1	44.80	44.80T
FP-25	2.5' Filler Plate	1	0.00	0.00T
C-ARM-103	Molded Armrest with Adjustable Height. 5.25" Wide Hinged Cushion Flips up for Access to Equipment		124.80	124.80T
VLSMMC	Magnetic Mic Kit	2	36.95	73.90T
VLSMCB	Mic Clip Bracket	2	11.95	23.90T
C-HDM-204	Heavy Duty 8.5" Computer Mounting Pole for Side Mounting	1	151.68	151.68T
C-MD-112	11" Slide Out Locking Swing Arm with Motion Adapter	1	242.65	242.65T
UT-1001	Universal Rugged Cradle	1	222.72	222.72T
DS-DA-421	Screen Support	1	61.44	61.44T
L-9/12-LED	LED. Permanent Mount 12" Gooseneck. Automotive Wiring Kit	1	74.18	74.18T
VLSMCB	Map light Bracket	1	11.95	11.95T
Samlex 800	Samlex 800 Watt Modified Sine Wave Inverter	1	138.50	138.50T
SC-6#H	Universal Electric Gunlock with Handcuff Key Override. Gen 2	1	166.59	166.59T
SC-1900	Steel Adjustable Butt Plate	1	27.99	27.99T
SC-9903	L Butt Plate Support	1	25.89	25.89T
VLS502	18" Long Flat Bar	1	24.00	24.00T
INSTRUCTIONS	** MOUNT GUNLOCK UNDER REAR SEAT **		0.00	0.00T
ARGES2	Arges Pro Focus Remote Spotlight	1	538.08	538.08T
ARGCH1	Arges Bail Mount Control Head	1	207.68	207.68T
ARG47CD	Arges Mount Kit for Ford F-150 , '21-24 , Driver Side Fender Mount	1	68.44	68.44T
DSR2X	DSR2X Radar with Dual Ka Band Antennas, 8' and 20' Cables	1	3,618.00	3,618.00T

Total

668 West 9320 South Suite B Sandy, UT 84070
~ Phone (801) 676-4983 Fax (801) 676-4993 ~ Toll Free (800) 748-4484

Vehicle Lighting Solutions, Inc.

Quotation

Date	Quotation #
7/28/25	17964

Customer

Lehi Police Department
580 West State Street
Lehi, UT 84043

Terms	Rep	FOB	Vehicle Type
Net 30	ZBW	Destination	2025 Ford F-150

Item	Description	Qty	Unit Price	Total
155-2211-00	Remote Display Cable	1	95.00	95.00T
200-1503-01	Stalker Speed Module for Remote Mounted Stalker Radar	1	225.00	225.00T
Customer Supplied	Radio	1	0.00	0.00T
MB8U	17' Antenna Cable with NMO Mount	1	27.95	27.95T
ETRA8063	Antenex Phantom Elite 800Mhz Blade Antenna-White	1	49.95	49.95T
VLSTRAY	F150 Power Distribution Plate	1	84.95	84.95T
PDP-13***	Power Distribution Panel	1	239.00	239.00T
J Case Power Relay Mo...	J Case Power Relay Module.	1	37.73	37.73T
CB-150	150A Circuit Breaker	1	25.95	25.95T
VLSMCB	Mounting Bracket	1	11.95	11.95T
80ARLY	80A 12V Power Relay.	1	46.95	46.95T
Window Tint	Window Tint- Limo Rear, Legal Front, No Sunstrip	1	440.00	440.00T
Installation Supplies	Installation Hardware	1	335.00	335.00T
Shop Labor-C	Installation Labor for Equipment Listed			3,610.00T
	Sales Tax Exempt		0.00%	0.00

Prices good for 30 days.

Total $17,794.49

668 West 9320 South Suite B Sandy, UT 84070
~ Phone (801) 676-4983 Fax (801) 676-4993 ~ Toll Free (800) 748-4484

Vehicle Lighting Solutions, Inc.

Quotation

Date	Quotation #
7/28/25	17963

Customer

Lehi Police Department
580 West State Street
Lehi, UT 84043

Terms	Rep	FOB	Vehicle Type
Net 30	ZBW	Destination	2025 Ford F-150

Item	Description	Qty	Unit Price	Total
	** UPDATED* 2025 F-150 Patrol Package (1 Vehicle) **			
BB2DEDE	54" Liberty II Duo WCX Lightbar with Red/Blue/White Front and Sides, Red/Blue/Amber Rear	1	2,055.00	2,055.00T
STPKT#94	Mounting Kit for 2022 Ford F-150.	1	55.00	55.00T
VTX609C	Whelen Vertex Super LED Hideaway- CLEAR Mounted in Vehicle Headlights	2	84.96	169.92T
HG22PC62RB	2 Piece Side Runner Warning Light in Red/Blue	1	799.00	799.00T
TSSOJ	ION T Series Super LED Red/Blue for Under Tailgate	2	117.41	234.82T
INSTRUCTIONS	** FLASH VEHICLE BRAKE LIGHTS USING THE CORE SYSTEM **		0.00	0.00T
C399	Whelen Core Amplifier System	1	832.49	832.49T
CCTL7	Control Head with 21 Push Buttons and Slide Switch	1	279.07	279.07T
C399SP	SCAN port installation kit for C399 Universal.	1	111.51	111.51T
CEM16	16 Output, 4 Input WeCanX™ Expansion Module	2	172.28	344.56T
CEXAMP	WeCanX™ External Amplifier for Dual Tone	1	221.84	221.84T
SA315P	SA315 Series Siren Speaker	2	243.08	486.16T
SAK1	Siren Speaker Mounting Kit	2	31.27	62.54T
C-TMW-F150-03	Mounting base, Trak mount, 8' Wide, 28' Extrusion, With vehicle mount, Ford F-150	1	140.16	140.16T
C-3010-H	30" Enclosed console, 10" High	1	389.12	389.12T
C-PM-122-PC	Brother PocketJet 6 and 7 Printer Mount for Internal Console Mounting	1	229.12	229.12T
LB3692	14' Hardwire 12V Power Cable	1	32.95	32.95T
EB25-XTL-1P	2 1/2" equipment bracket for Motorola XTL2500 W5 Remote Radio	1	0.00	0.00T
EB40-CCS-1P	4" Equipment Bracket (1 Piece)	1	0.00	0.00T
EB40-WSB-1P	4" Equipment Bracket (1-piece) - mount for Whelen Arges Controller	1	0.00	0.00T
VLSLP3	2" Three Way Accessory Power Plate	1	17.52	17.52T

Total

668 West 9320 South Suite B Sandy, UT 84070
~ Phone (801) 676-4983 Fax (801) 676-4993 ~ Toll Free (800) 748-4484

Vehicle Lighting Solutions, Inc.

Quotation

Date	Quotation #
7/28/25	17963

Customer

Lehi Police Department
580 West State Street
Lehi, UT 84043

Terms	Rep	FOB	Vehicle Type
Net 30	ZBW	Destination	2025 Ford F-150

Item	Description	Qty	Unit Price	Total
11013	USB Power Outlet	1	15.75	15.75T
ACC12V	12V Power Outlet	2	5.50	11.00T
C-CUP2-1001	4" Self Adjusting Dual Cupholder	1	44.80	44.80T
FP-25	2.5' Filler Plate	1	0.00	0.00T
C-ARM-103	Molded Armrest with Adjustable Height. 5.25" Wide Hinged Cushion Flips up for Access to Equipment		124.80	124.80T
VLSMMC	Magnetic Mic Kit	2	36.95	73.90T
VLSMCB	Mic Clip Bracket	2	11.95	23.90T
C-HDM-204	Heavy Duty 8.5" Computer Mounting Pole for Side Mounting	1	151.68	151.68T
C-MD-112	11" Slide Out Locking Swing Arm with Motion Adapter	1	242.65	242.65T
UT-1001	Universal Rugged Cradle	1	222.72	222.72T
DS-DA-421	Screen Support	1	61.44	61.44T
L-9/12-LED	LED. Permanent Mount 12" Gooseneck. Automotive Wiring Kit	1	74.18	74.18T
VLSMCB	Map light Bracket	1	11.95	11.95T
Samlex 800	Samlex 800 Watt Modified Sine Wave Inverter	1	138.50	138.50T
1K0574FDT15F150PDR	#6VS SPT Coated Poly Partition with Stock Seat ('15-'24 Ford F150)	1	1,048.78	1,048.78T
VLSDCTEXT	F150 Single Prisoner Duct Extension	1	57.95	57.95T
GT0536FDT09F150	Forward Facing Weapon Lock Partition Mount for 2024 F150 Single Prisoner Transport Unit	1	72.98	72.98T
GK10271UHK	Single T-Rail Mount with Universal XL Lock and Handcuff Key Override	1	335.38	335.38T
BK2019FDT21F150	Push Bumper with 4ea Trio Lights	1	966.78	966.78T
Freight Setina	Freight	1	275.00	275.00T
ARGES2	Arges Pro Focus Remote Spotlight	1	538.08	538.08T
ARGCH1	Arges Bail Mount Control Head	1	207.68	207.68T
ARG47CD	Arges Mount Kit for Ford F-150 , '21-24 , Driver Side Fender Mount	1	68.44	68.44T
DSR2X	DSR2X Radar with Dual Ka Band Antennas, 8' and 20' Cables	1	3,618.00	3,618.00T

Total

668 West 9320 South Suite B Sandy, UT 84070
~ Phone (801) 676-4983 Fax (801) 676-4993 ~ Toll Free (800) 748-4484

Vehicle Lighting Solutions, Inc.

Quotation

Date	Quotation #
7/28/25	17963

Customer

Lehi Police Department
580 West State Street
Lehi, UT 84043

Terms	Rep	FOB	Vehicle Type
Net 30	ZBW	Destination	2025 Ford F-150

Item	Description	Qty	Unit Price	Total
155-2211-00	Remote Display Cable	1	95.00	95.00T
200-1503-01	Stalker Speed Module for Remote Mounted Stalker Radar	1	225.00	225.00T
Customer Supplied	Radio	1	0.00	0.00T
MB8U	17' Antenna Cable with NMO Mount	1	27.95	27.95T
ETRA8063	Antenex Phantom Elite 800Mhz Blade Antenna-White	1	49.95	49.95T
VLSTRAY	F150 Power Distribution Plate	1	84.95	84.95T
PDP-13***	Power Distribution Panel	1	239.00	239.00T
J Case Power Relay Mo...	J Case Power Relay Module.	1	37.73	37.73T
CB-150	150A Circuit Breaker	1	25.95	25.95T
VLSMCB	Mounting Bracket	1	11.95	11.95T
80ARLY	80A 12V Power Relay.	1	46.95	46.95T
Window Tint	Window Tint- Limo Rear, Legal Front, No Sunstrip	1	440.00	440.00T
Installation Supplies	Installation Hardware	1	335.00	335.00T
Shop Labor-C	Installation Labor for Equipment Listed			4,085.00T
	Sales Tax Exempt		0.00%	0.00

Prices good for 30 days.

Total $20,551.55

668 West 9320 South Suite B Sandy, UT 84070
~ Phone (801) 676-4983 Fax (801) 676-4993 ~ Toll Free (800) 748-4484

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: August 26, 2025
Submitted By: Kate Morgan
Submitting Department:
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2025-61, a Resolution of the Board of Canvassers certifying the official Canvass Report of the August 12, 2025 Municipal Primary Election.

Suggested Action:

Attachments:

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: August 26, 2025
Submitted By: Kate Morgan
Submitting Department:
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2025-60 authorizing the issuance of water bonds.

Suggested Action:

Attachments:

Res 2025-60 - Lehi City Water Revenue Bonds Sereis 2025A)(8-18-25).docx

LEHI CITY

RESOLUTION NO 2025-60

A Resolution authorizing the issuance and the sale of not to exceed $17,000,000 aggregate principal amount of Water Revenue Bonds

*** *** ***

WHEREAS, Lehi City (the *"City"*) considers it necessary and desirable and for the benefit of the City to issue its water revenue bonds as hereinafter provided for the purpose of (a) financing the construction of a new public works facility and related improvements, and other improvements (the *"Project"*) to the City's culinary water and pressurized irrigation systems (collectively, the *"System"*), (b) funding any necessary reserves in connection with the Bonds, and (c) paying the costs incurred in connection with the issuance and sale of the Bonds pursuant to authority contained in the Local Government Bonding Act (the "*Act*"), Chapter 14 of Title 11, Utah Code Annotated 1953, as amended (the *"Utah Code"*) and other applicable provisions of law;

WHEREAS, for the purposes set forth above, the City has determined (a) to issue its Water Revenue Bonds in an aggregate principal amount not to exceed $17,000,000 (the *"Bonds"*) pursuant to a Master Trust Indenture (the *"Master Indenture"*), and a Supplemental Indenture (the *"Supplemental Indenture"* and, together with the Master Indenture, the *"Indenture"*), and (b) to cause the proceeds of the sale of the Bonds to be applied in accordance with the Indenture;

WHEREAS, the City is authorized by the Utah Code to acquire, construct and improve the Project, to enter into the Master Indenture and the Supplemental Indenture, and to issue the Bonds to finance a portion of the cost of acquisition, construction and improvement of the Project, to fund any necessary reserves, and to pay all related costs authorized by law;

WHEREAS, the City has negotiated for the sale of the Bonds to Stifel, Nicolaus & Company, Incorporated, as purchaser (the *"Underwriter"*), and will execute that certain Bond Purchase Agreement (the *"Purchase Contract"*), a form of which is attached hereto as *Exhibit C,* between the City and the Purchaser, and in the opinion of the Issuer it is to the best interests of the Issuer that the offer of the Underwriter to purchase the Bonds as to be provided in the Purchase Contract be accepted and sale of the Bonds to the Underwriter be ratified and confirmed;

WHEREAS, in the opinion of the City Council, it is in the best interests of the City that the Designated Officer be authorized to approve the final principal amount, maturity amounts, interest rates, dates of maturity and other terms and provisions relating to the Bonds and that the Mayor be authorized to execute the Purchase Contract containing such terms and provisions; and

WHEREAS, Sections 11-14-316 of the Utah Code provides for the publication of a Notice of Bonds to be Issued (the *"Notice of Bonds"*) and the running of a 30-day contest period, and the City desires to cause the publication of such Notice of Bonds at this time in compliance with said section with respect to the Bonds;

WHEREAS, Section 11-14-318 of the Act requires that a public hearing be held to receive input from the public with respect to the issuance of Bonds and the potential economic impact that the Project will have on the private sector and that notice of such public hearing be given as provided by law and, in satisfaction of such requirement, the City desires to publish a Notice of Public Hearing (the *"Notice of Public Hearing"*) pursuant to such Section;

WHEREAS, the City desires (a) to provide for the holding of a public hearing and (b) to direct the publication of the Notice of Public Hearing, as required by law; and

WHEREAS, a portion of the expenditures relating to the Project (the *"Expenditures"*) (i) have been paid by the City within the sixty days prior to the passage of this Resolution or (ii) will be paid by the City on or after the passage of this Resolution and prior to the issuance of the Bonds;

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

Section 1. Issuance of Bonds. (a) For the purposes set forth above, there is hereby authorized and directed the execution, issuance, sale and delivery of the Bonds in the aggregate principal amount not to exceed $17,000,000. The Bonds shall be dated as of the date of the initial delivery thereof. The Bonds shall be in authorized denominations, shall be payable, and shall be executed and delivered all as provided in the Indenture. The Bonds shall be subject to redemption prior to maturity as provided in the Indenture.

(b) The form of the Bonds set forth in the form Supplemental Indenture, subject to appropriate insertions and revisions in order to comply with the provisions of the Indenture, is hereby approved.

(c) The Bonds shall be special obligations of the City, payable from and secured by a pledge and assignment of the Net Revenues (as defined in the Indenture) received by the City and of certain other moneys held under the Indenture on a parity with any other Bonds (as defined in the Indenture) issued from time to time under the Master Indenture. The Bonds shall not be obligations of the State or any other political subdivision thereof, other than the City, and neither the faith and credit nor the ad valorem taxing or appropriation power of the State or any political subdivision thereof, including the City, is pledged to the payment of the Bonds. The Bonds shall not constitute general obligations of the City or any other entity or body, municipal, state or otherwise.

Section 2. Bond Details; Delegation of Authority. (a) The Bonds shall mature in the years and in the principal amounts, and shall bear interest (calculated on the basis of a year of 360 days consisting of twelve 30-day months) from the Closing Date, payable semiannually each year, and at the rates per annum and commencing on the dates, all as provided in that certain Purchase Contract, a form of which is attached hereto as *Exhibit C,* delivered pursuant to this Section 2, setting forth certain terms and provisions of the Bonds (the *"Purchase Contract"*).

(b) There is hereby delegated to the Designated Officer, subject to the limitations contained in this resolution, the power to determine and effectuate the following with respect to

the Bonds and the Designated Officer are hereby authorized to make such determinations and effectuations:

(i) the principal amount of each series of the Bonds necessary to accomplish the purpose of the Bonds set forth in the recitals hereto and the aggregate principal amount of each series of the Bonds to be executed and delivered pursuant to the Indenture; *provided* that the aggregate principal amount of the Bonds shall not exceed $17,000,000;

(ii) the maturity date or dates and principal amount of each maturity of the Bonds to be issued; *provided, however*, that the Bonds mature over a period of not to exceed 31 years from their date or dates;

(iii) the interest rate or rates of the Bonds and the date on which payment of such interest commences, *provided, however*, that the interest rate or rates to be borne by any Bond shall not exceed 5.50% per annum;

(iv) the sale of the Bonds and the purchase price to be paid by the Underwriter of such Bonds; *provided*, *however*, that the discount from par of each series of the Bonds shall not exceed 3.00% (expressed as a percentage of the principal amount);

(v) the Bonds, if any, to be retired from mandatory sinking fund redemption payments and the dates and the amounts thereof;

(vi) the time and redemption price at which the Bonds may be called for redemption prior to their maturity at the option of the City;

(vii) the amount of reserves, if any, necessary to be maintained in connection with the Bonds, if any;

(viii) the use and deposit of the proceeds of the Bonds; and

(ix) any other provisions deemed advisable by the Designated Officer not materially in conflict with the provisions of this resolution and the Parameters Resolution.

For purposes of this resolution and the Bonds, *"Designated Officer"* means the (i) City Administrator, or (ii) in the event of the absence or incapacity of the City Administrator, the Finance Director, or (iii) in the event of the absence or incapacity of both the City Administrator and the Finance Director, the City Treasurer.

Following the sale of the Bonds, the Designated Officer shall obtain such information as they deem necessary to make such determinations as provided above and shall make such determinations as provided above and the Mayor shall execute the Purchase Contract containing such terms and provisions of such series of the Bonds, which execution shall be conclusive evidence of the action or determination of the Designated Officer as to the matters stated therein. The provisions of the Purchase Contract shall be deemed to be incorporated into this Section 2.

Section 3. Approval of the Master Indenture and the Supplemental Indenture. The Master Indenture, attached hereto as Exhibit A, and the Supplemental Indenture, in substantially the form attached hereto as Exhibit B, are hereby authorized and approved, and the Mayor or the Mayor Pro Tem is hereby authorized, empowered and directed to execute and deliver the Supplemental Indenture on behalf of the City, and the City Recorder or any Deputy City Recorder is hereby authorized, empowered and directed to attest the Supplemental Indenture, with such changes to the Supplemental Indenture from the form attached hereto as are approved by the Mayor or the Mayor Pro Tem, his or her execution thereof to constitute conclusive evidence of such approval. The provisions of the Supplemental Indenture, as executed and delivered, are hereby incorporated in and made a part of this resolution. The Master Indenture and the Supplemental Indenture shall constitute a "system of registration" for all purposes of the Registered Public Obligations Act of Utah.

Section 4. Preliminary Official Statement. The use and distribution of the Official Statement in preliminary form (the *"Preliminary Official Statement"*), in substantially the form presented at this meeting and in the form attached hereto as *Exhibit D*, is hereby authorized and approved, with such changes, omissions, insertions and revisions as the Mayor shall deem advisable. The Mayor and the City Administrator are, and each of them is, hereby authorized to do or perform all such acts and to execute all such certificates, documents and other instruments as may be necessary or advisable to deem final the Preliminary Official Statement within the meaning and for purposes of paragraph (b)(1) of Rule 15c2-12 of the Securities and Exchange Commission, subject to completion thereof with the information established at the time of the sale of the Bonds.

Section 5. Final Official Statement. The Official Statement of the City is hereby authorized in substantially the form presented at this meeting and in the form attached hereto as *Exhibit D*, with such changes, omissions, insertions and revisions as the Mayor shall deem advisable, including the completion thereof with the information established at the time of the sale of the Bonds by the Designated Officer and set forth in the Purchase Contract. The Mayor shall sign and deliver the Official Statement to the Underwriter of the Bonds for distribution to prospective purchasers of the Bonds and other interested persons. The approval of the Mayor of any such changes, omissions, insertions and revisions shall be conclusively established by the Mayor's execution of the Official Statement.

Section 6. Purchase Contract; Other Certificates and Documents Required to Evidence Compliance with Federal Tax and Securities Laws. Each of the Mayor or the Mayor Pro Tem, the City Recorder or any Deputy City Recorder, the City Administrator and the City Treasurer or the Finance Director of the City is hereby authorized and directed to execute (a) the Purchase Contract, as applicable, (b) such certificates and documents as are required to evidence compliance with the federal laws relating to the tax-exempt status of interest on the Bonds and (c) a Continuing Disclosure Agreement and such other certificates and documents as shall be necessary to comply with the requirements of Rule 15c2-12 of the Securities and Exchange Commission and other applicable federal securities laws.

Section 7. Other Actions With Respect to the Bonds. The officers and employees of the City shall take all action necessary or reasonably required to carry out, give effect to, and

consummate the transactions contemplated hereby and shall take all action necessary in conformity with the Act to carry out the issuance of the Bonds, including, without limitation, the execution and delivery of any closing and other documents required to be delivered in connection with the sale and delivery of the Bonds. If (a) the Mayor, (b) the City Recorder, (c) the City Treasurer or (d) the City Administrator shall be unavailable or unable to execute or attest and countersign, respectively, the Bonds or the other documents that they are hereby authorized to execute, attest and countersign, the same may be executed, or attested and countersigned, respectively, (i) by the Mayor Pro Tem, (ii) by any Deputy City Recorder, (iii) by the Finance Director or (iv) an Assistant City Administrator. Without limiting the generality of the foregoing, the officers and employees of the City are authorized and directed to take such action as shall be necessary and appropriate to issue the Bonds.

Section 8. Prior Acts Ratified, Approved and Confirmed. All acts of the officers and employees of the City in connection with the issuance of the Bonds are hereby ratified, approved and confirmed.

Section 9. Notice of Bonds to be Issued; Contest Period. In accordance with the provisions of Sections 11-14-316 of the Utah Code, the City Recorder shall cause the Notice of Bonds, in substantially the form attached hereto as *Exhibit E,* to be posted on the Utah Public Notice Website.

For a period of thirty (30) days from and after publication of the Notice of Bonds, any person in interest shall have the right to contest the legality of this Resolution (including the form of the Master Indenture and Supplemental Indenture attached hereto) or the Bonds hereby authorized or any provisions made for the security and payment of the Bonds. After such time, no one shall have any cause of action to contest the regularity, formality or legality of this Resolution (including the Bond Resolution and the Supplemental Indenture) or the Bonds or any provisions made for the security and payment of the Bonds for any cause.

Section 10. Publication of Notice of Public Hearing. The City Recorder shall post or cause to be posted the Notice of Public Hearing on the Utah Public Notice Website no less than 14 days before the public hearing. The Notice of Public Hearing shall be in substantially the form attached hereto as *Exhibit F*.

Section 11. Reimbursement of Expenditures. The City reasonably expects to reimburse the Expenditures with proceeds of the Bonds.

Section 12. Resolution Irrepealable. Following the execution and delivery of the Supplemental Indenture, this resolution shall be and remain irrepealable until all of the Bonds and the interest thereon shall have been fully paid, cancelled, and discharged.

Section 13. Severability. If any section, paragraph, clause, or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this resolution.

Section 14. Effective Date. This resolution shall be effective immediately upon its approval and adoption.

(*Signature page follows.*)

ADOPTED AND APPROVED by the City Council of Lehi City, Utah, this August 26, 2025.

LEHI CITY, UTAH

_____
Mayor

ATTEST:

_____
City Recorder

EXHIBIT A

[ATTACH MASTER INDENTURE]

EXHIBIT B

[ATTACH FORM OF SUPPLEMENTAL INDENTURE]

EXHIBIT C

[ATTACH FORM OF PURCHASE CONTRACT]

EXHIBIT D

[ATTACH FORM OF PRELIMINARY OFFICIAL STATEMENT]

EXHIBIT E

NOTICE OF BONDS TO BE ISSUED

NOTICE IS HEREBY GIVEN pursuant to the provisions of Section 11-14-316, Utah Code Annotated 1953, as amended, that on August 26, 2025, the City Council (the *"Council"*) of Lehi City, Utah (the *"City"*), adopted a resolution (the *"Resolution"*) in which it authorized and approved the issuance of its Water Revenue Bonds (the *"Bonds"*), in an aggregate principal amount of not to exceed $17,000,000 to bear interest at a rate or rates of not to exceed 5.50% per annum and to mature not later than 31 years from their date or dates and to be sold at a discount from par not to exceed 3.00%. The Bonds shall be subject to such optional and mandatory redemption and other provisions as are contained in the Master Trust Indenture, described below, and the final form of the Bonds and Supplemental Indenture, described below.

Pursuant to the Resolution, the Bonds are to be issued for the purpose of (a) financing all or a portion of the cost of the construction of a new public works facility and related improvements, and other improvements (the *"Project"*) to the City's culinary water and pressurized irrigation systems (collectively, the *"System"*), (b) funding all or a portion of any necessary reserves in connection with the Bonds, and (c) paying all or a portion of the costs incurred in connection with the issuance and sale of the Bonds. The Bonds are to be issued and sold by the City pursuant to the Resolution and a Master Trust Indenture (the *"Master Indenture"*), and a Supplemental Indenture (the *"Supplemental Indenture"*) that were before the Council and attached to the Resolution at the time of the adoption of the Resolution; *provided* that the principal amount, interest rate or rates, maturity and discount, if any, will not exceed the respective maximums described above.

The repayment of the Bonds will be secured by a pledge of the net revenues from the System (the *"Net Revenues"*).

The City currently has $_____ bonds currently outstanding that are secured by the Net Revenues. More detailed information relating to the City's outstanding bonds can be found in the City's most recent Comprehensive Annual Financial Report that is available on the Office of the Utah State Auditor's website (auditor.utah.gov). The estimated total cost to the City of the proposed Bonds that will be used to finance the costs of the Project, if the Bonds are held until maturity and based on estimated interest rates currently in effect, is $_____.

A copy of the Resolution (including the drafts of the Supplemental Indenture and a copy of the Master Indenture attached to the Resolution) is on file in the office of the City Recorder at 153 North 100 East, in Lehi, Utah, where the Resolution may be examined during regular business hours of the City Recorder from 8:00 a.m. to 5:00 p.m. The Resolution shall be so available for inspection for a period of at least thirty (30) days from and after the date of the publication of this notice.

NOTICE IS FURTHER GIVEN that, pursuant to law, for a period of thirty (30) days from and after the date of the publication of this notice, any person in interest shall have the right to contest the legality of the Resolution (including the Supplemental Indenture attached thereto) of the City

or the Bonds authorized thereby or any provisions made for the security and payment of the Bonds. After such time, no one shall have any cause of action to contest the regularity, formality or legality of the Resolution, the Bonds or any provisions made for their security and payment for any cause.

DATED August 26, 2025.

LEHI CITY, UTAH

EXHIBIT F

LEHI CITY, UTAH
NOTICE OF PUBLIC HEARING WITH RESPECT TO
WATER REVENUE BONDS

PUBLIC NOTICE IS HEREBY GIVEN that the City Council (the *"Council"*) of Lehi City, Utah (the *"City"*), shall hold a public hearing to receive input from the public with respect to the issuance of its Water Revenue Bonds (the *"Bonds"*) to finance all or a portion of the construction of a new public works facility and related improvements, and other improvements (the *"Project"*) to the City's culinary water and pressurized irrigation systems (collectively, the *"System"*) and the potential economic impact that the Project will have on the private sector, pursuant to the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the *"Act"*).

PURPOSE FOR ISSUING BONDS

The City intends to issue the Bonds for the purpose of (1) financing all or a portion of the costs of the acquisition, construction and improvement of the Project, (2) funding any necessary reserves and contingencies in connection with the Bonds, and (3) paying the costs incurred in connection with the issuance and sale of the Bonds.

MAXIMUM PRINCIPAL AMOUNT OF THE BONDS

The City intends to issue the Bonds in an aggregate principal amount not exceeding $17,000,000.

WATER REVENUES PROPOSED TO BE PLEDGED

The City proposes to pledge to the payment of the Bonds the net revenues from the System (the *"Net Revenues"*).

TIME, PLACE AND LOCATION OF PUBLIC HEARING

The City will hold a public hearing during its City Council meeting that begins at 7:00 p.m. on September 23, 2025. The public hearing will be held at the regular meeting place of the Council at 153 North 100 East, in Lehi, Utah. All members of the public are invited to attend and participate in the public hearing. Written comments may be submitted to the City, to the attention of the City Recorder, prior to the public hearing.

PURPOSE FOR HEARING

The purpose of the hearing is to receive input from the public with respect to the issuance of the Bonds and the potential economic impact that the Project will have on the private sector.

DATED August 26, 2025.

LEHI CITY, UTAH

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: August 26, 2025
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2025-59 approving an Interlocal Cooperation Agreement with American Fork City for the extension of Pony Express Parkway (1900 S).

Suggested Action:

Attachments:

Res 2025-59.docx

DRAFT Lehi - A.F. Interlocal - Pony Express Parkway -final BK and RW edits 7-31-2025 (to CC).pdf

LEHI CITY

RESOLUTION NO. 2025-59

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN INTERLOCAL COOPERATION AGREEMENT BETWEEN LEHI CITY AND AMERICAN FORK CITY FOR THE EXTENSION OF THE PONY EXPRESS PARKWAY (1900 SOUTH)

WHEREAS, the Utah Interlocal Co-operation Act, Title 11, Chapter 13, Utah Code Annotated (1953), as amended, permits local governmental units including cities, counties and political subdivisions of the State of Utah to make the most efficient use of their powers by enabling them to cooperate with other public entities on the basis of mutual advantage and to exercise joint cooperative action for the benefit of their respective citizens;

WHEREAS, pursuant to the Interlocal Act the parties desire to work together through joint and cooperative action that will benefit the residents of Lehi City;

WHEREAS, both Lehi City and American Fork City desire to facilitate the widening of Pony Express Parkway (1900 South) from Center Street in Lehi to approximately 700 West in American Fork;

WHEREAS, on August 26, 2025, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve the Interlocal Cooperation Agreement with American Fork City; 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 Interlocal Cooperation 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 26th day of August, 2025.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

Exhibit “A”

INTERLOCAL COOPERATION AGREEMENT BETWEEN LEHI CITY AND AMERICAN FORK CITY RELATED TO THE PONY EXPRESS PARKWAY EXTENSION, LEHI TO AF PROJECT

THIS IS AN INTERLOCAL COOPERATION AGREEMENT "Agreement" made and entered into the _____ day of _____, 2025 by and between **Lehi City**, a political subdivision of the State of Utah, hereinafter referred to as **"Lehi"** and the **American Fork City**, a political subdivision of the State of Utah, hereinafter referred to as **"AF," jointly referred to as "**the **Parties**" and individually as a "Party."

WITNESSETH:

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act ("Act"), Title 11, Chapter 13, Utah Code Annotated, 1953 as amended, public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into written agreements with one another for joint or cooperative action; and

WHEREAS, pursuant to the Act, the parties desire to work together through joint and cooperative undertaking that will benefit the residents of Lehi and AF; and

WHEREAS, pursuant to Utah Code Ann. § 59-12-1903 (2008) (now Utah Code Ann. § 59-12-2218), the County adopted Ordinance No. 2008-26 to enact a sales and use tax ("3rd Quarter Tax") of 0.25% upon certain transactions described therein; and

WHEREAS, the Metropolitan Planning Organization ("MPO") Regional Planning Committee determined that the Pony Express Parkway Extension, Lehi to AF project should receive a portion of the revenues of the 3rd Quarter Tax not to exceed $1,000,000 in 2025 and $11,683,700 in 2027; and

WHEREAS, on June 25, 2025 the Utah County Board of Commissioners approved an Inter-local Cooperation Agreement between Utah County and Lehi City for the design and construction of the Pony Express Parkway Extension, Lehi to AF

WHEREAS, the parties to this Agreement are public agencies as defined in the Act;

NOW, THEREFORE, the parties do mutually agree, pursuant to the terms and provisions of the Act, as follows:

Section 1. EFFECTIVE DATE; DURATION

This Agreement shall become effective and shall enter into force, within the meaning of the Act, upon the submission of this Agreement to, and the approval and execution thereof by Resolution of the governing bodies of each of the parties to this Agreement. The term of this Agreement shall be from the effective date hereof until terminated, but is no longer than 10 years from the date of this Agreement. This Agreement shall not become effective until it has been reviewed and approved as to form and compatibility by the attorneys for each of the parties to this Agreement. This Agreement shall be filed with the person who keeps the records of each of the

parties hereto.

Section 2. PURPOSES

This Agreement has been established and entered into between Lehi and AF for the construction of a roadway and bridge widening project known as the Pony Express Parkway Extension, Lehi to AF project which consists of:

- Roadway extension of Pony Express Parkway (Lehi 1900 South at Center Street) from Center Street in Lehi to approximately 840 South 700 West in American Fork. This roadway extension is expected to include one vehicular travel lane in each direction with some widening at each major intersection to accommodate turning movements (the "Project").

Section 3. ADMINISTRATION OF AGREEMENT

The parties to this Agreement do not contemplate nor intend to establish a separate legal entity under the terms of this Agreement. The parties further agree that this Agreement does not anticipate nor provide for any organizational changes in the parties. The parties agree to keep all books and records related to the the Project for the period of time required by the Utah Division of Archives and Record Service following the completion of said project and further agree that said books and records shall be open for examination by the parties' hereto at all reasonable times.

Section 4. PARTIES RESPONSIBILITIES

Lehi and AF hereby agree that the following enumerates the anticipated responsibilities both parties shall incur during the administration of the Project Unless otherwise noted, the following items shall be completed in a collaborative manner with neither party being solely responsible.

1. **Project Scope:** Project includes the roadway extension of Pony Express Parkway (Lehi 1900 South) from Center Street Lehi to approximately 700 West in American Fork. This roadway extension is expected to include the purchase of 105' of right-of-way for five lanes (two vehicular lanes in each direction with a center turn lane), but anticipates only one vehicular travel lane in each direction with some widening at each major intersection to accommodate turning movements. Project may also include some roadway construction/widening of 700 West in American Fork from the Pony Express Parkway alignment northward towards 200 South to allow for a minimum of one lane of travel in each direction, north and south.

2. **Project Initiation:** Lehi and AF intend to hire a project engineer from the prequalified UDOT pool, who will be responsible to prepare conceptual right-of-way, design plan and environment plans for review and approval by Lehi and AF. These conceptual plans will be prepared based upon the evaluation of the project scope presented as part of the Project Prioritization Concept Report submitted to the Metropolitan Planning Organization (MPO) as part of the project funding, along with design-related guidance provided by Lehi and AF, Utah County, and the MPO.

3. **Project Development:** Based upon the conceptual design and environmental plans prepared during the Project Initiation phase, Lehi and AF and the designated project engineer will design, prepare the necessary ROW plans, bid out and manage the construction of the Project.

4. **Design**: The design and construction standards for the Project will be split into two sections. Improvements constructed west of the Lehi/AF city boundary will need to meet or exceed the current Lehi City Design Standards and Public Improvement Specifications, whereas improvements constructed east of Lehi/AF city boundary will need to meet or exceed the current American Fork City Standards and Specifications.

5. **Permits**: Lehi and AF (in conjunction with the designated project engineer) will acquire the appropriate clearances and permits through the design process (which may include but are not limited to Endangered Species Act, Clean Water Act, Division of Forestry Fire and State Lands, etc.), as required.

6. **ROW Acquisition:** Lehi and AF intend to hire a ROW agent who will be responsible to acquire all necessary ROW in adherence to their established ROW acquisition process. ROW acquisition west of the Lehi/AF city boundary shall be the responsibility of Lehi, whereas ROW acquisition east of the Lehi/AF city boundary shall be the responsibility of AF. Parties may choose to hire the same ROW agent for both municipalities or may choose to hire separate ROW agents for their respective Parties.

7. **Procurement:** Advertising of the Project and procurement of services (including preparation of pre-bidding documents and the procurement of pre-construction services) will follow Lehi's established procurement policies with direct collaboration with and input from AF. All construction bids will include a 10% construction contingency. Lehi will provide a copy of the notice of award to AF/MPO/Utah County.

8. **Construction Process**: Lehi and AF intend to hire a Construction Manager/Engineer who will be responsible for daily inspections as well as managing the construction of the Project and the contractor hired to complete the Project. Supervision of the Construction Manager/Engineer within Lehi City shall be the primary responsibility of Lehi while supervision within the American Fork city boundaries shall be the primary responsibility of AF. The Parties will routinely coordinate throughout the duration of the Project. Parties agree to notify each other during construction of any changes that affect the scope or cost of the Project.

9. **Project Completion:** Lehi and AF will collaborate together on the final inspection of the completed Project.

10. **Responsibility of Payment for Direct Costs and Reimbursement to Local Jurisdiction for Approved Project Costs:** Both Lehi and AF acknowledge that the Project has been recommended by the Mountainland Metropolitan Planning Organization Regional Planning Committee to be funded at an amount not to exceed $12,683,700.00. Parties agree that Lehi shall enter into an agreement with Utah County/MPO and be responsible for payment of invoices and for requesting reimbursement for said payments from MPO/Utah County. Parties also agree to pay a 6.77% match of the Total Project Cost (which include but are not limited to studies, design, right-off-way acquisition, documentation, construction, mitigation of wetlands, and all costs to related to the design, bid and construction of the Project), which is expected to be $858,686.50

("Total Match Cost"). The Total Match Cost paid by Lehi and AF is based upon the percentage of Total Project Costs incurred with their city boundaries. Based upon the percentage of roadway located within each City, it has been determined that Lehi will pay 50% of the Total Match Costs and AF will pay 50% of the Total Match Cost. Based upon this 50/50 percentage, the expected Total Match Cost paid by Lehi and AF is $429,344.00 respectively. Additionally, the following applies to the direct costs and associated reimbursements:

a. Any soft cost match being considered as part of each Party's Total Match Cost for this Project, will be submitted to the Program Manager as it comes available, and may include the following items:

i. Property or Public Utility Easements (PUE's) dedicated to either Lehi or AF within the Project corridor after September 01, 2022
ii. Pavement improvements constructed within the Project corridor after September 01, 2022
iii. Property Acquisition / Preliminary Engineering / Surveying / Environmental / design costs related to the Project that are expended after September 01, 2022

b. Lehi will invoice AF for AF match costs, after which Lehi will deduct Lehi and AF match costs from invoices sent to MPO/Utah County.

c. Project cost overruns or city-requested project betterments west of the Lehi/AF boundary shall be the sole responsibility of Lehi.

d. Project cost overruns or city-requested project betterments east of the Lehi/AF boundary shall be the sole responsibility of AF.

e. Invoices from cost overruns or city-requested project betterments that are the responsibility of Lehi shall be paid directly by Lehi. Invoices from cost overruns or city-requested project betterments that are the responsibility of AF shall first be paid from AF to Lehi with Lehi making payment to MPO/Utah County for the invoice. Lehi shall provide written proof payment of these payments to AF.

f. Any surplus MPO/Utah County funds remaining after the completion of the Project will be returned to the fund balance to be reallocated to other Projects selected through the MPO project selection process. Any other surplus funds shall be returned to Lehi and AF with funds being returned to the jurisdiction from which they originated. Funds whose origin cannot be identified shall be split equally among Lehi and AF.

11. **Ownership and Maintenance of Highway**: Lehi and AF shall own and be responsible for maintenance, repair and replacement of the completed Project within their respective jurisdictions.

12. **Inspection:** Parties, and their assignees and designees reserve the right to enter upon the roadway, bridge and/or trail improvements within their respective jurisdictions to inspect the same

to verify compliance with this Agreement.

Section 5. METHOD OF TERMINATION

1. Mutual Written Agreement: The Parties may terminate this Agreement at any time by mutual written consent, specifying the effective date of termination and addressing the disposition of obligations and funds.
2. Material Breach: A Party may terminate this Agreement for cause if the other Party materially breaches its obligations under this Agreement, provided that:
    a. The non-breaching Party provides written notice describing the breach in reasonable detail;
    b. The breaching Party fails to cure such breach within sixty (60) days of receipt of notice; and
    c. If uncured, the non-breaching Party may terminate by delivering written notice of termination.
3. Legal Prohibition: Either Party may terminate this Agreement if continued performance would violate applicable law, regulation, or a final court order, provided the terminating Party provides written notice and documentation of the legal impediment.
4. Post-Construction Termination: Except as otherwise provided above, this Agreement shall not be subject to unilateral termination once construction of the Project has commenced. Upon commencement of construction, the Parties shall be deemed committed through Project completion and warranty periods, unless mutually agreed otherwise in writing.

In the event of termination, the Parties shall coordinate to ensure all incurred financial obligations are fulfilled, and to ensure that work in progress is either completed, stabilized, or transitioned in a manner that protects public safety and investment.

Section 6. INDEMNIFICATION

The Parties and are governmental entities and subject to the Governmental Immunity Act of Utah, Utah Code Ann. §§ 63G-7-101, et seq. ("GIAU"). Subject to the provisions of the GIAU, the Parties agree to indemnify and hold harmless the other Party, its agents, officers and employees from and against any and all actions, claims, lawsuits, proceedings, liability, damages, losses and expenses (including attorney's fees and costs) arising out of or resulting from the performance of this Agreement to the extent the same are caused by any negligent or wrongful act or omission of that party, its officers, agents or employees. Nothing in this Agreement shall be deemed a waiver of any rights, statutory limitations on liability, or defenses applicable to either Party under the GIAU.

Section 7. FILING OF INTERLOCAL COOPERATION AGREEMENT

Executed copies of this Agreement shall be placed on file in the office of the official keeper of records of Parties and shall remain on file for public inspection during the term of this Agreement.

Section 8. ADOPTION REQUIREMENTS

This Agreement shall be (a) approved by Resolution of the governing body of each of the Parties, (b) executed by a duly authorized official of each of the Parties, (c) submitted to and approved by an authorized attorney of each of the Parties, as required by Section 11-13-202.5, Utah Code Annotated, 1953 as amended, and (d) filed in the official records of each Party.

Section 9. AMENDMENTS.

This Agreement may not be amended, changed, modified or altered except by an instrument in writing which shall be (a) approved by Resolution of the governing body of each of the Parties;

(b) executed by a duly authorized official of each of the Parties;

(c) submitted to and approved by an authorized attorney of each of the Parties, as required by Section 11-13-202.5, Utah Code Annotated, 1953 as amended; and

(d) filed in the official records of each Party.

Section 10. SEVERABILITY

If any term or provision of the Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, shall not be affected thereby, and shall be enforced to the extent permitted by law. To the extent permitted by applicable law, the Parties hereby waive any provision of law which would render any of the terms of this Agreement unenforceable.

Section 11. NO PRESUMPTION

Should any provision of this Agreement require judicial interpretation, the Court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against the Party, by reason of the rule of construction that a document is to be construed more strictly against the person who himself or through his agents prepared the same, it being acknowledged that each of the Parties have participated in the preparation hereof.

Section 12. HEADINGS

Headings herein are for convenience of reference only and shall not be considered any interpretation of the Agreement.

Section 13. BINDING AGREEMENT

This Agreement shall be binding upon the heirs, successors, administrators, and assigns of each of the Parties hereto.

Section 14. NOTICES

All notices, demands and other communications required or permitted to be given hereunder shall be in writing and shall be deemed to have been properly given if delivered by hand or by certified mail, return receipt requested, postage paid, to the Parties at their addresses first above written, or at such other addresses as may be designated by notice given hereunder.

Section 15. ASSIGNMENT

The Parties to this Agreement shall not assign this Agreement, or any part hereof, without the prior written consent of all other Party to this Agreement. No assignment shall relieve the original Parties from any liability hereunder.

Section 16. GOVERNING LAW

All questions with respect to the construction of this Agreement, and the rights and liability of the Parties hereto, shall be governed by the laws of the State of Utah.

Section 17. Counterparts. This Agreement may be executed in counterparts, and all so executed will constitute one agreement binding on all the Parties, it being understood that all Parties need not sign the same counterpart. Further, executed copies of this Agreement delivered by facsimile or email will be deemed an original signed copy of this Agreement.

ATTEST: **LEHI CITY**

By:_____ _____

City Recorder City Manager

Approved as to Form:_____

City Attorney

ATTEST: **AMERICAN FORK CITY**

By:_____ _____

City Recorder City Manager

Approved as to Form:_____

City Attorney

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: August 26, 2025
Submitted By: Kate Morgan
Submitting Department:
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2025-58 approving a Master Agreement with UDOT for the relocation, protection or adjustment of water, sewer, irrigation, and storm drain improvements as part of the 2100 North Project.

Suggested Action:

Attachments:

Res 2025-58.docx

13420_UTIL_LehiCityWater_IR_Master_Agreement_20250804-rev. for Aug 26 Council Meeting.pdf

LEHI CITY

RESOLUTION NO. 2025-50

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING A MASTER AGREEMENT WITH UDOT FOR THE RELCOATION, PROTECTION OR ADJUSTMENT OF WATER, SEWER, IRRIGATION, AND STORM DRAIN IMPROVEMENTS AS PART OF THE 2100 N. PROJECT.

WHEREAS, UDOT has identified city-owned water, sewer, irrigation and storm drain facilities which may need to be relocated, protected, or adjusted as part of its 2100 North expansion project;

WHEREAS, UDOT is willing to design and perform the third-party work on City infrastructure necessitated by the expansion of 2100 North;

WHEREAS, the City will perform the necessary design review and inspection to accommodate UDOT's expansion project;

WHEREAS, on July 22, 2025, the Lehi City Council approved this same agreement but UDOT made changes after the City Council's approval necessitating the re-approval of the agreement with UDOT's changes;

WHEREAS, on August 26, 2025, the Lehi City Council held a duly-noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve a Master Agreement with UDOT for water, sewer, irrigation and storm drain facilities; 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 Master Agreement between Lehi City and UDOT 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 26th day of August, 2025.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

LEHI CITY WATER, SEWER, IRRIGATION, STORM DRAIN MASTER AGREEMENT

THIS MASTER AGREEMENT is made by and between the **Utah Department of Transportation**, ("UDOT"), and Lehi City, a Political Subdivision of the State of Utah, ("City"). Each as party, ("Party"), and together as parties, ("Parties").

RECITALS

WHEREAS, UDOT is preparing to request proposals for and award a design-build contract for the highway project identified as Project Number S-0194(6)0, SR-194; Lehi 2100 N Freeway in Utah County, Utah, ("Project"); and

WHEREAS, the design-build contractor will complete the design and administer construction of the Project ("Design-Builder"); and

WHEREAS, UDOT has identified City water, sewer, irrigation, and storm drain facilities ("Facility or Facilities") within the limits of the Project which may necessitate the relocation, protection, or adjustment of the Facilities ("Third-Party Work"); and

WHEREAS, the City desires for UDOT to design and perform the Third-Party Work on the Facilities necessitated by the Project; and

WHEREAS, the City will perform the necessary design review and inspection to accommodate the Project; and

WHEREAS, for the purpose of expediting any required Third-Party Work and reimbursement, the Parties are entering into this Master Agreement with the understanding that future Supplemental Agreements to this Agreement will be entered into covering the specific Third-Party Work to be accomplished by UDOT for each specific impact location.

THIS AGREEMENT is made to set out the terms and conditions for the Third-Party Work that shall be performed.

AGREEMENT

NOW THEREFORE, in consideration of the foregoing recitals, which by this reference are incorporated into this Agreement, and for the terms set forth below, the Parties agree as follows:

1. **PROJECT RESPONSIBLE FOR COST**

UDOT is responsible for 100% of the cost of the Third-Party Work of Facilities for those costs that comply with Utah Administrative Code R930-8 and are not located within the interstate system. Utah Code § 72-6-116(3)(a)(ii).

2. **CONTACT INFORMATION**

UDOT's Project Representative is Marshall Terry, Utility and Railroad Lead, telephone number (801) 227-8014, and e-mail mjterry@utah.gov.

UDOT's Consultant Utility Coordinator is Rachael Blackburn, telephone number (801)928-0212, and email rachael@dserio.com.

UDOT's Third Party Utility Quality Lead is Brandon Wilson, telephone number (385) 235-0800, and e-mail brandon@dserio.com.

UDOT's Resident Engineer is Matt Parker, telephone number (801) 222-3420, and e-mail mattparker@utah.gov, or their designated representative, as assigned.

UDOT's Field Representative contact person will be identified in subsequent Supplemental Agreements.

City's contact person is Greg Allred, telephone number (385) 201-2425 and e-mail gallred@lehi-ut.gov.

After awarding the Project, UDOT will provide the City with the Design-Builder contact information, ("Design-Builder Project Representative").

3. **AUTHORIZATION FOR DESIGN WORK**

In order to facilitate coordination and obtain technical information about the Facilities and City's requirements for inclusion in this Agreement and the Project Request for Proposals, UDOT gave the City authorization for preliminary design engineering on June 8, 2024.

4. **SUBSURFACE UTILITY ENGINEERING**

UDOT has performed Subsurface Utility Engineering (SUE) within the limits of the Project. Additional SUE work to determine the precise location of underground facilities at specific, critical locations on the Project will be reviewed with the City.

5. PROJECT COORDINATION

During the development of the Project design, the City and UDOT, along with its Design-Builder, shall consult as necessary in an effort to determine if conflicts with the Facilities can be avoided.

If Third-Party Work is required by the Project, UDOT will be responsible to identify the conflicts and to design and construct the Third-Party Work. The City will perform the necessary design reviews prior to the start of Third-Party Work. UDOT's Project Representative will be responsible for coordinating with other third-parties as it relates to Facilities.

6. CITY REQUIREMENTS

UDOT will comply with the following City requirements:

a. Follow City's storm water Best Management Practices, included in Exhibit "A" that is incorporated by reference.
b. Coordinate Third-Party Work per the requirements of this Master Agreement.
c. City water and pressurized irrigation lines provide service to customers and must remain in service at all times during construction with the exception of short period shutdowns that shall not exceed a maximum duration of 10 hours.
d. Water and pressurized irrigation shutdown requests shall be hand delivered to the City, in writing, 2 weeks prior to the shutdown date.
e. Shutdowns need to be preapproved by the City, in writing, and coordinated through the City.
f. Weekday shutdowns shall be performed between the hours of 10pm and 8am. Weekend shutdowns shall be performed between Friday at 10pm and Monday at 8am.
g. Notify the City engineer and/or City inspectors two weeks prior to making any changes to the plans or prior to constructing any Facilities not in the plans.
h. Access to existing Facilities shall be maintained and provided without permit for the duration of the Project.
i. Upsize 14-inch pipe to 16-inch ductile iron pipe when relocation is necessary, City no longer uses 14-inch pipe due to material availability.
j. Maximum bury depth on water and irrigation lines is six feet to top of pipe unless approved otherwise by the City. Minimum bury depth on water and irrigation lines is four feet to top of pipe unless approved otherwise by the City. All existing water and irrigation crossings must be kept for redundancy; crossings may not be combined. Only one water and irrigation crossing may be out of service at any time. Construct blow off valves including fire hydrants that are used as pressurized irrigation blow off valves at a maximum of 1,000-foot intervals for waterline relocations.
k. Vertical risers at walls and abutments are not allowed.

l. Sewer relocations and modifications must be designed and constructed as gravity flow in accordance with City standards and specifications. Sewer siphons and sewer lift stations are not allowed. Ensure crown elevations of each pipe match where smaller diameter pipes connect to larger diameter pipes.

m. All relocated City utility facilities must be in a City exclusive easement; facilities may not be relocated in a Public Utility Easement.

n. City utility design review must be submitted to the City Development Review Committee (DRC). DRC meetings are held each Wednesday; submissions are due by 5 P.M. Tuesday a minimum of one week prior to DRC review meeting. Contact Katie Bussell: kbussell@lehi-ut.gov to submit designs to be reviewed by the DRC. City review may take longer than one week depending on submittal size and City workload.

o. Utilities crossing SR194 and I-15 shall meet UDOT R930-7-4 and City casing requirements. Place valves far enough from casing end sections so that casings may be used for future carrier pipe installations. Other facility encasements may be required dependent upon final design.

p. See "Exhibit E", that is incorporated by reference for settlement requirements.

q. Supply as-constructed plans, in a PDF format, upon completion of any required Third-Party Work.

r. Split casings are not allowed where steel casings are required.

7. UDOT TO DESIGN AND CONSTRUCT THIRD-PARTY WORK

UDOT will schedule and meet with the City to review the design and scheduling of the Third-Party Work to ensure maximum lead time for advance order of materials and workforce scheduling.

a. UDOT will design the Third-Party Work in accordance with City's standards regularly followed by the City in its own work and not considered a betterment. In the event of a conflict between UDOT and City standards, the higher standard will be applied. The City standards in effect at the time of the signing of this Agreement, are attached as Exhibit "B", and incorporated by reference, shall be the standards required for this Project.

b. Existing City facilities crossing UDOT right-of-way shall be relocated and installed inside a casing (per City standards).See Exhibit "A" for Utility Casing detail.
   i. Casing shall terminate a minimum of 5' past UDOT NA Line.
   ii. Both pipes inside of the casing must be locking, restrained, or fused joints.

c. Specific Utility Crossing Requirements:
   i. **Irrigation Crossing SR-194 at Ashton Boulevard:** Provide steel casings and Class 350 ductile iron pipe with restrained or locking pipe within the casing.
   ii. **Ashton Boulevard:** Relocate the sewer to eliminate manholes from within the NA Line. Provide fused PVC pipe in casing.

iii. **Irrigation and Water crossing SR194 at Pointe Meadow Drive:** Provide steel casings and Class 350 ductile iron pipe with restrained or locking pipe within the casing.

iv. **Pointe Meadow Drive:** If the sewer crossing SR194 at Pointe Meadow Dr. is impacted or requires relocation, realign the sewer line outside of the NA line or encase in steel pipe with fused PVC carrier pipe.

v. **East of I-15 at 900 W:** Remove sewer manhole from within NA Line and realign sewer lines within City utility easement. Extend irrigation and sewer casings. Cut and cap existing irrigation line under I-15 and install fire hydrant on end of active line. Terminate abandoned water, irrigation and sewer service laterals in accordance with Lehi City Standards.

vi. **West of I-15 at 900 W:** Cut and cap existing irrigation line under I-15 and install fire hydrant on end of active line.

vii. **Waterbury Drive:** Protect existing irrigation and waterlines in place. Casings are not required

viii. **1200 W. at State Street:** Protect existing irrigation line and water line in place. Casings are not required.

ix. **2100 N and 1050 W:** Protect existing irrigation line and water line in place.

x. **2100 N and 2300 W:** Relocate the existing sewer. Sewer pipe material shall be PVC equivalent to SDR 35, 42-inch minimum inside diameter, minimum slope of .05% to be approved by Lehi City. Sewer pipe material crossing of 2100 N. shall be Hobas pipe. Provide 3 feet minimum cover over casing, see deviation for depth of bury in Part 6, provide flow fill over sewer that does not meet Lehi City minimum depth of cover of 4-feet. Line new manholes with Structure Guard, Raven or similar material approved by Lehi City. Provide 15-foot-wide maintenance road for sewer facilities with 2% maximum cross slope and 10% maximum longitudinal slope. Provide 32" precast barrier protection where side slope is steeper than 5:1. Provide asphalt pavement for first 20 feet of maintenance road entrance and exit to frontage road. Provide 10 inches of untreated base course for remainder of maintenance road. Access road must meet Lehi City Standard Drawing Road-14.

xi. **2100 N and 2300 W:** If the irrigation and water crossing 2100 N are impacted or require relocation, provide steel casings and Class 350 ductile iron pipe with joint restraints within the casing.

xii. **Slipstream and I-15:** Extension of water and irrigation casings require relocating existing vertical bends.

xiii. **Thanksgiving Way and 2100 N Eastbound Frontage Road:** reconstruct detention basin and associated storm drainage facilities.

d. UDOT will secure permits required for Third-Party Work.

e. UDOT will notify the City at least **2 business days** in advance of beginning any Third-Party Work covered by any Supplemental Agreements, to allow the City time to schedule an inspector to be present during the Third-Party Work. Subsequent notification of when and where Third-Party Work will be performed will be given on a day-to-day basis.

8. **RIGHT-OF-WAY**

The Third-Party shall submit to UDOT all conveyances, vesting documents, or other evidence of title to real property related to the potential relocation of Facilities as early as possible.

Any easements or replacement right-of-way required in conjunction with the Third-Party Work will be acquired by UDOT in accordance with the requirements of Utah Administrative Code R930-8.

9. **BETTERMENT WORK**

If the City desires to include betterment work in the Project at any specific location, UDOT may agree to the betterment work provided the difference in costs between the functionally equivalent required Third-Party Work and the City's desired betterment work shall be at the sole cost of the City, and the betterment work can reasonably be accommodated without delaying the Project. UDOT has the sole discretion to determine whether the betterment work will be included in the Project. Betterment work, including details and costs for accommodating the betterment work, will be addressed by a separate local government betterment agreement between UDOT and the City.

The City has requested water and irrigation betterment work be added to the Project as described in attached Exhibit "C". City will have 2 weeks to review and approve betterment cost within two weeks of receipt. If the City does not respond within two weeks' time or does not accept the betterment cost, the betterment will be eliminated from the Project Work. Upon City acceptance of the betterment cost, the City and UDOT will enter into a Supplemental Agreement detailing approved betterment cost and the City will be invoiced for the betterment.

10. **SUPPLEMENTAL AGREEMENTS**

UDOT and the City shall enter into Supplemental Agreements to cover Third-Party Work at specific Project locations. UDOT will provide design plans and Third-Party Work schedules for review and approval by the City prior to start of the Third-Party Work. A copy of the format of the proposed Supplemental Agreement is marked Exhibit "D" that is incorporated by reference.

The City will review and provide comments within 2 weeks of receiving the agreement. Third-Party will process for signature, approved final Supplemental Agreement **within 2 weeks**.

In the event there are changes in the scope of the Third-Party Work, extra Third-Party Work, or changes in the planned Third-Party Work covered by a Supplemental Agreement, a modification to the Supplemental Agreement approved in writing by the Parties is required prior to the start of Third-Party Work on the changes or additions.

11. CITY TO NOTIFY UDOT

The City's personnel shall notify UDOT's Field Representative upon arriving and leaving the Project site for verification of inspecting Third-Party Work. City's personnel will comply with all applicable OSHA and Project safety requirements while within the Project limits.

12. INSPECTION

The City shall provide on-call engineering support by the City engineer or appropriate representative for design review, schedule coordination, or to correct or

clarify issues during Third-Party Work, and to perform the necessary inspection on the Facilities installed by UDOT.

a. The City engineer and/or inspector shall work with and through UDOT's Project and Field Representative and shall give no orders directly to UDOT's Design-Builder unless authorized in writing to do so. UDOT will accomplish the Third-Party Work on Facilities in accordance with the plans and specifications provided and/or approved by the City including changes or additions to the plans and specifications, which are approved by the Parties hereto.
b. The City shall immediately notify UDOT's Project and Field Representative of any deficiencies in the Third-Party Work on the Facilities. The City shall follow up with written detail to UDOT's Project and Field Representative of its findings within 24-hours of making its initial notification.
c. UDOT will respond to City's concerns within 24-hours of written notification.
d. The City, through its inspection of the Third-Party Work, will provide UDOT's Project and Field Representative with information covering any problems or concerns the City may have with acceptance of the facilities upon completion of the Third-Party Work.
e. Any periodic plan and specification review or construction inspection performed by UDOT arising out of the performance of the Third-Party Work does not relieve the City of its duty in the performance of the Third-Party Work or to ensure compliance with acceptable standards.

13. DAILY RECORDKEEPING

UDOT and the City will each keep daily records of onsite activities. The City's daily records will be completed on a form that has been preapproved by UDOT.'s Contracts, Compliance and Certification Manager. The daily records shall be signed by UDOT's Field Representative or their authorized representatives and by the City or its

authorized representatives. Copies of the daily records shall be retained by the Parties to this Agreement.

14. REIMBURSEMENT

UDOT will not reimburse the City for costs incurred by City personnel for design review, observation, inspection, and operation of valves performed as part of their regularly assigned duties. Should it become necessary for the City to procure outside professional services to perform design review, observation, or inspection to accommodate the Third-Party Work and Project schedule, the City shall notify UDOT. Upon concurrence by UDOT, a Supplemental Agreement for the cost of the services will be executed at which time the City may procure outside services through appropriate procurement. The City shall determine any need for outside professional services prior to providing estimates and include these costs in the estimates. UDOT will not reimburse for any testing, as UDOT will perform the required testing.

15. SUBMITTAL OF ITEMIZED BILLS

The City shall submit itemized bills covering the actual costs incurred for outside services to perform design review, oversight, and inspection work covered by Supplemental Agreements to:

UDOT Contracts and Compliance Specialist
constructionpayments@utah.gov
or hard copy mailed to
4501 South 2700 West
Construction Office, Box 148220
Salt Lake City, Utah 84114-8220

Itemized bills shall bear the Project number, Supplemental Agreement number, supporting sheets, and a complete billing statement of all actual costs incurred, following the order of the items in the detailed estimates contained in the Supplemental Agreement and be submitted to UDOT within **6 months** following completion of outside services by the City on the Project. Otherwise, previous payments to the City may be considered final, except as agreed to between the Parties in advance.

UDOT will reimburse the City within **60 days** after receipt of the billings, but only for items complying fully with the provisions of Utah Administrative Code R930-8. Failure on the part of the City to submit final billings within **6 months** of the completion of outside services will result in UDOT's disallowance of that portion of outside services performed by the City.

16. **SALVAGED MATERIALS**

All materials from existing Facilities which are recovered by UDOT while performing the Third-Party Work and not reused on this Project shall become the property of the Design-Builder unless otherwise agreed to in advance by the Parties hereto.

17. **RIGHT TO AUDIT**

UDOT and the Federal Highway Administration shall have the right to audit all cost records and accounts of the City pertaining to this Project in accordance with the auditing procedure of the Federal Highway Administration and 23 C.F.R. § 645, subpart A. Should this audit disclose that the City has been underpaid, the City will be reimbursed by UDOT within **60 days** upon submission of additional billing to cover the underpayment. Should this audit disclose that the City has been overpaid, the City will reimburse UDOT within **60 days** of notification of audit findings in the amount of the overpayment. For purpose of audit the City is required to keep and maintain its records of outsides services covered herein for a minimum of 3 years after final payment is received by the City from UDOT.

18. **ACCEPTANCE AND MAINTENANCE**

UDOT will provide notification to the City for acceptance of the Third-Party Work upon completion of the final inspection. City will have **60 days** to respond in writing to UDOT with any additional comments in regards to the Third-Party Work. After 60 days the City accepts the Third-Party Work. Upon completion of the Third-Party Work of Facilities by UDOT, the City will accept, own, and maintain Facilities. The City shall be the sole owner of the Facilities upon completion of the Project unless otherwise agreed to by the Parties. To the extent it may lawfully do so, City further agrees to relieve UDOT

from any responsibility or liability that may result from its new Facilities or the operation thereof.

19. **ACCESS FOR MAINTENANCE**

Access for maintenance and servicing of Facilities located on the right-of-way of the Project will be allowed only by permit issued by UDOT. The City will obtain the permit and abide by conditions thereof for policing and other controls in conformance with Utah

Administrative Code R930-7. If access during the Project is needed, the City shall coordinate access with the UDOT Resident Engineer.

20. **INDEMNIFICATION**

UDOT and the City are both governmental entities subject to the Governmental Immunity Act. Each Party agrees to indemnify, defend, and save harmless the other

from and against all claims, suits and costs, including attorneys' fees for injury or damage of any kind, arising out of its negligent acts, errors or omissions of its officers, agents, contractors or employees in the performance of this Agreement, and from and against all claims, suits, and costs, including attorneys' fees for injury or damage of any kind. Nothing in this paragraph is intended to create additional rights to third parties or to waive any of the provisions of the Governmental Immunity Act. The obligation to indemnify is limited to the dollar amounts set forth in the

Governmental Immunity Act, provided the Act applies to the action or omission giving rise to the protections in this paragraph. The indemnification in this paragraph shall survive the expiration or termination of this Agreement.

21. **MISCELLANEOUS**

a. Each Party agrees to undertake and perform all further acts that are reasonably necessary to carry out the intent and purpose of this Agreement at the request of the other Party.
b. This Agreement in no way creates any type of agency relationship, joint venture, or partnership between UDOT and City.
c. The failure of either Party to insist upon strict compliance of any of the terms and conditions, or failure or delay by either Party to exercise any rights or remedies provided in this Agreement, or by law, will not release either Party from any obligations arising under this Agreement.
d. This Agreement shall be deemed to be made under and shall be governed by the laws of the State of Utah in all respects. Each person signing this Agreement warrants that the person has full legal capacity, power and authority to execute this Agreement for and on behalf of the respective Party and to bind such Party. This Agreement may be executed in one or more counterparts, each of which shall be an original, with the same effect as if the signatures were made upon the same instrument. This Agreement may be delivered by facsimile or electronic mail.
e. If any provision or part of a provision of this Agreement is held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision. Each provision shall be deemed to be enforceable to the fullest extent under applicable law.
f. This Agreement may be executed in one or more counterparts, each of which shall be an original, with the same effect as if the signatures were made upon the same instrument. This Agreement may be delivered by facsimile or electronic mail.
g. This Agreement shall constitute the entire agreement and understanding of the Parties with respect to the subject matter hereof, and shall supersede all offers, negotiations and other agreements with respect thereto. Any amendment to this Agreement must be in writing and executed by authorized representatives of each Party.
h. The date of this agreement is the date this agreement is signed by the last Party.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their duly authorized officers.

Lehi City

ATTEST:

_____ _____

Title: _____ **Title:** _____

Date: _____ **Date:** _____

(IMPRESS SEAL)

. . . . . .

Recommended For Approval: **Utah Department of Transportation**

_____ _____

Title: Utility and Railroad Leader **Title:** Project Director

Date: _____ **Date:** _____

Comptroller Office

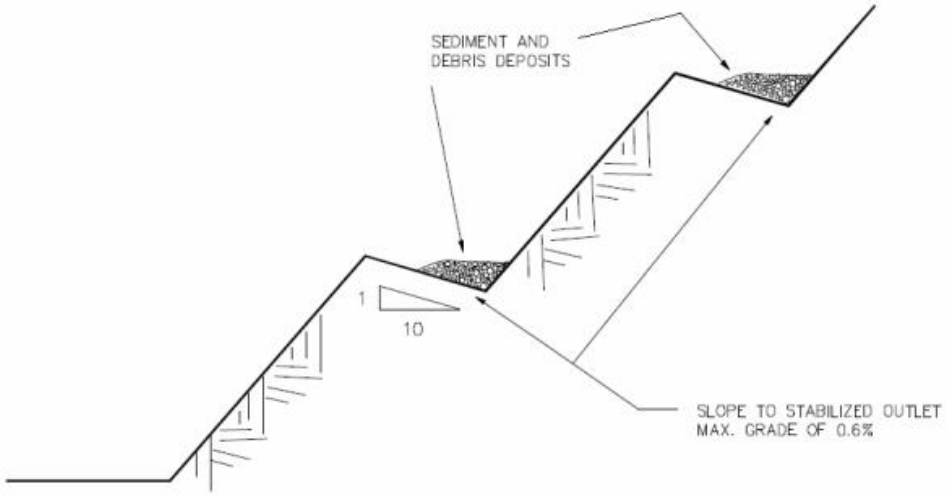
_____

Title: Contract Administrator

Date: _____

EXHIBIT A

BMP: Benching — BE



Description:

Slope construction with benches spaced at regular intervals perpendicular to the slope which intercept and collect sheet flow and direct it to a stable outfall point.

Application:

- Unstabilized cut and fill slopes
- Large stockpiles
- Existing unstable slopes

Installation / Application Criteria:

- Benches should be formed as slope in constructed and graded to the outlet point
- Stabilized outlet with sediment controls should be in place prior to slope construction

Limitations:

- Construction slope design must accommodate benching
- Not appropriate for sandy or rocky soil
- Only effective if suitable outlet provide

Maintenance:

- Inspect after major storm events and at least biannually; repair damaged areas
- Remove debris blocking water flow
- Inspect outlet, repair/replace sediment controls and remove sediment build up

Objectives

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☒ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☒	☐	☐
Nutrients	☐	☐	☒
Heavy Metals	☐	☐	☒
Toxic Materials	☐	☐	☒
Oil & Grease	☐	☐	☒
Floatable Materials	☐	☒	☐
Bacteria & Viruses	☐	☐	☒
Other Waste	☐	☐	☒

Implementation Requirements

	H	M	L
Capital Costs	☐	☒	☐
O&M Costs	☐	☐	☒
Maintenance	☐	☒	☐
Training	☐	☐	☒
Staffing	☐	☐	☒
Administrative	☐	☐	☒

H=High **M**=Medium **L**=Low

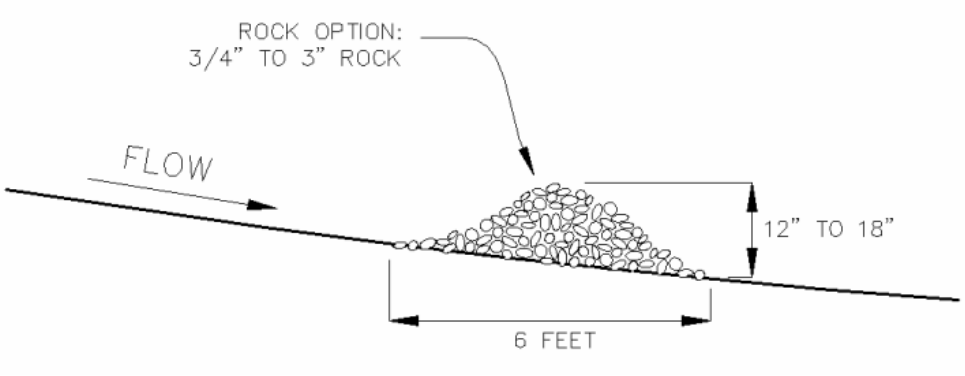
LEHI CITY

153 North 100 East
Lehi, UT 84043

Materials Adapted from Salt Lake County Engineering Division Guidance Document and Other Sources

EXHIBIT A

BMP: Brush or Rock Filter — BRF



Description:

A rock filter is made of rock ¾" – 3" in diameter and placed along a level contour. A brush filter is composed of brush (usually obtained during the site cleaning) wrapped in filter cloth and anchored to the toe of the slope. If properly anchored brush or rock filters may be used for sediment trapping and velocity reduction.

Application:

- As check dams across mildly sloped construction roads
- Below the toe of slopes
- Along the site perimeter
- In areas where sheet flow occurs
- Around temporary spoil areas
- At sediment traps or culvert/pipe outlets

Installation / Application Criteria:

- If placed where concentrated flows occur, use larger rock and place in a staked, woven wire sheathing
- Install along a level contour
- Leave area behind berm where runoff can pond and sediment can settle
- Drainage areas should not exceed 5 acres

Limitations:

- Rock berms may be difficult to remove
- Removal problems limit their usefulness in landscaped areas
- Runoff will pond upstream of the filter, possibly causing flooding if sufficient space does not exist

Maintenance:

- Inspect after each rainfall and at a minimum of once every two weeks
- If berm is damaged, reshape and replace lost/dislodged rock
- Remove sediment when depth reaches 1/3 of berm height or 1 ft

Objectives

☐ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☒ Protect Slopes/Channels
☒ Control Site Perimeter
☒ Control Internal Erosion

Targeted Pollutants

	H	M	L
☒☐☐ Sediment			
☐☐☒ Nutrients			
☐☐☒ Heavy Metals			
☐☐☒ Toxic Materials			
☐☐☒ Oil & Grease			
☐☐☒ Floatable Materials			
☐☐☒ Bacteria & Viruses			
☐☐☒ Other Waste			

Implementation Requirements

	H	M	L
☒☐☐ Capital Costs			
☐☒☐ O&M Costs			
☐☐☒ Maintenance			
☐☐☒ Training			
☐☐☒ Staffing			
☐☐☒ Administrative			

H=High **M**=Medium **L**=Low

LEHI CITY
PIONEERING UTAH'S FUTURE

153 North 100 East
Lehi, UT 84043

Materials Adapted from Salt Lake County Engineering Division Guidance Document and Other Sources

EXHIBIT A

BMP: Catch Basin Cleaning — CBC



Description:

Maintain catch basins and stormwater inlets on a regular basis to remove pollutants, reduce high pollutant concentrations during the first flush of storms, prevent clogging of the downstream conveyance system, and restore the catch basin's sediment trapping capacity. A catch basin is distinguished from a stormwater inlet by having at its base a sediment sump designed to catch and retain sediments below the overflow point. This information sheet focuses on the cleaning of accumulated sediments from catch basins.

Approach:

Regular maintenance of catch basins and inlets is necessary to ensure their proper functioning. Clogged catch basins are not only useless but may act as a source of sediments and pollutants. In general, the keys to effective catch basins are:

- Inspect annually at a minimum
- Prioritize maintenance to clean catch basins and inlets with the highest pollutant loading most frequently
- Clean catch basins in high pollutant load areas just before the wet season to remove sediments and debris accumulated during the summer
- Keep accurate logs of the number of catch basins cleaned
- Record the amount of waste collected

Limitations:

There are no major limitations to this best management practice.

Maintenance:

Regular maintenance of public and private catch basins and inlets is necessary to ensure their proper functioning. Clogged catch basins are not only useless but may act as a source of sediments and pollutants. In general, they keys to effective catch basins are:

- Inspect annually at a minimum to ensure systems are properly maintained
- Keep logs of the number of catch basins cleaned
- Record the amount of waste collected

Objectives

☒ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☒	☐	☐
Nutrients	☐	☒	☐
Heavy Metals	☒	☐	☐
Toxic Materials	☐	☐	☒
Oil & Grease	☐	☒	☐
Floatable Materials	☐	☒	☐
Bacteria & Viruses	☐	☐	☒
Other Waste	☐	☒	☐

Implementation Requirements

	H	M	L
Capital Costs	☐	☒	☐
O&M Costs	☒	☐	☐
Maintenance	☐	☐	☐
Training	☐	☒	☐
Staffing	☒	☐	☐
Administrative	☐	☒	☐

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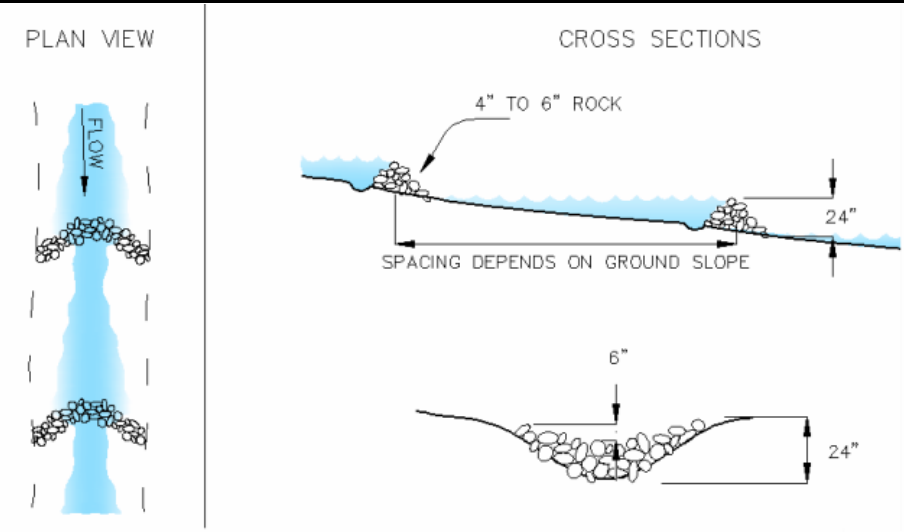
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153 North 100 East
Lehi, UT 84043

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EXHIBIT A

BMP: Check Dams — CD



Description:

Small, temporary dams constructed across a drainage ditch to reduce velocity of concentrated storm water flows thereby reducing the erosion of the ditch.

Application:

- Temporary drainage paths
- Permanent drainage ways not yet stabilized
- Existing drainage paths receiving increased flows due to construction

Installation / Application Criteria:

- Prepare location of dam by removing any debris and rough grading any irregularities in channel bottom
- Place rocks by hand or with appropriate machinery; do not dump
- Space dams to make the base of the upstream dam the same elevation as the top of the next lower dam
- Construct dam with center lower to create a weir effect
- Construct 50% side slopes on dams

Limitations:

- Maximum recommended drainage area is 10 acres
- Maximum recommended height is 24"
- Do not use in running streams

Maintenance:

- Inspect dams daily during prolonged rainfall, after each major rain event, and at a minimum of once every two weeks
- Remove any large debris and repair any damage to dam, channel, or sideslopes
- Remove accumulated sediment when it reaches one half the height of the dam

Objectives

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☒ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☒	☐	☐
Nutrients	☐	☐	☒
Heavy Metals	☐	☐	☒
Toxic Materials	☐	☐	☒
Oil & Grease	☐	☐	☒
Floatable Materials	☐	☐	☒
Bacteria & Viruses	☐	☐	☒
Other Waste	☐	☐	☒

Implementation Requirements

	H	M	L
Capital Costs	☐	☒	☐
O&M Costs	☐	☐	☒
Maintenance	☐	☒	☐
Training	☐	☐	☒
Staffing	☐	☐	☒
Administrative	☐	☐	☒

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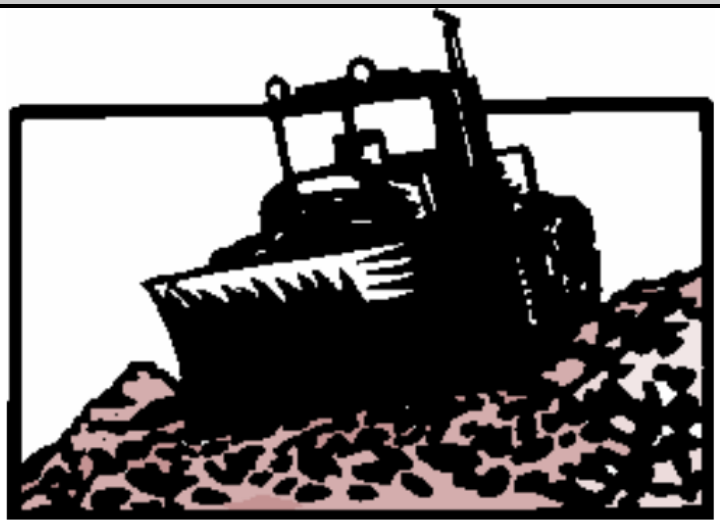
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EXHIBIT A

BMP: Contaminated or Erodible Surface Areas — CESA



Description:

Prevent or reduce the discharge of pollutants to storm water from contaminated or erodible surface areas by leaving as much vegetation on-site as possible, minimizing soil exposure time, stabilizing exposed soils, and preventing storm water runon and runoff.

Application:

This BMP addresses soils which are not so contaminated as to exceed criteria, but the soil is eroding and carrying pollutants off in the storm water.

Installation / Application Criteria:

Contaminated or erodible surface areas can be controlled by:

- Preservation of natural vegetation, revegetation, chemical stabilization, removal of contaminated soils, or geosynthetics

Limitations:

Disadvantages of preserving natural vegetation or re-vegetating include:

- Requires substantial planning to preserve and maintain the existing vegetation
- May not be cost-effective with high land costs
- Lack of rainfall and/or poor soils may limit the success of re-vegetated areas

Disadvantages of chemical stabilization include:

- Creation of impervious surfaces
- May cause harmful effects on water quality
- Is usually more expensive that vegetative cover

Maintenance:

Maintenance should be minimal, except possibly if irrigation of vegetation is necessary

Objectives

☒ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☒	☐	☐
Nutrients	☒	☐	☐
Heavy Metals	☒	☐	☐
Toxic Materials	☒	☐	☐
Oil & Grease	☒	☐	☐
Floatable Materials	☒	☐	☐
Bacteria & Viruses	☒	☐	☐
Other Waste	☒	☐	☐

Implementation Requirements

	H	M	L
Capital Costs	☐	☒	☐
O&M Costs	☐	☒	☐
Maintenance	☐	☐	☒
Training	☐	☐	☒
Staffing	☐	☐	☒
Administrative	☐	☐	☒

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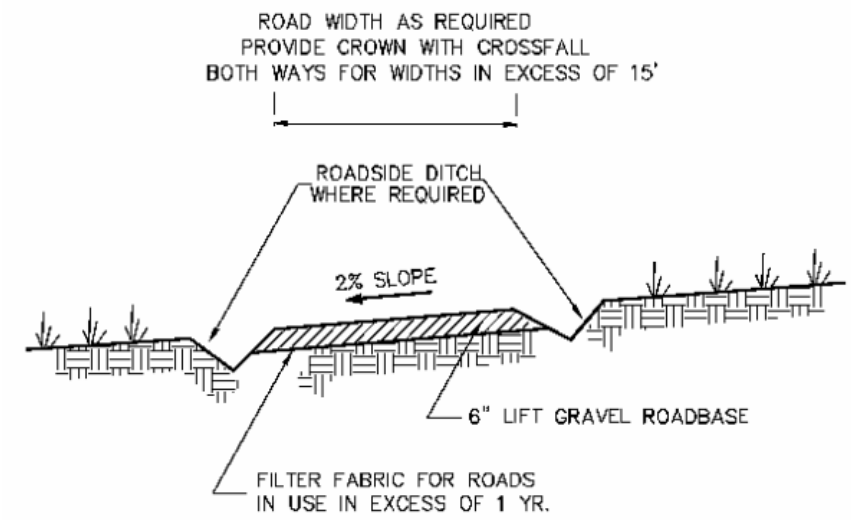
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Lehi, UT 84043

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EXHIBIT A

BMP: Construction Road Stabilization — CR



Description:

Temporary stabilization of on-site roadway by placement of gravel roadbase

Application:

- On-site roadways used daily by construction traffic (may not apply to gravelly type soils)
- Parking or staging areas susceptible to erosion due to traffic use

Installation / Application Criteria:

- Grade temporary access roads with 2% cross fall. For two-way width provide crown
- Provide roadside ditch and outlet controls where required
- Place 6 inches of 2-inch to 4-inch crushed rock on driving area

Limitations:

- May require removal of gravel roadbase at completion of activities if final cover is not impervious
- May require controls for surface storm water runoff

Maintenance:

- Inspect after major rainfall events and at a minimum of once every two weeks
- Place additional gravel as needed and repair any damaged areas
- Maintain any roadside drainage controls

Objectives

☒ Housekeeping Practices
☐ Contain Waste
☒ Minimize Disturbed Areas
☒ Stabilize Disturbed Areas
☒ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☒	☐	☐
Nutrients	☐	☐	☒
Heavy Metals	☐	☐	☒
Toxic Materials	☐	☐	☒
Oil & Grease	☐	☐	☒
Floatable Materials	☐	☐	☒
Bacteria & Viruses	☐	☐	☒
Other Waste	☐	☐	☒

Implementation Requirements

	H	M	L
Capital Costs	☐	☒	☐
O&M Costs	☐	☒	☐
Maintenance	☐	☒	☐
Training	☐	☐	☒
Staffing	☐	☐	☒
Administrative	☐	☐	☒

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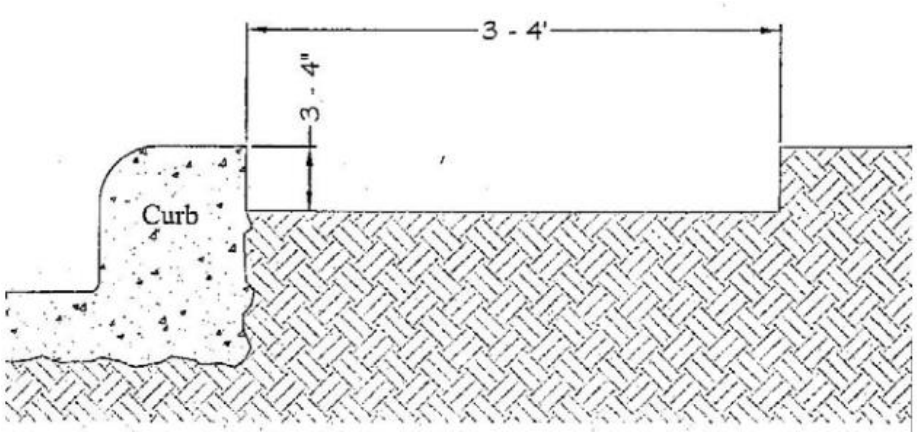
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EXHIBIT A

BMP: Curb Sedimentation Trap — CST



Description:

A temporary sediment trap formed by excavation behind the curb.

Application:

- Interception of runoff containing sediment from the lot during construction
- Retain sediment on the lot during construction

Installation / Application Criteria:

- Excavate soil behind the curb to a depth of 3-4 inches
- Extend excavation 3-4 feet behind the curb to form sediment trap

Limitations:

No limitations

Maintenance:

- Inspect after each rainfall event and at a minimum of once every two weeks
- Remove accumulated sediment as it reaches 2/3 height of available storage
- May require additional excavation if dirt from construction fills in the trap

Objectives

☐ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☒ Control Site Perimeter
☒ Control Internal Erosion

Targeted Pollutants

	H	M	L
☒☐☐ Sediment			
☐☐☒ Nutrients			
☐☐☒ Heavy Metals			
☐☒☐ Toxic Materials			
☐☐☒ Oil & Grease			
☐☒☐ Floatable Materials			
☐☐☒ Bacteria & Viruses			
☐☐☒ Other Waste			

Implementation Requirements

	H	M	L
☐☒☐ Capital Costs			
☐☐☒ O&M Costs			
☐☒☐ Maintenance			
☐☐☒ Training			
☐☐☒ Staffing			
☐☐☒ Administrative			

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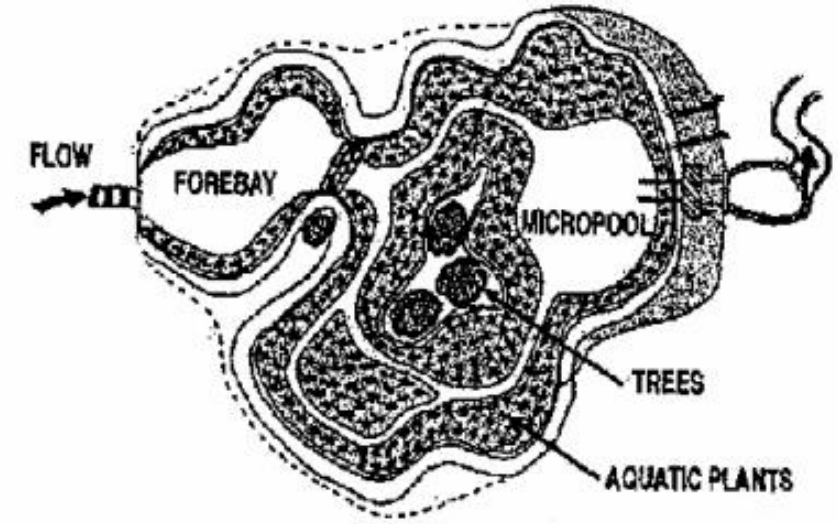
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EXHIBIT A

BMP: Constructed Wetlands — CW



Description:

Constructed wetlands have a significant percentage of the facility covered by wetland vegetation.

Application:

- Use in areas that need to achieve high level of particulate and some dissolved contaminant removal
- Ideal for large, regional tributary areas
- Multiple benefits of passive recreation and wildlife

Installation / Application Criteria:

- Suitable soils for wetland vegetation are required
- Surface area equal to at least 1% and preferable 2% of the tributary watershed.
- Involve a qualified wetland ecologist to design and install wetland vegetation
- Establishing wetland vegetation may be difficult

Limitations:

- Concern for mosquitos
- Cannot be place on steep unstable slopes
- Need base flow to maintain water levels
- Not feasible in densely developed areas
- Nutrient release may occur during winter
- Overgrowth can lead to reduced hydraulic capacity
- Regulatory agencies may limit water quality to constructed wetlands

Maintenance:

- Remove foreign debris and sediment build-up
- Areas of bank erosion should be repaired
- Remove nuisance species
- Control mosquitos

Objectives

☐ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☒ Stabilize Disturbed Areas
☒ Protect Slopes/Channels
☐ Control Site Perimeter
☒ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☒	☐	☐
Nutrients	☒	☐	☐
Heavy Metals	☒	☐	☐
Toxic Materials	☒	☐	☐
Oil & Grease	☒	☐	☐
Floatable Materials	☒	☐	☐
Bacteria & Viruses	☐	☒	☐
Other Waste	☐	☒	☐

Implementation Requirements

	H	M	L
Capital Costs	☒	☐	☐
O&M Costs	☐	☒	☐
Maintenance	☐	☒	☐
Training	☐	☐	☒
Staffing	☐	☐	☒
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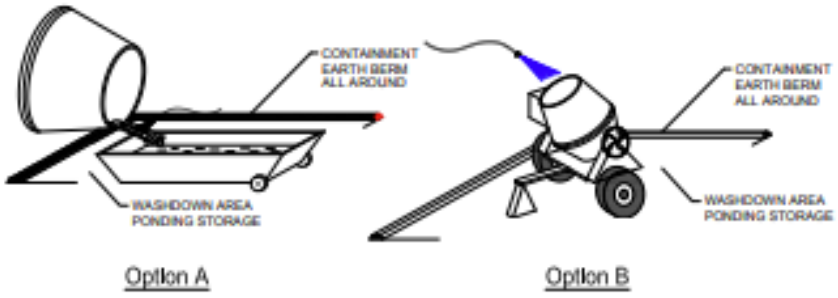
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EXHIBIT A

BMP: Concrete Waste Management — CWM



CONCRETE WASTE MANAGEMENT

Locate 50' from nearest inlet structure

Description:

Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

Application:

This technique is applicable to all types of sites

Installation / Application Criteria:

- Store dry materials under cover, away from drainage areas
- Minimize excess mixing of fresh concrete, mortar or cement on site
- Perform washout of concrete trucks in designated areas located at least 50' from the nearest inlet structure
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Concrete, stucco, mortar, plaster, and grout rinse water must be contained in a rigid, leak proof container or leak proof lined pit designed so that no overflows can occur due to inadequate sizing or precipitation
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area (6" tall by 6" wide)
- Train employees and subcontractors in proper concrete waste management

Maintenance:

- Inspect subcontractors to ensure that concrete wastes are being properly managed
- Concrete washout containers must be emptied or replaced when they reach 75% of capacity

Objectives

- ☐ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☐	☐	☒
Nutrients	☐	☐	☒
Heavy Metals	☐	☐	☒
Toxic Materials	☒	☐	☐
Oil & Grease	☐	☐	☒
Floatable Materials	☐	☐	☒
Bacteria & Viruses	☐	☐	☒
Other Waste	☒	☐	☐

Implementation Requirements

	H	M	L
Capital Costs	☐	☐	☒
O&M Costs	☐	☐	☒
Maintenance	☐	☒	☐
Training	☐	☒	☐
Staffing	☐	☐	☒
Administrative	☐	☐	☒

H=High **M**=Medium **L**=Low

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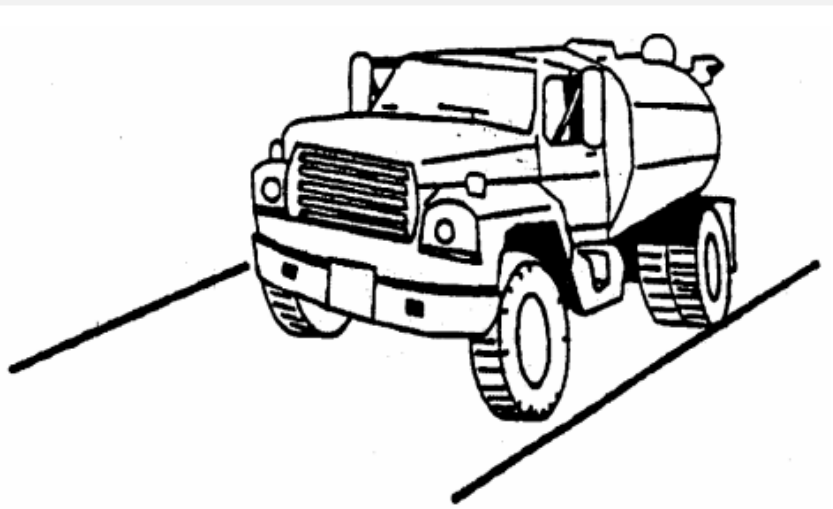
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EXHIBIT A

BMP: Dust Controls — DC



Description:

Dust control measures are used to stabilize soil from wind erosion and reduce dust from construction activities.

Application:

Dust control is useful in any process area, loading and unloading area, material handling area, or transfer area where dust is generated.

Installation / Application Criteria:

- Mechanical dust collection systems are designed according to the size of dust particles and the amount of air to be processed. Manufacturer's recommendations should be followed for installation (as well as the design of the equipment.
- Water used to control dust should be used sparingly to prevent non-storm water discharges
- Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly.

Limitations:

- More elaborate equipment may be impossible to maintain by plant personnel
- Is labor and equipment intensive and may not be effective for all pollutants

Maintenance:

If water sprayers are used, dust-contaminated waters should be collected and taken for treatment. Areas will probably need to be resprayed to keep dust from spreading.

