Lehi City Council Meeting
Agenda
July 27, 2021

5:30 PM - ** Amended Agenda** 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. Presentation on CharityVision's SightBuddies program - Melanie Davey

   2.2. Mountainland Association of Governments presentation on Pre-Disaster Mitigation Plan - Shauna Mecham

   2.3. Waste Management Recycling Diversion Report - Todd Munger and Blake Leonelli

   2.4. Discussion of Water's Edge TOD application submittal- Patrick Nelson

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

4. Administrative Report

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

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. Presentations and Reports

   2.1. Miss Lehi Presentation

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

4. Consent Agenda

4.1. Approve Minutes from the July 6, 2021 Works Session and the July 13, 2021 City Council Meeting
070621 WS.pdf
071321CC.pdf

4.2. Approve Purchase Orders
PO Index.pdf
SPX Transformer Solutions.pdf
Power Engineers.pdf

Regular Agenda

5. Amending the compensation schedule for the Mayor in Lehi City Code Chapter 1-6-4.
a. Public Hearing
b. Consideration of Ordinance #30-2021, amending Lehi City Code Chapter 1-6-4.

Petitioner: Lehi City
Ord 30-2021.docx

6. Consideration of Resolution #2021-46, approving an agreement for drainage easement acquisition and an access easement agreement with the Church of Jesus Christ of Latter-Day Saints.
Petitioner: Lehi City
Res 2021-46.docx
Agreement-Access Easement (LDS Church).docx
Agreement-Drainage Easement Acquisition.docx

7. Consideration of Resolution #2021-45, approving an agreement with Valley Design & Construction for the construction of Monument Park.
Petitioner: Lehi City
Res 2021-45.docx
Agreement-Monument Park Construction.docx

8. Consideration of Resolution #2021-44, placing the question of whether or not Lehi City should impose a .1% local sales and use tax to fund recreational amenities, park facilities, and cultural arts facilities and organizations in Lehi City.
Petitioner: Lehi City
Res 2021-44.docx

9. Consideration of Final subdivision approval for Hunting Farms, an 8-lot residential development located at 143 South 1100 West.
Petitioner: Adam Albrecht

CC Staff Report Hunting Farms Final Subdivision 07.27.21.docx
Hunting Farms Final Subdivision DRC 07.07.21.docx
Hunting Farms Aerial.pdf
Hunting Farms GP Map.pdf
Hunting Farms Zoning.pdf
Hunting Farms Final Subdivision 07.07.21 drc response, plans, letters.pdf

10. Consideration of Preliminary and Final subdivision approval for the Cedar Hollow 2-lot subdivision located at 705 East Cedar Hollow Road.
    Petitioner: Concord Homes
    CC Staff Report Cedar Hollow 2-lot subdivision 07.27.21.docx
    Cedar Hollow Preliminary and Final DRC 06.09.21.docx
    Cedar Hollow 2 Lot Plans.pdf
    Aerial Map.pdf
    General Plan Map.pdf
    Zoning Map.pdf

11. Consideration of Ordinance #32-2021, approving a zone change for Vivian Estates Phase 4, 13.4 acres located at 2200 North 400 East changing the zoning from TH-5 (transitional holding) to RA-1 (residential agriculture).
    Petitioner: JDH Development
    CC Staff Report Vivian Estates 4 Zone Change 07.27.21.docx
    Vivian Estates Phase 4 Zone Change DRC 06.16.21.docx
    Ord 32-2021.docx
    Vivian Estates 4 Zone Change.pdf
    Aerial Map.pdf
    General Plan Map.pdf
    Zoning Map.pdf

12. Consideration of Preliminary subdivision approval for the Holbrook Place Phase 5 & 6, a 102-lot residential development located at 2700 North and Twin Flower Way.
    Petitioner: Ivory Development
    CC Staff Report Holbrook Place Phase 5 & 6 Preliminary Subdivision.docx
    Holbrook Place Phase 5 & 6 Preliminary Subdivison DRC 06.09.21.docx
    Holbrook Place Phase 5 & 6 Preliminary Subdivision - narrative.pdf
    Holbrook Place Phase 5 & 6 Preliminary - plans.pdf
    Holbrook Place Phase 5 & 6 Preliminary map - general plan.pdf
    Holbrook Place Phase 5 & 6 Preliminary map - zoning.pdf
    Holbrook Place Phase 5 & 6 Preliminary map - aerial.pdf
    IMG_8459.JPG
    IMG_8460.JPG
    IMG_8458.JPG

13. Consideration of Ordinance #33-2021, approving a zone change from TH-5 (transitional holding) to R-1-22 (residential/agriculture) on approximately 1-acre of property located at 1199 West 900 North.
    Petitioner: Joan Gurney
    CC Staff Report Gurney Zone Change 07.27.21.docx
    Gurney Zone Change DRC 06.23.21.docx
    Ord 33-2021.docx
    Gurney Zone Change 06.23.21 exhibit, legal description.pdf
    Gurney Zone Change Zoning.pdf
    Gurney Zone Change aerial.pdf
    Gurney Zone Change General Plan.pdf

14. Consideration of Preliminary subdivision approval of Robinson Ranch, a 3-lot residential subdivision located at 1251 South 500 West.
    Petitioner: GavinoÂ Gutierrez
    CC Staff Report Robinson Ranch Preliminary Subdivision 07.27.21.docx
    Robinson Ranch Preliminary Subdivision DRC 06.23.21.docx
    Robinson Ranch Aerial.pdf
    Robinson Ranch General Plan.pdf
    Robinson Ranch Zoning.pdf
    Robinson Ranch Preliminary Subdivision 06.23.21 plans.pdf

15. Consideration of Final subdivision approval for the Taylor Meadows Plat A, a 32-lot residential subdivision located at approximately 700 West 1400 South.
    Petitioner: Arive
    CC Staff Report Taylor Meadows Plat A Final Subdivision 07.27.21.docx
    Taylor Meadows Plat A Final Subdivision DRC 07.21.21.docx
    Taylor Meadows Plat A aerial.pdf
    Taylor Meadows A General Plan.pdf
    Taylor Meadows A Zoning.pdf
    Taylor Meadows Plat A Final Subdivision 07.21.21 plans.pdf

16. Consideration of Final subdivision approval for the Taylor Meadows Plat B, a 31-lot residential subdivision located at approximately 1550 South 500 West.
    Petitioner: Arive Homes
    CC Staff Report Taylor Meadows Plat B Final Subdivision 07.27.21.docx
    Taylor Meadows Plat B Final Subdivision DRC 07.21.21.docx
    Taylor Meadows Plat B Aerial.pdf
    Taylor Meadows Plat B General Plan.pdf
    Taylor Meadows Plat B Zoning.pdf
    Taylor Meadows Plat B Final Subdivision 07.21.21 final subdivision, landscape plans.pdf

17. Consideration of Ordinance #34-2021, a zone change from A-5 (agriculture) to

Neighborhood Commercial and R-1-Flex (residential) on 20.10-acres of property located at 2100 North 2300 West.
Petitioner: X Development
CC Staff Report X Development Zone Change 07.27.21.docx
X Development Zone Change DRC 04.07.21.docx
Ord 34-2021.docx
X Development Zone Change narrative.pdf
X Development Zone Change 04.07.21.pdf
X Development aerial.pdf
X Development General Plan.pdf
X Development Zoning.pdf

18. Consideration of Ordinance #31-2021, an amendment to the Lehi City Development Code Chapter 26, Accessory Uses, clarifying maximum building heights for accessory dwellings
Petitioner: Lehi City
CC Staff Report Chapter 26 Dev Code Amendment 07.27.21.docx
Chapter 26 Acessory Use Development Code Amendment DRC 05.05.21.docx
Ord 31-2021.docx
Ch26AccessoryUses Detached ADUs.doc

18. Adjournment

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

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: July 27, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Presentation on CharityVision's SightBuddies program - Melanie Davey

Suggested Action:

Attachments:

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: July 27, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Mountainland Association of Governments presentation on Pre-Disaster Mitigation Plan - Shauna Mecham

Suggested Action:

Attachments:

Agenda Item No: 2.3

City Council Agenda Item Report

Meeting Date: July 27, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Waste Management Recycling Diversion Report - Todd Munger and Blake Leonelli

Suggested Action:

Attachments:

Agenda Item No: 2.4

City Council Agenda Item Report

Meeting Date: July 27, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Discussion of Water's Edge TOD application submittal- Patrick Nelson

Suggested Action:

Attachments:

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: July 27, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Miss Lehi Presentation

Suggested Action:

Attachments:

Agenda Item No: 4.1

City Council Agenda Item Report

Meeting Date: July 27, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes from the July 6, 2021 Works Session and the July 13, 2021 City Council Meeting

Suggested Action:

Attachments:

070621 WS.pdf

071321CC.pdf

LEHI CITY

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

Minutes of the **Work Session** of the **Lehi City Council** held Tuesday, **July 6, 2021,** at Lehi City Hall, 153 North 100 East, Lehi, Utah. The meeting began at approximately 4:00 PM.

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

Others Present: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Ryan Wood, City Attorney; Kim Struthers, Community Development Director; Lorin Powell, City Engineer; Dean Lundell, Finance Director; Steve Marchbanks, Parks Superintendent; Beau Thomas, Assistant to the City Administrator; Shaye Ruitenbeek, Management Analyst; and Sherrie Benson, Deputy City Recorder;

1. **Welcome and Opening Comment**
   Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Hancock offered the opening comment.

2. **Discussion Items**
   2.a. Presentation of Lehi well-being survey results
   Professor Courtney Flint, with Utah State University, presented the survey results to the Council. She stated that the goal is to understand the wellbeing of Lehi residents and various perspectives on issues. She said that the previous survey was conducted pre-covid, and this survey was conducted in January and February 2021, so covid was still a concern then for many. As expected, the overall well-being did decline, but they would expect that to bounce back when they do the survey again. She noted that residents were commonly concerned about growth, infrastructure, and traffic.

   2.b. Water-share purchase for Willow Park
   Dean Lundell, Finance Director, informed the Council that the City will be purchasing water shares that will be used to maintain Willow Park. The cost is around $400,000 total for the shares. He also stated that the water shares will stay with the City, not the Park, so if the park is every sold or reverts to Utah County, the water shares will stay with Lehi City.

   2c. E-scooter policy
   Kim Struthers, Community Development Director, stated that they have had a few requests from various e-scooter companies that would like to operate in Lehi. Lime Scooter is the only company approved in Lehi right now, although that contract may need to be renewed. He inquired if the Council was willing to entertain the idea of entering into agreements with other

companies if requested. The Council discussion some of the pros and cons associates with having e-scooters in the community. The Council agreed that they would be willing to accept applications from companies that want to provide that service in Lehi.

2d. Water wise systems design for city parks

Steve Marchbanks, Parks Director, informed the Council of his concerns with landscaping that requires a lot of water to maintain. He would prefer that the xeriscape percentages be increased in City Parks and in the Development Code. The Council agreed that they would like to see a proposal.

3. Adjournment

With no further business to come before the City Council at this time the meeting adjourned at approximately 5:05 p.m.

Approved:

Mark Johnson, Mayor

Attest:

Teisha Wilson, City Recorder

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

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **July 13, 2021,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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

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

Pre-Council, 5:30 p.m.

1. Welcome and Invocation

Mayor Johnson welcomed everyone and noted that all Councilmembers were present and that Councilor Koivisto was participating electronically by phone. Councilor Southwick gave the invocation.

2. Presentations and Reports

Item 2.2 was heard first.

2.2 Discussion of General Land Use Plan update

Mr. Struthers stated that they've been working with Engineering to address utility concerns with the update and believes they are now ready to present the update to the Planning Commission and City Council. The Council would like to see one more Open House before the plan is approved. Mr. Struthers stated that they would also like to do a Joint Work Session before it's presented for adoption. The timeline they are looking at is having the Open House and Joint Work Session in August, then adopting the final plan in September or early October.

2.1 Discussion of new State Requirements for Accessory Dwelling Units (ADUs)

Mr. Struthers stated that the new law passed by the State Legislature for accessory dwelling units will go into effect on October 1st. The Planning Department has been working to bring the City's current Ordinance into compliance and will bring that to the Council for consideration. Concerns with infrastructure and utilities were discussed as this will allow for many more ADUs than was originally planned. The State Code will allow for some areas of the city to have restrictions, but the City will have to decide where those areas should be.

2.3 Hutchings Museum Presentation

Daniela Larsen, Executive Director of the museum, gave a presentation to update the Council. She informed the Council of the success with many of their programs and shared their upcoming events. Ms. Larsen inquired if the Archives would be willing to move and maintain the Mary Ann Judd paintings. Mayor Johnson stated that they will ask about it. Ms. Larsen also said that they will soon be presenting their newest concept for the museum expansion.