Objectives

☒ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☒ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☒	☐	☐
Nutrients	☐	☐	☒
Heavy Metals	☐	☐	☒
Toxic Materials	☐	☐	☒
Oil & Grease	☐	☐	☒
Floatable Materials	☐	☐	☒
Bacteria & Viruses	☐	☐	☒
Other Waste	☐	☐	☒

Implementation Requirements

	H	M	L
Capital Costs	☐	☒	☐
O&M Costs	☐	☐	☒
Maintenance	☐	☒	☐
Training	☐	☒	☐
Staffing	☐	☐	☒
Administrative	☐	☐	☒

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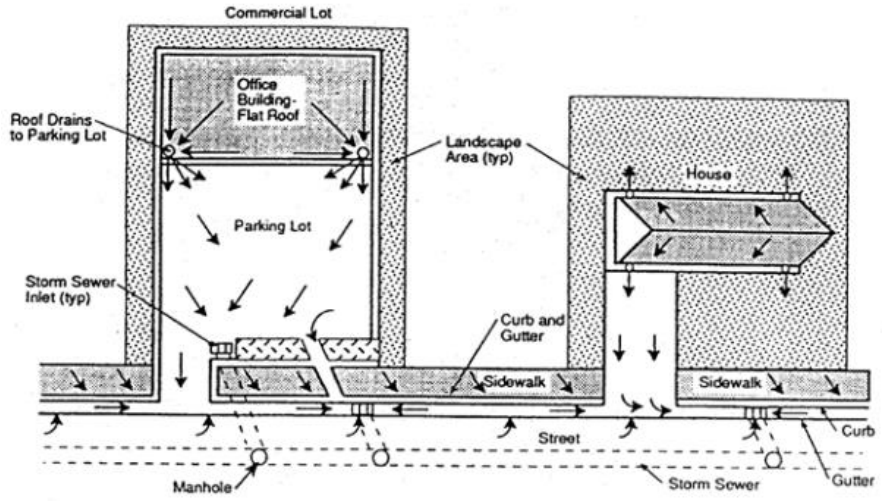
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EXHIBIT A

BMP: Minimizing DCIAs — DCIA



Description:

Minimizing directly connected impervious areas (DCIAs) is a structural BMP strategy that requires a basic change in drainage design philosophy. The basic principle is to direct stormwater runoff to landscaped areas, grass buffer strips, and vegetated swales to slow down the rate of runoff, reduce runoff volumes, attenuate peak flows, and encourage filtering and infiltration of stormwater.

Application:

Can be made an integral part of drainage planning for any development.

Installation / Application Criteria:

- Use on sites with general terrain slopes flatter that 3-4%
- Design the site drainage flowpath to maximize flow over vegetated areas before leaving a site
- Minimize ground slopes to limit erosion and slow down water flow
- Select vegetation that will not only survive, but also enhance water quality

Limitations:

- Potential increase in site open space requirements over the traditional development systems
- Introduction of a nonconventional development design strategy
- Infiltration of water near building foundations and parking lots is a concern
- Will likely result in increased maintenance along the swales

Maintenance:

- Maintain grass and other vegetation
- Pick up debris
- Conduct ongoing inspections for potential erosion problems and changes in drainage patterns
- Remove sediment buildup and replace damaged grass cover

Objectives

☐ Housekeeping Practices
☒ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Targeted Pollutants

H	M	L	
☒	☐	☐	Sediment
☐	☐	☒	Nutrients
☐	☒	☐	Heavy Metals
☐	☐	☒	Toxic Materials
☐	☐	☒	Oil & Grease
☐	☒	☐	Floatable Materials
☐	☐	☒	Bacteria & Viruses
☐	☐	☒	Other Waste

Implementation Requirements

H	M	L	
☐	☒	☐	Capital Costs
☐	☒	☐	O&M Costs
☐	☒	☐	Maintenance
☐	☐	☒	Training
☐	☐	☒	Staffing
☐	☐	☒	Administrative

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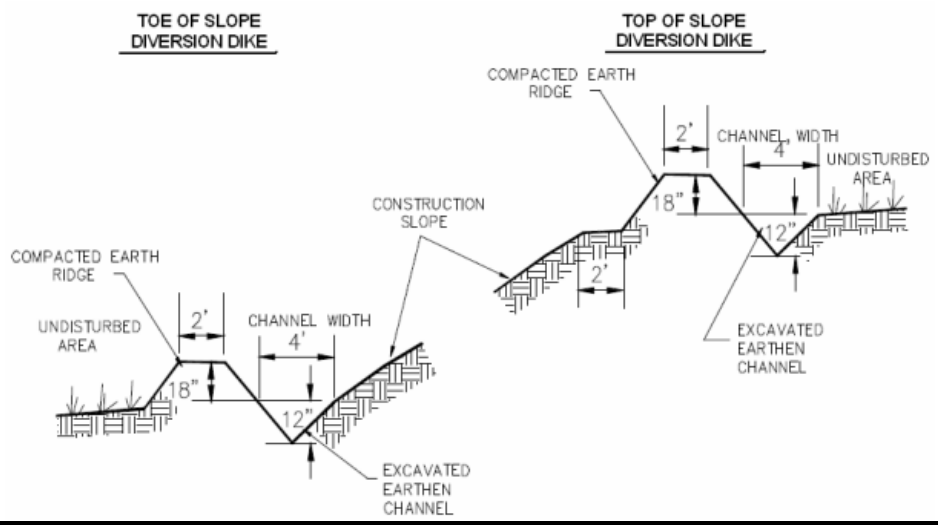
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EXHIBIT A

BMP: Diversion Dike — DD



Description:

A temporary sediment barrier and storm runoff conveyance consisting of an excavation channel and compacted earth ridge.

Application:

- Construct along top of construction slope to intercept upgradient runoff and convey around construction site
- Construct along toe of construction to divert sediment laden runoff
- Construct along midpoint of construction slope to intercept runoff and channel to controlled discharge point
- Construct around base of soil stockpiles to capture sediment
- Construct around perimeter of disturbed areas to capture sediment

Installation / Application Criteria:

- Clear and grub area for dike construction
- Excavate channel and place soil on downgradient side
- Shape and machine compact excavated soil to form ridge
- Place erosion protection (riprap, mulch) at outlet
- Stabilize channel and ridge as required with mulch, gravel, or vegetative cover

Limitations:

- Recommended maximum drainage area of 5 acres
- Recommended maximum sideslopes of 2:1 (50%)
- Recommend maximum slope of 1% on channel

Maintenance:

- Inspect immediately after any rainfall and at least daily during prolonged rainfall
- Look for runoff breaching dike or eroding channel or sideslopes
- Check discharge point for erosion or bypassing of flows
- Repair and stabilize as necessary
- Inspect daily during vehicular activity on slope, check for and repair any traffic damage

Objectives

- ☐ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☒	☐	☐
Nutrients	☐	☐	☒
Heavy Metals	☐	☐	☒
Toxic Materials	☐	☐	☒
Oil & Grease	☐	☐	☒
Floatable Materials	☐	☐	☒
Bacteria & Viruses	☐	☐	☒
Other Waste	☐	☐	☒

Implementation Requirements

	H	M	L
Capital Costs	☐	☒	☐
O&M Costs	☐	☐	☒
Maintenance	☐	☒	☐
Training	☐	☐	☒
Staffing	☐	☐	☒
Administrative	☐	☐	☒

H=High **M**=Medium **L**=Low

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EXHIBIT A

BMP: Detention Infiltration Device Maintenance — DIDM



Description:

Proper maintenance and siltation removal is required on both a routine and corrective basis to promote effective stormwater pollutant removal efficiencies for wet/dry detention pond and infiltrative devices.

Installation / Application Criteria:

- Remove silt after sufficient accumulation
- Periodically clean accumulated sediment and silt out of pre-treatment inlets
- Infiltration device silt removal should occur when the infiltration rate drops below ½ inch per hour
- Removal of accumulated paper, trash, and debris should occur every six months or as needed to prevent clogging of control devices
- Vegetation growth should not be allowed to exceed 18 inches in height
- Mow the slopes periodically and check for clogging, erosion, and tree growth on the embankment
- Corrective maintenance may require more frequent attention (as required)
- Create a public education campaign to explain the function of wet/dry detention ponds/infiltration device and their operation requirements for proper effectiveness
- Encourage the public to report wet/dry detention pond/infiltration devices needing maintenance

Limitations:

- Wet detention pond dredging can produce slurried waste that often exceeds the requirements of many landfills
- Frequent sediment removal is labor and cost intensive

Objectives

☒ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☒	☐	☐
Nutrients	☐	☒	☐
Heavy Metals	☒	☐	☐
Toxic Materials	☐	☐	☒
Oil & Grease	☐	☐	☒
Floatable Materials	☐	☐	☒
Bacteria & Viruses	☐	☒	☐
Other Waste	☐	☒	☐

Implementation Requirements

	H	M	L
Capital Costs	☐	☒	☐
O&M Costs	☒	☐	☐
Maintenance	☐	☐	☒
Training	☐	☐	☒
Staffing	☐	☒	☐
Administrative	☐	☐	☒

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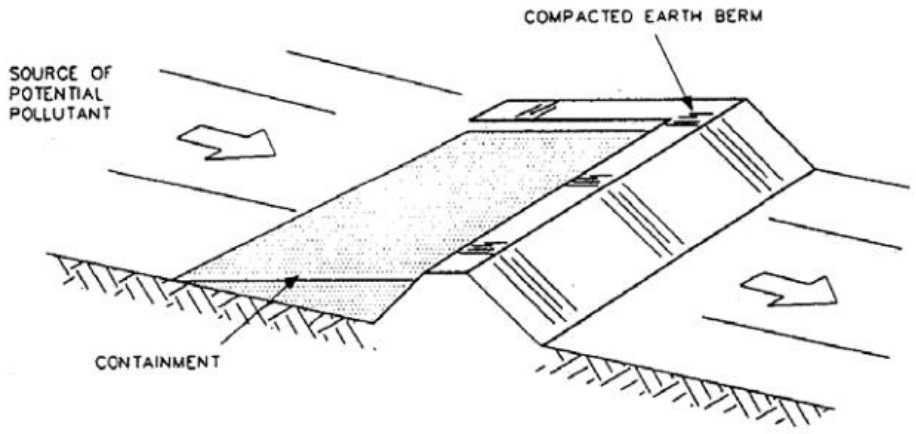
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EXHIBIT A

BMP: Earth Berm Barrier — EBB



Description:

A temporary containment control constructed of compacted soil.

Application:

- Construct around waste materials storage area
- Construct around staging and maintenance areas
- Construct around vehicle parking and servicing areas

Installation / Application Criteria:

- Construct an earthen berm downhill of the area to be controlled. The berm should surround fueling facilities and maintenance areas on three sides to provide containment
- Berm needs to be sized for application and be compacted by compact equipment

Limitations:

- Not effective on steep slopes
- Limits access to controlled area
- Personnel need to quickly respond to spills with remedial actions

Maintenance:

- Observe daily for any non-stormwater discharge
- Look for runoff bypassing ends of berms or undercutting berms
- Repair or replace damaged areas of the berm and remove accumulated sediment
- Recompact soil around berm as necessary to prevent piping

Objectives

☐ Housekeeping Practices
☒ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☒ Control Site Perimeter
☐ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☐	☐	☒
Nutrients	☐	☐	☒
Heavy Metals	☐	☐	☒
Toxic Materials	☒	☐	☐
Oil & Grease	☐	☐	☒
Floatable Materials	☒	☐	☐
Bacteria & Viruses	☐	☐	☒
Other Waste	☐	☐	☒

Implementation Requirements

	H	M	L
Capital Costs	☐	☒	☐
O&M Costs	☐	☐	☒
Maintenance	☐	☒	☐
Training	☐	☐	☒
Staffing	☐	☐	☒
Administrative	☐	☐	☒

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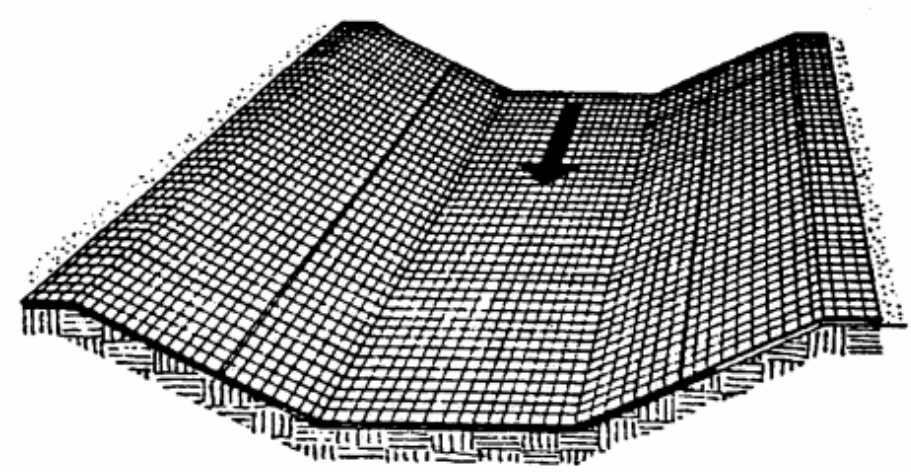
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EXHIBIT A

BMP: Erosion Control Blankets — ECB



Description:

Erosion control blankets are used on areas of high velocity runoff and/or steep grade, to aid in controlling erosion on critical areas by protecting young vegetation.

Application:

- Where vegetation is likely to grow too slowly to provide adequate stabilization
- In areas subject to high winds where mulch would not be effective

Installation / Application Criteria:

- Install erosion control blankets parallel to the direction of the slope
- In ditches, apply in direction of the flow
- Place erosion control blankets loosely on soil – do not stretch
- Ends of blankets should be buried no less than six inches deep
- Staple the edges of the blanket at least every three feet – per manufacturers' specifications

Limitations:

- Not recommended in areas which are still under construction

Maintenance:

- Check for erosion and undermining periodically, particularly after rainstorms
- Repair dislocations or failures immediately
- If washouts occur, reinstall after repairing slope damage
- Monitor until permanently stabilized

Objectives

☐ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☒ Stabilize Disturbed Areas
☒ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Targeted Pollutants

H	M	L	
☒	☐	☐	Sediment
☐	☒	☐	Nutrients
☐	☐	☒	Heavy Metals
☐	☐	☒	Toxic Materials
☐	☐	☒	Oil & Grease
☐	☐	☒	Floatable Materials
☐	☐	☒	Bacteria & Viruses
☐	☐	☒	Other Waste

Implementation Requirements

H	M	L	
☒	☐	☐	Capital Costs
☐	☒	☐	O&M Costs
☐	☒	☐	Maintenance
☐	☐	☒	Training
☐	☐	☒	Staffing
☐	☐	☒	Administrative

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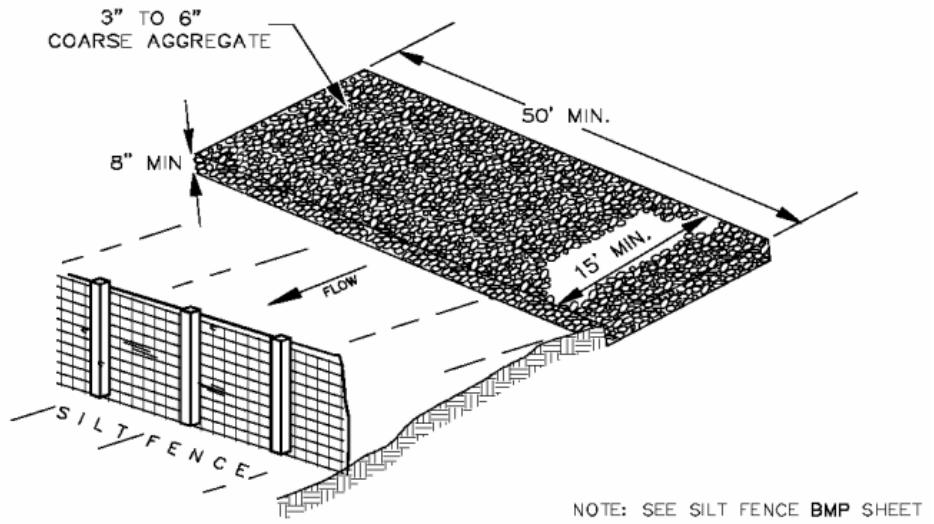
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EXHIBIT A

BMP: Equipment and Vehicle Wash Down Area — EVWA



Description:

A stabilized pad of crushed stone for general washing of equipment and construction vehicles.

Application:

At any site where regular washing of vehicles and equipment will occur. May also be used as a filling point for water trucks to limit erosion caused by overflow or spillage of water.

Installation / Application Criteria:

- Clear and grub area and grade to provide maximum slope of 1%
- Compact subgrade and place filter fabric if desired (recommended for wash areas to remain in use for more than 3 months)
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches
- Install silt fence downgradient (see silt fence BMP information sheet)

Limitations:

Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff such as fertilizer equipment or concrete equipment. Solely used to control sediment in wash water.

Maintenance:

- Inspect daily for loss of gravel or sediment buildup
- Inspect adjacent area for sediment deposits and install additional controls as necessary
- Repair area and replace gravel as required to maintain control in good working condition
- Expand stabilized area as required to accommodate activities
- Maintain silt fence as outlined in specific silt fence BMP information sheet

Objectives

☒ Housekeeping Practices
☒ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☒	☐	☐
Nutrients	☐	☐	☒
Heavy Metals	☐	☐	☒
Toxic Materials	☒	☐	☐
Oil & Grease	☒	☐	☐
Floatable Materials	☐	☐	☒
Bacteria & Viruses	☐	☐	☒
Other Waste	☐	☐	☒

Implementation Requirements

	H	M	L
Capital Costs	☐	☒	☐
O&M Costs	☐	☒	☐
Maintenance	☐	☒	☐
Training	☐	☐	☒
Staffing	☐	☐	☒
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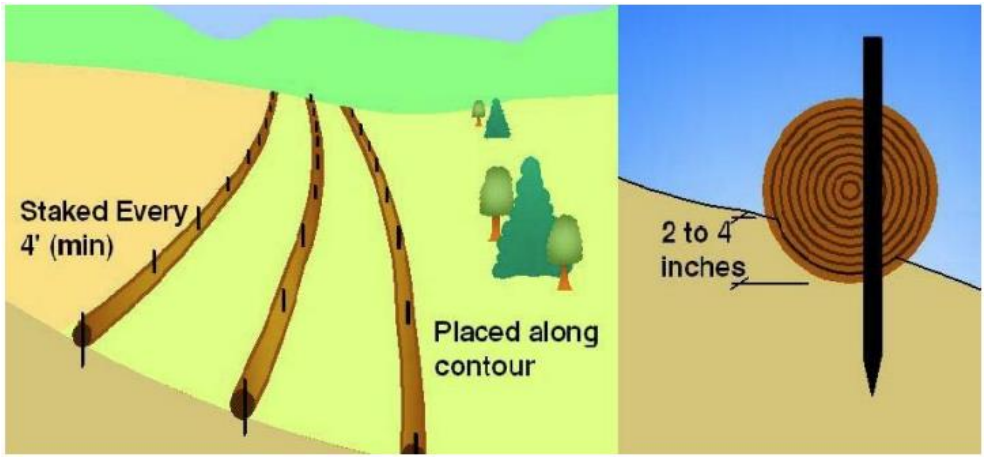
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EXHIBIT A

BMP: Fiber Rolls — FR



Description:

Commercial products can be made from various types of fibers and shavings that are rolled up and used as sediment barriers.

Application:

- Good for sites with long slopes, generally flatter that 10:1

Installation / Application Criteria:

- Must be trenches into the ground 2 to 4 inches
- Must be staked every 4 feet (maximum)
- Manufacturer's instructions must be followed for installation of product

Limitations:

- Not applicable for high velocity flows
- Only use for a time period within the expected lifespan of the product (Check with manufacturer)

Maintenance:

- Must be inspected regularly to ensure that runoff does not run under or bypass the fiber rolls
- Sediment buildup must also be checked, and excess sediment must be removed

Objectives

☐ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☒ Protect Slopes/Channels
☒ Control Site Perimeter
☐ Control Internal Erosion

Targeted Pollutants

	H	M	L
☒☐☐ Sediment			
☐☐☒ Nutrients			
☐☐☒ Heavy Metals			
☐☐☒ Toxic Materials			
☐☐☒ Oil & Grease			
☐☐☒ Floatable Materials			
☐☐☒ Bacteria & Viruses			
☐☐☒ Other Waste			

Implementation Requirements

	H	M	L
☐☒☐ Capital Costs			
☐☐☒ O&M Costs			
☐☐☒ Maintenance			
☐☐☒ Training			
☐☐☒ Staffing			
☐☐☒ Administrative			

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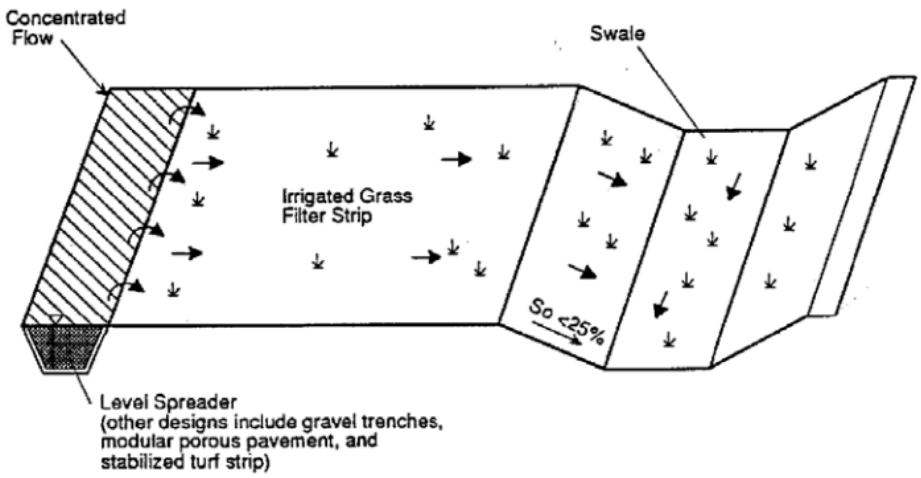
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EXHIBIT A

BMP: Filter Strips/Grassed Swales — FS



Description:

Filter strips are 20-foot-wide strips of natural or planted vegetation around a construction site. They are designed to cause deposition of sediments within the vegetation layer. Grassed swales are designed to treat and attenuate storm water runoff. Storm water is treated through filtering by the vegetation in the channel, filtering through a subsoil matrix, and/or infiltration into the underlying soils.

Application:

- Suited for areas where the soils are well drained or moderately well drained
- Areas where the bedrock and the water table are well below the surface
- Swales are well suited for treating highway or residential road runoff because they are linear
- Grassed swales should be used on sites with relatively flat slopes of less than 4 percent.

Installation / Application Criteria:

- Make sure the vegetative cover is dense enough to protect the underlying soil while causing sediment to settle
- Filter strip must be approximately 20 feet wide to function well
- The length should be approximately 50 to 75 feet. Where slopes become steeper the length of the strip must be increased
- Swales should have the capacity to pass a 10 year storm safely

Limitations:

- Only applicable in areas where vegetation is previously established or where sod is added
- Vegetated filter strips will not function well on steep slopes, in hilly areas, or in highly paved areas
- Sites with slopes of 15 percent or more may not be suitable for filtering storm water flows
- Wet swales may become a nuisance due to mosquito breeding*

Maintenance:

- Check for channels and repair
- Provide rock aprons to aid in slowing flow if necessary
- Maintain vegetation at optimal height and thickness

Objectives

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☒ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☐ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☒	☐	☐
Nutrients	☐	☒	☐
Heavy Metals	☐	☐	☒
Toxic Materials	☐	☐	☒
Oil & Grease	☐	☐	☒
Floatable Materials	☐	☐	☒
Bacteria & Viruses	☐	☐	☒
Other Waste	☐	☐	☒

Implementation Requirements

	H	M	L
Capital Costs	☒	☐	☐
O&M Costs	☐	☒	☐
Maintenance	☐	☒	☐
Training	☐	☐	☒
Staffing	☐	☐	☒
Administrative	☐	☐	☒

H=High **M**=Medium **L**=Low

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EXHIBIT A

BMP: Grading Practices — GP



Soils exposed from land grading activities are very vulnerable to erosion

Description:

Control soil erosion by minimizing the exposure of bare soil to erosive forces. This is done by:

- Limiting the amount of land disturbed at one time in preparation for construction
- Limiting the amount of time between the disturbance of soil and protection or stabilization of disturbed soils, and
- Using grading practices to protect exposed soils susceptible to storm water runoff

Related practices include construction sequencing, preservation of existing vegetation, erosion control practices and sediment control practices.

Approach:

- Limit the area of disturbance to those areas requiring grading. This preserves existing vegetation and reduces the vulnerability of soil to erosion
- Based on erosion potential and sediment control measures on the site, establish what areas are to be graded at one time.
- An undisturbed buffer zone containing vegetation at the lowest elevation of a construction site can reduce the transport of sediment off site.
- Initiate soil protection measures during the course of work to minimize the length of time soil is exposed to erosive forces
- Conduct work in stages so that construction or soil stabilization occurs promptly after disturbance of soil
- Establish a schedule governing the stabilization of disturbed slopes, both in terms of passage of time since commencement and completion of disturbance and in terms of planting season
- Leaving the surface of the disturbed soil graded in a roughened condition (not smooth) can reduce the quantity and velocity of storm water runoff
- Prevent storm water runoff from running onto steep slopes from above
- Avoid long, steep cut or fill slopes that allow runoff water of sufficient quantity or velocity to cut into and erode the slope.

Limitations:

The specific approach to grading on a particular site depends on the conditions of the site and surrounding land: engineering judgment is required to design the approach best suited for each site.

Maintenance:

Practices may need to vary from the approved plan if erosion problems appear when storm water runoff occurs.

Objectives

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☒ Minimize Disturbed Areas
- ☒ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☒ Control Internal Erosion

Targeted Pollutants

H	M	L	
☒	☐	☐	Sediment
☐	☐	☒	Nutrients
☐	☐	☒	Heavy Metals
☐	☐	☒	Toxic Materials
☐	☐	☒	Oil & Grease
☐	☐	☒	Floatable Materials
☐	☐	☒	Bacteria & Viruses
☐	☐	☒	Other Waste

Implementation Requirements

H	M	L	
☐	☒	☐	Capital Costs
☐	☐	☒	O&M Costs
☐	☐	☒	Maintenance
☒	☐	☐	Training
☐	☐	☒	Staffing
☐	☐	☒	Administrative

H=High **M**=Medium **L**=Low

LEHI CITY

PIONEERING UTAH'S FUTURE

153 North 100 East
Lehi, UT 84043

Materials Adapted from Salt Lake County Engineering Division Guidance Document and Other Sources

EXHIBIT A

BMP: Hydromulching HM



Description:

A combination of wood fiber mulch, processed grass, or hay or straw mulch and a tacking agent. It is made into a slurry, then applied to bare slopes or other bare areas to provide temporary stabilization.

Application:

- Small roadside slopes
- Large, relatively flat areas

Installation / Application Criteria:

- Legume seeds should be pellet inoculated with the appropriate bacteria.
- The seed should not remain in the hydromulcher tank for more than 30 minutes
- Wood fiber may be dyed to aid in uniform application
- Slurry should be uniformly applied until an adequate coverage is achieved
- The applicator should not be directed at one location for a long period of time or erosion will occur

Limitations:

- Will lose effectiveness after 1 year
- Can only be used on physically stable slopes (at natural angle of repose, or less)

Maintenance:

- Periodically inspect for damage caused by wind, water, or human disturbance
- Promptly repair damaged areas

Objectives

☐ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☒ Stabilize Disturbed Areas
☒ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Targeted Pollutants

	H	M	L
☐	☒	☐	Sediment
☐	☐	☒	Nutrients
☐	☐	☒	Heavy Metals
☐	☐	☒	Toxic Materials
☐	☐	☒	Oil & Grease
☒	☐	☐	Floatable Materials
☐	☐	☒	Bacteria & Viruses
☐	☐	☒	Other Waste

Implementation Requirements

	H	M	L
☐	☒	☐	Capital Costs
☐	☐	☐	O&M Costs
☐	☒	☐	Maintenance
☐	☒	☐	Training
☐	☐	☒	Staffing
☐	☐	☒	Administrative

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EXHIBIT A

BMP: Hazardous Waste Materials — HWM



Description:

Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

Application:

Many of the chemicals used on-site can be hazardous materials which become hazardous waste upon disposal. These wastes may include:

- Paints and solvents; petroleum products such as oils, fuels, and grease; herbicides and pesticides; acids for cleaning masonry; and concrete curing compounds

In addition, sites with existing structures may contain wastes which must be disposed of in accordance with Federal, State, and local regulations, including:

- Sandblasting grit mixed with lead, cadmium, or chromium-based paints; asbestos; and PCB's

Installation / Application Criteria:

The following steps will help reduce storm water pollution from hazardous wastes:

- Use all of the product before disposing of the container
- Do not remove the original product label, it contains important safety and disposal information
- Do not over-apply herbicides and pesticides. Prepare only the amount needed. Follow the recommended usage instructions. Apply surface dressings in several smaller applications, as opposed to on large application, to allow time for infiltration and to avoid excess material being carried off-site by runoff. Do not apply these chemicals just before it rains. People applying pesticides must be certified in accordance with Federal and State regulations.

Limitations:

Hazardous waste that cannot be reused or recycled must be disposed of by a licensed hazardous waste hauler.

Maintenance:

- Inspect hazardous waste receptacles and area regularly
- Arrance for regular hazardous waste collection

Objectives

- ☐ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☐	☐	☒
Nutrients	☐	☐	☒
Heavy Metals	☐	☐	☒
Toxic Materials	☐	☒	☐
Oil & Grease	☐	☐	☒
Floatable Materials	☐	☐	☒
Bacteria & Viruses	☐	☐	☒
Other Waste	☐	☐	☒

Implementation Requirements

	H	M	L
Capital Costs	☐	☐	☒
O&M Costs	☐	☐	☒
Maintenance	☐	☒	☐
Training	☐	☒	☐
Staffing	☐	☐	☒
Administrative	☐	☐	☒

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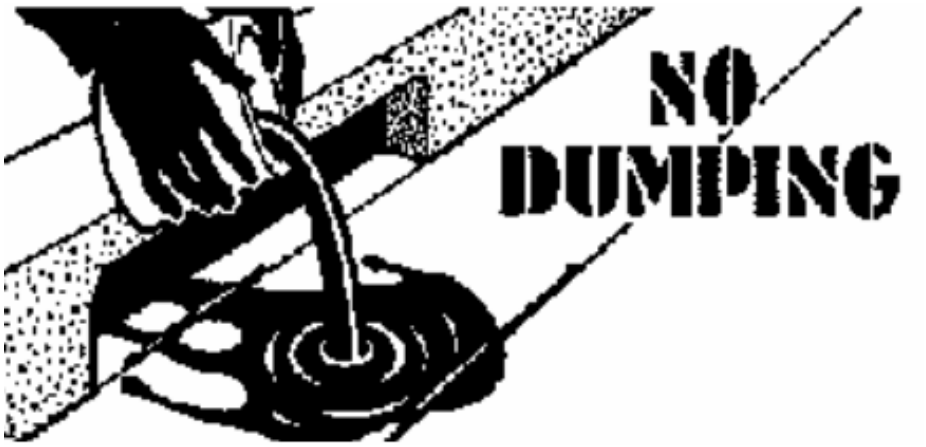
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EXHIBIT A

BMP: Illegal Dumping Controls — IDC



Description:

Implement measures to detect, correct, and enforce against illegal dumping of pollutants on streets, into the storm drain system, and into creeks. Substances illegally dumped on streets, into the storm drain system, and into creeks include paints, used oil and other automotive fluids, construction debris, chemicals, fresh concrete, leaves, grass clippings, and pet wastes. All of these wastes can cause storm water and receiving water quality problems as well as clog the storm drain system.

Approach:

One of the keys to success is increasing the general public's awareness of the problem and to at least identify the incident, if not correct it. There are a number of ways of accomplishing this:

- Train municipal staff from all departments to recognize and report incidents.
- Deputize municipal staff who may come into contact with illegal dumping with the authority to write illegal dumping tickets for offenders caught in the act.
- Educate the public.
- Provide the public with a mechanism for reporting such as a hotline

Establish system for track incidents which will identify:

- Illegal dumping "hot spots"
- Types and quantities (in some cases) of wastes,
- Patterns in time of occurrence (time of day/night, month, or year)
- Mode of dumping (abandoned containers, "midnight dumping" from moving vehicles, direct dumping of materials, accidents/spills)
- Responding parties

A tracking systems also helps manage the program by indicating trends, and identifying who, what, when, and where efforts should be concentrated.

Limitations:

The elimination of illegal dumping is dependent on the availability, convenience, and cost of alternative means of disposal.

Objectives

☒ Housekeeping Practices
☒ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☐	☒	☐
Nutrients	☐	☐	☒
Heavy Metals	☐	☒	☐
Toxic Materials	☒	☐	☐
Oil & Grease	☒	☐	☐
Floatable Materials	☒	☐	☐
Bacteria & Viruses	☐	☒	☐
Other Waste	☒	☐	☐

Implementation Requirements

	H	M	L
Capital Costs	☐	☐	☒
O&M Costs	☐	☒	☐
Maintenance	☐	☐	☒
Training	☒	☐	☐
Staffing	☐	☒	☐
Administrative	☐	☐	☒

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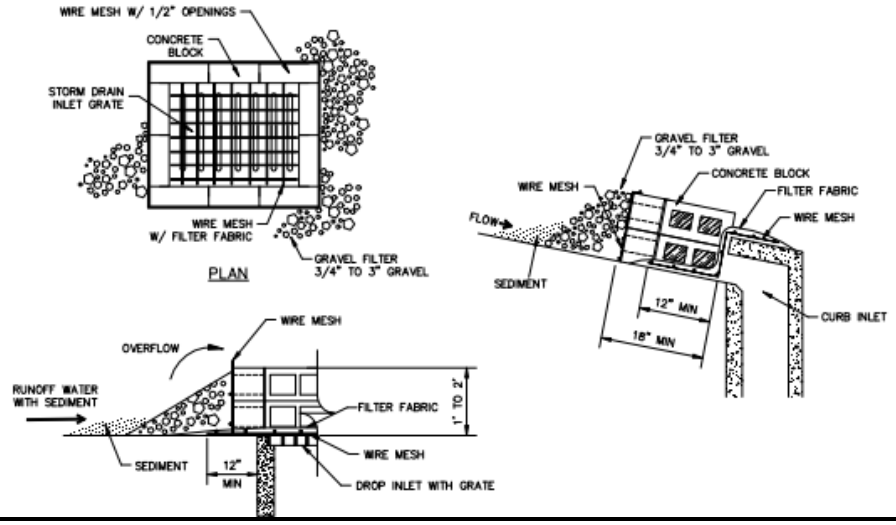
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EXHIBIT A

BMP: Inlet Protection – Concrete Block — IP



Description:

Concrete block and gravel filter placed over inlet to storm drain system.

Application:

Constructed at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities.

Installation / Application Criteria:

- Place wire mesh (with ½ inch openings) over the inlet grate extending one foot past the grate in all directions
- Place concrete blocks around the inlet with openings facing outward. Stack blocks to minimum heigh of 12-inches and maximum height of 24-inches
- Place wire mesh around outside of blocks
- Place gravel (3/4" to 3") around blocks

Limitations:

- Recommended for maximum drainage area of one acre
- Excess flows may bypass the inlet, requiring down gradient controls
- Ponding will occur at inlet

Maintenance:

- Inspect inlet protection after every large storm event and at a minimum of once monthly
- Remove sediment accumulated when it reaches 4-inches in depth
- Replace filter fabric and clean or replace gravel if clogging is apparent

Objectives

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

Targeted Pollutants

H	M	L	
☒	☐	☐	Sediment
☐	☐	☒	Nutrients
☐	☐	☒	Heavy Metals
☐	☐	☒	Toxic Materials
☐	☐	☒	Oil & Grease
☒	☐	☐	Floatable Materials
☐	☐	☒	Bacteria & Viruses
☐	☐	☒	Other Waste

Implementation Requirements

H	M	L	
☐	☒	☐	Capital Costs
☐	☐	☒	O&M Costs
☐	☒	☐	Maintenance
☐	☐	☒	Training
☐	☐	☒	Staffing
☐	☐	☒	Administrative

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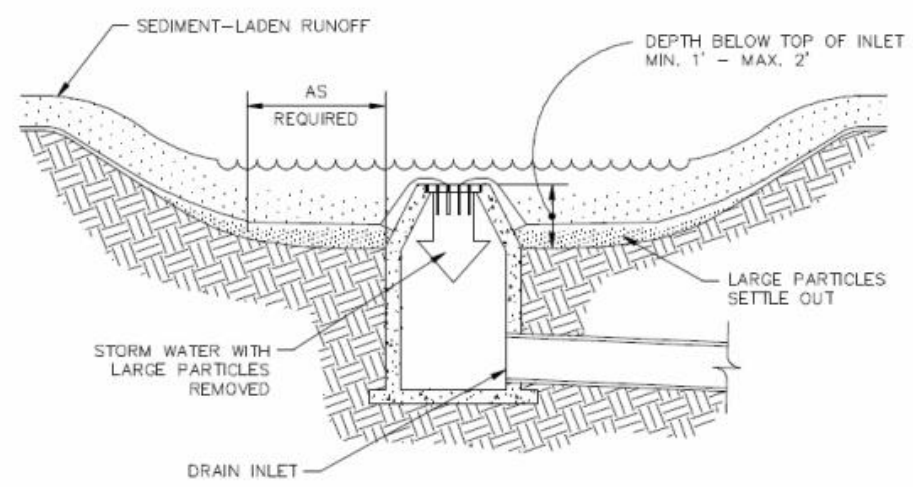
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EXHIBIT A

BMP: Inlet Protection - Excavated — IP-E



Description:

An area excavated around a storm drain inlet to impound water below the inlet.

Application:

- Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection)

Installation / Application Criteria:

- Provide upgradient sediment controls, such as silt fence during construction of inlet
- When construction of inlet is complete, excavate adjacent area 1 to 2 feet lower than the grate elevation. Size of excavated area should be based on soil type and contributing acreage

Limitations:

- Recommended maximum contributing drainage area of one acre
- Limited to inlets located in open unpaved areas
- Requires flat area adjacent to inlet

Maintenance:

- Inspect inlet protection following storm event and at a minimum of once monthly
- Remove accumulated sediment when it reaches one half of the excavated sump below the grate
- Repair side slopes as required

Objectives

☐ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☒ Control Site Perimeter
☒ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☒	☐	☐
Nutrients	☐	☐	☒
Heavy Metals	☐	☐	☒
Toxic Materials	☐	☒	☐
Oil & Grease	☐	☐	☒
Floatable Materials	☒	☐	☐
Bacteria & Viruses	☐	☐	☒
Other Waste	☐	☐	☒

Implementation Requirements

	H	M	L
Capital Costs	☐	☐	☒
O&M Costs	☐	☐	☒
Maintenance	☐	☒	☐
Training	☐	☐	☒
Staffing	☐	☐	☒
Administrative	☐	☐	☒

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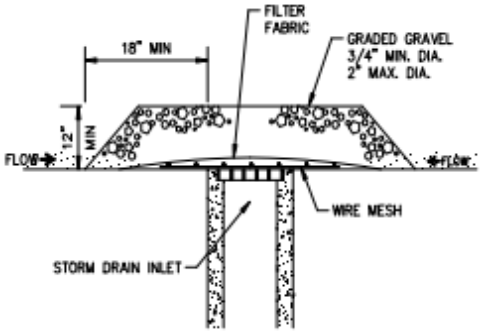
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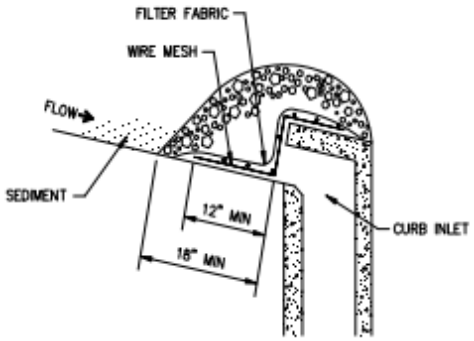
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EXHIBIT A

BMP: Inlet Protection - Gravel — IP



DROP INLET PROTECTION-GRAVEL



CURB INLET PROTECTION-GRAVEL

Description:

Placement of gravel filter over inlet to storm drain to filter storm water runoff

Application:

Construct at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities.

Installation / Application Criteria:

- Place wire mesh (with ½ inch openings) over the inlet grate extending one foot past the grate in all directions
- Place filter fabric over the mesh. Filter fabric should be selected based on soil type
- Place graded gravel, to a minimum depth of 12-inches, over the filter fabric and extending 18-inches past the grate in all directions

Limitations:

- Recommended for maximum drainage area of one acre
- Excess flows may bypass the inlet requiring down gradient controls
- Ponding will occur at inlet

Maintenance:

- Inspect inlet protection after every large storm even and at a minimum of once every two weeks
- Remove sediment accumulated when it reaches 4-inches in depth
- Replace filter fabric and clean or replace gravel if clogging is apparent

Objectives

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☒	☐	☐
Nutrients	☐	☐	☒
Heavy Metals	☐	☐	☒
Toxic Materials	☐	☐	☒
Oil & Grease	☐	☐	☒
Floatable Materials	☒	☐	☐
Bacteria & Viruses	☐	☐	☒
Other Waste	☐	☐	☒

Implementation Requirements

	H	M	L
Capital Costs	☐	☒	☐
O&M Costs	☐	☐	☒
Maintenance	☐	☒	☐
Training	☐	☐	☒
Staffing	☐	☐	☒
Administrative	☐	☐	☒

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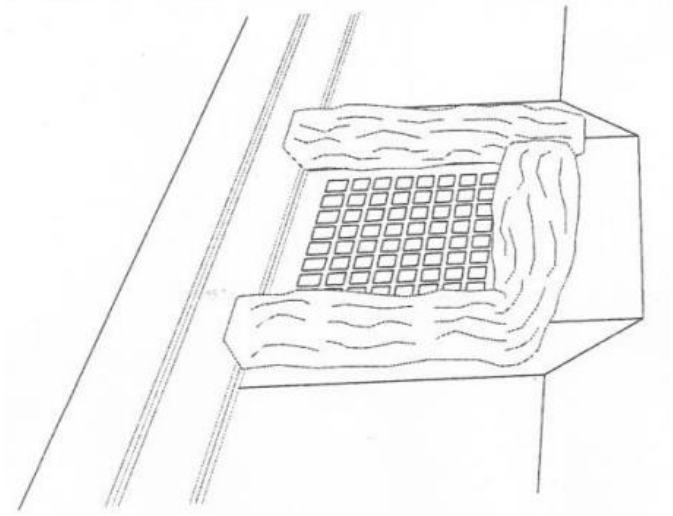
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EXHIBIT A

BMP: Inlet Protection – Gravel Bags — IP-GB



Description:

Sediment barrier erected around storm drain inlet.

Application:

Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction

Installation / Application Criteria:

- Provide up-gradient sediment controls, such as silt fence during construction of inlet
- When construction of curb and gutter and roadway is complete, install gravel filled bags around perimeter of inlet
- Fill to recommended levels to reduce splitting of bags

Limitations:

- Recommended maximum contributing drainage area of one acre
- Requires shallow slopes adjacent to inlet

Maintenance:

- Inspect inlet protection following storm event and at a minimum of once every 14 days
- Remove accumulated sediment when it reaches half the height of the bag
- Look for bypassing or undercutting and repair or realign as needed
- Replace and clean up spilled gravel when bags split

Objectives

☒ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☒	☐	☐
Nutrients	☐	☐	☒
Heavy Metals	☐	☐	☒
Toxic Materials	☐	☐	☒
Oil & Grease	☐	☐	☒
Floatable Materials	☒	☐	☐
Bacteria & Viruses	☐	☐	☒
Other Waste	☒	☐	☐

Implementation Requirements

	H	M	L
Capital Costs	☐	☒	☐
O&M Costs	☐	☐	☒
Maintenance	☐	☒	☐
Training	☐	☐	☒
Staffing	☐	☐	☒
Administrative	☐	☐	☒

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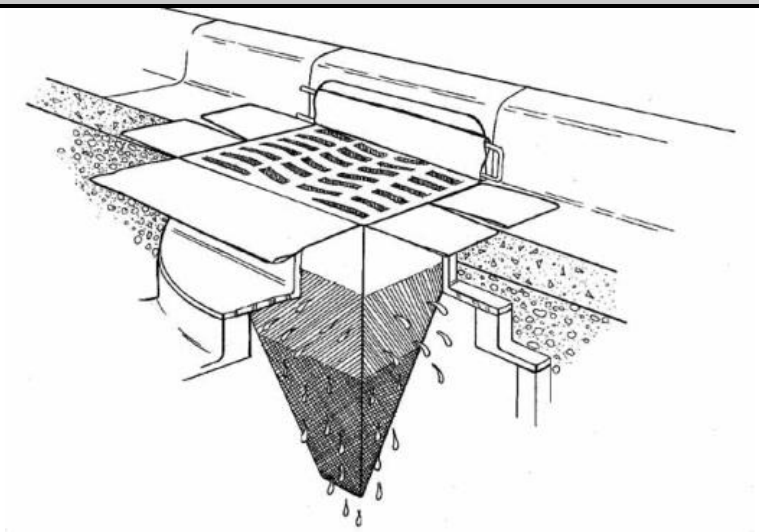
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EXHIBIT A

BMP: Inlet Protection – Silt Bags — IP-SB



Description:

Collect and trap sediment and debris entering catch basins form either grated or curb inlets. Insert is made of fabric and is placed in the drain inlet around the perimeter of the grate. Runoff passes through the bag before discharging into the drain outlet pipe. Overflow holes are usually provided to pass larger flows without causing a backwater at the grate. Certain manufactured products include polymers intended to increase pollutant removal effectiveness.

Application:

- Storm drain inlet boxes

Installation / Application Criteria:

- Regular maintenance is necessary
- Evaluation of the device chosen should be balanced with cost
- Hydraulic capacity controls effectiveness
- Most useful in small drainage areas (< 1 acre)
- Ideal in combination with other BMPs

Limitations:

- Cost
- Maintenance required to prevent plugging and to remain effective

Maintenance:

- Inspect inlet protection following storm event and at a minimum of once every 14 days
- Remove bag and empty accumulated sediment as necessary

Objectives

☐ Housekeeping Practices
☒ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☒	☐	☐
Nutrients	☐	☐	☒
Heavy Metals	☐	☐	☒
Toxic Materials	☐	☐	☒
Oil & Grease	☐	☐	☒
Floatable Materials	☒	☐	☐
Bacteria & Viruses	☐	☐	☒
Other Waste	☐	☐	☒

Implementation Requirements

	H	M	L
Capital Costs	☐	☒	☐
O&M Costs	☐	☒	☐
Maintenance	☒	☐	☐
Training	☐	☒	☐
Staffing	☐	☐	☒
Administrative	☐	☐	☒

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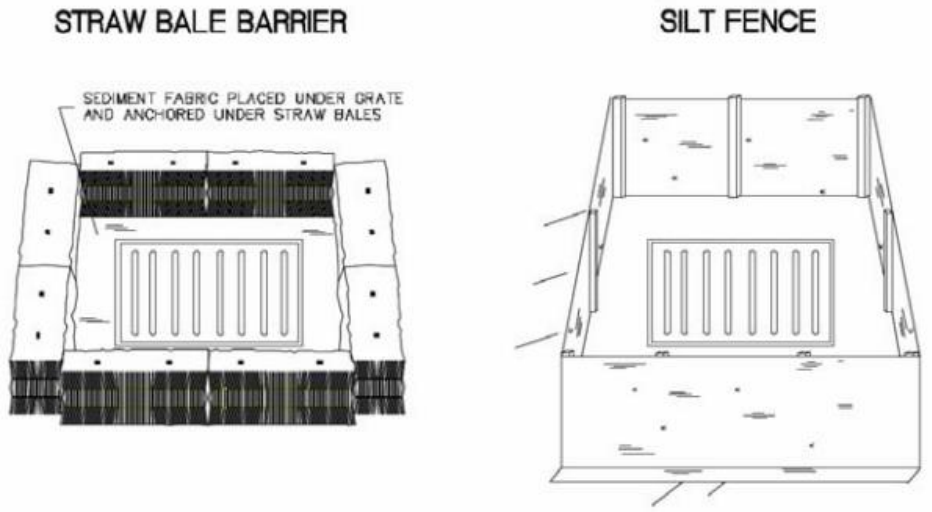
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EXHIBIT A

BMP: Inlet Protection – Silt Fence or Straw Bale — IP-SF



Description:

Sediment barrier erected around storm drain inlet.

Application:

Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection)

Installation / Application Criteria:

- Provide upgradient sediment controls, such as silt fence during construction of inlet
- When construction of inlet is complete, erect straw bale barrier or silt fence surrounding perimeter of inlet. Follow instructions and guidelines on individual BMP information sheets for straw bale barrier and silt fence construction

Limitations:

- Recommended maximum contributing drainage area of one acre
- Limited to inlets located in open unpaved areas
- Requires shallow slopes adjacent to inlet

Maintenance:

- Inspect inlet protection following storm event and at a minimum of once every 14 days
- Removed accumulated sediment when it reaches 4" in depth
- Repair or realign barrier/fence as needed
- Look for bypassing or undercutting and recompact soil around barrier/fence as required

Objectives

☐ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☒ Control Site Perimeter
☒ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☒	☐	☐
Nutrients	☐	☐	☒
Heavy Metals	☐	☐	☒
Toxic Materials	☐	☐	☒
Oil & Grease	☐	☐	☒
Floatable Materials	☒	☐	☐
Bacteria & Viruses	☐	☐	☒
Other Waste	☐	☐	☒

Implementation Requirements

	H	M	L
Capital Costs	☐	☒	☐
O&M Costs	☐	☐	☒
Maintenance	☐	☒	☐
Training	☐	☐	☒
Staffing	☐	☐	☒
Administrative	☐	☐	☒

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EXHIBIT A

BMP: Mulching — ML

Material	Application	Depth	Comments
Gravel: Washed 1/4" to 1-1/2"	9 cy/1000 sf	3 inches	Good for traffic areas Good for short slopes
Straw: Air-dried, free of seeds and coarse material	2-3 bales /1000 sf	2 inches min.	Subject to wind blowing Tack down or keep moist
Wood Fiber Cellulose: Free from growth inhibitors; dyed green	35 lb/1000 sf	1 inch	For critical areas, double application rate; Limit to slopes < 3% and < 150 feet

Description:

Placement of material such as straw, grass, woodchips, wood fibers, or fabricated matting over open area.

Application:

- Any exposed area to remain untouched longer that 14 days and that will be exposed less that 60 days (seed areas to be exposed in excess of 60 days)
- Areas that have been seeded
- Stockpiled soil material

Installation / Application Criteria:

- Roughen area to receive mulch to create depressions that mulch material can settle into
- Apply mulch to required thickness and anchor as necessary
- Ensure material used is weed free and does not contain any constituents that will inhibit plant growth

Limitations:

- Anchoring may be required to prevent migration of mulch material
- Downgradient control may be required to prevent mulch material being transported to storm water system

Maintenance:

- Inspect mulched areas after every rainfall event and at a minimum of every 14 days
- Replace mulch on any bare areas and re-anchor as necessary
- Clean and replace downgradient controls as necessary

Objectives

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☒ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☒	☐	☐
Nutrients	☐	☒	☐
Heavy Metals	☐	☐	☒
Toxic Materials	☒	☐	☐
Oil & Grease	☐	☐	☒
Floatable Materials	☐	☐	☒
Bacteria & Viruses	☐	☐	☒
Other Waste	☐	☐	☒

Implementation Requirements

	H	M	L
Capital Costs	☐	☒	☐
O&M Costs	☐	☒	☐
Maintenance	☐	☒	☐
Training	☐	☐	☒
Staffing	☐	☐	☒
Administrative	☐	☐	☒

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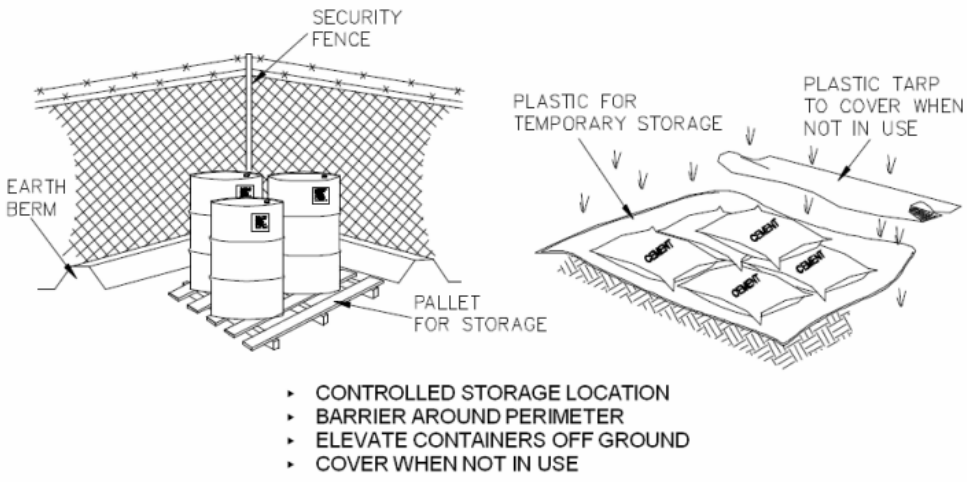
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EXHIBIT A

BMP: Materials Storage — MS



Description:

Controlled storage of on-site materials.

Application:

- Storage of hazardous, toxic, and all chemical substances
- Any construction site with outside storage of materials

Installation / Application Criteria:

- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby
- Construct compacted earthen berm (see earth berm barrier information sheet), or similar perimeter containment around storage location for impoundment in the case of spills
- Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site
- For active use of materials away from the storage area, ensure materials are not set directly on the ground and are covered when not in use.

Limitations:

- Does not prevent contamination due to mishandling of products
- Spill Prevention and Response Plan still required
- Only effective if materials are actively stored in controlled location

Maintenance:

- Inspect daily and repair any damage to perimeter impoundment or security fencing
- Check that material are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location

Objectives

☒ Housekeeping Practices
☒ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☐	☐	☒
Nutrients	☐	☐	☒
Heavy Metals	☐	☐	☒
Toxic Materials	☒	☐	☐
Oil & Grease	☐	☐	☒
Floatable Materials	☐	☐	☒
Bacteria & Viruses	☐	☐	☒
Other Waste	☐	☒	☐

Implementation Requirements

	H	M	L
Capital Costs	☐	☒	☐
O&M Costs	☐	☒	☐
Maintenance	☐	☒	☐
Training	☒	☐	☐
Staffing	☐	☐	☒
Administrative	☐	☐	☒

H=High **M**=Medium **L**=Low

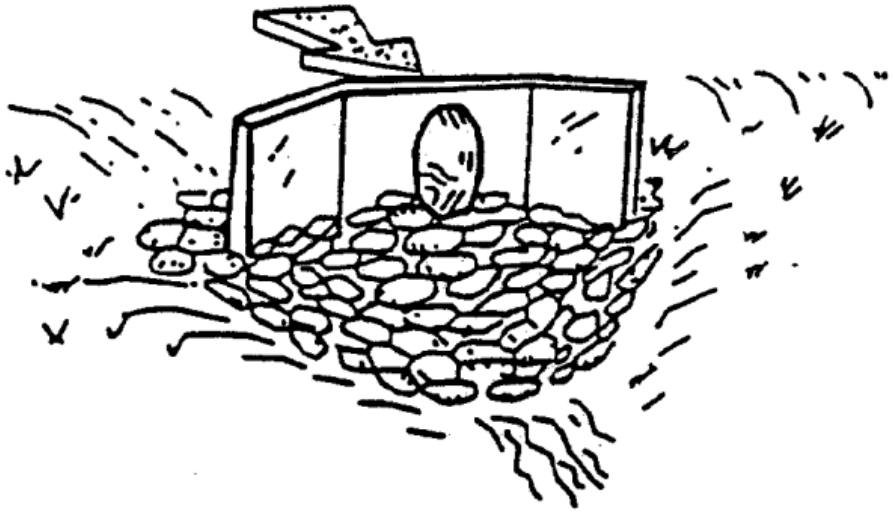
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EXHIBIT A

BMP: Outlet Protection — OP



Description:

A rock outlet protection is a physical device composed of rock or grouted riprap which is placed at the outlet of a pipe to prevent scour of the soil caused by high pipe flow velocities, and to absorb flow energy to produce nonerosive velocities.

Application:

- Wherever discharge velocities and energies at the outlets of culverts, conduits, or channels are sufficient to erode the next downstream reach
- Rock outlet protection is best suited for temporary use during construction because it is usually less expensive and easier to install than concrete aprons or energy dissipators
- A sediment trap below the pipe outlet is recommended if runoff is sediment laden
- Permanent rock riprap protection should be designed and sized by the engineer as part of the culvert, conduit, or channel design
- Grouted riprap should be avoided in areas of freeze and thaw because the grout will break up

Installation / Application Criteria:

Rock outlet protection is effective when the rock is sized and placed properly. When this is accomplished, rock outlets do much to limit erosion at pipe outlets. Rock size should be increased for high velocity flows. Best results are obtained when sound, durable, angular rock is used.

Limitations:

- Large storms often wash away the rock outlet protection and leave the area susceptible to erosion
- Sediment captured by the rock outlet protection may be difficult to remove without removing the rock
- Outlet protection may negatively impact the channel habitat

Maintenance:

- Inspect after each significant rain for erosion and/or disruption of the rock, and repair immediately
- Grouted or wire-tied rock riprap can minimize maintenance requirements

Objectives

☐ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☒ Protect Slopes/Channels
☐ Control Site Perimeter
☒ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☒	☐	☐
Nutrients	☐	☐	☒
Heavy Metals	☐	☐	☒
Toxic Materials	☐	☐	☒
Oil & Grease	☐	☐	☒
Floatable Materials	☐	☐	☒
Bacteria & Viruses	☐	☐	☒
Other Waste	☐	☐	☒

Implementation Requirements

	H	M	L
Capital Costs	☐	☒	☐
O&M Costs	☐	☐	☒
Maintenance	☐	☒	☐
Training	☐	☐	☒
Staffing	☐	☐	☒
Administrative	☐	☐	☒

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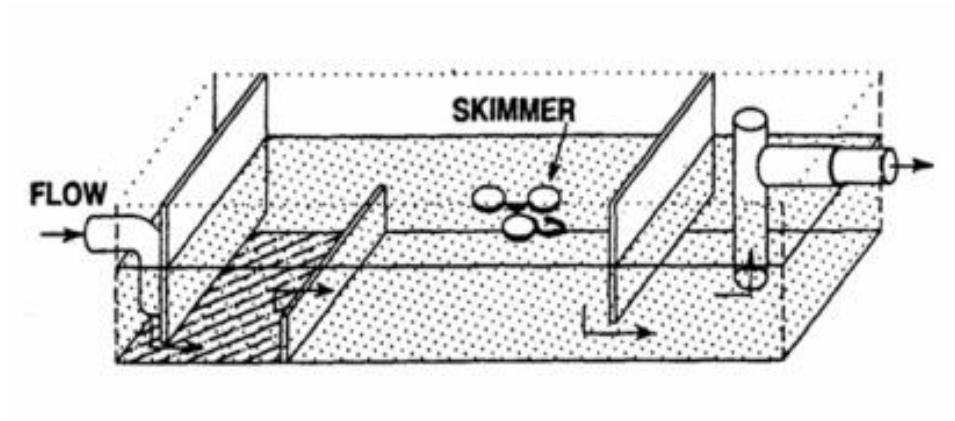
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EXHIBIT A

BMP: Oil/Water Separators and Water Quality Inlets — OWS



Description:

Oil/water separators are designed to remove a specific group of contaminants: petroleum compounds and grease. However, separators will also remove floatable debris and settleable solids. Two general types of oil/water separators are used: conventional gravity separator and the coalescing plate interceptor (CPI).

Application:

- Applicable to situations where the concentration of oil and grease related compounds is abnormally high and source control cannot provide effective control. The general types of businesses where this situation is likely are truck, car, and equipment maintenance and washing businesses, as well as businesses that perform maintenance on their own equipment and vehicles
- Public facilities where separators may be required include marine ports, airfields, fleet vehicle maintenance and washing facilities, and mass transit park-and-ride lots
- Conventional separators are capable of removing oil droplets with diameters equal to or greater than 150 microns
- A CPI separator should be used if smaller droplets must be removed

Installation / Application Criteria:

- Sizing relates to anticipated influent oil concentration, water temperature and velocity, and the effluent goal.
- To maintain a reasonable separator size, it should be designed to bypass flows in excess of first flush.

Limitations:

- The lack of data on oil characteristics in stormwater leads to considerable uncertainty about performance
- An air quality permit may be required

Maintenance:

Clean accumulated oil, grease, and floating debris frequently.

Objectives

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☐	☒	☐
Nutrients	☐	☒	☐
Heavy Metals	☐	☒	☐
Toxic Materials	☐	☒	☐
Oil & Grease	☒	☐	☐
Floatable Materials	☒	☐	☐
Bacteria & Viruses	☐	☐	☒
Other Waste	☐	☒	☐

Implementation Requirements

	H	M	L
Capital Costs	☒	☐	☐
O&M Costs	☐	☒	☐
Maintenance	☐	☒	☐
Training	☐	☐	☒
Staffing	☐	☐	☒
Administrative	☐	☐	☒

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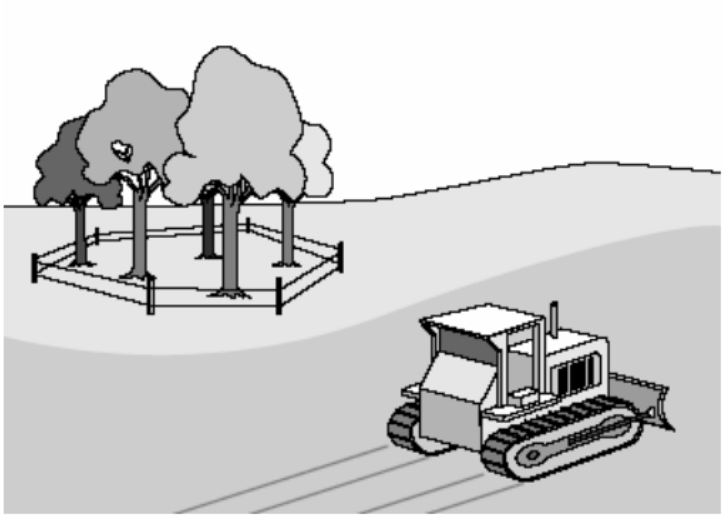
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EXHIBIT A

BMP: Preservation of Existing Vegetation — PEV



Description:

Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and/or grasses that serve as erosion controls.

Application:

This technique is applicable to all types of sites. Areas where preserving vegetation can be particularly beneficial are floodplains, wetlands, stream banks, steep slopes, and other areas where erosion controls would be difficult to establish, install, or maintain.

Installation / Application Criteria:

- Clearly mark, flag, or fence vegetation or areas where vegetation should be preserved
- Prepare landscaping plans which include as much existing vegetation as possible and state proper care during and after construction
- Define and protect a setback area from vegetation to be preserved with berms, fencing, signs, etc.
- Propose landscaping plans which do not include plant species that compete with the existing vegetation
- Do not locate construction traffic routes, spoil piles, etc. where significant adverse impact on existing vegetation may occur.

Limitations:

- Requires forward planning by the owner/developer, contractor, and design staff
- For sites with diverse topography, it is often difficult and expensive to save existing trees while grading the site satisfactorily for the planned development
- May not be cost effective with high land costs

Maintenance:

- Inspection and maintenance requirements for protection of vegetation are low
- Maintenance of native trees or vegetation should conform to landscape plan specifications

Objectives

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☒ Minimize Disturbed Areas
- ☒ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☐ Control Internal Erosion

Targeted Pollutants

	H	M	L
☒☐☐ Sediment			
☐☐☒ Nutrients			
☐☐☒ Heavy Metals			
☐☐☒ Toxic Materials			
☐☐☒ Oil & Grease			
☐☐☒ Floatable Materials			
☐☐☒ Bacteria & Viruses			
☐☐☒ Other Waste			

Implementation Requirements

	H	M	L
☐☐☒ Capital Costs			
☐☐☒ O&M Costs			
☐☐☒ Maintenance			
☐☐☒ Training			
☐☐☒ Staffing			
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EXHIBIT A

BMP: Parking Lot Design — PLD



Description:

Consider available design options to reduce the quantity and improve the quality of storm water runoff from parking lots. Related practices include filter strips, biofilters, grassed swales, and sediment traps.

Considerations:

- Shared parking reduces the total number of parking spaces needed for businesses adjacent to each other. Businesses having parking demand during the day on weekdays (such as office buildings) can often share parking spaces with businesses having weekend or evening parking demands (such as restaurants or movie theaters)
- The use of landscaped islands in parking lots reduces to the total impervious area of the parking lot, reducing the quantity of storm water runoff
- Some parking lots can be designed such that storm water runoff flows across a landscaped area prior to being collected. This can both reduce the quantity of runoff and improve the quality of runoff
- Include structural practices in parking lot design to reduce storm water runoff contamination. Examples include sediment traps in inlet boxes, oil/water separators, water quality inlets, and passing storm water over vegetation
- Parking lots should not be larger than is necessary – they should provide adequate, but not excessive, parking
- Technologies are available that allow for a natural turf surface on parking lots. Such surfaces support traffic loads and can be plowed of snow in the winter. They are generally used for overflow parking but can be used for primary parking as well. Grass pavement can both reduce storm water runoff and improve storm water runoff quality

Limitations:

- Parking lot design is specific to each development site; some considerations may not apply on some sites
- Shared parking is only viable where complimentary businesses are located adjacent to one another

Objectives

☐ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☒	☐	☐
Nutrients	☐	☐	☒
Heavy Metals	☐	☒	☐
Toxic Materials	☐	☐	☒
Oil & Grease	☒	☐	☐
Floatable Materials	☐	☒	☐
Bacteria & Viruses	☐	☐	☒
Other Waste	☐	☐	☒

Implementation Requirements

	H	M	L
Capital Costs	☐	☒	☐
O&M Costs	☐	☐	☒
Maintenance	☐	☐	☒
Training	☐	☐	☒
Staffing	☐	☐	☒
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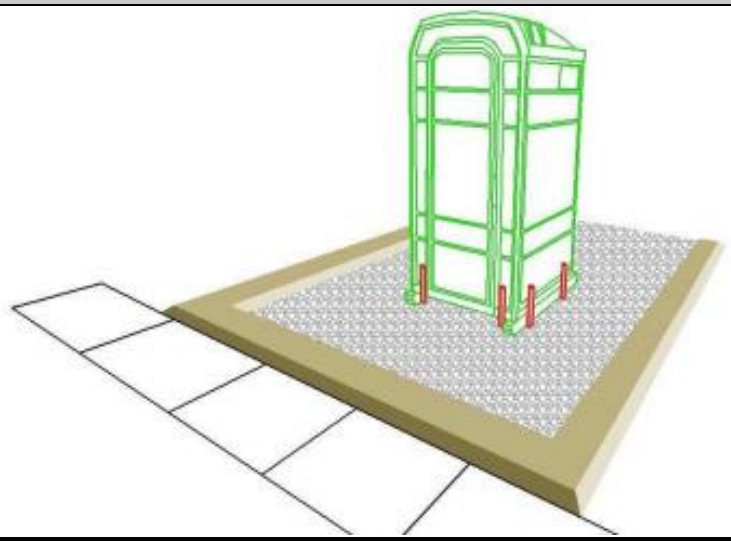
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EXHIBIT A

BMP: Portable Toilets — PT



Description:

Temporary on-site sanitary facilities for construction personnel.

Application:

All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

Installation / Application Criteria:

- Locate portable toilets at least 10 feet from any storm water conveyance, inlet, curb and gutter, or conduit to a waterway
- If it is not possible to maintain at least 10 feet of separation, additional controls such as secondary containment, additional surface preparation, or berms may be needed
- Portable toilets should be secured so they will not tip over

Limitations:

No limitations

Maintenance:

- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection
- Regular waste collection should be arranged with licensed service
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval

Objectives

☒ Housekeeping Practices
☒ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Targeted Pollutants

H	M	L	
☐	☐	☒	Sediment
☐	☐	☒	Nutrients
☐	☐	☒	Heavy Metals
☒	☐	☐	Toxic Materials
☐	☐	☒	Oil & Grease
☐	☐	☒	Floatable Materials
☒	☐	☐	Bacteria & Viruses
☒	☐	☐	Other Waste

Implementation Requirements

H	M	L	
☐	☒	☐	Capital Costs
☐	☒	☐	O&M Costs
☐	☒	☐	Maintenance
☐	☐	☒	Training
☐	☐	☒	Staffing
☐	☐	☒	Administrative

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EXHIBIT A

BMP: Riprap RR



Description:

Riprap is a permanent, erosion-resistant protective layer made of loose stones. It is intended to protect soil from erosion in areas of concentrated runoff. Riprap may also be used to stabilize slopes that are unstable because of seepage problems.

Application:

- Riprap is normally used at locations where erosive forces from water flow exceed the ability of the soil or vegetative cover to resist those forces
- Riprap can be used for pipe outlet protection, channel lining, scour protection, etc.
- Riprap is commonly used for wave protection on lakes

Installation / Application Criteria:

- For slopes steeper that 2:1, consider using materials other than riprap for erosion protection
- If riprap is being planned for the bottom of a permanently flowing channel, the bottom can be modified to enhance fish habitat. This can be done by construction riffles and pools which simulate natural conditions
- When working within flowing streams, measures should be taken to prevent excessive turbidity and erosion during construction. Bypassing base flows or temporarily blocking base flows are two possible methods. Work should be done during a period of low flow.

In designing riprap consider the following:

- Use durable rock, such as granite, and a variety or rock sizes
- The thickness of riprap layers should be at least 1.25 times the max stone diameter
- Filter material is usually required between riprap and the underlying soil surface

Limitations:

- Riprap may be unstable on very steep slopes
- The placement of a riprap in streams requires a state stream alteration permit

Maintenance:

- Riprap should be inspected annually and after major storms
- If riprap has been damaged, repairs should be made promptly to prevent a progressive failure
- If repairs are needed repeatedly at one location, the site should be evaluated to see if original design conditions have changed

Objectives

☐ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☒ Protect Slopes/Channels
☐ Control Site Perimeter
☒ Control Internal Erosion

Targeted Pollutants

	H	M	L
☒☐☐ Sediment			
☐☐☒ Nutrients			
☐☐☒ Heavy Metals			
☐☐☒ Toxic Materials			
☐☐☒ Oil & Grease			
☐☐☒ Floatable Materials			
☐☐☒ Bacteria & Viruses			
☐☐☒ Other Waste			

Implementation Requirements

	H	M	L
☐☐☐ Capital Costs			
☐☐☐ O&M Costs			
☐☐☐ Maintenance			
☐☐☐ Training			
☐☐☐ Staffing			
☐☐☐ Administrative			

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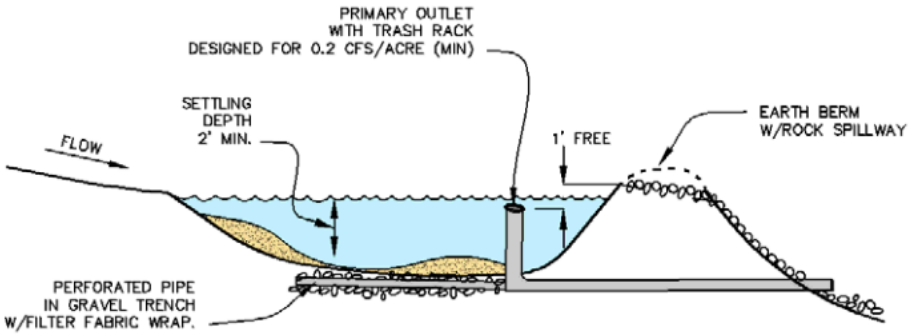
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EXHIBIT A

BMP: Sediment Basin — SB



Description:

A pond created by excavation or construction of an embankment designed to retain or detain runoff sufficiently to allow excessive sediment to settle.

Application:

- At the outlet of all disturbed watersheds 10 acres or larger
- At the outlet of smaller disturbed watersheds, as necessary
- Where post construction detention basins will be located

Installation / Application Criteria:

- Design basin for site specific location, maintain effective flow length 2 times width
- Excavate basin or construct compacted berm containment; ensure no downgradient hazard if failure should occur. (Provide minimum of 67 cy. per acre of drainage area)

Limitations:

- Should be sized based on anticipated runoff, sediment loading and drainage area size
- May require silt fence at outlet for entrapment of very fine silts and clays
- May require safety fencing to prevent public access
- Height restrictions for embankments is regulated by Utah Division of Dam Safety

Maintenance:

- Inspect after each rainfall event and at a minimum of once every two weeks
- Repair any damage to berm, spillway or sidewalls
- Remove accumulated sediment as it reaches 2/3 height of available storage
- Check outlet for sedimentation/erosion of downgradient area and remediate as necessary. Install silt fence if sedimentation is apparent

Objectives

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☒ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☒	☐	☐
Nutrients	☐	☐	☒
Heavy Metals	☐	☐	☒
Toxic Materials	☐	☒	☐
Oil & Grease	☐	☐	☒
Floatable Materials	☐	☒	☐
Bacteria & Viruses	☐	☐	☒
Other Waste	☐	☐	☒

Implementation Requirements

	H	M	L
Capital Costs	☒	☐	☐
O&M Costs	☐	☒	☐
Maintenance	☐	☒	☐
Training	☐	☐	☒
Staffing	☐	☐	☒
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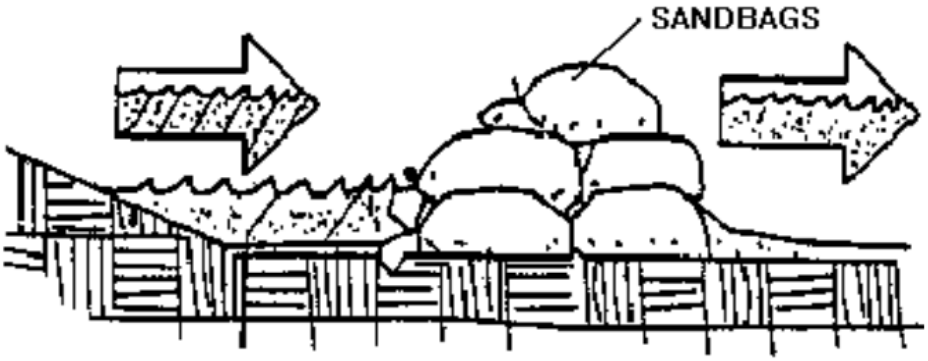
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EXHIBIT A

BMP: Sand Bag Barrier — SBB



Description:

Stacking sand bags along a level contour creates a barrier which detains sediment-laden water, ponding water upstream of the barrier and promoting sedimentation.

Application:

- Along the perimeter of the site
- May be used in drainage areas up to 5 acres
- Along streams and channels
- Across swales with small catchments
- Around temporary spoil areas
- Below the toe of a cleared slope

Installation / Application Criteria:

- Install along a level contour
- Base of sand bag barrier should be at least 48" wide
- Height of sand bag barrier should be at least 18" high
- 4" PVC pipe may be installed between the top layer of sand bags to drain large flood flows
- Provide area behind barrier for runoff to pond and sediment to settle
- Place below to toe of a slope
- UV resistant bags should be used

Limitations:

- Sand bags are more expensive than other barriers, but also more durable
- Burlap should not be used

Maintenance:

- Inspect after each rain event and a minimum of once every two weeks
- Reshape or replace damaged sand bags immediately
- Remove buildup of sediment

Objectives

☐ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☒ Protect Slopes/Channels
☒ Control Site Perimeter
☒ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☒	☐	☐
Nutrients	☐	☐	☒
Heavy Metals	☐	☐	☒
Toxic Materials	☐	☐	☒
Oil & Grease	☐	☐	☒
Floatable Materials	☐	☐	☒
Bacteria & Viruses	☐	☐	☒
Other Waste	☐	☐	☒

Implementation Requirements

	H	M	L
Capital Costs	☒	☐	☐
O&M Costs	☐	☐	☒
Maintenance	☐	☐	☒
Training	☐	☐	☒
Staffing	☐	☐	☒
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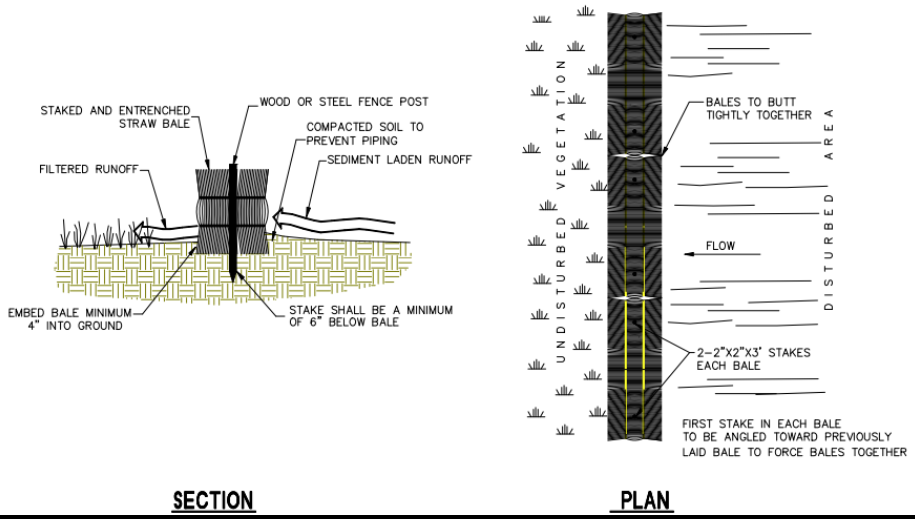
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EXHIBIT A

BMP: Straw Bale Barrier — SBB



SECTION PLAN

Description:

Temporary sediment barrier consisting of a row of entrenched and anchored straw bales.

Application:

- Perimeter Control: place barrier at downgradient limits of disturbance
- Sediment Barrier: place barrier at toe of slope or soil stockpile
- Protection of Existing Waterways: place barrier at top of stream bank
- Inlet Protection

Installation / Application Criteria:

- Excavate a 4" minimum deep trench along contour line, i.e., parallel to slope, removing all grass and other material that may allow underflow
- Place bales in trench with ends tightly abutting; fill any gaps by wedging loose straw into openings
- Anchor each bale and compact to prevent piping; backing on uphill side to be built up 4" above ground at the barrier

Limitations:

- Recommended maximum area of 0.5 acre per 100' of barrier
- Recommended maximum upgradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Maximum duration of use is 6 months

Maintenance:

- Inspect immediately after any rainfall event and at least daily during prolonged rainfall
- Look for runoff bypassing ends of barriers or undercutting barriers
- Repair or replace damaged areas of the barrier and remove accumulated sediment
- Realign bales as necessary to provide continuous barrier and fill gaps
- Recompact soil around barrier as necessary to prevent piping

Objectives

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

Targeted Pollutants

H	M	L	
☒	☐	☐	Sediment
☐	☐	☒	Nutrients
☐	☐	☒	Heavy Metals
☐	☐	☒	Toxic Materials
☐	☐	☒	Oil & Grease
☐	☐	☒	Floatable Materials
☐	☐	☒	Bacteria & Viruses
☐	☐	☒	Other Waste

Implementation Requirements

H	M	L	
☐	☒	☐	Capital Costs
☐	☐	☒	O&M Costs
☐	☒	☐	Maintenance
☐	☐	☒	Training
☐	☐	☒	Staffing
☐	☐	☒	Administrative

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EXHIBIT A

BMP: Street Cleaning — SC





Description:

Prevent sediment from entering storm water by sweeping the streets near construction activities.

Application:

- Useful for any paved streets near construction sites where sediment is blown, tracked, or spilled onto the streets

Installation / Application Criteria:

- The equipment used should be appropriate for the conditions. Vacuum sweepers work more effectively when the area is dry. Brush sweepers work better when the sediment is wet or stuck to the surface
- Mechanical equipment should be operated and maintained according to the manufacturer's recommendations

Limitations:

- Is labor and equipment intensive
- May cause dust

Maintenance:

The street should be checked daily for any sediment deposits. Street sweeping should be implemented whenever sediment from construction activity is found on the streets.

Objectives

☒ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
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☒ Control Site Perimeter
☐ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☒	☐	☐
Nutrients	☐	☐	☒
Heavy Metals	☐	☐	☒
Toxic Materials	☐	☐	☒
Oil & Grease	☐	☐	☒
Floatable Materials	☐	☐	☒
Bacteria & Viruses	☐	☐	☒
Other Waste	☐	☐	☒

Implementation Requirements

	H	M	L
Capital Costs	☐	☐	☒
O&M Costs	☐	☒	☐
Maintenance	☒	☐	☐
Training	☐	☐	☒
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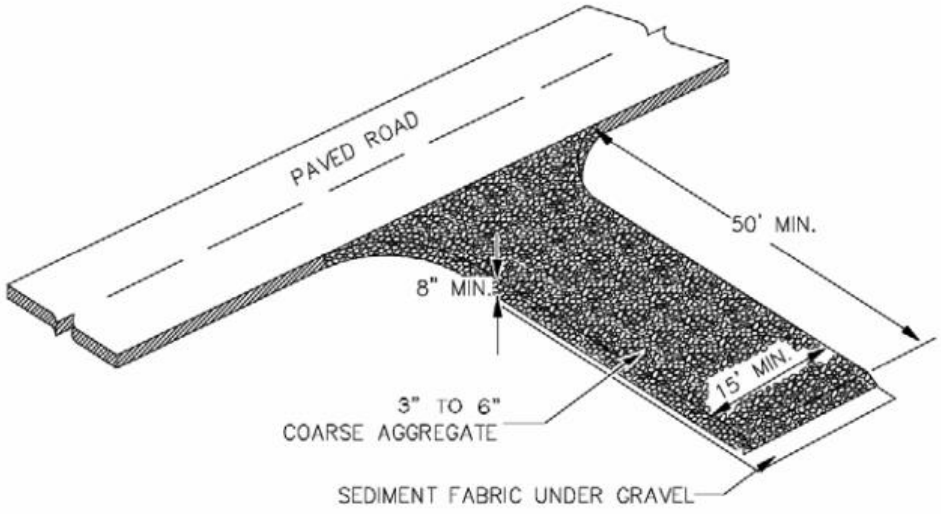
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Lehi, UT 84043

Materials Adapted from Salt Lake County Engineering Division Guidance Document and Other Sources

EXHIBIT A

BMP: Stabilized Construction Entrance — SCE



Description:

A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surfaces.

Application:

At any point of ingress and egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

Installation / Application Criteria:

- Clear and grub area and grade to provide maximum slope of 2%
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months
- Place coarse aggregate, 3-6 inches in size, to a minimum depth of 8 inches

Limitations:

- Requires periodic top dressing with additional stones
- Should be used in conjunction with street sweeping on adjacent public right-of-way

Maintenance:

- Inspect daily for loss of gravel or sediment buildup
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling
- Repair entrance and replace gravel as required to maintain control in good working condition
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways

Objectives

☒ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☒ Control Site Perimeter
☐ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☒	☐	☐
Nutrients	☐	☐	☒
Heavy Metals	☐	☐	☒
Toxic Materials	☐	☐	☒
Oil & Grease	☐	☐	☒
Floatable Materials	☐	☐	☒
Bacteria & Viruses	☐	☐	☒
Other Waste	☐	☐	☒

Implementation Requirements

	H	M	L
Capital Costs	☐	☒	☐
O&M Costs	☐	☒	☐
Maintenance	☐	☒	☐
Training	☐	☐	☒
Staffing	☐	☐	☒
Administrative	☐	☐	☒

H=High **M**=Medium **L**=Low

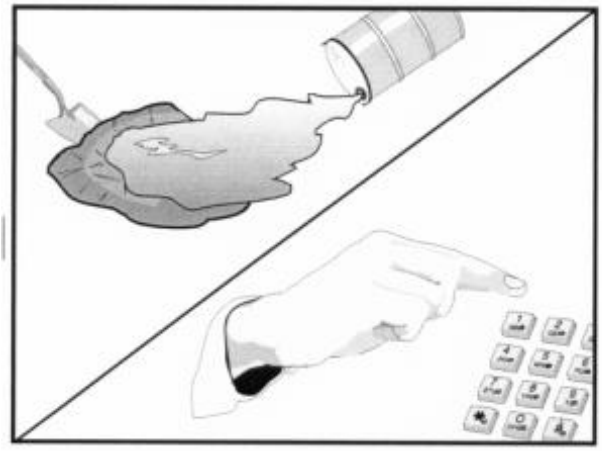
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EXHIBIT A

BMP: Spill Clean-Up — SCU





Standard Symbol

BMP Objectives

- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Storm Water Management
- Materials and Waste Management

Description:

Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

Application:

All sites

General:

- Store controlled materials within a storage area
- Educate personnel on prevention and clean-up
- Designate an Emergency Coordinator responsible for providing spill response
- Maintain a supply of clean-up equipment on-site as well as a list of response agencies with phone numbers

Methods:

- Clean-up spills/leaks immediately and remediate cause
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL
- Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste
- Document all spills with date, location, substance, volume, actions taken, and other pertinent data
- Contact local fire department and state division of environmental response and remediation for any spill of reportable quantity

Objectives

☒ Housekeeping Practices
☒ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☐	☐	☒
Nutrients	☐	☐	☒
Heavy Metals	☐	☐	☒
Toxic Materials	☒	☐	☐
Oil & Grease	☐	☒	☐
Floatable Materials	☐	☐	☒
Bacteria & Viruses	☐	☐	☒
Other Waste	☐	☐	☒

Implementation Requirements

	H	M	L
Capital Costs	☐	☒	☐
O&M Costs	☐	☐	☒
Maintenance	☐	☐	☒
Training	☒	☐	☐
Staffing	☐	☐	☒
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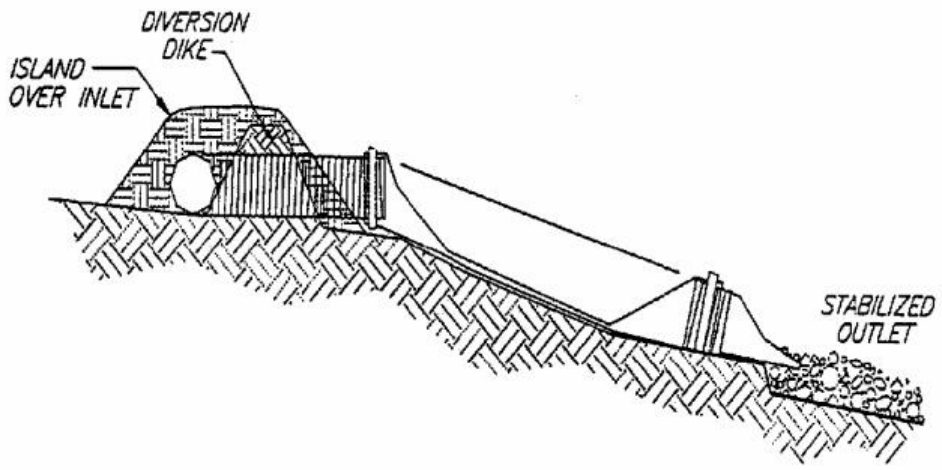
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EXHIBIT A

BMP: Slope Drain — SD



Description:

A temporary pipe or lined channel that drains the top of a slope to a stable discharge point at the bottom of a slope without causing erosion.

Application:

- Where concentrated flow or surface runoff must be conveyed down a slope in order to prevent erosion
- Emergency spillway for a sediment basin

Installation / Application Criteria:

- Secure inlet and surround with dikes to prevent gully erosion, and anchor pipe to slope
- Size to convey at least the peak of a 10-year storm event
- Stabilize outlet (See Outlet Protection BMP)

Limitations:

- Maximum drainage area per slope drain is 5 acres
- Clogged slope drains will force water around the pipe and cause slope erosion
- Dissipation of high flow velocities at the pipe outlet is required to avoid downstream erosion
- Failure can result in flooding and severe erosion

Maintenance:

- Structure must be inspected weekly and after storms
- Inlet must be protected from undercutting and no water should circumvent the entry
- Outlet should not produce erosion; velocity dissipators must be maintained
- Pipe anchors must be checked to ensure that the pipe remains anchored to the slope

Objectives

☐ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☒ Protect Slopes/Channels
☐ Control Site Perimeter
☒ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☒	☐	☐
Nutrients	☐	☐	☒
Heavy Metals	☐	☐	☒
Toxic Materials	☐	☐	☒
Oil & Grease	☐	☐	☒
Floatable Materials	☐	☐	☒
Bacteria & Viruses	☐	☐	☒
Other Waste	☐	☐	☒

Implementation Requirements

	H	M	L
Capital Costs	☒	☐	☐
O&M Costs	☐	☐	☒
Maintenance	☐	☒	☐
Training	☐	☐	☒
Staffing	☐	☐	☒
Administrative	☐	☐	☒

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EXHIBIT A

BMP: Storm Drain Flushing — SDF



Description:

A storm drain is "flushed" with water to suspend and remove deposited materials. Flushing is particularly beneficial for storm drain pipes with grades too flat to be self-scouring. Flushing helps ensure pipes convey design flows and remove pollutants from the storm drain system.

Approach:

- Locate reaches of storm drain with deposit problems and develop a flushing schedule that keeps the pipe clear of excessive buildup
- Whenever possible, flushed effluent should be collected, decanted, evaporated, and disposed of in a landfill

Limitations:

- Most effective in small diameter pipes (36-inch diameter pipe or less, depending on water supply and sediment collection capacity)
- Water source must be available
- May have difficulty finding downstream area to collect sediments
- Requires liquid/sediment disposal

Objectives

☒ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☒	☐	☐
Nutrients	☐	☒	☐
Heavy Metals	☐	☒	☐
Toxic Materials	☐	☐	☒
Oil & Grease	☐	☐	☒
Floatable Materials	☐	☐	☒
Bacteria & Viruses	☒	☐	☐
Other Waste	☐	☒	☐

Implementation Requirements

	H	M	L
Capital Costs	☐	☒	☐
O&M Costs	☒	☐	☐
Maintenance	☐	☐	☒
Training	☐	☒	☐
Staffing	☒	☐	☐
Administrative	☐	☐	☒

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EXHIBIT A

BMP: Storm Drain System Signs — SDSS



Description:

Stenciling of the storm drain system (inlets, catch basins, channels, and creeks) with prohibitive language/graphic icons discourages the illegal dumping of unwanted materials.

Approach:

- Create a volunteer work force to stencil storm drain inlets
- An important aspect of a stenciling program is the distribution of informational flyers that educate the neighborhood (business and residential) about stormwater pollution, the storm drain system, and the watershed. The flyers should also provide information on alternatives such as recycling, household hazardous waste disposal, and safer products
- Because a stenciling program primarily involves volunteer services, liability release forms and volunteer identification notices should also be administered
- Readability of stencils is critical to their effectiveness. Wherever possible, stencils should be painted on a smooth surface such as cement, as opposed to asphalt
- Use municipal staff to erect signs near drainage channels and creeks
- An effectively implemented stenciling program encourages change in personal behavior and helps minimize non-point source pollutants from entering the storm drain system. An additional benefit is that waste and catch basin maintenance is minimized through the reduction of disposed materials into storm drain inlets. Finally, a well implemented stenciling program encourages the use of household hazardous waste collection and used oil recycling programs

Limitations:

- Private property access limits stenciling to publicly owned areas
- Program is highly dependent on volunteer response
- Storm drain inlets that are physically blocked will be missed or require follow-up
- High traffic/commercial/industrial zones are the responsibility of city staff
- Ongoing maintenance is needed to maintain readable signs

Objectives

☒ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☐	☐	☒
Nutrients	☐	☒	☐
Heavy Metals	☐	☐	☒
Toxic Materials	☒	☐	☐
Oil & Grease	☐	☒	☐
Floatable Materials	☐	☒	☐
Bacteria & Viruses	☐	☐	☒
Other Waste	☒	☐	☐

Implementation Requirements

	H	M	L
Capital Costs	☐	☐	☒
O&M Costs	☐	☒	☐
Maintenance	☐	☐	☒
Training	☐	☒	☐
Staffing	☐	☐	☒
Administrative	☐	☐	☒

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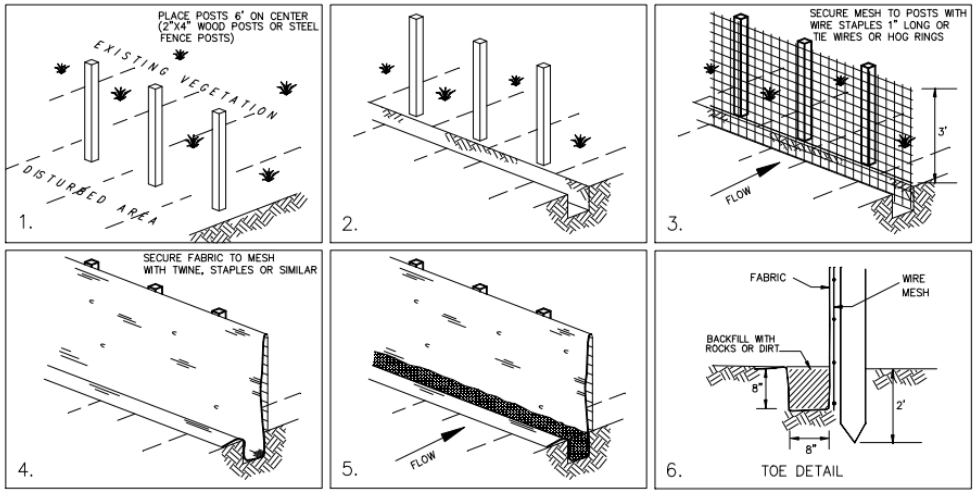
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EXHIBIT A

BMP: Silt Fence — SF



Description:

A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.

Application:

- Perimeter control: place barrier at downgradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier at top of stream bank
- Inlet protection: place fence surrounding catch basins

Installation / Application Criteria:

- Place posts 6' apart on center along contour (or use preassembled unit) and drive 2' minimum into ground. Excavate an anchor trench immediately up gradient of posts
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench
- Backfill trench over fabric to anchor
- Fabric must have 85% minimum sediment removal efficiency

Limitations:

- Recommended maximum drainage area of 0.5 acres per 100 feet
- Recommended maximum upgradient slope length of 150'
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

Maintenance:

- Inspect immediately after any rainfall and at least daily during prolonged rainfall
- Look for runoff bypassing ends of barriers or undercutting barriers
- Repair or replace damaged areas of the barrier and remove accumulated sediment
- Re-anchor fence as necessary to prevent shortcutting
- Remove accumulated sediment when it reaches ½ the height of the fence

Objectives

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☒	☐	☐
Nutrients	☐	☐	☒
Heavy Metals	☐	☐	☒
Toxic Materials	☐	☐	☒
Oil & Grease	☐	☐	☒
Floatable Materials	☐	☐	☒
Bacteria & Viruses	☐	☐	☒
Other Waste	☐	☐	☒

Implementation Requirements

	H	M	L
Capital Costs	☐	☒	☐
O&M Costs	☐	☒	☐
Maintenance	☐	☒	☐
Training	☐	☐	☒
Staffing	☐	☐	☒
Administrative	☐	☐	☒

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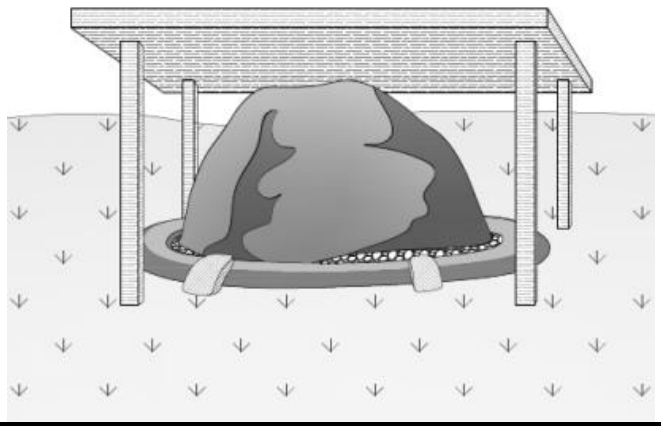
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EXHIBIT A

BMP: Stockpile Management — SM



Description:

Proper storage and management practices for stockpiles will reduce the potential for these materials to discharge into waterways.

Application:

Construction sites with stockpiles material.

Installation / Application Criteria:

- Locate stockpiles a least 100 feet from any storm water conveyance
- Follow CGP and air quality permit requirements for managing material stockpiles and minimizing dust generation
- Locate stockpiles on permeable surfaces where possible
- Do not stockpile materials in areas subject to ponding or standing water
- Use perimeter controls such as berms, fiber rolls, gravel bags, etc. to protect stockpiles from stormwater run-on and to minimize potential sediment discharges
- Water soluble materials (e.g., salt or lime) must not be stockpiled uncovered. Soluble chemicals must be stored indoors, or at a minimum fully covered with plastic sheeting, tarps, or other suitable protection at all times to prevent contact with precipitation and stormwater runoff
- Treated wood stockpiles shall be stored off the ground surface and covered to minimize exposure to precipitation and stormwater runoff
- Do not hose down or sweep waste stockpile materials into any waterway or stormwater conveyance
- Limit quantities of materials stockpiled onsite at any given time. Material should be staged and ordered in quantities that minimize the amount stored onsite

Maintenance:

- Inspect stockpile protection following material use, following a rain event, and at least biweekly
- Monitor the weather forecast to determine the need to cover stockpiles materials
- Maintain or replace stockpile covers and controls as needed

Objectives

☒ Housekeeping Practices
☒ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☒	☐	☐
Nutrients	☐	☒	☐
Heavy Metals	☐	☐	☒
Toxic Materials	☐	☐	☒
Oil & Grease	☐	☐	☒
Floatable Materials	☐	☐	☒
Bacteria & Viruses	☐	☐	☒
Other Waste	☐	☒	☐

Implementation Requirements

	H	M	L
Capital Costs	☐	☒	☐
O&M Costs	☐	☐	☒
Maintenance	☐	☒	☐
Training	☐	☐	☒
Staffing	☐	☐	☒
Administrative	☐	☐	☒

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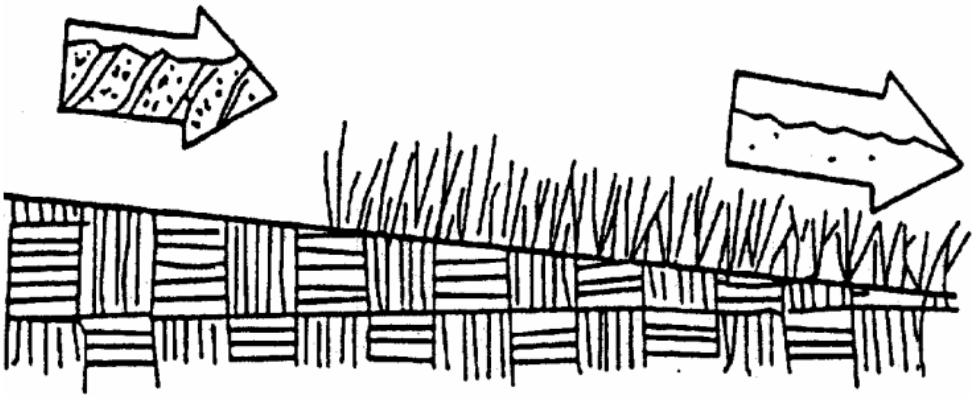
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EXHIBIT A

BMP: Seeding and Planting — SP



Description:

Seeding of grass and plantings of trees, shrubs, vines, and ground covers provide long-term stabilization of soil. In some areas, with suitable climates, grasses can be planted for temporary stabilization.

Application:

- Appropriate for site stabilization both during construction and post-construction
- Any graded/cleared areas where construction activities have ceased
- Open space cut and fill areas
- Steep slopes, spoil piles, vegetated swales, landscape corridors, stream banks. Use in conjunction with matting, mulch, or blanketing where appropriate.

Installation / Application Criteria:

Types of vegetation, site and seedbed preparation, planting time, fertilization and water requirement should be considered for each application.

Grasses:

- Ground preparations: fertilize and mechanically stabilize the soil
- Tolerant of short-term temperature extremes and waterlogged soil composition
- Appropriate soil conditions: shallow soil base, good drainage, slope 2:1 or flatter
- Mowing, irrigating, and fertilizing are vital for promoting vigorous grass growth

Trees and Shrubs:

- Selection criteria: vigor, species, size, shape, and wildlife food source
- Soil conditions: select species appropriate for soil, drainage, and acidity
- Other factors: wind/exposure, temperature extremes, and irrigation needs

Vines and Ground Covers:

- Ground preparation: lime and fertilizer preparation
- Use proper seeding rates
- Appropriate soil conditions: drainage, acidity, and slopes
- Generally avoid species requiring irrigation

Objectives

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☐ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☒	☐	☐
Nutrients	☐	☒	☐
Heavy Metals	☐	☐	☒
Toxic Materials	☐	☒	☐
Oil & Grease	☐	☐	☒
Floatable Materials	☐	☐	☒
Bacteria & Viruses	☐	☐	☒
Other Waste	☐	☐	☒

Implementation Requirements

	H	M	L
Capital Costs	☐	☒	☐
O&M Costs	☐	☒	☐
Maintenance	☐	☒	☐
Training	☐	☐	☒
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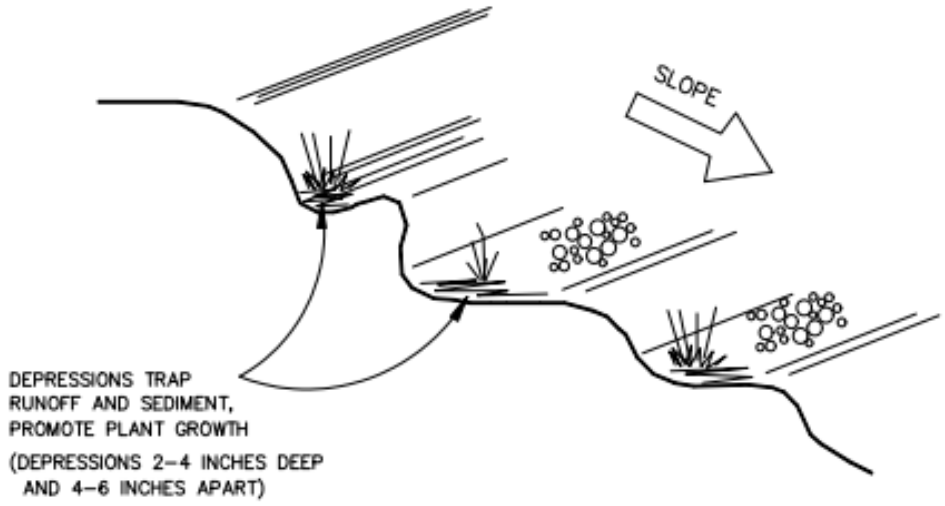
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EXHIBIT A

BMP: Surface Roughening — SR



Description:

Rough preparation of working areas leaving depressions and uneven surfaces. Depressions should be done parallel to contours.

Application:

Surface roughening is appropriate for all construction that will not be receiving impervious cover within 14 days and that will be exposed less than 60 days (seed areas to be open in excess of 60 days).

Installation / Application Criteria:

- Surface should be left in rough condition during initial earthwork activity
- Surfaces that have become smoothed or compacted due to equipment traffic should be roughened by use of disks, spring harrows, teeth on front end of loader, or similar, operating along the contours of the slope. Tracking (by crawler tractor driving along slope) may also be used to provide depressions parallel to contours
- Avoid compaction of soils during roughening as this inhibits plant growth and promotes storm water runoff. Limit tracked machinery to sandy soil
- Seed or much areas to be exposed in excess of 60 days
- Employ dust controls (see Dust Control Detail Sheet if appropriate)

Limitations:

- Will not withstand heavy rainfall
- Slopes steeper than 2:1 (50%) should be benched (see Benching Detail Sheet)

Maintenance:

- Inspect following any storm event and at a minimum of weekly
- If erosion in the form of rills (small waterways formed by runoff) is evident, perform machine roughening of area
- For vegetated slopes, reseed areas that are bare or have been reworked

Objectives

☐ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☒ Stabilize Disturbed Areas
☒ Protect Slopes/Channels
☐ Control Site Perimeter
☒ Control Internal Erosion

Targeted Pollutants

	H	M	L
☒☐☐ Sediment			
☐☐☒ Nutrients			
☐☐☒ Heavy Metals			
☐☐☒ Toxic Materials			
☐☐☒ Oil & Grease			
☐☐☒ Floatable Materials			
☐☐☒ Bacteria & Viruses			
☐☐☒ Other Waste			

Implementation Requirements

	H	M	L
☐☒☐ Capital Costs			
☐☒☐ O&M Costs			
☐☒☐ Maintenance			
☐☐☒ Training			
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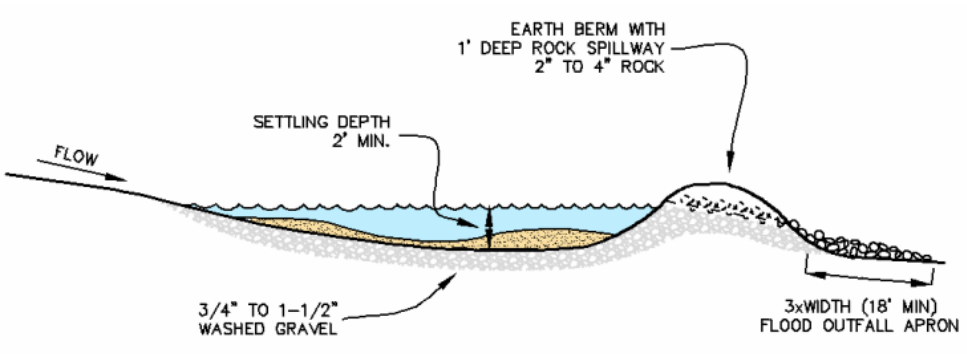
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EXHIBIT A

BMP: Sediment Trap — ST



Description:

A sediment trap is a small excavated or bermed area where runoff from small drainage areas is detained and sediment can settle.

Application:

- Temporary control for runoff from disturbed areas of less than 3 acres
- Temporary control for discharge from diversion dike, surface benching, or other temporary drainage measures

Installation / Application Criteria:

- Design basin for site specific location
- Excavate basin or construct compacted berm containment
- Construct outfall spillway with apron
- Provide downstream silt fence if necessary

Limitations:

- Should be sized based on anticipated runoff, sediment loading, and drainage area size
- May require silt fence at outlet for entrapment of very fine silts and clays

Maintenance:

- Inspect after each rainfall event and at a minimum of once every two weeks
- Repair any damage to berm, spillway, or sidewalls
- Remove accumulated sediment as it reaches 2/3 height of available storage
- Check outlet for sedimentation/erosion of downgradient area and remediate as necessary. Install silt fence if sedimentation is apparent

Objectives

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☒ Control Internal Erosion

Targeted Pollutants

	H	M	L
☒☐☐ Sediment			
☐☐☒ Nutrients			
☐☐☒ Heavy Metals			
☐☒☐ Toxic Materials			
☐☐☒ Oil & Grease			
☐☐☒ Floatable Materials			
☐☐☒ Bacteria & Viruses			
☐☐☒ Other Waste			

Implementation Requirements

	H	M	L
☐☒☐ Capital Costs			
☐☒☐ O&M Costs			
☐☐☒ Maintenance			
☐☐☒ Training			
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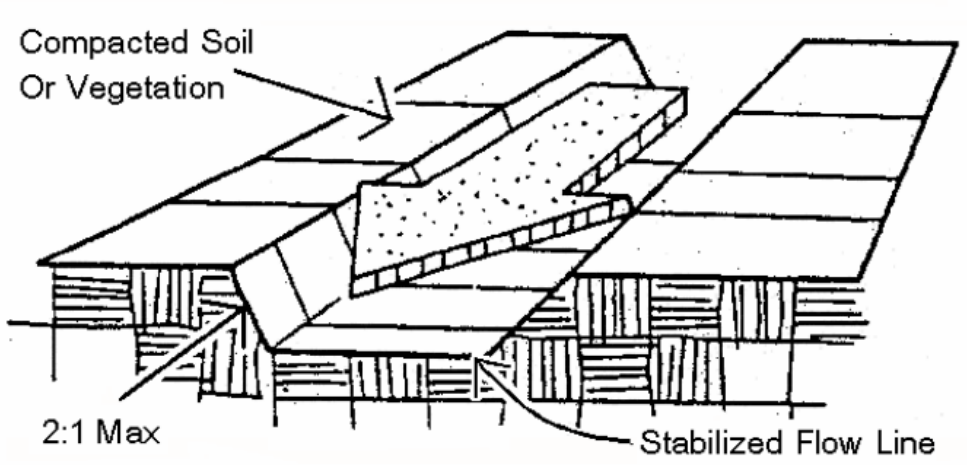
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EXHIBIT A

BMP: Temporary Drains and Swales — TDS



Description:

Temporary drains and swales are used to divert off-site runoff around the construction site or divert runoff from stabilized areas around disturbed areas.

Application:

- Temporary drains and swales are appropriate for diverting upslope runoff around unstabilized or disturbed areas of the construction site
- Prevent slope failures, prevent damage to adjacent property, prevent erosion and transport of sediments into water ways, increases the potential for infiltration, or divert sediment-laden runoff into sediment basins or traps

Installation / Application Criteria:

- Temporary drainage swales will effectively convey runoff and avoid erosion if built properly
- Size temporary drainage swales using local drainage design criteria. A permanent drainage channel must be designed by a professional engineer (see the local drainage design criteria for proper design)
- At a minimum, the drain/swale should conform to predevelopment drainage patterns and capacities
- Construct the drain/swale with an uninterrupted positive grade to a stabilized outlet. Provide erosion protection or energy dissipation measures if the flow out of the drain or swale can reach an erosive velocity

Limitations:

- Temporary drains and swales or any other diversion of runoff should not adversely impact upstream or downstream properties
- Temporary drains and swales must conform to local floodplain management requirements

Maintenance:

- Inspect weekly and after each rainfall event
- Repair any erosion immediately
- Remove any sediment that builds up in the swale and restricts its flow capacity

Objectives

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☒	☐	☐
Nutrients	☐	☐	☒
Heavy Metals	☐	☐	☒
Toxic Materials	☐	☐	☒
Oil & Grease	☐	☐	☒
Floatable Materials	☐	☐	☒
Bacteria & Viruses	☐	☐	☒
Other Waste	☐	☐	☒

Implementation Requirements

	H	M	L
Capital Costs	☐	☒	☐
O&M Costs	☐	☐	☒
Maintenance	☐	☐	☒
Training	☐	☐	☒
Staffing	☐	☐	☒
Administrative	☐	☐	☒

H=High **M**=Medium **L**=Low

LEHI CITY

PIONEERING UTAH'S FUTURE

153 North 100 East
Lehi, UT 84043

Materials Adapted from Salt Lake County Engineering Division Guidance Document and Other Sources

EXHIBIT A

BMP: Temporary and Permanent Seeding — TPS



Description:

Temporary seeding/establishment of short-term cover by application of rapidly germinating seed mix (alternatively hydroseeding may be utilized). Permanent seeding/establishment of final term cover by application of perennial seed mix (alternatively sod may be utilized).

Application:

Disturbed areas that are at final grade and which will not be disturbed by continuing activities on site. Alo areas that are not at final grade, but which will be left untouched in excess of one year.

Recommended Seed Mix:

The recommended seed mix will be dependent on site specific information such as elevation, exposure, soils, water available and topography. Check with the County Extension Service for recommended mixes for site specific conditions:

Utah State University Extension Service

28 E. State Street (Room 20D)

Farmington, Utah 84025

Phone: (801) 451-3412

Limitations:

- Limited to areas that will not be subject to traffic or high usage
- May require irrigation and fertilizer which creates potential for impacting runoff quality
- May only be applied during appropriate planting season, temporary cover is required until that time

Installation:

- Roughen soil to a depth of 2 inches. Add fertilizer, manure, or topsoil as necessary
- Evenly distribute seed using a commonly accepted method such as; breast seeding, drilling, hydroseeding
- Use a seed mix appropriate for soil and location that will provide rapid germination and growth. Check with County for recommended mix and application rate.
- Cover area with mulch if required due to steep slopes or unsuitable weather conditions

Maintenance:

- Provide irrigation as required to establish growth and to maintain plant cover through duration of project
- Reseed as necessary to provide 75% coverage
- Remediate any areas damaged by erosion or traffic
- When 75% coverage is achieved, inspect monthly for damage and remediate as necessary

Objectives

☐ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☒ Stabilize Disturbed Areas
☒ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☒	☐	☐
Nutrients	☒	☐	☐
Heavy Metals	☐	☐	☒
Toxic Materials	☐	☐	☒
Oil & Grease	☐	☐	☒
Floatable Materials	☐	☐	☒
Bacteria & Viruses	☐	☐	☒
Other Waste	☐	☐	☒

Implementation Requirements

	H	M	L
Capital Costs	☐	☒	☐
O&M Costs	☐	☐	☒
Maintenance	☐	☒	☐
Training	☐	☐	☒
Staffing	☐	☐	☒
Administrative	☐	☐	☒

H=High **M**=Medium **L**=Low

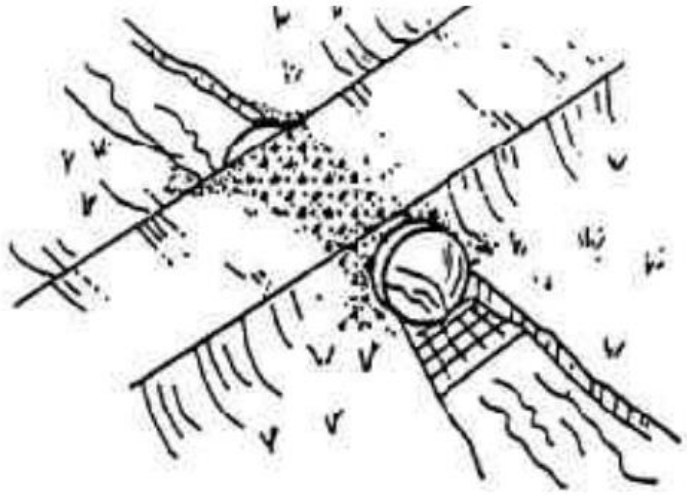
LEHI CITY
PIONEERING UTAH'S FUTURE

153 North 100 East
Lehi, UT 84043

Materials Adapted from Salt Lake County Engineering Division Guidance Document and Other Sources

EXHIBIT A

BMP: Temporary Stream Crossing — TSC



Description:

A temporary access stream crossing is a temporary culvert, ford, or bridge placed across a waterway to provide access for construction purposes for a period of less than one year. Temporary access crossings are not intended to be used to maintain traffic for the general public.

Application:

Temporary stream crossings should be installed at all designated crossings of perennial and intermittent streams on the construction site, as well as for dry channels which may be significantly eroded by construction traffic.

Installation / Application Criteria:

Requires knowledge of stream flows and soil strength and should be designed under the direction of a Utah registered engineer with knowledge of both hydraulics and construction loading requirements for structures.

Limitations:

- May be expensive for a temporary improvement
- Requires other BMPs to minimize soil disturbance during installation and removal
- Fords should only be used in dry weather
- A stream alteration permit may be required, contact the Utah Division of Water Rights before implementation

Maintenance:

- Inspect weekly and after each significant rainfall, including assessment of foundations
- Periodically remove silt from crossings
- Replace lost aggregate from inlets and outlets of culverts

Objectives

☒ Housekeeping Practices
☐ Contain Waste
☒ Minimize Disturbed Areas
☒ Stabilize Disturbed Areas
☒ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Targeted Pollutants

H	M	L	
☒	☐	☐	Sediment
☐	☐	☒	Nutrients
☐	☐	☒	Heavy Metals
☐	☐	☒	Toxic Materials
☐	☒	☐	Oil & Grease
☐	☒	☐	Floatable Materials
☐	☐	☒	Bacteria & Viruses
☐	☐	☒	Other Waste

Implementation Requirements

H	M	L	
☐	☒	☐	Capital Costs
☐	☐	☒	O&M Costs
☐	☒	☐	Maintenance
☐	☐	☒	Training
☐	☐	☒	Staffing
☐	☐	☒	Administrative

H=High **M**=Medium **L**=Low

LEHI CITY
PIONEERING UTAH'S FUTURE

153 North 100 East
Lehi, UT 84043

Materials Adapted from Salt Lake County Engineering Division Guidance Document and Other Sources

EXHIBIT A

BMP: Vehicle and Equipment Cleaning — VEC



Description:

Prevent or reduce the discharge of pollutants to storm water from vehicle and equipment cleaning by using off-site facilities, washing in designated and contained areas only, eliminating discharges to the storm drain by infiltrating or recycling the wash water, and/or training employees and subcontractors.

Installation / Application Criteria:

- Use off-site commercial washing businesses as much as possible. Washing vehicles and equipment outdoors or in areas where wash water flows onto paved surfaces or into drainage pathways can pollute storm water. If you wash large numbers of vehicles or pieces of equipment, consider conducting this work at an off-site commercial business. These businesses are better equipped to handle and dispose of the wash waters properly. Performing this work off-site can also be economical by eliminating the need for a separate washing operation at your site.
- If washing must occur on-site, use designated, bermed wash areas to prevent wash water contact with storm water, creeks, rivers, and other water bodies. The wash area can be sloped for wash water collection and subsequent infiltration into the ground.
- Use as little water as possible to avoid having to install erosion and sediment controls for the wash area. Use phosphate-free biodegradable soaps. Educate employees and subcontractors on pollution prevention measures. Do not permit steam cleaning on-site. Steam cleaning can generate significant pollutant concentrations.

Limitations:

- Even phosphate-free, biodegradable soaps have been shown to be toxic to fish before the soap degrades
- Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance

Maintenance:

- Minimal, some berm repair may be necessary

Objectives

☒ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☒ Control Site Perimeter
☒ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☐	☐	☒
Nutrients	☐	☐	☒
Heavy Metals	☐	☐	☒
Toxic Materials	☐	☒	☐
Oil & Grease	☐	☒	☐
Floatable Materials	☐	☐	☒
Bacteria & Viruses	☐	☐	☒
Other Waste	☐	☐	☒

Implementation Requirements

	H	M	L
Capital Costs	☐	☒	☐
O&M Costs	☐	☐	☒
Maintenance	☐	☒	☐
Training	☐	☐	☒
Staffing	☐	☐	☒
Administrative	☐	☐	☒

H=High **M**=Medium **L**=Low

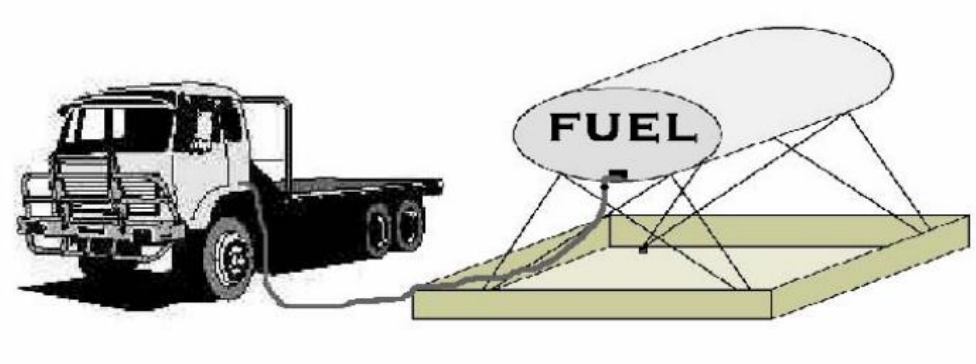
LEHI CITY
PIONEERING UTAH'S FUTURE

153 North 100 East
Lehi, UT 84043

Materials Adapted from Salt Lake County Engineering Division Guidance Document and Other Sources

EXHIBIT A

BMP: Vehicle and Equipment Fueling — VEF



Description:

Prevent fuel spills and leaks and reduce their impacts to storm water by using offsite facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors.

Installation / Application Criteria:

- Use off-site fueling stations as much as possible. Fueling vehicles and equipment outdoors or in areas where fuel may spill/leak onto paved surfaces or into drainage pathways can pollute storm water. If you fuel a large number of vehicles or pieces of equipment, consider using an off-site fueling station. These businesses are better equipped to handle fuel and spills properly. Performing this work off-site can also be economical by eliminating the need for a separate fueling area at your site.
- If fueling must occur on-site, use designated areas, located away from drainage courses, to prevent the run on of storm water and the runoff of spills. Discourage "topping-off" of fuel tanks.
- Always use secondary containment, such as a drain pan or drop cloth, when fueling to catch spills/leaks. Place a stockpile of spill cleanup materials where it will be readily accessible. Use adsorbent materials on small spills rather than hosing down or burying the spill. Remove the adsorbent materials promptly and dispose of properly.
- Carry out all Federal and State requirements regarding stationary above ground storage tanks. (40 CF Sub. J) Avoid mobile fueling of mobile construction equipment around the site; rather, transport the equipment to designated fueling area. With the exception of tracked equipment such as bulldozers and perhaps forklifts, most vehicles should be able to travel to a designated area with little lost time. Train employees and subcontractors in proper fueling and cleanup procedures.

Limitations:

Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance.

Maintenance:

- Keep ample supplies of spill cleanup materials on-site
- Inspect fueling areas and storage tanks on a regular schedule

Objectives

- ☒ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☐	☐	☒
Nutrients	☐	☐	☒
Heavy Metals	☐	☐	☒
Toxic Materials	☐	☒	☐
Oil & Grease	☐	☒	☐
Floatable Materials	☐	☐	☒
Bacteria & Viruses	☐	☐	☒
Other Waste	☐	☐	☒

Implementation Requirements

	H	M	L
Capital Costs	☐	☒	☐
O&M Costs	☐	☐	☒
Maintenance	☐	☒	☐
Training	☐	☒	☐
Staffing	☐	☐	☒
Administrative	☐	☐	☒

H=High **M**=Medium **L**=Low

LEHI CITY

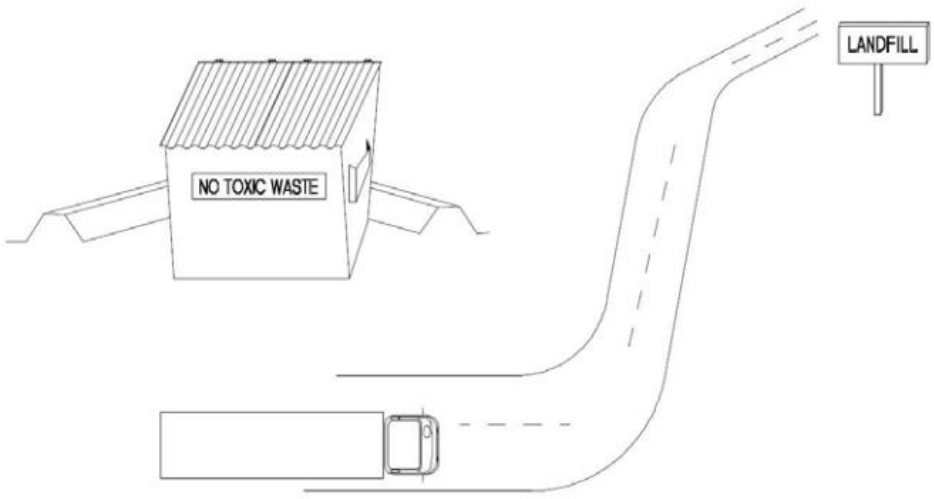
PIONEERING UTAH'S FUTURE

153 North 100 East
Lehi, UT 84043

Materials Adapted from Salt Lake County Engineering Division Guidance Document and Other Sources

EXHIBIT A

BMP: Waste Disposal — WD



Description:

Controlled storage and disposal of solid waste generated by construction activities.

Application:

All construction sites.

Installation / Application Criteria:

- Designate one or several waste collection areas with easy access for construction vehicles and personnel. Ensure no waterways or storm drainage inlets are located near the waste collection areas
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around collection area for impoundment in the case of spills
- Ensure all on site personnel are aware of and utilize designated waste collection area properly and for intended use only (e.g. all toxic, hazardous, or recyclable materials shall be properly disposed of separately from general construction waste)
- Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location. Include regular portable toilet service is water management activities.

Limitations:

On-site personnel are responsible for correct disposal of waste.

Maintenance:

- Discuss waste management procedures at progress meetings
- Collect site trash daily and deposit in containers at designated collection areas
- Randomly check disposed materials for any unauthorized waste (e.g., toxic materials).

Objectives

☒ Housekeeping Practices
☒ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Targeted Pollutants

	H	M	L
Sediment	☐	☐	☐
Nutrients	☐	☐	☐
Heavy Metals	☐	☐	☐
Toxic Materials	☒	☐	☐
Oil & Grease	☐	☒	☐
Floatable Materials	☒	☐	☐
Bacteria & Viruses	☐	☐	☐
Other Waste	☒	☐	☐

Implementation Requirements

	H	M	L
Capital Costs	☒	☐	☐
O&M Costs	☒	☐	☐
Maintenance	☐	☒	☐
Training	☒	☐	☐
Staffing	☐	☐	☒
Administrative	☐	☐	☒

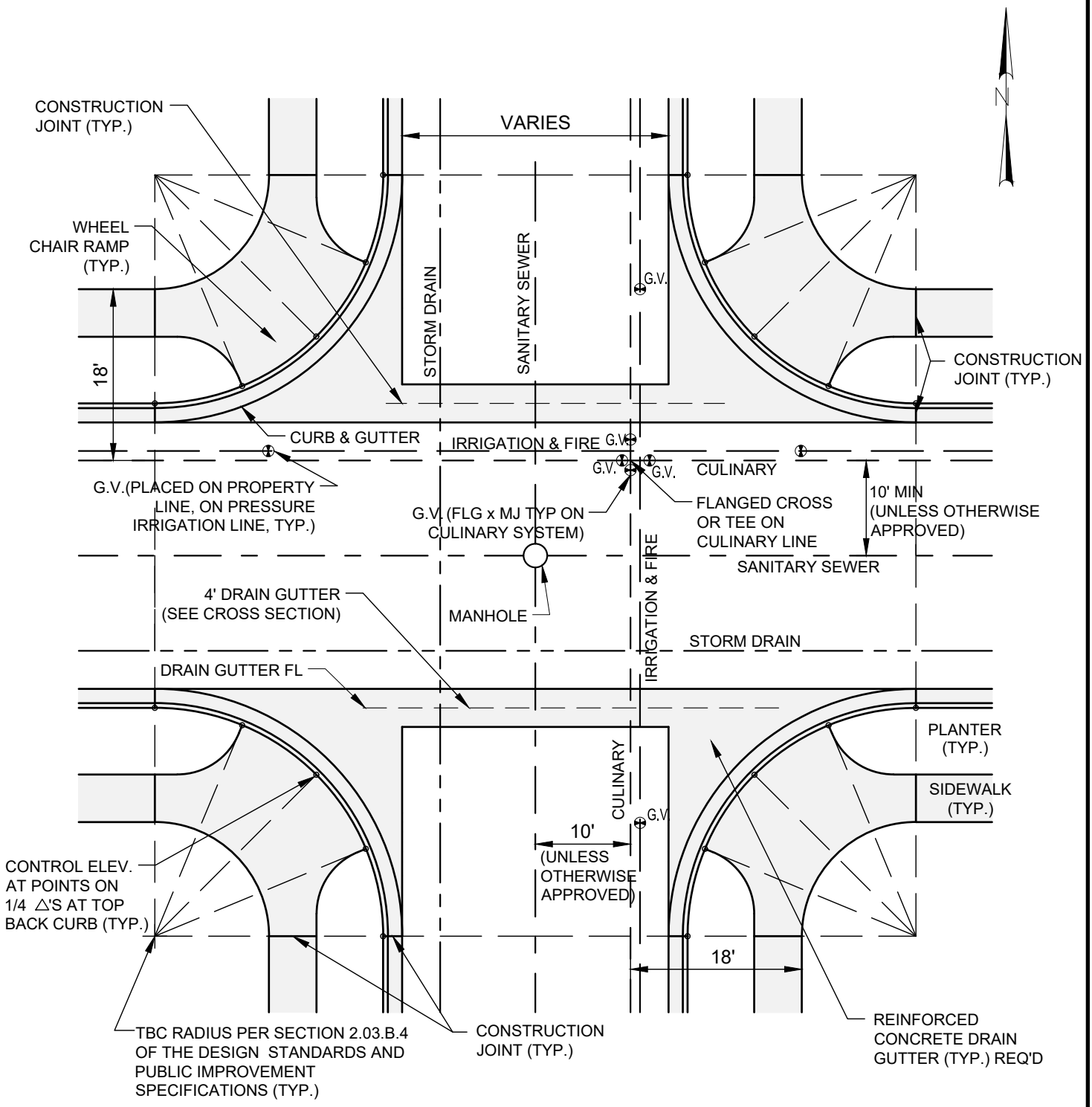
H=High **M**=Medium **L**=Low

LEHI CITY
PIONEERING UTAH'S FUTURE

153 North 100 East
Lehi, UT 84043

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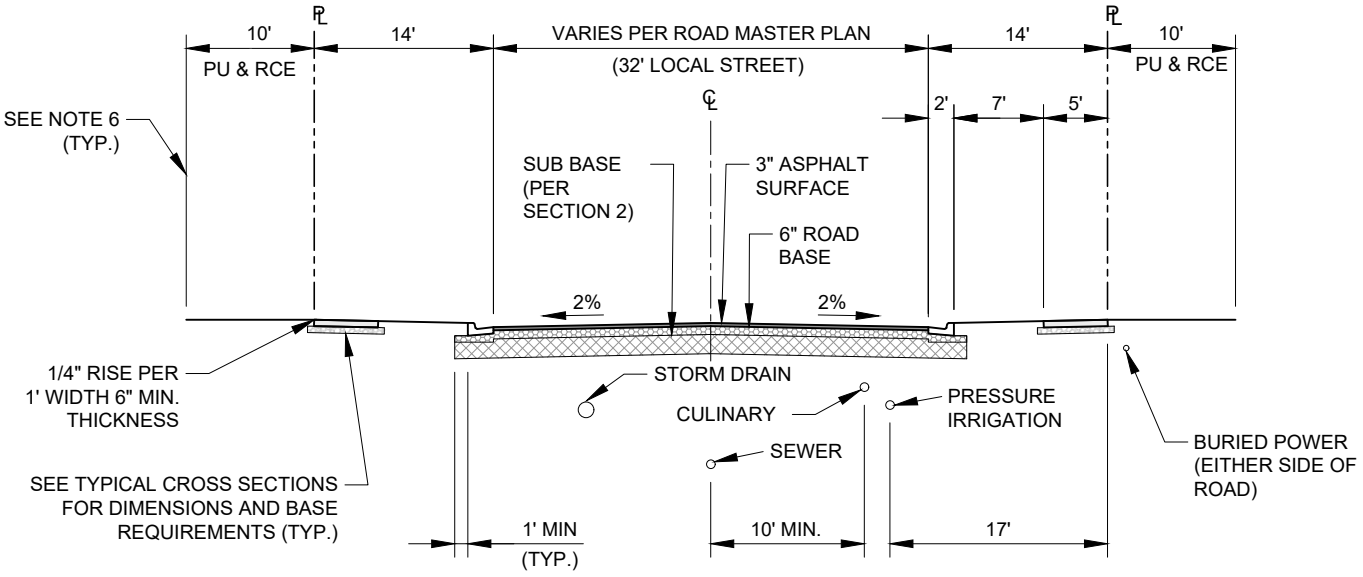
EXHIBIT B



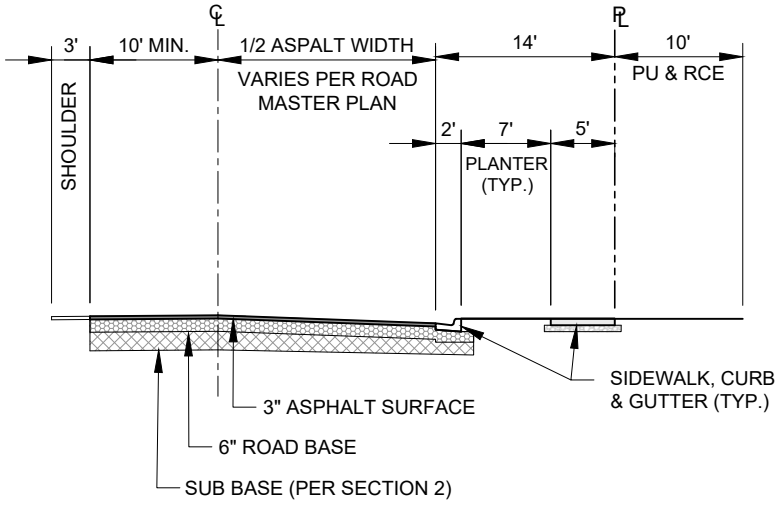
LEHI CITY

LEHI CITY STANDARD DETAIL	
STREET INTERSECTION & UTILITY LOCATION	
RD-01	DATE: JANUARY 20

EXHIBIT B



STANDARD STREET SECTION



HALF WIDTH STREET SECTION

NOTES:

1. VARIANCES TO THE UTILITY LOCATIONS OR CROSS SECTION SHOWN MUST BE APPROVED BY LEHI CITY.
2. SLOPE EASEMENTS REQUIRED FOR CUT OR FILL SLOPES WHICH EXTEND OUTSIDE RIGHT-OF-WAY.
3. SELECT GRAVEL SUBBASE AS REQUIRED BY SECTION 2.
4. FIRE HYDRANTS, BLOWOFFS, MAIL BOXES, ETC. MUST BE PLACED IN PLANTER STRIP OR FOR ROADWAYS WITHOUT PLANTERS, THESE ITEMS MUST BE PLACED BEHIND BACK OF SIDEWALK AS PER APPROPRIATE STANDARD DETAILS.
5. CURB AND SIDEWALK SHALL REMAIN UNOBSTRUCTED.
6. PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENT (PU & RCE).
7. REQUIREMENTS FOR SIDEWALK MAY BE WAIVED FOR DEVELOPMENTS WITHIN LIGHT INDUSTRIAL OR INDUSTRIAL ZONING DISTRICTS OR WITHIN NON-RESENTIAL P.U.D.'S AS DEEMED APPROPRIATE BY THE DEVELOPMENT REVIEW COMMITTEE AND PLANNING COMMISSION.

LEHI CITY

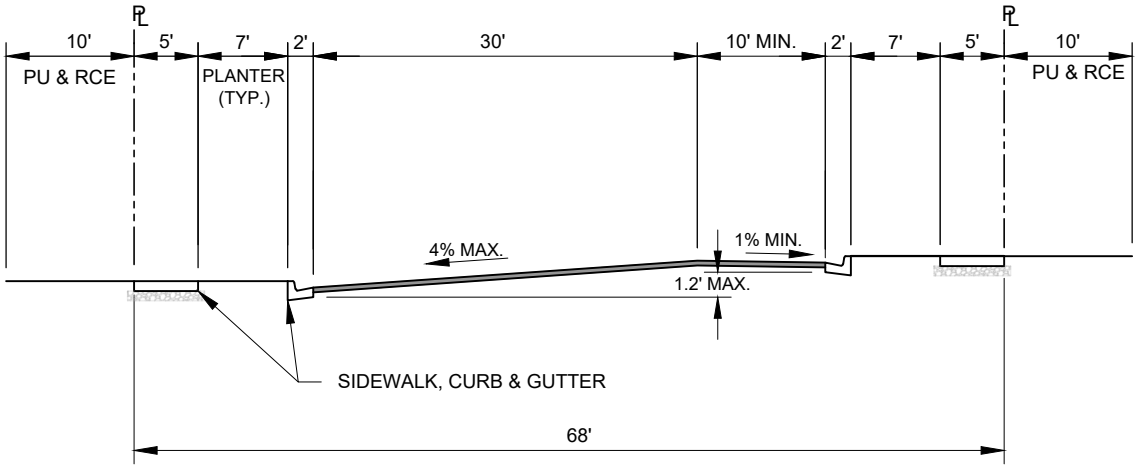
LEHI CITY STANDARD DETAIL

STANDARD STREET CROSS SECTION & UTILITY LOCATIONS

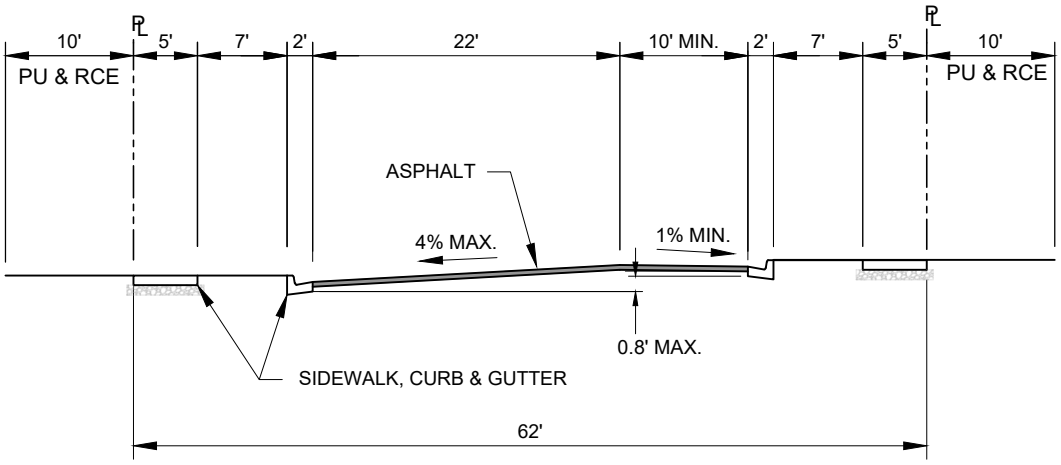
RD-02

DATE: *MAY 2024*

EXHIBIT B



COLLECTOR ROAD



MINOR STREET

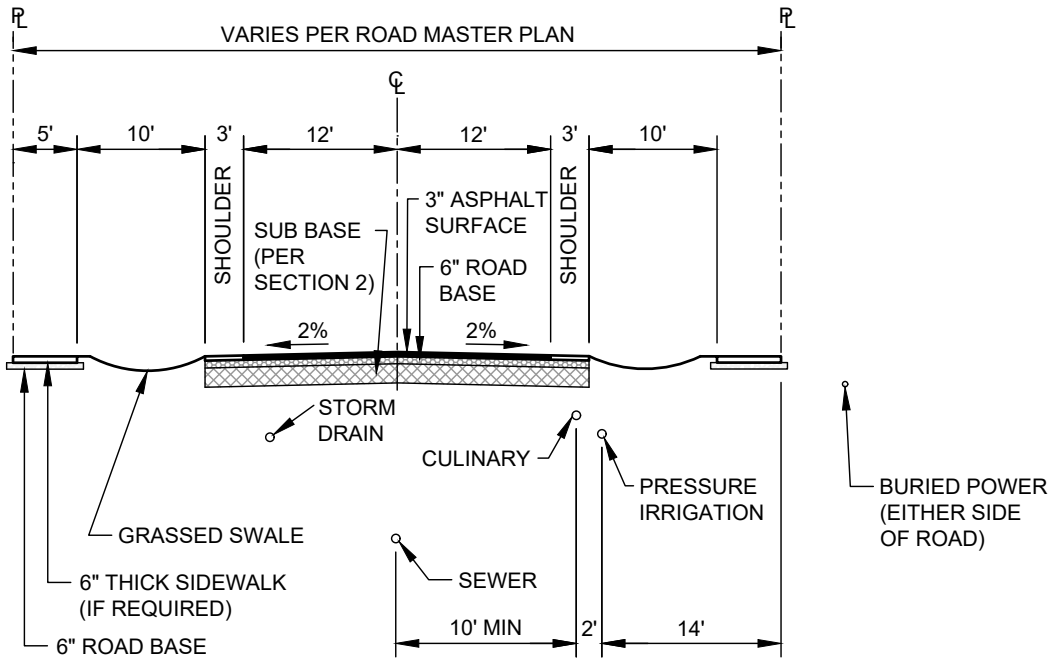
NOTES:

1. THE USE OF THESE CROSS SECTIONS IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
2. PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENT (PU & RCE).

LEHI CITY

LEHI CITY STANDARD DETAIL	
CURBS AT UNEQUAL ELEVATIONS	
RD-03	DATE: *MAY 2024*

EXHIBIT B

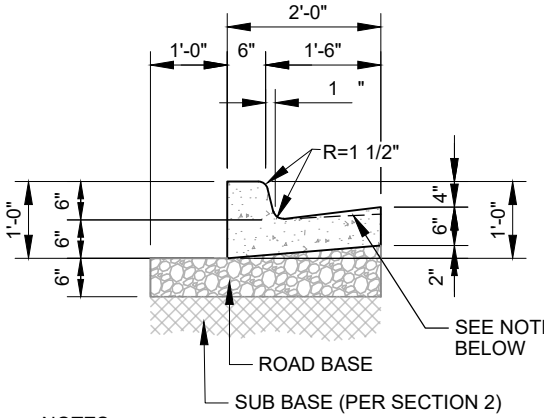


RURAL STREET SECTION

LEHI CITY

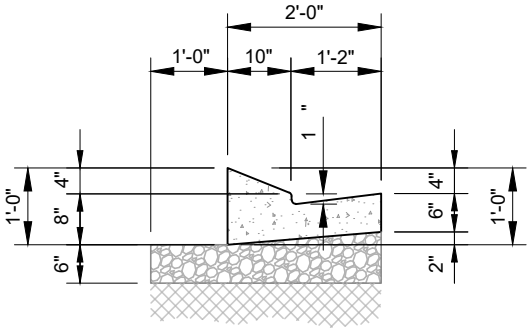
LEHI CITY STANDARD DETAIL	
RURAL STREET CROSS SECTION AND UTILITY LOCATIONS	
RD-04	DATE: JANUARY 2022

EXHIBIT B



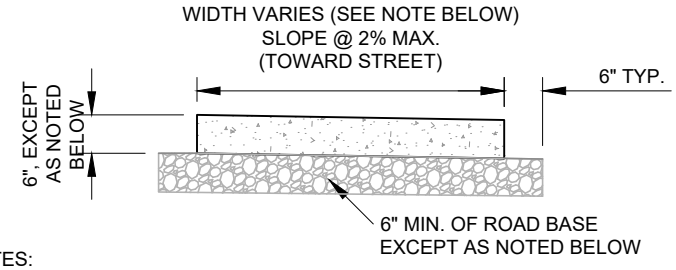
NOTES:
1. PAN OF GUTTER SHALL BE FLATTENED TO A 5% MAX. GRADE WITHIN "CLEAR SPACE" OF ADA RAMPS

HIGH BACK CURB & GUTTER



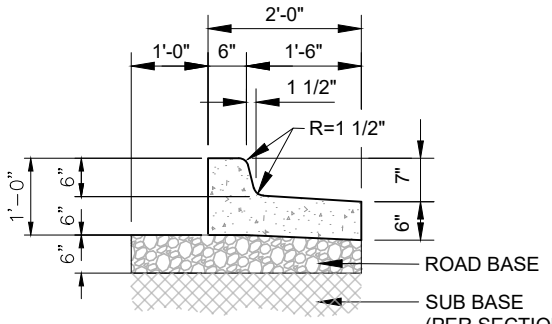
NOTES:
1. THIS CROSS SECTION IS ONLY FOR COMMERCIAL, INDUSTRIAL ZONES AND TEMPORARY TURNAROUNDS.
2. THE USE OF THIS CROSS SECTION IS SUBJECT TO APPROVAL OF THE CITY ENGINEER

MODIFIED CURB & GUTTER (MOUNTABLE TYPE)



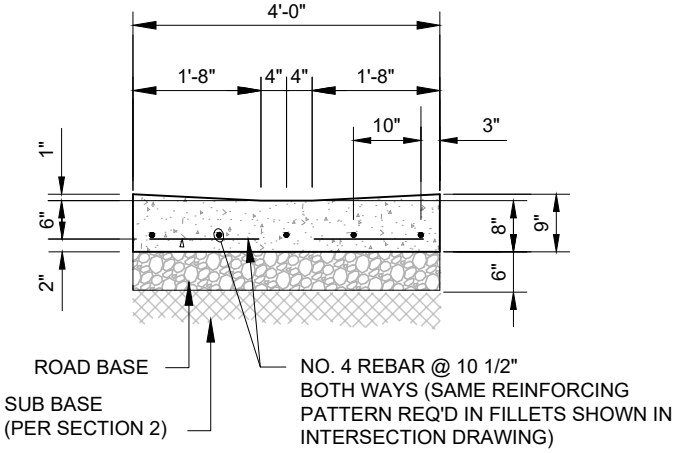
NOTES:
1. 5' SIDEWALK WIDTH WHEN USED IN CONJUNCTION WITH PLANTER.
   5' SIDEWALK WIDTH AGAINST CURB & GUTTER.
   6' SIDEWALK WIDTH WHEN USED AGAINST A CURB & GUTTER WITHIN A PARKING LOT.
2. SIDEWALK THICKNESS MAY BE 5" AND ROAD BASE THICKNESS 4" OUTSIDE OF SUBDIVISIONS IN AREA WITH NO ACCESSES AS APPROVED BY THE REVIEWING DEPARTMENTS.

SIDEWALK



NOTES:
1. THE USE OF THIS CROSS SECTION IS SUBJECT TO APPROVAL OF THE CITY ENGINEER

REVERSE SLOPE CURB & GUTTER



4' DRAIN GUTTER

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.

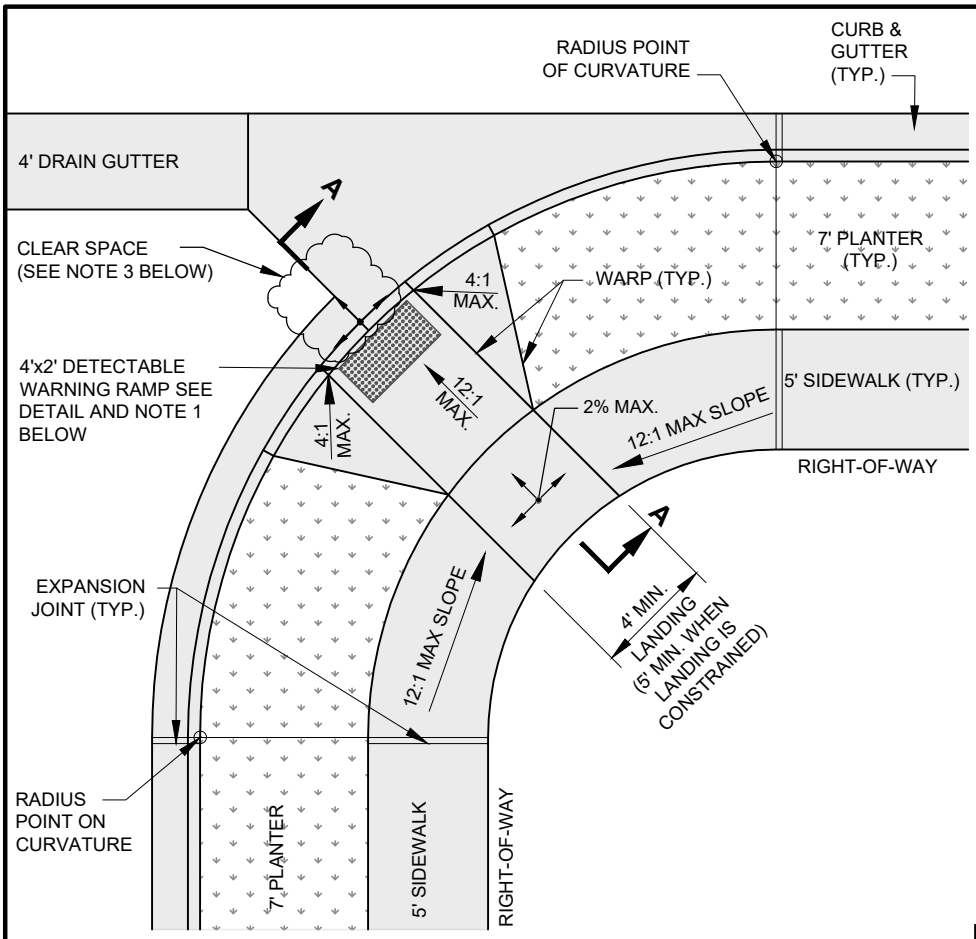
LEHI CITY

LEHI CITY STANDARD DETAIL

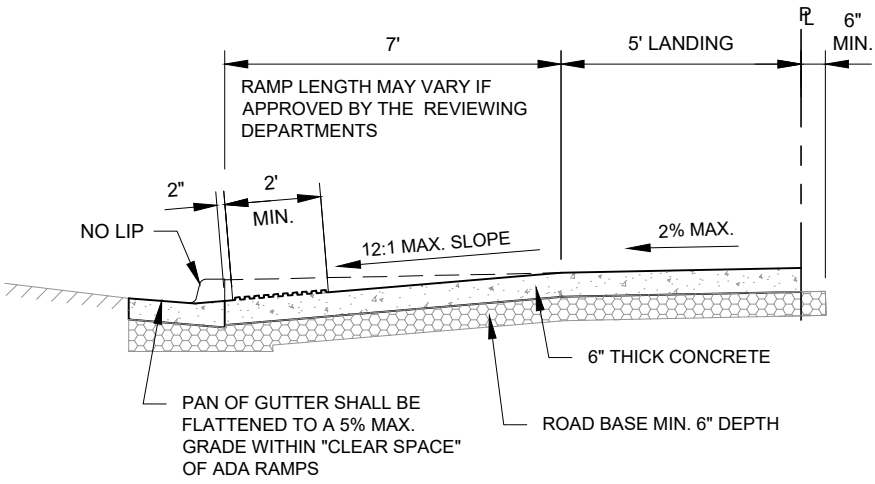
CURB, GUTTER AND SIDEWALK

RD-05 | DATE: JUNE 202

EXHIBIT B



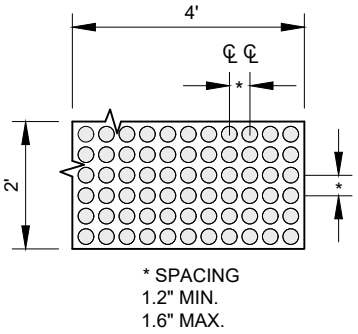
PLAN VIEW



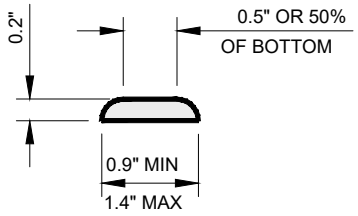
SECTION A-A

GENERAL NOTES:

1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. DETECTABLE WARNING SURFACES SHALL EXTEND (24 IN) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.
3. 4'x4' MIN. CLEAR SPACE REQUIRED.
   a. MAX. 5% GRADE ALONG RUNNING SLOPE.
   b. CROSS SLOPE WITHIN CLEAR SPACE
      i. MAX. 2% GRADE WHEN EITHER LEG OF INTERSECTION IS STOP CONTROLLED
      ii. MAX. 5% GRADE WHEN INTERSECTION IS UNCONTROLLED OR SIGNAL CONTROLLED
4. PEDESTRIAN BUTTON (OR RELATED APPURTENANCES) SHALL BE 40" - 44" ABOVE LANDING AND A MAXIMUM OF 10" FROM THE LANDING.



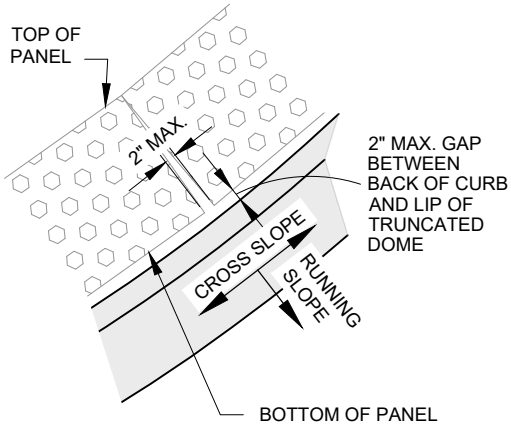
DETECTABLE RAMP DETAIL



RAISED TRUNCATED DOME DETAIL

PUBLIC WORKS DEPARTMENT MUST APPROVE TYPES AND COLOR OF DETECTABLE WARNING DEVICES USED.

DETECTABLE WARNING DETAILS

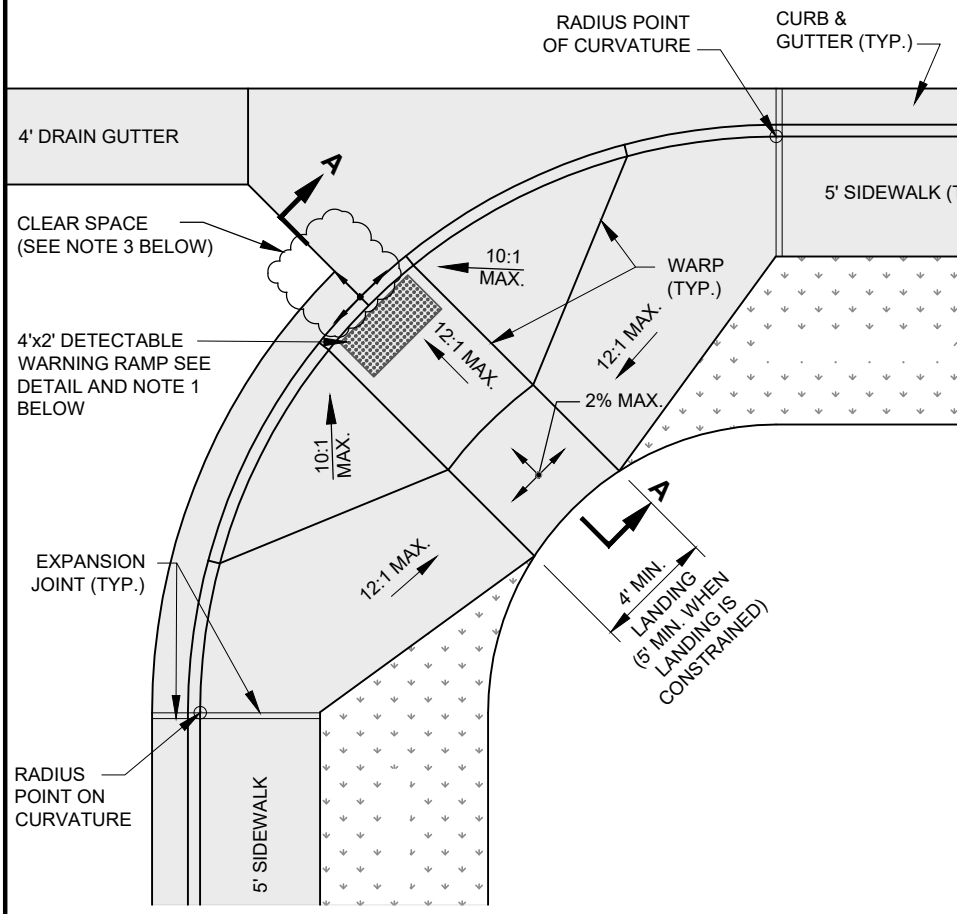


DETECTABLE WARNING SURFACE PANEL GAP DETAIL

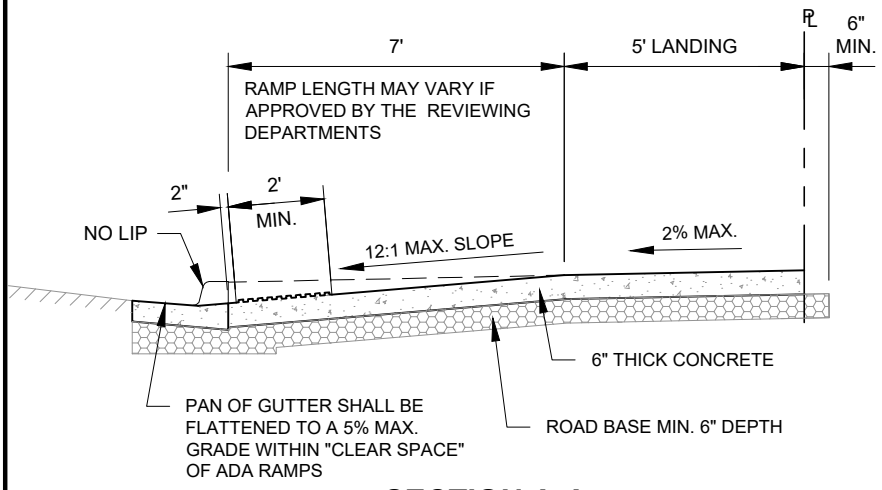
LEHI CITY

LEHI CITY STANDARD DETAIL	
ADA RAMP PLANTER STRIP (AT INTERSECTION)	
RD-06	DATE: *JUNE 202*

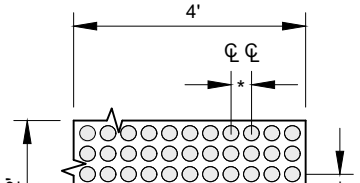
EXHIBIT B



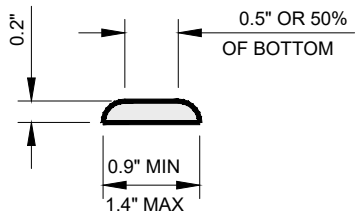
PLAN VIEW



SECTION A-A



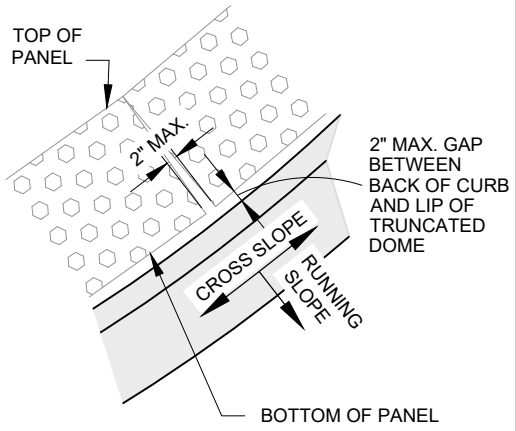
DETECTABLE RAMP DETAIL



RAISED TRUNCATED DOME DETAIL

PUBLIC WORKS DEPARTMENT MUST APPROVE TYPES AND COLOR OF DETECTABLE WARNING DEVICES USED.

DETECTABLE WARNING DETAILS



DETECTABLE WARNING SURFACE PANEL GAP DETAIL

GENERAL NOTES:

1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. DETECTABLE WARNING SURFACES SHALL EXTEND (24 IN) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.
3. 4'x4' MIN. CLEAR SPACE REQUIRED.
   a. MAX. 5% GRADE ALONG RUNNING SLOPE.
   b. CROSS SLOPE WITHIN CLEAR SPACE
      i. MAX. 2% GRADE WHEN EITHER LEG OF INTERSECTION IS STOP CONTROLLED
      ii. MAX. 5% GRADE WHEN INTERSECTION IS UNCONTROLLED OR SIGNAL CONTROLLED
4. PEDESTRIAN BUTTON (OR RELATED APPURTENANCES) SHALL BE 40" - 44" ABOVE LANDING AND A MAXIMUM OF 10" FROM THE LANDING.

LEHI CITY

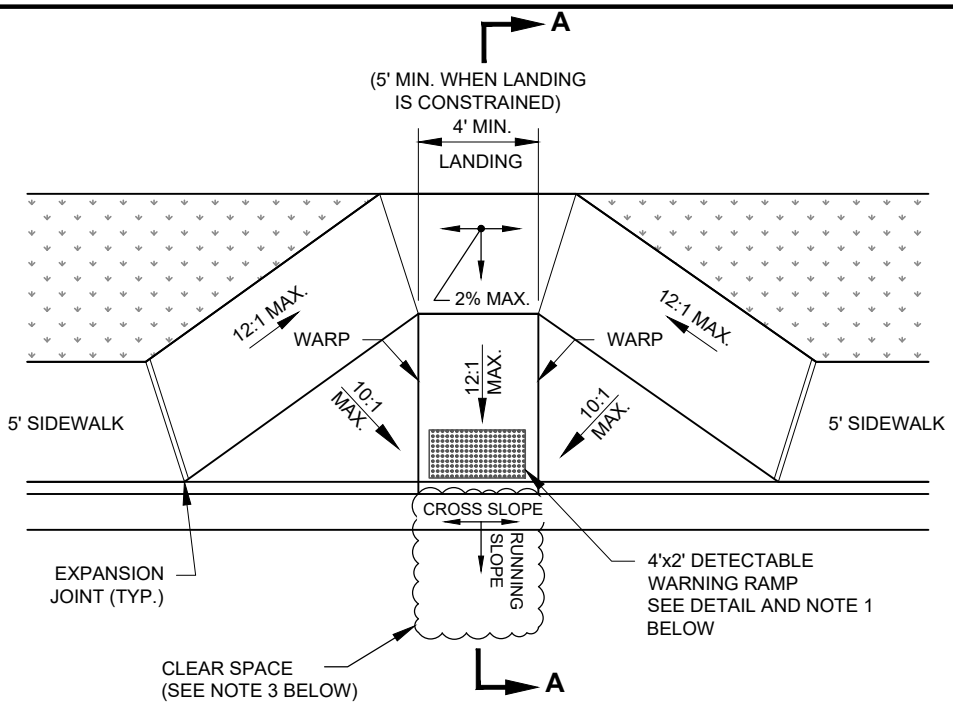
LEHI CITY STANDARD DETAIL

ADA RAMP COMBINATION CURB, GUTTER & SIDEWALK (AT INTERSECTION)

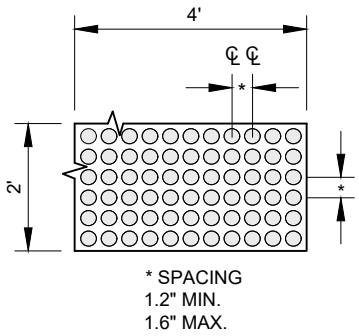
RD-07

DATE: *JUNE 202*

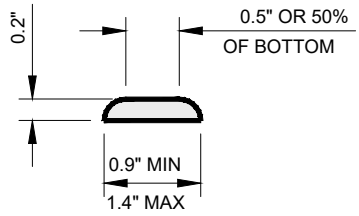
EXHIBIT B



PLAN VIEW

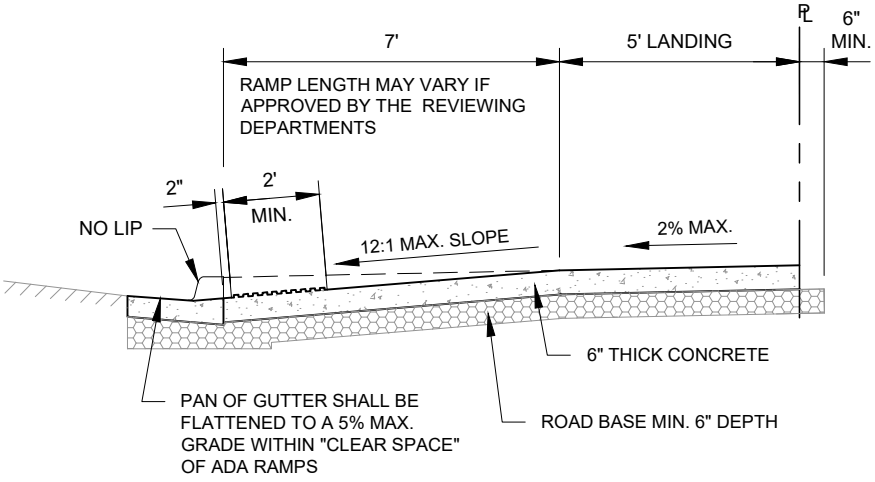


DETECTABLE RAMP DETAIL



PUBLIC WORKS DEPARTMENT MUST APPROVE TYPES AND COLOR OF DETECTABLE WARNING DEVICES USED.

DETECTABLE WARNING DETAILS



SECTION A-A

GENERAL NOTES:

1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. DETECTABLE WARNING SURFACES SHALL EXTEND (24 IN) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.
3. 4'x4' MIN. CLEAR SPACE REQUIRED.
   a. MAX. 5% GRADE ALONG RUNNING SLOPE.
   b. CROSS SLOPE WITHIN CLEAR SPACE
      i. MAX. 2% GRADE WHEN EITHER LEG OF INTERSECTION IS STOP CONTROLLED
      ii. MAX. 5% GRADE WHEN INTERSECTION IS UNCONTROLLED OR SIGNAL CONTROLLED
4. PEDESTRIAN BUTTON (OR RELATED APPURTENANCES) SHALL BE 40" - 44" ABOVE LANDING AND A MAXIMUM OF 10" FROM THE LANDING.

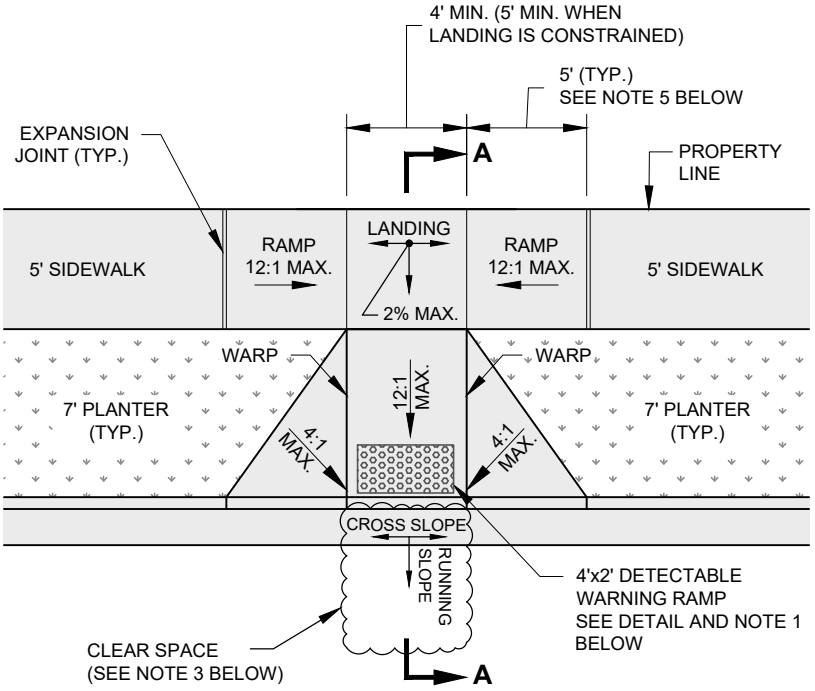
LEHI CITY

LEHI CITY STANDARD DETAIL

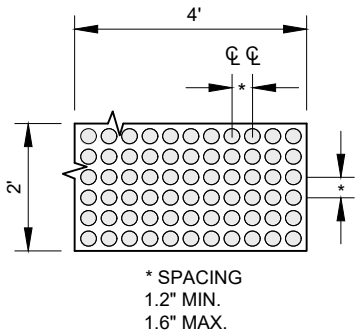
ADA RAMP COMBINATION CURB, GUTTER & SIDEWALK (MID BLOCK)

RD-08 | DATE: *JUNE 202*

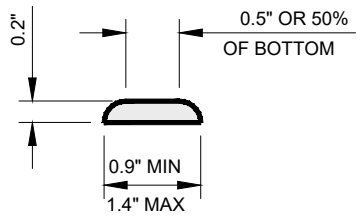
EXHIBIT B



PLAN VIEW

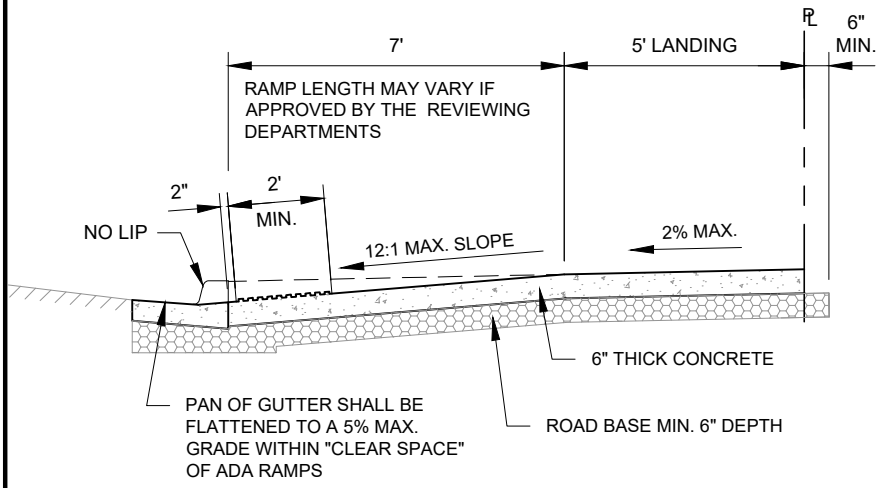


DETECTABLE RAMP DETAIL



PUBLIC WORKS DEPARTMENT MUST APPROVE TYPES AND COLOR OF DETECTABLE WARNING DEVICES USED.

DETECTABLE WARNING DETAILS



SECTION A-A

GENERAL NOTES:

1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT

2. DETECTABLE WARNING SURFACES SHALL EXTEND (24 IN) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.

3. 4'x4' MIN. CLEAR SPACE REQUIRED.
   a. MAX. 5% GRADE ALONG RUNNING SLOPE.
   b. CROSS SLOPE WITHIN CLEAR SPACE
      i. MAX. 2% GRADE WHEN EITHER LEG OF INTERSECTION IS STOP CONTROLLED
      ii. MAX. 5% GRADE WHEN INTERSECTION IS UNCONTROLLED OR SIGNAL CONTROLLED

4. PEDESTRIAN BUTTON (OR RELATED APPURTENANCES) SHALL BE 40" - 44" ABOVE LANDING AND A MAXIMUM OF 10" FROM THE LANDING.

5. WHEN SIDEWALK GRADE EXCEEDS 12:1 (8.33%), SIDEWALK RAMP LENGTH SHALL BE 15' MIN.

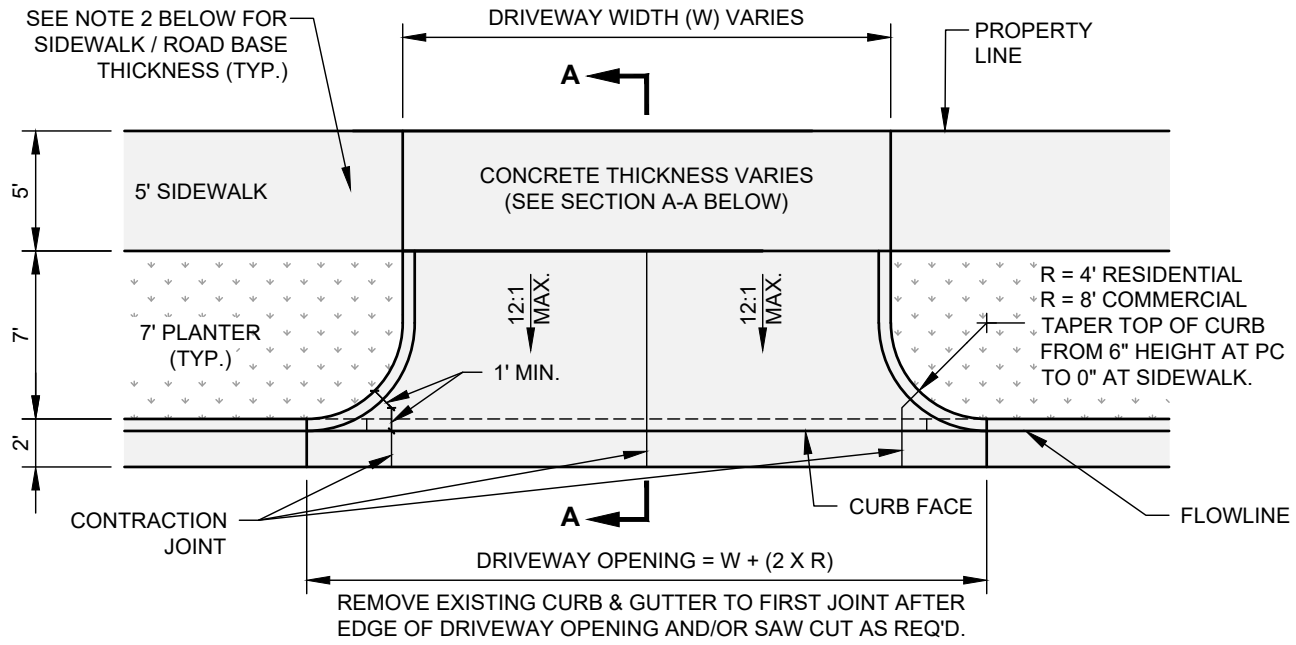
LEHI CITY

LEHI CITY STANDARD DETAIL

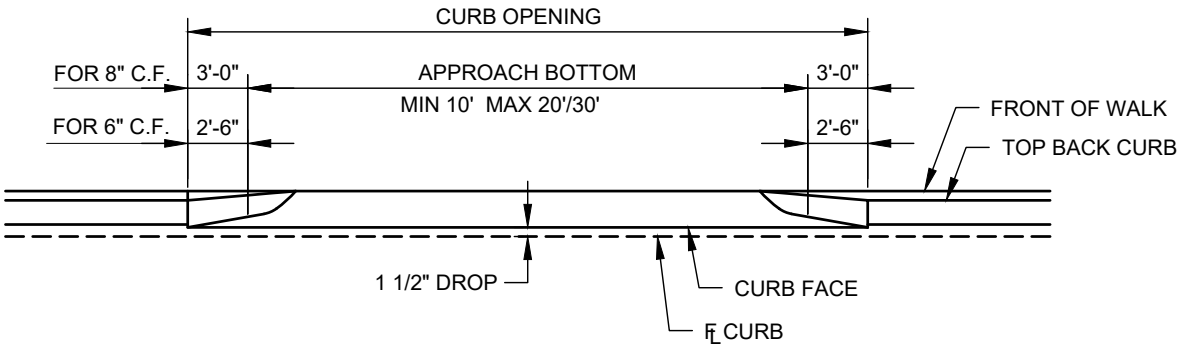
ADA RAMP PLANTER STRIP (MID BLOCK)

RD-09 | DATE: JUNE 202[illegible]

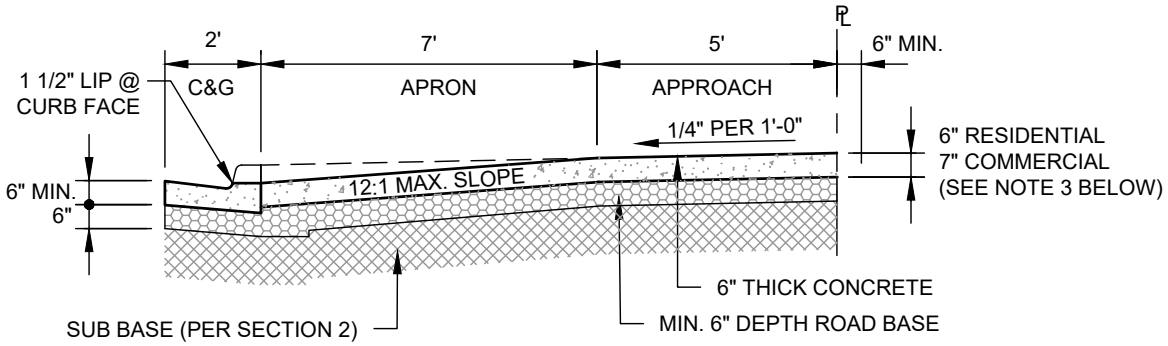
EXHIBIT B



PLAN VIEW



ELEVATION VIEW



SECTION A-A

GENERAL NOTES:

1. ALL PROPOSED DRIVEWAY PLACEMENTS SHALL BE INSPECTED BY THE LEHI CITY STREET DEPARTMENT PRIOR TO POURING OF CONCRETE.
2. 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.
3. MESH, REBAR AND/OR A THICKER CONCRETE AND ROAD BASE SECTION MAY BE REQUIRED BASED UPON ANTICIPATED TRAFFIC LOADS.

LEHI CITY

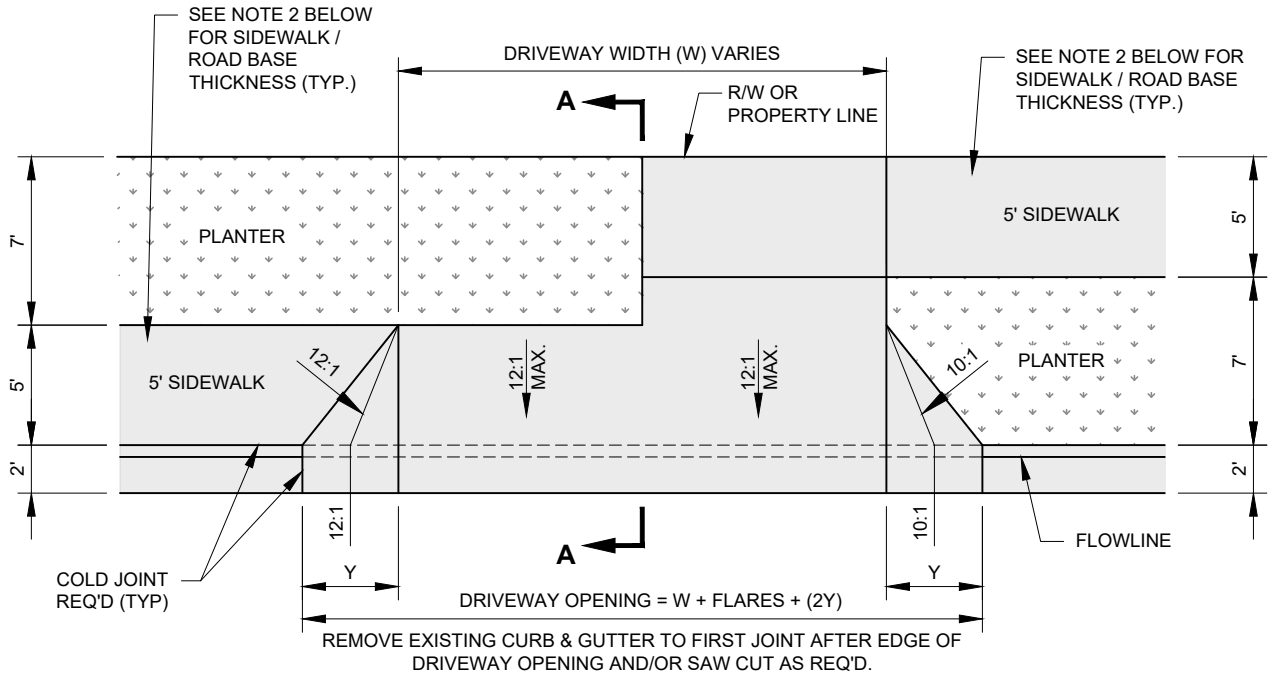
LEHI CITY STANDARD DETAIL

RADIUS DRIVE APPROACH

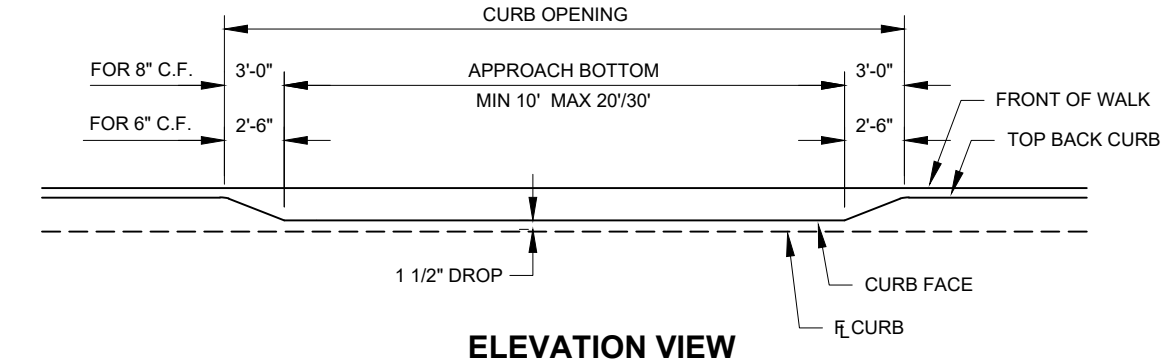
RD-10

DATE: JANUARY 20

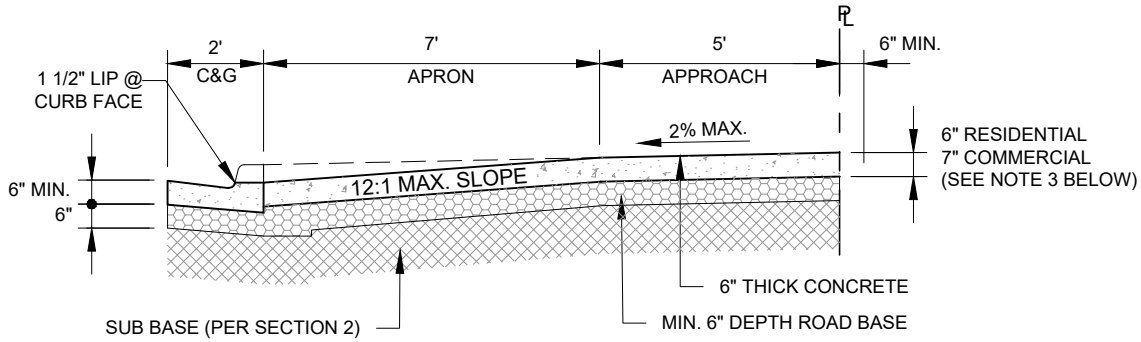
EXHIBIT B



PLAN VIEW



ELEVATION VIEW



SECTION A-A

GENERAL NOTES:

1. ALL PROPOSED DRIVEWAY PLACEMENTS SHALL BE INSPECTED BY THE LEHI CITY STREET DEPARTMENT PRIOR TO POURING OF CONCRETE.
2. 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.
3. MESH, REBAR AND/OR A THICKER CONCRETE AND ROAD BASE SECTION MAY BE REQUIRED BASED UPON ANTICIPATED TRAFFIC LOADS
4. MAX. DRIVEWAY WIDTH 20' FOR 2 CAR GARAGE, 30' FOR 3 CAR GARAGE
5. FLARED DRIVE APPROACH MAY BE ALLOWED AND/OR REQUIRED FOR PRIVATE ACCESSES WHERE ROADWAY OR PRIVATE ACCESS VOLUMES ARE LOW (SEE ACCESS MANAGEMENT STANDARDS WITHIN SECTION 2 OF THE LEHI CITY STANDARDS & PUBLIC IMPROVEMENT SPECIFICATIONS.)

LEHI CITY

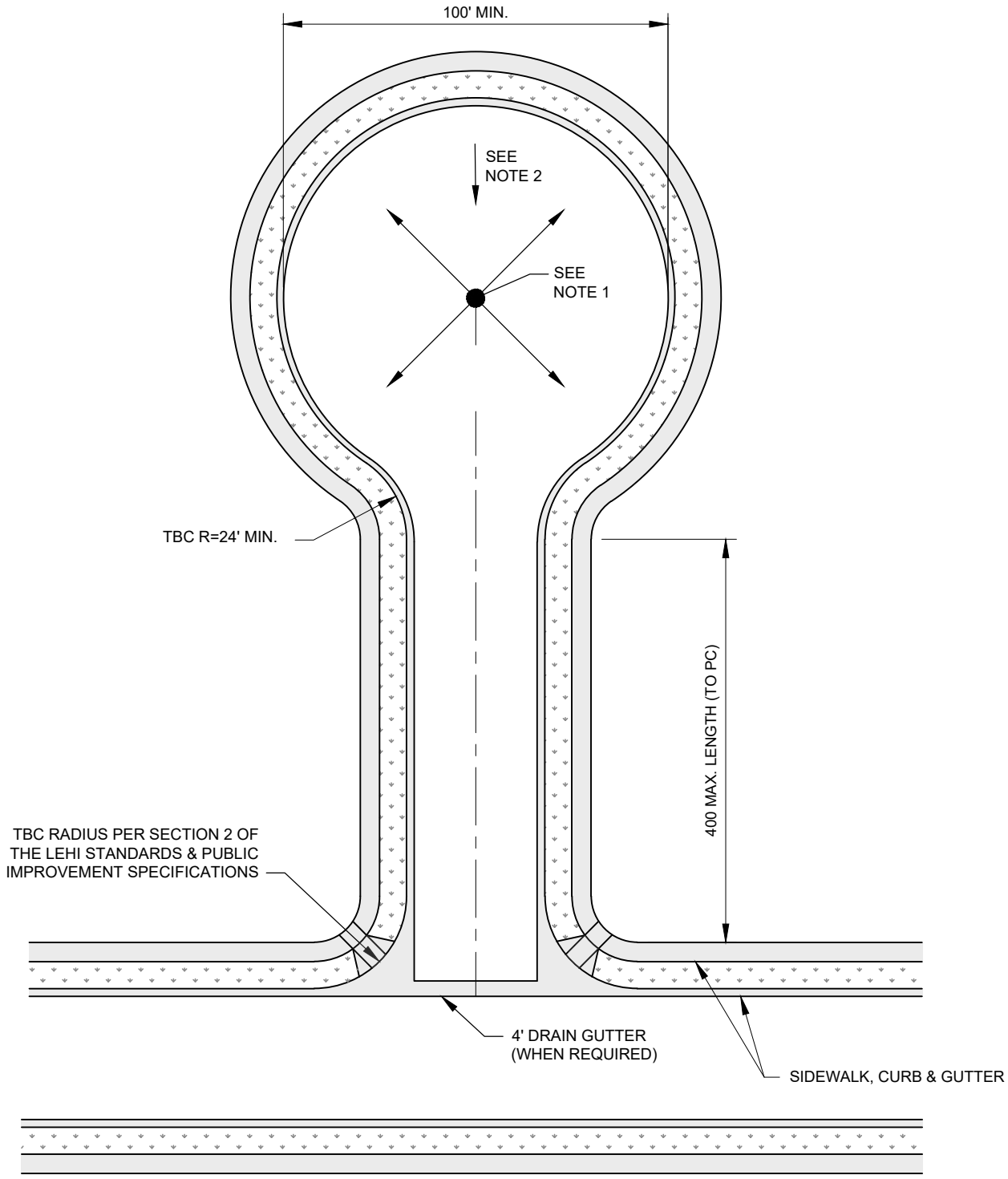
LEHI CITY STANDARD DETAIL

FLARED DRIVE APPROACH

RD-11

DATE: *JUNE 202*

EXHIBIT B



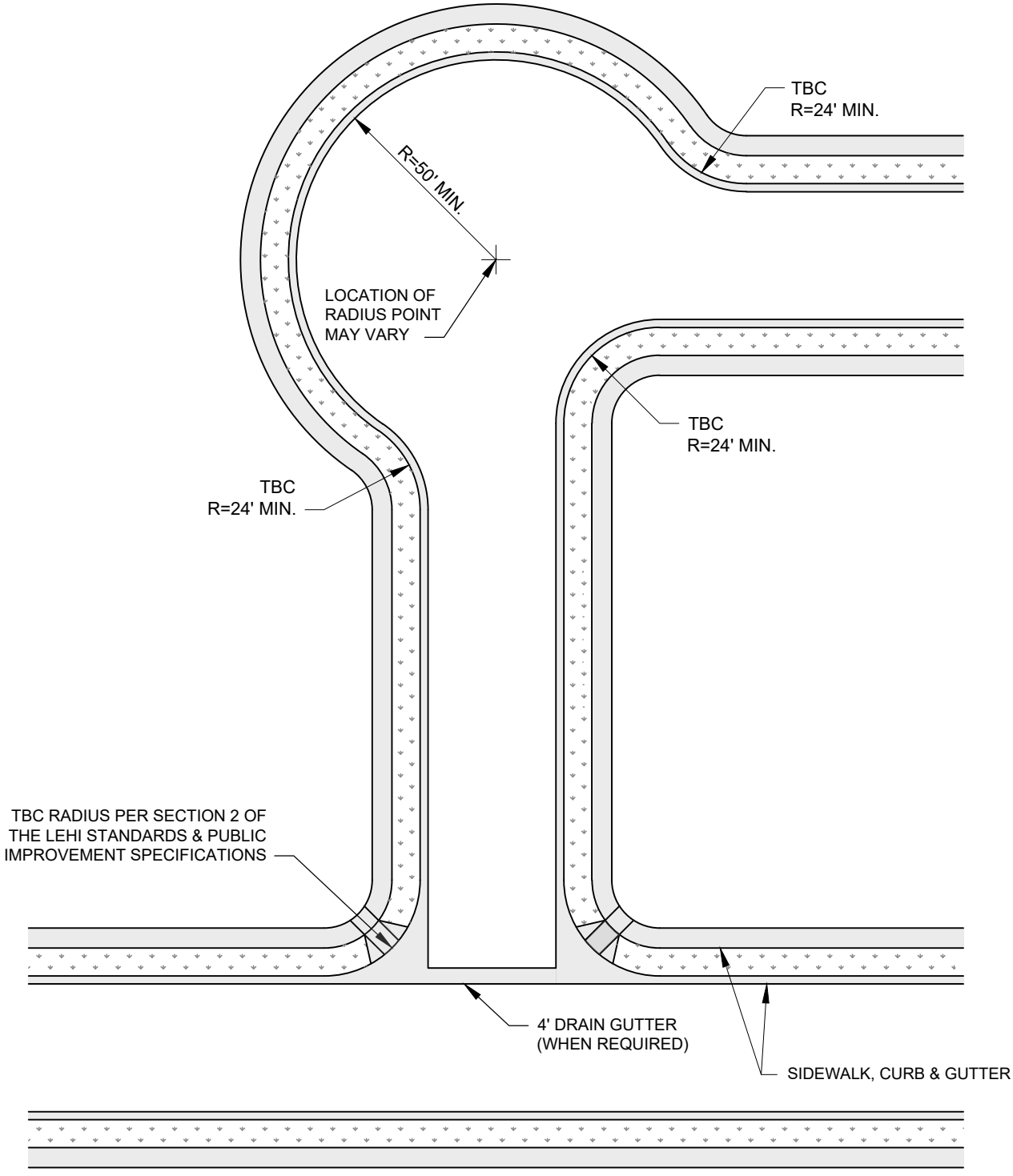
NOTES:

1. CUL-DE-SAC SHALL GRADE OUTWARD FROM RADIUS POINT TO CURB & GUTTER AT 2% MIN. SLOPE
2. ALTERNATE CUL-DE-SAC GRADING MAY BE PROPOSED FOR REVIEW & APPROVAL BY CITY ENGINEER. (MAXIMUM SLOPE 5% ACROSS THE CUL-DE-SAC).