2.4 Presentation on CharityVision's SightBuddies program
This item was moved to the July 27th meeting.

3. Agenda Questions
Mayor Johnson reminded the Council that item #9 was pulled from the agenda.

4. Administrative Report
Chief Jeremy Craft stated that their new restrictions worked well and that they had a large turn out at City parks. He informed the Council that they will continue with the same restrictions through the July 24th holiday.

5. Mayor and Council Reports
None.

The Council recessed at approximately 6:59 p.m.
The meeting reconvened at approximately 7:10 p.m.

Regular Session, 7:10 p.m.

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

2. Presentations and Reports
2.1 Presentation of GFOA's Certificate of Achievement for Excellence in Financial Reporting.
The Lehi City Finance Department was presented with the award for excellence in financial reporting.

3. 20 Minute Citizen Input
Sterling Bronson informed the Council that the Boots and Badges fundraiser event was successful, and they were able to exceed their goal. He said a check will be delivered to the City Treasure and will be allocated for equipment for first responders.

Angie Lethbridge expressed concern with the tennis/pickle ball facility that was approved by the Council. She was concerned of the precedent it would set and the overall message it's sending which is that property owners can sell their land for commercial use regardless of the General Plan land use. She encouraged the Council to follow the master plan.

Eric Johnson stated that the impact fees assessed for ADUs is a burden and should be removed. He felt that it's not legal to impose those fees under State code. He would also like to see how the fees were calculated.

4. Consent Agenda

4.1 Approve Minutes from the June 29, 2021 City Council meeting.

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

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

5. Consideration of Resolution #2021-42, approving the transfer of a nonexclusive franchise granted to Veracity Networks in 2017 to FirstDigital Communications.

A representative from Veracity was available to answer questions.

Motion: Councilor Condie moved to approve Resolution #2021-42, approving the transfer of a nonexclusive franchise granted to Veracity Networks in 2017 to FirstDigital Communications. Councilor Hancock seconded the motion.

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

6. Consideration of Resolution #2021-40, adopting a certified tax rate for the City of Lehi for fiscal year 2022.

Dean Lundell, Finance Director, stated that this is a requirement and needs to be adopted each year. He then explained how the State determines the tax rate each year. He stated that it may be necessary soon to adjust the tax rate to account for inflation.

Motion: Councilor Hancock moved to approve Resolution #2021-40, adopting a certified tax rate for the City of Lehi for fiscal year 2022. Councilor Koivisto seconded the motion.

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

7. Sand Pit Well Development Project

a. Consideration of Resolution #2021-41, approving an agreement with Widdison Turbine Service for the Sand Pit Well development.

b. Approve Purchase Order

Gary Thomas, with the Water Department, was representing the applicant.

Motion: Councilor Condie moved to approve the Purchase Order and Resolution #2021-41, approving an agreement with Widdison Turbine Service for the Sand Pit Well development. Councilor Southwick seconded the motion.

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

8. Consideration of Final subdivision approval for Willow Point Phase 3, a 110-unit residential development located at 2100 North 4100 West.

Brandon Watson, with Edge Homes, was representing the applicant.

Motion: Councilor Southwick moved to grant Final subdivision approval for Willow Point Phase 3, a 110-unit residential development located at 2100 North 4100 West; including the Development Review Committee and Planning Commission Comments. Councilor Albrecht seconded the motion.

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

9. Consideration of Concept approval for the 2100 North Subdivision, a 65-lot residential development located at approximately 2100 North 2300 West. (This item was tabled at the June 29th meeting)

This item was pulled from the agenda.

10. Consideration of Resolution #2021-43, appointing a new member representative to the North Pointe Solid Waste Special Services District.

Motion: Councilor Condie moved to approve Resolution #2021-43, appointing a new member representative to the North Pointe Solid Waste Special Services District. Councilor Hancock seconded the motion.

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

Jason Harris stated that he missed the citizen input and asked to speak. Mayor Johnson allowed it. Mr. Harris encouraged the city to look at ways to fund an art museum in the City.

11. Adjournment

With no further business to come before the City Council at this time, Councilor Hancock moved to adjourn the meeting. Councilor Koivisto seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:23 a.m.

DRAFT

Approved: July 27, 2021

Attest:

Mark Johnson, Mayor

Teisha Wilson, City Recorder

DRAFT

Agenda Item No: 4.2

City Council Agenda Item Report

Meeting Date: July 27, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Purchase Orders

Suggested Action:

Attachments:

PO Index.pdf

SPX Transformer Solutions.pdf

Power Engineers.pdf

LEHI CITY
CITY COUNCIL AGENDA
July 27, 2021

Consent Agenda: Approval of Purchase Orders

INFORMATION:

Company	Description	P O Amount	Budget Amt (before PO)
SPX Transformer Solutions	Northpoint Substation Transformers	$1,974,874.00	$7,000,000.00
Power Engineers	Northpoint Substation Engineering	$167,519.00	$7,000,000.00

PURCHASE ORDER

LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE **# 6951**

LEHI CITY

589081
ISSUED TO: SPX TRANSFORMER SOLUTIONS, INC
P.O. BOX 277311

ATLANTA GA 30384-7311

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

DEPARTMENT:

PURCHASE ORDER DATE: 07/21/2021

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	NORTHPOINT SUBSTATION TRANSFORMERS	1,974,874.00	1,974,874.00	73-50-22-001

TOTAL 1,974,874.00

Authorized By:

Department Head

City Council Approval Date *

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

Mayor or City Administrator

6951

Lehi City Purchase Requisition Request

Supplier	**Name**	SPX Transformer		**Vender #**	
	Street	2701 US Hwy 117 South		**Date**	**7/20/2021**
	City	Goldsboro	**State**	NC	
	Zip	27530	**Phone**	(800) 758-4384	

Dawn Lundell

Power	73-50-22-001	
Requesting Department	**Dept. Account No.**	**Department Head Signature**

Quantity	Unit	Materials and Description	Price	Total
2		Northpoint Substation Transformers	$987,437.00	$1,974,874.00
		(Replacement for Smaller Bull River transformer)		
		(Unit at Bull River will be placed at Glen Carter sub)		
		Total		$1,974,874.00

Justification:	Price Determination	
See bid evaluaiton documentation	Verbal Quote	
	Informal Bid	
	Written Bid	X
	State Bid	
	Other	

Notes:

1,000,000.00

North Point Power Transformer Decision Matrix

Step 1: List options as rows
Step 2: Determine important attributes and add/remove columns, as appropriate
Step 3: Assign relative weights to each attribute in row 9
Step 4: Assign objective 0-100 scores for how option satisfies each attribute
Step 5: Options with the higest scores should be considered

		25	25	10	25	15	100
		20%	30%	10%	20%	20%	100%
Option	Cost	Reputation & Past Performance	Timeline	Experience	Fit	Score	
Equipment Marketing and Listing Service	80	38	50	35	32	46	
Gexpro	30	47	50	47	28	40	
HEES Enterprises	40	66	65	73	29	55	
Pacific Power Reps	100	31	63	35	29	48	
Power West Engineering LLC	70	43	63	43	29	47	
Rogers-Strong Associates, Inc	60	79	63	80	80	74	
Irby Electrical Distributor	50	45	63	51	71	54	
WEG Transformers USA LLC	90	33	63	40	31	48	

Notes:

Equipment Marketing and Listing Service	Cost	Reputation & Past Performance	Timeline	Experience	Fit
Rater 1	80	30	100	30	30
Rater 2	80	40	50	40	40
Rater 3	80	35	50	35	25
Rater 4	80	40	50	30	30
Total Average	80	38	50	35	32

Gexpro	Cost	Reputation & Past Performance	Timeline	Experience	Fit
Rater 1	30	30	100	30	30
Rater 2	30	50	50	60	30
Rater 3	30	45	50	45	25
Rater 4	30	45	50	35	30
Total Average	30	47	50	47	28

HEES Enterprises	Cost	Reputation & Past Performance	Timeline	Experience	Fit
Rater 1	40	70	100	70	30
Rater 2	40	75	60	70	30
Rater 3	40	60	50	70	25
Rater 4	40	60	50	80	30
Total Average	40	66	65	73	29

	25	25	10	25	15	100
	20%	30%	10%	20%	20%	100%

Option	Cost	Reputation & Past Performance	Timeline	Experience	Fit	Score

Pacific Power Reps	Cost	Reputation & Past Performance	Timeline	Experience	Fit
Rater 1	100	30	100	30	30
Rater 2	100	20	50	30	30
Rater 3	100	35	50	35	25
Rater 4	100	40	50	45	30
Total Average	100	31	63	35	29

Power West Engineering LLC	Cost	Reputation & Past Performance	Timeline	Experience	Fit
Rater 1	70	30	100	30	30
Rater 2	70	50	50	60	30
Rater 3	70	45	50	45	25
Rater 4	70	45	50	35	30
Total Average	70	43	63	43	29

Rogers-Strong Associates, Inc	Cost	Reputation & Past Performance	Timeline	Experience	Fit
Rater 1	60	90	100	90	90
Rater 2	60	80	50	80	80
Rater 3	60	65	50	70	75
Rater 4	60	80	50	80	75
Total Average	60	79	63	80	80

Troy Electrical Distributor	Cost	Reputation & Past Performance	Timeline	Experience	Fit
Rater 1	50	50	100	50	70
Rater 2	50	50	50	50	70
Rater 3	50	30	50	45	75
Rater 4	50	50	50	60	70
Total Average	50	45	63	51	71

WEG Transformers USA LLC	Cost	Reputation & Past Performance	Timeline	Experience	Fit
Rater 1	90	30	100	30	30
Rater 2	90	30	50	50	30
Rater 3	90	25	50	40	25
Rater 4	90	45	50	40	40
Total Average	90	33	63	40	31

PURCHASE ORDER

LEHI CITY CORPORATION

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

6952

LEHI CITY

592151
ISSUED TO: POWER ENGINEERS INC.
P.O. BOX 855321

MINNEAPOLIS MN 55485-5321

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

DEPARTMENT:

PURCHASE ORDER DATE: 07/21/2021

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	NORTHPOINT SUBSTATION ENGINEERING	167,519.00	167,519.00	73-50-22-001

TOTAL 167,519.00

Authorized By:

Department Head

City Council Approval Date *

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

Mayor or City Administrator

6950

Lehi City Purchase Requisition Request

Supplier	**Power En**	**Name**	Power Engineers, Inc.	**Vender #**	
		Street	11907 W. 48th ave. suite B	**Date**	**7/20/2021**
		City	Wheat Ridge	**State**	Colorado
		Zip	80033	**Phone**	425-213-0027

Dean Lundell

Power	73-50-22-001	
Requesting Department	**Dept. Account No.**	**Department Head Signature**

Quantity	Unit	Materials and Description	Price	Total
1		Northpoint substation engineering	$204,769.00	$204,769.00
		(Less commissioning and testing)	-$37,250.00	-$37,250.00
		Total		$167,519.00

Justification: *Bid on Cyquest*	Price Determination	
one response	Verbal Quote	
	Informal Bid	
	Written Bid	X
	State Bid	
	Other	

Notes:

$1,000,000.00

North Point Substation Consulting RFP Decision Matrix

Step 1: List options as rows
Step 2: Determine important attributes and add/remove columns, as appropriate
Step 3: Assign relative weights to each attribute in row 9
Step 4: Assign objective 0-100 scores for how option satisfies each attribute
Step 5: Options with the higest scores should be considered

		15	30	15	25	15	100
		15%	30%	15%	25%	15%	100%
Option	Cost	Reputation & Past Performance	Timeline	Experience	Fit/Vision	Score	
Alliance Consulting Engineers	100	37.5	62.5	60	46.25	58	
Electric Power Systems E&D	60	37.5	62.5	61.25	53.75	53	
Intermountain Consumer Prof	90	66.25	67.5	72.5	66.25	72	
Peterson Company	70	51.25	62.5	60	50	58	
Power Engineers	80	78.75	62.5	80	81.25	77	

Notes:

Alliance Consulting Engineers	Cost	Reputation & Past Performance	Timeline	Experience	Fit/Vision
Rater 1	100	30	50	60	40
Rater 2	100	70	100	70	70
Rater 3	100	25	50	60	40
Rater 4	100	25	50	50	35
Total Average	100	37.5	62.5	60	46.25

Electric Power Systems E&D	Cost	Reputation & Past Performance	Timeline	Experience	Fit/Vision
Rater 1	60	30	50	60	50
Rater 2	60	70	100	80	70
Rater 3	60	25	50	50	50
Rater 4	60	25	50	55	45
Total Average	60	37.5	62.5	61.25	53.75

Intermountain Consumer Professional Engineers	Cost	Reputation & Past Performance	Timeline	Experience	Fit/Vision
Rater 1	90	50	50	70	60
Rater 2	90	85	100	90	80
Rater 3	90	60	50	65	65
Rater 4	90	70	70	65	60
Total Average	90	66.25	67.5	72.5	66.25

Peterson Company	Cost	Reputation & Past Performance	Timeline	Experience	Fit/Vision

	15	30	15	25	15	100
	15%	30%	15%	25%	15%	100%
Option	Cost	Reputation & Past Performance	Timeline	Experience	Fit/Vision	Score
Rater 1	70	40	50	50	40	
Rater 2	70	70	100	90	70	
Rater 3	70	45	50	55	50	
Rater 4	70	50	50	45	40	
Total Average	70	51.25	62.5	60	50	

Power Engineers	Cost	Reputation & Past Performance	Timeline	Experience	Fit/Vision
Rater 1	80	80	50	80	75
Rater 2	80	95	100	90	95
Rater 3	80	70	50	75	80
Rater 4	80	70	50	75	75
Total Average	80	78.75	62.5	80	81.25

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: July 27, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:

Amending the compensation schedule for the Mayor in Lehi City Code Chapter 1-6-4.
a. Public Hearing
b. Consideration of Ordinance #30-2021, amending Lehi City Code Chapter 1-6-4.