LEHI CITY

LEHI CITY STANDARD DETAIL	
CUL-DE-SAC	
RD-12	DATE: *MAY 2024*

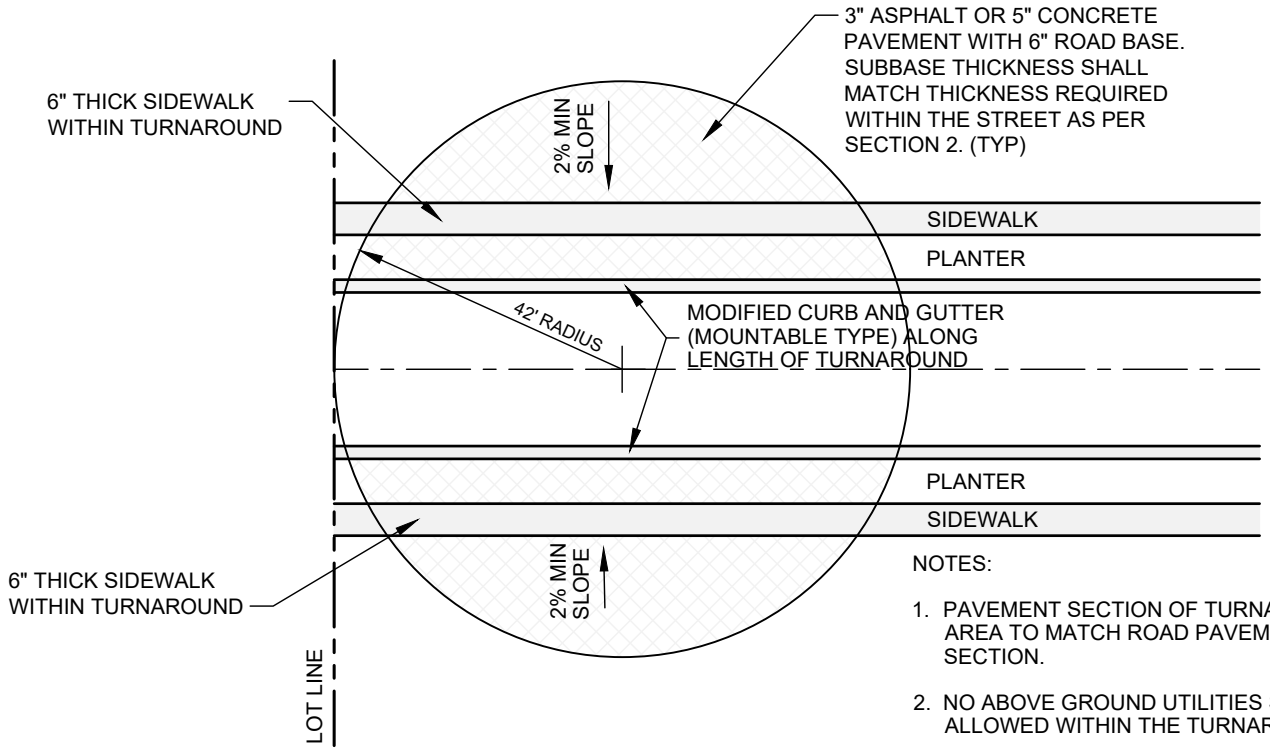
EXHIBIT B



LEHI CITY

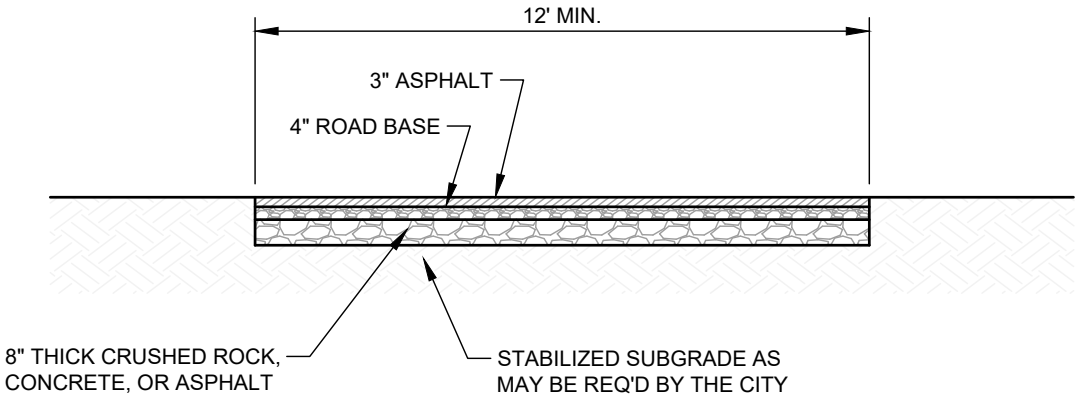
LEHI CITY STANDARD DETAIL	
KNUCKLE	
RD-13	DATE: *MAY 2024*

EXHIBIT B

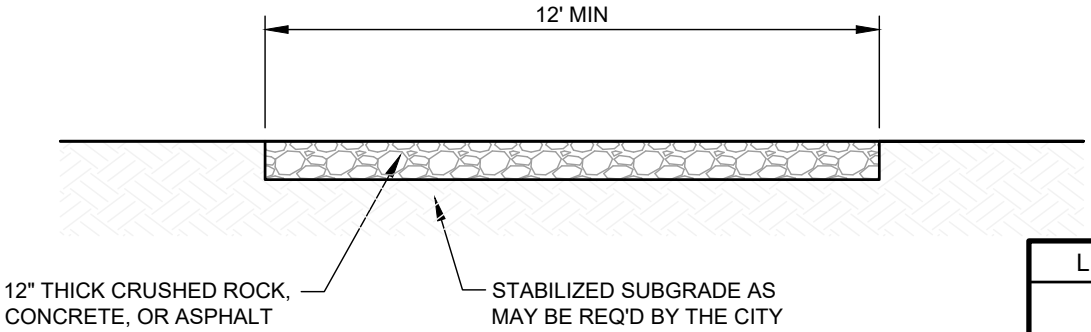


NOTES:

1. PAVEMENT SECTION OF TURNAROUND AREA TO MATCH ROAD PAVEMENT SECTION.
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. NO PARKING SIGNS REQUIRED. 3 SIGNS LOCATED AS PER FIRE MARSHAL REVIEW.



MAINTENANCE ACCESS WITH ASPHALT TRAIL ABOVE

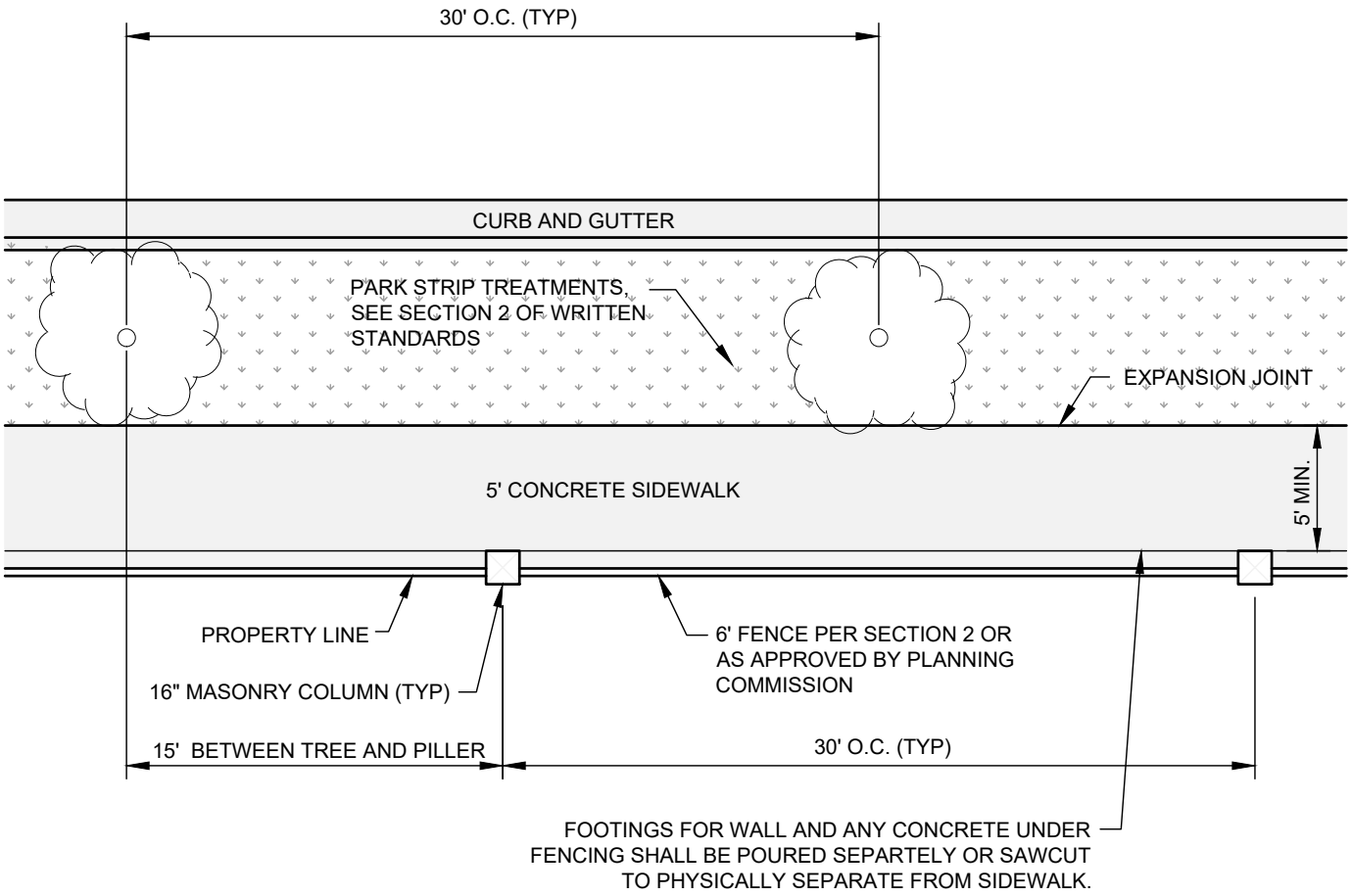


ALL WEATHER ACCESS

LEHI CITY

LEHI CITY STANDARD DETAIL	
TEMPORARY TURNAROUND AND ACCESS ROADS	
RD-14	DATE: JANUARY 20

EXHIBIT B



NOTES:

1. TREES IN THE PLANTER AREA SHALL BE OF A SPECIES THAT WILL NOT CAUSE ROOT DAMAGE TO CURB, GUTTER, SIDEWALK, OR ROADWAY PAVEMENT AND WILL NOT OBSTRUCT ROADWAY VISION. (TREE SPECIES TO BE APPROVED BY LEHI CITY PARKS MANAGER).
2. PROVIDE DRIP IRRIGATION SYSTEM. INSTALLATION TO BE COORDINATED BY DEVELOPER WITH LEHI CITY.
3. PROVIDE COLUMN FOOTING (30" MIN FROM GROUND SURFACE TO BOTTOM OF FOOTING)
4. TREES MAY BE CLUSTERED IN LIEU OF LINEAR SPACING.
5. IT IS STRONGLY ENCOURAGED IN THE CASE OF A SUBDIVISION WITH DOUBLE FRONTAGE LOTS THAT UP TO SIX (6) FEET OF ADDITIONAL PROPERTY IS DEDICATED AS RIGHT-OF-WAY FOR ADDITIONAL PARKWAY WIDTH. SEE SECTION 2.05 OF WRITTEN STANDARDS.

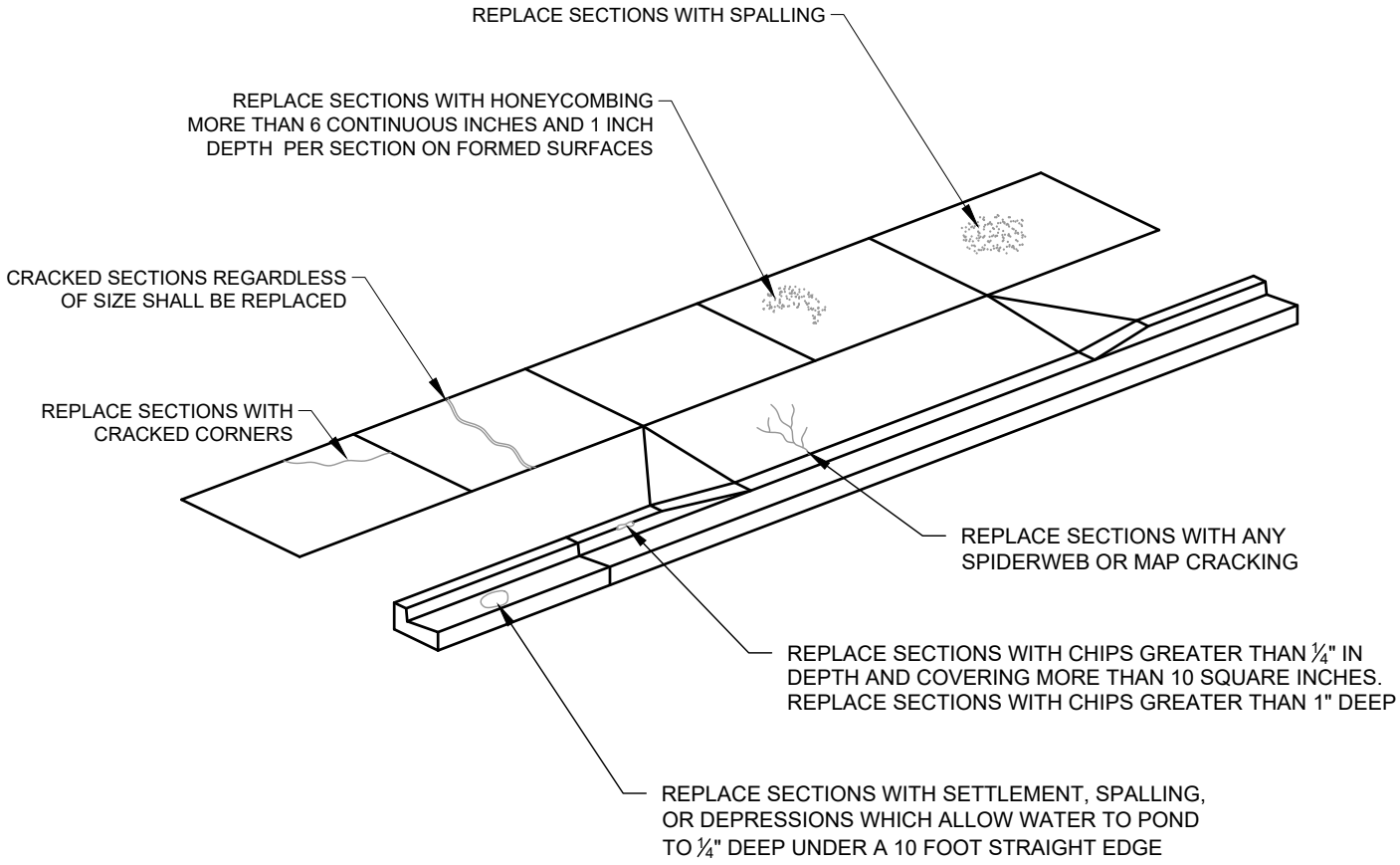
LEHI CITY

LEHI CITY STANDARD DETAIL

FENCING & PLANTER STRIP IMPROVEMENTS ALONG LIMITED ACCESS ROADWAYS

RD-15 | DATE: *JANUARY 20*

EXHIBIT B



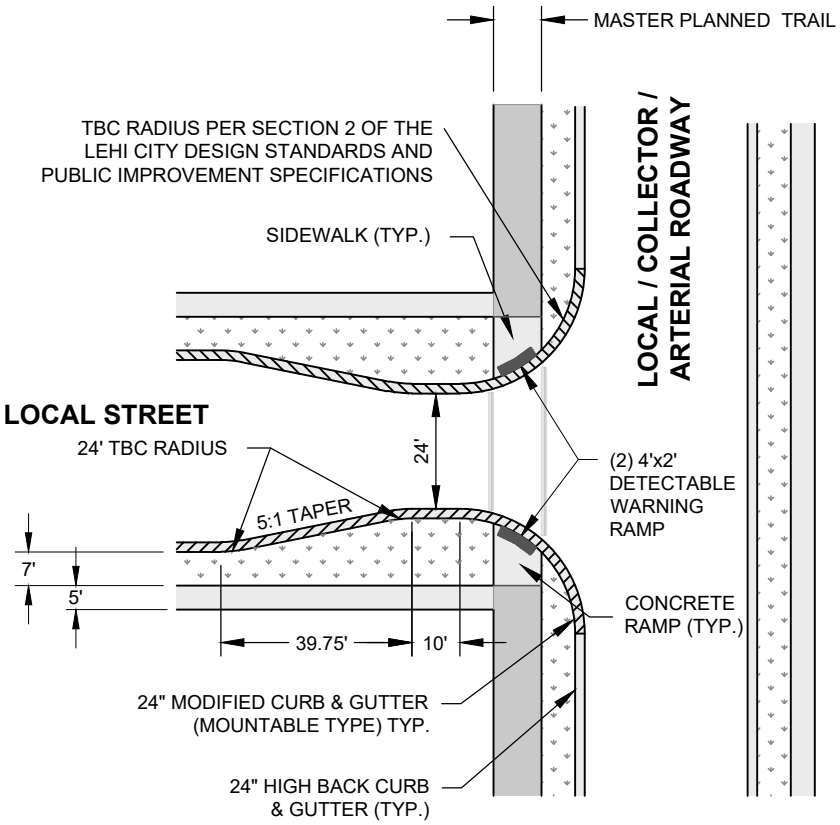
NOTES:

1. REPLACEMENT OF A COMPLETE SECTION OF SIDEWALK, CURB AND GUTTER, OR OTHER ITEM IS REQUIRED IF ONE OR MORE OF THE CONDITIONS NOTED ABOVE ARE FOUND.
2. CONDITIONS NOT SHOWN SHALL BE REPAIRED PER THE STREETS DEPARTMENT DIRECTOR RECOMMENDATIONS.
3. ALL CRACKS WITHIN SIDEWALK SECTIONS REQUIRE REPLACEMENT.
4. REPLACEMENT CONCRETE SHALL COMPLY WITH LEHI CITY DESIGN AND CONSTRUCTION STANDARDS.
5. REPLACEMENT SHALL BE DONE IN COMPLETE SECTIONS. NO PATCHING.

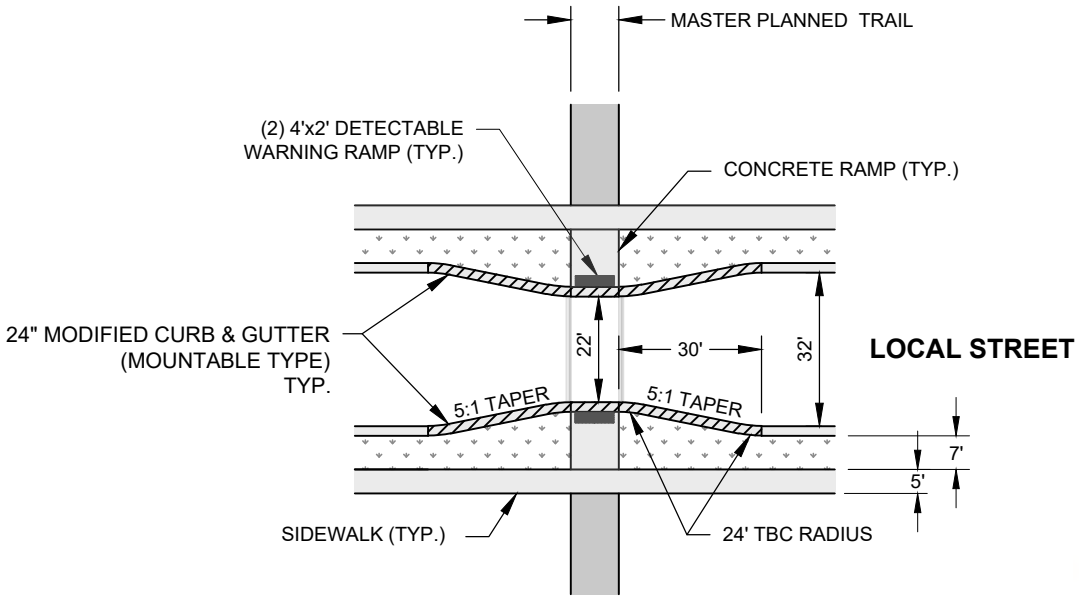
LEHI CITY

LEHI CITY STANDARD DETAIL	
CONCRETE REPLACEMENT CRITERIA	
RD-16	DATE: JANUARY 20

EXHIBIT B



INTERSECTION TRAIL CROSSING



MID-BLOCK TRAIL CROSSING

LEHI CITY

LEHI CITY STANDARD DETAIL

MASTER PLANNED TRAIL CROSSING AT LOCAL STREET

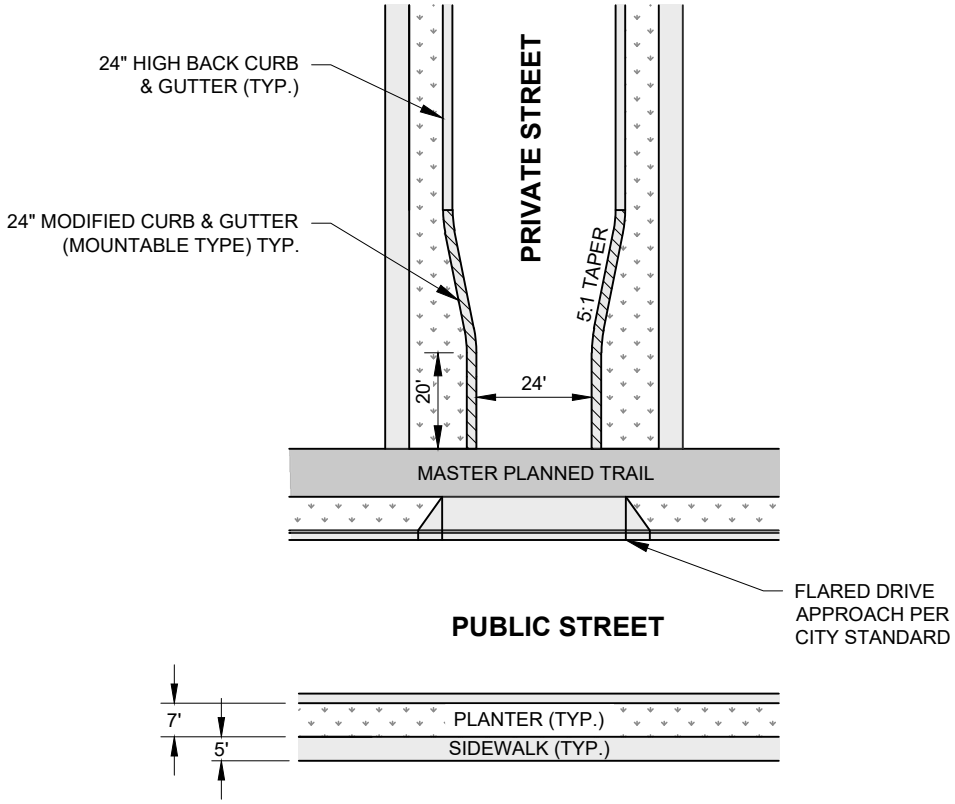
RD-17

DATE: *MAY 2024*

GENERAL NOTES:

1. DETECTABLE WARNING SURFACES SHALL BE PLACED WITHIN CONCRETE AND EXTEND 24 INCHES MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.

EXHIBIT B



GENERAL NOTES:

1. THE USE OF THIS CROSS SECTION IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.

LEHI CITY

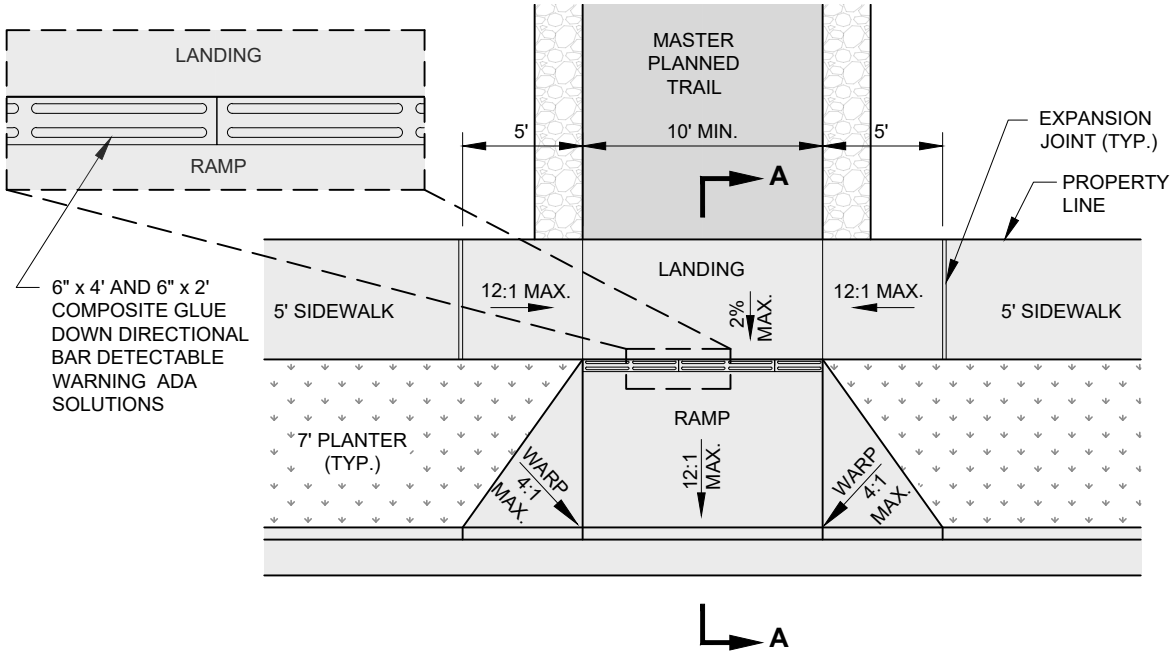
LEHI CITY STANDARD DETAIL

CONTINUOUS TRAIL CROSSING (PRIVATE STREETS ONLY)

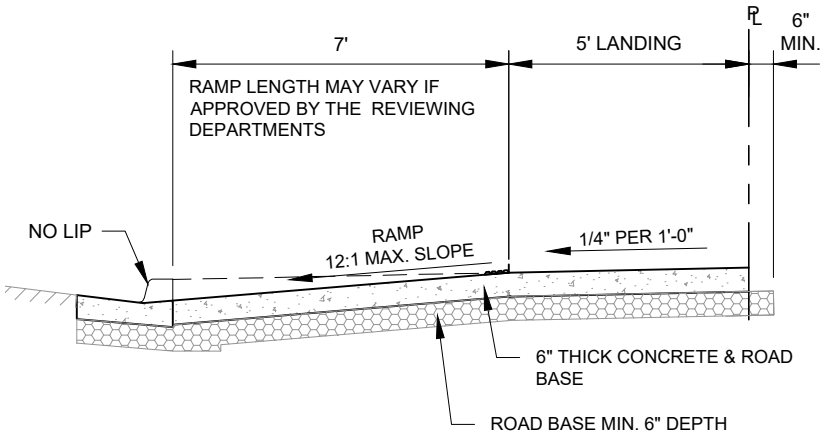
RD-18

DATE: *MAY 2024*

EXHIBIT B



PLAN VIEW



SECTION A-A

GENERAL NOTES:

1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. DETECTABLE WARNING SURFACES SHALL BE PLACED IN CONCRETE AND EXTEND THE FULL WIDTH OF THE RAMP (EXCLUSIVE OF FLARES, THE LANDING, OR THE BLENDED TRANSITION.)
3. PUBLIC WORKS DEPARTMENT MUST APPROVE TYPES AND COLOR OF DETECTABLE WARNING DEVICES USED.

LEHI CITY

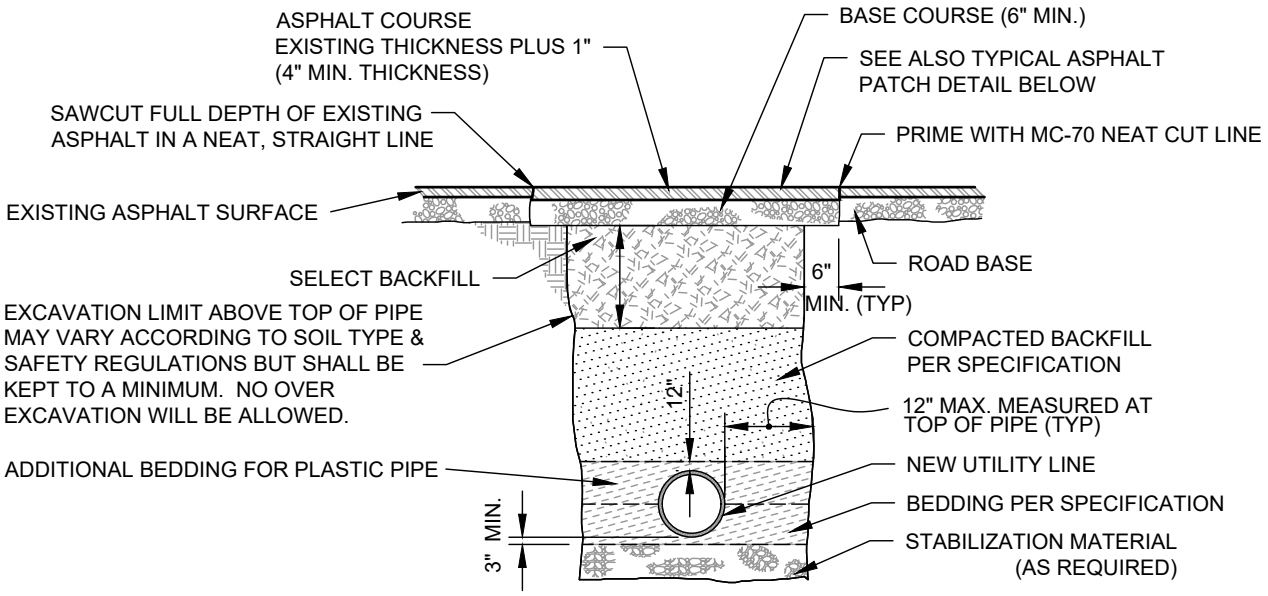
LEHI CITY STANDARD DETAIL

TRAIL RAMP (BIKE-TO-STREET ACCESS ONLY)

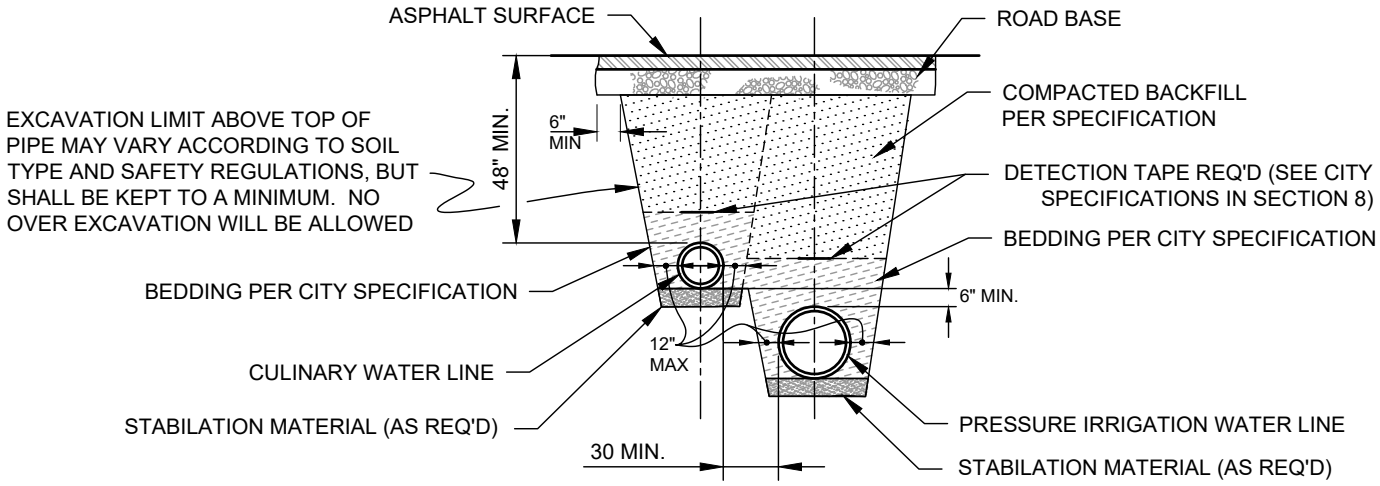
RD-19

DATE: *MAY 2024*

EXHIBIT B

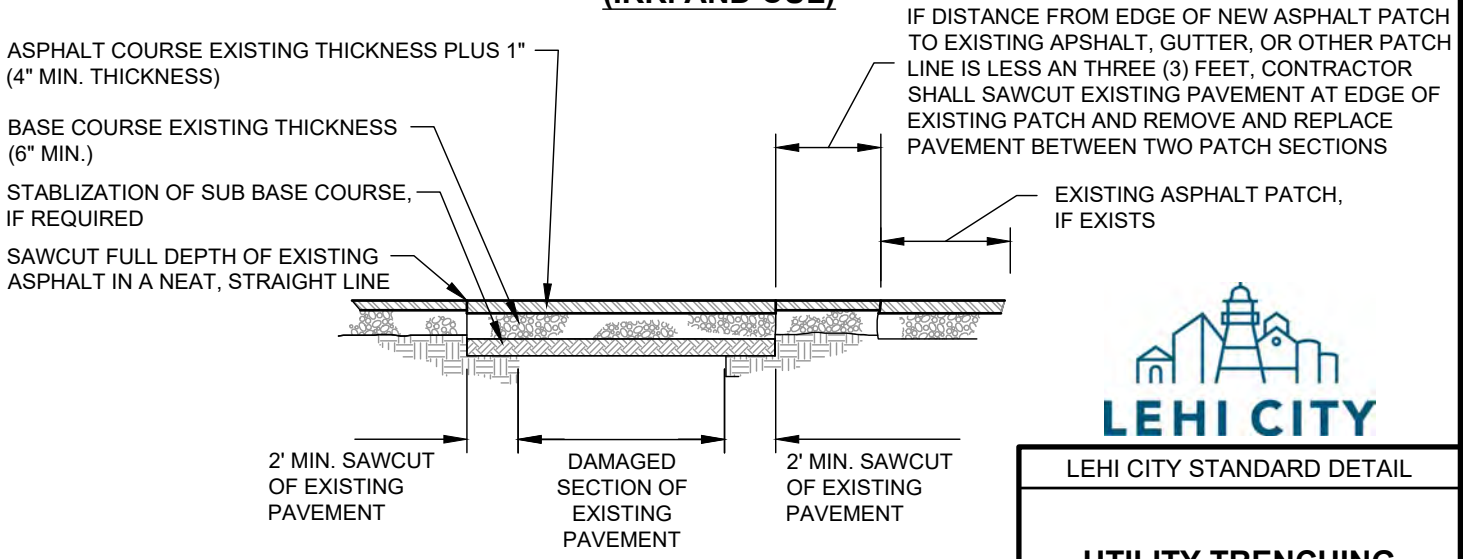


UTILITY INSTALLATION AND ROAD REPAIR



TYPICAL DUAL PIPE INSTALLATION

(IRR. AND CUL)

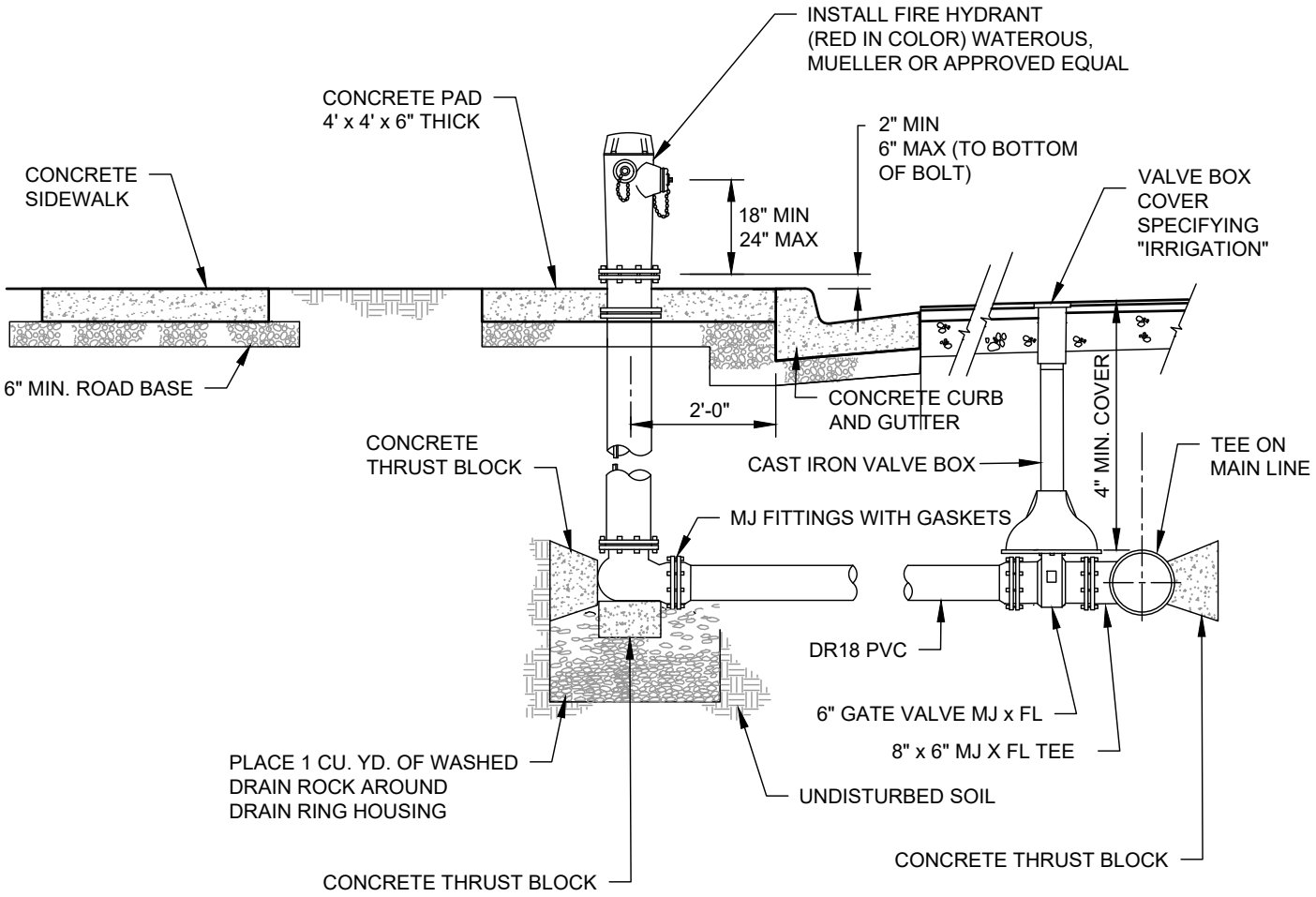


TYPICAL ASPHALT PATCH DETAIL

LEHI CITY

LEHI CITY STANDARD DETAIL	
UTILITY TRENCHING	
WT-01	DATE: *JANUARY 20*

EXHIBIT B



FIRE HYDRANT WITH VALVE

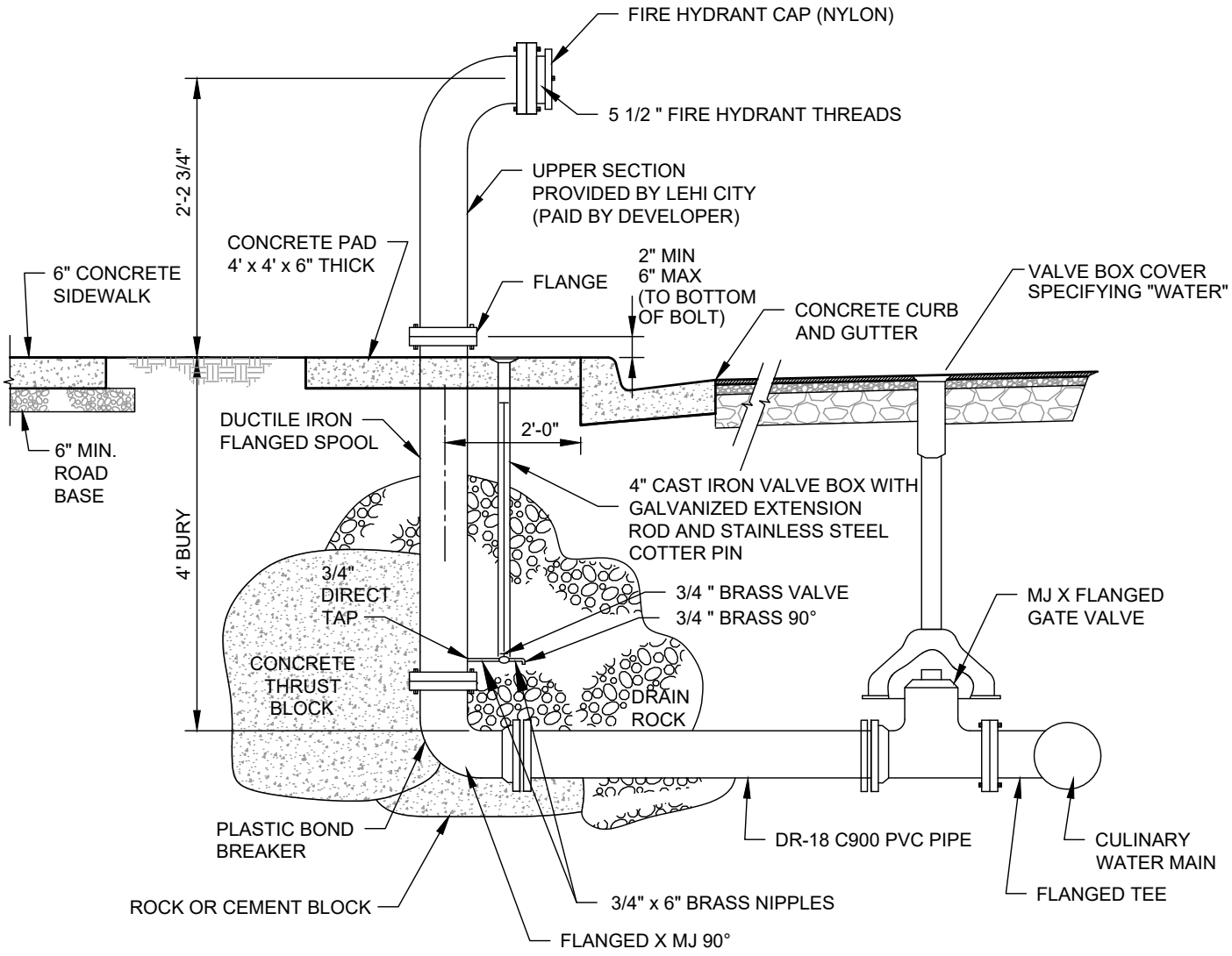
NOTES:

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.
5. STEAMER OUTLET SHALL FACE THE ROAD.

LEHI CITY

LEHI CITY STANDARD DETAIL	
FIRE HYDRANT	
WT-02	DATE: JANUARY 20

EXHIBIT B



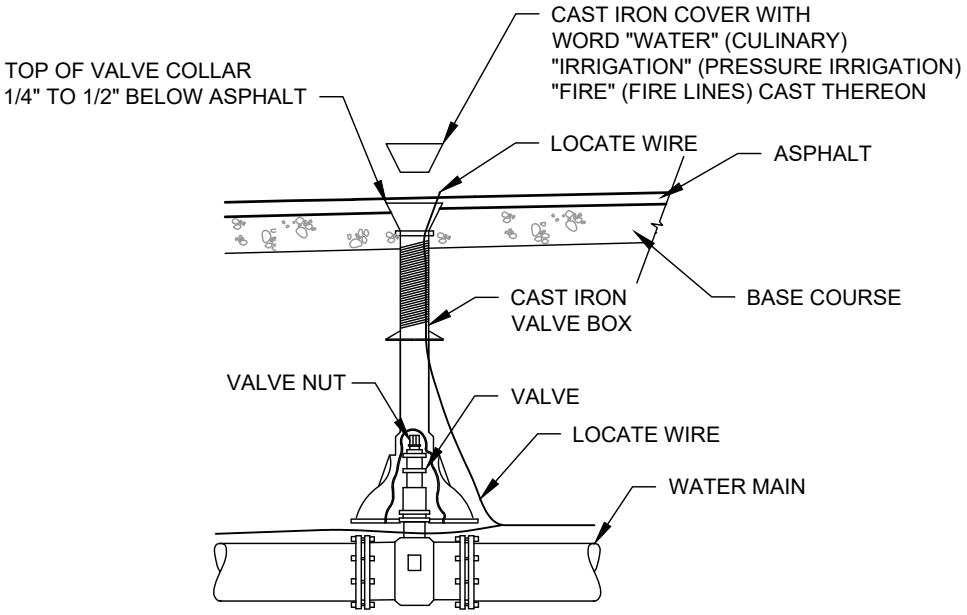
NOTE:

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

LEHI CITY STANDARD DETAIL	
BLOW-OFF	
WT-03	DATE: JANUARY 20

EXHIBIT B



NOTES:

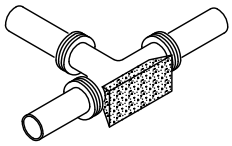
1. TOP OF VALVE COLLAR SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, VALVE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF COLLAR), 12" THICK AND 1/4" TO 1/2" BELOW ASPHALT.

2. IN NON PAVED AND PLANTER STRIP AREAS, A 4' x 4' x 6" THICK CONCRETE PAD MUST BE PROVIDED FLUSH WITH THE TOP OF THE VALVE BOX.

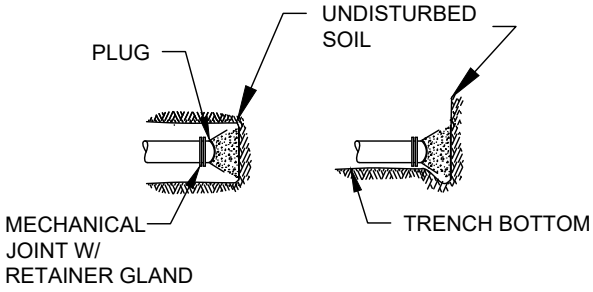
LEHI CITY

LEHI CITY STANDARD DETAIL	
VALVE BOX	
WT-04	DATE: *JANUARY 20*

EXHIBIT B



THRUST BLOCK TYPICAL



PLAN **ELEVATION**

PLUG DETAIL

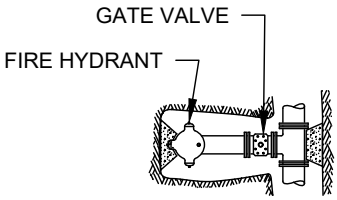
SIZE	BENDS				TEES *	GATE VALVES	DEAD ENDS	CROSS W/ 1 BRANCH PLUGGED	CROSS W/ 2 BRANCH PLUGGED
	30°	45°	22 1/2°	11 1/4°					
3	1.0	0.6	0.3	0	0.7	0.5	0.7	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.5	1.3	1.3	1.3
6	4.0	2.2	1.1	0	2.8	0.7	2.8	2.8	2.8
8	7.1	3.8	2.0	1.0	5.0	2.4	5.0	5.0	5.0
10	11.1	6.0	3.0	1.5	7.8	4.5	7.8	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	SPECIAL DESIGN	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	144.0	78.0	40.0	20	102.0		102.0	102.0	102.0

* SIZE IS BRANCH SIZE

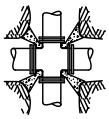
AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I. AND A SOIL BEARING CAPACITY OF 1000 LBS. PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

$$F = \frac{\text{ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS/SQ. IN.}}{\text{ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.}}$$

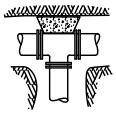
TABLE OF BEARING AREAS IN SQ. FT. FOR CONCRETE THRUST BLOCKING



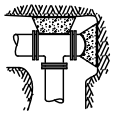
FIRE HYDRANT



CROSS



TEE

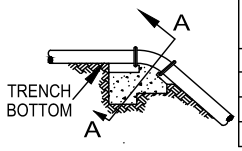


TEE (PLUGGED)



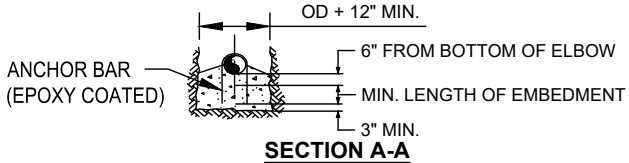
ELBOW

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 EMBED-MENT
LESS THAN	NO. OF BARS & SIZE	
60 CF	NO. 4	8"
90 CF	NO. 5	12"
133 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	1.4
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 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.
4. POST MIX OR SAC-CRETE IS NOT ALLOWED FOR THRUST BLOCKS.

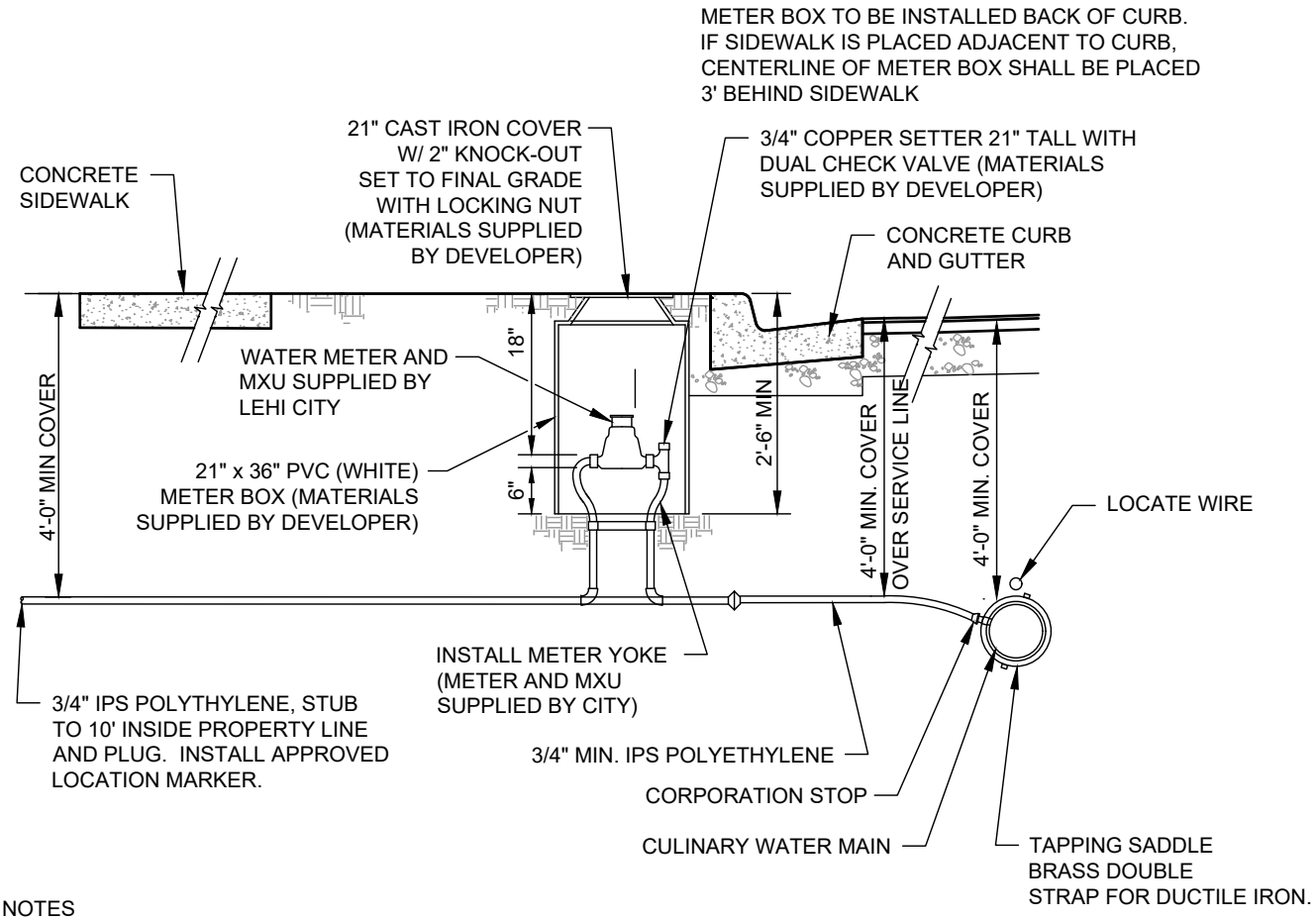
LEHI CITY

LEHI CITY STANDARD DETAIL

THRUST BLOCKING

WT-05 DATE: JANUARY 20

EXHIBIT B



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. HOMES WITH FIRE SPRINKLERS REQUIRE A 1" OR LARGER WATER SERVICE AS REQUIRED BY FIRE SPRINKLER DESIGN.
11. NO SPLICES OR FITTINGS ALLOWED BETWEEN THE CORPORATION STOP AND THE METER SETTER.
12. 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.

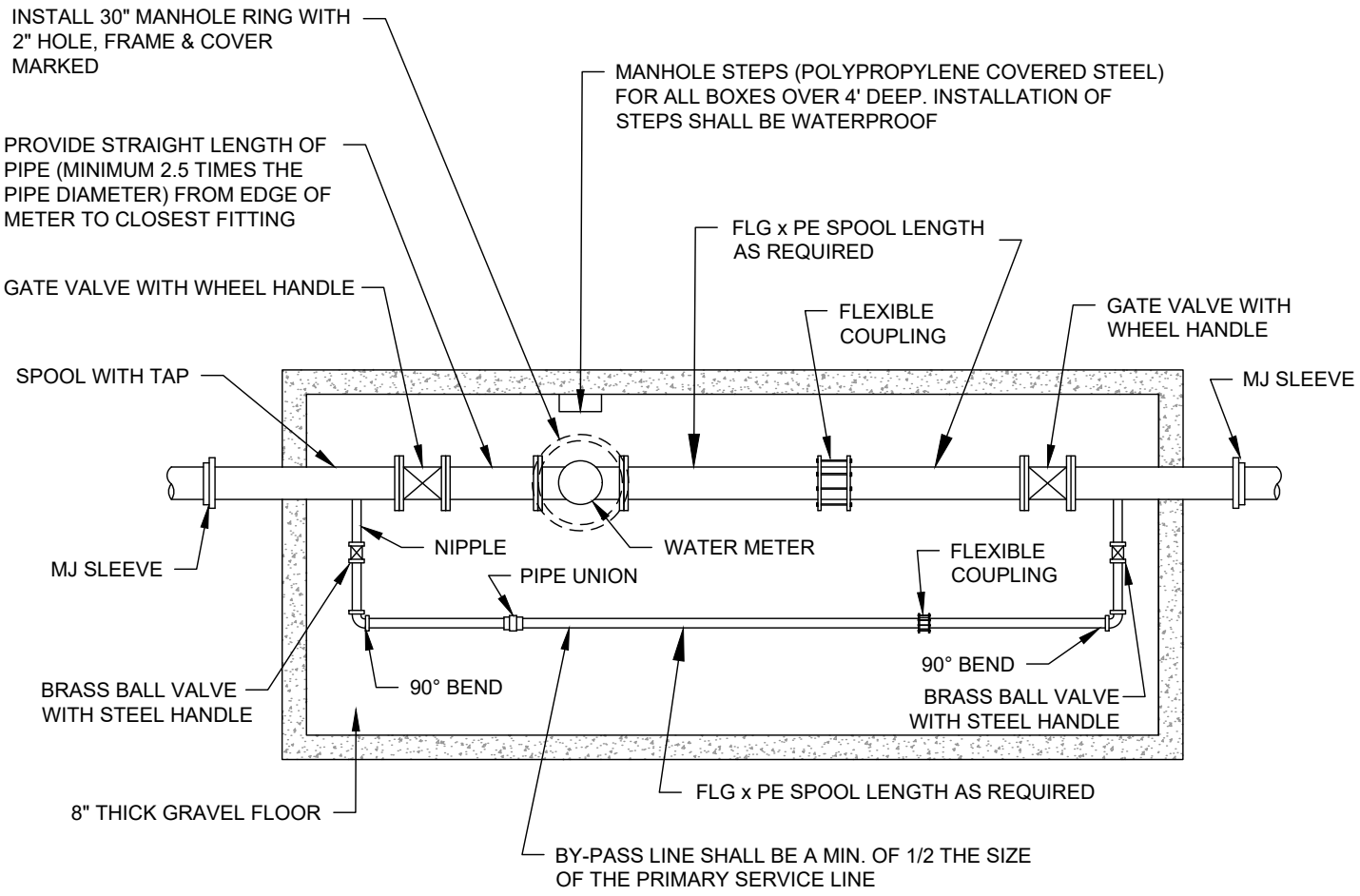
LEHI CITY

LEHI CITY STANDARD DETAIL

CULINARY SERVICE CONNECTION

WT-06 | DATE: *JANUARY 20*

EXHIBIT B



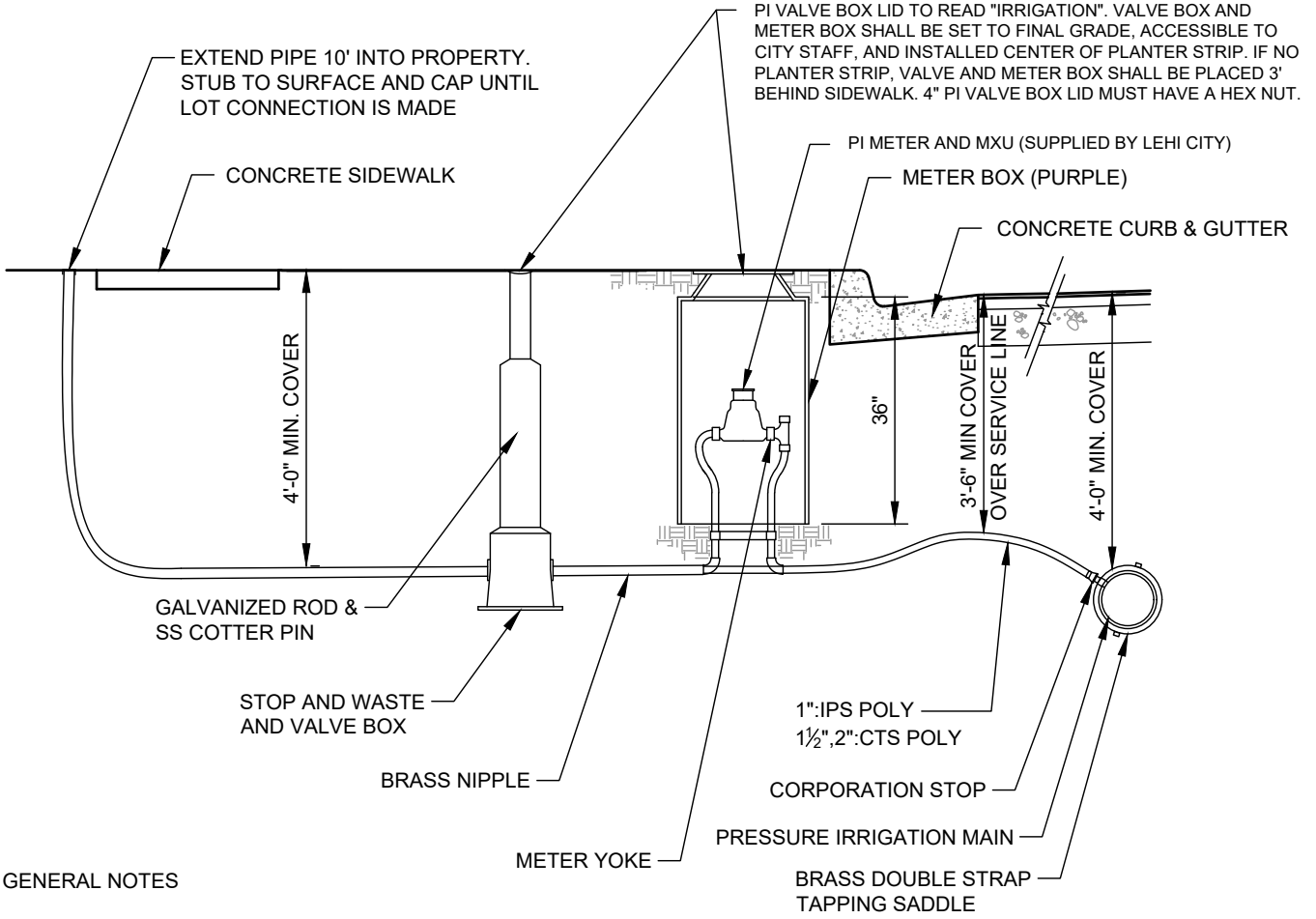
NOTES

1. AN ENGINEERED PRECAST BOX MAY BE ALLOWED AS APPROVED BY THE CITY.
2. STRUCTURAL DESIGN (REINFORCING AND CONCRETE THICKNESS FOR WALLS, FOOTINGS, AND ROOF) WILL DEPEND ON FINAL BOX SIZE.
3. COORDINATE METER BOX PLACEMENT AND OVERALL METER DIMENSIONS WITH LEHI WATER METERING DEPARTMENTS PRIOR TO INSTALLATION.
4. CHANGES DUE TO PIPE SIZE SHALL BE AS APPROVED BY THE CITY WATER SUPERINTENDENT.
5. METER AND MXU SUPPLIED BY LEHI CITY.
6. VAULT LID AND INTERNAL PIPING PROVIDED BY DEVELOPER

LEHI CITY

LEHI CITY STANDARD DETAIL	
CONCRETE METER BOX	
WT-07	DATE: *JANUARY 20*

EXHIBIT B



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-74-15W-11-44	FORD VBB76-15-11-66	FORD VBB77-15-11-77
NIPPLE	1X12 BRASS	1-1/2X12 BRASS	2X12 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 30 CI MTR ADPT RING	
LID	DFW12AUT-5MW+T-IRRIG-LID PURPLE		
METER INSULATOR	4x28 FOAM	4x30 FOAM	
VALVE BOX	93D CAST IRON W/HEX NUT		
BASE	NA		M-9094-01
ROD	M-9080 W/COTTER OSW EXT KEY		
METER BOX	SIGMA RMP-212436-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			

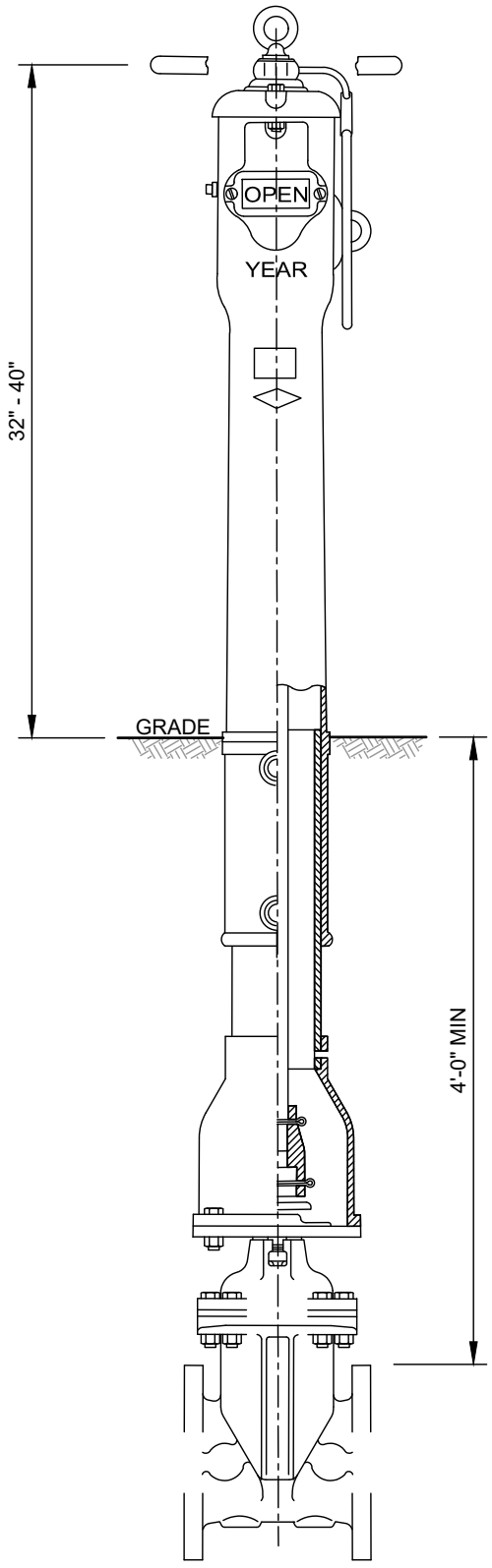
LEHI CITY

LEHI CITY STANDARD DETAIL

PRESSURE IRRIGATION SERVICE CONNECTION

WT-08 | DATE: JANUARY 20

EXHIBIT B



GATE VALVE SHOWN
FOR REFERENCE ONLY

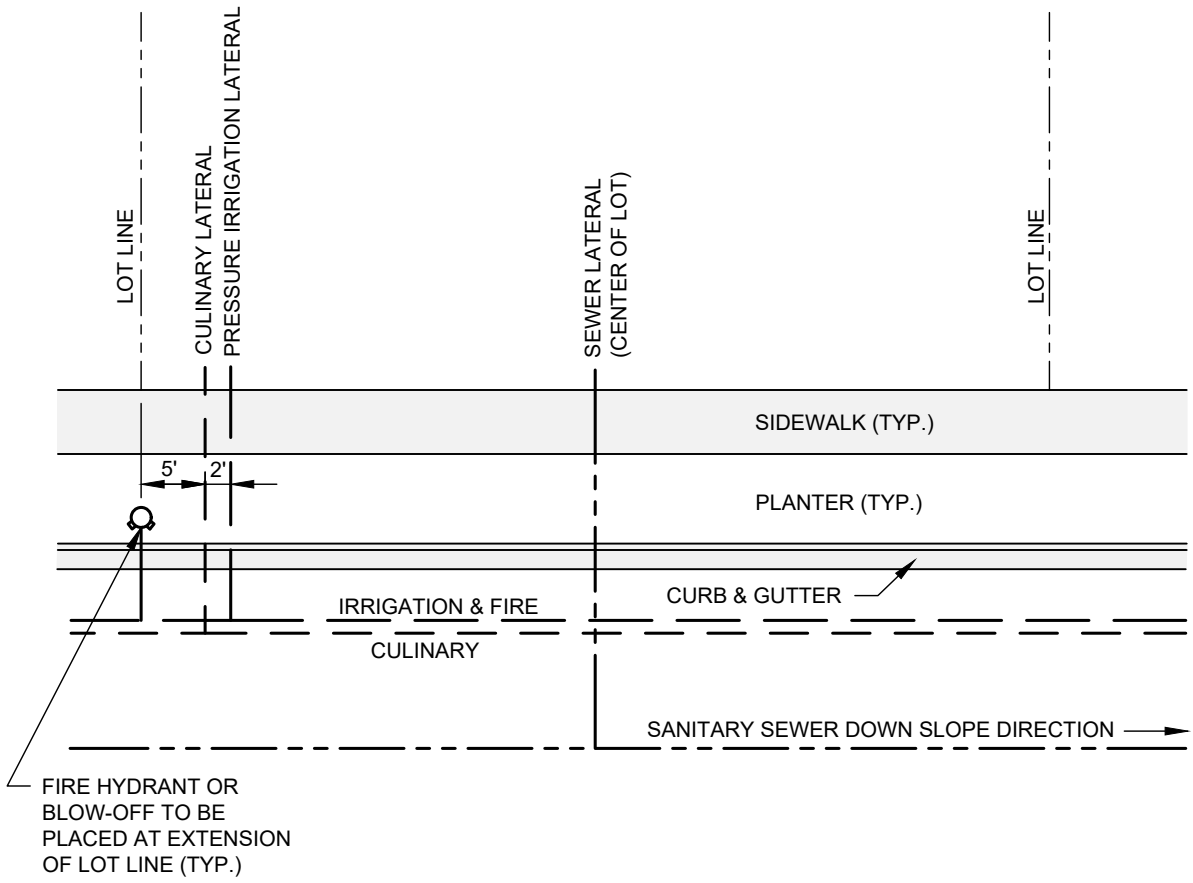
NOTES:

1. MUST BE PLACED IN LINE WITH FDC (FIRE DEPARTMENT CONNECTION), IN PLAIN SITE AND BE READABLE FROM THE STREET.
2. FINAL PLACEMENT SHALL BE AS APPROVED BY THE FIRE CODE OFFICIAL.
3. POST INDICATOR VALVE SHALL BE UL LISTED AND FM APPROVED.
4. POST INDICATOR VALVE SHALL BE A MINIMUM DIAMETER OF 4".
5. A THREE (3) FOOT HORIZONTAL CLEARANCE MUST BE MAINTAINED AROUND THE OUTSIDE OF ALL POST INDICATOR VALVES.
6. THERE SHALL BE NO OTHER VALVES BETWEEN THE POST INDICATOR AND THE FIRE SPRINKLER RISER.
7. THERE SHALL BE NO WATER CONNECTIONS OTHER THAN THE POST INDICATOR VALVE BETWEEN THE MAINLINE VALVE AND THE RISER FLANGE.
8. A POST INDICATOR VALVE IS REQUIRED ON ALL FIRE LINES EXCEPT WHEN THERE IS AN OUTSIDE DOOR TO THE FIRE RISER ROOM AND AS REQUIRED BY THE FIRE MARSHALL.

LEHI CITY

LEHI CITY STANDARD DETAIL	
POST INDICATOR VALVE	
WT-09	DATE: JANUARY 20

EXHIBIT B



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 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.

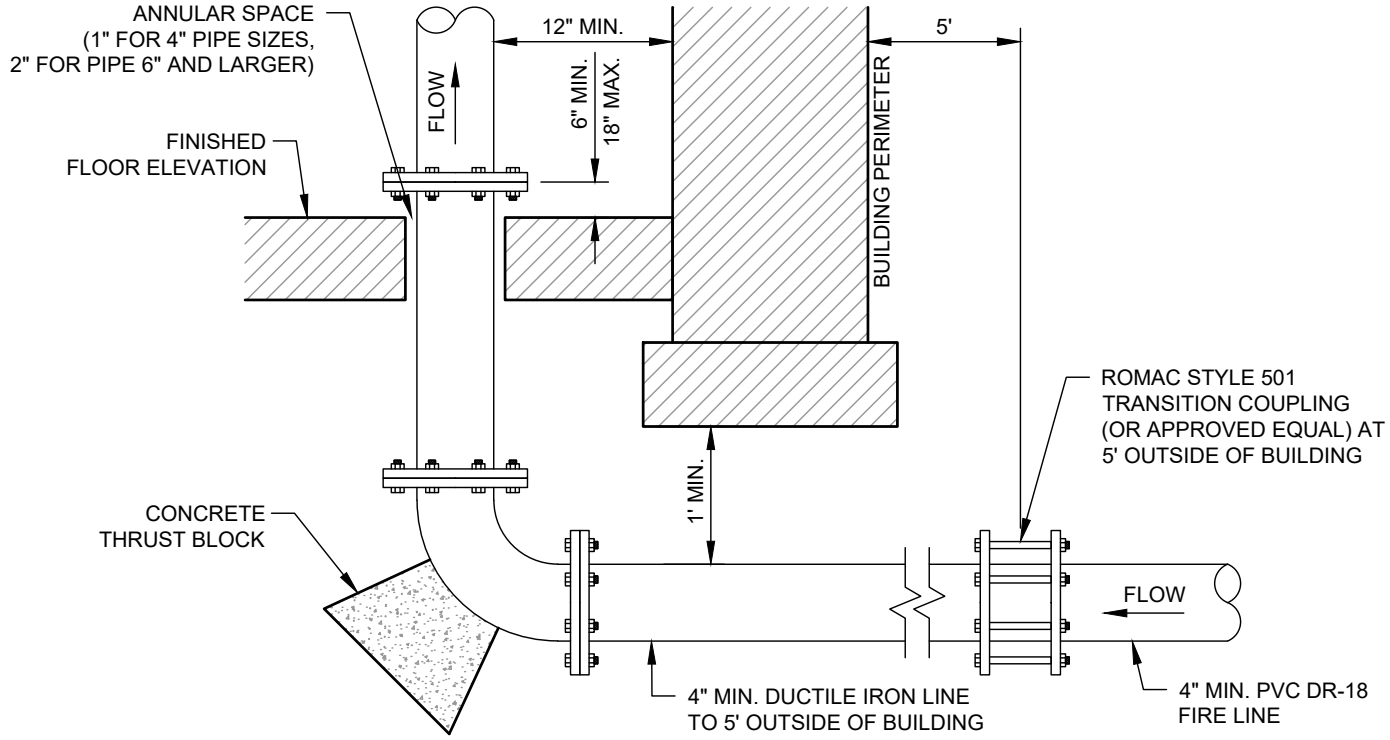
LEHI CITY

LEHI CITY STANDARD DETAIL

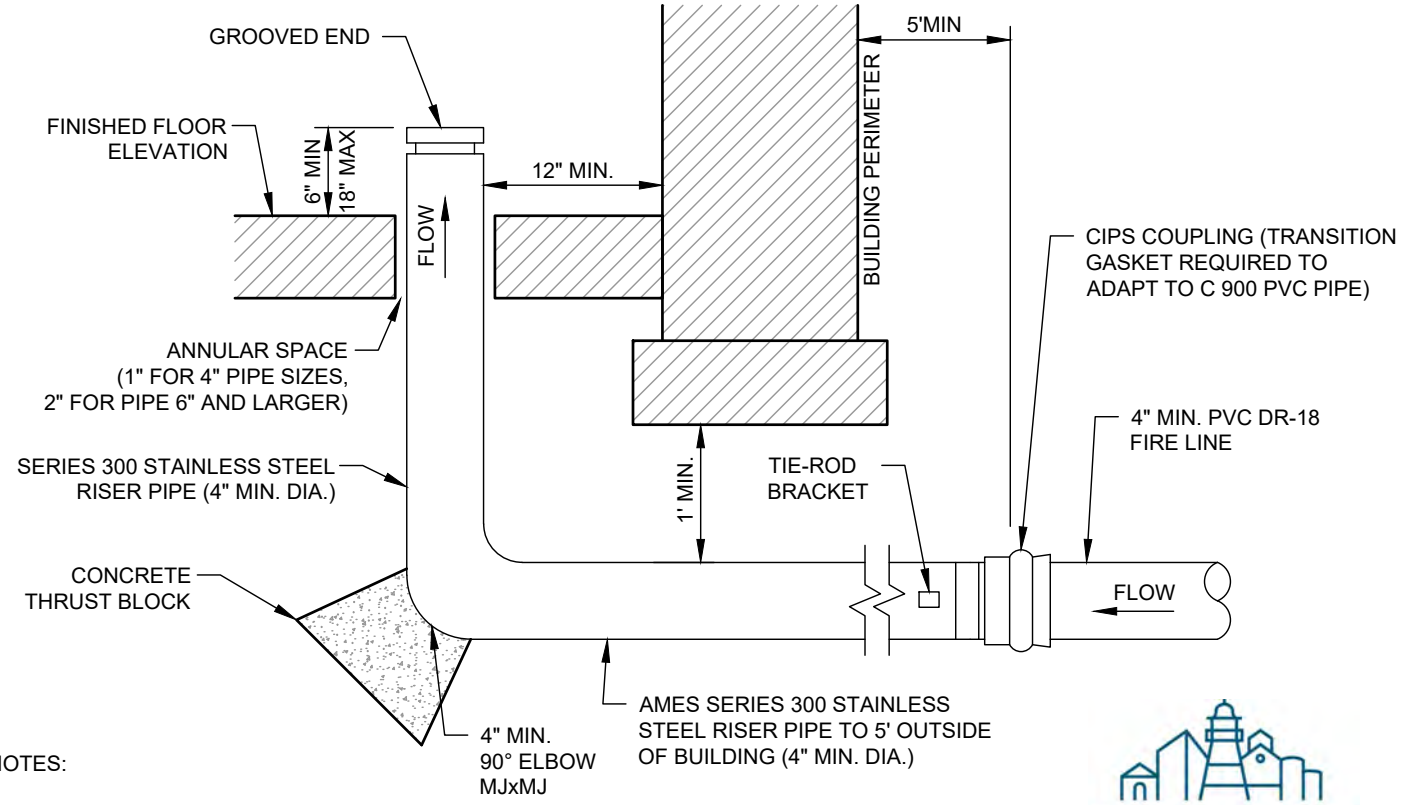
TYPICAL SERVICE, HYDRANT & BLOW-OFF LOCATIONS

WT-10 | DATE: JANUARY 20

EXHIBIT B



FIRE RISER DETAIL (CLASS 50 DUCTILE IRON)



NOTES:

1. CLEAR & UNOBSTRUCTED WIDTH OF 36" IN FRONT OF ALL EQUIPMENT REQUIRED.
2. DOOR SWING SHALL BE IN AN OUTWARD DIRECTION.
3. THE FIRE LINE SHALL NOT EXTEND MORE THAN 10 FEET UNDER THE FLOOR SLAB.

UNDERGROUND FIRE RISER DETAIL (STAINLESS STEEL)

LEHI CITY

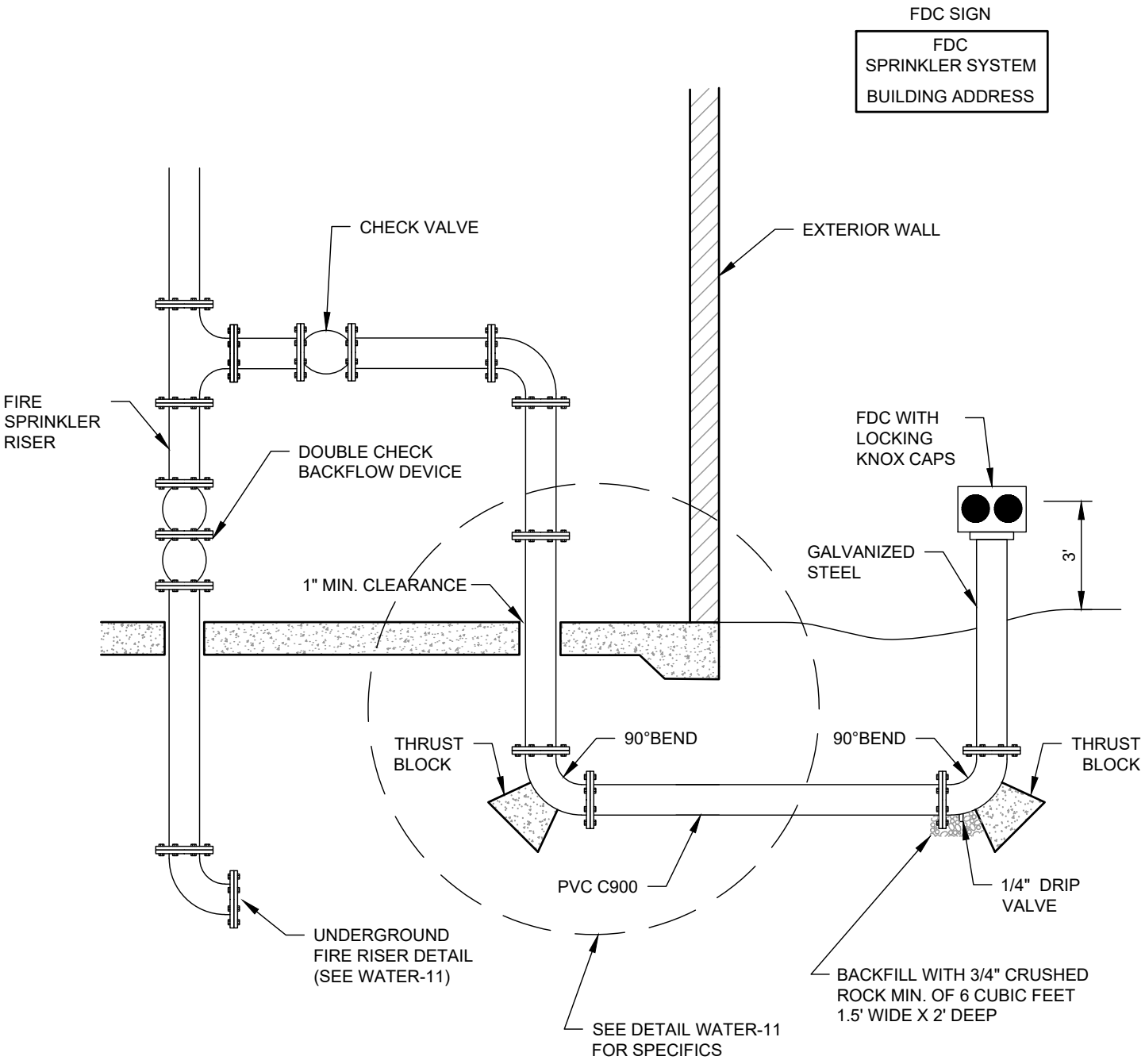
LEHI CITY STANDARD DETAIL

TYPICAL FIRE RISER DETAILS

WT-11

DATE: JANUARY 20

EXHIBIT B



REMOTE FIRE DEPARTMENT CONNECTION

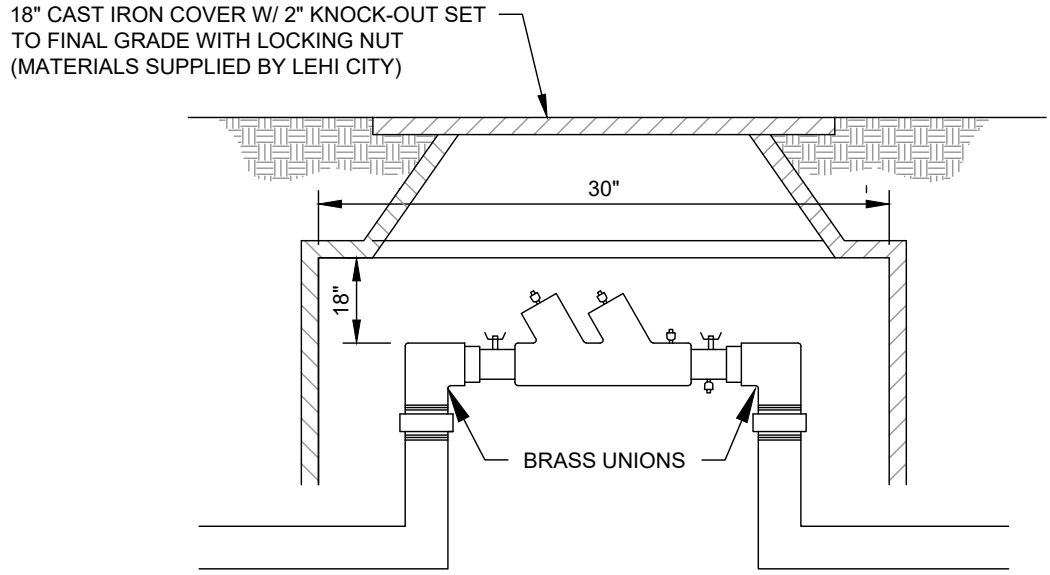
NOTES:

1. BY APPROVAL OF THE FIRE CODE OFFICIAL.
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 3' OF THE FDC.
4. 4' x 4' x 6" CONCRETE PAD AT BASE OF FDC.
5. FDC SHALL BE WITHIN 100' OF A FIRE HYDRANT.

LEHI CITY

LEHI CITY STANDARD DETAIL	
REMOTE FIRE DEPARTMENT CONNECTION	
WT-12	DATE: JANUARY 20

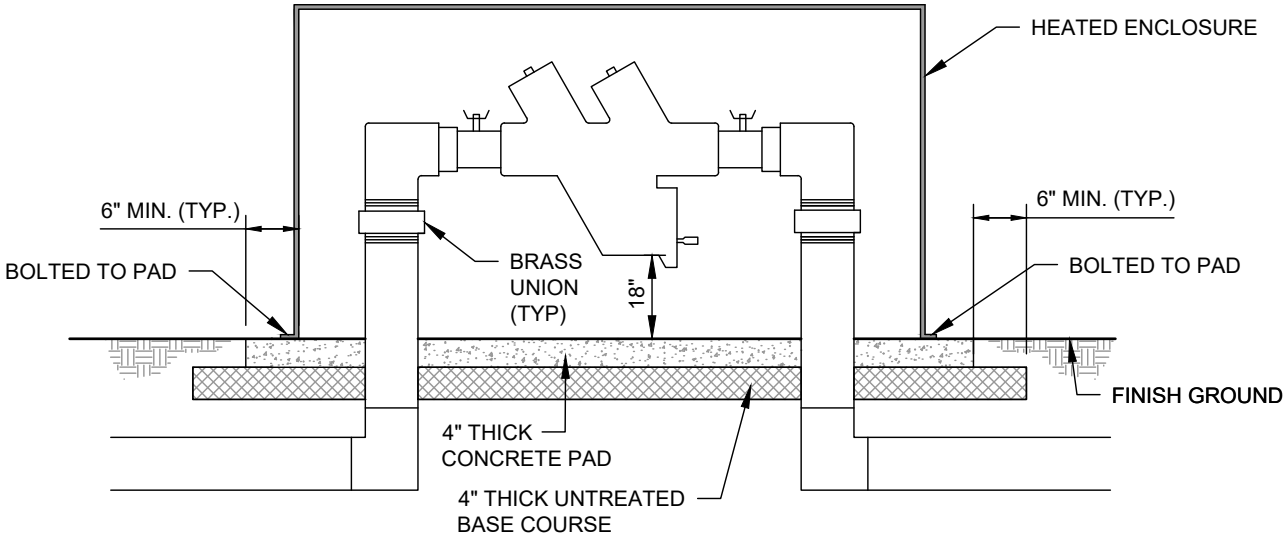
EXHIBIT B



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

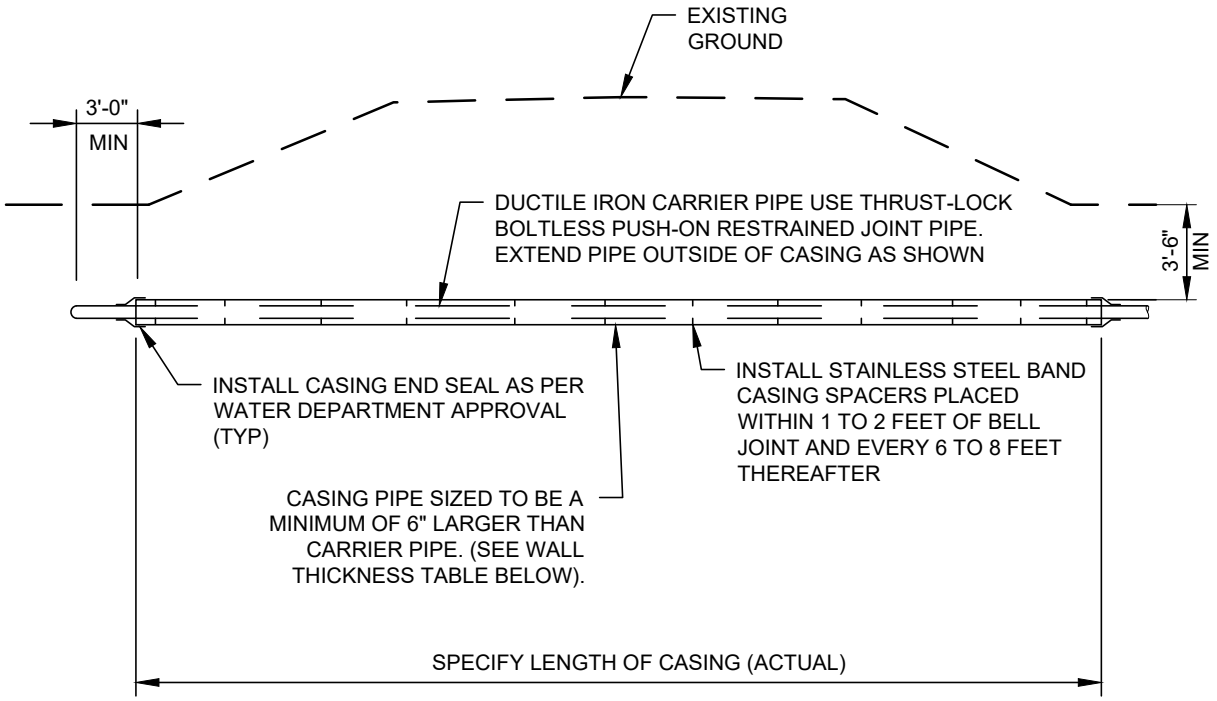
NOTES:

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

LEHI CITY STANDARD DETAIL	
BACKFLOW PREVENTION	
WT-13	DATE: JANUARY 20

EXHIBIT B



STEEL CASING PIPE WALL THICKNESS TABLE	
MINIMUM THICKNESS	DIAMETER OF CASING PIPE
1/4"	12" OR LESS
5/16"	12" - 18"
3/8"	18" - 22"
7/16"	22" - 28"
1/2"	28" - 34"
9/16"	34" - 42"
5/8"	42" - 48"
AS APPROVED	OVER 48"

* THIS CHART IS ONLY FOR SMOOTH STEEL CASING PIPES WITH A MINMUM YEILD STRENGTH OF 35,000 PSI.

* CASING PIPES LARGER THAN 48" OR WITH ANY PORTION DEEPER THAN 20 FEET SHALL REQUIRE STAMPED STRUCTURAL CALCULATIONS PRIOR TO APPROVAL

LEHI CITY

LEHI CITY STANDARD DETAIL

UTILITY CASING

WT-14 DATE: JANUARY 2022

EXHIBIT B

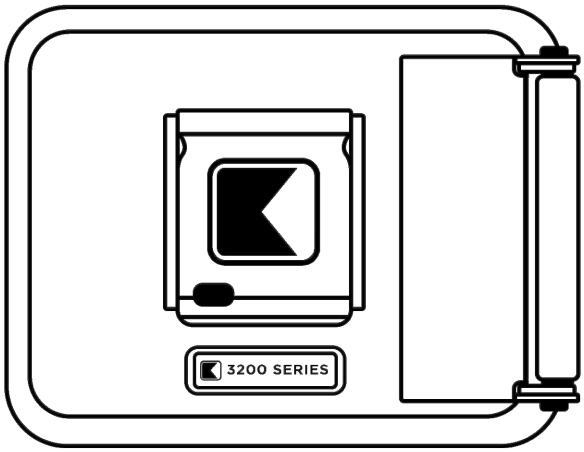


KNOX BRAND LOCKING FDC CAP
(FOR EXTERIOR FIRE DEPARTMENT CONNECTIONS)



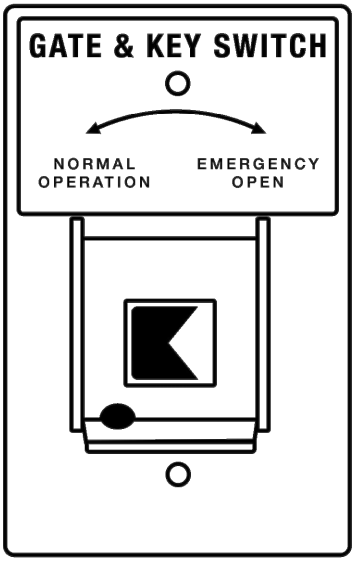
KNOX BRAND LOCKING STANDPIPE CAP
(FOR STANDPIPE HOSE CONNECTIONS)

PURCHASE THROUGH LOCAL KNOX
VENDOR OR AT KNOXBOX.COM



KNOX BOX, FLUSH OR SURFACE MOUNTED
(3200 SERIES)
(MULTIPLE BOXES MAY BE REQUIRED)

TO BE MOUNTED BETWEEN 5'-6' ABOVE
FINISHED FLOOR GRADE

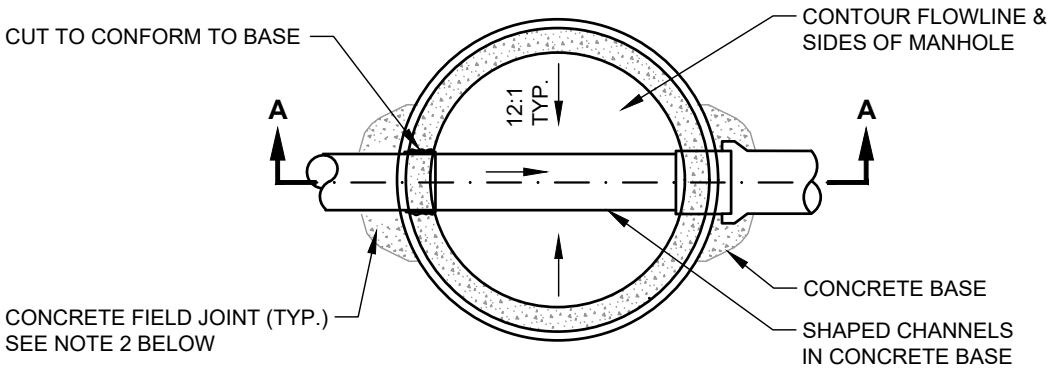


KNOX GATE SWITCH
(FOR ELECTRONIC GATE ACCESS)

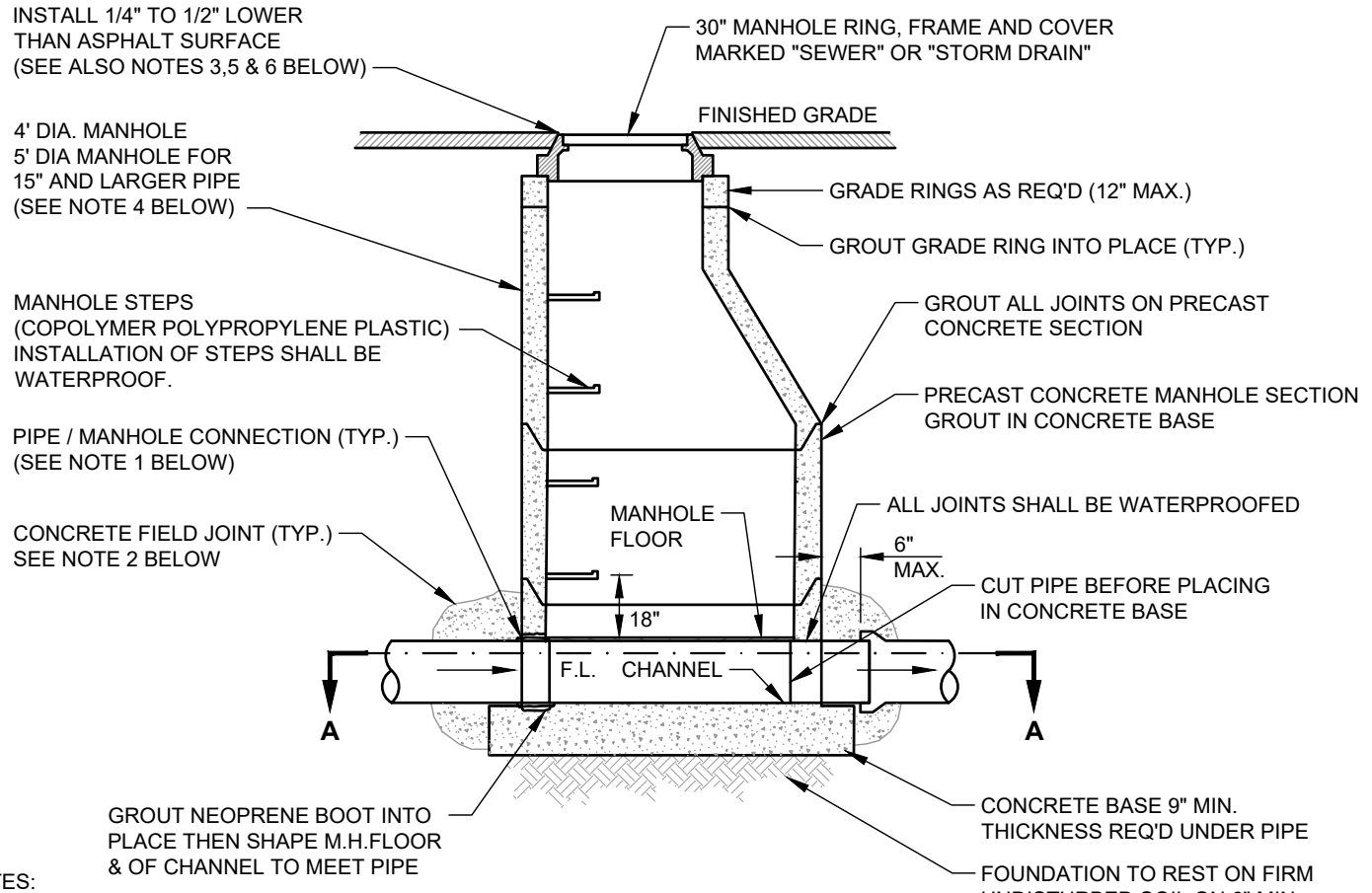
LEHI CITY

LEHI CITY STANDARD DETAIL	
FIRE DEPARTMENT	
WT-15	DATE: *MAY 2024*

EXHIBIT B



SECTION A-A



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.

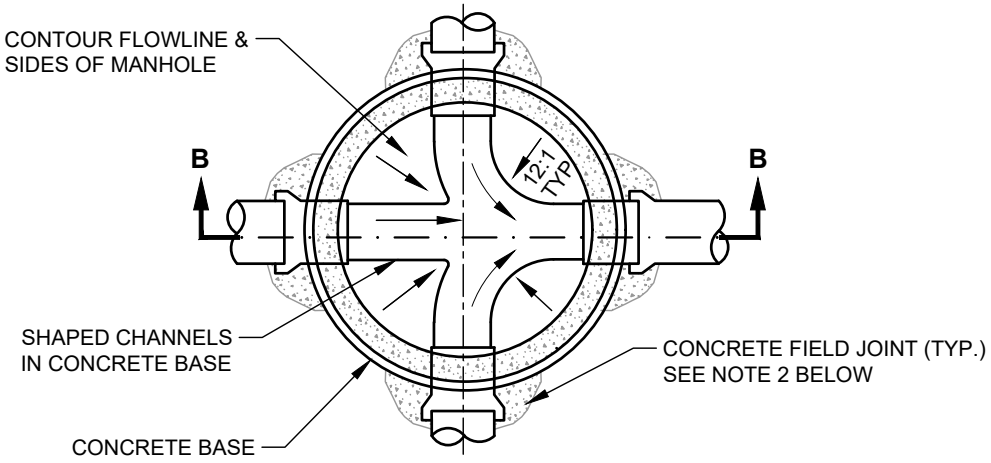
LEHI CITY

LEHI CITY STANDARD DETAIL

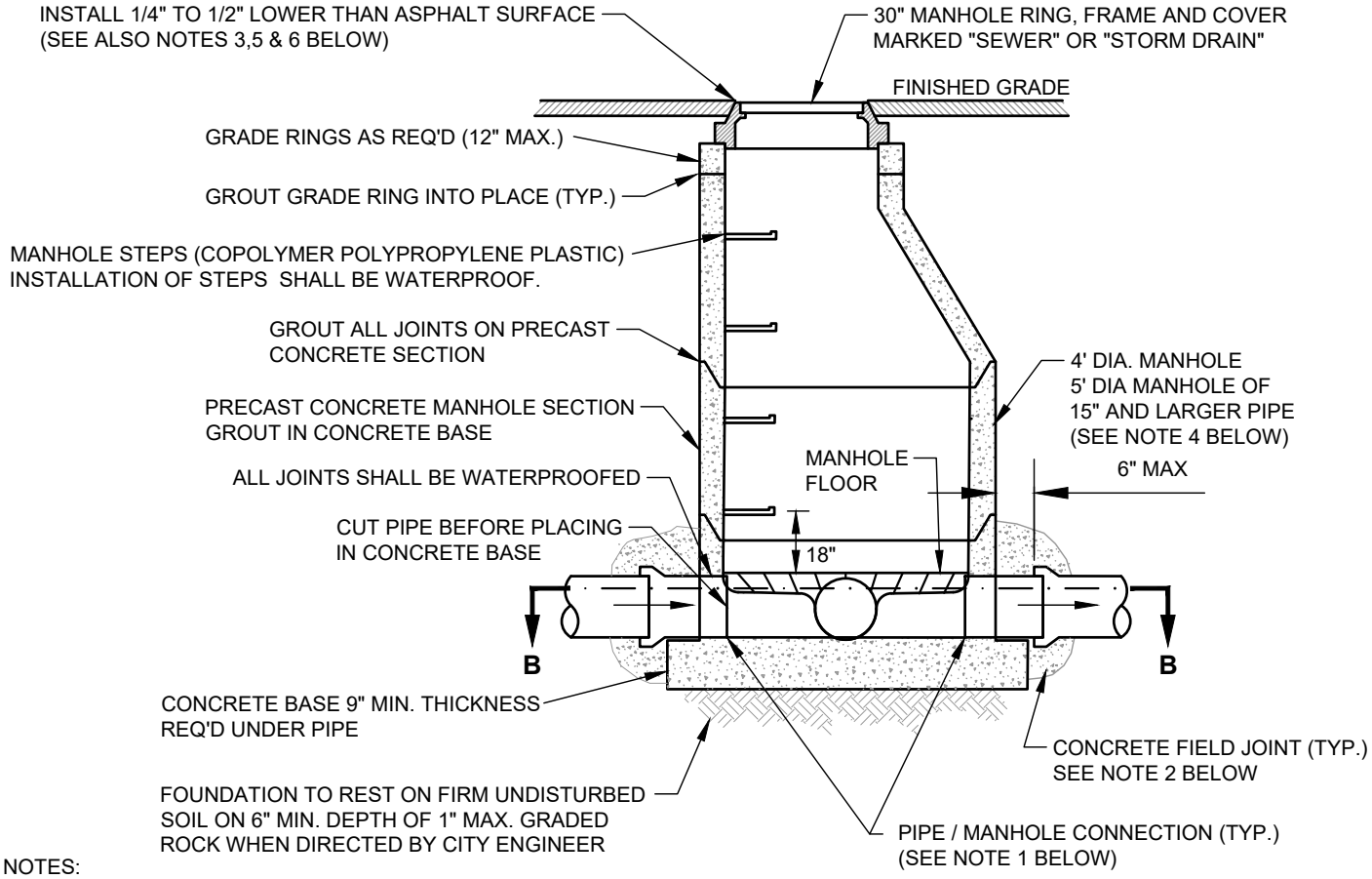
LINE MANHOLE (SEWER & STORM DRAIN)

SD-01 | DATE: JANUARY 20[illegible]

EXHIBIT B



SECTION B-B



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.

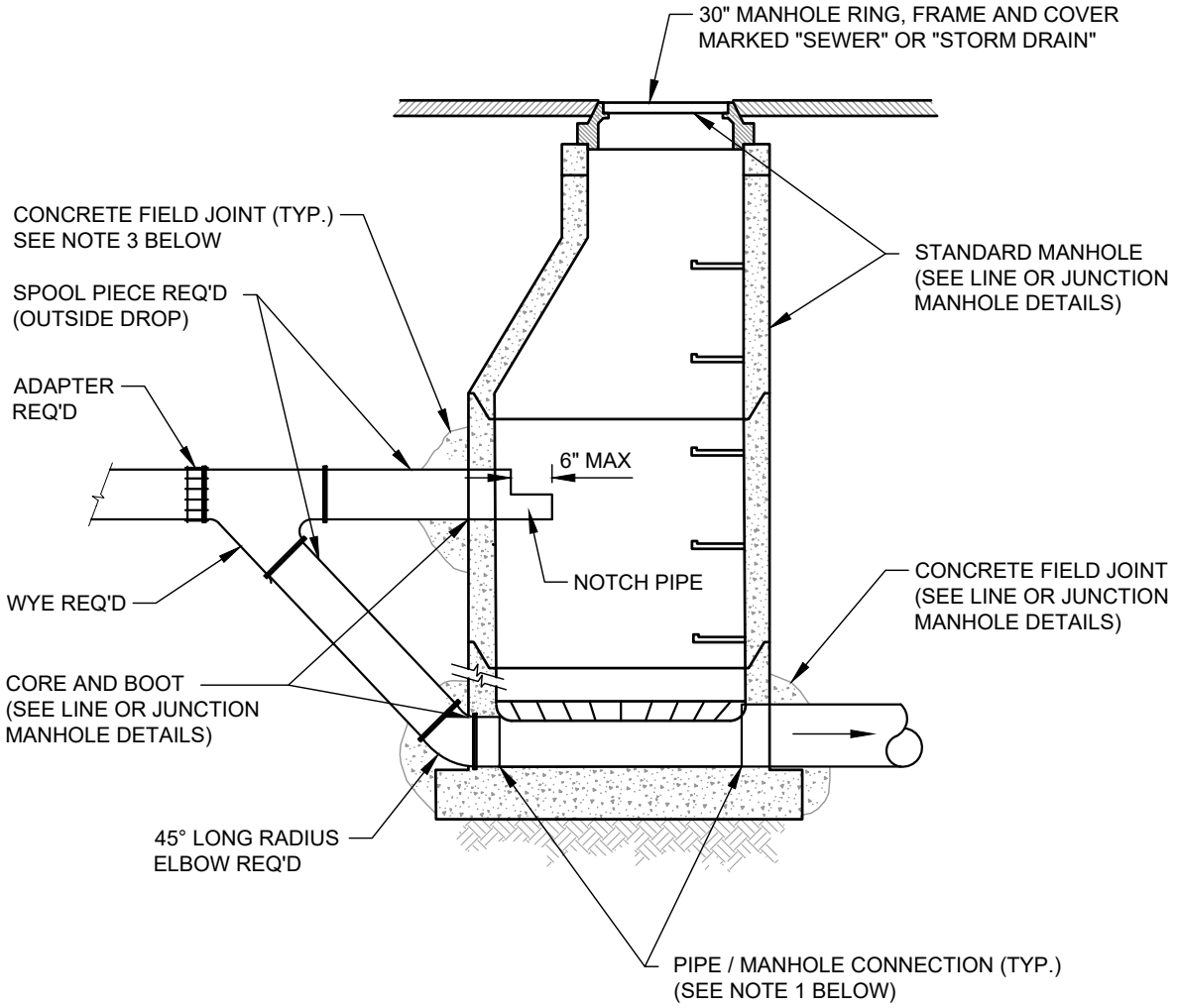
LEHI CITY

LEHI CITY STANDARD DETAIL

JUNCTION MANHOLE (SEWER & STORM DRAIN)

SD-02 | DATE: JANUARY 2022

EXHIBIT B



NOTES:

1. DROP MANHOLES MAY BE REQUIRED FOR PIPES ENTERING 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. EXTERNAL DROP MANHOLES MAY BE USED ONLY AS APPROVED BY WATER AND WASTEWATER SUPERINTENDENT.
2. LATERAL SHALL NOT ENTER MANHOLES UNLESS OTHERWISE APPROVED BY CITY ENGINEER AND CITY PUBLIC WORKS DIRECTOR.
3. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND PIPE (TYP.)

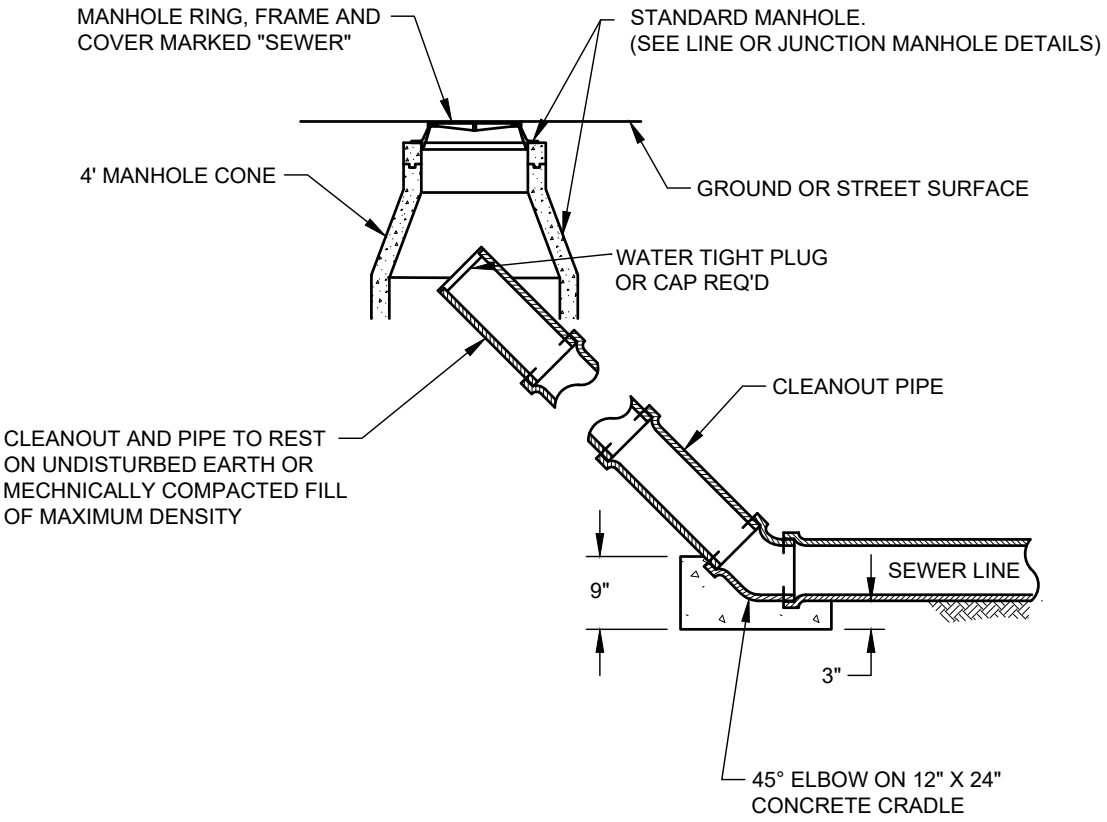
LEHI CITY

LEHI CITY STANDARD DETAIL

EXTERNAL DROP MANHOLE (SEWER & STORM DRAIN)

SD-03 | DATE: JANUARY 20

EXHIBIT B



LEHI CITY

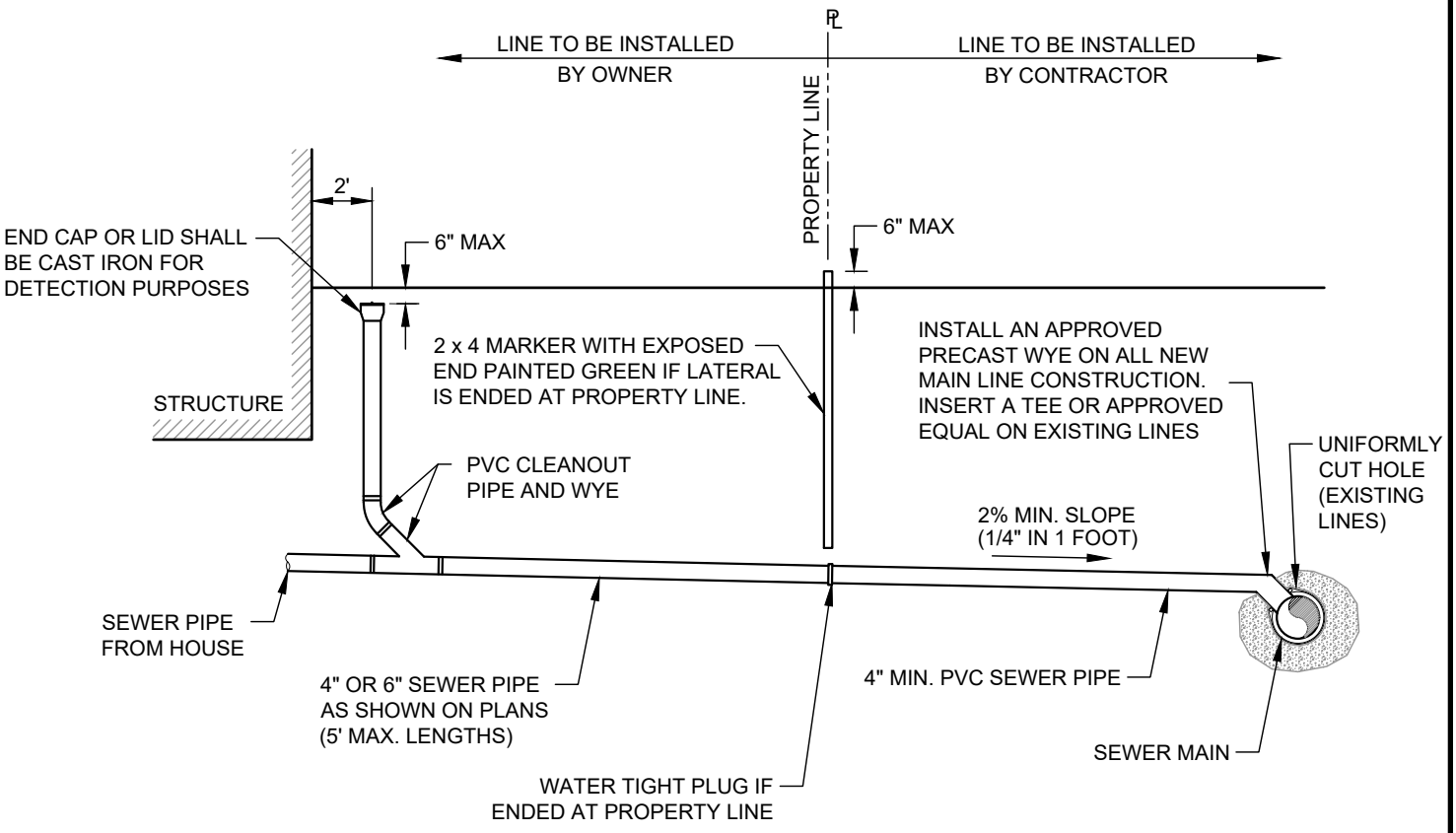
LEHI CITY STANDARD DETAIL

TEMPORARY SEWER MAIN CLEANOUT

SD-04

DATE: JANUARY 20

EXHIBIT B



NOTES:

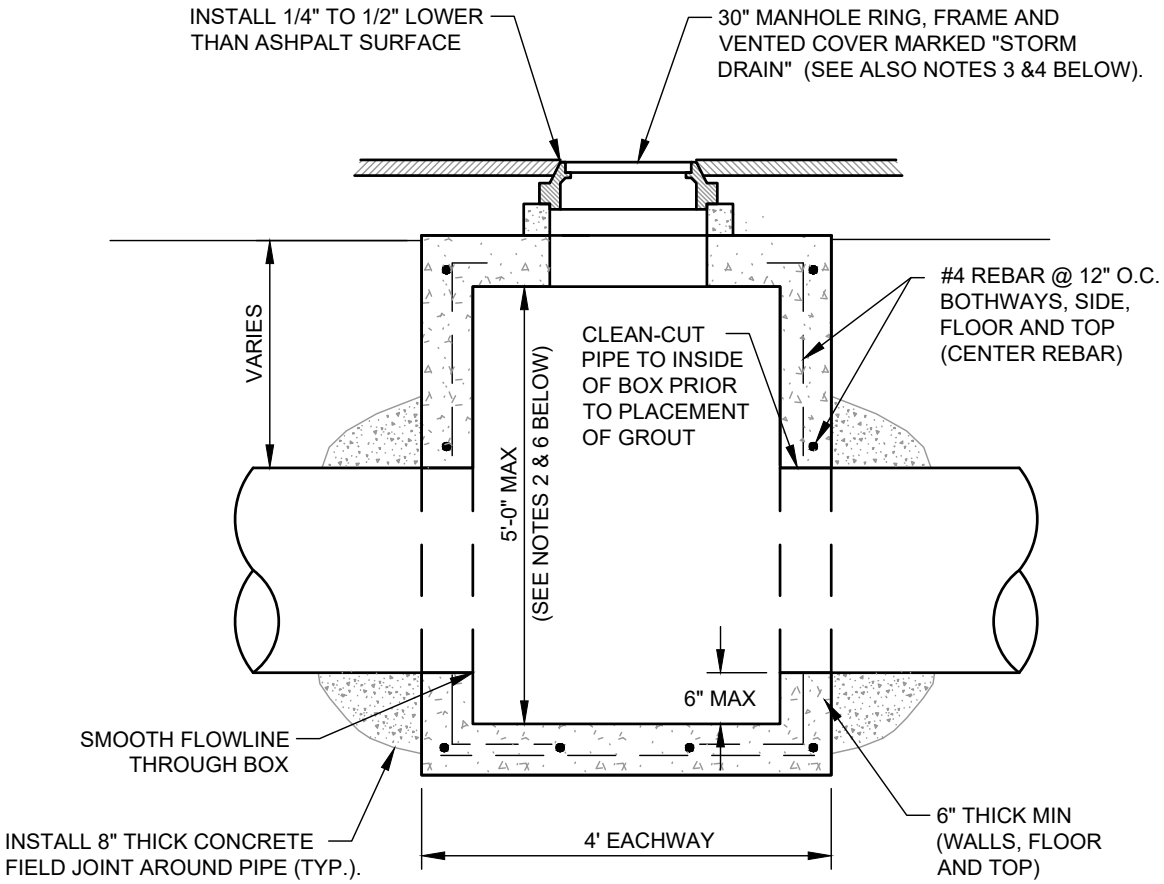
1. MAXIMUM DISTANCE BETWEEN CLEANOUTS: 100 FEET

2. LATERALS SHALL NOT ENTER MANHOLES UNLESS OTHERWISE APPROVED BY CITY ENGINEER

LEHI CITY

LEHI CITY STANDARD DETAIL	
SEWER LATERAL	
SD-05	DATE: JANUARY 2022

EXHIBIT B



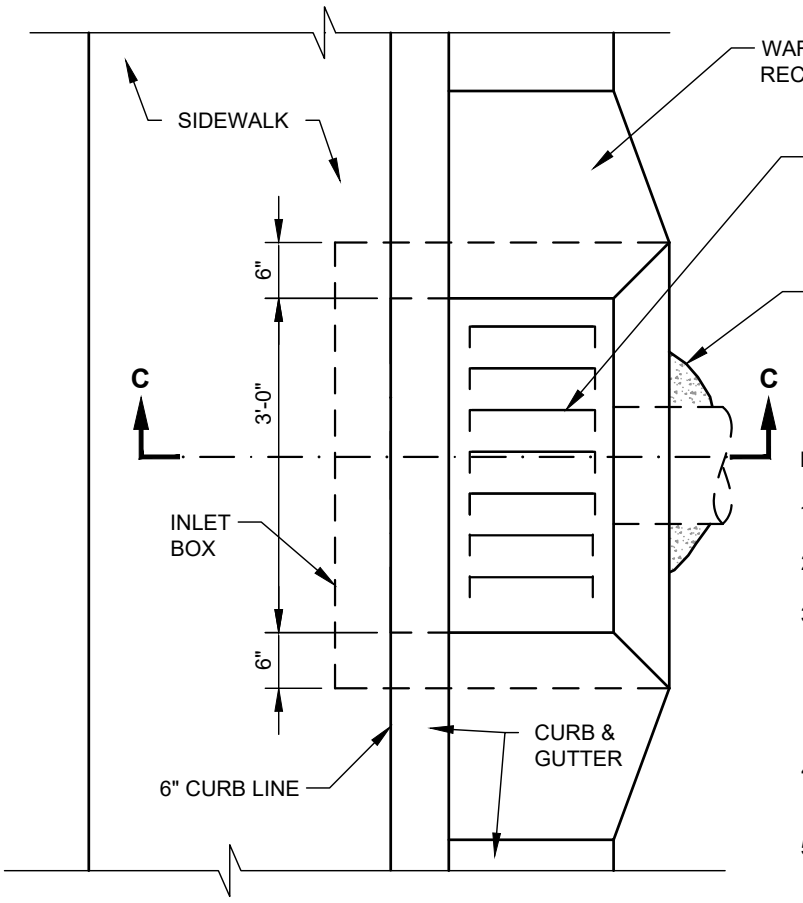
NOTES:

1. AN ENGINEERED PRECAST BOX MAY BE ALLOWED AS APPROVED BY THE CITY
2. FOR DEPTHS NOT TO EXCEED 5', OTHERWISE USE STANDARD LINE OR JUNCTION MANHOLE
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. (TWIST, ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. VENTED RING, COVER & BOX SHALL BE CAPABLE OF SUPPORTING TRAFFIC LOADS. RING & COVER MAY BE SUBSTITUTED WITH A GRATED LID WHEN OUTSIDE OF PAVED ROADWAY AREAS (AS APPROVED BY THE CITY ENGINEER OR PUBLIC WORKS DIRECTOR), BUT SHALL ALSO BE CAPABLE OF SUPPORTING TRAFFIC LOADS.
5. 3'X3' I.D. CLEANOUT BOX MAY BE REQUIRED IF MORE THAN ONE PIPE ENTERS / EXITS BOX.
6. BMP "SNOUT" MAY BE REQUIRED WITHIN STORM DRAINAGE BOXES TO MEET STORM WATER QUALITY REQUIREMENT. CLEAN OUT BOX DEPTH SHALL BE MODIFIED TO MEET "SNOUT" MANUFACTURER'S GUIDELINES. ORIFICE PLATES SHOULD NOT BE INSTALLED BEHIND "SNOUT" HOODS.

LEHI CITY

LEHI CITY STANDARD DETAIL	
DRAIN CLEAN-OUT BOX	
SD-06	DATE: JANUARY 20

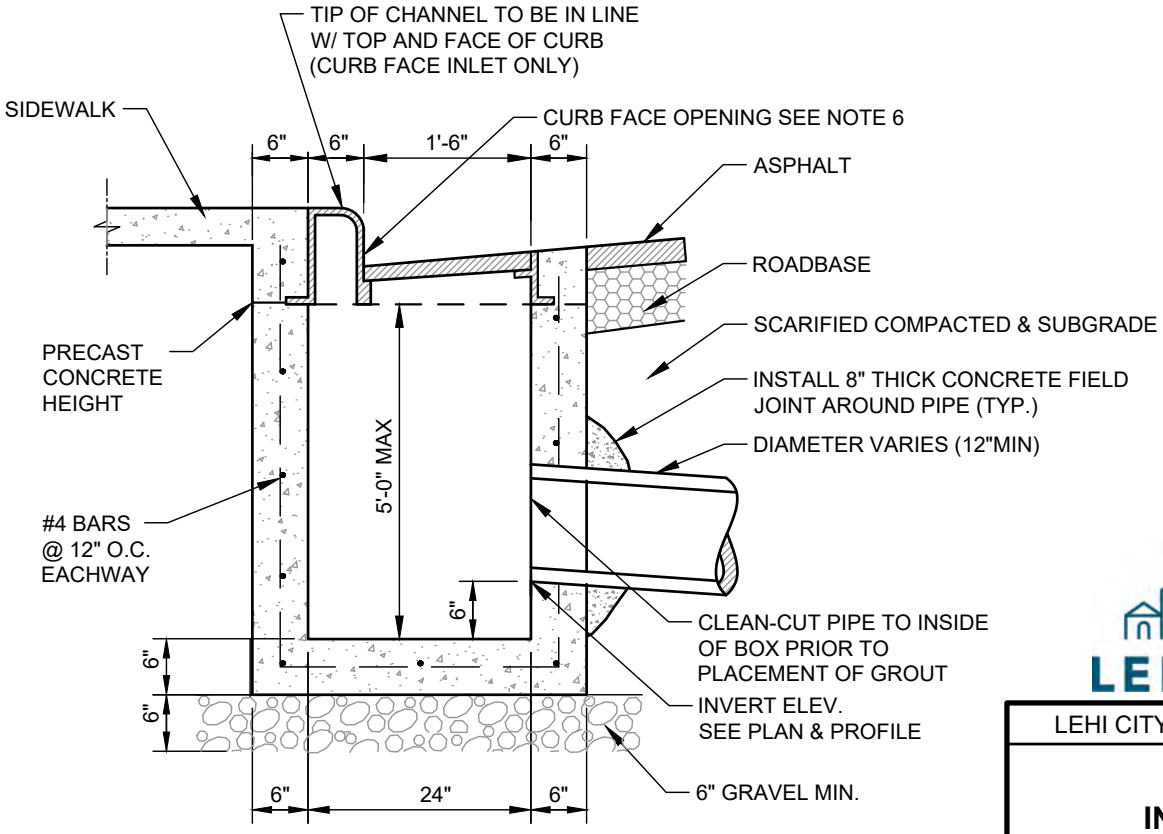
EXHIBIT B



PLAN VIEW

NOTES:

1. ALL FRAMES AND GRATES TO BE GALVANIZED.
2. ALL GRATES TO BE BICYCLE SAFE.
3. COMBO BOX REQUIRED IF MORE THAN ONE PIPE IS TO BE LOCATED WITHIN INLET BOX, BOX DEPTH EXCEEDS 5', OR IF "SNOUTS" ARE REQUIRED TO MEET STORM WATER QUALITY REQUIREMENTS.
4. MANHOLE STEPS SHALL NOT BE PLACED WITHIN INLET BOXES.
5. CURB FACE OPENING: MAKE OPENING AT LEAST 4 INCHES HIGH. PROVIDE AT LEAST A 2 INCH DROP FROM THE CONCRETE GUTTER FLOWLINE TO THE TOP OF THE GRATE AT THE CURB FACE OPENING.

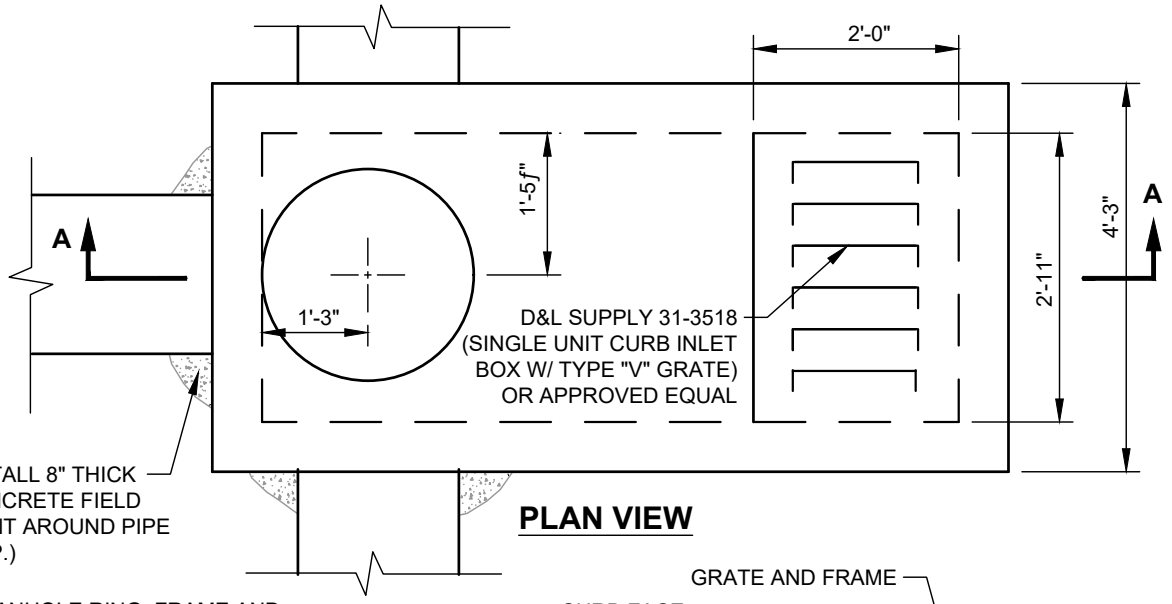


SECTION C

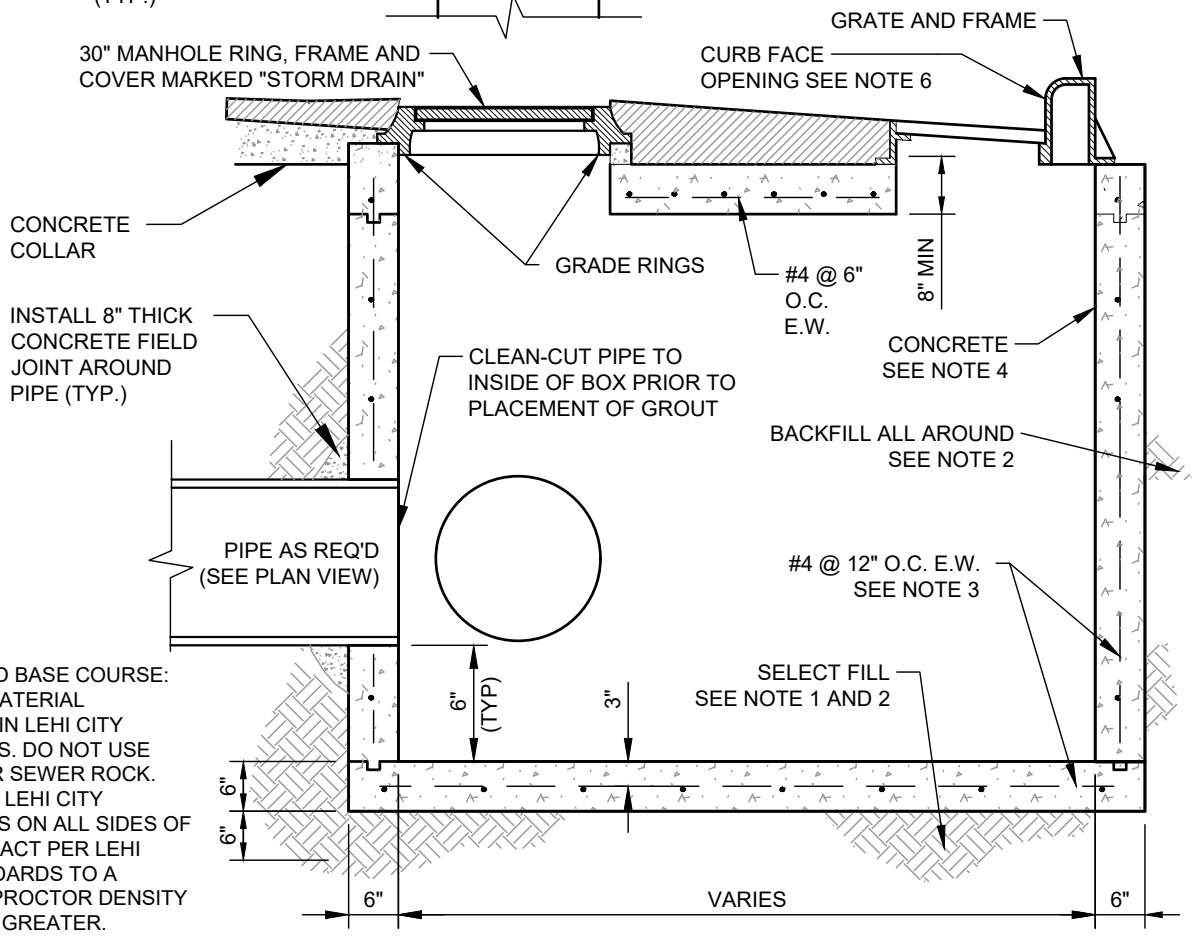
LEHI CITY

LEHI CITY STANDARD DETAIL	
INLET BOX	
SD-07	DATE: JANUARY 20

EXHIBIT B



PLAN VIEW



SECTION A-A

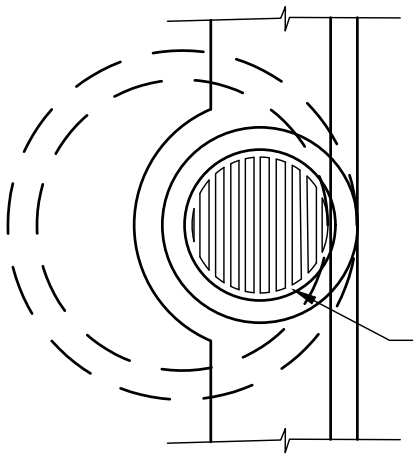
NOTES:

1. UNTREATED BASE COURSE: PROVIDE MATERIAL SPECIFIED IN LEHI CITY STANDARDS. DO NOT USE GRAVEL OR SEWER ROCK. PLACE PER LEHI CITY STANDARDS ON ALL SIDES OF BOX. COMPACT PER LEHI CITY STANDARDS TO A MODIFIED PROCTOR DENSITY OF 95% OR GREATER. MAXIMUM LIFT THICKNESS IS 8" BEFORE COMPACTION.
2. BACKFILL: PROVIDE AND PLACE PER LEHI CITY STANDARDS ON ALL SIDES OF BOX. COMPACT PER LEHI CITY STANDARDS TO A MODIFIED PROCTOR DENSITY OF 95% OR GREATER. MAXIMUM LIFT THICKNESS IS 8" BEFORE COMPACTION.
3. REINFORCEMENT: ASTM A 615, GRADE 60, DEFORMED STEEL. SEE LEHI CITY STANDARDS.
4. CONCRETE: CLASS 4000 PER LEHI CITY STANDARDS. PLACE PER LEHI CITY STANDARDS. CURE PER LEHI CITY STANDARDS.
5. MANHOLE STEPS: PROVIDE COPOLYMER POLYPROPYLENE PLASTIC COATED MANHOLE STEPS IN BOXES OVER FOUR FEET DEEP. PLACE BOTTOM STEP SIX INCHES ABOVE BOTTOM OF FLOOR. INSTALLATION OF STEPS SHALL BE WATERPROOFED.
6. CURB FACE OPENING: MAKE OPENING AT LEAST 4 INCHES HIGH. PROVIDE AT LEAST A 2 INCH DROP FROM THE CONCRETE GUTTER FLOWLINE TO THE TOP OF THE GRATE AT THE CURB FACE OPENING.
7. BMP "SNOUT" MAY BE REQUIRED WITHIN STORM DRAINAGE BOXES TO MEET STORM WATER QUALITY REQUIREMENTS. COMBO BOX DEPTH SHALL BE MODIFIED TO MEET "SNOUT" MANUFACTURER'S GUIDLINES. ORIFICE PLATES SHOULD NOT BE INSTALLED BEHIND "SNOUT" HOODS.

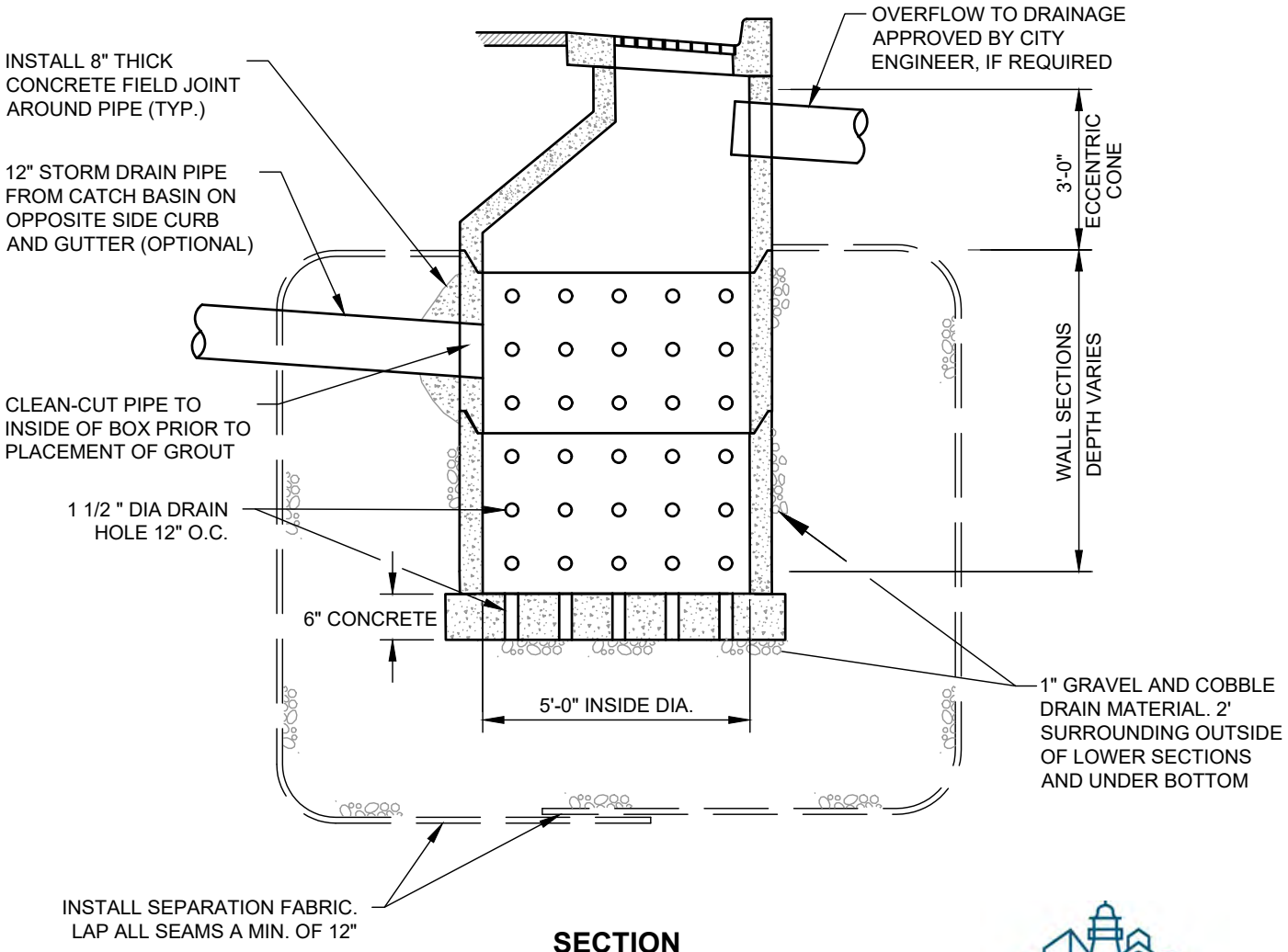
LEHI CITY

LEHI CITY STANDARD DETAIL	
COMBO BOX	
SD-08	DATE: JANUARY 20

EXHIBIT B



PLAN



SECTION

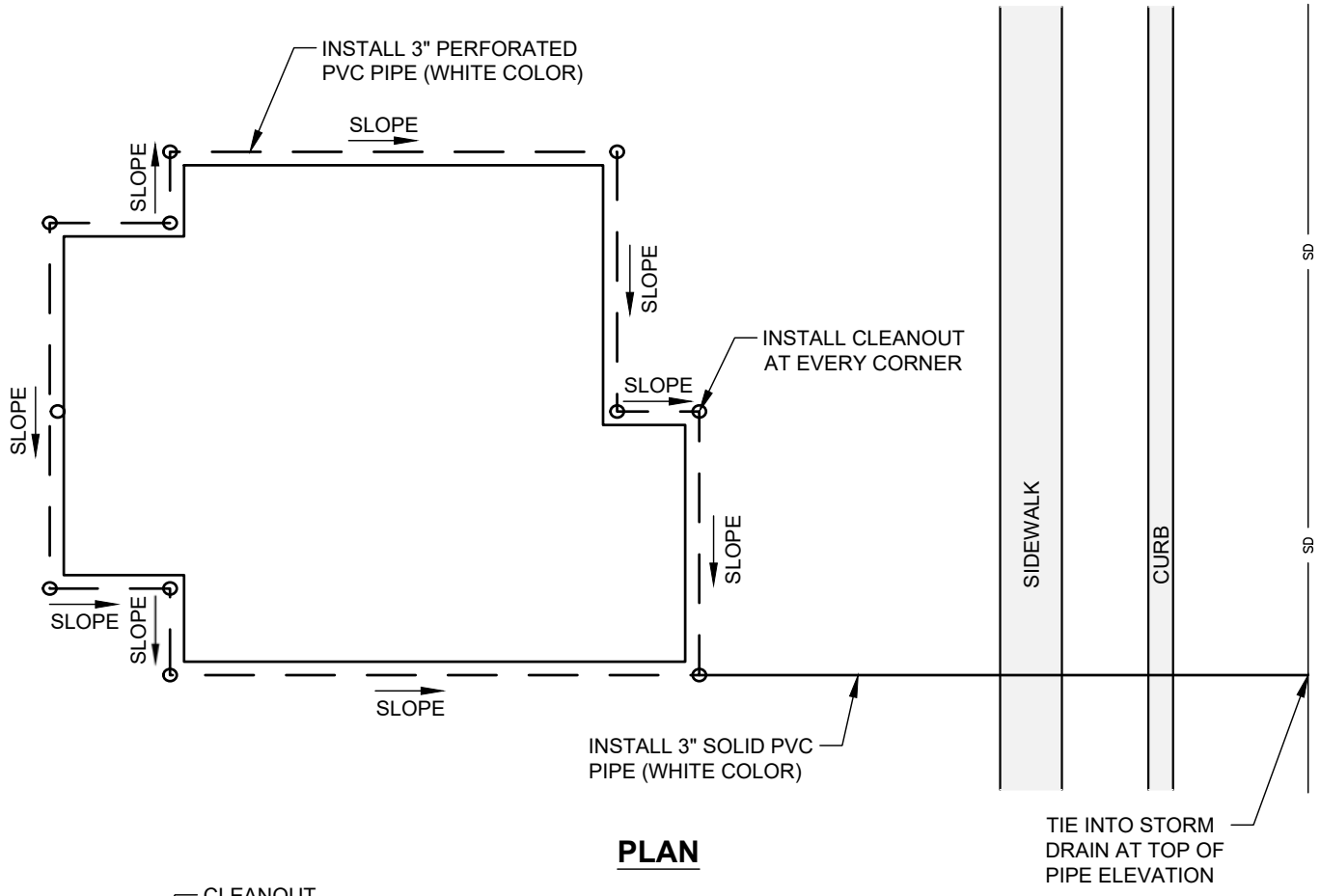
NOTE:

1. ALTERNATIVE SUMP DESIGNS MAY BE REQUIRED DEPENDING ON GROUND WATER TABLE.

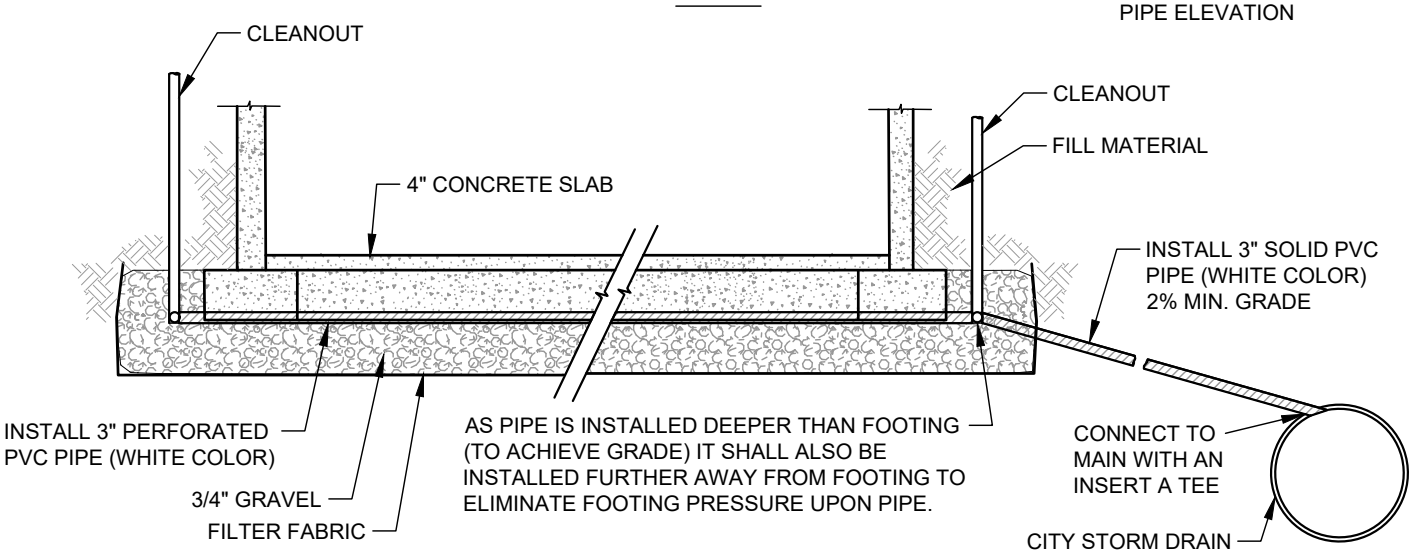
LEHI CITY

LEHI CITY STANDARD DETAIL	
STORM WATER SUMP	
SD-09	DATE: *JANUARY 20*

EXHIBIT B



PLAN



SECTION

NOTE:

1. SUBSURFACE DRAIN FIGURES SHOWN ABOVE ARE FOR REFERENCE ONLY. A SITE-SPECIFIC GEOTECHNICAL REPORT SHALL BE SUBMITTED SHOWING THE DEPTHS,SIZES, AND LOCATIONS OF ALL PROPOSED SUBSURFACE DRAINAGE PIPNG.

NOTE: ONLY ALLOWED AS AUTHORIZED OR DIRECTED BY THE STORM WATER SUPERINTENDENT AND BUILDING OFFICIAL

LEHI CITY

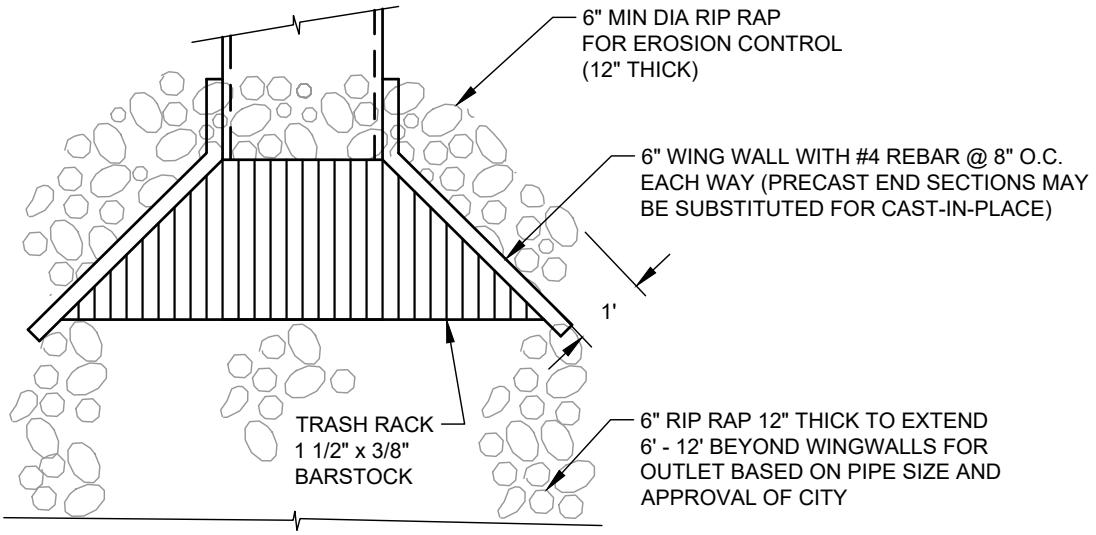
LEHI CITY STANDARD DETAIL

BUILDING SUBSURFACE DRAINS

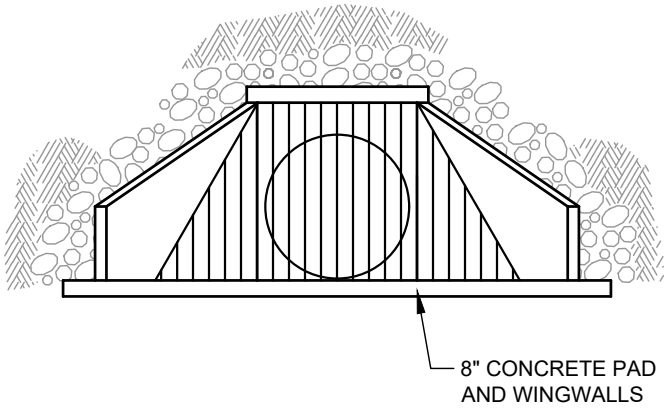
SD-10

DATE: JANUARY 20

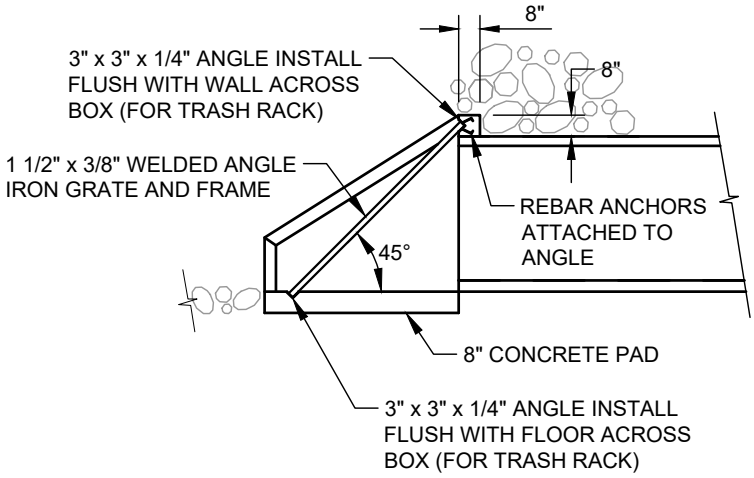
EXHIBIT B



PLAN VIEW



FRONT VIEW



SECTION VIEW

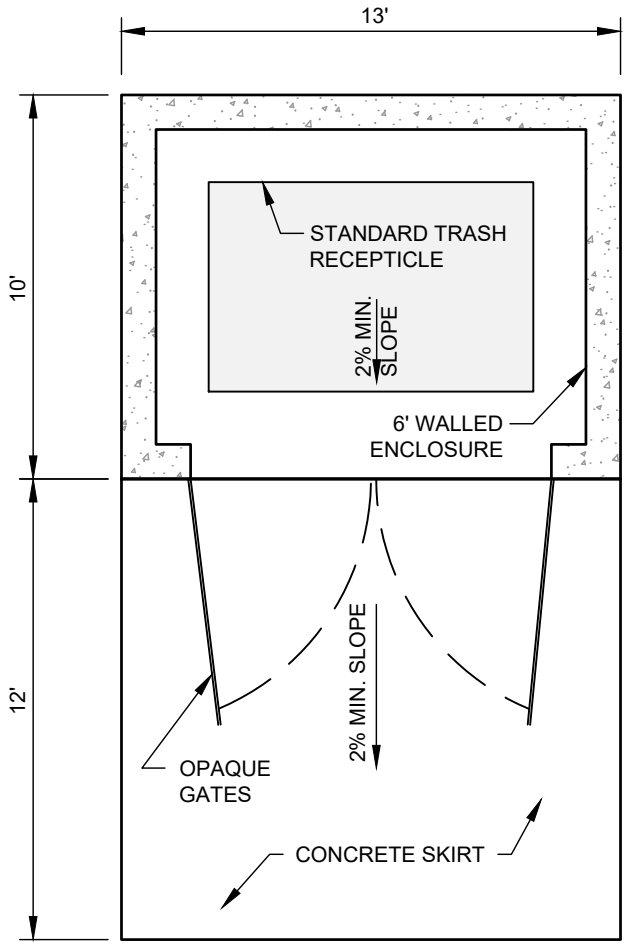
NOTES:

1. USE TRASH RACK FOR INLETS ONLY, NOT REQUIRED ON OUTLETS.
2. OPENING BETWEEN THE BARS SHALL NOT EXCEED 2".
3. HYDRAULIC DESIN CALCULATIONS MAY BE REQUIRED FOR HEADWALL / RIP-RAP DESIGN APPROVALS.
4. HEADWALL, GRATING, RIP-RAP SIZING AND FLOW CALCULATIONS MUST BE APPROVED BY LEHI CITY ENGINEER PRIOR TO CONSTRUCTION.

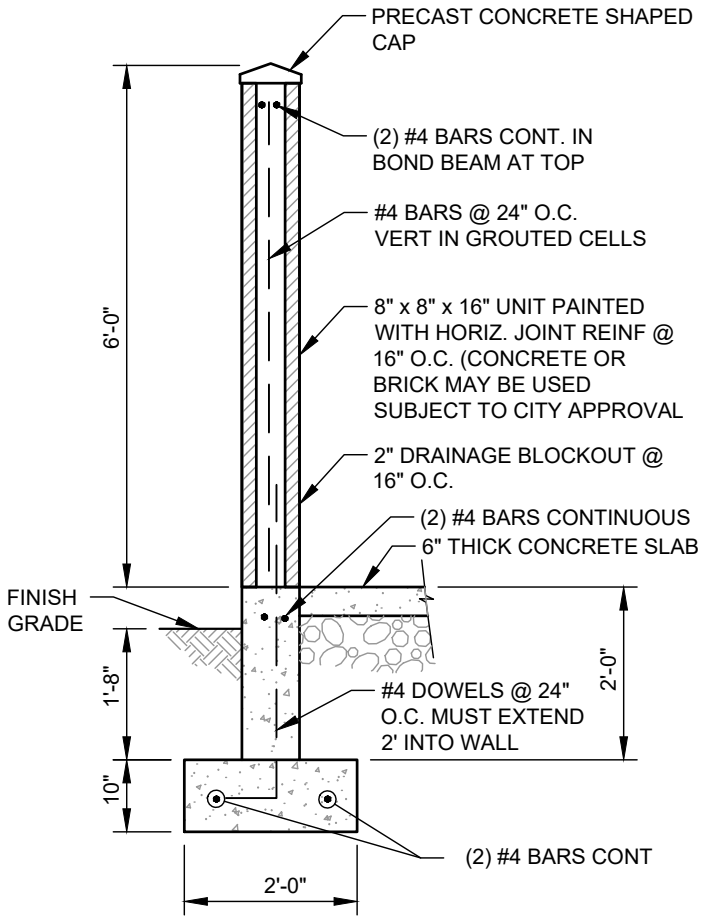
LEHI CITY

LEHI CITY STANDARD DETAIL	
HEADWALL DETAIL	
SD-11	DATE: JANUARY 20

EXHIBIT B



DUMPSTER



TRASH ENCLOSURE WALL DETAIL

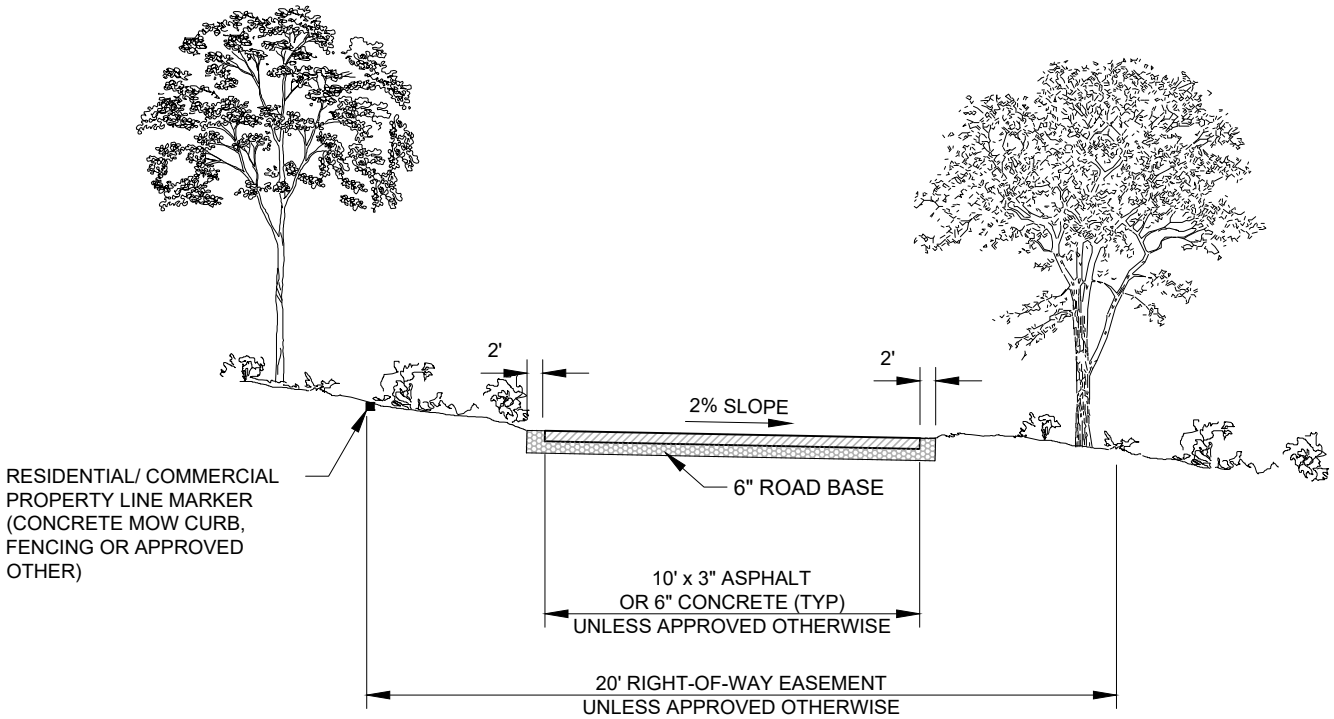
NOTES

ALTERNATE DESIGNS MAY BE USED AS APPROVED BY THE BUILDING OFFICIAL

LEHI CITY

LEHI CITY STANDARD DETAIL	
TRASH ENCLOSURE	
TE-01	DATE: JANUARY 20

EXHIBIT B



NOTES:

1. CROSS SECTION MAY BE ADJUSTED DEPENDING ON EXISTING CONSTRAINTS AS APPROVED BY THE LEHI CITY ENGINEER.

2. 2' COMPACTED SHOULDER MUST SLOPE AT A 6:1 MAX SLOPE ON EACH SIDE OF THE PAVED TRAIL.

3. SLOPE TRAIL 2% TO AVOID PONDING. PROVIDE DRAINAGE IMPROVEMENTS ALONG TRAIL AS REQUIRED TO CONVEY POSSIBLE STORM FLOWS.

4. CONTRACTOR SHALL REMOVE ALL FOLIAGE, ROOTS AND WASTE MATERIALS WITHIN A 12" ZONE BENEATH BASE COURSE. 12" ZONE SHALL THEN BE COMPACTED PRIOR TO THE PLACEMENT OF ROAD BASE COURSE. CONTRACTOR SHALL ALSO PLACE GROUND STERILANT PRIOR TO PLACEMENT OF ROAD BASE.

5. ALL PEDESTRIAN TRAIL DESIGN PLANS SHALL BE REVIEWED AND APPROVED BY LEHI CITY STAFF PRIOR TO CONSTRUCTON.

6. ADA AND PEDESTRIAN RAMPS SHALL BE CONCRETE AND MATCH THE WIDTH OF THE TRAIL.

7. DETECTABLE WARNING SURFACES SHALL EXTEND (24 IN) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.

LEHI CITY

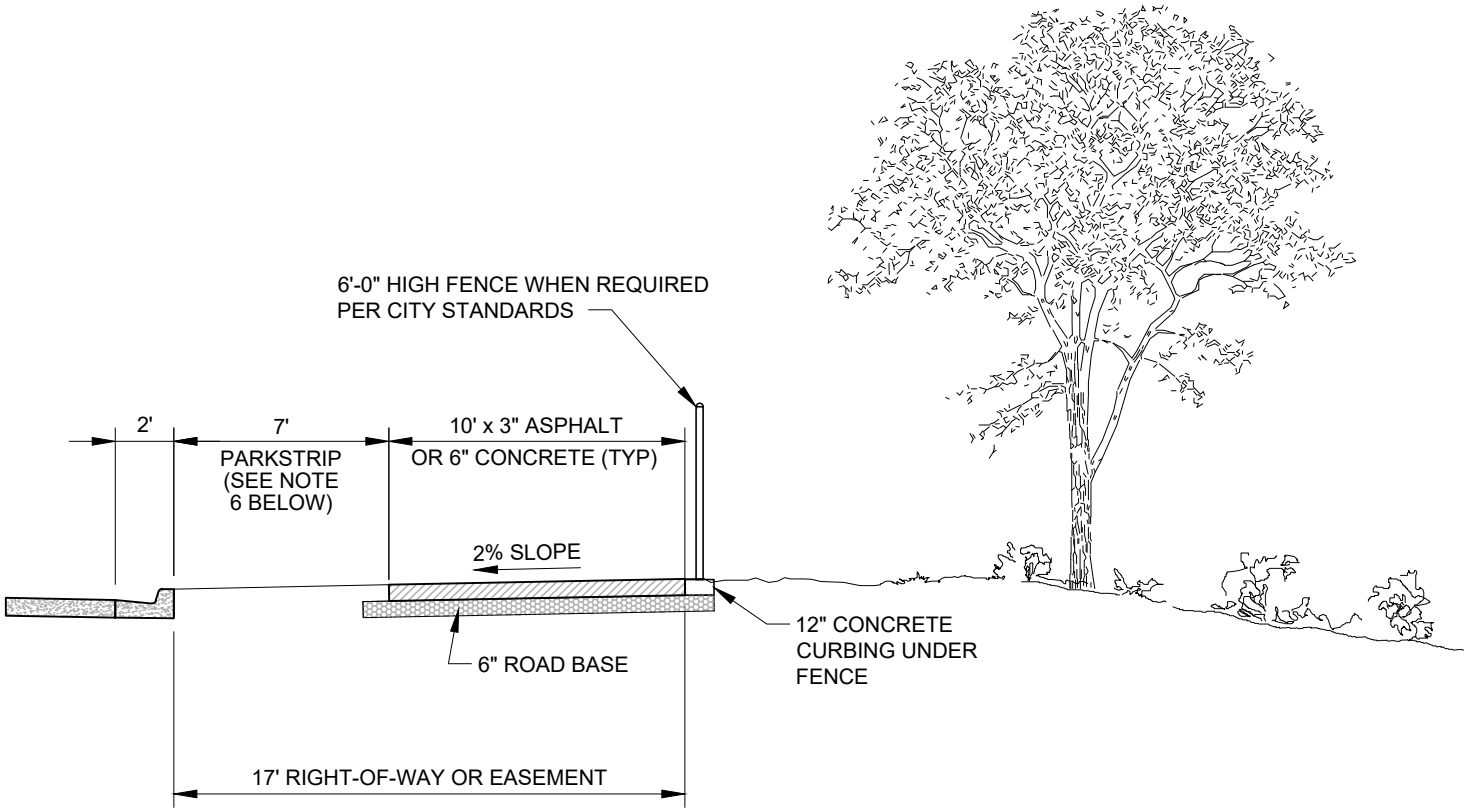
LEHI CITY STANDARD DETAIL

BICYCLE / PEDESTRIAN SHARED USE TRAIL

TR-01

DATE: *MAY 2024*

EXHIBIT B



NOTES:

1. CROSS SECTION MAY BE ADJUSTED DEPENDING ON EXISTING CONSTRAINTS AS APPROVED BY THE LEHI CITY ENGINEER.

2. 2' COMPACTED SHOULDER MUST SLOPE AT A 6:1 MAX SLOPE ON EACH SIDE OF THE PAVED TRAIL.

3. SLOPE TRAIL 2% TO AVOID PONDING. PROVIDE DRAINAGE IMPROVEMENTS ALONG TRAIL AS REQUIRED TO CONVEY POSSIBLE STORM FLOWS.

4. CONTRACTOR SHALL REMOVE ALL FOLIAGE, ROOTS AND WASTE MATERIALS WITHIN A 12" ZONE BENEATH BASE COURSE. 12" ZONE SHALL THEN BE COMPACTED PRIOR TO THE PLACEMENT OF ROAD BASE COURSE. CONTRACTOR SHALL ALSO PLACE GROUND STERILANT PRIOR TO PLACEMENT OF ROAD BASE.

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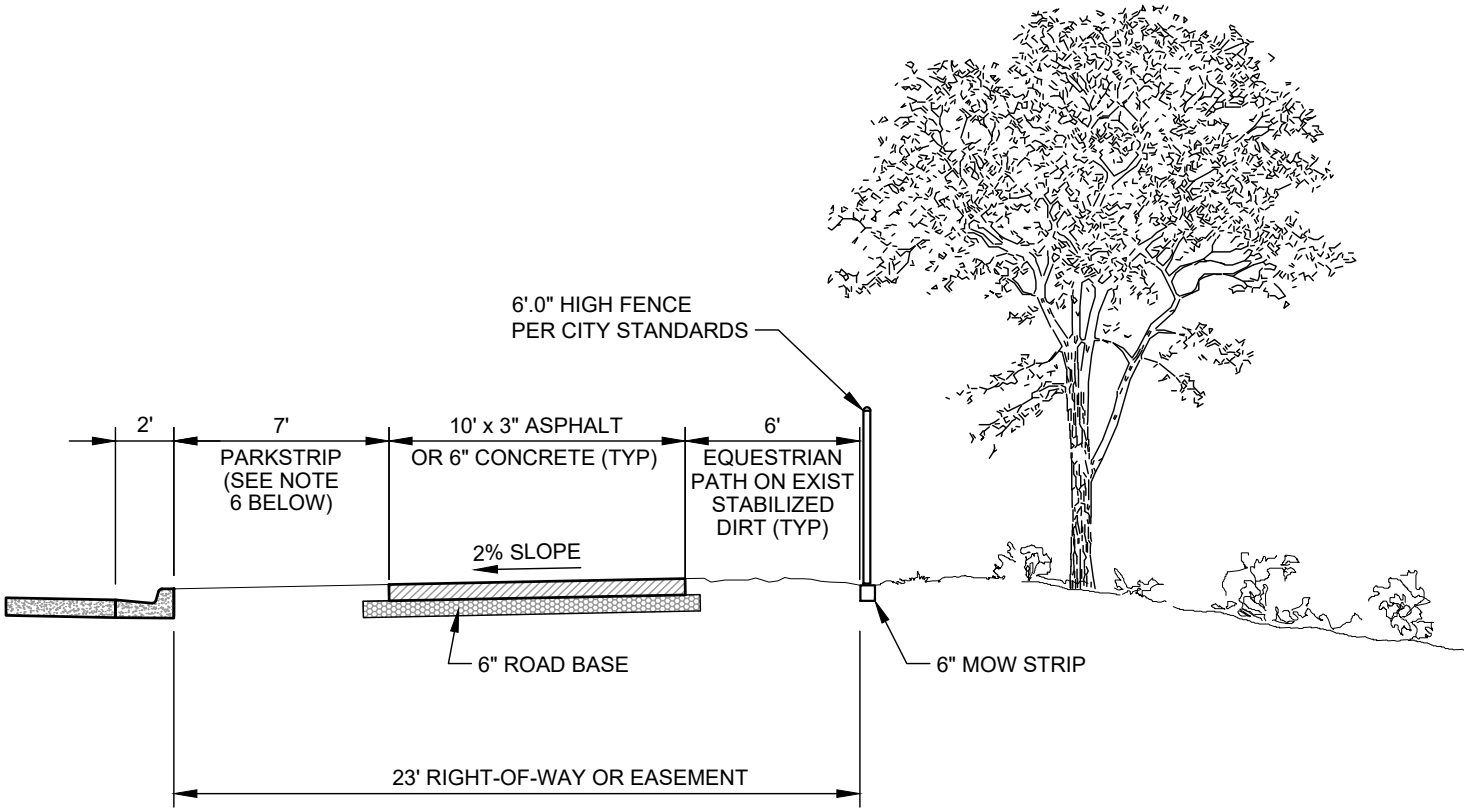
6. SEE SECTION 2 OF WRITTEN STANDARDS FOR GUIDELINES REGARDING RECOMMENDED PARK STRIP TREATMENTS.

7. WHERE APPLICABLE GATES WILL BE REQUIRED FOR UTILITY ACCESS.

LEHI CITY

LEHI CITY STANDARD DETAIL	
BICYCLE / PEDESTRIAN SHARED USE TRAIL ALONG ARTERIAL ROAD	
TR-02	DATE: *MAY 2024*

EXHIBIT B



NOTES:

1. CROSS SECTION MAY BE ADJUSTED DEPENDING ON EXISTING CONSTRAINTS AS APPROVED BY THE LEHI CITY ENGINEER.

2. 2' COMPACTED SHOULDER MUST SLOPE AT A 6:1 MAX SLOPE ON EACH SIDE OF THE PAVED TRAIL.

3. SLOPE TRAIL 2% TO AVOID PONDING. PROVIDE DRAINAGE IMPROVEMENTS ALONG TRAIL AS REQUIRED TO CONVEY POSSIBLE STORM FLOWS.

4. CONTRACTOR SHALL REMOVE ALL FOLIAGE, ROOTS AND WASTE MATERIALS WITHIN A 12" ZONE BENEATH BASE COURSE. 12" ZONE SHALL THEN BE COMPACTED PRIOR TO THE PLACEMENT OF ROAD BASE COURSE. CONTRACTOR SHALL ALSO PLACE GROUND STERILANT PRIOR TO PLACEMENT OF ROAD BASE.

5. ALL PEDESTRIAN TRAIL DESIGN PLANS SHALL BE REVIEWED AND APPROVED BY LEHI CITY STAFF PRIOR TO CONSTRUCTON.

6. SEE SECTION 2 OF WRITTEN STANDARDS FOR GUIDELINES REGARDING RECOMMENDED PARK STRIP TREATMENTS.

LEHI CITY

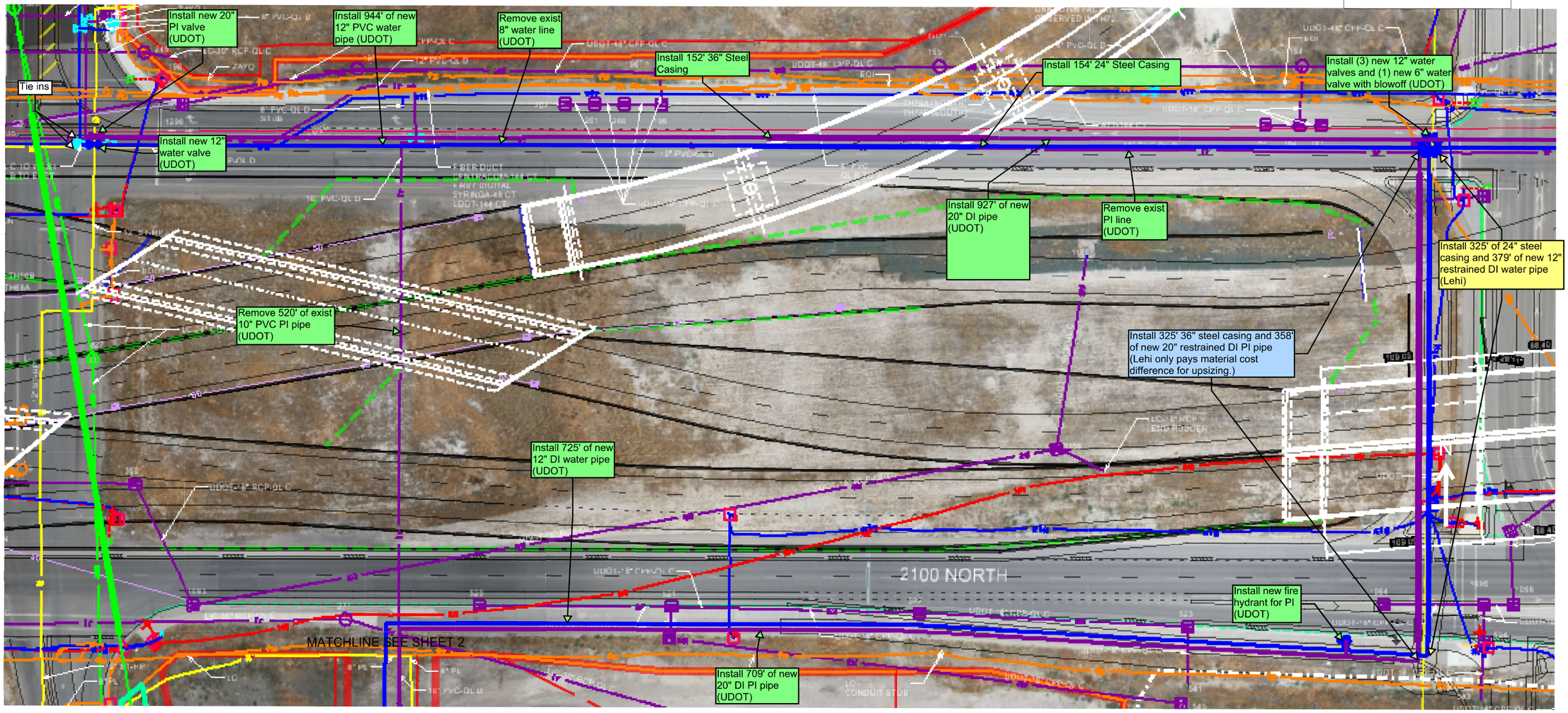
LEHI CITY STANDARD DETAIL	
BICYCLE / PEDESTRIAN & EQUESTRIAN SHARED USE TRAIL ALONG ARTERIAL ROAD	
TR-03	DATE: *JANUARY 20*

EXHIBIT A

LEHI BETTERMENT FOR PI AND WATER RELOCATION: Ashton Blvd

LEGEND

- Lehi City Pay Item
- UDOT Pay Item
- Shared Pay Item
- General Note

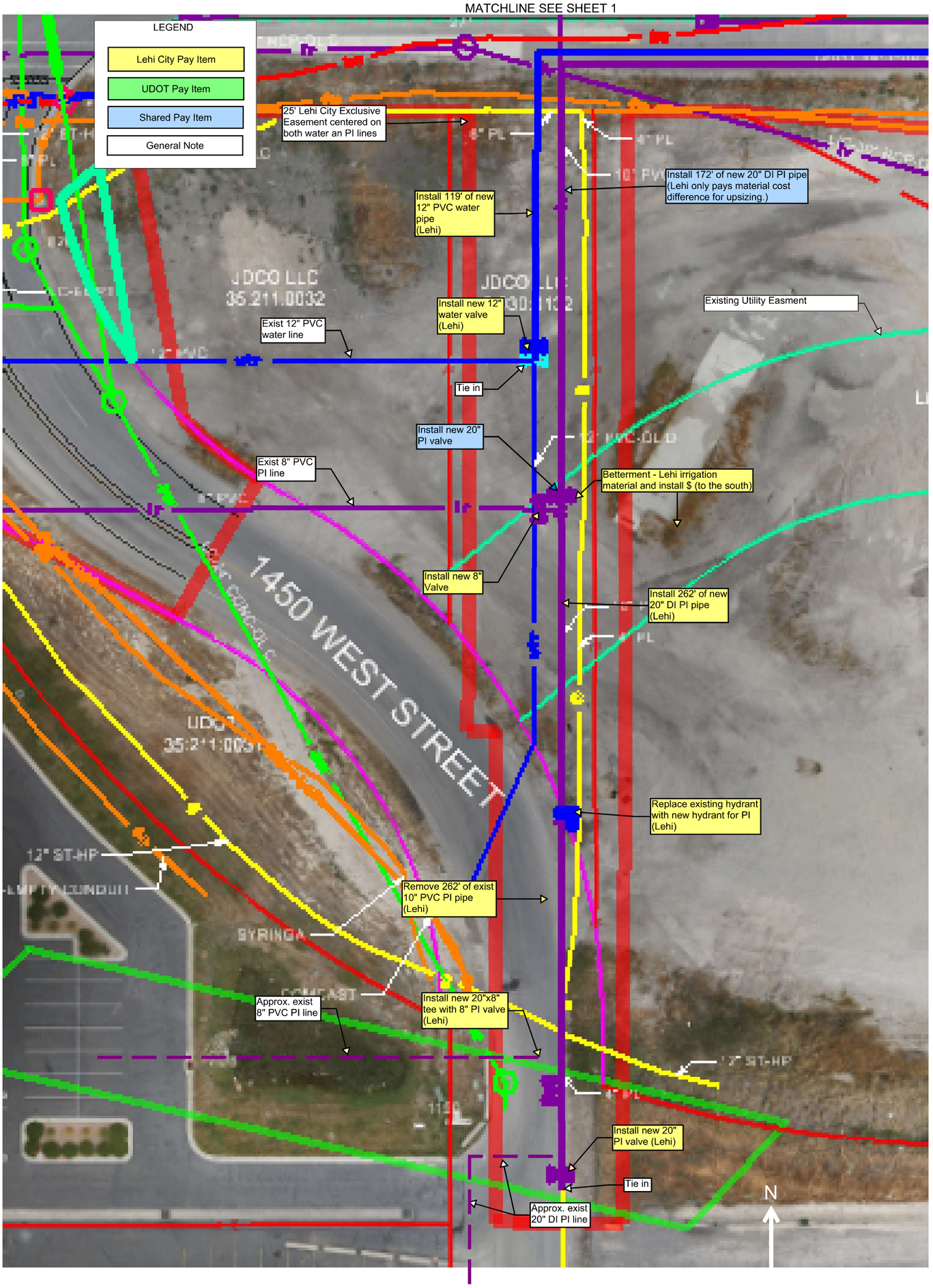


Utah Department of Transportation
13420|SR-194; Lehi 2100 N Freeway
Utility Concept Plan
Prepared By: HNTB 2025-07-11

EXHIBIT A

LEHI BETTERMENT FOR PI AND WATER RELOCATION: Ashton Blvd

MATCHLINE SEE SHEET 1

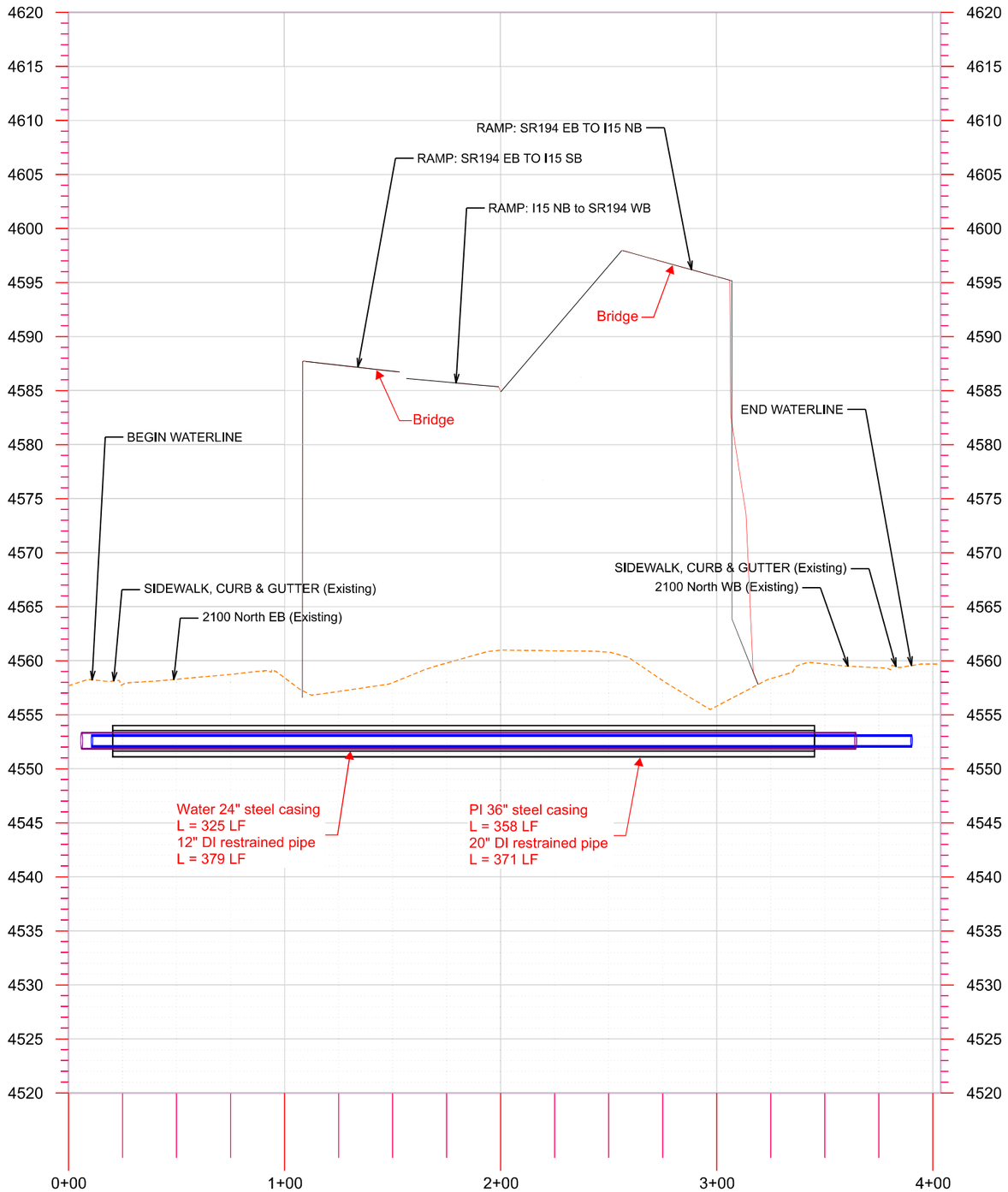


Sheet 2 of 3

Utah Department of Transportation
13420|SR-194; Lehi 2100 N Freeway
Utility Concept Plan
Prepared By: HNTB 2025-07-11

EXHIBIT A

LEHI BETTERMENT FOR PI AND WATER RELOCATION: Ashton Blvd



Utah Department of Transportation
13420|SR-194; Lehi 2100 N Freeway
Utility Concept Section
Prepared By: HNTB 2025-07-01

EXHIBIT D

Project No. S-0194(6)0, Utah County
SR-194; Lehi 2100 N Freeway
Lehi City Water, Sewer, Irrigation, Storm Drain
Charge ID No. 74239 PIN 13420

LEHI CITY WATER, SEWER, IRRIGATION, STORM DRAIN
SUPPLEMENTAL AGREEMENT NO. ___

Supplement to UDOT Finance No. _____

THIS SUPPLEMENTAL AGREEMENT is made by and between the **Utah Department of Transportation**, ("UDOT"), and **Lehi City**, a Political Subdivision of the State of Utah, ("Third-Party"). Each as party, ("Party") and together as parties, ("Parties").

The Parties hereto entered into a Master Agreement (MA) dated _____, UDOT Finance No. _____. All the terms of the MA remain in full force and effect unless otherwise specified herein.

The Parties agree as follows:

1. UDOT will perform the following described Third-Party Work in accordance with the terms and conditions of the MA:

   a. Plan sheets depicting the Third-Party Work are shown in Exhibit "A" that is incorporated by reference and are described as:

   b. The Third-Party special provisions described in Paragraph 5 of the MA – Third-Party Requirements, are modified as follows:

   c. Third-Party Work will be completed between x and x. A schedule for the Third-Party Work is shown in Exhibit "B" that is incorporated by reference.

   d. As-builts to be provided in accordance with the MA.

2. UDOT will notify the Third-Party's contact person, Greg Allred, telephone number (385) 201-2425, and e-mail gallred@lehi.ut.gov at least **2 business days** in advance of beginning and completing its portion of the Third-Party Work covered herein.

3. Third-Party will notify UDOT's Field Representative, Name, telephone number (801) xxx-xxxx, and e-mail xxx@utah.gov, or their designated representative, as assigned at least **2 business days** in advance of beginning and completing its portion of the Third-Party Work covered herein. The Design-Builder Project Representative is Name, telephone number (801) xxx-xxxx, and e-mail xxx@xx.com.

4. The date of this Agreement is the date this Agreement is signed by the last Party.

Project No. S-0194(6)0, Utah County
SR-194; Lehi 2100 N Freeway
Lehi City Water, Sewer, Irrigation, Storm Drain
Charge ID No. 74239 PIN 13420

IN WITNESS WHEREOF, the Parties hereto have caused these presents to be executed by their duly authorized officers.

Lehi City

_____

Title: _____

Date: _____

. . . . . .

Recommended For Approval:

_____

Title: Utility and Railroad Leader

Date: _____

Utah Department of Transportation

_____

Title: Project Director

Date: _____

Comptroller's Office

_____

Title: Contract Administrator

Date: _____

EXHIBIT E

Limit settlements according to Table #1.