Suggested Action:

Attachments:

Ord 30-2021.docx

LEHI CITY

ORDINANCE NO. ??-2021

AN ORDINANCE OF THE LEHI CITY COUNCIL AMENDING LEHI CITY CODE SECTION 1-6-4, COMPENSATION SCHEDULE FOR MAYOR

WHEREAS, Utah Code Ann. 10-3-818 requires "the elective and statutory officers of municipalities receive such compensation for their services as the governing body may fix by ordinance adopting compensation or compensation schedules enacted after public hearing"; and,

WHEREAS, the Council finds that Section 1-6-4 should be amended to increase the mayor's compensation;

WHEREAS, on July 27, 2021, the City Council held a duly noticed public hearing 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) Section 1-6-4 should be amended to increase the mayor's compensation; ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it ordained by the City Council of Lehi City:

PART I:

A. Section 1-6-4(A) of the Lehi City Code is hereby amended as follows:

Section 1-6-4: COMPENSATION SCHEDULE:

A. Compensation for the Mayor shall be set at $ $5,000.00 per month. Additionally, the Mayor and the Mayor's dependents shall be entitled to coverage under the City's medical, dental, and life insurance program to be paid by the City, or alternatively, at the Mayor's election, to have a sum equal to one-half of the monthly premium amount, contributed to a 401(k) retirement account.

PART II:

A. If a provision of this Ordinance No. ??-2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City, Utah this 27th day of July, 2021.

_____
Mark Johnson, Mayor

ATTEST:

_____
Teisha Wilson, City Recorder

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: July 27, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-46, approving an agreement for drainage easement acquisition and an access easement agreement with the Church of Jesus Christ of Latter-Day Saints.

Suggested Action:

Attachments:

Res 2021-46.docx

Agreement-Access Easement (LDS Church).docx

Agreement-Drainage Easement Acquisition.docx

LEHI CITY

RESOLUTION NO. 2021-46

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AGREEMENT FOR DRAINAGE EASEMENT ACQUISITION AND AN ACCESS EASEMENT AGREEMENT ("AGREEMENTS") WITH THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS AND LEHI FOURTH CORPORATION OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS ("OWNERS")

WHEREAS, Owners own property at the southeast corner of the intersection of 700 East and 900 North as shown within Exhibit A of the attached documents as Utah County parcel number(s) 12:050:0029, 12:050:0030 and 12:050:0051 ("Real Property"); and

WHEREAS, an existing City storm drainage pipe and various maintenance/access boxes exist within portions of the Real Property; and

WHEREAS, Owners are willing to grant City three (3) twenty (20') wide storm drainage access and maintenance easements across the Real Property; and

WHEREAS, on July 27th, 2021, the City Council held a duly-noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve the Agreements with Owners; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

1. The Agreement for Drainage Easement Acquisition and the Access Easement Agreement between Lehi City and Owners attached hereto as Exhibits "A" and "B" are hereby approved and the Mayor is authorized to execute the Agreements and take all other such action as is necessary to make them effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 27th day of July, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

EXHIBIT “B”

Return to:
Lehi City Office
153 N 100 E
Lehi, UT 84043

Grantor Parcel Numbers: 12-050-0029
12-050-0030
12-050-0051

ACCESS EASEMENT AGREEMENT

For value received, LEHI FOURTH CORPORATION OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, and THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole (collectively, "Grantor"), hereby grants to LEHI CITY its successors and assigns ("Grantee"), three (3) non-exclusive access easements 20.00 feet in width and varying in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of a storm drain line and all necessary accessories and appurtenances thereto, on, over, or under the surface of portions of the real property of Grantor in **Utah** County, State of **Utah** ("Grantor's Property") more particularly described as follows and as more particularly shown on Exhibit "**A**" and Exhibit "**B**" both attached hereto and by this reference made a part hereof (collectively, the "Easement Area"):

Legal Description Easement 1:
A PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING LOCATED SOUTH 0°13'28" EAST 344.72 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER AND NORTH 90°00'00" WEST 1753.39 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 60°14'08" WEST 164.50 FEET; THENCE NORTH 0°00'00" EAST 23.04 FEET; THENCE NORTH 60°14'08" EAST 143.62 FEET; THENCE SOUTH 55°03'14" EAST 22.12 FEET TO THE POINT OF BEGINNING.

Legal Description Easement 2:
A PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING LOCATED SOUTH 0°13'28" EAST 210.92 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER AND NORTH 90°00'00" WEST 1894.12 FEET FROM THE EAST QUARTER CORNER OF SAID

SECTION; RUNNING THENCE SOUTH 37°54’14” EAST 188.16 FEET; THENCE SOUTH 60°14’08” WEST 20.20 FEET; THENCE NORTH 37°54’14” WEST 201.11 FEET; THENCE SOUTH 89°34’14” EAST 25.50 FEET TO THE POINT OF BEGINNING.

Legal Description Easement 3:
A PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING LOCATED SOUTH 0°13’28” EAST 118.12 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER AND NORTH 90°00’00” WEST 1966.01 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 0°16’37” WEST 32.35 FEET; THENCE NORTH 37°54’14” WEST 154.69 FEET; THENCE SOUTH 89°43’23” EAST 25.44 FEET; THENCE SOUTH 37°54’14” EAST 113.53 FEET TO THE POINT OF BEGINNING.

Together with the right of access to the rights of way from Grantor’s Property for all activities in connection with the purposes for which these easements have been granted; and together with the present and (without payment therefore) the future right to keep the right of way and adjacent lands clear of all brush, trees, timber, structures, buildings and other hazards which might reasonably endanger Grantee’s facilities or impede Grantee’s activities. Grantee and Grantee’s invitees, licensees, tenants and agents (“**Grantee’s Agents**”) shall enter upon the Easement Area at their sole risk and hazard, and Grantee and Grantee’s Agents hereby release Grantor from any claims relating to the condition of the Easement Area and the entry upon the Easement Area by Grantee and Grantee’s Agents.

Grantee accepts the Easement Area and all aspects thereof in “AS IS,” “WHERE IS” condition, without warranties, either express or implied, “WITH ALL FAULTS,” including but not limited to both latent and patent defects, and the existence of hazardous materials, if any. Grantee hereby waives all warranties, express or implied, regarding the title, condition, and use of the Easement Area, including, but not limited to, any warranty of merchantability or fitness for a particular purpose.

If the Easement Area or any other portions of Grantor’s Property or improvements thereon are damaged by Grantee or Grantee’s Agents, Grantee shall, at its sole cost and expense, promptly repair any such damage and restore the Easement Area or Grantor’s Property to the same or better condition that existed before such damage, subject to the rights of Grantee granted herein.

Grantee will keep the Easement Area free from any liens arising out of any work performed, materials furnished, or obligations incurred by, through, for or under Grantee, and Grantee will indemnify, hold harmless and agree to defend Grantor from any liens that may be placed on the Easement Area and/or Grantor’s Property pertaining to any work performed, materials furnished or obligations incurred by, through, for, or under Grantee or Grantee’s Agents. Any such liens must be released of record within thirty (30) days, or, if contested, as soon thereafter as reasonably possible. Any amount spent by Grantor to

remove, or cause to be released, any such lien shall be reimbursed by Grantee within 30 days of Grantee's receipt of written notice and reasonable proof of such costs incurred by Grantor.

Grantee shall indemnify, save, defend (with counsel reasonably acceptable to Grantor), and hold harmless Grantor from and against any and all liens, encumbrances, costs, demands, claims, judgments, and/or damage that may be incurred by Grantor as a result of any liabilities, damages, judgments, costs, expenses, penalties, and/or injuries to persons or property caused by or arising out of, either directly or indirectly, (i) the use of the Easement Area by Grantee and/or Grantee's Agents; (ii) any entry onto the Easement Area and/or Grantor's Property by Grantee and/or Grantee's Agents; and (iii) any work performed on the Easement Area by Grantee and/or Grantee's Agents.

Grantor's Property is and will at all times remain the private property of Grantor. The use of the relevant portions of Grantor's Property for the Easement Area is permissive and is limited to the express purposes contained herein. Neither Grantee, nor its successors or assigns, nor the public may acquire or be entitled to claim or assert any rights to Grantor's Property beyond the express terms and conditions of this Access Easement Agreement.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

Dated this_____day of_____, 2021.

GRANTOR: LEHI FOURTH CORPORATION OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole

By: _____

Name: Douglas L. Beecroft

Its: Incumbent Corporate Officer

STATE OF _____)
:ss
COUNTY OF _____)

On this ____ day of _____, 2021, personally appeared before me Douglas L. Beecroft, personally known to me to be the Incumbent Corporate Officer of the LEHI FOURTH CORPORATION OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, who acknowledged before me that he signed the foregoing instrument as Incumbent Corporate Officer for LEHI FOURTH CORPORATION OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, and that the seal impressed on the within instrument is the seal of said corporation; and that said instrument is the free and voluntary act of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said corporation and that said corporation executed the same.

WITNESS my hand and official seal.

_____
Notary Public for the State of Utah

My Commission Expires: _____

GRANTOR: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints

By: _____

Name:_____

Its: Authorized Agent

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On this ____ day of June, 2021, personally appeared before me _____, personally known to me to be an Authorized Agent of THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, and that the seal impressed on the within instrument is the seal of said corporation; and that said instrument is the free and voluntary act of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said corporation and that said corporation executed the same.

WITNESS my hand and official seal.

_____
Notary Public for the State of Utah

My Commission Expires: _____

GRANTEE: LEHI CITY

By: _____

Name:_____

Its: _____

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On this ____ day of June, 2021, personally appeared before me _____, personally known to me to be the _____ of LEHI CITY and that said entity executed the same.

WITNESS my hand and official seal.

_____
Notary Public for the State of Utah

My Commission Expires: _____

EXHIBIT A

(Depiction of the Easement Area)

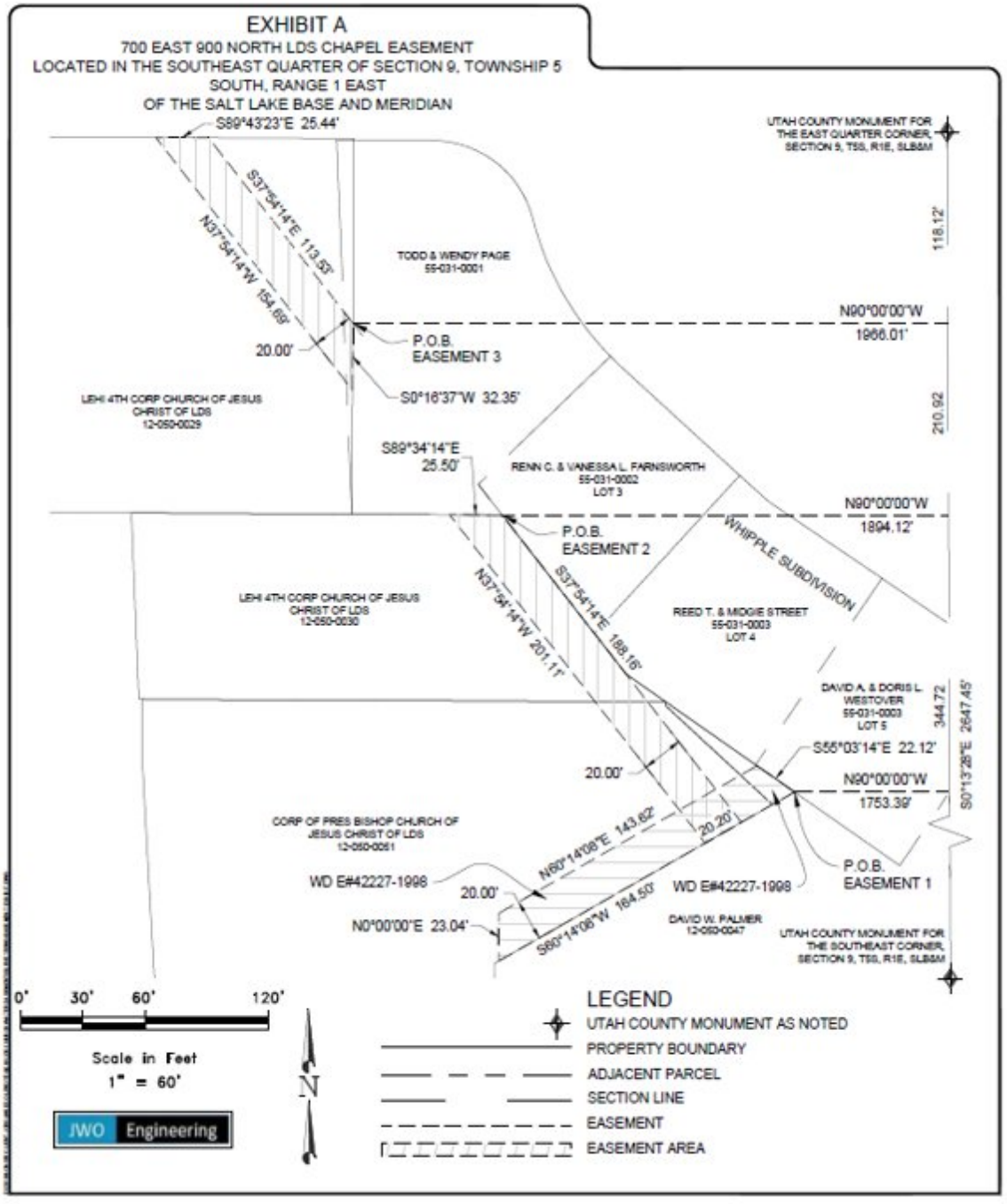


EXHIBIT B

(Depiction of the Easement Area)

Lehi Storm Drainage Pipe



12/5/2019, 6:47:27 PM

1:1,000

0 45 90 180 ft

0 12.5 25 50 m

Storm Drain Lines
Storm Drain Manholes
Storm Drain Lines
Storm Drain Inlets
Water Ways
Parcels 2500
Water Ways 24K
Parcels
Storm Drain Outlets

AGREEMENT FOR DRAINAGE EASEMENT ACQUISITION

THIS AGREEMENT is made and entered into this ____ day of _____, 20___ by and between LEHI CITY ("CITY"), THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, and LEHI FOURTH CORPORATION OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole (collectively, "OWNER"), hereinafter jointly called the "PARTIES".

WHEREAS, OWNER owns property at the southeast corner of the intersection of 700 East and 900 North as shown within Exhibit A of the attached documents as Utah County parcel number(s) 12:050:0029, 12:050:0030 and 12:050:0051 ("Real Property"); and

WHEREAS, an existing CITY storm drainage pipe and various maintenance/access boxes exist within portions of the Real Property, as shown on Exhibit B; and

WHEREAS, storm flows for the existing CITY storm drainage pipe have been known to flood across OWNER property, primarily due to the fact that it is extremely difficult for CITY to clean said existing piping without access across OWNER's property; and

WHEREAS, OWNER is willing to grant CITY three (3) twenty (20') wide storm drainage access and maintenance easements across the Real Property.

NOW, THEREFORE, the Parties hereto agree as follows:

1. CITY will pay $38,818.00 to OWNER for three (3) twenty foot (20') wide drainage easements across the Real Property. Each easement will be recorded at the Utah County Recorder's office.

2. Closing to take place within 30 days of OWNER signing this Agreement For Drainage Easement Acquisition. The property transaction will be closed at Vanguard Title and CITY will pay all closing costs incurred.

3. CITY will perform at its cost or arrange and pay for:
   a. All surveying, engineering and legal document preparation to establish the location of the existing drainage pipe and to prepare the legal documents required for the recordation of the drainage easements.
   b. Recordation of the drainage easements at the Utah County Recorder's Office.

4. OWNER will:
   a. Sign a document granting the twenty foot (20') wide drainage easements, prepared by CITY and approved by OWNER, as soon as it has been prepared by CITY.

5. These easements include right of way for buried storm drainage piping for the purpose of constructing, maintaining, and repairing said drainage utilities. Said drainage easements shall

run with the Real Property and shall be binding upon the Grantor(s), successors, heirs and assigns..

Signed:

CITY

_____ _____
Mark Johnson Date
Mayor

Attest:

_____
Teisha Wilson
City Recorder

OWNER

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS,
a Utah corporation sole

_____ _____
By: Date
Its: Authorized Agent

LEHI FOURTH CORPORATION OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole

_____ _____
By: Douglas L. Beecroft Date
Its: Incumbent Corporate Officer

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: July 27, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-45, approving an agreement with Valley Design & Construction for the construction of Monument Park.

Suggested Action:

Attachments:

Res 2021-45.docx

Agreement-Monument Park Construction.docx

LEHI CITY

RESOLUTION NO. 2021-45

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AGREEMENT WITH VALLEY DESIGN & CONSTRUCTION INC FOR THE CONSTRUCTION OF MOMUMENT PARK

WHEREAS, Lehi City ("City") desires to contract for the construction of Monument Park;

WHEREAS, the City issued RFP No. 2021-10 to invite qualified firms and companies to bid on the proposed work; and

WHEREAS, based on Valley Design's RFP submittal, the City selected and now desires to contract with Valley Design to perform the work as specified in the RFP; and

WHEREAS, on July 27th, 2021, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve an Agreement with Valley Design & Construction Inc.; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

1. The Agreement between Lehi City and Valley Design & Construction Inc. 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 27th day of July, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

AGREEMENT FOR THE
CONSTRUCTION OF MONUMENT PARK

THIS AGREEMENT FOR THE CONSTRUCTION OF MONUMENT PARK ("Agreement") is made and entered into and effective as of the date the last party signs below ("Effective Date") by and between Lehi City, 153 North 100 East, Lehi, Utah 84043 ("City") and Valley Design & Construction Inc., 825 East Highway 193, Suite D, Layton, Utah 84401 ("Contractor").

WHEREAS, City desires to contract for the construction of Monument Park as described in the City's RFP No. 2021-10 and bidding documents (the "Work"); and

WHEREAS, Contractor submitted a proposal which City determined to be the lowest responsive and most responsible proposal and the City desires to contract with Contractor to perform the Work;

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

1. Scope of Work. City hereby hires Contractor and Contractor agrees to be bound to the City to perform the Work as described in RFP No. 2021-10 (including all addendums), the Contractor's "General Contractor Proposal", and Contractor's "Cost Proposal" all attached hereto as Exhibit A, and all of which are referred to as the "Contract Documents" and by this reference are incorporated herein and made a part hereof.

2. Term. This Work shall commence immediately upon the Effective Date. The Work shall be completed no later than March 31, 2022.

3. Payment. City shall pay Contractor a total of One Million Four Hundred Twenty-One Thousand Nine Hundred and Forty-Five Dollars ($1,284,7715) ("Payment"), which price shall not be exceeded without prior written approval as described in this Agreement.

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

5. Withholding Payment for Defective Performance. The City may withhold or, on account of subsequently discovered evidence, nullify the whole or part of any of the

Payment to the extent that the City reasonably determines such withholding is necessary to protect itself from loss or liability on the account of defective or incomplete performance by Contractor, including but not limited to defective goods or services not remedied, or any other failure to comply with the terms and conditions of this Agreement.

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

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

   6.2 The City may, in its sole discretion, terminate, suspend, or abandon this Agreement without cause at any time by providing written notice to Contractor of the City's intention to terminate this Agreement without cause. The notice of termination shall be provided by the City to Contractor at least seven (7) calendar days prior to termination.

   6.3 Any Work which Contractor has completed or performed prior to the date of any termination, suspension, or abandonment shall be recorded and tangible work documents shall be transferred to, and become the sole property of, the City. If the City has terminated this Agreement without cause, then subsequently requests Contractor to recommence its performance of the scope of service after more than three (3) months from the date of termination, the consideration payment amount shall be subject to renegotiation at the request of either party hereto.

   If City terminates this Agreement without cause, Contractor shall be paid a pro rata portion of the Payment for the reasonable value of the Work that Contractor has completed or performed prior to the date of termination.

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

7. Taxes.

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

8. Indemnification and Insurance.

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

8.2 Contractor, at its own expense, shall provide for the payment of workers' compensation benefits to its employees employed on or in connection with the performance of this Agreement, and in accordance with applicable State and Federal laws.

8.3 Contractor, at its own expense, shall maintain comprehensive general liability insurance in amounts including but not limited to $1,000,000 per occurrence and $3,000,000 general aggregate.

8.4 Contractor, at its own expense, shall maintain automobile public liability insurance with bodily injury and death limits of at least $250,000 for any one person, and $500,000 for any one occurrence, and a property damage limit per occurrence of $250,000. Such benefits and coverage shall not be deemed to limit Contractor's liability under this Agreement. It is intended by this Section that the requirements set forth herein will satisfy applicable minimum requirements under Utah law. However, in the event that the foregoing requirements do not satisfy applicable Utah law, Contractor must maintain automobile public liability insurance in amounts satisfying applicable Utah law.

8.5 Before commencing the Work, and at any time thereafter upon written request by the City, Contractor shall furnish the City with a copy of certificates of insurance as evidence that policies providing the coverage required by this Agreement are in effect.

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

9. Performance and Warranty Bonds or Letters of Credit.

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

9.2 The purpose of the performance bond/performance letter of credit is to guarantee the proper completion by Contractor of the Work as contemplated by this Agreement.

9.3 The performance bond/performance letter of credit shall remain valid until the City approves of and accepts the Work, as set forth in Section 9.2.

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

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

(A) complies with this Agreement; and

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

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

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

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

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

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

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

costs incurred by the prevailing party in connection with the suit, both before and after the judgment, in addition to any other relief to which such party may be entitled.

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

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

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

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

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

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

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

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

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

[*signature page follows*]

Dated the _____ day of _____, 2021.

Valley Design & Construction Inc.

_____
By:
Its:

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

On this _____ day of _____, 2021, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ of Valley Design & Construction Inc. and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board) and said _____ acknowledged to me that said Corporation executed the same.

Witness my hand and official seal.

_____
(notary signature)

Dated the _____ day of _____, 2021.

Lehi City Corporation

_____
Mayor Mark Johnson

Attest:

_____
Teisha, Wilson, City Recorder

EXHIBIT A – Contract Documents

EXHIBIT B – Performance/Payment Bond

EXHIBIT C – Warranty Bond

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: July 27, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-44, placing the question of whether or not Lehi City should impose a .1% local sales and use tax to fund recreational amenities, park facilities, and cultural arts facilities and organizations in Lehi City.

Suggested Action:

Attachments:

Res 2021-44.docx

LEHI CITY

RESOLUTION NO. 2021-44

ADOPTING A RESOLUTION OF THE LEHI CITY COUNCIL PLACING THE QUESTION OF WHETHER OR NOT THE CITY SHOULD IMPOSE A .1% LOCAL SALES AND USE TAX TO FUND CULTURAL FACILITIES, RECREATIONAL FACILITIES, AND, CULTURAL ORGANIZATIONS IN THE CITY.

WHEREAS, Lehi, Utah has the authority under Utah Code 59-12-1401 et seq. to impose a .1% sales and use ta for certain recreation and cultural facilities and projects subject to voter approval; and

WHEREAS, the City Council desires to place the question on the ballot to determine if the tax will be approved by the voters in the City; and

WHEREAS, if the ballot question is approved by the voters the funds raised from such tax can be used under Utah Law to fund cultural facilities, recreational facilities, zoological facilities, botanical organizations, and cultural organizations in that city; and

WHEREAS, Lehi has identified appropriate uses that could be supported by such a tax; and

WHEREAS, other communities in Utah County impose such a tax; and

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF VINEYARD, UTAH AS FOLLOWS:

1. The following opinion question shall be placed on the ballot of the 2021 municipal election for Lehi, Utah:

"Shall Lehi, Utah, be authorized to impose a .1% Parks, Arts, Recreation and Cultural ("PARC") sales and use tax to help fund recreational amenities, park facilities, and cultural arts facilities and organizations in Lehi City?"