Lehi City Table #1

No.	Reference Project Alignment	Approx. Project Station	Cross Street / Location	Existing or Proposed	Utility Type	Pipe Type	Pipe Diameter	Steel Casing Diameter	Pipe Max Differential Settlement	Pipe Max Total Settlement	Other Limitations
1	SR-194	3043+30	4100 W	Existing	Water	Ductile Iron	16”	30”	¾” in 18’	1”	
2	SR-194	3043+30	4100 W	Existing	Irrigation	Ductile Iron	24”	36”	½” in 18’	1”	
3	SR-194	3091+85	Children’s Hospital	Existing	Sanitary Sewer	Plastic (PVC)	15”	21”	1/2" in 14’	½”	
4	SR-194	3096+80	Shared Use Path	Existing	Water	Plastic (PVC)	14”	none	1/2" in 20’	1”	
5	SR-194	3096+80	Share Use Path	Existing	Irrigation	Ductile Iron	16”	none	3/4” in 18’	1”	
6	SR-194	3114+97	N 2490 W	Proposed	Water	Restrained Ductile Iron	12”	24”	1/8” in 18’	1”	
7	SR-194	3115+02	N 2490 S	Proposed	Irrigation	Restrained Ductile Iron	16”	28”	1/8” in 18’	1”	
8	SR-194	3122+20 – 3142+20	Between 2300 W & Point Meadow Dr	Proposed	Sanitary Sewer	Plastic (Fused PVC under RR Bridges, otherwise PVC)	8”	20”	N/A	½”	
9	SR-194	3135+65	Railroad Bridges	Proposed	Water	Restrained Ductile Iron	6”	18”	1/8” in 18’	1”	
10	SR-194	3135+71	Railroad Bridges	Proposed	Irrigation	Restrained Ductile Iron	8”	20”	1/8” in 18’	1”	
11	SR-194	3150+18	Ashton Blvd	Proposed	Sanitary Sewer	Plastic (Fused PVC)_	24”	36”	N/A	½”	
12	SR-194	3157+34	Thanksgiving Way	Proposed	Water	Restrained Ductile Iron	10”	22”	1/8” in 18’	1”	
13	SR-194	3157+39	Thanksgiving Way	Proposed	Irrigation	Restrained Ductile Iron	12”	24”	1/8” in 18’	1”	
14	SR-194	3159+53	Thanksgiving Way	Proposed	Irrigation	Restrained Ductile Iron	20”	32”	1/8” in 18’	1”	
15	SR-194	3159+60	Thanksgiving Way	Proposed	Water	Restrained Ductile Iron	12”	24”	1/8” in 18’	1”	

EXHIBIT E

16	I-15	2208+63	2100 N, E of I-15	Existing	Water	Restrained Ductile Iron	8”	24”	1/8” in 18’	1”	
17	I-15	2221+55	2100 N, E of I-15	Existing	Irrigation	Restrained Ductile Iron	12”	24”	1/8” in 18’	1”	
18	I-15	2223+28	2100 N, E of I-15	Existing	Sanitary Sewer	Plastic (PVC)	12”	30”	N/A	½”	
19	I-15	2208+63	900 W	Existing	Sanitary Sewer	Concrete	8”	None	N/A	½”	Old, unreinforced concrete pipe.
20	I-15	2208+47	900 W	Existing	Irrigation	Cast Iron	4” to 6”	Existing casing.	1” in 20’	1”	
21	I-15	2258+66	N Slipstream Ave	Existing	Irrigation	Plastic (PVC)	24”	36”	1/2” in 20’	1”	
22	I-15	2258+73	N Slipstream Ave	Existing	Water	Plastic (PVC)	14”	22”	1/2" in 20’	1”	
23	I-15	2259+12	N Slipstream Ave	Existing	Sanitary Sewer	Plastic (HDPE)	16”	Existing casing.	N/A	½”	

Notes:

1. All pipelines and casing shall meet Lehi City design standards, I.E. minimum slopes (after settlement), materials, maximum bury depth, Etc.

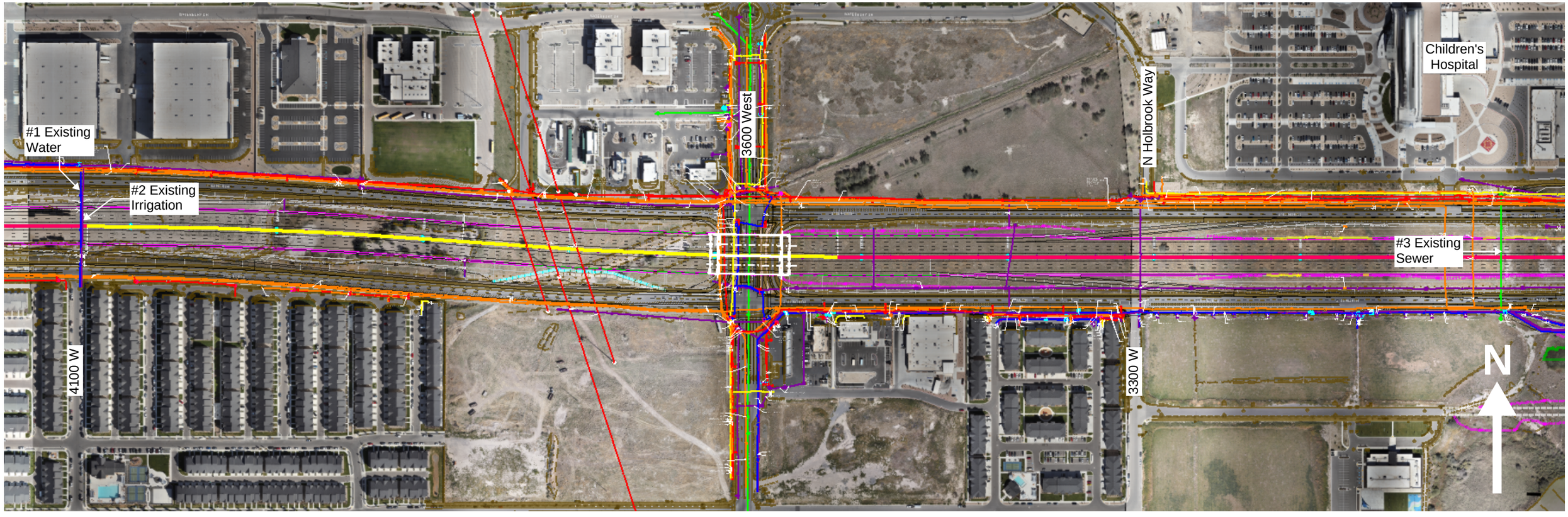
EXHIBIT E

Design and Monitoring Requirements

1. Submit a geotechnical analysis showing predicted settlements along the length of each pipe at horizontal intervals not greater than 8 ft.
    a. Account for the actual proposed size, weight, and varying depth of the fill and pavement section.
    b. Carry each profile of predicted pipe settlement past the point of zero settlement in each direction.
    c. Include possible displacements due to soil collapse, rebound, dewatering, and horizontal soil deformation.
2. Provide settlement instrumentation along the length of each pipe crossing.
    a. Locate instruments at spacing no greater than 50 ft along the length of the pipe.
    b. Provide and protect instrumentation to be unaffected by freeze/thaw, traffic, and other impacts other than ground settlement.
    c. Use survey methods in instrumentation monitoring that provide vertical survey accuracy of 0.01 ft or better.
    d. Conduct monitoring and submit data weekly during fill placement in each affected area, and continue until measurable settlement is no longer occurring.
    e. Exception: Instrumentation is not required for pipes where both the proposed grade change over the pipe is less than 3 ft and the calculated total settlement is less than 1/2 inch.

EXHIBIT E

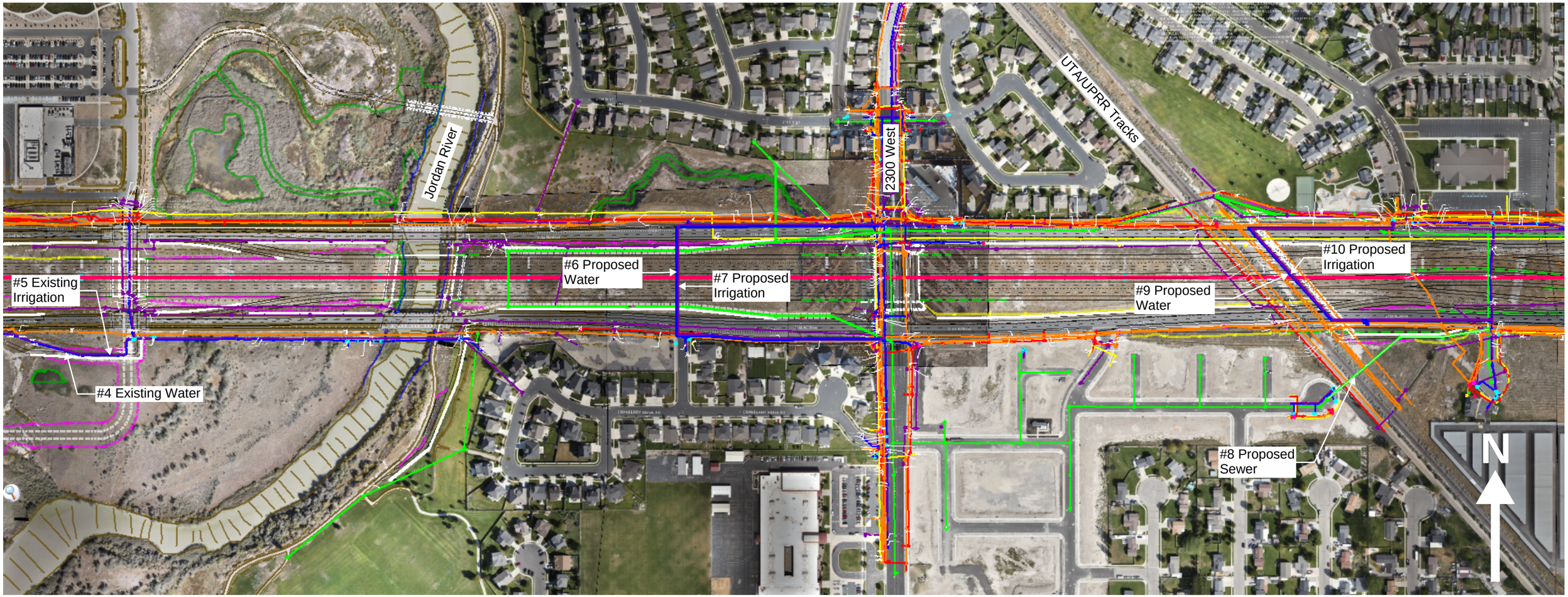
Lehi Utilities Settlement Analysis Location Map



Utah Department of Transportation
13420|SR-194; Lehi 2100 N Freeway
Prepared By: HNTB 2025-07-30

EXHIBIT E

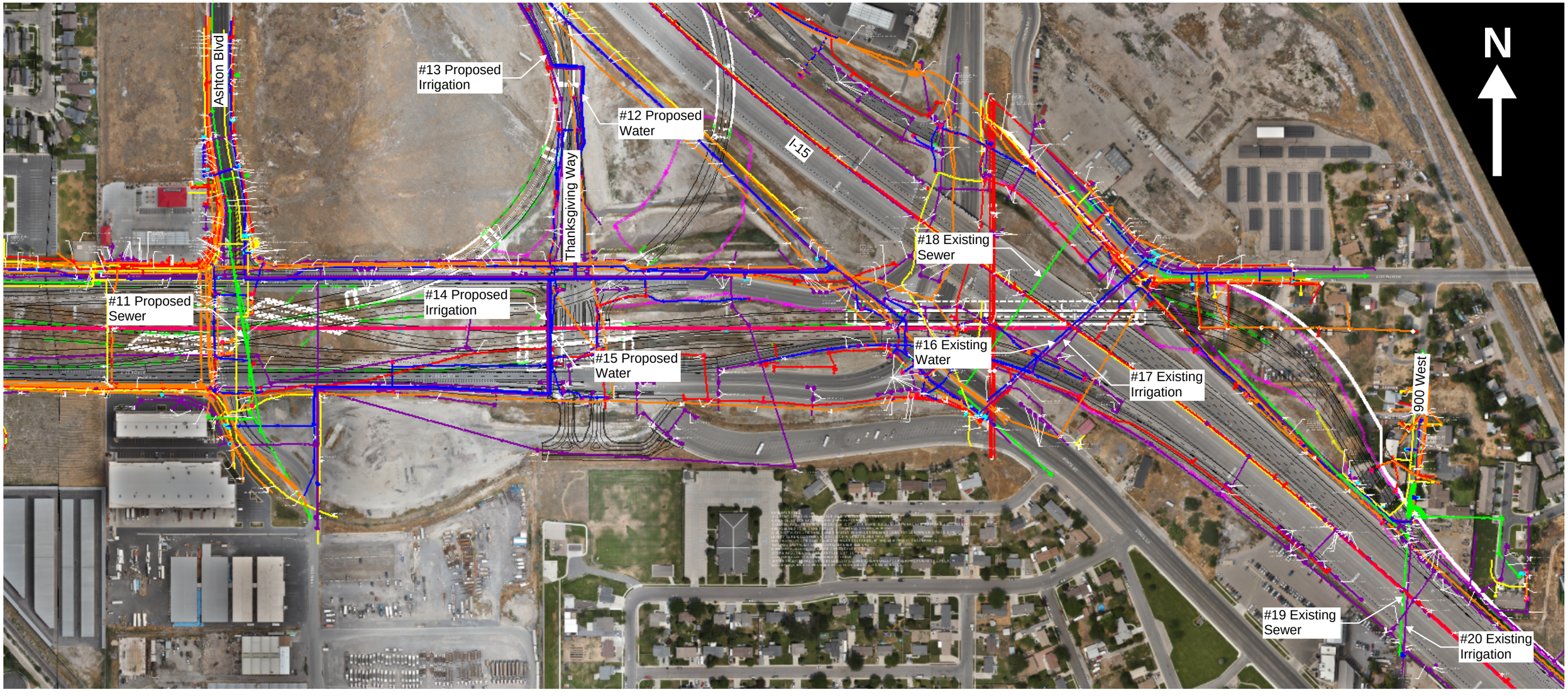
Lehi Utilities Settlement Analysis Location Map



Utah Department of Transportation
13420|SR-194; Lehi 2100 N Freeway
Prepared By: HNTB 2025-07-30

EXHIBIT E

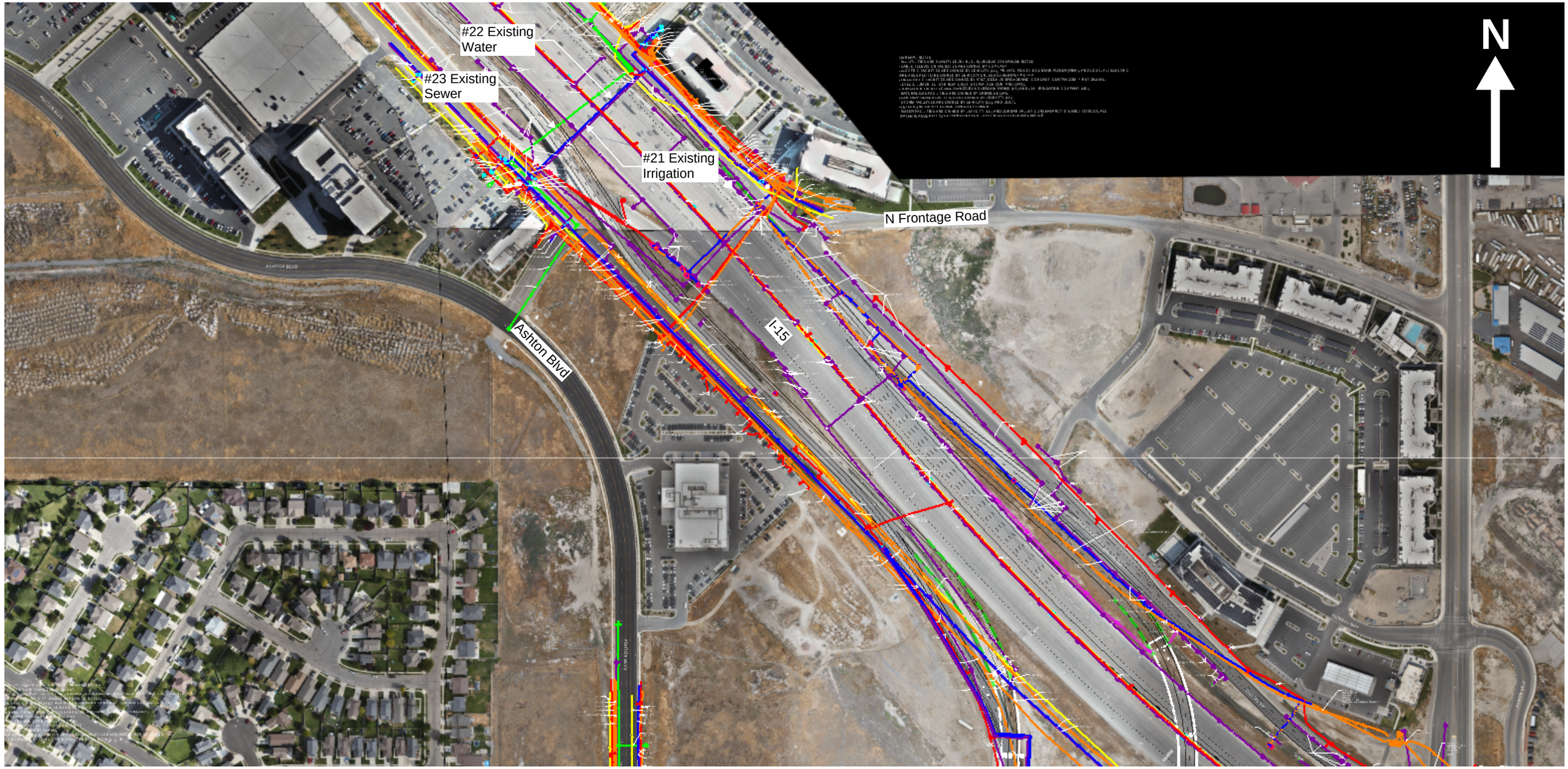
Lehi Utilities Settlement Analysis Location Map



Utah Department of Transportation
13420|SR-194; Lehi 2100 N Freeway
Prepared By: HNTB 2025-07-30

EXHIBIT E

Lehi Utilities Settlement Analysis Location Map



Utah Department of Transportation
13420|SR-194; Lehi 2100 N Freeway
Prepared By: HNTB 2025-07-30

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: August 26, 2025
Submitted By: Kate Morgan
Submitting Department:
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #52-2025, approving an amendment to the Lehi City Municipal Code Title 7 Chapter 1, eliminating the no parking restriction during the winter.

Suggested Action:

Attachments:

Ord 52-2025.docx

Section 7-1-1 Lehi Municipal Code DRC 07.30.25.docx

Changes to Municipal Code_Winter Overnight Parking.pdf

ORDINANCE NO: 52-2025

AN ORDINANCE AMENDING THE LEHI CITY MUNICIPAL CODE CODE TITLE 7 CHAPTER 1 - PARKING

WHEREAS, it has become necessary to amend Chapter 7 of the Lehi City Municipal Code adding clarity to parking restrictions during winter months for the purpose of snow removal; and

WHEREAS, restricting parking on public streets overnight for 5 months of a calendar year (Nov 1 to Mar 30), a total of 150 days, is excessive in meeting the City's needs for snow removal; and

WHEREAS, this amendment seeks to decrease the overall amount of days that on-street parking is restricted during winter months, while strengthening the code to better facilitate snow removal to take place during and after snowstorms; and

WHEREAS, enforcement of overnight parking for a 5-month period is burdensome on police forces and this adjustment will allow police to better focus enforcement efforts to periods during and after snowstorms; and

WHEREAS, Lehi City has grown into a large city and the current code tends to be designed to meet the snow removal needs of a small city; and

WHEREAS, on August 26, 2025, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report and minutes from the DRC meeting of July 30, 2025; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 7 of the Lehi City Municipal 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 7 of the Lehi City Municipal Code is hereby amended as shown on Exhibit A.

PART II:

A. If a provision of this Ordinance #52-2025 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 26th day of August 2025.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Section 7-1-1 Lehi Municipal Code
DRC Redline Comments

Lehi City – Requests review to revisions to Section 7-1-1 of the Lehi Municipal Code changing the requirements for on street parking for snow removal

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner:
Representatives of the Applicant Present:
Date of Plans Reviewed: 07/21/25
Time Start:
Time End:

DRC REDLINE COMMENTS:
Glade – Power: No comments
Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks:
1. How will this be enforced?

Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering:
2. Why the change to 48 hours?
3. Does "vehicle" need to be defined, or expanded on similar to what was shown in item 1?
4. Public

Luke – Traffic:
5. Forty-eight (48) hours after the end of such storm or when there is an accumulation of snow or ice of one (1) inch or more on the traveled way. This parking restriction may be extended beyond forty-eight (48) hours as authorized by the Mayor or designee.

Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON AUGUST 26th

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.

7-1-1: PARKING; ILLEGAL:
In addition to types of stopping, standing or parking declared illegal in other sections of this code, it shall be illegal to park a motor vehicle under the following circumstances:

A. More Than Forty Eight Hours: No person shall park a vehicle on any street for more than a consecutive forty eight (48) hour period.

B. Repairing Vehicle: No person shall park a vehicle on any street for the principal purpose of greasing or repairing such vehicle, except immediate repairs necessitated by an emergency.

C. Upon A Sidewalk: No person shall leave or park a vehicle upon a sidewalk or upon any portion of a street between the curb lines and the sidewalk.

D. Displaying For Sale: No person shall park a vehicle on any street or roadway for the principal purpose of displaying such vehicle for sale or displaying advertising.

E. Snow Removal:

~~1. No person shall park a vehicle, car, truck, trailer, RV, ATV trailer, box trailer or such like items on any street from November 1 to March 30 between the hours of ten o'clock (10:00) P.M. and seven o'clock (7:00) A.M. Overnight parking on any street, during the period herein specified, is hereby prohibited.~~

1. ~~2.~~ No person shall park or leave a vehicle on any street during any snowstorm, nor shall a vehicle be parked on the street within ~~twenty four (24) hours after the end of such storm.~~ forty-eight (48) hours after the end of such storm or when there is an accumulation of snow or ice of one (1) inch or more on the traveled way. This parking restriction may be extended beyond forty-eight (48) hours as authorized by the Mayor or designee.

2. ~~3.~~ Whenever any police officer finds a vehicle upon a street in violation of the provisions of this section, the officer is authorized to have the vehicle removed at the expense of the registered owner of the vehicle.

3. ~~4.~~ Whenever a motor vehicle has been parked in violation of this section, the person in whose name such vehicle is registered shall be prima facie responsible for such violation and liable for payment of the applicable fee.

4. ~~5.~~ The fee for violating any provision of this section shall be as adopted annually by the city council in the city civil fines schedule and shall be in addition to any charge for towing and storage of the vehicle, if necessary. A separate infraction shall be deemed committed on each day during or on which a violation occurs or continues. (Ord. 8-10-10.6, 8-10-2010; amd. 2015 Code)

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: August 26, 2025
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #45-2025 approving the Hammond Zone Change on 0.83 acres, located at approximately 600 West State Street, changing the zoning from Mixed Use to Heavy Commercial.

Suggested Action:

Attachments:

CC Staff Report Hammond Zone Change 08.26.25.docx

Hammond Zone Change DRC 06.18.25.docx

Ord 45-2025.docx

Hammond Zone Change narrative.pdf

Hammond Zone Change DRC 06.18.25.pdf

Hammond Zone Change - Aerial Map.pdf

Hammond Zone Change - General Plan Map.pdf

Hammond Zone Change - Zoning Map.pdf

HAMMOND ZONE CHANGE
CITY COUNCIL REPORT

Applicant	Justin Hammond		
Meeting Date	August 26, 2025		
Requested Action/Purpose	Approval of a proposed zone change		
Location	Approximately 600 West State Street		
Project Area	0.83 acres		
Existing Zoning	MU		
Proposed Zoning	C-H		
Existing General Plan Land Use Designation	C-H (Heavy Commercial)		
Adjacent Zoning and Land Use	*North*	MU	Office Warehouse
	South	MU	Church/Office/Warehouse
	East	MU	Single family residential
	West	MU	State Street
Date of DRC Review	June 18, 2025		
Date of Planning Commission Review	July 10, 2025		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

HEAVY COMMERCIAL (C-H) The Heavy Commercial (C-H) classification is intended to provide appropriate locations for warehousing, auto and truck services, and light manufacturing that do not impact existing and planned residential areas. Typical uses include office/warehouse, light manufacturing, auto and truck service and repair, distribution centers, and some retail/ office.

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

PROPERTY HISTORY

June 15, 1872 This property is part of the original incorporated boundaries of Lehi City.

REPORT ANALYSIS

The applicant requests approval for a zone change from Mixed-Use to Heavy Commercial for a property located at approximately 600 West State Street. This zone change on 0.83 acres of property provides the potential to build a small office warehouse building as noted in the applicant's narrative. However, no concept plan was submitted at this time.

There are other potential uses that could also be built once the zoning is changed, but the suggested use by the applicant would be consistent with the surrounding area. Additionally, the proposed C-H zoning aligns with the Heavy Commercial designation in the General Plan.

The Development Review Committee (DRC) reviewed the proposed zone change and had no comments on the proposed zone change.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed zone change is/is not consistent with the goals and policies of the General Plan.
2. The proposed zone change is consistent with the General Plan Designation of Heavy Commercial (C-H).
3. The proposed change is/is not consistent and compatible with the General Plan land uses of nearby and adjoining properties.
4. The proposed change will/will not unduly affect the uses, or proposed uses for nearby and adjoining properties.

PLANNING COMMISSION RECOMMENDATION

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

3.1) Public Hearing and recommendation of Justin Hamond's request for review of the Hammond Zone Change on 0.83 acres, located at approximately 600 West State Street, changing the zoning from Mixed Use to Heavy Commercial.

Brittney Harris presented the item. It is in compliance with the General Plan. The current plan is to build an office warehouse on the site. Commissioner Kunze asked why the previous plan for the property was scrapped. City staff was uncertain. Commissioner Kunze asked if the area was big enough for a Heavy Commercial project. Harris clarified that the property is zoned for Heavy Commercial, but that they will still need to meet landscaping barriers and all other requirements.

David Stockinger was present, representing the applicant. He had no additional comments.

Commissioner Jackson opened public comment.

Corey Gurney owns the property to the west. He says that the location is currently surrounded by houses, and due to that he doesn't think the property should be rezoned. He thinks it may cause more traffic. He also thinks that the planned project fits under the current Mixed Use zoning, and thus there is no need to rezone prior to construction.

Mellissa Noaks owns adjacent property. She was unaware that the area was zoned for Heavy Commercial in the general plan. She thinks the zone change should wait until official constructions plans are submitted.

Commissioner Jackson closed public comment.

Commissioner Eyre asked when the last time the General Plan was updated. It was in 2022. Previously the area was zoned as Mixed Use, but the Mixed Use zone was reworked to include population densities and there was already many Heavy Commercial and Industrial projects in the area, which is why it was rezoned.

Commissioner Eyre asked legal if the Planning Commission has any options if an applicant's plan is trying to align with the General Plan or if it must be approved. Craig Chambers explained that the Commission would have to argue that it wasn't arbitrary or capricious to deny the change.

Commissioner Everett stated that there had already been a public process for the general plan, and that someone needs to be the first to bring properties into alignment, but that he is also worried about the adjacent residential properties and is inclined to question the timing of the request, given that no site plan has been submitted. Commissioner Kunze mentioned that the previous plan for the property was scrapped, so there would be nothing stopping the owner from scrapping the current plan and selling the property, at which point it would be open to any Heavy Commercial project. Commissioner Jackson agreed with her, mentioning that it is the duty of the Planning Commission to consider the property as though there is no planned project.

Commissioner Eyre asked staff about buffers between Heavy Commercial and Mixed Use zones. Kim Struthers explained that there likely would be no required buffers, as those are typically only required if the adjacent zone is residential. Commissioner Lockhart argued that the zone must have been residential at some point if homes were built there. She asked if landowners lost the rights of a residential zone when the zone was changed. Kim Struthers explained that the city can only base decisions on current zoning, and buffering rights are not grandfathered in. Commissioner Jackson asked planning staff to look into making that possible. Commissioner Lockhart clarified for those present that the job of the Planning Commission is to decide if things are legal, City Council deals with more nuance.

Brittney Harris clarified that approving the zone change wouldn't introduce a new use to the area, as there are already several Heavy Commercial businesses in the area. There are also other areas in the city where Heavy Commercial and Light Industrial intermingle with residential properties.

Commissioner Jackson shared that the area is heading towards Heavy Commercial, so even if this zone change is denied, it likely will be approved in the future.

The Commission debated which version of code the applicant would be under, and if code could be changed prior to approval. Brittney Harris clarified that as no site plan has been submitted, the applicant wasn't governed by the current code and would be held to whatever code is in place when that is given to the city and approved.

Commissioner Eyre shared that he thinks all sides have valid arguments. Commissioner Everett expressed frustration that the decision is essentially a dice roll for the community whether a site plan is submitted or not.

Commissioner Lockhart asked if the City Council could negotiate buffering. Craig Chambers explained that it would have to happen through a development agreement. She feels like they are legally obligated to change the zone. Commissioner Jackson disagreed, as it is a legislative item and should thus give the Commission more latitude. He didn't see the change as a net gain for the city and thus had no issue with delaying the zone change. Commissioner Lockhart argued that a development agreement would fix the buffering issues. Commissioner Jackson agreed but pointed out that if the zone were changed then developers would have no incentive to enter into a development agreement, and the city would have no right to enforce one. He recommended putting the issue on hold. Commissioner Lockhart preferred sending the issue to City Council as they would be able to more effectively navigate the nuances of the issue as an elected body.

Motion: Commissioner Everett moved to give a negative recommendation to the Lehi City Council with the finding that enacting the zone change would create an incompatibility and an inconsistency with the current use of properties surrounding it that are also still mixed-use.

Amended Motion Commissioner Everett moved to give a negative recommendation to the Lehi City Council with the finding that enacting the zone change would create an incompatibility and an inconsistency with the current use of properties surrounding it that are also still mixed-use. He recommends that this scenario calls for thinking through additions to the code that would better protect residential properties in situations where commercial is abutting residential or legal non-conforming, specifically codifying circumstances where buffers are required before moving forward with this legislative item. He recommends that through a development agreement the property could be used for certain heavy commercial uses specific to the property in a mixed use zone. Commissioner Kunze seconded.

Vote: Commissioner Lockhart, no. Commissioner Everett, yes. Commissioner Eyre, no. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed with three in favor and two against.

Hammond Zone Change
DRC Redline Comments

Justin Hammond- requests review of the Hammond Zone Change on 0.83-acres located at approximately 600 West State Street, changing the zoning from Mixed Use to Heavy Commercial.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: None
Date of Plans Reviewed: 06/09/25
Time Start: 2:05 pm
Time End: 2:06 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering: No comments
Luke – Traffic: No comments
Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 10, 2025
(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: 45-2025

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT APPROXIMATELY 600 WEST STATE STREET

WHEREAS, Justin Hammond, applicant for property located at approximately 600 West State 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 C-H (Heavy Commercial); and

WHEREAS, following a public hearing on July 10, 2025, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on August 26, 2025, the Lehi City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of July 10, 2025; and

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

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

PART I:

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

PART II:

A. If a provision of this Ordinance -2025 conflicts with a provision of a previously

adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 26th day of August 2025.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

HAMMOND ZONE CHANGE

Taxing Description: COM S 89 DEG 55' 44" W 254.66 FT & N 49.82 FT FR N 1/4 COR. SEC. 8, T5S, R1E, SLB&M.; N 42 DEG 10' 51" E 13.31 FT; S 85 DEG 48' 9" E 258.83 FT; S 0 DEG 34' 9" E 259.87 FT; N 45 DEG 4' 35" W 380.84 FT TO BEG. AREA 0.827 AC.

(1) _____ A description of the specific amendment to the Zoning Map which addresses the following issues:

A. The reason and justification for the proposed amendment.

This parcel is not large enough to justify a mixed use development. The traffic counts aren't high enough to warrant food and beverage service, and the parking requirements for an office building or apartments leave very little room for a structure. This particular location is perfect for a small office warehouse building.

B. Consistency of the proposed amendment with the goals and policies of the General Plan.

Changing from MU to HC is in line with the General Plan.

C. Compatibility of the proposed zone with the existing land uses of nearby and adjoining properties.

The parcels on either side of this parcel, for a large stretch, represent similar structures to what we are proposing. There are office warehouse buildings surrounding this parcel, and we feel this piece would fit right in if it were rezoned.

D. The effect of the proposed amendment on the character of the surrounding area, and whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;

Changing it to Heavy Commercial would make the parcel more conducive to the surrounding building's goals and intentions, not less. Keeping it Mixed Use may have the opposite effect, by funneling traffic into a parcel directly adjacent to several residences and office warehouses.

E. The gain to the public health, safety and welfare and overall commuity benefit from the existing classification to the proposed amendment.

We believe there will be added safety to the adjacent residential street, since traffic won't be funneled into the neighborhood. We believe the office warehouse building we intend to build will be asthetically pleasing to look at, and will uplift the surrounding areas visually.


General Plan
1526
1520
1535
1520
1520
1510
C-H
600 W
1480
645
C
580
215


Current Zoning
1520
1535
1520
1520
1510
MU
600 W
1480
580
C
216

Hammond Zone Change

Aerial

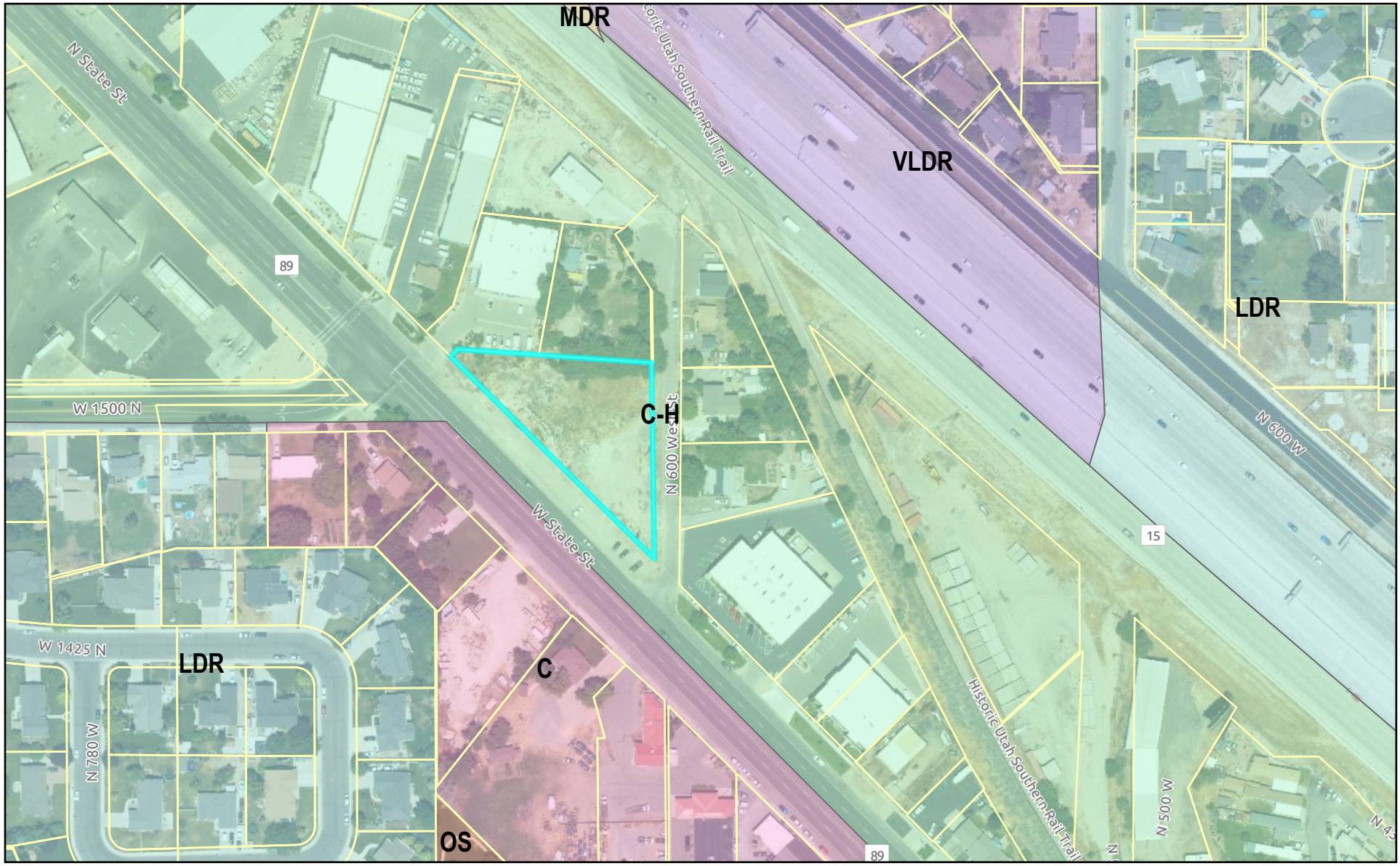


0 235 470 940 Feet

LEHI CITY

Hammond Zone Change

General Plan

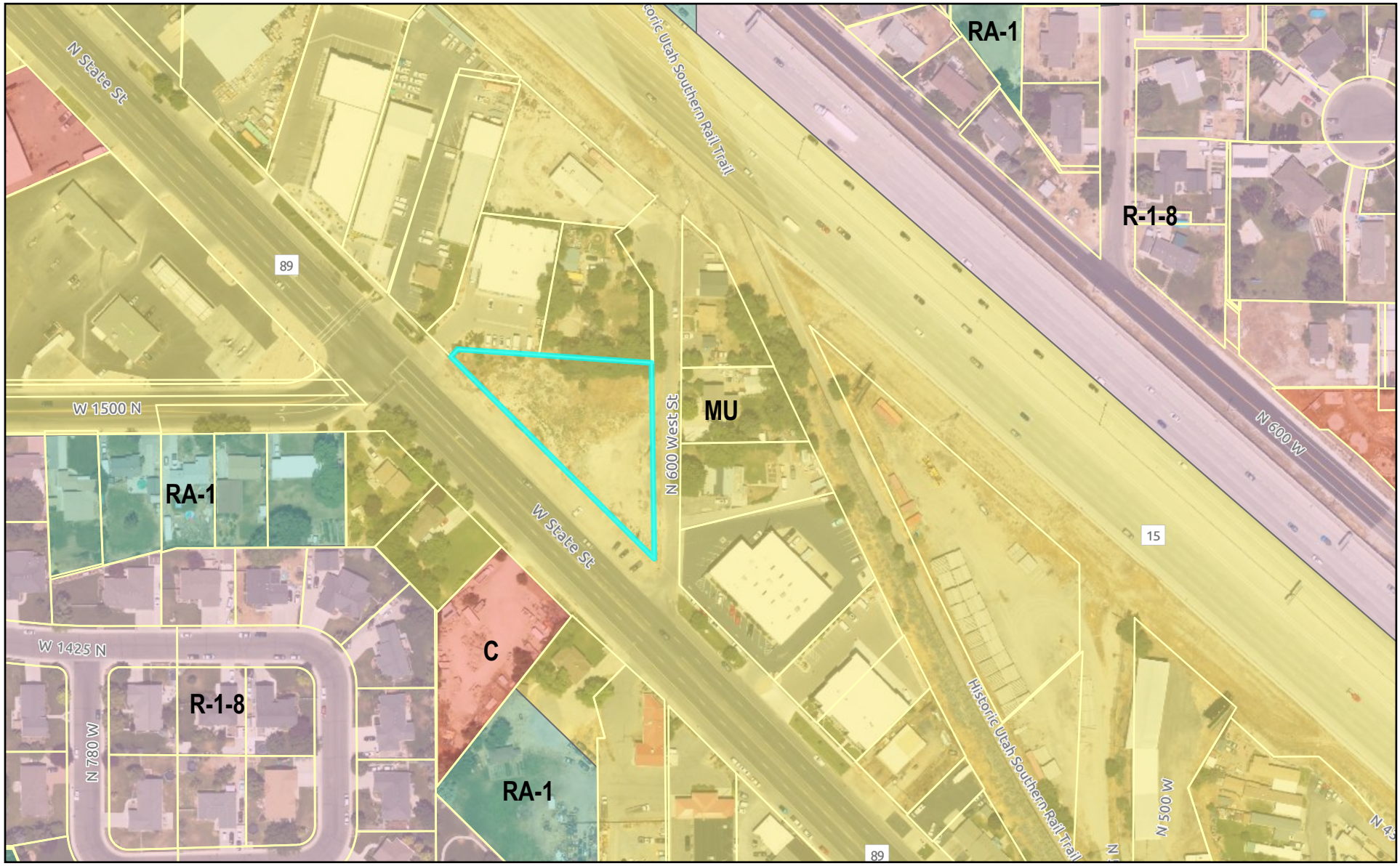


0 235 470 940 Feet

LEHI CITY

Hammond Zone Change

Zoning



0 235 470 940 Feet

LEHI CITY

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: August 26, 2025
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of approving revisions to the Inverness Preliminary Plat D, adding 12 lots from Inverness Plat 6.

Suggested Action:

Attachments:

CC Staff Report Inverness Plat D Preliminary Revisions 08.26.25.docx

Inverness Preliminary Plat D Revisions DRC 07.09.25.docx

Inverness Preliminary Plat D Revisions narrative.pdf

Inverness Preliminary Plat D Revisions.pdf

Aerial Map.png

General Plan Map.png

Zoning Map.png

INVERNESS PLAT D PRELIMINARY SUBDIVISION REVISIONS

CITY COUNCIL REPORT

Applicant	DR Horton		
Meeting Date	August 26, 2025		
Requested Action/Purpose	Approval of a proposed revision to a preliminary subdivision		
Decision Type	Administrative		
Location	Approximately Horton Way and Edinburgh Avenue		
Existing General Plan Designation	Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), Public Facility (PF), Open Space (OS)		
Existing Zoning	Planned Community (PC)		
Existing Land Use	Undeveloped Hillside		
Number of Lots/Units	278 Single Family Homes and 126 Townhomes		
Adjacent Zoning and Land Use	*North*	Draper	Single Family Homes/ Open Space
	South	PC	TI Open Space Buffer
	East	Draper	Undeveloped Hillside
	West	TH-5	Undeveloped Hillside
Date of DRC Review	July 9, 2025		
Date of Planning Commission Review	July 31, 2025		
Assigned Planner	Brittney		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

PROPERTY HISTORY

December 11, 2012 City Council approved the Micron Area Plan

April 8, 2022 This property came into Lehi as the Micron East Annexation

September 19, 2023 City Council approved the Skye Area Plan Second Amendment

May 13, 2025 City Council approved Inverness Preliminary Plat D

REPORT ANALYSIS

The applicant requests approval of the proposed revision to Inverness Preliminary Plat D to add 12 lots to this phase. These 12 lots were removed from the Inverness Plat 6, where grade made construction of the units prohibitively hard. Moving these units still conforms with all of the requirements of the Area Plan. The Area Plan has flexibility in the number of units in the different areas specifically to help in cases like this.

The revision does not increase the overall land area of Inverness Preliminary Plat D but resulted in some smaller single-family lots. This will add more variability in lot size allowing a greater mixture in this area of Inverness.

The Reviewing Departments reviewed this revision and had five comments from the water department. Please include all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or approve with code or area plan requirements the proposed revisions to the preliminary subdivision. Any motion should include findings. Possible findings include:

1. The proposed revised preliminary subdivision meets the requirements of the Skye Area Plan.
2. The proposed subdivision does/does not meet the requirements of the Lehi City Development Code in regards to subdivision approvals.
3. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision revisions on July 31, 2025. The minutes and motion from that meeting follow.

3.6) Consideration and recommendation of DR Horton's request for review of revisions to Inverness Preliminary Plat D adding 12 lots from Inverness Plat 6.

Jacob Curtis presented the item. Flexibility to move lots around previously was granted. Lots had to be rearranged due to grading issues on the property.

Landon Larson was present representing DR Horton.

Commissioner Lockhart asked about the changes to the plan being made. Townhomes are being relocated to another area that also contains townhomes.

Commissioner Jackson opened and closed public comment.

Motion: Commissioner Kunze moved to give a positive recommendation to the Lehi City Council with the findings that the proposed revised preliminary subdivision meets the requirements of the Skye Area Plan, the proposed subdivision meets the requirements of the Lehi City Development Code in regard to subdivision approvals. She included all DRC comments. Commissioner Everett seconded.

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

Motion passed unanimously.

Inverness Preliminary Plat D Revisions
DRC Redline Comments

DR Horton- requests review of revisions to Inverness Preliminary Plat D adding 12 lots from Inverness Plat 6.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Ben Tuckett, Landon Larsen, and Scott Bishop
Date of Plans Reviewed: 07/01/25
Time Start: 1:30pm
Time End: 1:33pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer:
1. Storage capacity in Upper Inverness drinking water tank and PI Reservoir must be increased to accommodate additional lots. Coordinate any changes in storage volume with Ensign Engineering.
2. High pressure transmission lines from booster station to a point above the upper PRV vault must be stand alone transmission lines with no service connections. High pressure line as you have it shown here will allow water to be pumped backwards through the PRV vault and into the distribution system.
3. Are these PVC lines rated for the pressures we will have with the installation of the Upper Inverness Tank and Reservoir ?
4. Water and PI lines on Kelvingrove drive loop around the PRV vault on lot 185/186 creating a connection both above and below the PRV vault.
5. Provide Lehi city zone breaks sheet for upper inverness.

James – Parks: No comments
Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering: No comments
Luke – Traffic: No comments
Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 31st

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.

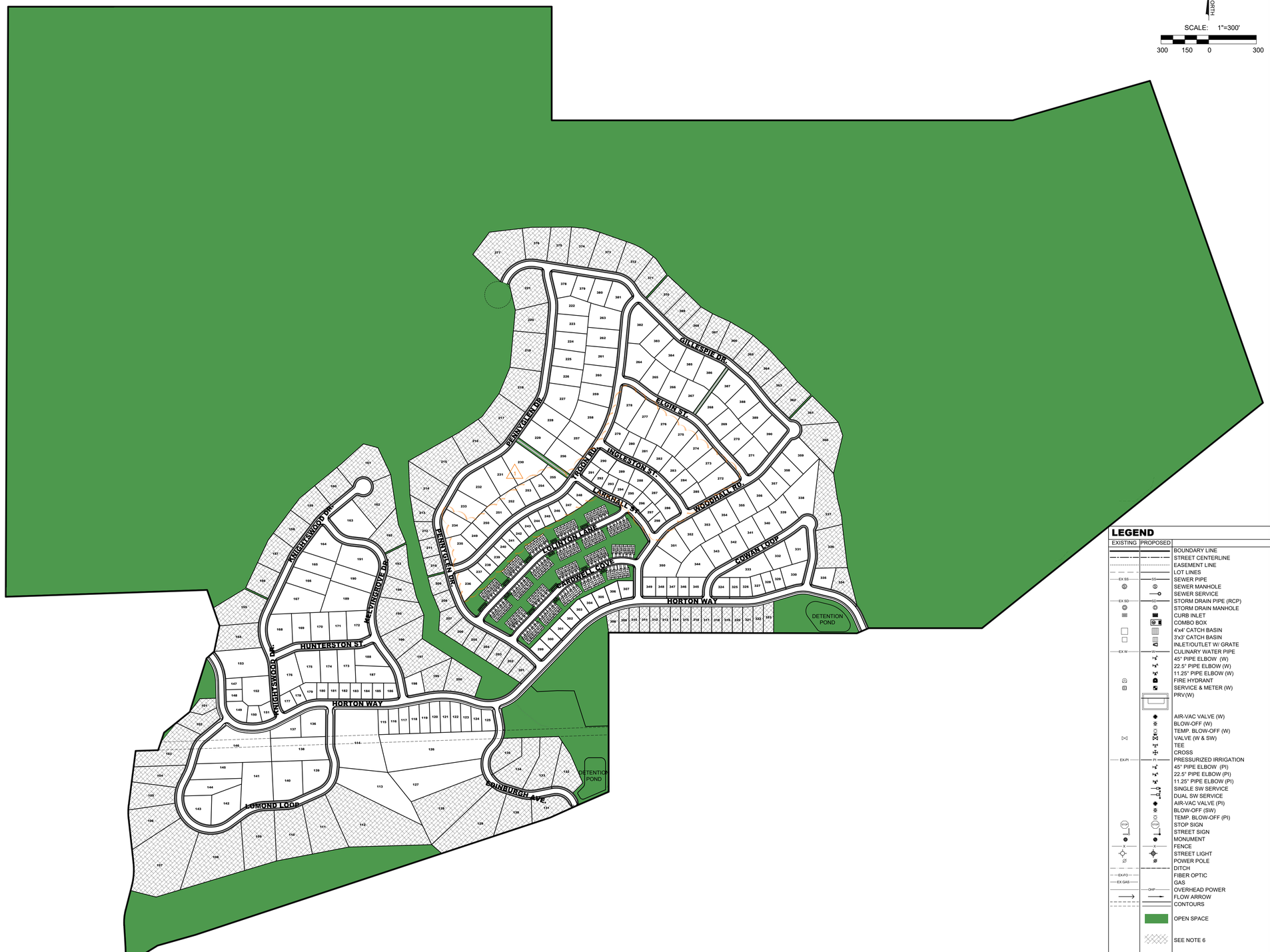
July 1, 2025

Inverness Preliminary D Revision Application for approved plans

This application is addressing the changes we are proposing for Preliminary Plan D Revision 1.

- **12 Lots have been added to this plan. The increase in the number of units was prompted by the revision made to Plat 6. Specifically, 12 units were removed from Plat 6 due to constructability concerns. To maintain the overall unit count, those 12 units have now been incorporated into Preliminary Plat D.**

INVERNESS
PRELIMINARY PLAN D
A PLANNED COMMUNITY IN LEHI, UTAH





VICINITY MAP

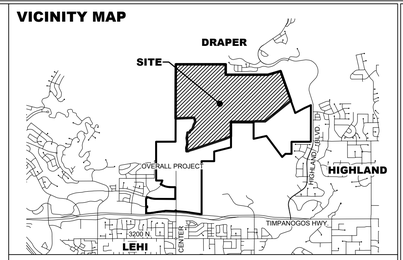


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TABULATIONS

TOTAL AREA:	693.40 ACRES
ROADWAY:	36.23 ACRES
SINGLE FAMILY LOTS:	290 UNITS
TOWNHOMES:	126 UNITS
TOTAL:	416 UNITS
DENSITY:	.60 UNITS/ACRES
PUBLIC OPEN SPACE:	473.11 ACRES
PRIVATE OPEN SPACE:	13.10 ACRES
ZONE:	PC

PARKING REQUIREMENTS:

TOWNHOMES WITH STREET PARKING AVAILABLE: 126

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

TOTAL PARKING PROVIDED: 43

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX SS	SS	SEWER PIPE
		SEWER MANHOLE
		SEWER SERVICE
EX SD	SD	STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'x4' CATCH BASIN
		3'x3' CATCH BASIN
		INLET/OUTLET W/ GRATE
EX W	W	CULINARY WATER PIPE
		45° PIPE ELBOW (W)
		22.5° PIPE ELBOW (W)
		11.25° PIPE ELBOW (W)
		FIRE HYDRANT
		SERVICE & METER (W)
		PRV(W)
		AIR-VAC VALVE (W)
		BLOW-OFF (W)
		TEMP. BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
EX PI	PI	PRESSURIZED IRRIGATION
		45° PIPE ELBOW (PI)
		22.5° PIPE ELBOW (PI)
		11.25° PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
		AIR-VAC VALVE (PI)
		BLOW-OFF (SW)
		TEMP. BLOW-OFF (PI)
		STOP SIGN
		STREET SIGN
		MONUMENT
X	X	FENCE
		STREET LIGHT
		POWER POLE
		DITCH
EX FO		FIBER OPTIC
EX GAS		GAS
	OHP	OVERHEAD POWER
		FLOW ARROW
		CONTOURS
		OPEN SPACE
		SEE NOTE 6

NOTES

1. THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT REVIEW:
   - 1.1. PLAN & PROFILES / CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS.
   - 1.2. ALL PIPE TYPES, SPECIFIC LOCATIONS, AND DETAILS. (BENDS, DETECTOR TAPE, ETC.)
   - 1.3. VALVES
   - 1.4. BLOW-OFFS INCLUDING SIZE, TYPE, AND PROTECTION.
   - 1.5. MANHOLES, BOXES AND RELATED DETAILS.
   - 1.6. WATER AND SEWER SERVICE DETAILS.
   - 1.7. FIRE HYDRANTS.
   - 1.8. LOT LINE UTILITY EASEMENTS.
   - 1.9. STREET LIGHTS / STREET SIGNS / TRAFFIC SIGNS.
   - 1.10. POWER LINE EXTENSIONS & DOME / TRANSFORMER LOCATIONS.
   - 1.11. LOT ADDRESSES.
   - 1.12. CBR VALUES AND ROAD SUB-BASE.
   - 1.13. SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS.
2. ALL CULINARY WATER LINES TO BE 6" IN DIAMETER UNLESS NOTED OTHERWISE.
3. ALL PRESSURIZED IRRIGATION LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
4. ALL SEWER LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
5. ALL INTERIOR FENCE LINES TO BE REMOVED UNLESS OTHERWISE NOTED.
6. ALL LOTS WITH THIS HATCHING SHALL BE REQUIRED TO ADHERE TO ALL WILDLAND URBAN INTERFACE REQUIREMENTS AS PER LEHI CITY CODE. LOTS SHALL BE REQUIRED TO EITHER FIRE SPRINKLE THE BUILDING, OR PROVIDE A 30' BUFFER BEHIND THE LOT. IT IS EXPECTED THAT THIS DEVELOPMENT WILL USE A COMBINATION OF THESE TWO OPTIONS, DEPENDING ON THE LOT LAYOUT. WILDLAND URBAN INTERFACE DETAILS TO BE DETERMINED AT FINAL PLAT.

DEVELOPER / OWNER

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

ENGINEER

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

PROJECT NAME

INVERNESS PRELIMINARY PLAN D

LEI
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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



INVERNESS - PRELIMINARY D
LEHI, UTAH
COVER

REVISIONS

1	LOT ADDITION, SIZE, AND NUMBER CHANGES	BCT 07/01/2025
2	-	
3	-	
4	-	
5	-	

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/SKS
CHECKED BY: BCT
SCALE: 1"=300' (PRINTED ON 24x36)
DATE: 04/07/2025

SHEET
COVER

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ERU SUMMARY

UNIT TYPE:	# OF UNITS/ERU'S
LD LOTS:	34
MD LOTS:	93
VLD LOTS:	163
HD	126

TABULATIONS

TOTAL AREA:	693.40 ACRES
ROADWAY:	36.23 ACRES
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ZONE:	PC

LOT/PRIVATE AREA (LESS PUBLIC STREETS)

LIMITED COMMON AREA

COMMON AREA

PUBLIC OPEN SPACE DEDICATED TO LEHI CITY.

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

NORTH

SCALE: 1"=100'

100 50 0 100

84' DIAMETER ACCESS EASEMENT FOR TEMPORARY TURNAROUND

GILLESPIE DR. (PUBLIC - 60' WIDE)

PENNYGLEN DR. (PUBLIC - 60' WIDE)

TROON RD. (PUBLIC - 60' WIDE)

INGLESTON ST. (PUBLIC - 60' WIDE)

LARKHALL ST. (PUBLIC - 60' WIDE)

WOODHALL RD. (PUBLIC - 60' WIDE)

ELGIN ST. (PUBLIC - 60' WIDE)

KNIGHTSWOOD DR. (PUBLIC - 60' WIDE)

KELVINGROVE DR. (PUBLIC - 60' WIDE)

LOLINTON LANE (PUBLIC - 48' WIDE)

SEE SHEET 104

SEE SHEET 103

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STATE OF UTAH
BENJAMIN C. TUCKETT
No. 9786728
REGISTERED PROFESSIONAL ENGINEER
07/01/2025
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INVERNESS - PRELIMINARY D

LEHI, UTAH

LOT LAYOUT 2

REVISIONS	
1	LOT ADDITION, SIZE, AND NUMBER CHANGES BCT 07/01/2025
2	-
3	-
4	-
5	-

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/SKS
CHECKED BY: BCT
SCALE: 1"=100' (PRINTED IN INCHES)
DATE: 04/07/2025

SHEET 102

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SEE SHEET 102

SEE SHEET 104

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NORTH

SCALE: 1"=100'

100 50 0 100

KELVINGROVE DR. (PUBLIC - 60' WIDE)

HUNTERSTON ST. (PUBLIC - 60' WIDE)

KNIGHTSWOOD DR. (PUBLIC - 60' WIDE)

HORTON WAY (PUBLIC - 65' WIDE)

TROON RD. (PUBLIC - 60' WIDE)

PENNYGLEN DR. (PUBLIC - 60' WIDE)

LOLINTON LANE (PUBLIC - 48' WIDE)

CARDWELL COVE (PUBLIC - 48' WIDE)

HORTON WAY (PUBLIC - 65' WIDE)

LOMOND LOOP (PUBLIC - 60' WIDE)

EDINBURGH AVE. (PUBLIC - 60' WIDE)

EX. 50' POWER EASEMENT

N17°20'29"E 352.44
N51°04'20"E 208.19
N18°46'33"E 116.45
N88°03'00"E 141.56
N7°16'29"E 344.23
R=355.00 Δ=13°32'38" L=83.92 CH=N0°30'10"E 83.72
N16°16'09"W 282.17
R=395.00 Δ=20°34'42" L=141.87 CH=N4°01'12"E 141.11
S71°41'45"W 2350.46
S65°34'08"W 204.99
S65°52'12"W 197.66
S0°01'55"E 1001.52
N11°47'43"E 164.55
N47°46'04"E 65.00

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INVERNESS - PRELIMINARY D

LEHI, UTAH

LOT LAYOUT 3

REVISIONS	
1	LOT ADDITION, SIZE, AND NUMBER CHANGES BCT 07/01/2025
2	-
3	-
4	-
5	-

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/SKS
CHECKED BY: BCT
SCALE: 1"=100' (PRINTED AT 24X36)
DATE: 04/07/2025

SHEET 103

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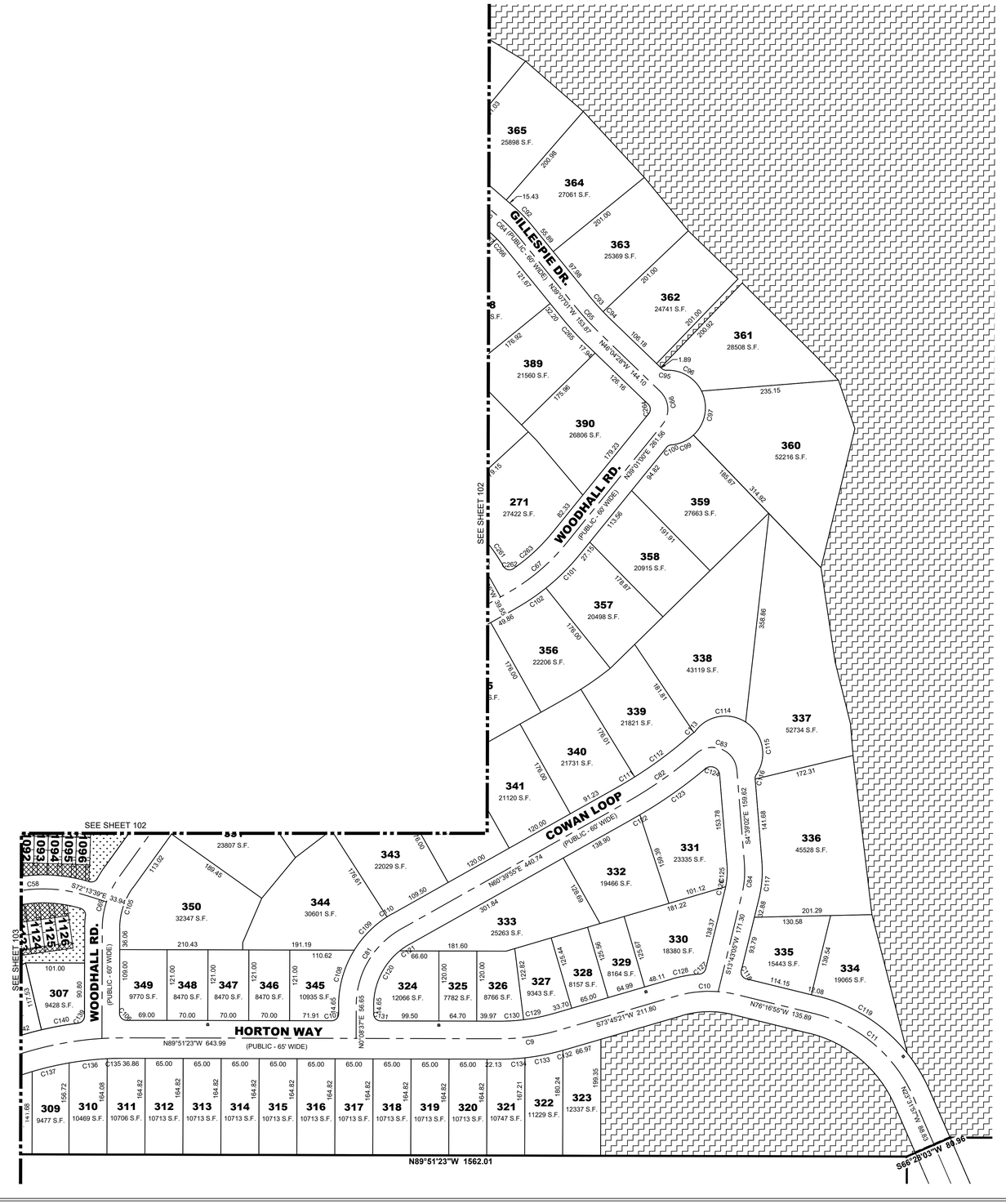
LOT/PRIVATE AREA (LESS PUBLIC STREETS)

LIMITED COMMON AREA

COMMON AREA

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SCALE: 1"=100'
100 50 0 100

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

LEHI, UTAH

LOT LAYOUT 4

REVISIONS	
1	LOT ADDITION, SIZE, AND NUMBER CHANGES BCT 07/01/2025
2	-
3	-
4	-
5	-

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/SKS
CHECKED BY: BCT
SCALE: 1"=100' (PRINTED ON 24x36)
DATE: 04/07/2025
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LOT TYPE LEGEND

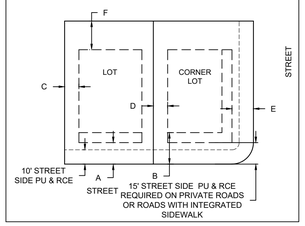
- VLD (163 LOTS)
- LD (34 LOTS)
- MD (93 LOTS)
- HD (126 LOTS)

TOTAL LOTS = 416

	HD LOTS (1001-1126)	MD LOTS 101-102, 115-125, 136-137, 147-151, 177-186, 198-200, 236-248, 291-330, 334-336, 346-349	LD LOTS 201-213, 234-235, 249-255, 279-290	VLD LOTS 103-114, 126-135, 138-146, 152-176, 187-197, 214-233, 256-278, 331-333, 336-344, 350-390
FRONT LIVING SETBACK (A)	5 Ft	15 Ft	15 Ft	20 Ft
FRONT GARAGE SETBACK (B)	20 Ft	20 Ft	20 Ft	20 Ft
GARAGE SIDE SETBACK (C)	5 Ft	5 Ft	10 Ft	10 Ft
INTERIOR SIDE (D)	0 Ft	5 Ft	10 Ft	10 Ft
STREET SIDE SETBACK (E)	18 Ft	18 Ft	20 Ft	20 Ft
REAR SETBACK (F)	5 Ft	10 Ft	20 Ft	20 Ft

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

TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS



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BENJAMIN C. TUCKETT
No. 9786728
07/2025
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LEHI, UTAH

LOT SUMMARY 1

REVISIONS

1 LOT ADDITION, SIZE, AND NUMBER CHANGES — BCT — 07/01/2025
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/SKS
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SCALE: 1"=100' (PRINTED ON 24x36)
DATE: 04/07/2025

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SEE SHEET 201

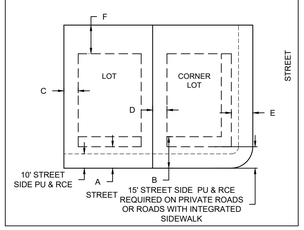
SEE SHEET 203

NORTH

SCALE: 1"=100'

100 50 0 100

TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS



HUNTERSTON ST.

KELVINGROVE DR.

KNIGHTSWOOD DR.

HORTON WAY

LOMOND LOOP

TROON RD.

PENNYGLEN DR.

LOLINTON LANE

CARDWELL COVE

HORTON WAY

EDINBURGH AVE.

LOT TYPE LEGEND

- VLD (163 LOTS)
- LD (34 LOTS)
- MD (93 LOTS)
- HD (126 LOTS)

TOTAL LOTS = 416 (1)

	HD LOTS (1001-1126)	MD LOTS 101-102, 115-125, 136-137, 147-151, 177-186, 198-200, 236-248, 291-330, 334-336, 346-349	LD LOTS 201-213, 234-235, 249-255, 279-290	VLD LOTS 103-114, 126-135, 138-146, 152-176, 187-197, 214-233, 256-278, 331-333, 336-344, 350-390
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STREET SIDE SETBACK (E)	18 Ft	18 Ft	20 Ft	20 Ft
REAR SETBACK (F)	5 Ft	10 Ft	20 Ft	20 Ft

(1)

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

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STATE OF UTAH
BENJAMIN C. TUCKETT
No. 9786728
PROFESSIONAL ENGINEER
07/01/2025

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LEHI, UTAH

LOT SUMMARY 2

REVISIONS

1 LOT ADDITION, SIZE, AND NUMBER CHANGES BCT 07/01/2025
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/SKS
CHECKED BY: BCT
SCALE: 1"=100' (PRINTED ON 24x36)
DATE: 04/07/2025
SHEET 202

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LOT TYPE LEGEND

VLD (163 LOTS)

LD (34 LOTS)

MD (93 LOTS)

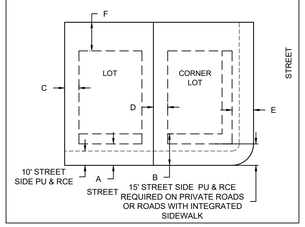
HD (126 LOTS)

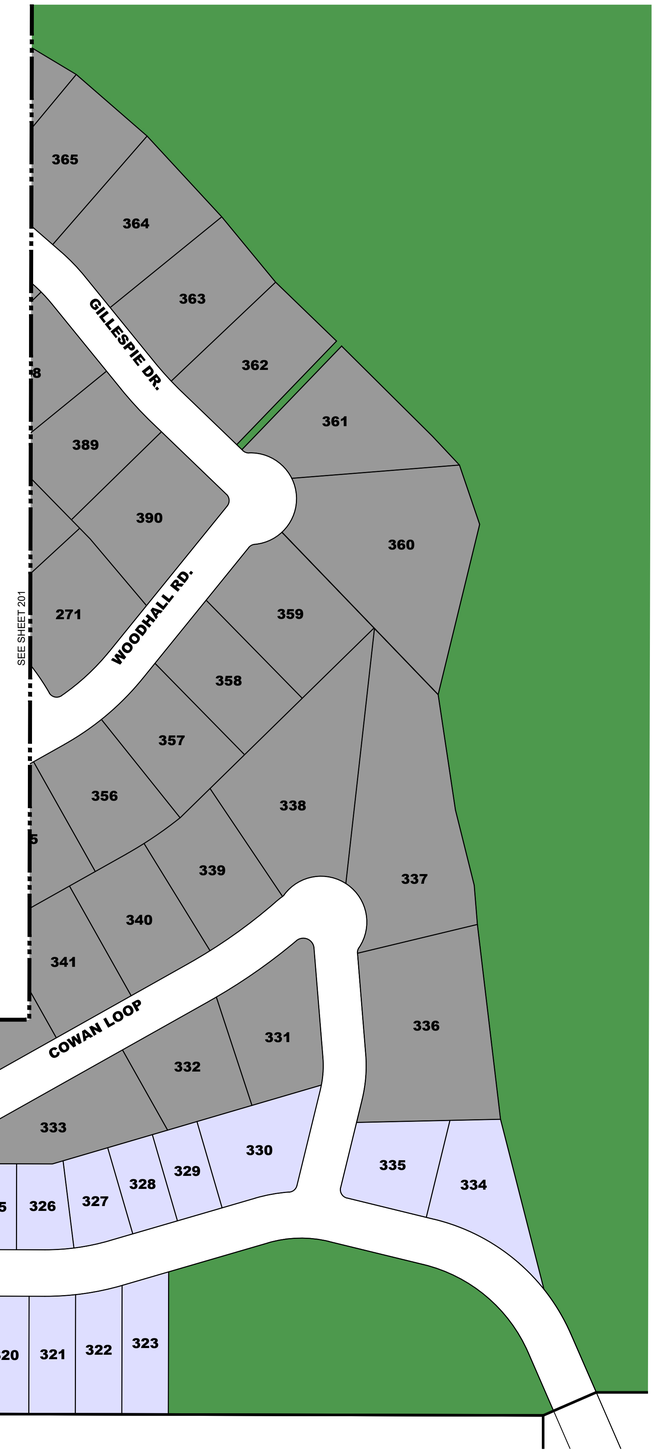
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FRONT GARAGE SETBACK (B)	20 Ft	20 Ft	20 Ft	20 Ft
GARAGE SIDE SETBACK (C)	5 Ft	5 Ft	10 Ft	10 Ft
INTERIOR SIDE (D)	0 Ft	5 Ft	10 Ft	10 Ft
STREET SIDE SETBACK (E)	18 Ft	18 Ft	20 Ft	20 Ft
REAR SETBACK (F)	5 Ft	10 Ft	20 Ft	20 Ft

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

TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS







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LOT SUMMARY 3

REVISIONS

1 LOT ADDITION, SIZE, AND NUMBER CHANGES BCT 07/01/2025
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/SKS
CHECKED BY: BCT
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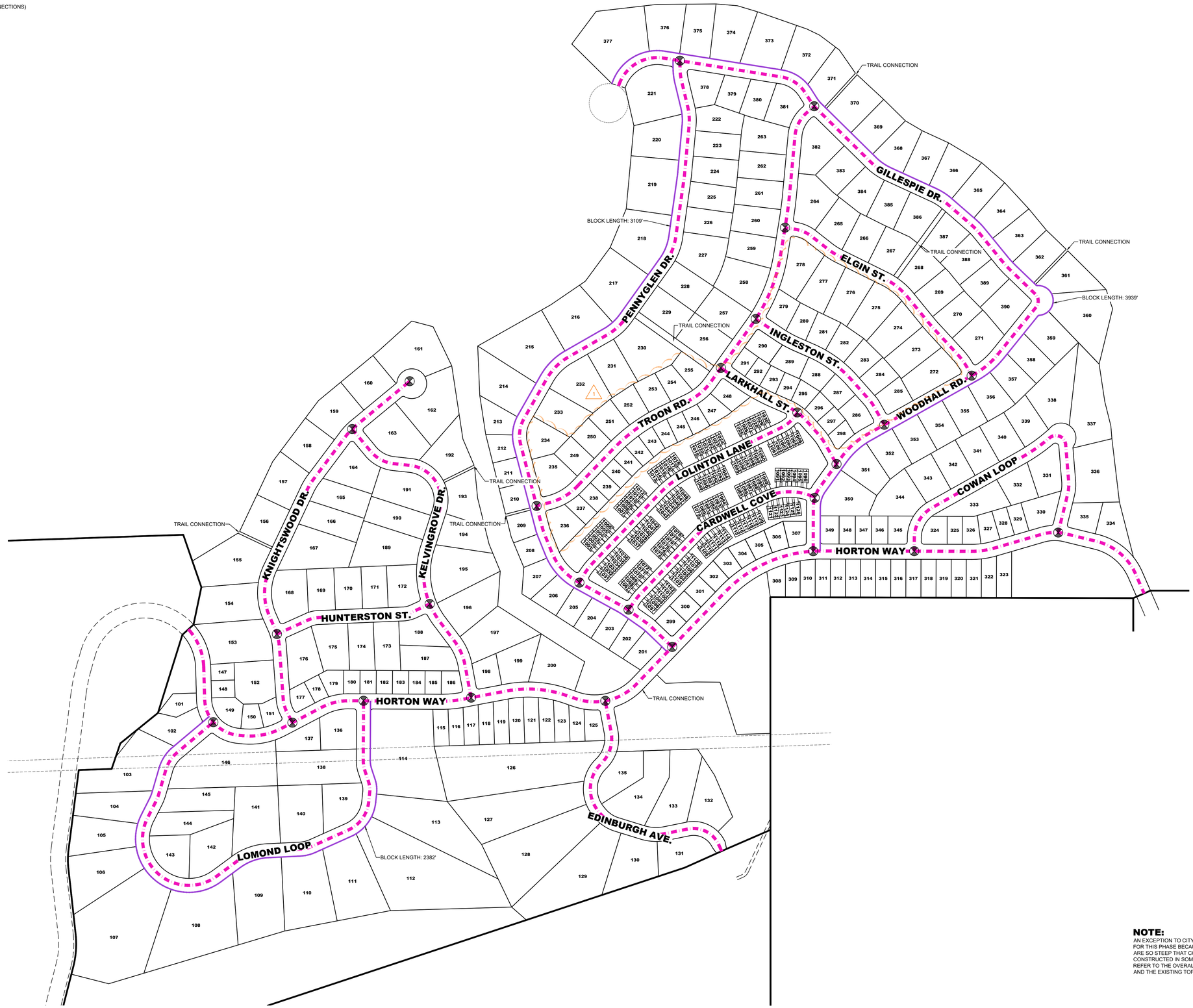
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LEGEND

NODES
LINKS

TOTAL NODES: 26
TOTAL LINKS: 44 (INCLUDES 4 LINKS FOR 8 TRAIL CONNECTIONS)
CONNECTIVITY INDEX: 1.69



NORTH
SCALE: 1"=200'
200 100 0 200

NOTE:
AN EXCEPTION TO CITY BLOCK LENGTH REQUIREMENTS IS NECESSARY FOR THIS PHASE BECAUSE OF THE EXISTING TERRAIN. EXISTING SLOPES ARE SO STEEP THAT CONNECTING ROADWAYS CANNOT BE CONSTRUCTED IN SOME AREAS TO PROVIDE ADEQUATE BLOCK LENGTH. REFER TO THE OVERALL GRADING PLAN WHICH SHOWS THE LOT LAYOUT AND THE EXISTING TOPOGRAPHY OF THE SITE.

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CIRCULATION PLAN

REVISIONS		
1	LOT ADDITION, SIZE, AND NUMBER CHANGES	BCT 07/01/2025
2	-	
3	-	
4	-	
5	-	

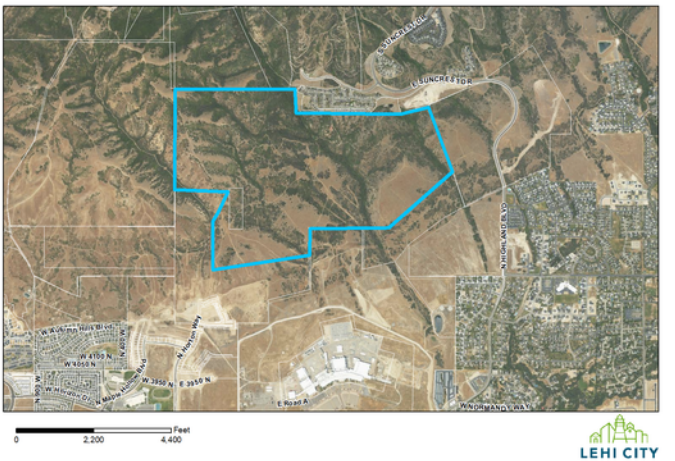
LEI PROJECT #: 2020-0067
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CHECKED BY: BCT
SCALE: 1"=200' (PRINTED ON 24x36)
DATE: 04/07/2025

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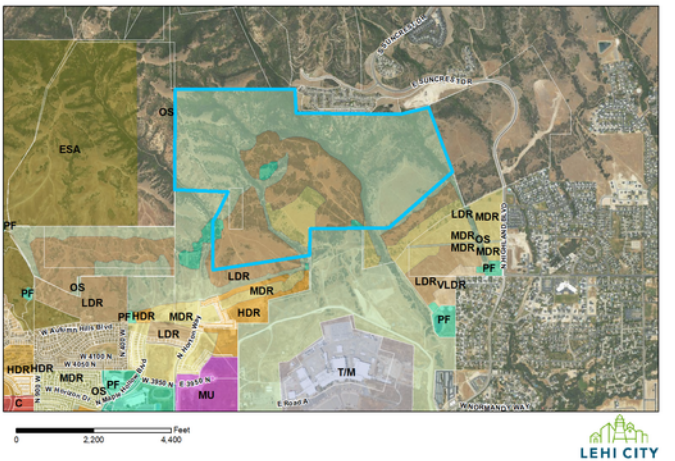
Inverness Plat D Preliminary

Aerial



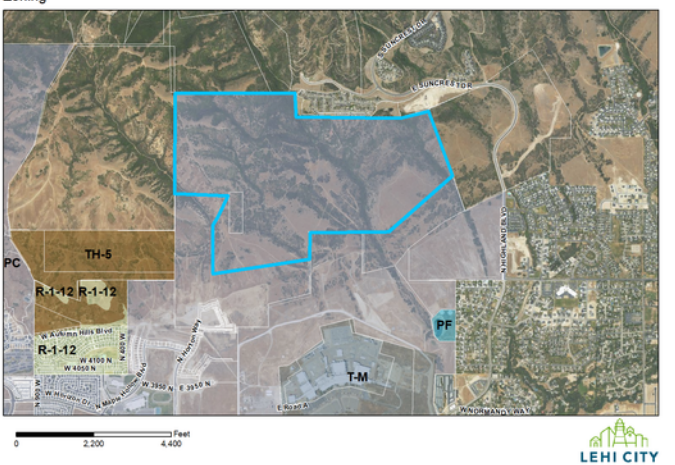
Inverness Plat D Preliminary

General Plan



Inverness Plat D Preliminary

Zoning



LEHI CITY

Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: August 26, 2025
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2025-62 approving a Development Agreement between BreAnn Beckstrom and Lehi City regarding home occupation use at the property located at 579 North 1100 West.

Suggested Action:

Attachments:

CC Staff Report Beckstrom Development Agreement 08.26.25.docx

Beckstrom Development Agreement DRC 06.25.25.docx

Res 2025-62.docx

Beckstrom - Aerial Map.pdf

Beckstrom - General Plan Map.pdf

Beckstrom - Zoning Map.pdf

Beckstrom Development Agreement.pdf

BECKSTROM DEVELOPMENT AGREEMENT

CITY COUNCIL REPORT

Applicant	BreAnn Beckstrom		
Meeting Date	August 26, 2025		
Requested Action/Purpose	Approval of a proposed Development Agreement		
Decision Type	Legislative		
Location	579 N 1100 W		
Acreage	2.26 acres		
Existing Zoning	R-1-22		
Existing General Plan Land Use Designation	VLDRA		
Existing Land Use	Single family residential with home occupation		
Adjacent Zoning and Land Use	*North*	*North*	*North*
	South	*South*	*South*
	East	*East*	*East*
	West	*West*	*West*
Date of Planning Commission Review	July 10, 2025		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 29.020. Criteria for Entering into a Development Agreement.
The city may enter into a development agreement only if the development agreement:

A. Has been duly adopted by the City Council in accordance with the provisions of this chapter.

B. The proposed development to which the development agreement pertains is in conformity with the general plan, zoning district regulations, and other applicable requirements of the City.

C. The proposed development subject to the agreement contains outstanding features that advance the policies, goals and objectives of Lehi City, or the property owner agrees to provide capital improvements that exceed the development's proportionate share of the costs of the facilities needed to service the development, which hereby advance the provision of facilities to serve Lehi City.

APPLICABLE STATE CODE REGULATIONS

10-9a-532

(2) (a) A development agreement may not:

(i) limit a municipality's authority in the future to:

(A) enact a land use regulation; or

(B) take any action allowed under Section 10-8-84;

(ii) require a municipality to change the zoning designation of an area of land within the municipality in the future; or

(iii) allow a use or development of land that applicable land use regulations governing the area subject to the development agreement would otherwise prohibit, unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation under Section 10-9a-502, including a review and recommendation from the planning commission and a public hearing.

REPORT ANALYSIS

The applicant requests approval of the Beckstrom Development Agreement. The applicant previously requested to do a Development Code amendment to Chapter 20, Home Occupations. The City Council directed staff to draft a Development Agreement to allow the Beckstrom's specific home occupation with the needs that it has.

A Development Agreement allows for uses other than those normally allowed in the zone. This is a legislative item, initiated by the City Council. Recent State Legislation requires that these agreements have a public hearing with the Planning Commission prior to their approval by the City Council.

This Development Agreement specifically would allow for the Beckstrom Home Occupation, which requires equipment, materials, and vehicles to be stored on the property. They are proposing a handful of other requirements under Terms E. Owners Obligations including, but not limited to the following:

*Allowance to use two bays of a detached accessory building for the home occupation
*Up to three on-site employees at one time
*Specific hours of operation and limits on hours and frequency of deliveries
*Enhanced buffering and screening requirements

The DRC reviewed the proposed Development Agreement and had eight comments, including the following:

1. Do you want to give more specifics on the frequency of the safety meeting? Maybe state "weekly", "monthly" or "quarterly".
2. Remove this reference to commercial zone. Also, C-1 is our food processing zone.
3. It is stated twice in the same "Enforceability" section about the needed approval from the City Council. Seems redundant.

Please consider all DRC comments in the motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the Beckstrom Development Agreement. Any motion should include findings. Possible findings include:

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the Beckstrom Development Agreement on July 10, 2025. The minutes and motion from that meeting follow.

3.6) Public hearing and recommendation of BreAnn Beckstrom's request for review of the Beckstrom Development

Agreement.

Brittney Harris presented the item. Previously it was denied as a plan amendment, after which it was reworked as a development agreement. Harris explained that state code now requires Planning Commissions to look over development agreements.

Commissioner Lockhart asked why checking on a project after a certain amount of time is allowed in a development agreement, but not for conditional use items. Harris explained that development agreements are contracts between two parties, whereas code doesn't require applicants to allow being checked in on.

The applicants, Mitch and BreAnn Beckstrom were present. They are happy with the agreement and are excited to get into compliance with code. (They previously thought they were already in compliance and are trying to remedy that.) Most of their surrounding neighborhood was unaware that they were running a business and they intend to maintain that level of discretion.

Commissioner Kunze asked where the entrances were. Both are on 1100 West.

Commissioner Jackson opened and closed public comment.

Motion: Commissioner Everett moved to give a positive recommendation to the Lehi City Council with the findings that this is a path forward for maintaining the applicant's current livelihood and with the recognition that the applicant is willing to be in compliance with City Code, which has prompted this development agreement, and that the City appreciates their willingness to be in compliance with the city code, and that this agreement will allow the applicant to continue to use the property as their home and their home business, and that the lot on which it is located is of sufficient size for it to continue in the current use and is anticipated under the development agreement, and that the use of the property in accordance with the development agreement poses no health, safety or risk to the city. He included all DRC comments. Commissioner Eyre seconded.

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

Motion passed unanimously.

Beckstrom Development Agreement
DRC Redline Comments

BreAnn Beckstrom- Beckstrom Development Agreement

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: Mitch Beckstrom, BreAnn Beckstrom
Date of Plans Reviewed: 06/05/25
Time Start: 1:04 pm
Time End: 1:18 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering:
1. Verify this parcel number should be 45:500-0001
2. It is stated twice in the same "Enforceability" section about the needed approval from the City Council. Seems redundant.

Luke – Traffic: No comments
Kim – Planning:
3. Grammar- the apostrophe is just for possessive items like the one above. Several of these throughout.
4. Remove this reference to commercial zone. Also, C-1 is our food processing zone.
5. Do you want to give more specifics on the frequency of the safety meeting? Maybe state “weekly”, “monthly” or “quarterly”.
6. Section D. Duration- I like this but I'm curious as to how we will track this each year. The City could prepare a spreadsheet to monitor all Development Agreements.
7. Update reference to be R-1-22 in item C. Conflicting Terms
8. Recommend removing all of this additional verbiage except for the last sentence. Seems redundant with what's just before it.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 10, 2025 PENDING ANY REVISIONS AND RESUBMITTING TO STAFF BY TUESDAY SO IT CAN BE SENT TO LEGAL.

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

LEHI CITY

RESOLUTION NO. 2025-62

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING A DEVELOPMENT AGREEMENT BETWEEN BREANN BECKSTROM AND LEHI CITY

WHEREAS, BreAnn Beckstrom ("Developer") has a legal interest in certain real property and desires to use the property for a home occupation at the property;

WHEREAS, On May 13, 2025, the City Council discussed the Developer's proposal to amend Chapter 20 of the Development Code to allow landscape and construction company home occupations with materials and equipment stored on-site and the City Council directed City staff to prepare a development agreement that would allow a construction home occupation business that has equipment, materials, or vehicles to be stored on the Developer's property located at 579 N 1100 W;

WHEREAS, on July 10, 2025, the Planning Commission 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 Planning Commission, the Council finds: (i) that it should approve the Development Agreement with BreAnn Beckstrom; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

1. The Development Agreement attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to execute the agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 26th day of August, 2025.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT A

BECKSTROM DEVELOPMENT AGREEMENT

EXHIBIT B

(Legal Description of the Property)

Serial Number: 45:500:0001

LOT 1, PLAT A, LEFTWICH SUB AREA 2.265 AC.

Beckstrom Development Agreement

Aerial

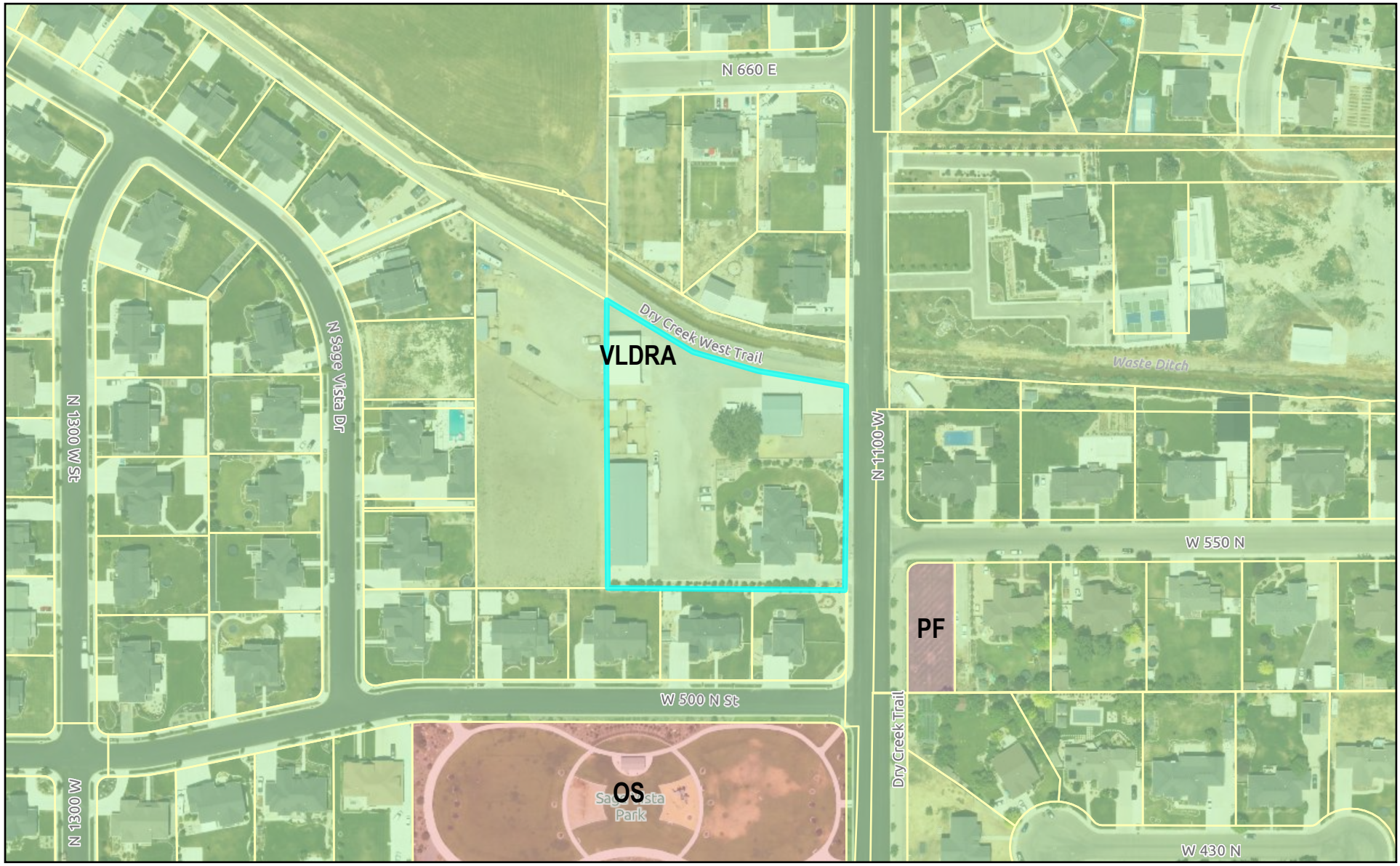


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LEHI CITY

Beckstrom Development Agreement

General Plan

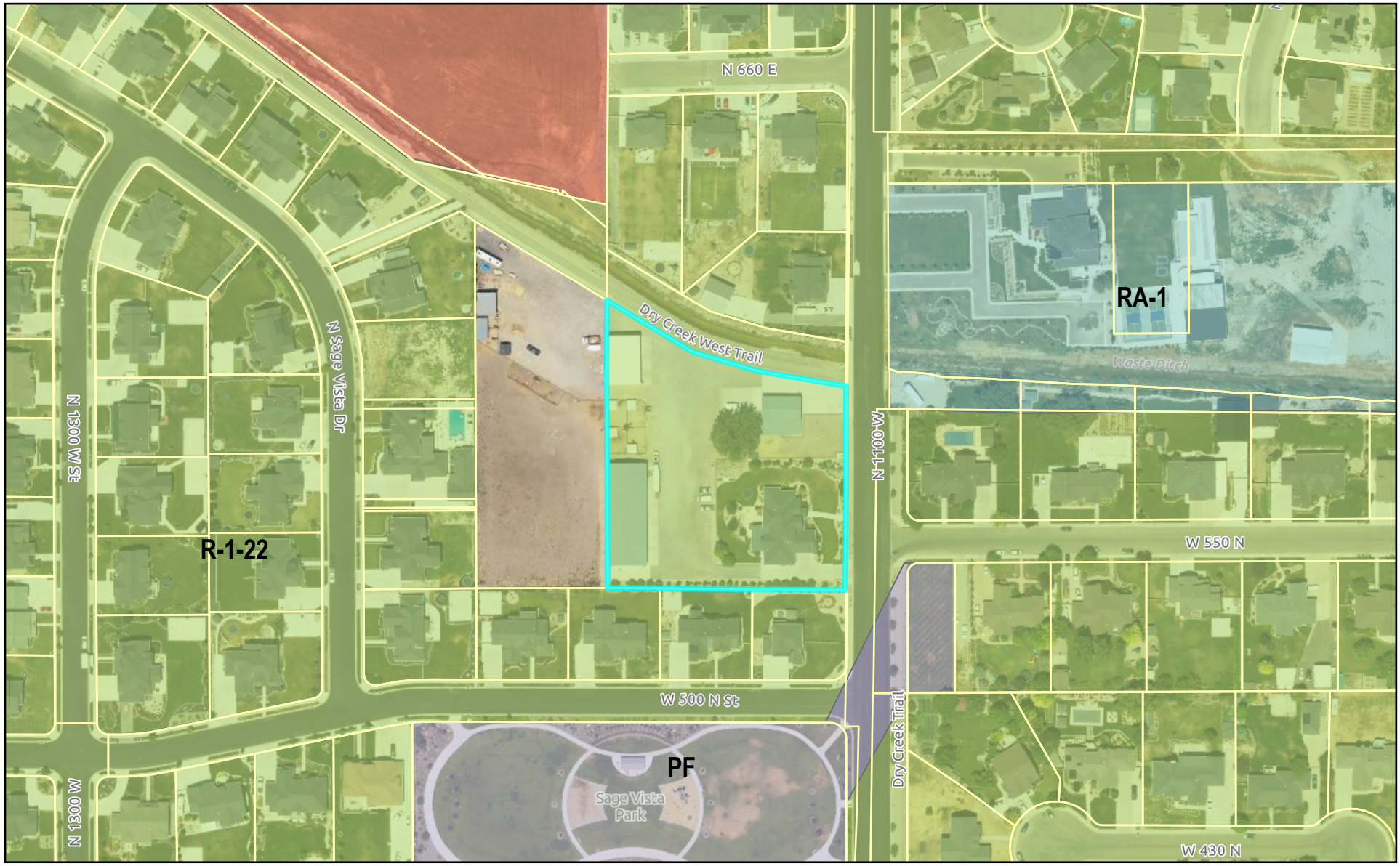


0 235 470 940 Feet

LEHI CITY

Beckstrom Development Agreement

Zoning



0 235 470 940 Feet

LEHI CITY

BECKSTROM DEVELOPMENT AGREEMENT

The City of Lehi, a Utah municipal corporation (the "City"), and BreAnn and Mitchell Beckstrom (the "Owner's"), enter into this Development Agreement (this "Agreement") this _____ day of _____, 20_____ ("Effective Date"), and agree as set forth below. The City and the Owners are jointly referred to as the "Parties" and each may be referred to individually as "Party."

RECITALS

WHEREAS, the Owners are the Owner's of certain real property identified as Assessor's Parcel Number 45:500:0224 specifically described in attached Exhibit A (the "Property");

WHEREAS, the City, has made certain determinations with respect to the proposed development of the Property. acting pursuant to (1) its authority under Utah Code Annotated 10-9a-102(2) et seq., as amended, and (2) the Lehi City Development Code (the "City Code"), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, the City has elected to enter into this Agreement in exercise of its legislative discretion made certain determinations with respect to the proposed development of the Property and in exercise of its legislative discretion has elected to enter into this Agreement; and

WHEREAS, the Property is currently subject to the Planning and Land Use Ordinances of Lehi City, including those related to home occupations, and is within the R-1-22 Single-Family Residential Zone; and

WHEREAS Owners desire to use a portion of the Property for a home occupation construction business that requires equipment, materials, or vehicles to be stored on the Property, (the "Approved Use") which Approved use requires equipment, materials, or vehicles to be stored on the Property, and is typically prohibited as a home occupation business; and

WHEREAS, the City and the Owner's acknowledge that the terms of this Agreement shall be enforceable and the rights of the ~~Owners~~ Owner's Obligations relative to the Property shall vest only if the City Council, in its sole legislative discretion, approves this agreement.

NOW THEREFORE, based upon the foregoing recitals and in consideration of the mutual covenants and promises contained set forth herein, the Parties agree as follows:

TERMS

A. Recitals; Definitions. The recitals set forth above are incorporated herein by this reference. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the Planning and Land Use Ordinance of Lehi City**.**

~~B.~~ Enforceability. The City and the Owner's acknowledge that the terms of this Agreement shall be enforceable, and the rights of the Owners relative to the Property shall vest, only if the City Council approves this agreement, ~~in its sole legislative discretion, approves this~~

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~~agreement.~~ The City and the Owner's acknowledge that the terms of this Agreement shall be enforceable, and the rights of the Owner's relative to the Property shall vest, only upon formal approval of this Agreement by the City Council in its sole legislative discretion.

C. Conflicting Terms. Other than as stated in this Agreement, the Property shall be developed in accordance with the requirements and benefits provided for in relation to a Commercial zone designation under the City Code as of the Effective Date. ~~In the event of a discrepancy between the requirements of the City Code, including the Commercial zone, and this Agreement, this Agreement shall control.~~ Except as expressly modified by this Agreement, the Property shall be subject to the Lehi City Development Code as of the Effective Date. However, to accommodate the Approved Use, the specific requirements and benefits of a construction company operating as an electrical contractor including combined use R-1-22 Residential and C-1 Commercial Zone under the City Code, as of the Effective Date, shall apply to the Approved Use and its associated operations on the Property. In the event of any conflict between the requirements of the City Code (including any commercial zone provisions applied herein) and this Agreement, the terms of this Agreement shall control.

D. Duration.

1. This Agreement shall expire in one year from the date it is executed, with the option for the city to either renew, make modifications to with reasonable terms, documented communication and intent, or not renew the Agreement.

2. Should ~~Owners~~ Owner's sell the Property or abandon the Approved Use for one full year at any time after approval of this agreement, the Approved Use shall expire, this Agreement shall terminate, and only those uses allowed in the then current zoning of the property will be allowed.

E. Owners Obligations.

1. The Approved Use shall be operated consistent with the requirements set forth in this Agreement and the Lehi City Development Code.

If the owner's sell the property, they must disclose that the Approved Use allowed by this agreement has expired, and that the property is zoned for R-1-22—except as allowed under the then-current Home Occupation rules in Chapter 20 of the Lehi City Development Code.

Owners shall provide written confirmation annually that they are complying with all conditions in the agreement, when they renew their home occupation business license.

Use of the detached accessory building for the home occupation shall be permitted and limited to two bays

No more than three on-site employees are allowed at any one time, except for a safety meeting. And all activity must be conducted inside of the accessory building.

Off-street parking must be provided for all company employees and patron vehicles.

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Hours of operation are limited to 7:00 AM to 5:00 PM, Monday through Friday.

Deliveries by Class A or Class B commercial vehicles (as defined in Utah Code §53-3-412) shall be limited to no more than three times per month, between the hours of 7:00 AM and 2:00 PM.

Deliveries by Class C commercial vehicles (per the same code) shall be limited to no more than three times per week for home occupation purposes (excluding personal deliveries).

Company vehicles shall be limited to a maximum of 1-ton capacity.

All supplies and materials must be stored indoors and out of sight.

Patrons and family guest must park behind the house.

Yard areas used for the home occupation and visible from neighboring residential properties must be buffered and screened. Screening shall be improved with a 8' solid fence along the north property line replacing the chain link with vinyl slats, and an 8' fence between the residence and the barn to buffer and add privacy for the Beckstrom Family the exact details will be determined with the city planning department.

All loading and unloading of materials, supplies, or equipment shall occur off-street and within the screened portion of the property, behind the house. The Beckstrom's will have their personal deliveries dropped off out back with the business deliveries, for security and to keep the residence looking clean and tidy.

~~1.~~

F. City Obligations.

1. The City shall allow the Approved Use on the Property, as described in this Agreement.

G. Vested Rights and Reserved Legislative Powers.

~~1.~~ Vested Rights. The benefits and burden of the Agreement shall be Consistent with the terms and conditions of this Agreement, City agrees ~~Owners~~ Owner's have the vested right to use the Property in accordance with: (i) the Commercial zoning designation; (ii) the City Code in effect as of the Effective Date and; (iii) the terms of this Agreement. This Agreement is only valid between the City and ~~Owners~~ Owner's respective heirs, and family successors, and upon sale or transfer of the Property to another party or individual, this Agreement shall terminate.

~~2.~~1. Reserved Legislative Powers. Owners acknowledge that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of Owners under this Agreement and with respect to use under the zoning designations as referenced under the terms of this Agreement based upon the policies, facts and circumstances meeting the compelling,

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countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed change affecting the vested rights of the Property shall be of general application to all development activity in the City and Utah (the "County"); and, unless in good faith the City declares an emergency, Owners shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Property under the compelling, countervailing public interest exception to the vested rights doctrine. The notice required by this paragraph shall be that public notice published by the City as required by State statute.

H. General Provisions.

1. Notices. All notices, filings, consents, approvals, and other communication provided for herein or given in connection herewith shall be validly given, filed, made, delivered or served if in writing and delivered personally or sent by registered or certified U.S. Postal Service mail, return receipt requested, postage prepaid to the following addresses or to such other addresses as either party may from time to time designate in writing and deliver in like manner. Any such change of address shall be given at least 10 days before the date on which the change is to become effective:

If to City: ATTN: City Recorder
City of Lehi
153 N 100 E
Lehi City, Utah 84043
Attn: City Recorder

If to Owners: ~~BreAnn and Mitchell Beckstrom~~ BreAnn or Mitchell Beckstrom
The individual Owner's
579 N 1100 W
Lehi, Utah 84043

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2. Mailing Effective. Notices given by mail shall be deemed delivered 72 hours following deposit with the U.S. Postal Service in the manner set forth above.

3. No Waiver. Any party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the party intended to be benefited by the provisions, and a waiver by a party of a breach hereunder by the other Party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

4. Headings. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any provision this Agreement.

5. Authority. The parties to this Agreement represent to each other that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. Owners represent and warrant it is fully

formed and validly existing under the laws of the State of Utah, and that it is duly qualified to do Business in the State of Utah and is in good standing under applicable state laws. Owners and the City warrant to each other that the individuals executing this Agreement on behalf of their respective parties are authorized and empowered to bind the parties on whose behalf each individual is signing. Owners represent to the City that by entering into this Agreement Owners have bound all persons and entities having a legal or equitable interest to the terms of the Agreement as of the Effective Date.

6. Entire Agreement. This Agreement, together with the Exhibits attached hereto, documents referenced herein and all regulatory approvals given by the City for the Property contain the entire agreement of the parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties, inducements or understandings between the parties which are not contained in such agreements, regulatory approvals and related conditions.

7. Severability. If any of the provisions of this Agreement are declared void or unenforceable, such provision shall be severed from this Agreement. This Agreement shall otherwise remain in full force and effect provided the fundamental purpose of this Agreement and Owners' ability to complete the development of the Property is not defeated by such severance.

8. Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of the Agreement. The parties shall agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Utah County, Utah. The Parties hereby expressly waive any right to object to such choice of law or venue.

9. Remedies. If any party to this Agreement breaches any provision of this Agreement, the non-defaulting party shall be entitled to all remedies available at both law and in equity.

10. Attorney's Fee and Costs. If any party brings legal action either because of a breach of the Agreement or to enforce a provision of the Agreement, the prevailing party shall be entitled to reasonable attorney's fees and court costs.

11. Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors in interest and assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property.

12. No Agency Created. Nothing contained in the Agreement shall create any partnership, joint venture, or agency relationship between the parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

CITY OF LEHI,
a Utah Municipal Corporation

By: _____ _____
Mark Johnson, Mayor

State of Utah)
:ss
County of Utah)

On this _____ day of _____, 20_____, personally appeared before me, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she is the Mayor of the City of Lehi, a Utah municipal corporation, and said document was signed by him/her on behalf of said municipal corporation by authority of the Lehi Municipal City Code by a Resolution of the Lehi City Council, and he/she acknowledged to me that said municipal corporation executed the same.

_____
Notary Public
My Commission Expires:

BreAnn and Mitchell Beckstrom,

By: _____

Name: _____ (*printed*)

Title: _____

By: _____

Name: _____ (*printed*)

Title: _____

State of Utah)
:ss
County of Utah)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____, the _____ of Click or tap here to enter text., a Click or tap here to enter text., on behalf of the Click or tap here to enter text..
Witness my hand and official seal.

_____
Notary Public

My Commission Expires:

EXHIBIT A

(Legal Description of the Property)

Serial Number: 45:500:0001

Legal Description: LOT 1, PLAT A, LEFTWICH SUB AREA 2.265 AC.

Agenda Item No: 13

City Council Agenda Item Report

Meeting Date: August 26, 2025
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2025-63 approving the Intent to Annex the JDH Olson Annexation, approximately 5.08 acres located at 7730 North 8730 West or approximately 1500 S 1100 W with R-1-22 zoning.

Suggested Action:

Attachments:

CC Staff Report - JDH Olson Annexation Resolution of Intent 08.26.25.docx

JDH Olson Annexation DRC 08.13.25.docx

Res 2025-63.docx

JDH Olson General Plan.pdf

JDH Olson Zoning.pdf

JDH Olson Aerial.pdf

JDH Olson Annexation DRC 08.13.25.pdf

JDH OLSON ANNEXATION

CITY COUNCIL REPORT

Applicant	Austin Cooper		
Meeting Date	August 26, 2025		
Requested Action/Purpose	Acceptance of a resolution of intent to annex		
Location	7730 North 8730 West (1500 S 1100 W)		
Requested Zoning	R-1-22		
General Plan Land Use Designation	VLDRA		
Acreage	5.08 acres		
Existing Land Use	Single family residential		
Adjacent Zoning and Land Use	*North*	R-1-22	Timpview Meadows Phase 2
	South	TH-5	Single family residential
	East	RA-1	Timpview Meadows Phase 1
	West	R-1-22	Church
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

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

REPORT ANALYSIS

The applicant requests approval of the resolution of intent to annex property located at 7730 North 8730 West (1500 S 1100 W) with proposed R-1-22 zoning.

The resolution of intent is the first step in the process of annexing. If approved, the annexation will go to the Planning Commission for review and recommendation on the zoning. The final public hearing and consideration will take place at the final City Council meeting.

The proposed annexation will add a portion of an existing county island. This area has a general plan land use designation with the intent that it would annex into Lehi at some point.

The DRC reviewed the proposed annexation and had no critical issue concerns. Some of their comments include:

1. Clarify the proposed zoning will be R-1-22 on the annexation plat
2. As a condition of recording the annexation plat, the applicant will need to provide water dedication per Chapter 27 of the Development Code. The rate for the R-1-22 Zone is .79 acre feet per acre of culinary water and 2.9 acre feet per acre of irrigation water.

These comments were informative for the applicant.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to accept or deny the resolution of intent to annex. Any motion should include findings. Possible findings include:

1. The proposed application does/does not conform to the goals and policies of the General Plan.
2. Other findings as determined by the public hearing.

JDH Olson Annexation
DRC Redline Comments

Austin Cooper- requests review of the JDH Olson Annexation on 5.08 acres located at 7730 North 8730 West (1500 S 1100 W) requesting R-1-22 zoning.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller
Representatives of the Applicant Present: Austin Cooper
Assigned Planner: Jacob Curtis
Date of Plans Reviewed: 7/31/25
Time Start: 1:03 pm
Time End: 1:11 pm

DRC REPORT:

1. **Critical Issues: None**

2. **Location of existing and proposed City facilities**

   - PI- 1100 W
   - Culinary- 1100 W
   - Sewer- 1100 W
   - Power- 1400 S

3. **Zoning required or recommended**

   - Clarify the proposed zoning will be R-1-22 on the annexation plat
   - As a condition of recording the annexation plat, the applicant will need to provide water dedication per Chapter 27 of the Development Code. The rate for the R-1-22 Zone is .79 acre feet per acre of culinary water and 2.9 acre feet per acre of irrigation water.

4. **Distances to schools/parks/shopping**
   - Dry Creek Elementary- 0.21 miles
   - Willowcreek Middle- 2.35 miles
   - Lehi High School- 2.64 miles

5. **Transportation**
   - 1100 W is a master planned 70-74’ minor collector

DRC GENERAL COMMENTS:

Power- No comments
Building- No comments
Fiber- No comments
Fire- No comments
Public Works- No comments
Planning-

1. Provide the required narrative as indicated on the annexation application.
2. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting.

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.

3. A Mylar copy of the annexation plat is required prior to scheduling the annexation for final City Council approval.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON AUGUST 26, 2025.

(PLANNING STAFF - REMEMBER TO SEND AN ELECTRONIC COPY OF THE ANNEXATION PLAT TO THE COUNTY SURVEYOR'S OFFICE FOR THEIR "PRE CHECK" AND REMEMBER TO CHECK NAME ON ANNEXATION PLAT THAT IT STAYS THE SAME THROUGHOUT THE PROCESS AND ON ALL LEGAL DOCUMENTS)

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

RESOLUTION NO: 2025-63

RESOLUTION OF INTENT OF LEHI CITY COUNCIL TO ANNEX REAL PROPERTY ("JDH OLSON ANNEXATION" ANNEXATION)

WHEREAS, the Lehi City Council has determined that a certain parcel of real property described in Exhibit A constitutes a portion of land contiguous to Lehi City Corporation and should be annexed to Lehi City Corporation; and

WHEREAS, the area to be annexed consists of one or more unincorporated islands or unincorporated peninsulas contiguous to the municipality, each of which has fewer than 800 residents; and

WHEREAS, Lehi City Corporation can provided one or more municipal-type services to the area; and

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. Pursuant to the provision of Section 10-2-418 of the Utah Code, the Lehi City Council hereby intends to annex the parcels of real property owned by JDH Olson LLC, consisting of approximately 5.08 acres, and further described by Attachment "A".

2. Staff is directed to publish notice of this proposed annexation in a newspaper of general circulation within Lehi City, once a week for three successive weeks. Said notice shall comply with the requirements of Section 10-2-418(2)(b) of the Utah Code.

3. This Resolution shall be effective upon the date of its adoption.

PASSED AND APPROVED by the City Council of Lehi City, Utah this 26th day of August 2025.

ATTEST:

_____ _____

MARK JOHNSON, Mayor TEISHA WILSON, City Recorder

Exhibit A

NOTICE OF INTENT TO ANNEX REAL PROPERTY

Notice is hereby given that Lehi City Corporation has adopted a resolution indicating its intent to annex real property owned by JDH Olson LLC located at 7730 North 8730 West (1500 S 1100 W), Lehi, Utah, consisting of approximately 5.08 acres, and further described as follows:

Legal Description:

BOUNDARY DESCRIPTION

All of that entire tract of land described in that Warranty Deed recorded April 15, 2025 as Entry No. 27012:2025 in the Office of the Utah County Recorder. Said entire tract is located in the Northwest Quarter of Section 20, Township 5 South, Range 1 East, Salt Lake Base and Meridian and is described as follows:

Beginning on a current Lehi City boundary described in that North Lake Substation Annexation recorded November 7, 2005 as Entry No. 133757:2002, having Map No. 9777 in the Office of the Utah County recorder, which is 307.09 feet North and 378.13 feet East from the West Quarter of said Section 20; thence along said current Lehi City boundary the following two (2) courses: 1) N. 89°53'57" E. (R=N. 89°27'00" E.) 665.70 feet; 2) S. 00°23'14" W. (R=S. 0°23'14" W.) 334.38 feet to a current Lehi City boundary described in that Olson / LDS Church Annexation recorded April 17, 2012 as Entry No. 31283:2012 in the Office of said recorder; thence along said current Lehi City boundary the following two (2) courses: 1) N. 89°48'39" W. 666.03 feet (R=N. 89°48'39" W. 665.43') ; 2) N. 00°26'51" E. (R=N. 00°05'27" E. 331.01 feet to and along a current Lehi City boundary described in that Lehi South Elementary Addition to Lehi City recorded July 25, 2013 as Entry No. 71064:2013, having Map#13959 in the Office of said Recorder to the **Point of Beginning**.

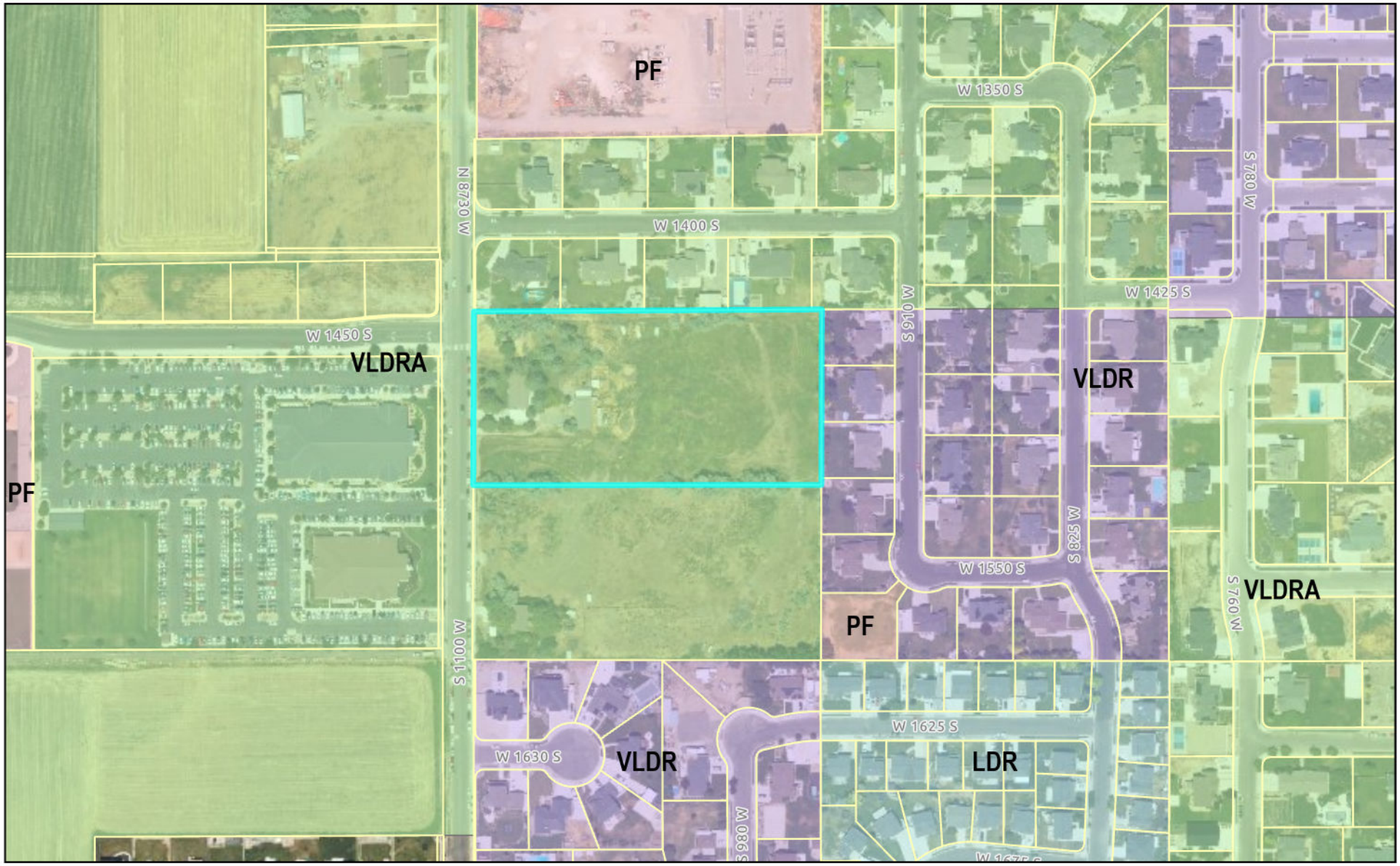
The above-described parcel of land contains 5.08 acres, more or less.

A public hearing has been scheduled before the Lehi City Council on the 26th day of August 2025, at 7 p.m. for the purpose of receiving public comment.

The Lehi City Council will annex the above-described parcels unless, at or before the public hearing, written protests to the annexation are filed by the owners of real property located within the area proposed for annexation covering a majority of the total private land area within the entire area proposed for annexation and also is equal to at least ½ the value of all private real property within the entire area proposed for annexation.

JDH Olson Annexation

General Plan

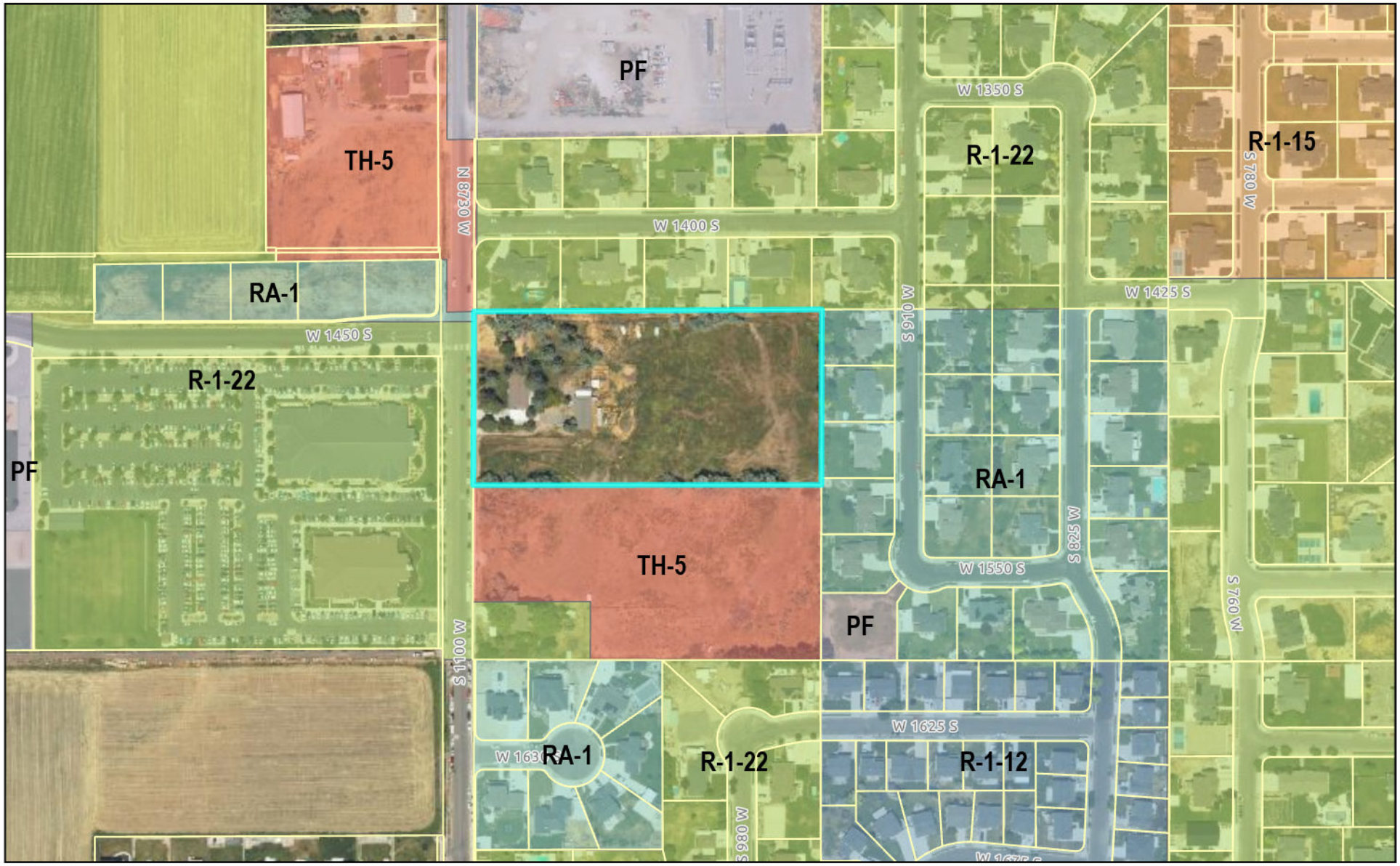


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LEHI CITY

JDH Olson Annexation

Zoning



0 337.5 675 1,350 Feet

LEHI CITY

JDH Olson Annexation

Aerial

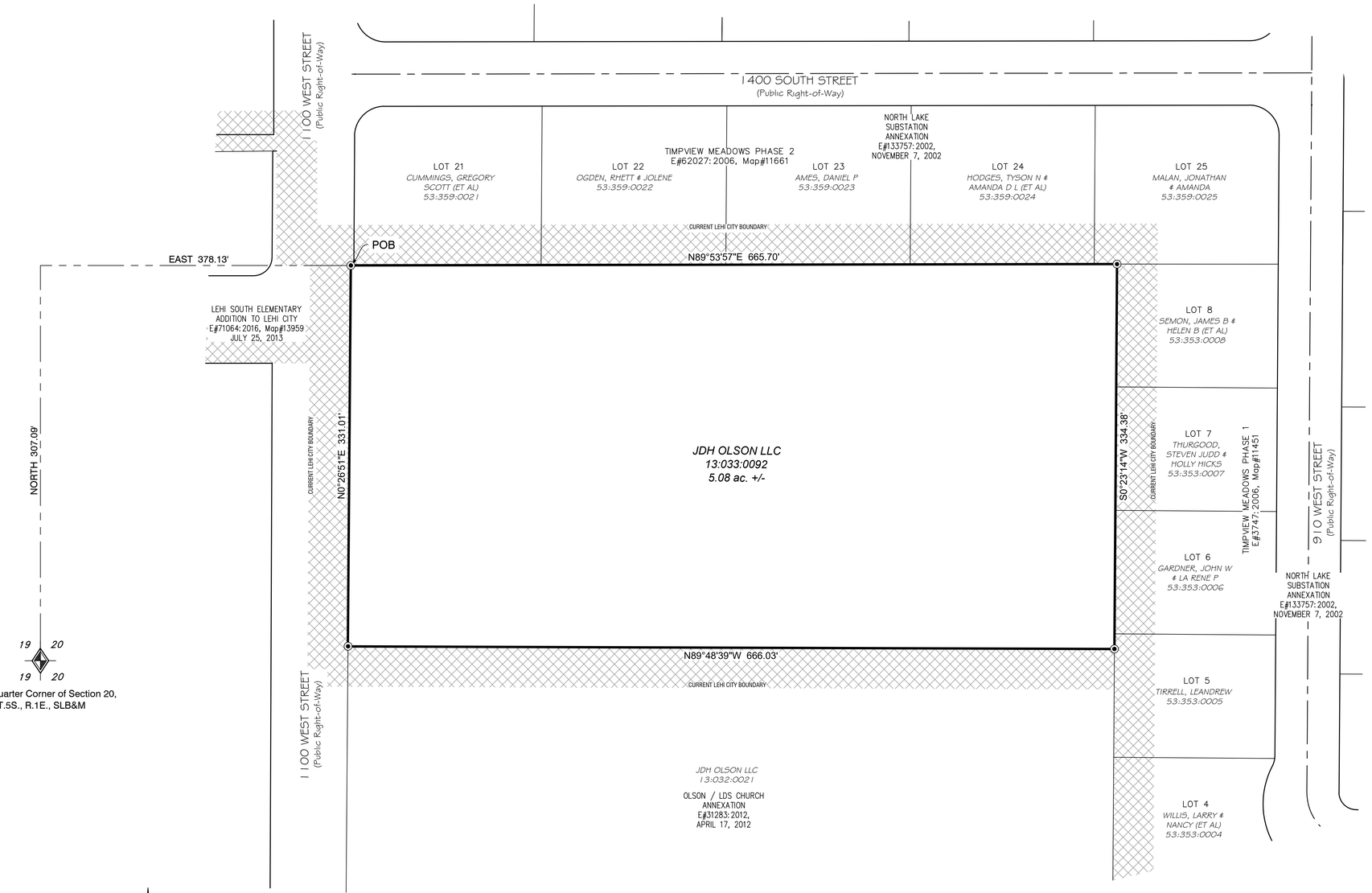


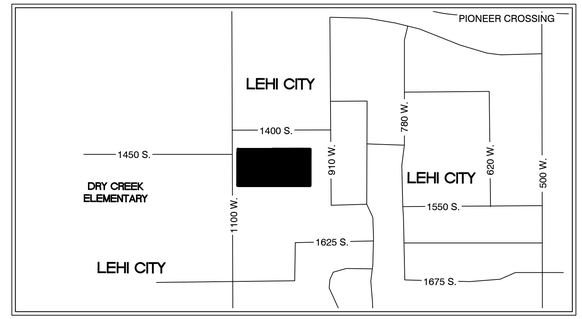
0 337.5 675 1,350 Feet

LEHI CITY

Narrative: Our goal being to combine this 5-acres with the 5-acres below it to create a subdivision with either 2 Cul de sacs or a u-shaped road with houses in the middle and around the perimeter. The timing of this project would be as soon as we can get through everything.

FINAL LOCAL ENTITY PLAT
JDH OLSON ANNEXATION
TO LEHI CITY





NARRATIVE

This plat and the description hereon have been prepared for the purpose of annexing the JDH Olson LLC Parcel No.: 13:033:0092 into the corporate limits of Lehi City as depicted hereon. The information shown hereon was compiled from documents of record found in the Office of the Utah County Recorder and does not purport to be based upon an actual survey of the area to be annexed.

BOUNDARY DESCRIPTION

All of that entire tract of land described in that Warranty Deed recorded April 15, 2025 as Entry No. 27012:2025 in the Office of the Utah County Recorder. Said entire tract is located in the Northwest Quarter of Section 20, Township 5 South, Range 1 East, Salt Lake Base and Meridian and is described as follows:

Beginning on a current Lehi City boundary described in that North Lake Substation Annexation recorded November 7, 2005 as Entry No. 133757:2002, having Map No. 9777 in the Office of the Utah County recorder, which is 307.09 feet North and 378.13 feet East from the West Quarter of said Section 20; thence along said current Lehi City boundary the following two (2) courses: 1) N. 89°53'57" E. (R=N. 89°27'00" E.) 665.70 feet; 2) S. 00°23'14" W. (R=S. 0°23'14" W.) 334.38 feet to a current Lehi City boundary described in that Olson / LDS Church Annexation recorded April 17, 2012 as Entry No. 31283:2012 in the Office of said recorder; thence along said current Lehi City boundary the following two (2) courses: 1) N. 89°48'39" W. 666.03 feet (R=N. 89°48'39" W. 665.43') ; 2) N. 00°26'51" E. (R=N. 00°05'27" E. 331.01 feet to and along a current Lehi City boundary described in that Lehi South Elementary Addition to Lehi City recorded July 25, 2013 as Entry No. 71064:2013, having Map#13959 in the Office of said Recorder to the **Point of Beginning**.

The above-described parcel of land contains 5.08 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Brian F. Mitchell, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; do hereby certify that a Final Local Entity Plat, in accordance with Section 17-23-20 was made by me and shown hereon is a true and correct representation of said Final Local Entity Plat.

Signed this _____ day of _____, 20__

PROFESSIONAL LAND SURVEYOR
07/16/2025
BRIAN FAY MITCHELL
No. 5707871
STATE OF UTAH

PRELIMINARY

ACCEPTANCE BY LEGISLATIVE BODY

We, the duly elected Council of the Lehi City, Utah, have received a request to initiate procedures for the annexation of the tract of land shown hereon, which tract constitutes a portion of an existing island or peninsula within or contiguous to the City, and do hereby certify: (1) the council has adopted a resolution setting forth its intent to annex the tract, provided notice and conducted hearings on the matter, and adopted an ordinance providing for the annexation of the tract to the City; all in accordance with the provisions of Section 10-2-418 Utah Code Annotated, as amended, and (2) that the Council does hereby approve and accept the annexation of the tract of land shown hereon as a part of Lehi City, to be known hereafter as the **JDH OLSON ANNEXATION**.

Dated this _____ day of _____ A.D. 2025.

_____
Mayor

Attest: _____
(Clerk-Recorder)

ACCEPTANCE BY UTAH COUNTY SURVEYOR

This plat has been reviewed by the County Surveyor and is hereby certified as a Final Local Entity plat, pursuant to Utah County Ann, 17-23-20 as amended.

Dated this _____ day of _____ A.D. 2025.

_____
Utah County Surveyor

Legend of Symbols & Abbreviations

- Annexation Boundary
- Current Lehi City Boundary
- Adjacent Parcel
- Angle Point in Annexation Boundary (Not Marked)
- Section Corner Monument (Not Located)

SHEET 1 / 1

FINAL LOCAL ENTITY PLAT
JDH OLSON ANNEXATION
TO LEHI CITY
LOCATED IN THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UTAH COUNTY, UTAH

PREPARED BY:
CIR CIVIL ENGINEERING +SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: 435-503-7641

UTAH COUNTY RECORDER

C:\JDH Brydon\PROJECTS\Lehi Hodoo Residential-7730 N #730 W\Survey\OFFICE\Plat\Annexation Plat\Lehi Annexation Plat JDH.dwg Jul 18, 2025 - 4:26pm

Agenda Item No: 14

City Council Agenda Item Report

Meeting Date: August 26, 2025
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #46-2025 approving the Colledge Farms Plat F zone change, changing the zoning from TH-5 (transitional holding) to R-1-22 (residential/agriculture) on 5.2-acres at approximately 3850 West 1500 North.

Suggested Action:

Attachments:

CC Staff Report Colledge Farms Plat F Zone Change 08.26.25.docx

Colledge Farms Plat F Zone Change DRC 05.07.25.docx

Ord 46-2025.docx

Colledge Farms Plat F Zone Change - narrative, aerial, legal description 05.07.25.pdf

Aerial map.pdf

Zoning map.pdf

General plan map.pdf

COLLEDGE FARMS PLAT F ZONE CHANGE

CITY COUNCIL REPORT

Applicant	Symphony Homes		
Meeting Date	July 31, 2025		
Requested Action/Purpose	Approval of a proposed zone change		
Location	2850 West 1500 North		
Project Area	5.18 acres		
Existing Zoning	TH-5		
Proposed Zoning	Very low-Density Residential Agriculture (VLDRA)		
Existing General Plan Land Use Designation	R-1-22		
Adjacent Zoning and Land Use	*North*	R-1-22	Single-family residential
	South	R-1-22	Single-family residential
	East	R-1-22	Future church
	West	R-1-22	Single-family residential
Date of DRC Review	May 7, 2025		
Date of Planning Commission Review	July 31, 2025		
Assigned Planner	Katie Bussell		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

VERY LOW DENSITY RESIDENTIAL AGRICULTURAL (VLDRA)

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

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval, 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

October 22, 2024 Lehi City Council denied a proposed general plan amendment from VLDRA to LDR.

June 14, 2007 Property was annexed into Lehi City as part of the George Barber Second Annexation Agreement.

REPORT ANALYSIS

The applicant is seeking review and recommendation of a proposed zone change from TH-5 to R-1-22. This would take the property out of its transitional holding zone and put it into residential zoning. The proposed zoning designation matches the surrounding zoning, and it meets the General Plan Designation of Very Low-Density Residential Agriculture.

The applicant has expressed that this zone change is to facilitate the construction of a subdivision. A concept plan was submitted concurrently with this application and will be reviewed by City staff and legislative bodies.

The DRC reviewed the proposed zone change and had one comment pertaining to water dedication. Please consider this in your motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed zone change is/is not consistent with the goals and policies of the General Plan.
2. The proposed change is/is not consistent and compatible with the General Plan land uses of nearby and adjoining properties.
3. The proposed change will/will not unduly affect the uses, or proposed uses for nearby and adjoining properties.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on July 31, 2025. The minutes and motion from this meeting are as follows:

3.1) Public Hearing and recommendation of Symphony Homes' request for review of the Colledge Farms Plat F zone change, changing the zoning from TH-5 (transitional holding) to R-1-22 (residential/agriculture) on 5.2-acres at approximately 3850 West 1500 North.

Jacob Curtis presented the item. The change conforms with the general plan designation and will facilitate a future subdivision.

The commission decided to hear the first two items together, as they are related.

3.2) Public hearing and recommendation of Symphony Homes' request for review of the Colledge Farms Planned Residential Development (PRD) Plat F Concept Plan, a 9-lot subdivision located at approximately 2850 West 1500 North including one lot as density in lieu. (Tabled from the July 10th meeting).

Jacob Curtis presented the item. The way the lot is zoned would only allow seven lots to be created. Due to road connections, an additional lot has been allowed as density in lieu, but the developer is asking for one more additional lot. Symphony Homes developed an adjacent subdivision in 2024 in which two lots were combined into one, and they would like to move the additional lot over to this development.

Commissioner Everett asked if the developer or the purchaser combined the lots in the previous development. Jared Schmitt, representing the applicant, clarified it was the developer that combined the lots.

Commissioner Kunze asked what the road improvements on 1500 North would entail. Gary Ellis explained that there would be a curb, and a right-of-way installed. The applicant would be reimbursed for these.

Jared Schmitt shared a presentation with the Commission. He explained that road improvements would include sidewalks, curb, and right-of-way, and that the current plans are to assign them to the HOA (of the existing neighborhood, which they hope to include this new development in) for maintenance. He displayed the subdivision adjacent to the property and explained that they are planning on matching the style to integrate into the current neighborhood. The previous subdivision was approved for 98 lots but reduced to 97 on behest of a client. He showed examples of the homes built there as well as the amenities in the area. They are asking for additional lots in order to make them a more traditional shape. Commissioner Eyre asked if there was an eight-lot plan developed. The applicant only prepared seven- and nine-lot plans.

Commissioner Kunze asked about the land to the east. It is owned by the LDS church.

Commissioner Jackson opened public comment.

Candice Jones lives on property that abuts the new development. She appreciates the things Symphony Homes has done for the area, but she has concerns about the development code. She thinks the road connection is unnecessary as it will create extra traffic. She would prefer a pedestrian sidewalk. Additionally, she is concerned about the current lack of amenities and doesn't think they justify giving the developer extra lots. She requested a traffic study for the area and offered to answer questions for the council as a resident of the area.

Dean Haymore is a Utah County resident who has previously been on the Toquerville Planning Commission. He is also Candice Jones's father. He has traffic concerns, especially in regard to children in the neighborhood. He thinks there needs to be a lighted safety crossing installed. He asked where the setback line started for the property, as he worries that backyards are being reduced too much if they are decided from the easement. He doesn't think that attempting to reduce accessory buildings is a valid goal, as they are already being built in lots similar to those the developer is proposing. Additionally, he is upset that no traffic study has been conducted.

There was one online comment from Cassie Meiners, who also opposed the road connection and the lack of traffic study. She proposed a double cul-de-sac. She also agrees that the amenities are insufficient and is against adding additional homes in the area they serve.

Commissioner Jackson closed public comment.

Commissioner Eyre asked for clarification on the setbacks. The line in the plan is not an easement, it's a survey line. Kim Struthers explained that as this is a concept plan, utilities information is not required.

Commissioner Eyre clarified the connectivity requirements, explaining that they are heavily vetted and are in place for emergency and safety reasons as well as traffic dispersal. The road connection is a requirement that he supports.

Commissioner Lockhart asked about a previous request for higher density that was denied. Struthers confirmed that it was the same parcel, but that this request conforms with the general plan's density designation, while the previous request wanted to increase to high-density levels.

Commissioner Jackson asked the developer about the insufficient amenities. Brian Kartchner, CEO of Symphony Homes explained that he has done developments similar to this one with more homes per the same amount of amenities. He thinks that the amenities are sufficient and that nine additional lots won't overload them. Commissioner Everett asked why the amenities justify the extra lot. Kartchner said he can't speak on if the amenities are being overused currently, and that he worries about adding costs to residents by overbuilding amenities.

Commissioner Eyre asked about the previous combined lots. Kartchner explained that one resident wanted a larger yard, so two lots were combined into one on their behalf. Commissioner Eyre argued that as it was a business decision on the part of the company, and they still made money off the sale of the lot, it doesn't justify granting an extra lot now. Commissioner Everett agreed. Kartchner argued that overall density should be considered.

Commissioner Lockhart asked what improvements to the road justify the additional lot. Gary Ellis clarified that paving the road was the only included road improvement, but that it was a master plan road, which will require more right-of-way than what is typical.

Jacob Curtis mentioned that the subdivision is a unique case in which there are only single family homes, so amenities requirements are different. The only requirement was having 20% open space; the pool they built was not a requirement for the development, thus while heavily used, the amenities are overbuilt according to city standards.

Kim Struthers explained that the road needs to be widened no matter what, the city can either let developers do it or do it themselves.

> **Motion for item 3.1:** Commissioner Everett moved to give a positive recommendation to the Lehi City Council with the findings that it is consistent with the goals and policies of the general plan, that it is consistent and compatible with the general plan land uses of nearby and adjoining properties, that the property subdivision zone change is suitable in size for the uses requested and there is a suitability for the existing uses identified by the general plan. He included all DRC comments. Commissioner Eyer seconded the motion.
>
> **Vote:** Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.
>
> Motion passed unanimously.

Commissioner Lockhart asked for clarification about the justification, or lack thereof, for the additional lot. Commissioner Everett explained that because combining the lots on the previous development was a business decision, not a city decision, the city has no obligation to take it into consideration. Commissioner Jackson agreed for the most part and added that he doesn't want to set precedent for density swaps. Commissioner Everett didn't think the nine lot plan was justified. Commissioner Lockhart mentioned that if this had been included in the original master plan, she would understand the argument, but since this is a separate area plan, she doesn't think they are comparable. Commissioner Eyre said that this example is relatively insignificant in the grand scheme of things, but he is against setting precedent. Commissioner Everett wondered why an 8-lot plan wasn't prepared and presented to the council.

> **Motion for item 3.2:** Commissioner Eyre moved to give a negative recommendation to the Lehi City Council with the findings that the proposed concept is not consistent with the Lehi City development code and that the proposed concept does not conform with the goals and policies of the general plan. He included all DRC comments. The Commission is specifically giving a negative recommendation

to the 9-lot plan, the bonus density granted for road improvements is something the Commission agrees with. Commissioner Everett seconded.

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

Motion passed unanimously.

Colledge Farms Plat F Zone Change
DRC Redline Comments

Symphony Homes- requests review of the Colledge Farms Plat F Zone Change, from TH-5 to R-1-22, located at approximately 2850 West 1500 North.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Katie Bussell
Representatives of the Applicant Present: Russell Wilson
Date of Plans Reviewed: 4/29/25
Time Start: 11:20am
Time End: 11:21am

DRC REDLINE COMMENTS:
Jake/Glade – Power: No comments
Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary S.– Building/Inspections: No comments
Shelbey– Public Works: No comments.
Gary E. – Engineering: No comments
Luke – Traffic: No comments
Kim – Planning:
1. Water dedication will be required as a condition prior to recording the zone change ordinance. The rate of dedication is .79 acre feet per acre of culinary water and 2.90 acre feet per acre of irrigation water.

Consistency with the elements of the Lehi City General Plan.

This area has a proposed **[Residential designation]** on the General Plan that has been filed concurrently.

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

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

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

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

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION WITH THE CONCEPT PLAN

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

ORDINANCE NO: 46-2025

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT APPROXIMATELY 2850 WEST 1500 NORTH

WHEREAS, Symphony Homes, applicant for the property located at approximately 2850 West 1500 North and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

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

WHEREAS, following a public hearing on July 31, 2025, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on August 26, 2025, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of July 31, 2025; and

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

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

PART I:

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

PART II:

A. If a provision of this Ordinance 46-2025 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 26th day of August 2025.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

Taxing Description: COM S 89 DEG 54' 6" E 317 FT & N 45.33 FT FR N 1/4 COR. SEC. 12, T5S, R1W, SLB&M.; N 89 DEG 48' 53" E 3.11 FT; N 0 DEG 10' 59" W .76 FT; N 89 DEG 48' 53" E 637.09 FT; S 0 DEG 11' 0" E 340.1 FT; N 88 DEG 42' 0" W 615.84 FT; S 0 DEG 15' 45" W .59 FT; N 88 DEG 48' 12" W 11.31 FT; N 0 DEG 2' 31" E .62 FT; N 88 DEG 42' 0" W 9.4 FT; N 0 DEG 52' 4" W 323 FT TO BEG. AREA 4.862 AC. ALSO COM S 292.48 FT & E 958.28 FT FR N 1/4 COR. SEC. 12, T5S, R1W, SLB&M.; N 0 DEG 11' 0" W 340.1 FT; N 89 DEG 48' 53" E 41 FT; S 0 DEG 12' 38" E 341.17 FT; N 88 DEG 42' 0" W 41.18 FT TO BEG. AREA 0.321 AC. TOTAL AREA 5.183 AC.

April 29, 2025

Lehi City Planning & Zoning
C/O Ms. Brittney Harris
153 North 100 East
Lehi, Utah 84043

RE: Request for Zoning Map Amendment for 5.20 Acres Located at Approximately 2850 West 1500 North (Utah County Parcel No. 58-026-0064)

Dear Ms. Harris:

Please see the enclosed application to amend Lehi City's zoning map from TH-5 to R-1-22 for approximately 5.20 acres located at 2850 West and 1500 North, Lehi. The following information may also be helpful to the city in reviewing our application:

Reason and justification for the proposed amendment
The subject property is located adjacent to the Colledge Farms subdivision built by our homebuilding company, Symphony Homes. We intend to incorporate this property as an additional phase of Colledge Farms with similar lot sizes and other characteristics of the neighborhood.

Consistency of the proposed amendment with the goals and policies of the General Plan
The proposed amendment is consistent with the General Plan which designates this area as "Very Low Density Residential Agriculture."

Compatibility of the proposed land use with the existing land uses of nearby and adjoining properties
The proposed amendment would change the zoning of the subject property from TH-5 to R-1-22 which is the same underlying zone as several surrounding subdivisions.

The effect of the proposed amendment on the character of the surrounding area
The proposed amendment would allow for similar lot sizes and similar homes and other characteristics as currently exist in the Colledge Farms neighborhood.

The gain to the public health, safety, welfare, and overall community benefit
The proposed amendment would provide greater connectivity for Lehi City residents and provide more housing in an existing desirable neighborhood.

We appreciate your consideration of our application and look forward to continuing to work with you to create a beautiful community that Lehi City and its residents can be proud of for many generations to come. Feel free to reach out to me at (801) 691-4843 or rwilson@symphonydev.com with any questions or concerns.

Sincerely,

Russell Wilson

Russell Wilson
Vice President, Symphony Development


49:419:0506
49:419:0505
49:419:0504
58:025:0019
35:691:0001
35:691:0002
35:691:0004
35:691:0003
35:790:0001
35:790:0002
58:020:0288
58:020:0289
58:020:0500
58:026:0064
58:026:0090
45:631:0001
45:631:0010
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LEGAL DESCRIPTION

A portion of the NE1/4 of Section 12 & SE1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base & Meridian, Lehi, Utah, more particularly described as follows:

Beginning on the northwest corner of that Real Property described in Entry No. 111501:2021 according to the Official Records of Utah County, located S89°54'25"E along the Section line 317.00 feet and North 45.33 feet from the North 1/4 Corner of said Section 12; thence along said Deed and extension thereof the following 3 (three) bearings and distances: (1) N89°48'34"E 3.11 feet; (2) thence N0°11'18"W 0.76 feet; (3) thence N89°48'34"E 678.10 feet to a Boundary Line Agreement described in Entry No. 7377:2004 according to the Official Records of Utah County; thence S0°12'57"E along said Boundary Line Agreement 341.93 feet to a point on the north line COLLEDGE FARMS PLAT "C", according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N88°42'19"W along said Plat and extension thereof 677.73 feet to a point on the east line of RIVER PARK PLAT "A", according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N0°52'23"W along said Plat 323.62 feet to the point of beginning.

Contains: 5.20 +/- acres

Colledge Farms Plat F

Aerial Map

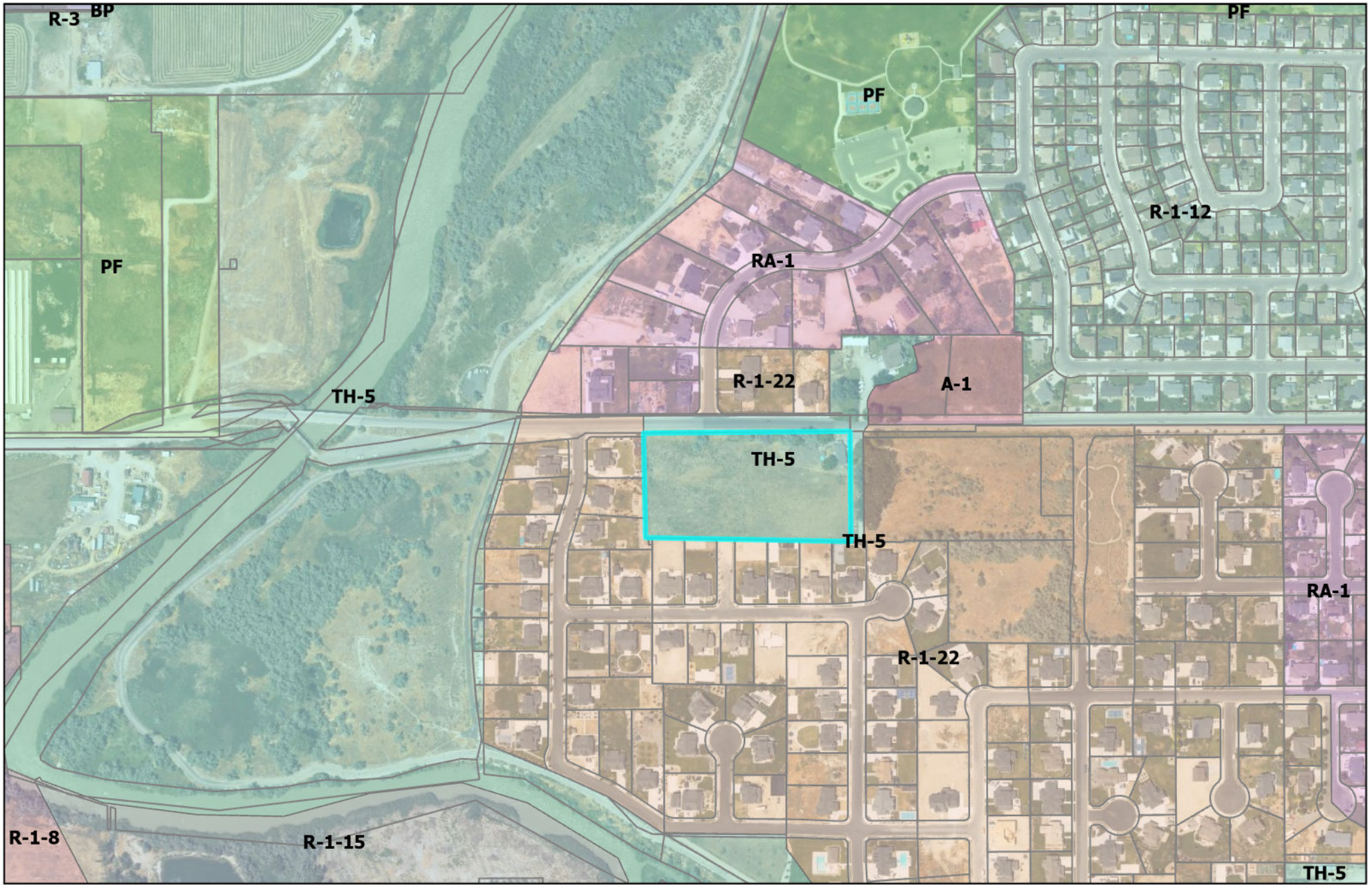


0 250 500 1,000 Feet

N

Colledge Farms Plat F

Zoning

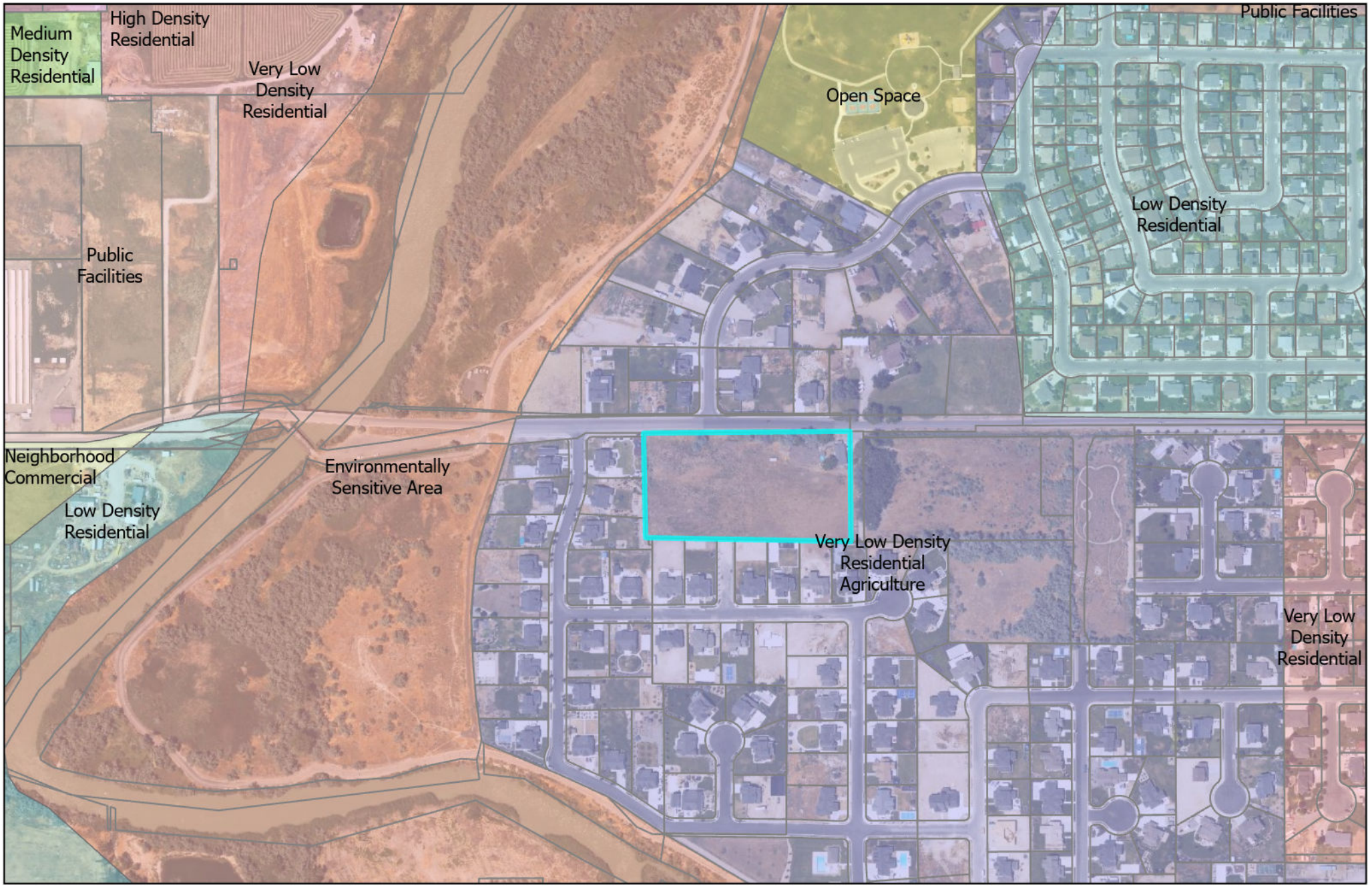


0 250 500 1,000 Feet

N

Colledge Farms Plat F

General Plan Map



Agenda Item No: 15

City Council Agenda Item Report

Meeting Date: August 26, 2025
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Concept Plan approval of the Colledge Farms Planned Residential Development (PRD) Plat F, a 9-lot subdivision located at approximately 2850 West 1500 North, including one lot as density in lieu.

Suggested Action:

Attachments:

CC Staff Report Colledge Farms Plat F Concept Plan 08.26.25.docx

Colledge Farms Plat F Concept DRC 07.23.25.docx

2025.07.11 Memo - Concept Plan.pdf

Colledge Farms Plat F Concept Plan 07.23.25.pdf

Aerial map.pdf

General plan map.pdf

Zoning map.pdf

COLLEDGE FARMS PLAT F CONCEPT PLAN
CITY COUNCIL REPORT

Applicant	Symphony Homes		
Meeting Date	August 26, 2025		
Requested Action/Purpose	Approval of a concept plan		
Location	Approximately 2850 West 1500 North		
Project Area	5.18 acres		
Existing Zoning	TH-5		
General Plan Land Use Designation	Very Low-Density Residential Agriculture (VLDRA)		
Adjacent Zoning and Land Use	*North*	R-1-22	Single-family homes
	South	R-1-22	Single-family homes
	East	R-1-22	Future church
	West	R-1-22	Single-family homes
Date of DRC Review	July 23, 2025		
Date of Planning Commission Review	July 31, 2025		
Assigned Planner	Katie Bussell		

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 37.040. Connectivity Standards.

1. 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
4.1-6 DU/AC	1.7
6+DU/AC	1.8

    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. street and pedestrian block length
2.6-4 DU/AC	800 ft. street and pedestrian block length
4.1-6 DU/AC	600 ft. street and pedestrian block length
6.1+ DU/AC	600 ft. street block length and 400 ft. pedestrian block length

PROPERTY HISTORY

October 22, 2024 Lehi City Council denied a proposed general plan amendment from VLDRA to LDR.

June 14, 2007 Property was annexed into Lehi City as part of the George Barber Second Annexation Agreement.

REPORT ANALYSIS

The applicant requests approval of the Colledge Farms Plat F concept plan. The applicant is requesting to add the 5-acre parcel in question to the original Colledge Farms Planned Residential Development that was approved by the City Council in 2016. This report will discuss the overall layout of the proposed subdivision, the original Colledge Farms PRD, and the DRC comments.

Layout
Symphony Homes is proposing 9 residential lots on 5 acres and to have it be added to the original Colledge Farms PRD. Under traditional zoning, only 7 would be allowed due to the minimum lot size requirement of 22,000 square-feet for the R-1-22 zone. However, the overall density is below the 1.75 units per acre as required by the zone. Symphony Homes is also installing road improvements to 1500 North, including a 10-foot landscaping buffer along lots 1 and 9 to create a more aesthetically pleasing entrance to the subdivision that will be owned and maintained by the HOA. With these improvements, the Engineering Department determined that there was enough road dedication for 1500 North to equate to one additional lot, which would bring them to 8 lots. The applicant is hoping to attain one additional lot to reach their preferred layout through park and open space improvements and not utilizing their full density under the original Colledge Farms PRD.

Under the 9-lot layout, all of the lots are below the 22,000 square-foot minimum. The average size of the 9 lots is 18,677 square-feet. This approximately matches most of the surrounding lots as the original Colledge Farms PRD has many units that are closer to a third of an acre rather than 22,000 square-foot lots. The development also has 2850 West connecting through to 1500 North to meet the Development Codes connectivity standards.

Original PRD
The original Colledge Farms PRD was approved by the City Council in 2016 with construction beginning in 2018. The original concept plan was approved to have 98 units. The original concept plan also dedicated 15 acres of the total 69 acres as open space, which exceeds the 20% minimum open space requirement of a PRD.

In 2024, a buyer of one of the lots in Colledge Farm wished to consolidate two lots into one as part of the Colledge Farms Plat D First Amendment plat. This was recorded, and therefore only 97 units were built in the original Colledge Farms PRD rather than the full 98. Further, as the applicant exceeded the minimum open space requirement, they are proposing to make improvements to justify an additional lot to get to 9 lots in their current proposed concept.

DRC Comments
There were 8 redline comments from the DRC in total, many pertaining to comments to be considered at preliminary subdivision approval. Some of note include:

1. 1500 North frontage landscaping to be installed by the developer and maintained by the HOA. Please add a note to the plat to the effect that the park strip landscaping will be maintained by the HOA.
2. The Engineering Department is supportive of offering one lot density in lieu of the ROW and paving along 1500

North, but is strongly opposed to opening up a previously approved PRD and reassigning density. Among other reasons, this could set an unwanted precedence for future and past developments and developers wanting to transfer previously unused allowable density to other areas.

3. Planning staff supports amending the PRD to allow for an additional lot in addition to the lot gained by the ROW, based on the fact that one extra lot was left over due to a plat amendment, and the full density for the original PRD previously approved by the Planning Commission and City Council was not utilized.

Please consider all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

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

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed concept plan on July 31, 2025. The minutes and motion from this meeting are as follows:

3.1) Public Hearing and recommendation of Symphony Homes' request for review of the Colledge Farms Plat F zone change, changing the zoning from TH-5 (transitional holding) to R-1-22 (residential/agriculture) on 5.2-acres at approximately 3850 West 1500 North.

Jacob Curtis presented the item. The change conforms with the general plan designation and will facilitate a future subdivision.

The commission decided to hear the first two items together, as they are related.

3.2) Public hearing and recommendation of Symphony Homes' request for review of the Colledge Farms Planned Residential Development (PRD) Plat F Concept Plan, a 9-lot subdivision located at approximately 2850 West 1500 North including one lot as density in lieu. (Tabled from the July 10th meeting).

Jacob Curtis presented the item. The way the lot is zoned would only allow seven lots to be created. Due to road connections, an additional lot has been allowed as density in lieu, but the developer is asking for one more additional lot. Symphony Homes developed an adjacent subdivision in 2024 in which two lots were combined into one, and they would like to move the additional lot over to this development.

Commissioner Everett asked if the developer or the purchaser combined the lots in the previous development. Jared Schmitt, representing the applicant, clarified it was the developer that combined the lots.

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Commissioner Kunze asked about the land to the east. It is owned by the LDS church.

Commissioner Jackson opened public comment.

Candice Jones lives on property that abuts the new development. She appreciates the things Symphony Homes has done for the area, but she has concerns about the development code. She thinks the road connection is unnecessary as it will create extra traffic. She would prefer a pedestrian sidewalk. Additionally, she is concerned about the current lack of amenities and doesn't think they justify giving the developer extra lots. She requested a traffic study for the area and offered to answer questions for the council as a resident of the area.

Dean Haymore is a Utah County resident who has previously been on the Toquerville Planning Commission. He is also Candice Jones's father. He has traffic concerns, especially in regard to children in the neighborhood. He thinks there needs to be a lighted safety crossing installed. He asked where the setback line started for the property, as he worries that backyards are being reduced too much if they are decided from the easement. He doesn't think that attempting to reduce accessory buildings is a valid goal, as they are already being built in lots similar to those the developer is proposing. Additionally, he is upset that no traffic study has been conducted.

There was one online comment from Cassie Meiners, who also opposed the road connection and the lack of traffic study. She proposed a double cul-de-sac. She also agrees that the amenities are insufficient and is against adding additional homes in the area they serve.

Commissioner Jackson closed public comment.

Commissioner Eyre asked for clarification on the setbacks. The line in the plan is not an easement, it's a survey line. Kim Struthers explained that as this is a concept plan, utilities information is not required.

Commissioner Eyre clarified the connectivity requirements, explaining that they are heavily vetted and are in place for emergency and safety reasons as well as traffic dispersal. The road connection is a requirement that he supports.

Commissioner Lockhart asked about a previous request for higher density that was denied. Struthers confirmed that it was the same parcel, but that this request conforms with the general plan's density designation, while the previous request wanted to increase to high-density levels.

Commissioner Jackson asked the developer about the insufficient amenities. Brian Kartchner, CEO of Symphony Homes explained that he has done developments similar to this one with more homes per the same amount of amenities. He thinks that the amenities are sufficient and that nine additional lots won't overload them. Commissioner Everett asked why the amenities justify the extra lot. Kartchner said he can't speak on if the amenities are being overused currently, and that he worries about adding costs to residents by overbuilding amenities.

Commissioner Eyre asked about the previous combined lots. Kartchner explained that one resident wanted a larger yard, so two lots were combined into one on their behalf. Commissioner Eyre argued that as it was a business decision on the part of the company, and they still made money off the sale of the lot, it doesn't justify granting an extra lot now. Commissioner Everett agreed. Kartchner argued that overall density should be considered.

Commissioner Lockhart asked what improvements to the road justify the additional lot. Gary Ellis clarified that paving the road was the only included road improvement, but that it was a master plan road, which will require more right-of-way than what is typical.

Jacob Curtis mentioned that the subdivision is a unique case in which there are only single family homes, so amenities requirements are different. The only requirement was having 20% open space; the pool they built was not a requirement for the development, thus while heavily used, the amenities are overbuilt according to city standards.

Kim Struthers explained that the road needs to be widened no matter what, the city can either let developers do it or do it themselves.

Motion for item 3.1: Commissioner Everett moved to give a positive recommendation to the Lehi City Council with the findings that it is consistent with the goals and policies of the general plan, that

it is consistent and compatible with the general plan land uses of nearby and adjoining properties, that the property subdivision zone change is suitable in size for the uses requested and there is a suitability for the existing uses identified by the general plan. He included all DRC comments. Commissioner Eyer seconded the motion.

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

Motion passed unanimously.

Commissioner Lockhart asked for clarification about the justification, or lack thereof, for the additional lot. Commissioner Everett explained that because combining the lots on the previous development was a business decision, not a city decision, the city has no obligation to take it into consideration. Commissioner Jackson agreed for the most part and added that he doesn't want to set precedent for density swaps. Commissioner Everett didn't think the nine lot plan was justified. Commissioner Lockhart mentioned that if this had been included in the original master plan, she would understand the argument, but since this is a separate area plan, she doesn't think they are comparable. Commissioner Eyre said that this example is relatively insignificant in the grand scheme of things, but he is against setting precedent. Commissioner Everett wondered why an 8-lot plan wasn't prepared and presented to the council.

Motion for item 3.2: Commissioner Eyre moved to give a negative recommendation to the Lehi City Council with the findings that the proposed concept is not consistent with the Lehi City development code and that the proposed concept does not conform with the goals and policies of the general plan. He included all DRC comments. The Commission is specifically giving a negative recommendation to the 9-lot plan, the bonus density granted for road improvements is something the Commission agrees with. Commissioner Everett seconded.

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

Motion passed unanimously.

Colledge Farms Plat F Concept
DRC Redline Comments

*Symphony Homes- requests review of the **Colledge Farms Plat F** Concept Plan, amending the original Colledge Farms PRD to allow for a 9-lot subdivision located at approximately 2900 West 1500 North.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Katie Bussell
Representatives of the Applicant Present: Russell Wilson
Date of Plans Reviewed: 7/15/25
Time Start: 1:05 PM
Time End: 1:10 PM

DRC REDLINE COMMENTS:

Glade – Power: No comments.

Brad – Fiber:

A. General Comment:
In accordance with Lehi Power Standard 4.2.1, all new power conduit installations shall include a developer-supplied 4-way 16/13mm micro-duct system placed concurrently within the trench section. A detailed Communications Plan, including conduit routing, access points, and end use requirements, shall be submitted and reviewed during the preconstruction meeting. Inspection protocols, conduit verification procedures, and installation specifications will also be addressed at that time.

Garion – Fire: No comments.

Ryan – Water/Sewer:

1. Lehi city master plan water mains are 12" pi main and 10" culinary main on 2850 this will be extended to 1500 north.
2. Dual pipe connections will not be allowed per lehi city standards. change to combo box.
3. existing 36" storm drain to be removed to MH. from existing ditch.

James – Parks:

4. At preliminary, please provide landscape and irrigation plans.
5. 1500 North frontage landscaping to be installed by the developer and maintained by the HOA. Please add a note to the plat to the effect that the park strip landscaping will be maintained by the HOA.

Gary S. – Building/Inspections:

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

Shelbey – Public Works:

A. Precon:
    a. SWPPP will be required prior to precon.

Gary E. – Engineering:

7. The Engineering Department is supportive of offering one lot density in lieu of the ROW and paving along 1500 North, but is strongly opposed to opening up a previously approved PRD and reassigning density. Among other reasons, this could set an unwanted precedence for future and past developments and developers wanting to transfer previously unused allowable density to other areas.

Luke – Traffic:

Kim – Planning:

8. Planning staff supports amending the PRD to allow for an additional lot in addition to the lot gained by the ROW, based on the fact that one extra lot was left over due to a plat amendment, and the full density for the original PRD previously approved by the Planning Commission and City Council was not utilized.

DRC GENERAL COMMENTS:

1. The concept plan shall not constitute a development permit. (Does not vest).

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 IS/IS NOT REQUESTING AN EXCEPTION.
(An exception requires stamped addressed envelopes for public noticing if the project proceeds to Planning Commission)

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 31ST.

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.

July 11, 2025

Lehi City Planning & Zoning
C/O Ms. Katie Bussell
153 North 100 East
Lehi, Utah 84043

RE: Amended Application for Concept Review for 5.20 Acres Located at Approximately 2850 West 1500 North (Utah County Parcel No. 58-026-0064)

Dear Ms. Bussell:

Please see the enclosed amended Application for Concept Review to be reviewed jointly with the Application for Zoning Map Amendment previously submitted for 5.20 acres located at approximately 2850 West and 1500 North, Lehi (the "Property").

Symphony Development ("Symphony") is seeking a zoning map amendment from TH-5 to R-1-22 zoning for the Property as well as concept plan approval for a 9-lot single-family residential subdivision. The following information is provided to assist you in your review of our applications:

Brief History

Colledge Farms PRD (aka "Riverwalk") located at approximately 1350 North and 2550 West was developed by Symphony starting in 2018. Symphony is actively building homes in the community and remains the declarant of Colledge Farms Owners Association, Inc (the "HOA"). The overall community originally consisted of 98-lots which were developed in five phases. The PRD required the dedication of approximately 2.28 acres of land to the HOA for open space and 10+ acres of land to Lehi City. The density calculation for the 98 lots was "… based on the original base density of 94 lots, plus 2 lots for the property dedication across the trail (1 lot per 5 acres) and 2 lots for the construction of the single loaded roadway along the river. The total density is 98 units." The community also contains a swimming pool, park, and playground which are owned and operated by the HOA but were not required by the PRD ordinance or zoning approval.

Plat Amendment

It should be noted that in 2023, at the request of a client, Symphony amended Colledge Farms Plat "D" combining two lots into one, thus reducing the overall density of Colledge Farms PRD to 97 units.

Current Application

Symphony Development is requesting to amend Colledge Farms PRD to include an additional 9-lot phase on the north side of the development adjacent to Colledge Farms Plat "C". We anticipate that this new phase will be annexed into the HOA so it can enjoy the open space and amenities provided for the community. It is also intended that all the lots and homes will be comparable in size and quality to those previously built by Symphony.

The proposed concept plan labeled "Colledge Farms Plat "F" will continue 2850 West and connect to 1500 North. The average lot size of the 9-lots shown is 18,677 square feet (0.43 acres), comparable in

size to the existing lots in Colledge Farms. This design is within the maximum 1.75 dwelling units per acre as required by the zoning code (1.75 units x 5.20 acres = 9.1 units), but the base plan shows that only 7-lots can be achieved that meet the 22,000 square foot and lot width minimums. With this, Symphony is requesting some design flexibility of lot size in lieu of Symphony's installation of road improvements to the 1500 North collector street. We appreciate the City Engineer's recommendation of a one-lot density bonus in exchange for the road dedication. To achieve 9-lots as proposed, Symphony kindly requests that the city allocate the density unit that was removed from the PRD during the plat amendment described above, to this new phase. Additionally, Symphony will dedicate additional land to the HOA for common area and landscape buffer at the new 1500 North entrance which we believe will greatly improve the visual aesthetics of 1500 North and the entrance to the Colledge Farms community.

We appreciate your consideration of our application and look forward to continuing to work with you to create a beautiful community that Lehi City and its residents can be proud of for many generations to come. Feel free to reach out to me at (801) 691-4843 or rwilson@symphonydev.com with any questions or concerns.

Sincerely,

Russell Wilson

Russell Wilson
Vice President, Symphony Development

July 11, 2025

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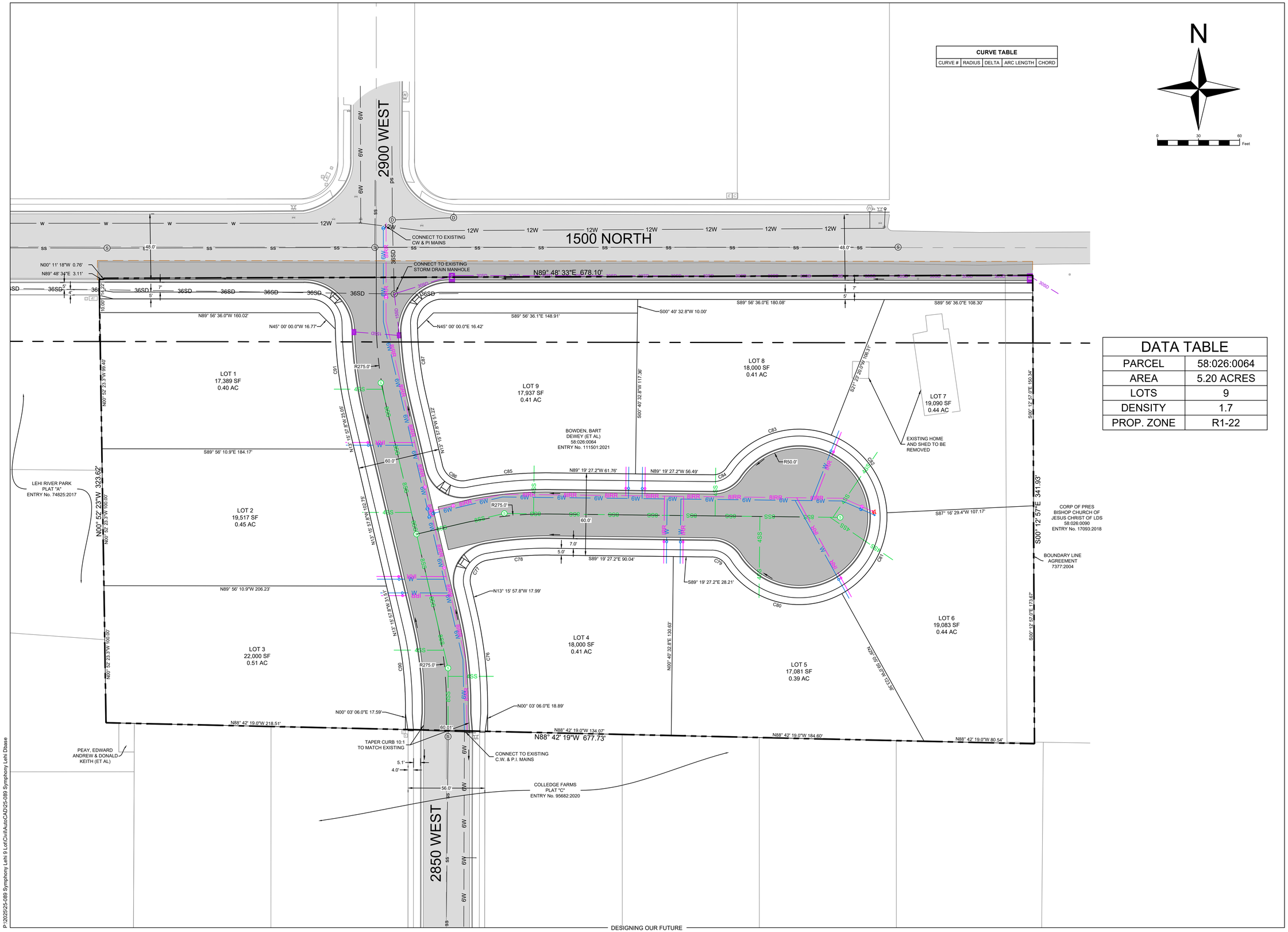
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Sincerely,

Russell Wilson

Russell Wilson
Vice President, Symphony Development



CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD

N

0 30 60 Feet

DATA TABLE	
PARCEL	58:026:0064
AREA	5.20 ACRES
LOTS	9
DENSITY	1.7
PROP. ZONE	R1-22

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

COLLEDGE FARMS
PLAT F
LEHI, UTAH

MARK: DATE: DESCRIPTION:

PROJECT #: 25-089
DRAWN BY: J.BLACK
PROJECT MANAGER: J.BLACK
ISSUED: 7/2/2025

DRAFT

CONCEPT PLAN

1

P:\2025\25-089 Symphony Lehi 9 Lot\Civil\AutoCAD\25-089 Symphony Lehi Dbase

Colledge Farms Plat F

Aerial Map

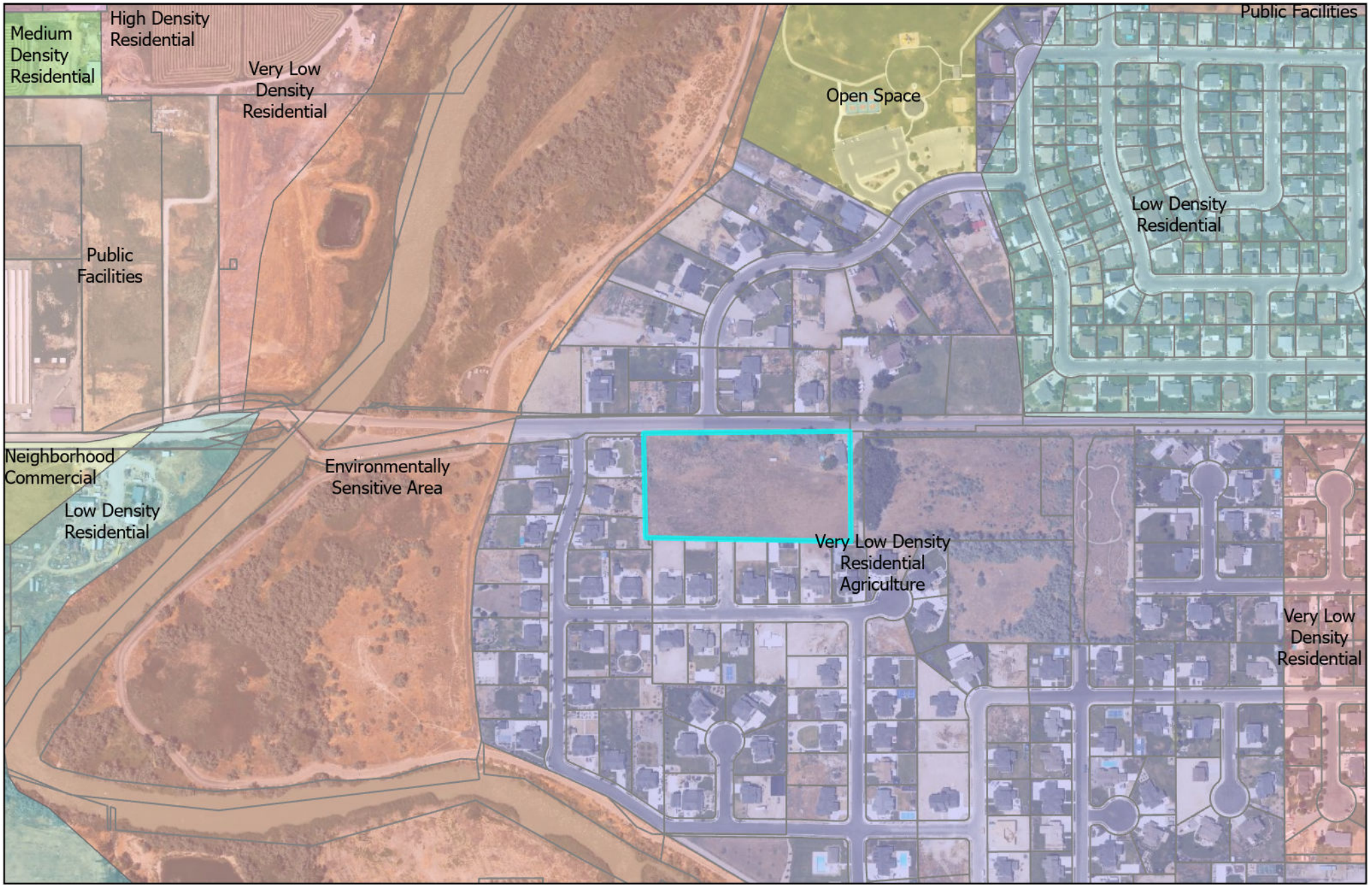


0 250 500 1,000 Feet

N

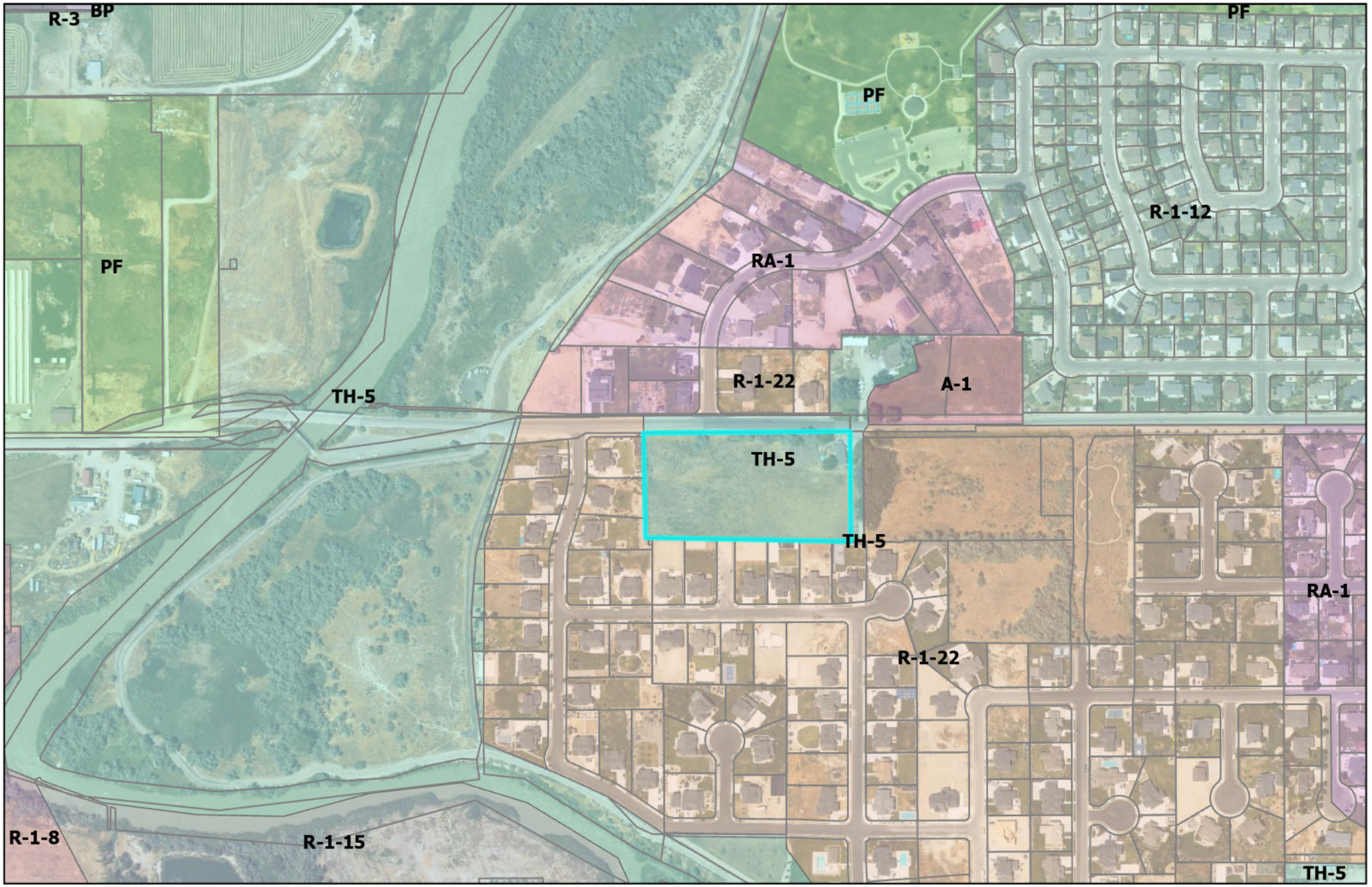
Colledge Farms Plat F

General Plan Map



Colledge Farms Plat F

Zoning



Agenda Item No: 16

City Council Agenda Item Report

Meeting Date: August 26, 2025
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #51-2025 approving a Development Code amendment to Chapter 12, to add requirements for retaining walls.

Suggested Action:

Attachments:

CC Staff Report Ch12C Dev Code Amendment Retaining Walls 08.26.25.docx

Retaining Wall Development Code Amendment DRC 07.16.25.docx

Ord 51-2025.docx

Retaining Wall Development Code Amendment.pdf

CHAPTER 12-C DEVELOPMENT CODE AMENDMENT RETAINING WALLS

CITY COUNCIL REPORT

Applicant	Lehi Engineering
Meeting Date	August 26, 2025
Requested Action/Purpose	Approval of proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	July 16, 2025
Date of Planning Commission Review	July 31, 2025

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

Lehi City requests approval of amendments to Chapter 12 of the Development Code, adding an additional subchapter regarding retaining walls. Gary Ellis joined the Lehi City Engineering team over a year ago, before that he worked for many years as a structural engineer. He wrote this proposed retaining wall ordinance with review by the rest of engineering and the Reviewing Departments. It relies heavily on his expertise as a structural engineer.

The proposed amendment has the stated goal of increasing safety for people and property, appropriately dealing with drainage and run-off, and preserving our hillside areas. The proposal includes a list of items that need to be included with retaining walls submittals to ensure they are fully engineered.

Perhaps the biggest change is not allowing rock or boulder walls on anything over four feet in height. These type of retaining walls are best for landscaping type grading and retaining, not the retaining of large areas of steep slopes. The retaining walls that have had issues in Traverse Mountain are mostly these rock retaining walls. This change is for

safety reasons. Rock retaining walls also include large rocks that can roll and bounce and cause damage to both life and property.

The Code also addresses tiered retaining systems, and requirements for drainage around the retaining wall.

The Reviewing Departments and had six comments. These are mostly rewording for clarification suggestions. Please consider including all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve, approve with modifications or deny the proposed amendment to the Lehi City Development Code. Any motion should include findings. Possible findings include:

1. The proposed Development Code Amendment will increase the safety of development on and near hillsides by requiring a higher level of engineering with retaining walls.
2. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
3. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Development Code Amendment on July 31 2025. The minutes and motion from that meeting follow.

Jacob Curtis gave a brief overview of the item before turning it over to Gary Ellis. The goal is to increase safety. The biggest change is that rock and boulder walls are no longer allowed if they are over four feet tall. Up until now, the city has had no specifications or guides for developers to consult before building.

Commissioner Lockhart asked if the code applies to retaining walls under four feet. It does not. Walls are measured from the base to the height of the retained earth.

Commissioner Kunze asked if there had been any issues with retaining walls. There have been in Traverse Mountain. Gary Ellis explained that there is worry over improperly constructed walls, especially when it comes to earthquakes, landslides, and erosion.

Commissioner Everett asked why landscaping walls were not allowed to be more than four feet. Ellis explained that there needed to be a line drawn somewhere, and it ended up at four feet. Anything taller will need to be approved for a building permit. Commissioner Everett didn't like adding restrictions to walls built for aesthetic purposes, but understood regulating walls built for structural stability. Ellis clarified that four feet is the standard code for surrounding cities.

Commissioner Jackson opened and closed public comment.

Motion: Commissioner Eyre moved to give a positive recommendation to the Lehi City Council with the findings that the proposed development code amendment will increase the safety of development on and near hillsides by requiring higher levels of engineering with retaining walls, the proposed development code amendment is in conformance with the purposes intent and provisions of the General Plan and its various elements. He included all DRC comments. Commissioner Kunze seconded.

Vote: Commissioner Lockhart, yes. Commissioner Everett, no. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed four to one with Commissioner Everett against, on the belief that non-

loadbearing retention walls should not be regulated by the city.

Retaining Wall Development Code Amendment
DRC Redline Comments

Lehi City- requests review of the Retaining Wall Development Code Amendment

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner:
Representatives of the Applicant Present: Gary Ellis
Date of Plans Reviewed:
Time Start: 1:25 PM
Time End: 1:44 PM

DRC REDLINE COMMENTS:
Glade – Power:
1. No mechanical stabilization devices may encroach PUE or Roadway space.
2. What about the CRSI?
3. ? 1.12 is the 1/3 increase typical for short-term loads.

Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks:
4. How close to the wall does a structure need to be in order to be defined as "supported" by the retaining wall?

Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering: No comments
Luke – Traffic: No comments
Kim – Planning:
5. Would it be good to name this something else so it does not get confused with our regular preconstruction meeting process?
    a. Retaining wall construction meeting
6. Missing connecting words on page 2: a., the, of

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 31ST.

PRECON MEETING REQUIRED? (NONE)

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

ORDINANCE NO: 51-2025

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE ADDING CHAPTER 12-C, RETAINING WALLS

WHEREAS, it has become necessary to amend the Lehi City Development Code adding Chapter 12-C Retaining Walls; and

WHEREAS, this amendment seeks to provide requirements for retaining walls; and

WHEREAS, this amendment seeks to ensure the safety of persons and property in Lehi City; and

WHEREAS, following a public hearing on July 31, 2025, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on August 26, 2025, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of July 31, 2025, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 12-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:

Chapter 12-C of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance #51-2025 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

C. The City Council hereby directs that the official copy of the Lehi City Code be

updated to reflect the provisions enacted by this Ordinance.

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

Approved and Adopted by the City Council of Lehi City this 26th day of August 2025.

ATTEST

_____	_____
_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Chapter 12-C

RETAINING WALL REQUIREMENTS

Section 12-C.010 Retaining Wall Requirement Purpose and Intent

Section 12-C.020 Retaining Wall Requirement General Provisions

Section 12-C.030 Retaining Wall Requirement Design Requirements

Section 12-C.010 Retaining Wall Requirement Purpose and Intent

A. The purpose of this chapter is to establish the requirements and minimum design standards for retaining wall design and construction
B. The reason to provide the design standards herein are to:
    1. Ensure safe structures are being constructed and will function as intended
    2. Ensure the drainage and water runoff are adequately addressed
    3. Protect property, health, safety and general welfare of the residents of Lehi City
    4. Protect property owner's rights
    5. Assist in the maintenance and preservation of hillside areas
    6. Maintain the aesthetics of the community
C. The City's approval of retaining wall plans does not convey design responsibility to the City. Responsibility for the design lies solely with the design professional(s).

Section 12-C.020 Retaining Wall Requirement General Provisions

A. This section applies to all retaining walls that retain 4'-0" (See section 12-C.020 G, 2 for definition of wall height) or more in height.
B. Building Permit requirements:
    1. All walls meeting section 12-C.020 A, unless it is exempt in paragraph F, shall be required to have a building permit and provide the required submittals as specified in section 12-C.020 B, 7 for review prior to issuance of a building permit for construction of new walls or alteration of existing walls.
    2. Each wall design shall be specific to the site and not a generic standard design.

3. All submittals for a building permit shall be stamped by a registered professional civil, structural or geotechnical engineer registered in the State of Utah with experience designing the type of wall specified for the project.
4. Building permit review fees shall be assessed and collected at the time the permit is issued.
5. Permit applications shall be processed and issued in accordance with the Building Division permit procedures and applicable provisions of the Development Code.
6. Retaining wall permits are issued as a separate permit and are not included in permits for new homes, remodels, additions, etc.
7. Submittals for a building permit shall include:
    a. structural design calculations,
    b. structural drawings
    c. a drainage plan showing slopes, grades, pipes, detention and retention facilities and other associated details pertaining to the drainage of the wall,
    d. profile drawings of the wall if the retaining wall is longer than 50 lineal feet, with the footing elevation and top of wall elevations labeled at the ends of the wall and every 25 linear feet or change in grade or height,
    e. cross-sectional drawings including drainage system behind wall as well as surface grades and structures located in front and behind the retaining wall a distance equivalent to two times the height of the retaining wall with level fill. Additionally, if the retaining wall is supporting sloped fill, then the cross section shall include the fill slope showing surface grades and structures within a horizontal distance equivalent to three times the height of the retaining wall,
    f. a site plan showing the location of the retaining wall(s),
    g. a copy of the geotechnical report used by the design engineer. The geotechnical report needs to include, but is not limited to:
        i. allowable soil bearing value
        ii. soil and footing friction factor
        iii. soil unit weights
        iv. seismic design criteria and information
        v. the active, passive and at-rest equivalent fluid pressures of the soil as well as the associated k values,

vi. if a geotechnical report was conducted at an off-site location that is to be used for the design of the wall(s) that has similar soils, it needs to be within a 2000-foot radius of the proposed wall location(s), and the geotechnical report needs to be submitted,

vii. if a Proctor test is completed, the type of testing shall be identified and submitted with the Proctor results.

h. material strength and parameters used in the design of the retaining wall or laboratory testing results of the materials used as needed to substantiate non-standard building products as follows:

i. concrete and/or masonry design strengths,

ii. steel reinforcement grade and type,

iii. laboratory testing results of other materials in accordance with applicable American Society for Testing and Materials (ASTM) standards,

iv. for segmented block walls, the manufacturer's test data for the wall facing, soil reinforcement and connection parameters shall be submitted.