2. This resolution shall take effect upon passing.

Passed and dated this 27th day of July, 2021.

_____
Mayor Mark Johnson

Attest:

_____
Teisha Wilson, Recorder

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: July 27, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval for Hunting Farms, an 8-lot residential development located at 143 South 1100 West.

Suggested Action:

Attachments:

CC Staff Report Hunting Farms Final Subdivision 07.27.21.docx

Hunting Farms Final Subdivision DRC 07.07.21.docx

Hunting Farms Aerial.pdf

Hunting Farms GP Map.pdf

Hunting Farms Zoning.pdf

Hunting Farms Final Subdivision 07.07.21 drc response, plans, letters.pdf

HUNTING FARMS FINAL SUBDIVISION
CITY COUNCIL REPORT

Applicant	Adam Albrecht		
Meeting Date	July 27, 2021		
Requested Action/Purpose	Approval of a final subdivision		
Location	143 South 1100 West		
Existing Land Use	Single family residential		
Existing Zoning	R-1-Flex		
General Plan Land Use Designation	LDR (Low Density Residential)		
Number of Lots/Units	8 lots		
Adjacent Zoning and Land Use	*North*	RA-1	Single family residential/agriculture
	South	R-1-8	Single family residential
	East	A-1	Single family residential/agriculture
	West	TH-5	Single family residential
Date of DRC Review	January 29, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

Section 37.030. Connectivity Standards

A. Residential Connectivity Standards. All new residential subdivisions with ten or more units or more than one acre shall meet the following connectivity index, block length, and cul-de-sac length standards for private and public roads.

1. Required Connectivity Index. The minimum required connectivity index shall be required based on the project density as identified in the following table of minimum connectivity index scores:

Density	Index Score
0-2.5 DU/AC	1.5
2.6-4 DU/AC	1.6
4.1+ DU/AC	1.75

a. Reduction in Required Connectivity Index. The required connectivity index may be reduced if the applicant provides clear and convincing evidence that it is impracticable to achieve due to:
   i. road grades that exceed ten percent
   ii. Jordan River;
   iii. Utah Lake;
   iv. delineated wetlands;
   v. other significant natural or historic features;
   vi. existing adjacent development;
   vii. rail corridors; or

viii. limited access roadways.

b. Reductions in the required connectivity index will be reviewed on a case-by-case basis and shall require positive recommendations from the reviewing departments and Planning Commission and approval by the City Council.

c. The total allowed reduction to the required connectivity index shall be based on an analysis of existing conditions that prevent connections. As part of the analysis, City staff shall ensure the internal connectivity of the subdivision meets the required connectivity index and that connectivity is provided to adjacent properties where possible.

PROPERTY HISTORY

April 20, 1981	This property was annexed as part of the Hunting Addition.
September 24, 2019	The City Council approved a zone change of this property to R-1-Flex.
December 10, 2019	The City Council approved the Hunting Farms concept plan for this property.
March 31, 2020	The City Council approved the Hunting Farms Preliminary Subdivision for this property.

REPORT ANALYSIS

The applicant requests final subdivision approval of Hunting Farms, an 8-lot residential development located at 143 South 1100 West in an approved R-1-Flex zone. This report will discuss the proposed layout, connectivity standards, and the DRC comments.

Proposed Layout

The residential subdivision will consist of eight lots on approximately 2.5 acres. The eight proposed lots range in size from 9,544 to 11,702 square feet which meets the minimum lot size requirement for the R-1-Flex zone. The proposed preliminary subdivision shows all lots meeting the street frontage requirement of 80 feet. The residential subdivision will have an overall density of approximately 3.2 units per acre. The proposed density for the project is consistent with the current R-1-Flex zone which allows a maximum density of 3.25 units per acre for a property less than 10 acres.

Connectivity Standards

The proposed project, because it is more than one acre, must meet the minimum connectivity index of 1.6. However, the property is limited in connectivity options due to its size and adjacent development to the south but it does stub to the east. Additionally, it is possible that a future connection to the north could be installed with future development. The project includes a road stub to the east for a future connection. The block length is shown at approximately 649 feet which does not exceed the maximum block length of 800 feet which is allowed for this project.

DRC Comments

The DRC had 11 comments on the proposed final subdivision, including the following:

1. On the plat correct the set back table for side yards. 8 Ft, Total Side Yards Not Less Than 20 Ft.

Please consider the DRC comments in the motion.

POSSIBLE FINDING AND ACTIONS

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

1. The proposed subdivision is consistent with the LDR General Plan land use designation and R-1-Flex zoning.
2. The proposed subdivision is/is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed subdivision meets/does not meet the requirements of the Lehi City Development Code in regards to subdivision approvals.
4. Other findings based upon information presented at the public hearing.

Hunting Farms Final Subdivision
DRC Redline Comments

Adam Albrecht- requests final subdivision review of Hunting Farms, an 8-lot residential development located at 143 South 1100 West.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Adam Albrecht, Tom Brown
Date of Plans Reviewed: 6/28/21
Time Started: 1:20 pm
Timed Ended:

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer:
1. Remove note related to sump from both curb inlets. Change manholes to sumps according to Lehi City detail.
2. Pour in place manhole must be a 5' manhole
3. Move water services for lot 8 to West side of lot.
4. Move sewer lateral for lot 8 to East side of lot
5. Move hydrant and blow off closer to East property line.
6. FL of new 8" sewer main must match top of existing 15" sewer. FL elevations must match on utility sheet and PP sheet.
7. Move existing meters for lot 1 from behind sidewalk to parkstrip.

Trent – Parks: No comments
Gary – Building/Inspections:
8. On the plat correct the set back table for side yards. 8 Ft, Total Side Yards Not Less Than 20 Ft.
9. Add note to plat referencing the foundation drain letter. (Foundation drains not required as per IGES project #03252-001 letter dated 6/7/2021.)

JD – Streets:
10. Refer to Lehi City Standards Figure 2-1 and build section per CBR

Ross – Engineering:
11. Show the extent of any necessary grading outside of the proposed roadway and provide permission from the adjacent property owner or an easement for any slopes or construction necessary into their property

Luke- Traffic: No comments
Kim – Planning: No comments

PRIOR TO PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements.
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Include surveyor's and engineer's stamps and signatures on the construction drawings.
5. Show lot addresses on the final plat (must coordinate with Planning Division).
6. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
7. I will need a SWPPP and UIC class V injection well permit for the sumps for this project
8. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
9. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.

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.

10. Address any comments or conditions from City Council approval.
11. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled

PRIOR TO RECORDING OF PLAT:

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Developer shall provide a letter with an exhibit of the property covered from their title company guaranteeing that the property taxes including rollback/greenbelt taxes have been paid of open space or right of way is being dedicated.
5. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
6. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

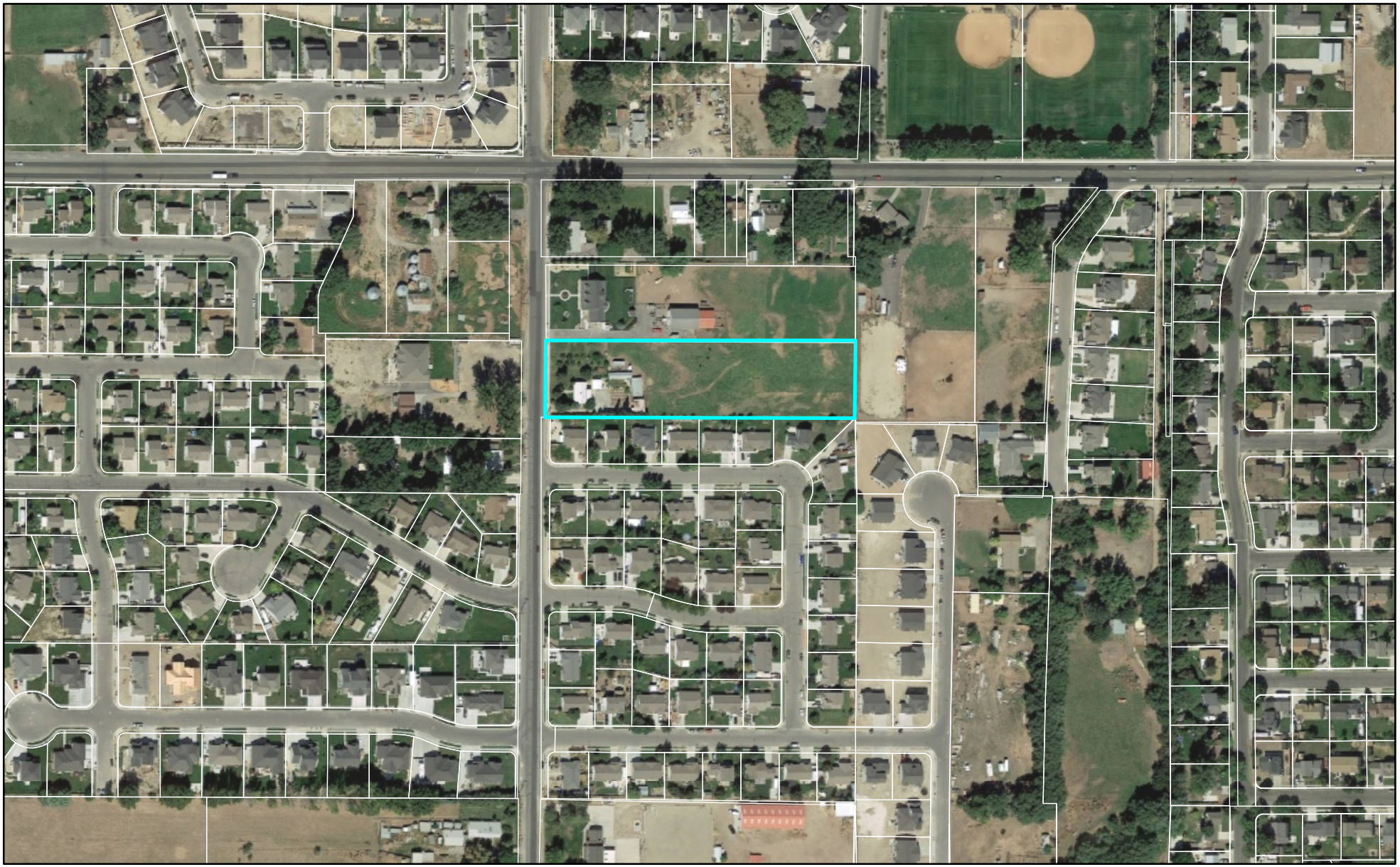
1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
4. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
5. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
6. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
7. Residential developments shall complete all required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JULY 27, 2021.

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

Hunting Farms Final Subdivision

Aerial

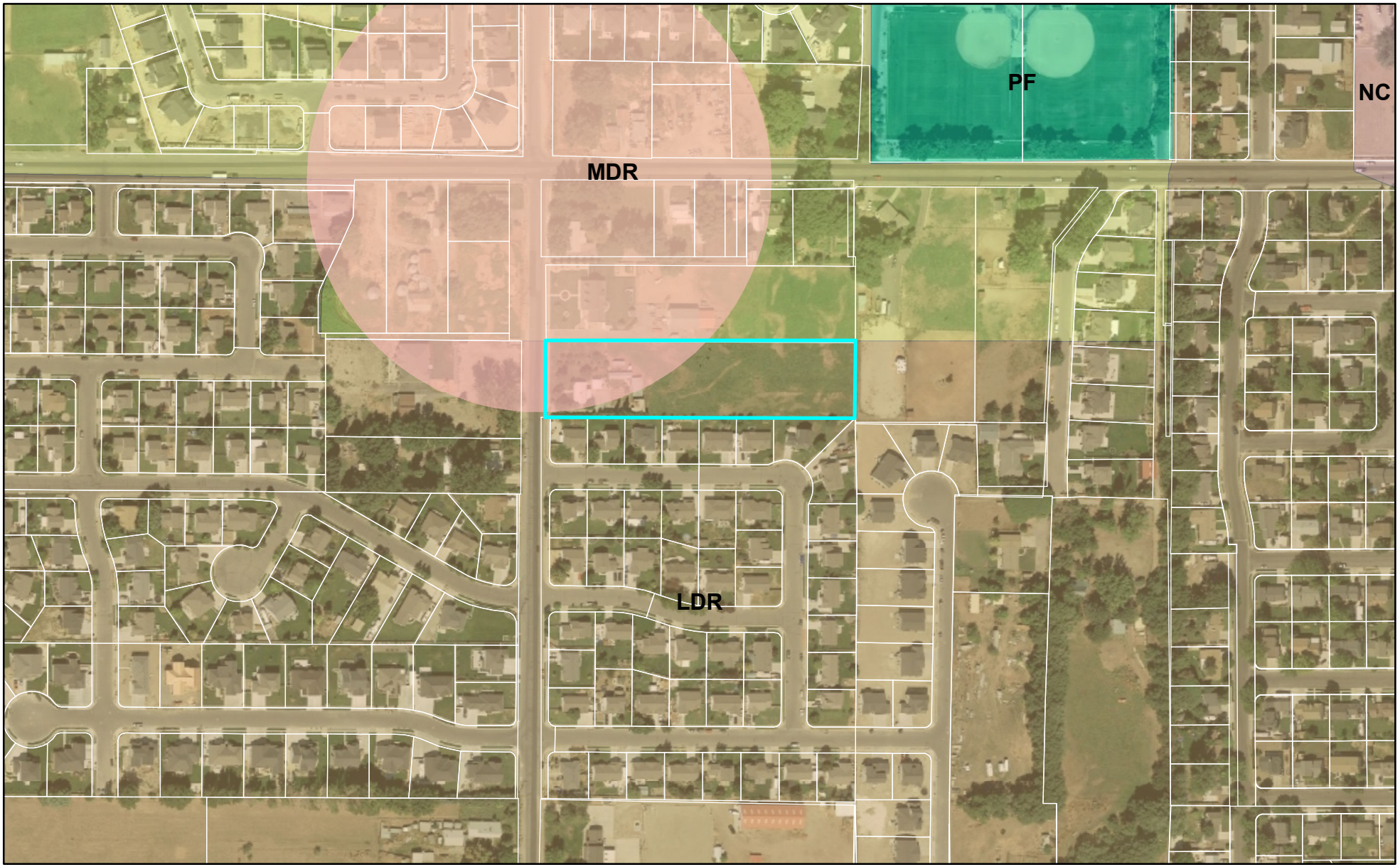


0 350 700 Feet

LEHI CITY

Hunting Farms Final Subdivision

General Plan

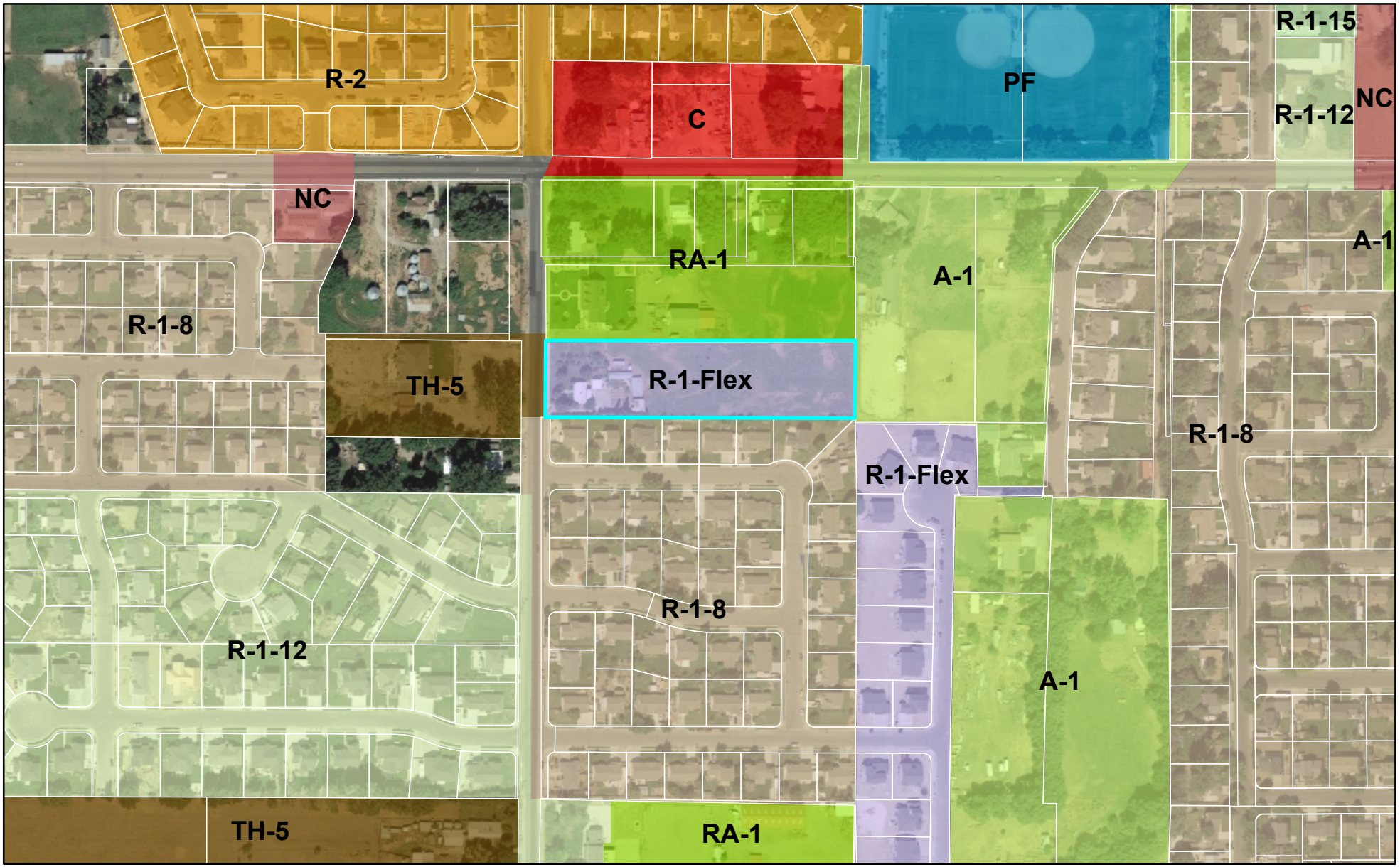


0 350 700 Feet

LEHI CITY

Hunting Farms Final Subdivision

Zoning



LEHI CITY

HUNTING FARMS SUBDIVISION

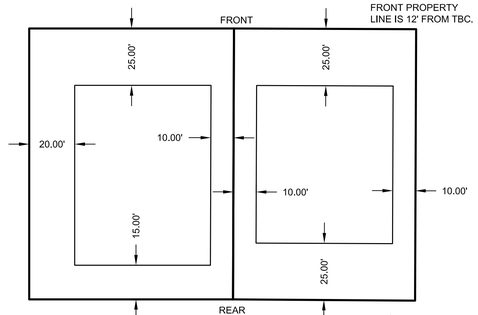
A PLANNED RESIDENTIAL SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH,
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

NORTHWEST QUARTER CORNER OF SECTION 17
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

NOTES:

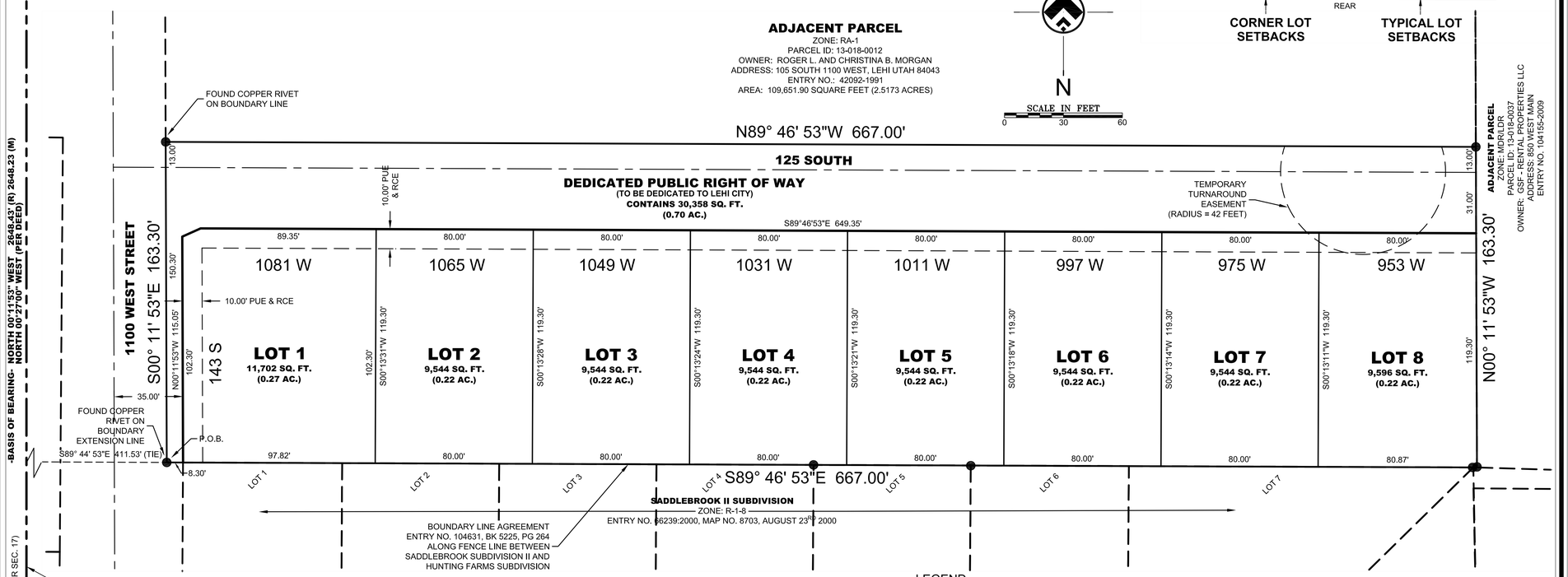
1. ALL EXTERIOR BOUNDARY ANGLE POINTS OF THE SUBDIVISION AND LOT CORNERS SHALL BE MARKED IN ACCORDANCE WITH THE LEHI CITY DESIGN STANDARDS AND IMPROVEMENTS SPECIFICATIONS INCLUDING BRASS PINS IN THE BACK OF CURB FOR ALL FRONT PROPERTY LINES
2. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, PESTS, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHALL ALSO RECOGNIZE THE RISKS INHERENT WITH LIVE-STOCK.
3. PUE & RCE = PUBLIC UTILITY EASEMENT AND ROADWAY CONSTRUCTION EASEMENT
4. FLOOR SLABS ARE TO BE 3' ABOVE GROUND WATER.

TABULATIONS	
TOTAL AREA	2.5004 AC
NUMBER OF LOTS	8
ZONE	R-1 FLEX
DENSITY	3.2 U/AC
OPEN SPACE	0
AREA IN ROADS	.70 AC
LANE FEET OF ROAD	667 FEET



ADJACENT PARCEL
ZONE: RA-1
PARCEL ID: 13-018-0012
OWNER: ROGER L. AND CHRISTINA B. MORGAN
ADDRESS: 105 SOUTH 1100 WEST, LEHI UTAH 84043
ENTRY NO.: 42092-1991
AREA: 109,651.90 SQUARE FEET (2.5173 ACRES)

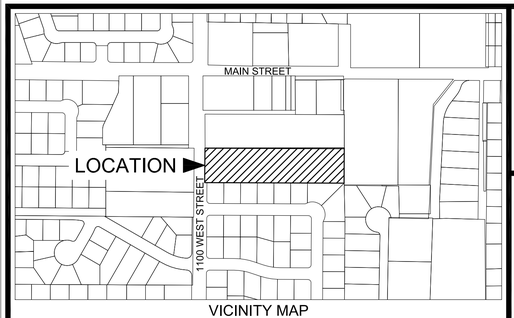
N
SCALE IN FEET
0 30 60



LEGEND

- REFERENCE MONUMENT
- BENCHMARK
- CONTROL POINT
- PROPERTY CORNER FOUND
- PROPERTY CORNER PLACED (MARKED "JOHNSON 5338869")
- PROPERTY CORNER CALCULATED
- SECTION CORNER FOUND
- SECTION CORNER CALCULATED
- SECTION LINE
- STREET CENTER LINE
- TIE LINE
- BOUNDARY LINE
- EASEMENT LINE
- FENCE LINE

DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET:		
DBJ	DBJ	DBJ	V-100		
PROJECT NO:	19-046				
DATE:	2021-06-23		04	FINAL	6/10/2021
SCALE:	1":30'		05	ADDRESSES	6/23/2021
			NO.	REVISION	DATE



VICINITY MAP

CLIENT / OWNER INFORMATION:

WES YEOMANS
13089 CRYSTAL SPRINGS DR.
DRAPER UTAH, 84020
801-865-8972
WYEOMANS@DELOITTE.COM

ENGINEER / SURVEYOR INFORMATION:

JOHNSON ENGINEERING
4436 SOUTH 1025 EAST ● SALT LAKE CITY, UTAH 84124
PHONE: (801)-787-4569
www.johnsonengineeringinc.com

SIGNATURES

SURVEYOR SEAL	CITY ENGINEER SEAL	CITY RECORDERS SEAL
DAVID B. JOHNSON LICENSE NO. 5338869 PROFESSIONAL LAND SURVEYOR DAVID B. JOHNSON No. 5338869 STATE OF UTAH		

GENERAL NOTES

SURVEYOR'S CERTIFICATE

I, DAVID B. JOHNSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND DO HOLD CERTIFICATE NO. 5338869 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER, THAT I HAVE A MADE A SURVEY OF THE FOLLOWING DESCRIBED TRACT IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS AS SHOWN ON THIS PLAT, HEREAFTER TO BE KNOWN AS HUNTING FARMS SUBDIVISION. I FURTHER CERTIFY THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AND MEETS FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 00°11'53" WEST A DISTANCE OF 546.15 FEET ALONG THE SECTION LINE; THENCE SOUTH 89°44'53" EAST A DISTANCE OF 411.53 FEET EAST FROM THE WEST QUARTER CORNER OF SAID SECTION;

THENCE NORTH 00°11'53" WEST A DISTANCE OF 163.30 FEET; THENCE SOUTH 89°46'53" EAST A DISTANCE OF 667.00 FEET ; THENCE SOUTH 00°11'53" EAST A DISTANCE OF 163.30 FEET TO A POINT ON A FENCE; THENCE ALONG A SERIES OF ALTERNATING FENCES NORTH 89°46'53" WEST A DISTANCE OF 667.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING AND TOGETHER WITH THAT PORTION OF GROUND CONVEYED BY THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED SEPTEMBER 24, 1999 AS ENTRY NO. 104631 IN BOOK 5225 AT PAGE 264 OF OFFICIAL RECORDS.