C. No rock or boulder walls shall be allowed for retained fill more than 4'-0" and shall be used for landscaping purposes only. No structures, roadways or surcharge loads shall be supported above and rely on rock or boulder walls for support.

D. Wall systems 4'-0" or taller which are based on organic material such as treated lumber or railroad ties are not allowed and shall be used for landscaping purposes only. No structures, roadways or surcharge loads shall be supported above and rely on walls constructed with organic material for support.

E. All retaining walls with footings shall have the bottom of the footings embedded in the soil below the frost depth as measured from the front face of the wall.

F. Building permit exemptions:

1. The following walls do not require a building permit:

a. Walls that retain less than 4'-0" of fill behind the wall

b. Non-tiered retaining walls with less than 50 square feet of exposed wall surface area that are less than five feet in exposed height with back slopes flatter than or equal to 4H:1V within ten feet of the wall; and having front slopes no steeper than or equal to 4H:1V and which do not support any structure, roadway or surcharge behind the wall.

c. Tiered retaining walls less than a total of 100 square feet of exposed wall surface area, less than five feet in exposed height per wall, have front slopes and back slopes of each wall no steeper than or equal to 6H:1V within ten feet of the walls, have a five foot minimum spacing between front face of the upper wall and back edge of the lower wall and which do not support any structure, roadway or surcharge behind the walls.

G. Location, Height, Separation and Plantings:

1. No retaining wall, or portions thereof, shall be placed on land designated as a recorded easement, such as a utility or trail easement, unless the owner(s) of said easement agrees to allow the encroachment. Documentation of the agreement shall be provided to the City.

2. For the purposes of this code, the height of a retaining wall is measured as exposed height (Ht) of wall of an individual tier.

3. Terracing of retaining walls is permitted where justified by topographic conditions. Walls with a separation of at least 2Ht (Ht of largest of the two walls) from the front face of the upper wall and back edge of the lower wall shall be considered as separate walls for analysis purposes and applicability to this ordinance.

4. In a terrace of retaining walls, a minimum horizontal separation of Ht/2 (Ht of the lower wall) is required as measured from the front face of the upper wall and back edge of the lower wall.

5. For terraced walls, the horizontal separation between walls shall be planted with a minimum of five shrubs for every 20 linear feet of planting area. The size of the shrubs shall be less than one-half the width of the terrace when fully grown. Shrubs shall be drip irrigated and when possible and the use of drought resistant vegetation is encouraged to minimize future watering needs. The drip irrigation system shall be installed by the Developer or owner and the future owner(s) of the property shall be responsible for the drip irrigation maintenance and cost of operation after the warranty period expires.

H. No retaining wall component, or construction disturbance during construction of the wall, shall extend beyond the property lines unless written permission in the form of an easement (permanent or temporary) is obtained from the affected property owner(s).

I. Preconstruction Meeting: At least 48 hours prior to the construction of any approved retaining wall, a preconstruction meeting shall be held as directed by the Building Official. The meeting shall include the Building Official or their representative, the design engineer, the contractor and the project owner or their representative. The preconstruction meeting can be waived at the discretion of the Building Official.

J. Modification of existing walls shall be treated the same as if it were a new wall with the same design and approval requirements and process.

Section 12-C.030 Retaining Wall Design Requirements

A. The design engineer shall indicate the design standards used and provide the design calculations and details in accordance with the following:
    1. Design calculations ensuring stability against overturning, base sliding, excessive foundation settlement, bearing capacity and global stability. A minimum safety factor of 1.50 is required for the static analysis for overturning and sliding and a minimum safety factor of 1.10 for load combinations including seismic.
    2. Calculations shall include analysis under static, surcharge and seismic loads. The seismic loading shall be based on the Peak Ground Acceleration (PGA) as determined from probabilistic analysis for the maximum credible earthquake (MCE), with the spectral acceleration factored for site conditions in accordance with the currently adopted IBC and ASCE 7 codes.
    3. Mechanically Stabilized Earth (MSE) walls shall be designed in accordance with current FHWA or AASHTO standards for design of Mechanically Stabilized Earth Walls and Reinforced Soil Slopes or the current National Concrete Masonry Association (NCMA) Design Manual for Segmental Retaining Walls.
    4. Rock walls, smaller than 4’-0” tall, shall be designed in accordance with 2006 FHWA-CFL/TD-06-006 “Rockery Design and Construction Guidelines,” or current FHWA standards. No rock or boulder walls above a retained fill height of 4’-0” are allowed.
    5. Concrete cantilever walls shall be designed in accordance with specifications provided in the currently adopted International Building Code (IBC), American Concrete Institute 318 (ACI 318) and the American Society of Civil Engineers (ASCE 7) standards and specifications.
    6. CMU block walls shall be designed in accordance with specifications provided in the currently adopted International Building Code (IBC),

American Concrete Institute 530 (ACI 530), TMS 402/602 and the American Society of Civil Engineers (ASCE 7) standards and specifications.

7. All walls shall provide a drainage system or method to remove the hydrostatic pressure from behind the wall, unless otherwise designed for it. The drainage system shall be shown on the plans and the drainage from the wall shall be accounted for in the drainage plan submitted for a building permit. The drainage design may include the following:
    a. free draining gravel layer wrapped in filter fabric located behind the retaining wall with a drainpipe draining to daylighting or to a proper outlet or weep holes placed through the base of the wall,
    b. a synthetic drainage composite may be used behind MSE walls if warranted and specified by the design engineer,
    c. a synthetic drainage composite is not allowed behind rock walls,
    d. a synthetic drainage composite may be used behind the stem of concrete and masonry cantilever walls,
    e. if the engineering can substantiate proper filtering between the retained soils and the drain rock, then the filter fabric may be omitted,
    f. if a retaining wall is designed to withstand hydrostatic pressures or the retained soils or backfill is free draining as substantiated through appropriate testing and the geotechnical report, then additional drainage material and design may be omitted.
8. If a fall hazard equal to or greater than six feet is caused by a retaining wall, a fence 3'-6" minimum tall shall be positioned at the top of the wall to prevent the hazard in accordance with the provisions of Section 12.070.C of this Code.
9. The design engineer's acknowledgement that the site is suitable for the retaining wall.

B. The design engineer shall provide a final letter of certification to the Lehi City Building Official after completion of the construction stating the walls were constructed according to the project drawings.

Agenda Item No: 17

City Council Agenda Item Report

Meeting Date: August 26, 2025
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #47-2025, approving a Development Code Amendment to Chapter 26, Accessory Uses, changing requirements for Detached Accessory Dwelling Units.

Suggested Action:

Attachments:

CC Staff Report DADU Dev Code Amendment 08.26.25.docx

Chapter 26 DADU Amendments DRC 06.04.25.docx

Ord 47-2025.docx

Chapter 26 DADU.pdf

DETACHED ACCESSORY DWELLING UNIT (DADU) DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	August 26, 2025
Requested Action/Purpose	Approval of proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	June 4, 2025
Planning Commission Review	July 10, 2025

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

The applicant requests approval of proposed amendments to Chapter 26 changing the requirements for Detached Accessory Dwelling Units (DADUs). This includes reducing the lot size and restricting DADUs on steep slopes. There were also several DRC comments with opinions on different ideas.

Reduced Lot Size
The current Code requires a minimum lot size of 15,000 square feet, which is above 14,520 square feet in a third of an acre. City Council indicated their interest in changing the size to reflect third acre lots. This minor change will not greatly increase the number of lots that qualify for a detached ADU.

Steep Slopes
City Staff has received several calls from residents of Traverse Mountain wanting to add a Detached Accessory Dwelling Unit on their lots with steep slopes. Steep slopes increase danger to homeowners and their property. Planning Staff

also fears that Detached ADUs will not include the same level of engineering and grading work as developers do for whole subdivisions, presenting an even greater risk than what normally exists in these locations. State Code does not require cities to allow detached ADUs, so the City has full discretion in the requirements for them.

Again, Planning Staffs' main concerns are the safety concerns that allowing these would cause. And if property engineered to ensure safety, the cost will make the detached ADU very expensive, countering the goal of housing affordability. The proposal is to allow detached ADUs on slopes less than 20 percent. A grading plan would be required on slopes between 10 and 20 percent.

DRC Comments
The Power department had two comments

1. Provide sufficient off-street parking.
2. Grading plan on slopes greater than or equal to 5%

Currently we require two off-street parking spots for detached ADUs. We only can require one for internal ADUs. The power department recommends we evaluate if that provides sufficient off-street parking.

Power also recommended that grading plans be required for anything with a slope equal to or greater than fiver percent, instead of the ten to twenty percent proposed in the amendment.

Engineering had one comment

3. This section b) should not be added to the code. The "less than 20 percent" restriction seems arbitrary, and is an infringement upon the property rights of an owner. Just like with the construction of a home on a lot, the Building Department requires adequate design submittals and inspections to ensure that DADu's are designed and constructed properly and with proper grading, drainage, etc.

The City can legally restrict detached ADUs, and especially on steeper slopes. The City Council should consider if detached ADUs should be allowed on any slope.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve, approve with modifications, or deny the proposed amendments to the Lehi City Development Code. Any motion should include findings. Possible findings include:

1. The proposed Development Code does/ does not seek to ensure the health, safety and welfare of existing and future Lehi Residents.
2. The proposed Development Code Amendment allows for detached ADUs on third acre lots.
3. The proposed Development Code amendment is/is not 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 Development Code Amendment on July 10, 2025. The minutes and motion from that meeting follow.

3.8) Public hearing and recommendation of Lehi City's request for a review of a Development Code amendment to Chapter 26, Accessory Uses, changing requirements for Detached Accessory Dwelling Units.

Brittney Harris presented the item. There are two main changes. The first lowers the size requirement of a lot to more accurately reflect a third of an acre. The second change deals with slope concerns and an increasing number of ADU requests have been coming in from Traverse Mountain.

Commissioner Jackson shared concern over the phrase “environmentally sensitive areas”. Harris explained that it is defined in city code and in the general plan. Commissioner Eyre asked if the code would be clearer if the word “grade” was included. The Commission agreed that it would provide clarity.

Commissioner Everett asked about a DRC note from Gary Ellis recommending striking clause B. Ellis explained that he thinks that greater grades should be allowed as long as the developers have the budget and tools to engineer a solution. He said if pressed, he would extend the code to allow up to 30% grade. Commissioner Everett asked if the city would be liable if an approved ADU collapsed. The engineer would be liable.

Brittney Harris mentioned that ADUs as a concept are largely an affordability option. Creating ADUs on steep slopes safely negate that affordability standard. She also shared concerns over compounding issues on slopes that the city is already facing in the area.

Commissioner Everett clarified that the amendment will only change the required size and slope of the lot, and that no other aspects of ADU code are being adjusted.

Gary Ellis agrees that there should be a limit on slope but recommends 30% rather than 20%.

Commissioner Jackson opened and closed public comment.

> **Motion:** Commissioner Eyre moved to give a positive recommendation to the Lehi City Council with the addition for clarification to both b and c, identifying percentages as grading, and opening city council to consider a larger percentage than 20% based on DRC comments, with the findings that the proposed development code does seek to ensure the health safety and welfare of existing and future Lehi residents, the proposed development code amendment allows for detached ADUs on 1/3 acre lots, the proposed development code amendment is in conformance with the purposes, intent, and provisions of the general plan and it’s various elements. He included all DRC comments. Commissioner Everett seconded.
>
> **Vote:** Commissioner Lockhart, yes. Commissioner Everett, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.
>
> Motion passed unanimously.

Chapter 26 DADU Amendments
DRC Redline Comments

Lehi City- requests review of an amendment to the Development Code Chapter 26 requirements for detached accessory dwelling units.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Brittney Harris
Representatives of the Applicant Present:
Date of Plans Reviewed: 05/15/25
Time Start:
Time End:

DRC REDLINE COMMENTS:
Glade – Power:
1. Provide sufficient off-street parking.
2. Grading plan on slopes greater than or equal to 5%

Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering:
3. This section b) should not be added to the code. The "less than 20 percent" restriction seems arbitrary, and is an infringement upon the property rights of an owner. Just like with the construction of a home on a lot, the Building Department requires adequate design submittals and inspections to ensure that DADu's are designed and constructed properly and with proper grading, drainage, etc.

Luke – Traffic: No comments
Kim – Planning:
4. Add (1/3 acre)?

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

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

ORDINANCE NO: 47-2025

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE CHAPTER 26, DETACHED ACCESSORY DWELLING UNITS

WHEREAS, it has become necessary to amend Chapter 26 of the Lehi City Development Code; and

WHEREAS, this amendment seeks to clarify that the size requirement for a detached ADU is exactly 1/3 an acre or 14,520 square; and

WHEREAS, this amendment seeks to provide added safety by not allowing DADUs on steep slopes; and

WHEREAS, following a public hearing on July 10, 2025, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on August 26, 2025, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of July 10, 2025, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: 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 47-2025 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 26th day of August 2025.

ATTEST

_____	_____
_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

EST 1852
LEHI CITY
PIONEERING UTAH'S FUTURE

Community Development Department –
Planning Division

153 North 100 East
Lehi, UT 84043
Office 385.201.1000
lehi-ut.gov

Detached Accessory Dwelling Unit Narrative

City Staff has started to receive calls from residents living in Traverse Mountain wanting to build detached accessory dwelling units (DADUs) in their backyards. The challenge is many of these areas include steep slopes. Any time a steep slope is graded back and retained there is an increased potential for landslides, foundation failures, and other impacts to the homeowners and surrounding property owners. There is heightened risk when any home is built, but especially with DADUs where homeowners might do more of the work on their own or just hire a building construction crew and not an earthwork/grading crew. To reduce this risk, Planning Staff recommends prohibiting DADUs on slopes over 20 percent, and requiring a grading plan for slopes between 10 and 20 percent.

The amendment also includes an update to change the size of the lot from 15,000 to 14,520 square feet. This is a change to exactly a third of an acre size lot.

CHAPTER 26

ACCESSORY USES, BUILDINGS AND STRUCTURES *(Amended 11/28/06; 01/20/23; 08/22/23)*

Section 26.010. Purpose.
Section 26.020. General Requirements.
Section 26.030. Internal Accessory Dwelling Units
Section 26.040. Detached Accessory Dwelling Units
Section 26.050. Location of Accessory Buildings.
Section 26.060. Maximum Coverage of Accessory Buildings.
Section 26.070. Maximum Height of Accessory Buildings.
Section 26.080. Architectural Considerations for Accessory Buildings and Structures.
Section 26.090. Handicapped Access.
Section 26.100. Accessory Uses.
Section 26.110. Accessory Dwelling Unit Restricted Areas Map

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; 01/12/21)

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. An accessory detached garage may be allowed to have an accessory dwelling unit subject to the conditions listed in Section 26.030 and Section 26.040.

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.

G. Accessory buildings and structures must comply with any applicable requirements of the International Building Code and International Fire Code.

Section 26.030. Internal Accessory Dwelling Units.

(New 08/28/18; amended 03/26/19; 06/11/19; 12/08/20; 9/14/21; 07/12/22)

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 one off-street parking stall. The parking stall shall be separate from, and not in tandem with the required parking for the primary dwelling. The minimum stall size is 9x20 feet. A lighted walkway must connect from the parking area to the entrance of the ADU. Parking areas shall be constructed of appropriate material as set forth in Section 37.060(B)(4).

D. Zoning. ADUs shall only be allowed in single-family detached residential homes. ADUs shall not be allowed in any areas identified on the ADU Restricted Area Map.

E. Lot Size. The lot for a single-family home with an ADU shall be a minimum of 6,000 square feet in size.

F. Connection Between Units. There must be a physical connection (such as a locking door) between the primary dwelling and the ADU. The connection must be such that if the ADU was discontinued, the ADU living space could be accessed and used as part of the primary dwelling.

G. 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.

H. 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. Only one accessory dwelling unit shall be in service at any given time per single-family dwelling lot.

Section 26.040. Detached Accessory Dwelling Units. *(Amended 07/27/21; 01/11/22; 10/10/23, 06/11/24)*

1. All accessory buildings with an accessory dwelling unit require:

(a) A minimum ~~15,000~~14,520 square foot lot size.

(b) Located on slopes less than 20 percent and not in any other environmentally sensitive areas.

~~(a)~~(c) A grading plan if proposed on a slope between 10 and 20 percent (see Chapter 12B).

~~(b)~~(d) The maximum finished living area of the dwelling unit shall not exceed 1300 square feet.

~~(c)~~(e) Must be on a permanent foundation.

~~(d)~~(f) Only one accessory dwelling unit is allowed per lot, meaning an ADU cannot be approved in the main structure and in a detached building.

~~(e)~~(g) All lighting shall comply with Section 12.110.

~~(f)~~(h) A separate address (assigned by the City) is required to be displayed in a size and location that is clearly visible from the street.

(i) The address will be the primary home address with a ½ at the end signifying to emergency services that it is in a detached dwelling unit.

~~(g)~~(i) All utility services shall be connected to the primary dwelling.

~~(h)~~(j) Adequate all-weather access shall be provided for emergency service vehicles and utilities. Minimum width of 12 feet required.

~~(i)~~(k) The accessory dwelling unit shall include a minimum of two off-street parking stalls in addition to the parking required for the primary dwelling. Each parking stall shall be a minimum of 9 feet by 20 feet in size.

~~(j)~~(l) The accessory dwelling must meet all other requirements of Section 26.030 for Accessory Dwelling Units.

2. New build construction or conversion of an accessory building permitted after December 31, 2020 into an ADU will be a permitted use if it meets the following requirements:

(a) Can be within five feet of either the side or rear property line if the wall within five feet has either no windows or two small opaque windows each no greater than two square feet in size. If the walls have windows larger than two square feet in size, a minimum setback of 10 feet is required for a one-story (maximum 20-foot height) structure. Any two-story structure (or that exceeds 20 feet in height) must meet the setbacks for a primary dwelling in the zone.

(b) The height of the accessory building shall be no greater than the primary structure to a maximum of 35 feet.

(c) The dwelling portion of the accessory

building must be at least 300 square feet in area.

(d) Review of a new build ADU or conversion of an accessory building permitted after December 31, 2020 into an ADU will be done by the Reviewing Departments to determine adequate access, utilities, address location, and other design features.

3. Conversion of an existing accessory building (permitted prior to January 1, 2021) into an ADU requires a Conditional Use Permit.

(a) The dwelling portion of the accessory building must be at least 300 square feet and does not require a garage.

(b) The dwelling portion of the building must have a minimum setback of 5 feet from the property line.

(c) If the building is built within the required setback for the zone no windows can be on the side(s) of the structure within the required setback.

(d) The conditional use approval will include review by the Reviewing Departments to determine adequate access, utilities, address location, and other design features.

Section 26.050. Location of Accessory Buildings. *(Amended 10/25/05; 7/10/07; 05/08/18; 10/08/24)*

A. Accessory buildings and structures shall not be located within any required utility easement(s).

B. Accessory buildings and structures shall not be located closer than 12 feet to a dwelling on an adjacent lot or property.

C. All required setbacks include any eave, overhang, or projection.

D. Detached accessory dwelling units shall comply with the location standards in Section 26.040.

E. All accessory buildings and structures are prohibited in any required front yard area.

F. The location of all accessory buildings and structures in side yards shall be as follows:

1. Agriculture, Residential, Mixed Use and Planned Community Districts.

(a) Accessory buildings and structures shall maintain the side yard required for the principal building as identified in Table 05-040A except for the following:

(i) Accessory buildings and structures with a total height of less than sixteen (16) feet that are located either at least six (6) feet to the rear of the principal building or have a minimum 10-foot side-yard setback from the principal building can have a minimum side yard of two (2) feet. This also applies to accessory buildings and structures with an area of six hundred (600) square feet or less, or light-frame construction, with an eave height of ten (10) feet or less.

(ii) Accessory buildings and structures with a total height of sixteen (16) feet to twenty-four (24) feet that are located either at least six (6) feet to the rear of the principal building or have a minimum 10-foot side-yard setback from the principal building can have a minimum side yard of five (5) feet.

(iii) Accessory buildings and structures with a total height greater than twenty-four (24) feet that are located either at least six (6) feet to the rear of the principal building or have a minimum 10-foot side-yard setback from the principal building can have a minimum side yard of eight (8) feet.

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 26.050 (F) (1), all accessory buildings and structures that have a driveway or access from the street on the side yard shall maintain the minimum

corner side yard setback required for the principal building as identified in Table 05-040 or Table 05-040-B.

G. The location of accessory buildings and structures in rear yards 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 except for the following:

(i) Accessory buildings and structures with a total height of less than sixteen (16) feet that are located at least six (6) feet to the rear of the principal building can have a minimum rear yard of two (2) feet. This also applies to accessory buildings and structures with an area of six hundred (600) square feet or less, of light-frame construction, with an eave height of ten (10) feet or less.

(ii) Accessory buildings and structures with a total height of sixteen (16) feet to twenty-four (24) feet that are located at least six (6) feet to the rear of the principal building can have a minimum rear yard of five (5) feet.

(iii) Accessory buildings and structures with a total height greater than twenty-four (24) feet that are located at least six (6) feet to the rear of the principal building can have a minimum rear yard of eight (8) feet.

2. The table below describes the side-yard and rear-yard setbacks for accessory structures based on height:

Building Height	Side Yard	Rear Yard
Less than 16 ft	2 ft	2 ft
16-24 ft	5 ft	5 ft
Greater than 24 ft	8 ft	8 ft

(a) Accessory buildings must be 10 feet to the side or 6 feet to the rear of the primary dwelling for the setbacks of this table to apply. If the 10-foot side or 6-foot rear setbacks are not met then the standard setbacks of the zone apply for the accessory building.

3. Other Districts.

(a) Accessory buildings and structures may be built to the rear 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 or structure is not subject to the requirements of Section 12-080 of this Code and it complies with all applicable requirements of the International Building Code and the International Fire Code and is not located within any required utility easement(s).

Section 26.060. Maximum Coverage of Accessory Buildings and Structures.

No accessory building(s) or structure(s) shall cover more than 30% of the rear yard of any lot or parcel as identified in Table 05-040-A, Table 05-040-B and Table 05-040-C, consistent with the requirements of Section 12-020(G) of this Code.

Section 26.070. Maximum Height of Accessory Buildings and Structures.

(Amended 11/18/08; 07/27/21; 01/11/22)

A. Accessory buildings and structures shall be limited to one story except where the property is greater than 22,000 square feet or an accessory dwelling unit has been approved.

B. The maximum height of an accessory building shall be according to the following table:

Zone District Classification	Max. bld. Height
TH-5, A-5, A-1, RA-1(>22,000 sq. ft.), R-1-22	No taller than the principal structure, with a 35 ft maximum.
RA-1 (< 22,000 sq. ft.), R-1-15, R-1-12, R-1-10, R-1-8, R-2, R-2.5, R-3, MU, PC, RC, all other non-residential zones.	No taller than the principal structure with a 24 ft maximum.
Detached Accessory Dwelling	No taller than

Units (with 22,000 square foot lot)	the principal structure, with a 35 ft maximum.

Section 26.080. Architectural Considerations.
(New 11/18/08)
Exterior building materials including roofing and architectural designs and colors used for accessory buildings and structures shall be comparable to, or architecturally harmonious with, the existing main residential structure.

Section 26.090. Handicapped Access.
(Amended 11/28/06)
Uncovered handicapped access ramps are required to comply with the provisions of Section 12-020(E)(1). Covered handicapped ramps or any other covered facilities for handicapped access that encroach into required setback and yard areas may be authorized by the Planning Commission as a Conditional Use by following the requirements and procedures of Chapter 9.

Section 26.100. Accessory Uses.
(Amended 10/14/03)
Tennis courts are required to maintain a minimum setback from side and rear property lines of fifteen feet and must not be located within any required utility easements. Swimming pools are required to maintain a minimum setback from side and rear property lines of four feet as identified in Section 12.020(E)(2) and must not be located within any required utility easements.

Agenda Item No: 18

City Council Agenda Item Report

Meeting Date: August 26, 2025
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #53-2025 adopting the Skye View Community Reinvestment Project Area Plan, as approved by the Redevelopment Agency of Lehi.

Suggested Action:

Attachments:

Ord 53-2025 -Skye View CRA Plan Adoption Aug 26 20025.docx

Skye View CRA Plan Draft Aug 26 2025.docx

LEHI CITY

ORDINANCE NO. 53-2025

AN ORDINANCE ADOPTING THE SKYE VIEW COMMUNITY REINVESTMENT PROJECT AREA PLAN, AS APPROVED BY THE REDEVELOPMENT AGENCY OF LEHI CITY, UTAH, AS THE OFFICIAL COMMUNITY REINVESTMENT PROJECT AREA PLAN FOR THE PROJECT AREA AND DIRECTING THAT NOTICE OF THE ADOPTION BE GIVEN AS REQUIRED BY STATUE.

WHEREAS the board of the Redevelopment Agency of Lehi City, Utah (the "Agency"), having prepared a Project Area Plan (the "Project Area Plan" or "Plan") for the Skye View Community Reinvestment Project Area (the "Project Area"), attached hereto as **EXHIBIT A,** pursuant to Utah Code Annotated ("UCA") 17C-5-105 and having held the required public hearing on the Plan on August 26th, 2025, pursuant to UCA 17C-5-104, adopted the Plan as the Official Community Reinvestment Plan for the Project Area; and,

WHEREAS the Utah Community Reinvestment Agency Act (the "Act") mandates that, before the community reinvestment project area plan approved by the agency under UCA 17C-5-104 may take effect, it must be adopted by ordinance of the legislative body of the community that created the agency in accordance with UCA 17C-5-109

NOW, THEREFORE, BE IT ORDAINED BY THE LEHI CITY COUNCIL AS FOLLOWS:

1. The Lehi City Council hereby adopts and designates the Project Area Plan, as approved by the Agency, Board, as the official community reinvestment plan for the Project Area (the "Official Plan").

2. City staff and its consultants are hereby authorized to prepare and to publish or cause to be published the notice required by UCA 17C-5-110, whereupon the Official Plan shall become effective pursuant to UCA 17C-5-110(2).

3. Pursuant to UCA 17C-5-110(5), the Agency may proceed to carry out the Official Plan upon its adoption.

4. This Ordinance is necessary for the immediate preservation of the peace, health, safety, or welfare of Lehi City and shall become effective upon passage and publication of a summary as provided by law.

PASSED and **APPROVED** by the City Council of Lehi City, State of Utah, this 26th day of August 2025.

LEHI CITY CORPORATION

_____

Mark Johnson, Mayor
ATTEST:

_____

Teisha Wilson, City Recorder

EXHIBIT A – Skye View Community Reinvestment Area Plan

SKYE VIEW COMMUNITY REINVESTMENT PROJECT AREA PLAN

Aug 26th, 2025

EST 1852

LEHI CITY

PIONEERING UTAH'S FUTURE

LEHI CITY REDEVELOPMENT AGENCY

Prepared by Marlin Eldred, Economic Development Director, Lehi City

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Section 1: **Introduction**

The Lehi City Redevelopment Agency (the "Agency") is looking at north eastern Lehi along SR-92 as an area for growth in both personal and real property as well as sales tax generation and has prepared the following Skye View CRA Plan ("Plan"). This Plan has been prepared in compliance with Utah State Code and considers the economic impacts of commercial, retail, and residential development as it relates to a return on investment for the community while also providing a return on the investment made by the development community. The current property encompassed by the Community Reinvestment Area ("CRA") is undeveloped with no internal infrastructure. Prior to the start of development, the property was farming land and/or vacant property. The RDA has determined that creating a CRA is in the best interest of its residents to grow the personal and real property tax, sales and use tax, LMI Housing and allow for additional services to enhance the residents' quality of life. The purpose of this plan is to evaluate the opportunity for the Skye View Development Project by describing how the CRA will work, mechanisms used for incentives, and a return on investment for the community and taxing entities.

This Plan follows Utah Code Annotated (UCA) Title 17C Chapters 1 and 5 (Utah Limited Purpose Local Government Entities – Community Reinvestment Agency Act). Requirements of the Act include notice and hearing obligations. The Agency must show that these requirements have been met in order to complete the CRA.

This document is prepared in good faith as a current reasonable estimate of the economic impact of this project. Fundamental changes in economic factors and other circumstances may influence the actual impact. With these assumptions, the information contained within this report represents the reasonable expectations of the project. The Agency makes no guarantee that the projections contained in this Plan document or in the Budget for the Project Area will accurately reflect the future development within the Project Area. Further, the Agency specifically reserves all powers granted to it under the Act, as amended, subject to the terms and provisions of this Plan, City ordinances, and State and Federal Law.

Section 2: Definitions

As used in the Plan:

2.1 "Act" means Title 17C of the Utah Code Annotated (UCA) 1953, as amended: the Utah Limited Purpose Local Government Entities – Community Reinvestment Agency Act, as amended, or such successor law or act as may from time to time be enacted.

2.2 "Agency" means the Lehi City Redevelopment Agency, created and operated pursuant to UCA 17C-1-101 and its predecessor or successor status, as designated by Lehi City to act as the redevelopment agency.

2.3 "Agency Board" means the governing body of the Agency.

2.4 “Base Taxable Value” has the same meaning as in the Act (UCA 17C-1-102(8)). “Base Taxable Value” is synonymous with “Base Year Taxable Value”, “Base Year Value”, and “Base Value”.

2.5 “Base Tax Amount” means a sum equal to the tax revenue arising from the Project Area during the Base Year, which is calculated as the product of the Base Taxable Value and the certified tax rate in effect during the Base Year.

2.6 “Base Year” means the year of the Base Taxable Value that will be set in the interlocal agreements with the Agency as contemplated by UCA 17C-1-102(9)(d). This Plan will utilize 2025 as the base year.

2.7 “Bond” means any bonds, notes, interim certificates, or other obligations issued by an agency.

2.8 “City” means Lehi City, a political subdivision of the State of Utah.

2.9 “Comprehensive General Plan” or “General Plan” means the general plan adopted by the City under UCA § 10-9a-401.

2.10 “Community Reinvestment” means development activities within a community, including the encouragement, promotion or provisions of development as provided for in the Act.

2.11 “Community Reinvestment Project Area Plan” means a project area plan, as defined by UCA § 17C-1-102(18) of the Act, designed to foster project area development, as defined by UCA § 17C-1-102(48) of the Act, developed by the Agency and adopted by ordinance of the governing body of the City, to guide and control community development projects in a specific project area.

2.12 “Governing Body” means (a) in reference to the Lehi City Redevelopment Agency; the Board of the Agency, or (b) if used in reference to Lehi City, City Council of Lehi City.

2.13 “Project Area” means the Skye View Community Reinvestment Project Area per resolution of the Lehi City Redevelopment Agency January 28th, 2025 as set forth in Exhibit A.

2.14 “Property Taxes” means all levies on an ad valorem basis upon land, real property, personal property, or any other property, tangible or intangible.

2.15 “Sales Tax” means a tax on sales or on the receipts from sales.

2.16 “Taxing Entities” means the public entities, including the state, county, city, school district, special service district, or other public body, which levy property taxes on any parcel or parcels of property located within the Project Area.

2.17 “Tax Increment” means that portion of the taxes levied each year in excess of the base tax amount, which excess amount is paid into a special fund of the Agency, pursuant to UCA 17C-1-102(61)(a) and Part 5 of UCA Chapter 17C-1, as amended.

2.18 “Tax Year Real and Personal Property” means the 12-month period between sequential tax role equalizations (November 1st through October 31st) of the following year, e.g., the Nov 1, 2024 – Oct 31, 2025 tax year.

2.19 “Tax Year Sales Tax” means the 12-month period between January 1st through December 31st of the previous year, e.g., January 1, 2024 – December 31, 2024 tax year.

Section 3: Project Area Boundaries that Divide a Tax Parcel (17C-5-105(1))

No parcels within the project area will be split into an included and excluded tax parcel. All parcels are within the CRA project area.

As described in Exhibit A, the Project Area is entirely located within the legal boundaries of Lehi City. The Project Area encompasses approximately 28.84 acres of land.

The Project Area encompasses the area identified, including without limitation, the one parcel outlined on the map attached hereto as **Exhibit A** (the “Project Area Map”). The one parcel is owned by one landowner.

A legal description and map of the Project Area is attached as **Exhibit A**.

Section 4: Project Area Characteristics and How They Will be Affected by Project Area Development (17C-5-105(2))

Land Uses in the Project Area

The Project Area is currently in the Skye View Area Plan being designated as Mixed Use 1 which allows retail and residential as permitted uses. The general plan shows the property in Commercial/Residential. The city zoning/Skye View Area Plan and general plan are both in alignment as to the land designation and desired buildout. The Mixed Use 1 (Commercial/Residential) is designated through the Skye View Area Plan. The Mixed Use 1 Table of Uses shows restaurants, general retail and residential as allowed uses within the project area. Skye View CRA consists of approximately 28.84 acres and designates restaurants, Grocery, hotel, Fitness Facilities and retail as permitted uses as well as many other uses. All contemplated private development must follow proper planning and zoning ordinances and requirements and be approved by Lehi City after being duly-noticed in a public meeting.

Layout of Principal Streets in the Project Area

The intent of the CRA Area is to complete among other things, the construction and/or expansion of the roads as identified in project plans, and other public infrastructure that will be paid for or reimbursed through Tax Increment Financing. Internal access roads connecting the residential and commercial will be considered private and not reimbursed.

Population in the Project Area

As of the 2023 United States Census Bureau information, Lehi has a population of 90,227. This is a 19% change from 2020 - 2023. Lehi City is ranked among some of the fastest growing cities in the United States. Based on the contemplated development within the Project Area there could be 700 - 900 people employed at full buildout. The intended development within the Project Area is permitted thru the Area Plan and the housing has already been authorized.

Building Intensities in the Project Area

Development in the Project Area was and will be required to follow all planning and zoning ordinances as they currently exist or that might be amended in the future to include design and development standards, subject to vested or grandfathered rights, variances and other city ordinances and state or federal laws. The proposed Project Area will contain 93,100 square feet of retail space, 92,000 square feet Fitness Center and 80,500 square foot hotel. The retail will consist of restaurants, national retailers and grocery anchor.

Section 3: Standards That Will Guide Community Development (17C-5-105(3))

Development Objectives

The Agency and the City want the Project Area to develop into retail with higher end restaurants. This creates an environment for tax generation, and employment opportunities which helps drive sales and tax revenue. Lehi is missing finer dinning experiences throughout the city. There are only a handful of finer dinning options available. The grocery anchor will fit a niche market that has strong customer base. The grocery anchor, hotel and ancillary retail will drive customers to the project area. This development will provide an opportunity to capture a higher end market. The Skyview Area Plan calls for single family and multifamily housing, office space and retail. The objective is to create a development that allows for residents to live, shop and work within the same area. There will be a robust trail system built throughout the development that will promote walking and biking to try and cut down on car traffic.

Design Objectives

The property is zoned Commercial/Residential in the General Plan and with all proposed uses being permitted. Skye View Area Plan has the area zoned as Mixed Use 1 which designates all the appropriate land uses for the area. The developers will comply with city ordinances and area plan (including city design and area plan standards) and state and federal law. Retail will have design standards and sign placement that will need to work within the code for development. The Fitness Center will work with the developer to create trail connectivity throughout the project area.

All proposed development will be submitted to the City via the normal development approval process, which includes site plans containing development data and any other appropriate material describing the development, land coverage, setbacks, heights, off-street parking to be provided, and any other information as deemed appropriate by the City.

Section 4: How the Purposes of the Act Will be Attained (17C-5-105(4))

Title 17C of the Utah Code contains the following definition of Project Area Development:

> "Project area development" means activity within a project area that, as determined by the board, encourages, promotes, or provides development or redevelopment for the purpose of implementing a project area plan, including:
>
> (a) promoting, creating, or retaining public or private jobs within the state or a community;
>
> (b) providing office, manufacturing, warehousing, distribution, parking, or other facilities or improvements;
>
> (c) planning, designing, demolishing, clearing, constructing, rehabilitating, or remediating environmental issues;
>
> (d) providing residential, commercial, industrial, public, or other structures or spaces, including recreational and other facilities incidental or appurtenant to the structures or spaces;
>
> (e) altering, improving, modernizing, demolishing, reconstructing, or rehabilitating existing structures;
>
> (f) providing open space, including streets or other public grounds or space around buildings;
>
> (g) providing public or private buildings, infrastructure, structures, or improvements;
>
> (h) relocating a business;
>
> (i) improving public or private recreation areas or other public grounds;
>
> (j) eliminating a development impediment or the causes of a development impediment;
>
> (k) redevelopment as defined under the law in effect before May 1, 2006; or
>
> (l) any activity described in Subsections (48) outside of a project area that the board determines to be a benefit to the project area.

(Utah Code § 17C-1-102(48)).

The creation of the Project Area furthers the attainment of the purposes of Title 17C by addressing the following objectives:

Provision of development that enhances economic and quality of life basis. The Project and Project Area will provide numerous economic and community benefits including the creation of a number of full-time equivalent jobs ("**FTE**") within Lehi City, and the generation of a significant amount of new sales and use tax and personal and real property, and franchise tax for the City and all taxing entities.

Stimulation of associated business and economic activity by the development. This Project will meaningfully enhance the City's real property, franchise tax, sales and use tax base as well as all other taxing entities through personal and real property tax generation. The direct and indirect impact provided by the creation of new jobs to the existing local economy will be significant. Local businesses that will benefit include hotels, suppliers and vendors servicing the retail and residential facilities in the Project Area.

The Project will achieve the following:

1. Enhance employment and income opportunities for community residents by offering employment opportunities within the Skye View Development area.
2. Increase the diversity of the tax base and increase the resources available for performing governmental services.
3. Encourage and support the efficient use of undeveloped land within Lehi City.
4. Support and encourage appropriate public and private development efforts in the community.

Section 5: How the Plan is Consistent With and will Conform to the City's General Plan (17C-5-105(5))

This Plan and the development contemplated within the Project Area will conform to the City General Plan, Skye View Area Plan, Land Use Regulations and the Lehi City Development Code. The current Lehi City Zoning Map shows the development being designated as Commercial/Residential CR. Lehi City Planning and Zoning Ordinances designate the zoning for the Project Area as the Skye View Area Plan. Within the Area Plan, the project area is designated as Mixed Use 1. The overall Mixed Use 1 is 28.84 acres and is the mixed use zone for retail opportunities. Currently there is no development on the proposed area plan.

The proposed projects will provide retail, restaurant, hotel and a grocery anchor. As described in the Skye View Area Plan, the Mixed Use 1 contains all the commercial and retail uses planned for Skye View Development. The Planned Community Mixed Use 1 is located in close proximity to the residential areas of Skye View and provides viable Live-work options for the community. The Mixed Use 1 zone is linked to the other phases of the project by pedestrian/cyclist paths found on many major arterials throughout Skye View. Per the Area Plan the CRA Area is zoned Mixed Use 1 which means it can develop as both Commercial/Retail and High Density Residential if needed. Development within this zone should be designed in a manner that presents a favorable image of the City and is encouraged to be developed in large, well-planned and cohesive projects rather than smaller, piecemeal projects. The Skye View CRA

Plan is aligned with the current zoning maps, Lehi City General Plan, Lehi City Planning and Zoning Ordinances and the Skye View Area Plan for this project.

Section 6: If applicable, describes how project area development will eliminate or reduce a development impediment in the community reinvestment project area)17C-5-106(6))

Section 6 is not applicable to the Skye View CRA area. The project area is currently vacant land void of any buildings or hazardous cleanup requirements. No impediment study will be required for this project.

Section 7: Description of the Specific Projects That Are the Object of the Proposed Community Development (17C-5-105(7))

Based on land owner representations, the proposed use will be restaurants, retail, hotel, and grocery anchor. This proposed use meets the objectives of the Agency and Lehi City for financial participation and is consistent with, the Lehi City General Plan and current zoning ordinances. This development will facilitate water and sewer extension, storm water retention, and road improvements. Personal, and real property is desired by all taxing entities and sales and use tax and franchise tax generation is also a driver for Lehi City. The Skyview Area Plan will create job centers, higher personal and real property taxes and sales and use tax generation through commercial office, retail and multifamily residential development. The Skyview CRA is focused on the retail, restaurant, grocery anchor and fitness center.

Section 8: Ways in Which Private Developers Will be Selected to Undertake the Community Development (17C-5-105(8))

The Agency and City will select or approve such development that is brought forth by developer that meets the development objectives as set forth in the Plan, subject to and consistent with City ordinances and state law. The Agency and City reserve the right to approve or reject any development plan(s) that do not meet the intent of the Project Area, subject to and consistent with City ordinances and state law. The Agency or City may at their discretion solicit development targeting specific industries or business clusters through Economic Development recruitment, and/or referrals, references or inquiries to the Agency or City, subject to and consistent with City ordinances and state law.

The Agency and City will ensure that all development conforms to the Project Area Plan and is approved by the City, subject to and consistent with City ordinances and state law. All development opportunities will need to be vetted by the City and will include development plans and financial

information to support the viability and sustainability of the project and the developer to fulfill all obligations that could or will be required, to the extent permitted by and subject to and consistent with City ordinances, and state law. This process could or will include City staff and or third-party sources to review financial statements, verify the benefit of the development to the City, engineering, appraisal reports, etc., to the extent permitted by and subject to and consistent with City ordinances.

Any participation between the Agency and developer(s) and/or landowners shall be by an approved written agreement. The Agency will utilize Tax Increment Financing to install, or reimburse developers for the cost of, the grading, public infrastructure and for other purposes allowed by the Act. It is for this purpose that the Agency is contemplating the creation of the CRA. The developer is currently working with multiple national retailers.

The project will generate more than $100,000 in sales tax on an annual basis. This will require a 10% set aside for Low to Moderate Income Housing per 17C-5-307(3). Sales tax is the main tax increment driver of this project. The project area doesn't have a retail floor plate larger than 20,000 sqrft so the Low to Moderate Income LMI housing requirement is not triggered.

Section 9: Reasons for the Selection of the Project Area (17C-5-105(9))

The Skye View Community Reinvestment Project Area was selected by the Agency as an area that shows high potential for growth, infrastructure development, and retail construction development that will create an increase in property values and real property, transient room tax, PARC tax, retail sales and use tax generation. This decision was driven by the landowners and developers. The boundaries were determined by the development project and Skye View Area Plan.

Section 10: Descriptions of the Physical, Social, and Economic Conditions That Existing in the Community Reinvestment Project Area (17C-5-105(10))

The Project Area consists of approximately 28.84 acres as shown in the Project Area Map. The Agency wants to encourage development, utilizing infrastructure improvements, impact fee waivers, etc. as the incentives that are needed to facilitate the development. Incentives will follow what is allowed by Title 17C and negotiated between the developer and the RDA. The CRA area will grow the tax base of Lehi City to provide greater funding sources to continue to meet the demand and services of its residents. The property is currently vacant and without infrastructure to the pad sites within the proposed Project Area. The main backbone road infrastructure with associated utilities is located through the middle of the project area. The project area has a 110-foot difference from the southern to northern border. This requires extensive grading work to make usable pad sites for the development. The project is adjacent to Texas Instruments on the Eastern boarder with proposed housing to the North and an existing middle school to the north west of the proposed development. The southern boarder is SR-92 and the western boarder will be retail. This project will create a true live, work, shop experience for the residents of Lehi through the multifamily, retail and job creation coming to the entire area.

Economic conditions are right for this project. It fits the market segment we are missing with retail and shopping experiences. It also brings in sales tax revenue for the city. Lehi City is anticipated to be at full build out in the next 20 – 30 years. It's imperative that the city have a strong tax base to continue to provide services to its residents.

Section 11: Descriptions of Some Incentives Offered to Developer(s) or Land Owner(s) For Locating Facilities in the Project Area (17C-5-105(11))

The following describes the payment/reimbursement and incentives the Agency intends to offer within the Project Area to developer(s), land owner(s) or participants to improve and develop the property within the Project Area:

1. The Agency intends to utilize sales and use tax generated from the development that is approved by an interlocal agreement with Lehi City for payment of required infrastructure improvements, and other expenditures as allowed by the Act and approved by the Agency.
2. Payments will first be made to Lehi City to reimburse the City's cost for any waived impact fees, or other costs associated with the RDA. Once Lehi City is reimbursed the land owner and developer(s) will receive reimbursement for improvements and other costs allowed by the Act.
3. Expenditures and incentives approved and outlined in the adopted Project Area Budget and as allowed by the Act can be used per authorization of the Redevelopment Agency through a Development Agreement. The Agency may agree to pay for eligible development costs and other items from such tax revenues for the period of time the Agency may deem appropriate under the circumstances.

Section 12: Result of the Public Benefit Analysis and But For Test Performed by the Agency (17C-5-105(12 - 13)

The public benefit analysis required by UCA § 17C-5-105(12 - 13) is described in greater detail in Appendix D, attached hereto. In summary, the Agency's public benefit analysis and but for test found that the creation of the Project Area, the provision of certain incentives, and other Agency activities as described in this Plan and allowed by the Act will provide significant public benefits to the Project Area and the greater Lehi City area.

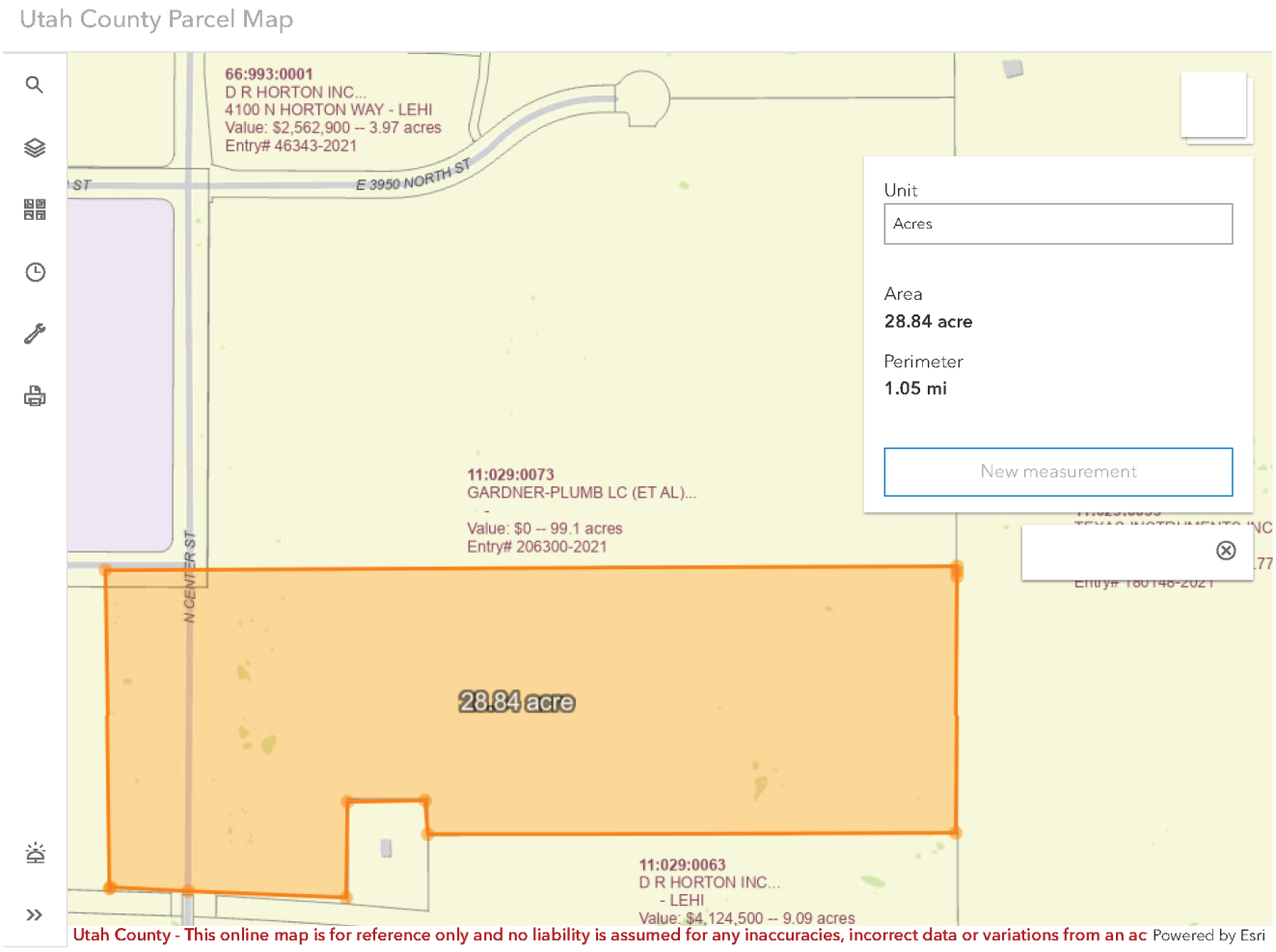
Section 13: Historical Builds or Historical National Registry, Taxing Entity Committee or Interlocal Agreement, Other Information (17C-5-105(14, 15, 16)

There are no existing buildings or uses in the community reinvestment project area that are included in, or eligible for inclusion in, the National Register of Historic Places or the State Register.

The Project Area will not be subject to a Taxing Entity Committee; instead, the Agency anticipates entering into interlocal agreements with Lehi City, in order to obtain funding for Project Area development.

Other Information: None at this time

APPENDIX A - Project Area Map



APPENDIX B – Project Area Legal Description

This description is for Skye View CRA

Lehi Sky View East Plat 'A"
A parcel of land situate in the Southwest Quarter of Section 28 and the Northwest Quarter of Section 33, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Center Street, said point being South 89°58'00" East 69.22 feet along the section line and South 3.14 feet from the Northwest Corner of Section 33, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running

thence along said easterly right-of-way line the following four (4) courses:
(1) South 89°32'12" East 10.92 feet;
(2) North 05°17'20" West 62.31 feet;
(3) North 89°32'12" West 4.96 feet;
(4) North 00°27'48" East 17.34 feet;
thence South 44°45'25" East 10.32 feet;
thence South 89°58'00" East 246.29 feet;
thence South 86°47'13" East 90.14 feet;
thence South 89°58'00" East 593.81 feet;
thence North 13.18 feet;
thence East 784.00 feet;
thence South 670.00 feet;
thence North 89°59'48" West 1,222.31 feet;
thence North 00°00'12" West 85.00 feet;
thence North 89°59'48" West 185.00 feet;
thence South 00°00'12" West 242.00 feet;
thence North 86°04'37" West 311.68 feet to the easterly right-of-way line of Center Street;
thence along said easterly right-of-way line the following three (3) courses:
(1) North 01°40'53" West 283.50 feet;
(2) North 00°27'48" East 421.41 feet;
(3) North 03°57'27" East 21.22 feet to the point of beginning.

Contains 1,174,181 Square Feet or 26.955 Acres, 2 Lots and 2 Parcels

APPENDIX C – Public Benefit Analysis

Benefit Analysis of the Proposed Skye View Community Reinvestment Area

The following benefit analysis is presented to meet the requirement of Utah Code (17C-5-105(12)

- 13

  The analysis shall consider:

  (a) A reasonableness of the costs of the proposed project area development
  (b) Efforts that have been taken or will be taken to maximize private investment
  (c) The rationale for use of project area funds, including an analysis of whether the development might occur in the foreseeable future solely through private investment
  (d) An estimate of the total of project area funds to be spent on the project area development and the length of time the funds will be spent

  The anticipated public benefit derived from the proposed project area development including;

  (e) The beneficial influences on the community's tax base
  (f) The associated business and economic activity the proposed project area development will stimulate
  (g) Whether adoption of the proposed community reinvestment project area plan is necessary and appropriate to undertake the proposed project

The following is the public benefit analysis showing the benefit to be derived from the financial assistance and any other public assistance provided to the landowners or developers for the proposed development in the Project Area. This is intended to provide a framework for the Agency to make critical decisions and show whether it is good policy and in the interest of Lehi City Redevelopment Agency to invest agency funds in the Project Area. This document is prepared in good faith as an estimate of the economic impact of this project. Market conditions and unforeseen forces could influence the project in a favorable or unfavorable way. The information contained herein is considered an accurate accounting and reasonable expectations of the project as presented at this time.

Introduction of Project

The benefit analysis analyzes the potential increment generated through personal and real property development, sales and use tax and franchise tax revenue generated from the project area. It identifies the net benefit or loss to the Agency and Lehi City. The proposed project includes 28.84 acres to be developed as approximately 93,100 square feet of retail space to include a grocery anchor, higher end restaurants and shopping, 92,000 square feet fitness facility as well as 80,500 square foot hotel. This development is consistent with the Lehi City General Plan, Planning and Zoning Ordinances and the Skye View Area Plan. This development is intended to serve the Lehi City residents in providing needed job centers, services and retail purchase options for the area. The overall benefit and investment brought to the project includes greater personal real property, sales and use tax generation, transient room tax, as

well as higher and better use of vacant land and public infrastructure. Per Utah State Code 17C-5-307(2) there will be a 10% set aside for low to moderate income housing and or projects that will benefit low to moderate income housing.

This analysis contemplates private investment in the proposed project area to be estimated at approximately $84 million not to include the land value. The overall new taxable personal and real property value will be approximately $83,794,970. Sales and use tax generation is estimated to be .5% or $5,715,792 over 15 years or $381,052 annually. The economic benefit resulting from the construction of the project includes; both short term and long-term employment opportunities, local purchases of goods and services by local residents and employees constructing the development, purchase of utilities and increased tax revenue to the state and local governments. This report identifies the potential tax revenue that may be generated from an increase in personal and real property value, transient room tax, franchise tax and increase in sales and use tax from retail sales resulting from the development.

Project Development Overview

It is proposed the Community Reinvestment Area be created for the purpose of developing new higher end or finer dining restaurants, a higher end retail center, hotel and higher end fitness center. It is anticipated that the Skye View CRA will contribute greatly to the economic well-being of the community through personal, real property, transient room tax and sales tax generation.

The project area is currently zoned Mixed Use 1 by the Skye View Area Plan which allows for commercial, retail and residential, planning and zoning ordinances show it as Skye View Area Plan and Commercial/Residential in the General Plan. Both designations promote commercial, retail and multifamily. The Mixed Use 1 is under the Skye View Area Plan which allows all the proposed development projects.

Capital Investment Projections for Personal and Real Property and Sales and Use Taxes

The Project Area currently is vacant land. The current base value is estimated at $15,252,531. The property was just purchased from D.R. Horton and there is no historical base value. Since this project is only looking at Sales and Use Tax the base value is a moot point. Based on the $15M assessed value it would generates $133,017 in taxes annually. The base year is set for 2025. (Note: The Agency will only request participation for Sales Tax from Lehi City, no personal or real property will go towards the project area.) The Skye View Project Area is anticipated to have a base value of $99,047,502 at full buildout, this includes the hotel, fitness center, retail center and land value. Per the Community Reinvestment Agency Act, the Lehi City Redevelopment Agency is authorized to provide funding for the Project Area Plan through interlocal agreements with all public entities who levy property taxes or sales tax within the Project Area. The Agency can negotiate with the public entities for all or a portion of the tax increment revenue and or increased sales and use tax resulting from the proposed Project Area. The Lehi City

Redevelopment Agency will only request participation from Lehi City for sales and use tax. The Agency will utilize the cities .5% point of sale sales and use tax for the incentive. The proposed incentive is 55% of the point of sale for 15 years of the sales and use tax collected from the community reinvestment area to reimburse developers for public infrastructure improvements, land acquisition, and grading work. Per Utah State Code, the agency will also provide a 10% set aside of funds over $100,000 for low to moderate income housing. It's anticipated the Skye View CRA will generate over $100,000 Tax Increment Financing on an annual basis. It is anticipated the 10% set aside will be approximately $314,368.

Sales and use tax may help pay for infrastructure costs associated with the Project Area and be utilized as a direct incentive to the developers or land owners. The estimated future sales and use tax increment cash flows are projected in additional detail in Schedule 1 attached as Appendix D.

Evaluation of Reasonableness of Economic Development Costs

It is anticipated that an estimated $4,763,160 will be generated annually in Sales and Use tax at 6.25% of sales. Based on the project terms the Agency would receive $762,105 (average) in sales and use Tax on an annual basis. This is equal to the 1% direct sales tax distribution to Lehi City. .5% is a direct distribution to Lehi City and the other .5% goes into the state pool and is redistributed based on population. This would equate to a total budget for sales and use tax of approx. $5,715,792 based on the .5% direct distribution to Lehi City. The developers will invest over $99,047,502 in personal and real property in the higher end restaurants, retail center, hotel and fitness center. Between Lehi City and the development community there will be over $5,000,000 invested in infrastructure costs to include grading, road widening, curb gutter and sidewalk, storm drain, landscaping and extension of utilities within the development. Costs are being covered by the developer.

The proposed uses of the funds have been reviewed to evaluate their "reasonableness" of the costs of the proposed project area development. The development pro forma is based on building development and sales estimates from the developer, market standards as reported in industry publications and contains costs that are considered reasonable for a development of this scale and scope.

Efforts to Maximize Private Development

Private investment has, to the extent possible, been maximized. The total private investment in the project area is estimated at $109M. Upon completion it is anticipated the taxable value will be approximately $99,047,502. The reason for the difference is actual land cost and construction versus tax evaluation. It is anticipated that the overall value to include base value and anticipated growth will exceed $99M.

The use of tax increment financing can serve as a catalyst or incentive to accelerate private investment and development in an area that would otherwise develop to a lower use or tax generator. If there is no private sector investment, there will be no tax increment financing generated for the project area. It is

this private investment that allows public agencies to leverage the increase in tax revenues to construct needed public infrastructure or incentivize development. Leveraging compares the dollar amount privately invested into the project area compared to the dollar amount of tax increment the agency pledges to the project. The leverage ratio of private to public monies in the Project Area exceeds 6 to 1. The leverage ratio, which should be achieved by an economic development project like this one is indeterminate. However, federal economic development programs such as the Small Business Administration require leverage ratios of 3:1 or 5:1 based on the program and the former Urban Development Action Grant shows an overall leverage ratio of 6:1. The leveraging ratio of 33:1 is favorable compared to other similar economic development programs.

Rational for use of project area funds, including an analysis of whether the proposed project area development might reasonably occur in the foreseeable future solely through private investment.

Currently there exists a 110 foot difference between the Southern and Northern boundaries of the project area. The overall project will be split with multi-family on one level and the retail, commercial on a second level. This will require almost 2.5 million in earthwork and grading that will need to be done to create a usable pad site for development. There will be an additional 3 million in infrastructure costs associated to roads, utilities, curb and gutter, trails, and more. Retail takes 5 years to hit realized profitability. This means it takes 5 years for patrons to form shopping habits and understand what the development can offer. This 5 year mark will make or break a retail development. The incentive is designed to give the development the most runway for success. Because of the excess grading needed and the 5 year realized profitability, the development community would most likely not take the risk. The other risk factor to consider is the housing starts in the area. The Traverse Mountain Area Plan calls for approximately 5,600 residential units and 2,600 with Skye Development. As of today there are approximately 3,500 residential units completed. It will take 12 – 20 years to complete all the housing development surrounding this development. This is a risk factor as retail follows housing but in this case, retail is leading out while housing is coming online. Again, another risk factor that would most likely keep a developer from pursuing this development.

But for the economic development incentive being considered it is reasonable to assume that this development might not have reasonably occurred as high end restaurants, retail center, hotel, and high end fitness center in the foreseeable future.

An estimate of the total amount of project area funds that the Agency intends to spend on project area development and length of time over which the project area funds will be spent

It is anticipated that an estimated $3,143,686 (Budget Expense) of sales and use tax increment will be expended over 15 years to undertake the development of the Project Area. The Agency anticipates expending approximately $314,358 or 10% of the funds collected above $100,000 on an annual basis for low to moderate income housing per state statute. It is anticipated that over a 15-year period, the Skye View CRA will generate $71,447,403 in sales and use tax at 0.0625. The budget will be capped at $3,143,686 for 15 years, whichever comes first.

Increment New Taxes Resulting from the Proposed Development

The Public Investment in the project is expected to create an environment that will produce private investment to develop the high end restaurants, retail center, hotel and high end fitness center that will result in tax increment revenues to all taxing entities. As a result of the development it is anticipated that the Project Area will produce an estimated total gross revenue between sales and use tax and personal and real property, and transient room tax of not less than $7,642,449 over a 15-year period to Lehi City only. The following is a schedule of personal and real property to all the taxing entities:

Total Increment Value Generated for Taxing Entities

Taxing Entity	*Length*	*Percentage*	*Sales Tax*	*Property Tax*
Utah County	15 Years	100%		$ 861,123.00
Alpine School District	15 Years	100%		$8,472,550.00
Lehi City	15 Years	45%/100%	$7,642,449.00	$1,632,435.00
Water Conservancy Districts	15 Years	100%		$ 552,070.00
Total Taxes			**$7,642,449.00**	**$11,518,178.00**

The proposed budget only analyzes sales and use, personal and real property tax, transient room tax, and PARC tax it does not include an analysis of multifamily or any other tax revenue generation. It also only estimates the sales and use tax at the City's rate (1%). Of the 1% sales and use tax rate the City only collects .5% with the other .5% going to the state pool. The proposed reimbursement schedule the Redevelopment Agency will collect is based on the actual collection of the .5%.

The Associated Business and Economic Activity Likely to be Stimulated;

The public investment of Tax Increment is expected to stimulate the following economic activity:

Short Term Construction and Employment

For purposes of this analysis the national multiplier average for construction is 2.99 jobs created per million dollars spent on a project. This is a blended average based on project type and length of project. Based on the estimated value of $99M it is anticipated that this project will employ approximately 296

workers. Average wage for a general laborer construction worker is $22.90 per hour or $47,632 (Utah Department of Workforce Services Data) per year. Total estimated payroll during the 2.5 year construction period is $35M. This equates to approximately 35% of the total overall costs. National averages range between 25% - 35% of total construction costs. It is safe to assume based on the multiplier and national average ranges, the estimated number of workers and payroll is accurate. The remaining 65% - 75% of the construction costs will be used for materials and overhead. With the wildfires, natural disasters and political climate, costs of materials will continue to grow at an exponential rate.

It is reasonable to expect that construction workers will spend a typical portion of their wages in Lehi City for food, clothing, recreation, transportation and housing which will generate sales and use tax as well as personal and real property tax revenue. There is no way to determine how much of the building materials will be purchased from within Lehi City but it is reasonable to expect that all material will come from within the state therefore providing sales tax revenue to the state and local economies.

Direct Employment

According to Metropolitan Washington Council of Governments the retail will employ approximately 780 workers. This is based on an average square foot per building usage. Wages vary greatly based on roll and function within a restaurant, grocery, retailer and hotel employees. On the lower end would be basic restaurant and retail workers paying $16.30 - $17.00 per hour or $33,900 - $35,595 annually. The upper end would be managers averaging $21.00 - $39.11 per hour or $47,574 – 81,361 annually. There is a potential of high end restaurants, grocery retailer, hotel and higher end retail. The average per capita income for Utah County is $35,091 showing the majority of the wages will meet the county average wage. While retail usually pays a lower wage it fits a niche market for employment that includes college students, high school graduates transitioning into full time employment, individuals looking for parttime work, etc.

Direct Purchases of Supplies and Services

It is anticipated that the development opportunities locating with the Project Area will directly purchase goods and services from the surrounding established businesses. Based on historical trends, the land developers utilize local contractors who source out of Utah. During the development phase, it's anticipated the developers will utilize Utah companies to source goods and materials for building. Upon completion, businesses need to purchase goods and service to run their business. It is anticipated that retailers will utilize local merchants for uniforms, supply's, goods and services. This could include lease restaurant and retail furniture and fixtures, office supplies, computers, networking assistance, internet, etc. All other proposed development will most likely utilize local sourced goods and services for their businesses. It is induced there will be a direct and in-direct impact to the local economy through job and income generation and wages being spent in the local economy. Direct jobs also create secondary or support jobs that are viewed by a multiplier or the multiplier effect. The multiplier number shows the economic impact to an area is much larger than just the direct jobs or impact created.

Impact on Other Taxing Entities

The formation of the Skye View Community Reinvestment Area authorizes the Redevelopment Agency to enter into an Interlocal Agreement with all public entities who have a tax levy to temporarily divert tax increment from the taxing entities to the Agency. The taxing entities agree via the Interlocal Agreement to give a portion of the real and personal property tax and sales and use tax generated from the new development to the agency for a set time and amount that can then be used as an incentive to the developer or for project costs within the Project Area. School District, Utah County and Water Conservancy Districts have the option to utilize real and personal property for a project area. All taxing entities were approached concerning this project and all taxing entities declined to participate. The Redevelopment Agency will enter into an interlocal agreement with Lehi City for sales and use tax only for the project. The sales and use tax calculation will be 55% of what the city collects from the project area (local option only). The analysis indicates the overall sales and use tax generated from the Project Area to be approximately $11M at the 1% for 15 years. The total TIF to include incentive, and housing is $3,143,686 (based on the budget projections). This incentive will be utilized by the development and Lehi City to cover public infrastructure, grading and land acquisition costs needed to develop the project site. The actual tax increment generated is dependent on sales and use tax generation through development of restaurants, grocery, hotel and retail revenues.

Conclusion

Lehi City Redevelopment Agency is proposing utilizing a portion of the new sales and use tax increment generated as an incentive to the developer. This project will immediately enhance and strengthen the economic base of the community and the state of Utah by broadening the sales and use tax and personal and real property values in the area. It will also enhance community safety, prosperity, peace, order and convenience to the community by taking vacant land and utilizing it to a higher and better use. The project falls within the State of Utah's desire to create more LMI housing across the state.

The Agency seeks to utilize the tax increment as an incentive to reimburse infrastructure costs, land acquisition and grading for the development project. If not for the incentives, the development would most likely not occur and would remain vacant property and produced no personal and real property or sales and use tax.

The incentive given must be weighed against the value received on a project by project basis over the life of the project. As previously stated, there will be additional economic development that increases the tax base and/or tangible and quantifiable benefits to the City as a result of this development.

In determining whether the incentive is necessary to accomplish the goals of economic development, job creation and preservation, growth of tax revenues and other public purposes, the Agency should consider what would be paid every year in return for the development of the Project Area and generation of new tax revenues.

The economic benefits to the Skye View Community Reinvestment Area include:

- Total investment estimated at $116,000,000 to include land, infrastructure and building costs
- Short term construction employment of 296 workers with an estimated payroll of $35M
- New direct employment of approximately 780 full and part-time jobs
- Multiplier effect of additional jobs created in the City as support services for the direct employment.
- Purchases of goods or services from local venders during and after construction
- Immediate new growth in the tax revenues due to land being developed from vacant lot to new higher end restaurants, retail centers, and multifamily residential.
- A continued economic and commercial diversification of Lehi City and the state.

Without establishing the Skye View Community Reinvestment Area and providing tax increment assistance the Skye View concept development will not occur. The coverage of infrastructure costs, grading and land purchase are intended to move the development forward. The alternative is to wait until the property is purchased by another developer and utilized for additional housing.

The Skye View Community Reinvestment Area meets all the requirements as set forth in Utah Code title: 17C-5-105 regarding the proposed Project Area. The Skye View Community Reinvestment Area in Lehi City will provide a beneficial influence upon the tax base of the City, will stimulate business and associated economic activity, and promote the public peace, health, safety and welfare of Lehi City.

There are substantial economic benefits associated with the sales and use tax and personal and real property tax increment investment to Lehi City and all other taxing entities in the Skye View Community Reinvestment Project Area.

APPENDIX D

Schedule 1

Incentive 19,999 SF								
	2027	2028	2029	2030	2031	2032	2033	
Lehi Local Option - Point-of-Sale	187,065	329,145	365,221	370,699	376,259	381,903	387,632	
Total	**187,065**	**329,145**	**365,221**	**370,699**	**376,259**	**381,903**	**387,632**	**310,105**

City Sales Tax Summary								
	2027	2028	2029	2030	2031	2032	2033	
Lehi Local Option - Point-of-Sale	187,065	329,145	365,221	370,699	376,259	381,903	387,632	
Lehi PARC Tax	37,413	65,829	73,044	74,140	75,252	76,381	77,526	
Lehi TRT	-	50,711	51,471	52,243	53,027	53,822	54,630	
Total	**224,478**	**445,684**	**489,736**	**497,082**	**504,538**	**512,106**	**519,788**	

County Sales Tax Summary								
	2027	2028	2029	2030	2031	2032	2033	
Utah County Option	93,533	164,572	182,610	185,349	188,130	190,952	193,816	
Transit and Highways	467,663	822,862	913,051	926,747	940,648	954,758	969,079	
County TRT	-	215,520	218,753	222,034	225,365	228,745	232,176	
County Restaurant	34,385	139,603	177,121	179,778	182,475	185,212	187,990	
Total	**595,580**	**1,342,558**	**1,491,536**	**1,513,909**	**1,536,618**	**1,559,667**	**1,583,062**	

Share with Developer								
	2028	2029	2030	2031	2032	2033	2034	
Lehi Local Option Point-of-Sale (0.550%)	**102,886**	**181,030**	**200,871**	**203,884**	**206,943**	**210,047**	**213,197**	

APPENDIX D (Cont)

Schedule 1

2034	2035	2036	2037	2038	2039	2040	2041	Total	NPV 5%
393,446	399,348	405,338	411,418	417,589	423,853	430,211	436,664	5,715,792	3,850,191
393,446	399,348	405,338	411,418	417,589	423,853	430,211	436,664	5,715,792	3,850,191
314,757	319,478	324,271	329,135	250,554	254,312	258,127	261,999		

2034	2035	2036	2037	2038	2039	2040	2041	Total	NPV 5%
393,446	399,348	405,338	411,418	417,589	423,853	430,211	436,664	5,715,792	3,850,191
78,689	79,870	81,068	82,284	83,518	84,771	86,042	87,333	1,143,158	770,038
55,449	56,281	57,125	57,982	58,852	59,735	60,631	61,540	783,498	521,429
527,585	535,498	543,531	551,684	559,959	568,359	576,884	585,537	7,642,449	5,141,658

2034	2035	2036	2037	2038	2039	2040	2041	Total	NPV 5%
196,723	199,674	202,669	205,709	208,795	211,927	215,106	218,332	2,857,896	1,925,096
983,616	998,370	1,013,345	1,028,546	1,043,974	1,059,633	1,075,528	1,091,661	14,289,481	9,625,478
235,659	239,194	242,782	246,424	250,120	253,872	257,680	261,545	3,329,868	2,216,073
190,810	193,672	196,577	199,526	202,519	205,557	208,640	211,770	2,695,636	1,795,417
1,606,808	1,630,910	1,655,374	1,680,204	1,705,407	1,730,988	1,756,953	1,783,307	23,172,881	15,562,063

2035	2036	2037	2038	2039	2040	2041	2042	Total	NPV
216,395	219,641	222,936	226,280	229,674	233,119	236,616	240,165	3,143,686	2,117,605

Agenda Item No: 19

City Council Agenda Item Report

Meeting Date: August 26, 2025
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2025-57 approving the Interlocal Agreement with the Redevelopment Agency of Lehi. for the Skye View Community Reinvestment Project Area.

Suggested Action:

Attachments:

Res 2025-57 Resolution adopting Interlocal Agreement Aug 26 2025 Skye View.docx

Interlocal Agreement With Lehi City and RDA Aug 26 2025 Skye View.doc

LEHI CITY

RESOLUTION NO. 2025-57

A RESOLUTION APPROVING THE INTERLOCAL AGREEMENT BETWEEN THE LEHI CITY REDEVELOPMENT AGENCY AND LEHI CITY REGARDING THE SKYE VIEW COMMUNITY REINVESTMENT PROJECT AREA.

WHEREAS pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953, as amended (the "**Act**"), public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into mutually advantageous agreements for joint and cooperative actions, including the sharing of tax and other revenues; and

WHEREAS the Lehi City Redevelopment Agency (the "**Agency**") and Lehi City (the **"Taxing Entity**") are "public agencies" for purposes of the Act; and

WHEREAS after careful analysis and consideration of relevant information, the Taxing Entity desires to enter into an interlocal agreement with the Agency (the "**Interlocal Agreement**") whereby the Taxing Entity consent to the Agency receiving and retaining, for an extended period of time, a portion of the tax increment produced by the Taxing Entity's levy on sales and use tax within the Skye View Community Reinvestment Project Area (the "**Project Area**"); and

WHEREAS Section 11-13-202.5 of the Act requires that certain interlocal agreements be approved by resolution of the legislative body of a public agency.

NOW, THEREFORE, BE IT RESOLVED BY LEHI CITY AS FOLLOWS:

The Interlocal Agreement, substantially in the form attached hereto as **EXHIBIT A** is approved and shall be executed by Lehi City.

Pursuant to Section 11-13-202.5 of the Act, the Agreement has been submitted, or will be submitted prior to execution, to legal counsel of the Taxing Entity for review and approval as to form and legality.

Pursuant to Section 11-13-209 of the Act and upon full execution of the Interlocal Agreement, a duly executed original counterpart thereof shall be filed immediately with the keeper of records of the Taxing Entity.

This Resolution shall take effect upon adoption.

APPROVED AND ADOPTED this 26th day of August, 2025.

LEHI CITY

_____
Mark Johnson, Mayor

ATTEST:

_____
Teisha Wilson, City Recorder

EXHIBIT A

Skye View Community Reinvestment Project Area Interlocal Agreement

SKYE VIEW
COMMUNITY REINVESTMENT PROJECT AREA
INTERLOCAL AGREEMENT
by and between the
LEHI CITY REDEVELOPMENT AGENCY
and
LEHI CITY

THIS INTERLOCAL AGREEMENT is entered into as of this 26th day of August, 2025, by and between the **LEHI CITY REDEVELOPMENT AGENCY** (the **"Agency")** and Lehi City (the **"Taxing Entity"**) (collectively, the "**Parties**").

A. WHEREAS the Agency was created pursuant to the provisions of the Utah Redevelopment Law and the Agency continues to operate under the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act, Title 17C of the Utah Code (the "**Act**"), and is authorized thereunder to conduct urban renewal, economic development, and community reinvestment activities within the Lehi, Utah, as contemplated by the Act; and

B. WHEREAS the Agency created the Skye View Community Reinvestment Project Area (the **"Project Area")** and adopted a community reinvestment project area plan for the Project Area, a copy of which is attached hereto as **EXHIBIT A** and incorporated herein by this reference (the "**Project Area Plan**"), which includes the legal description and a map of the Project Area, pursuant to which the Agency desires to encourage, promote and provide for the development of retail, restaurants, multi-family housing (the **"Project**") in the Project Area; and

C. WHEREAS the Taxing Entity and the Agency have determined that it is in the best interests of the Taxing Entity to provide certain financial assistance through the use of Tax Increment (as defined below) in connection with the development of the Project as set forth in the Project Area Plan; and

D. WHEREAS the Agency anticipates providing a portion of the tax increment (as defined in Utah Code Annotated ("**UCA**") § 17C-1-102(49) (hereinafter "**Tax Increment**"), created by the Project, to assist in the development and completion of the Project as provided in the Project Area Plan; and

E. WHEREAS UCA §17C-5-202(1) authorizes the Taxing Entity to consent to the payment to the Agency of a portion of the Taxing Entity's share of Tax Increment generated from the Project Area for the purposes set forth therein; and

F. WHEREAS UCA §11-13-215 further authorizes the Taxing Entity to share its tax and other revenues with the Agency; and

G. **WHEREAS** in order to facilitate development of the Project, the Taxing Entity desires to pay to the Agency a portion of the Taxing Entity's share of Tax Increment generated by the Project Area in accordance with the terms of this Agreement; and

H. **WHEREAS** the provisions of applicable Utah State law shall govern this Agreement, including the Act and the Interlocal Cooperation Act, Title 11 Chapter 13 of the UCA, as amended (the **"Cooperation Act").**

NOW, THEREFORE, in consideration of the mutual promises set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **Taxing Entity's Consent.**

a. Pursuant to Section 17C-5-202(1)(a) of the Act and Section 11-13-215 of the Cooperation Act, the Taxing Entity hereby agrees and consents that the Agency shall be paid 55% for 15 years, of the Taxing Entity's collected share or local option of the sales and use tax from the Project Area (the "**Taxing Entity's Share**") for fifteen (15) years, starting no later than Q1 2029, inclusive not to exceed three million, one hundred forty three thousand, six hundred and eighty six dollars ($3,143,686.00). The Taxing Entity's Share shall be used for the purposes set forth in UCA §17C-5-202(1) as reflected herein and in the Project Area Plan and shall be disbursed as specified herein. The calculation of annual Tax Increment shall be made using the actual local option sale and use tax received by taxing entity from the project area. Per UCA §17C-5-307(2) if the project area generates more than $100,000 of annual funds to be distributed to the agency, the agency will remit the additional 10% of the annual tax increment for housing allocation to the developer per the development agreement for low to moderate income housing.

b. Notwithstanding the foregoing, if the Agency receives in less than fifteen (15) years Tax Increment from the Project Area sufficient to retire, pay, or otherwise satisfy all of the payment obligations of the Agency with regard to the Project, including but not limited to debt service on any bonds issued to finance Project costs or the maximum amount the Agency has agreed to contribute to (a) the cost of infrastructure and (b) the grading, the Agency will either (i) cease collecting the Taxing Entity's Share under this Agreement, or (ii) renegotiate this Agreement with the Taxing Entity to provide for the payment of the Taxing Entity's Share for the remainder of all or a portion of the originally contemplated 15-year term of this Agreement. It is the intent of the Parties that the payment and use of Tax Increment from the Project Area for eligible Project costs will not extend over a period longer than fifteen (15) years.

2. **Authorized Uses of Tax Increment.** The Parties agree that the Agency may apply the Taxing Entity's Share to the payment of any of the components of the Project as described herein and contemplated in the Project Area Plan, including but not limited to the cost and maintenance of public infrastructure and other improvements located within the Project Area, incentives to developers or participants within the project area, administrative, overhead, legal, and other operating expenses of the Agency, and any other purposes deemed appropriate by the Agency, all as authorized by the Act..

3. **No Third-Party Beneficiary.** Nothing in this Agreement shall create or be read or interpreted to create any rights in or obligations in favor of any person or entity not a party to this Agreement. Except for the parties to this Agreement, no person or entity is an intended third-party

beneficiary under this Agreement.

4. **Due Diligence.** Each of the Parties acknowledges for itself that it has performed its own review, investigation, and due diligence regarding the relevant facts upon which this Agreement is based, including representations of the Agency concerning the Project and the Project's benefits to the community and to the Parties, and each Party relies upon its own understanding of the relevant law and facts, information, and representations, after having completed its own due diligence and investigation.

5. **Interlocal Cooperation Act.** In satisfaction of the requirements of the Cooperation Act in connection with this Agreement, the Parties agree as follows:

a. This Agreement shall be authorized and adopted by resolution of the legislative body of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5 of the Cooperation Act;

b. This Agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party pursuant to and in accordance with the Section 11-13-202.5(3) of the Cooperation Act;

c. A duly executed original counterpart of this Agreement shall be filed immediately with the keeper of records of each Party pursuant to Section 11-13-209 of the Cooperation Act;

d. The Chair of the Agency is hereby designated the administrator for all purposes of the Cooperation Act, pursuant to Section 11-13-207 of the Cooperation Act;

e. The term of this Agreement shall commence on the publication of the notice required by Section 17C-5-204(2) of the Act and shall continue through the date on which all of the Taxing Entity's Share has been paid to and disbursed by the Agency as provided herein or the Agency ceases to receive such Tax Increment pursuant to Section 1.b. hereof.

f. Following the execution of this Agreement by both Parties, each Party shall cause a notice regarding this Agreement to be published in accordance with Section 11-13-219 of the Cooperation Act and Section 17C-5-205(2) of the Act.

6. **Modification and Amendment.** Any modification of or amendment to any provision contained herein shall be effective only if the modification or amendment is in writing and signed by both Parties. Any oral representation or modification concerning this Agreement shall be of no force or effect.

7. **Further Assurance.** Each of the Parties hereto agrees to cooperate in good faith with the other, to execute and deliver such further documents, to adopt any resolutions, to take any other official action, and to perform such other acts as may be reasonably necessary or appropriate to consummate and carry into effect the transactions contemplated under this Agreement.

8. **Governing Law.** This Agreement shall be governed by, and construed and interpreted

in accordance with, the laws of the State of Utah.

9. **Interpretation.** The terms "include," "includes," "including" when used herein shall be deemed in each case to be followed by the words "without limitation."

10. **Severability.** If any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction or as a result of future legislative action, and if the rights or obligations of any Party hereto under this Agreement will not be materially and adversely affected thereby,

a. such holding or action shall be strictly construed;

b. such provision shall be fully severable;

c. this Agreement shall be construed and enforced as if such provision had never comprised a part hereof;

d. the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the invalid or unenforceable provision or by its severance from this Agreement; and

e. in lieu of such illegal, invalid, or unenforceable provision, the Parties hereto shall use commercially reasonable efforts to negotiate in good faith a substitute, legal, valid, and enforceable provision that most nearly effects the Parties' intent in entering into this Agreement.

11. **Authorization.** Each of the Parties hereto represents and warrants to the other that the warranting Party has taken all steps, including the publication of public notice where necessary, in order to authorize the execution, delivery, and performance of this Agreement by each such Party.

12. **Time of the Essence.** Time shall be of the essence of this Agreement.

13. **Incorporation of Recitals.** The recitals set forth above, "A" through "H," are hereby incorporated by reference as part of this Agreement.

14. **Time of the Essence.** Time shall be of the essence of this Agreement.

15. **Incorporation of Exhibits.** The exhibits to this Agreement are hereby incorporated by reference as part of this Agreement

16. **Counterparts**. This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.

ENTERED into as of the day and year first written above.

LEHI CITY REDEVELOPMENT AGENCY

By: _____
Name: Mark Johnson
Title: Chair, Redevelopment Agency

ATTEST:

By:_____
Name: Jason Walker
Title: Redevelopment Agency Administrator

Attorney Review for the Agency:
The undersigned, as counsel for the Lehi City Redevelopment Agency, has reviewed the foregoing Interlocal Agreement and finds it to be in proper form and in compliance with applicable state law.

_____
Attorney for the Lehi City Redevelopment Agency

[Signatures continue on next page.]

ADDITIONAL SIGNATURES TO INTERLOCAL AGREEMENT

LEHI CITY

By: _____
Name: Mark Johnson
Title: Mayor

ATTEST:

_____
Name: Teisha Wilson
Title: City Recorder

Attorney Review for the Taxing Entity:
The undersigned, as counsel for Lehi City, has reviewed the foregoing Interlocal Agreement and finds it to be in proper form and in compliance with applicable state law.

_____
Attorney for Lehi City

EXHIBIT A
Skye View Community Reinvestment Area Plan

Agenda Item No: 20

City Council Agenda Item Report

Meeting Date: August 26, 2025
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #54-2025 Terminating and Dissolving the Thanksgiving Park Economic Development Project Area.

Suggested Action:

Attachments:

Ord 54-2025 -Thanksgiving Point EDA Dissolution (final).docx

LEHI CITY

ORDINANCE NO. 54-2025

AN ORDINANCE TERMINATING AND DISSOLVING THE THANKSGIVING PARK ECONOMIC DEVELOMPENT PROJECT AREA, AS APPROVED BY THE REDEVELOPMENT AGENCY OF LEHI CITY, UTAH, AND DIRECTING THAT NOTICE OF THE TERMINATION AND DISSOLUTION BE GIVEN AS REQUIRED BY STATUE.

WHEREAS pursuant to Utah Code Ann. 17C-1-702, a project area remains in existence until a resolution dissolving the project area is adopted by the Agency and an ordinance is adopted by the legislative body; and

WHEREAS Lehi City has determined that it is in the best interest of the City to dissolve the Thanksgiving Park Economic Development Project Area created August 25, 2009; and

WHEREAS the Agency shall not collect any further tax increment from the Thanksgiving Park Economic Development Project Area created August 25, 2009; and

WHEREAS any outstanding funds or financial obligations pertaining to any of the project area and conditioned on the obligations set forth in the Agreement to Develop Land have been met; and

WHEREAS, on August 26, 2025, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) dissolving the Project Area furthers the health, safety, and welfare of the citizens of Lehi.

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

1. The Lehi City Council hereby terminates and dissolves the Thanksgiving Park Economic Development Project Area, as approved by the Agency, Board, metes and bounds and project area map listed as Exhibit "A".

2. City staff and its consultants are hereby authorized to prepare and to publish or cause to be published the notice required by UCA 17C-1-702, whereupon the dissolution shall become effective.

3. If a provision of this Ordinance No. ??-2025 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

4. 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.

5. 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 26th day of August, 2025.

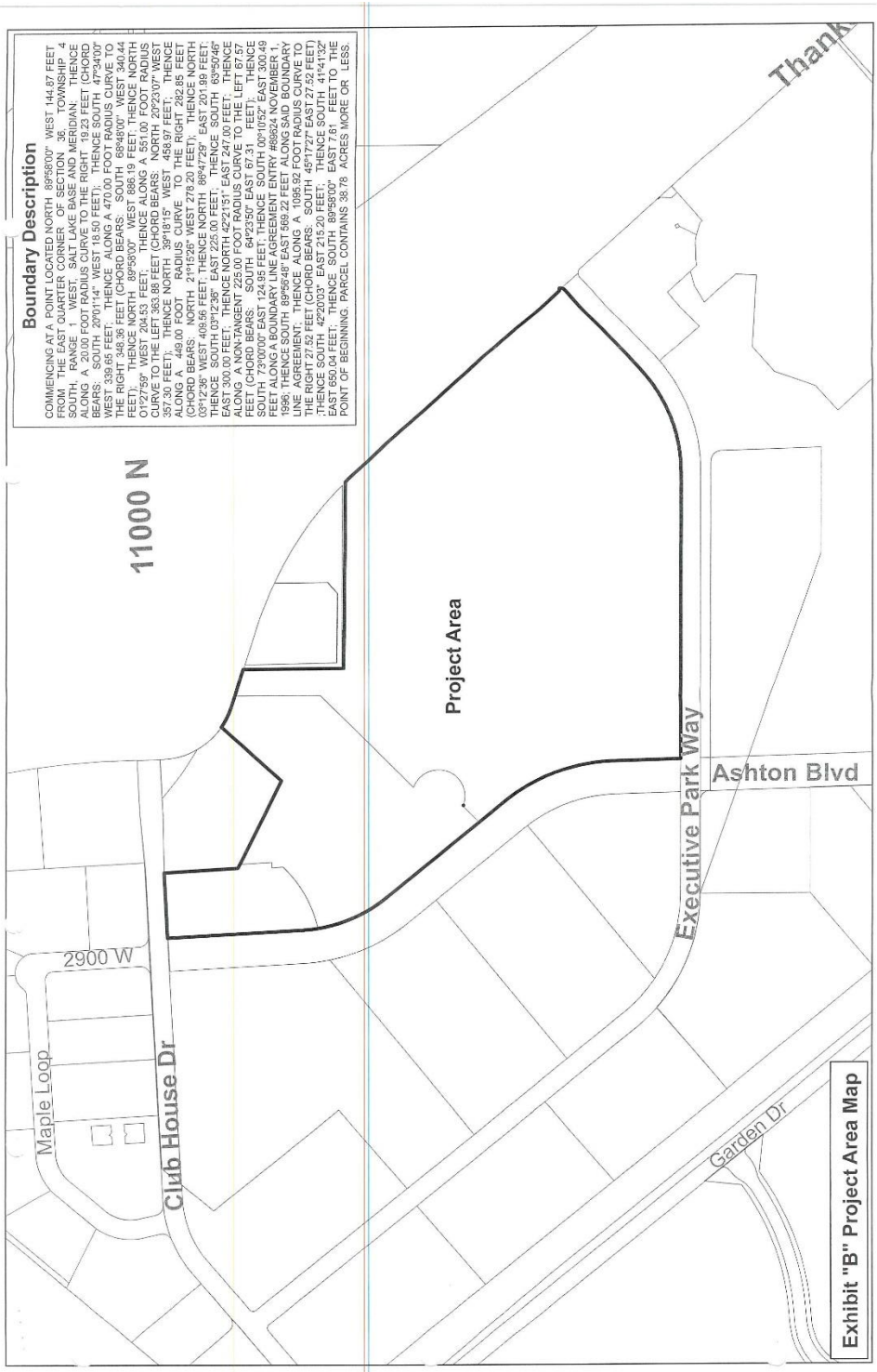
LEHI CITY	ATTEST
_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

EXHIBIT A – Metes and Bounds and Project Area Map Thanksgiving Park EDA

Boundary Description

COMMENCING AT A POINT LOCATED NORTH 89°58'00" WEST 144.87 FEET FROM THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT 19.23 FEET (CHORD BEARS: SOUTH 20°01'14" WEST 18.50 FEET); THENCE SOUTH 47°34'00" WEST 339.65 FEET; THENCE ALONG A 470.00 FOOT RADIUS CURVE TO THE RIGHT 348.36 FEET (CHORD BEARS: SOUTH 68°48'00" WEST 340.44 FEET); THENCE NORTH 89°58'00" WEST 886.19 FEET; THENCE NORTH O1°27'59" WEST 204.53 FEET; THENCE ALONG A 551.00 FOOT RADIUS CURVE TO THE LEFT 363.88 FEET (CHORD BEARS: NORTH 20°23'07" WEST 357.30 FEET); THENCE NORTH 39°18'15" WEST 458.97 FEET; THENCE ALONG A 449.00 FOOT RADIUS CURVE TO THE RIGHT 282.85 FEET (CHORD BEARS: NORTH 21°15'26" WEST 278.20 FEET); THENCE NORTH 03°12'36" WEST 409.56 FEET; THENCE NORTH 86°47'29" EAST 201.99 FEET; THENCE SOUTH 03°12'36" EAST 225.00 FEET; THENCE SOUTH 63°50'46" EAST 300.00 FEET; THENCE NORTH 42°21'51" EAST 247.00 FEET; THENCE ALONG A NON-TANGENT 225.00 FOOT RADIUS CURVE TO THE LEFT 67.57 FEET (CHORD BEARS: SOUTH 64°23'50" EAST 67.31 FEET); THENCE SOUTH 73°00'00" EAST 124.95 FEET; THENCE SOUTH 00°10'52" EAST 300.49 FEET ALONG A BOUNDARY LINE AGREEMENT ENTRY #89624 NOVEMBER 1, 1996; THENCE SOUTH 89°56'48" EAST 569.22 FEET ALONG SAID BOUNDARY LINE AGREEMENT; THENCE ALONG A 1095.92 FOOT RADIUS CURVE TO THE RIGHT 27.52 FEET (CHORD BEARS: SOUTH 45°17'27" EAST 27.52 FEET) ;THENCE SOUTH 42°20'03" EAST 215.20 FEET; THENCE SOUTH 41°41'32" EAST 650.04 FEET; THENCE SOUTH 89°58'00" EAST 7.61 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 38.78 ACRES MORE OR LESS.

EXHIBIT A Cont.– Metes and Bounds and Project Area Map Thanksgiving Park EDA



Agenda Item No: 21

City Council Agenda Item Report

Meeting Date: August 26, 2025
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #55-2025 Terminating and Dissolving the SR-92 Digital Drive Community Reinvestment Project Area.

Suggested Action:

Attachments:

Ord 55-2025 Ordinance-SR 92 Digital Drive CRA Dissolution (final).docx

LEHI CITY

ORDINANCE NO. 55-2025

AN ORDINANCE TERMINATING AND DISSOLVING THE SR-92 DIGITAL DRIVE COMMUNITY REINVESTMENT PROJECT AREA, AS APPROVED BY THE REDEVELOPMENT AGENCY OF LEHI CITY, UTAH, AND DIRECTING THAT NOTICE OF THE TERMINATION AND DISSOLUTION BE GIVEN AS REQUIRED BY STATUE.

WHEREAS pursuant to Utah Code Ann. 17C-1-702, a project area remains in existence until a resolution dissolving the project area is adopted by the Agency and an ordinance is adopted by the legislative body; and

WHEREAS Lehi City has determined that it is in the best interest of the City to dissolve the SR-92 Community Reinvestment Project Area created January 30, 2018 ("Project Area"); and

WHEREAS the Agency shall not collect any further tax increment from the Project Area created January 30, 2018; and

WHEREAS any outstanding funds or financial obligations pertaining to the Project Area and conditioned on the obligations set forth in the Development Agreement have been meet; and

WHEREAS, on August 26, 2025, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) dissolving the Project Area furthers the health, safety, and welfare of the citizens of Lehi.

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

1. The Lehi City Council hereby terminates and dissolves the SR-92 Digital Drive Community Reinvestment Project Area, as approved by the Agency Board. The metes and bounds description of the Project Area is hereby attached as Exhibit "A".

2. City staff and its consultants are hereby authorized to prepare and to publish or cause to be published the notice required by UCA 17C-1-702, whereupon the dissolution shall become effective.

3. If a provision of this Ordinance No. ??-2025 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

4. 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.

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

Approved Adopted by the City Council of Lehi City, Utah, this 26th day of August, 2025.

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

EXHIBIT A – Metes and Bounds and Project Area Map SR-92 Digital Drive CRA

COM S 1425.85 FT & E .46 FT FR NW COR. SEC. 31, T4S, R1E, SLB&M.; S 89 DEG 48' 8" E 38.44 FT; N 80 DEG 49' 45" E 79.28 FT; N 88 DEG 34' 25" E 183.95 FT; S 0 DEG 1' 7" E 434.65 FT; N 89 DEG 48' 7" W 279.97 FT; S 0 DEG 11' 53" W 28 FT; N 23 DEG 47' 24" W 50.96 FT; N 0 DEG 1' 7" W 397.96 FT TO BEG. AREA 2.952 AC.

EXHIBIT A Cont.– Metes and Bounds and Project Area Map SR-92 Digital Drive CRA