SAID PARCEL CONTAINS 108,918.22 SQUARE FEET (2.5004 ACRES) MORE OR LESS AND 8 LOTS.

OWNER'S DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREET, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS

HUNTING FARMS SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OF THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN O THIS PLAT TO THE PARTIES INDICATED AND FRO THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET _____ THIS ___ DAY OF _____, A.D. 20__.

_____(TR)
OWNER

_____(TR)
OWNER

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ }SS

ON THE _____ DAY OF_____ A.D. 20____, _____
PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, UTAH, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, WHICH ARE 2 IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES:

RESIDING IN _____ COUNTY.

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCETS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 20____

_____ _____
MAYOR COUNCIL MEMBER

_____ _____
COUNCIL MEMBER COUNCIL MEMBER

_____ _____
CITY ENGINEER CLERK-RECORDER

PLANNING COMMISSION APPROVAL

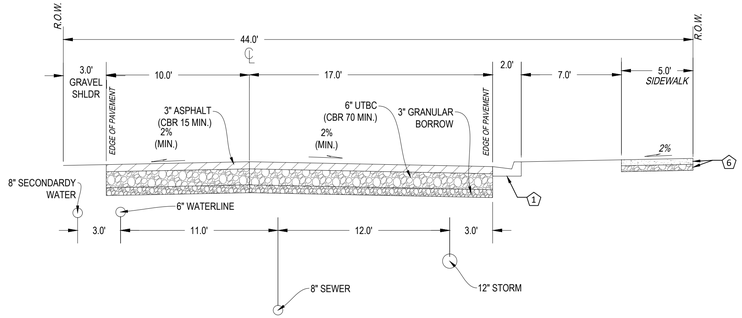
APPROVED THIS ____ DAY OF _____ A.D. 20___ BY THE LEHI CITY PLANNING COMMISSION

_____
CHAIRPERSON, PLANNING COMMISSION

HUNTING FARMS SUBDIVISION
A PLANNED RESIDENTIAL SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 17,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

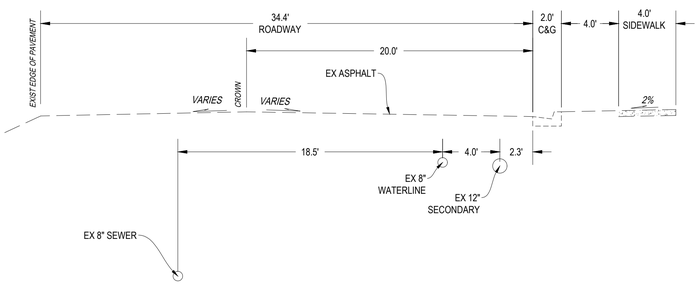
COUNTY RECORDER INFORMATION:

X:\Active Projects\19046 Hunting Farms Subdivision\04 Design\Drawings\Design\Plan Sheets\VP-Survey\Preliminary Plat.dwg



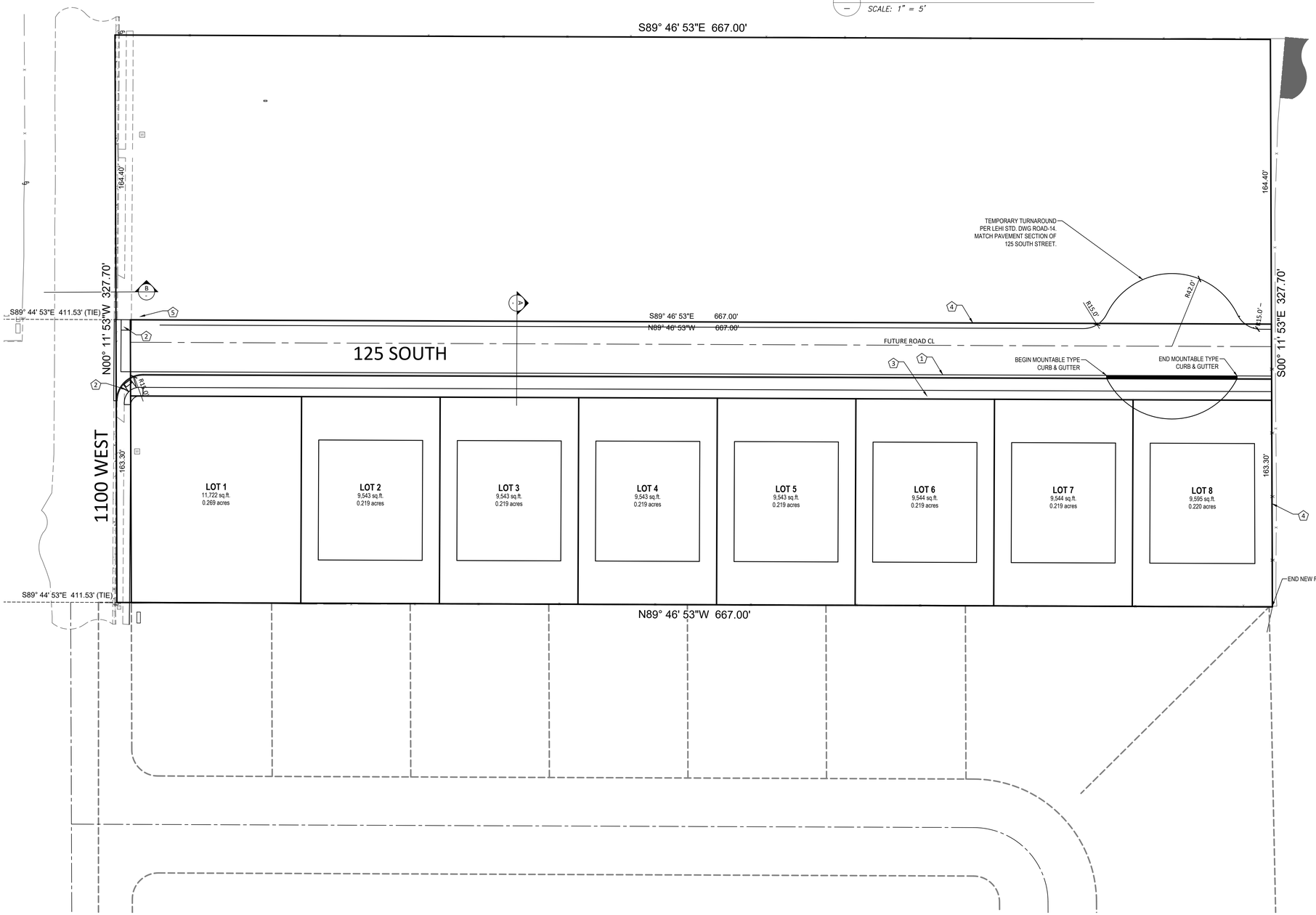
A — SCALE: 1" = 5'

125 SOUTH



B — SCALE: 1" = 5'

1100 WEST



SITE PLAN

GENERAL NOTES

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

KEYNOTES

1. 24" HIGH BACK CURB AND GUTTER PER LEHI CITY STANDARD PLAN NO. ROAD-5
2. HANDICAP ACCESS RAMP PER LEHI CITY ADA RAMP ROAD-6
3. 6" CONCRETE SIDEWALK THICKNESS AND SEE PLAN FOR WIDTH.
4. 6' NO CLIMB FENCE PER LEHI CITY STANDARDS
5. INSTALL STREET NAME SIGN/STOP SIGN PER LEHI CITY STANDARDS
6. INSTALL 6" CONCRETE SIDEWALK WITH 6" ROADBASE

SITE SUMMARY TABLE	
TOTAL ACRES	2.5 ACRES
# OF LOTS	8 LOTS
OPEN SPACE	NA
ZONING	R1-FLEX (3.5 UNITS PER ACRE)

N

0 30 60

DRAWING SCALE 1 in = 30 ft

FINISH GRADE ENGINEERING
1982 W PLEASANT GROVE BLVD, STE D
PLEASANT GROVE, UT 84062
801.922.1332
www.FinishGrade.com

CLIENT:
ADAM ALBRECHT
801-657-0700
75 EAST 12300 SUITE 100
DRAPER, UT 84020

REVISIONS:

HUNTING FARMS SUBDIVISION

1100 WEST 143 SOUTH, LEHI, UT

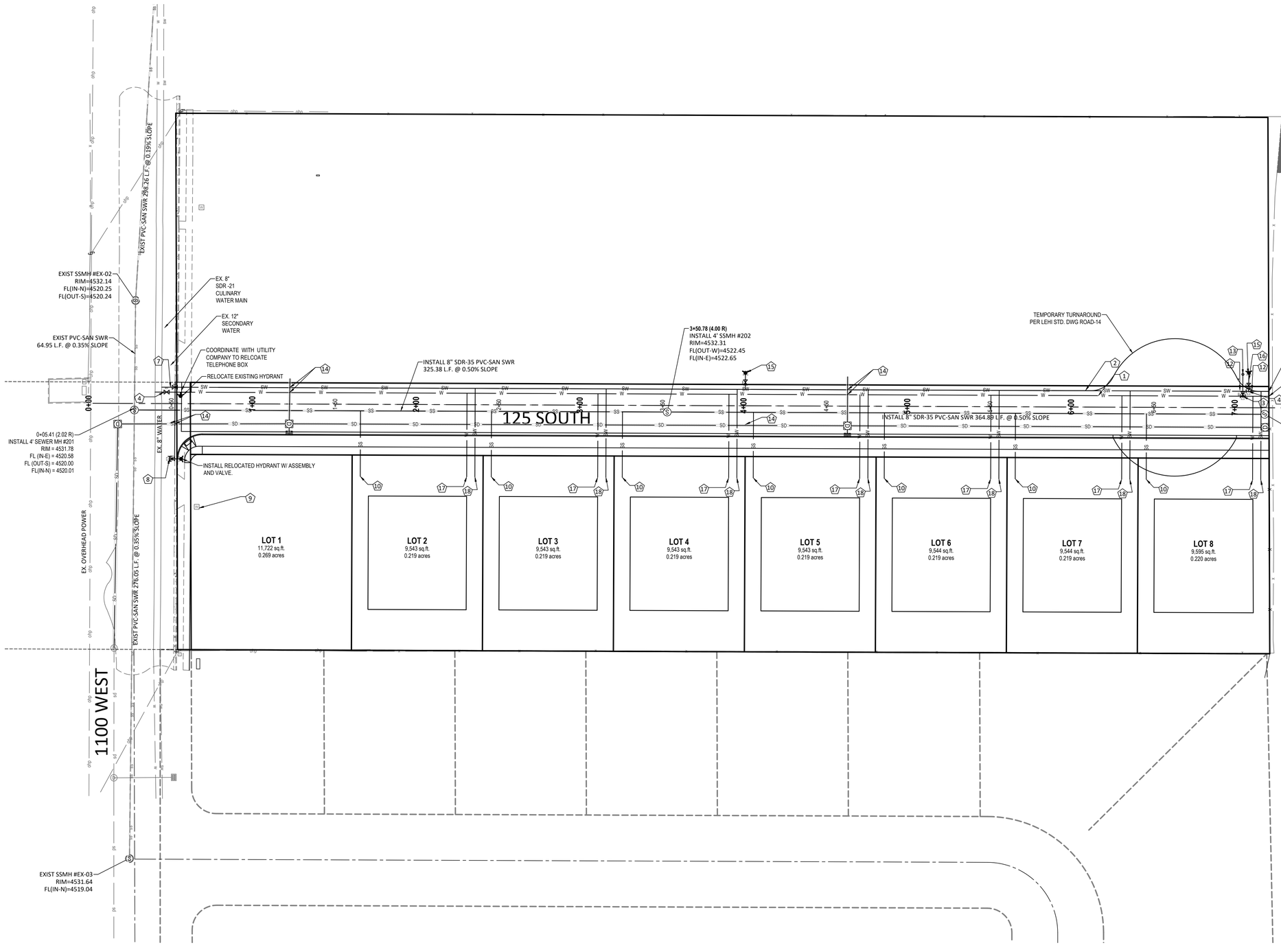
PROJECT FILE: 1088
DATE PLOTTED: 6/23/2021
PROJECT MANAGER: B Preece

LICENSED PROFESSIONAL ENGINEER 7899059 BOYD PREECE 6/23/21 STATE OF UTAH

FINAL PLAT 6/23/21

SITE PLAN

C200



UTILITY PLAN

NOTE:

1. SEWER, WATER, AND STORM DRAIN FACILITIES OUTSIDE OF THE RIGHT OF WAY TO BE PRIVATELY OWNED AND OPERATED.
2. ALL WORK TO CONFORM TO GOVERNING AGENCY'S STANDARDS.
3. THE EXISTING UTILITY LOCATIONS AND ELEVATIONS ON THIS PLAN SET ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE 811 CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY AND RELOCATE THE EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENT ON THE PLANS.
4. WHERE POSSIBLE DEFLECT WATERLINE AROUND EXISTING UTILITIES TO AVOID LOOPING WHILE STAYING WITHIN CITY STANDARD. NECESSARY LOOPING TO BE DONE PER CITY REQUIREMENTS.
5. CONTRACTOR TO ADJUST EXISTING UTILITIES TO GRADE.
6. CONTRACTOR TO PRESERVE EXISTING IMPROVEMENTS OR REPLACE DAMAGED IMPROVEMENTS TO LIKE OR BETTER CONDITION.
7. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN AS SOON AS THEY ARE DISCOVERED AND PRIOR TO ANY INSTALLATION.

KEYNOTES

1. INSTALL 6" C900 PVC DR18 WATER LINE. INSTALLATION AND TRENCHING PER WATER-1 LEHI CITY DETAIL
2. INSTALL 8" C900 PURPLE PVC DR18 SECONDARY WATER LINE. INSTALLATION AND TRENCHING PER WATER-1 LEHI CITY DETAIL
3. 6x6x4 TEE/90 DEGREE BEND W/ THRUST BLOCKING PER CITY STANDARDS AND SPECIFICATIONS
4. 8x8x6 TEE/90 DEGREE BEND W/ THRUST BLOCKING PER CITY STANDARDS AND SPECIFICATIONS
5. STOP AND CAP 6" WATER LINE FOR FUTURE CONNECTION
6. STOP AND CAP 8" SECONDARY WATER LINE FOR FUTURE CONNECTION
7. 12x12x8 TEE/90 DEGREE BEND W/ THRUST BLOCKING PER CITY STANDARDS AND SPECIFICATIONS
8. 12x12x6 TEE/90 DEGREE BEND W/ THRUST BLOCKING PER CITY STANDARDS AND SPECIFICATIONS
9. EXISTING CULINARY SERVICE ON LOT 1 TO BE UPDATED TO A NEW COPPER METER SETTER. EXISTING PI SERVICE ON LOT 1 TO BE UPDATED TO A METERED CONNECTION.
10. INSTALL 4" SDR-35 PVC SAN. SWR. LATERAL @ 2.00% SLOPE (MIN.) W/ SSCO @ 100' MAXIMUM SPACING.
11. NOT USED
12. 6" BOLLARD TO PROTECT UTILITIES
13. INSTALL 4" BLOWOFF PER CITY STANDARDS AND SPECIFICATIONS.
14. POSSIBLE CONFLICT W/ STORM DRAIN. GRADUALLY RAISE AND LOWER WATER LINE TO AVOID LOOPING. 6" MINIMUM CLEARANCE.
15. INSTALL FIRE HYDRANT ASSEMBLY W/ 6" C900 PVC DR18 FIRE HYDRANT SERVICE PER CITY STANDARDS AND SPECIFICATIONS
16. INSTALL 6" C900 PVC DR18 FIRE HYDRANT SERVICE PER CITY STANDARDS AND SPECIFICATIONS
17. INSTALL 3/4" WATER METER PER W/ 3/4" POLY SERVICE
18. INSTALL 1" SECONDARY WATER SERVICE WITH STOP/WASTE VALVE AND BOX

FINISH GRADE ENGINEERING
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CLIENT:
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801-657-0700
75 EAST 12300 SUITE 100
DRAPER, UT 84020

REVISIONS:

HUNTING FARMS SUBDIVISION

1100 WEST 143 SOUTH, LEHI, UT

N

0 30 60

DRAWING SCALE 1 in = 30 ft

PROJECT FILE: 1088
DATE PLOTTED: 6/23/2021
PROJECT MANAGER: B Preece

LICENSED PROFESSIONAL ENGINEER
7890059
BOYD PREECE
6/23/21
STATE OF UTAH

FINAL PLAT 6/23/21

UTILITY PLAN

C400

Att: Lehi City Council & Staff

We are aware of the development taking place directly to our south at 143 South & 1100 West (Hunting Farms). We are also aware that that property has been rezoned to R-1-Flex and will be subdivided into eight lots. We know that city code requires a six foot, no-climb fence between our property and theirs since we are still zoned agricultural.

We hereby waive our right to enforce that requirement and ask that the city of Lehi allow the development to be completed without any fencing between our properties.

Should you have any further questions or concerns, you can reach us at:

801-768-4758
rebarroger@yahoo.com
105 S. 1100 W.
Lehi, UT 84043

Roger Morgan

Christina Morgan

KEVIN STACEY
Notary Public - State of Utah
Comm. No. 714093
My Commission Expires on
Sep 15, 2024

ACKNOWLEDGMENT
STATE OF UT
COUNTY OF UTAH
On 25 June Personally
appeared before me Roger Morgan & Christina Morgan
___ whom I know personally
X whose identity I verified on the basis of UTDL
___ whose identity I verified on the oath or affirmation of
___. a credible witness to be a signer of the above and he she acknowledged that he she signed it.
Notary Public
My Commission Expires:

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: July 27, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary and Final subdivision approval for the Cedar Hollow 2-lot subdivision located at 705 East Cedar Hollow Road.

Suggested Action:

Attachments:

CC Staff Report Cedar Hollow 2-lot subdivision 07.27.21.docx

Cedar Hollow Preliminary and Final DRC 06.09.21.docx

Cedar Hollow 2 Lot Plans.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

CEDAR HOLLOW PRELIMINARY AND FINAL SUBDIVISION
CITY COUNCIL REPORT

Applicant	Concord Homes		
Meeting Date	July 27, 2021		
Requested Action/Purpose	Approval of a proposed preliminary and final subdivision		
Location	705 East Cedar Hollow Road		
Project Area	0.7 acres		
Existing Zoning	R-1-12		
General Plan Land Use Designation	Low Density Residential (LDR)		
Existing Land Use	Single Family Home		
Adjacent Zoning and Land Use	*North*	R-1-8	Single Family Homes
	South	PF	Lehi Junior High
	East	RA-1	Single Family Homes
	West	R-1-8	Single Family Homes
Date of DRC Review	June 9, 2021		
Date of Planning Commission Review	July 8, 2021		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

PROPERTY HISTORY

July 31, 2985 Property came into the City as part of the Cedar Hollow Addition.

May 11, 2021 City Council approved the Concord Homes Zone change from RA-1 to R-1-12

REPORT ANALYSIS

The applicant requests preliminary and final subdivision approval of the Cedar Hollow subdivision, a two-lot subdivision located at 705 East Cedar Hollow Road. The existing home on the lot will be torn down and two new lots created. Because no existing home will remain, this subdivision must receive preliminary and final subdivision approval.

The proposed subdivision includes approximately a 15,000 square foot lot and a 13,000 square foot lot. One will

front onto Cedar Hollow Road and the other onto Summer Crest Drive. The subdivision also includes additional right of way for Cedar Hollow Road and a sidewalk.

The proposed layout, density and size meet the requirements of the Development Code.

The DRC reviewed the proposed subdivision and had ten redline comments including:
1. Existing Storm Drain inlet to be removed and replaced in new location.
2. Provide a road cross section for Cedar Hollow Road. Include dimensions, existing edge of asphalt, section for asphalt/base/subbase thicknesses, and note the CBR value
3. Change “chairman” to “chair” on the plat

POSSIBLE MOTIONS AND FINDINGS

The City Council may make a motion to approve or deny the proposed Cedar Hollow Preliminary and Final Subdivision. Please consider including all DRC comments in your motion. Any motion should include findings. Possible findings include:

1. The proposed preliminary subdivision meets the requirements of the Lehi City Development Code.
2. The proposed preliminary subdivision will add sidewalks on Cedar Hollow Road and widen the road.
3. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on July 8, 2021. The minutes and motion from this meeting follow:

2.5) Public hearing and recommendation of Concord Homes request for preliminary subdivision review of the Cedar Hollow 2-lot subdivision located at 705 East Cedar Hollow Road.

Brittney Harris presented information on the agenda item.

The applicant was present and did not wish to add anything.

Commissioner Nielsen opened and closed the public hearing, noting there were not online comments.

Motion: Commissioner Bunker moved to send a positive recommendation; including DRC and findings. Commissioner Everett seconded. All in favor.

> **Motion**: Commissioner Bunker moved to send a positive recommendation **of Concord Homes request for preliminary subdivision review of the Cedar Hollow 2-lot subdivision located at 705 East Cedar Hollow Road;** including all DRC comments and findings stated in the report. Commissioner Everett seconded.
>
> **Vote**: Commissioner Nielsen, yes; Commissioner Everett, no; Commissioner Hemmert, yes; Commissioner Ellis; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Newall, yes. The motion passed unanimously.

Cedar Hollow 2 Lot Preliminary and Final Subdivision
DRC Redline Comments

Concord Homes - requests preliminary and final subdivision review of the Cedar Hollow 2 lot located at 705 East Cedar Hollow Road.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Brandon Soule, Austin White
Date of Plans Reviewed: 6/1/21
Time Start:
Time End:

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer:
1. Existing SD inlet to be removed and replaced in new location.
2. You are showing a 12SD lateral that is labeled in 2 different locations as a 15" RCP line each showing different lengths and slopes
3. 12" SD lateral cannot tie into SDMH #101 matching FL of existing 24".
4. Relocate water and PI services for lot 102 to within 5' of a property line (North or South)
5. 12" storm drain lateral from curb inlet cannot tie in at FL to existing 30" SD
6. Proposed SDMH #101 must be a 6' manhole.

Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets:
7. Provide a road cross section for Cedar Hollow Road. Include dimensions, existing edge of asphalt, section for asphalt/base/subbase thicknesses, and note the CBR value
8. Remove “for driveways” note
9. Not the size of the existing.

Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
10. Change “chairman” to “chair” on the plat

PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:
1. Provide an engineer’s cost estimate for the cost of all improvements.
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Include surveyor’s and engineer’s stamps and signatures on the construction drawings.
5. Show lot addresses on the final plat (must coordinate with Planning Division).
6. Address any comments or conditions from City Council approval.
7. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
8. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:
1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor’s and engineer’s stamps and signatures on the plat.
3. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
4. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

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.

DRC GENERAL COMMENTS:

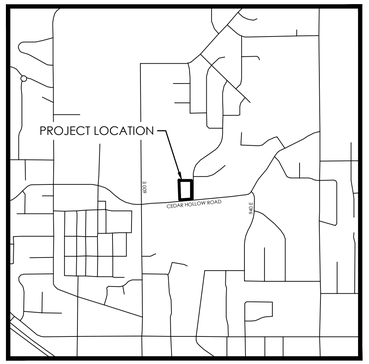
1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
4. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
5. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
6. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
7. Residential developments shall complete all required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR PLANNNG COMMISSION ON JULY 8th AND WE WILL NEED ENVELOPES

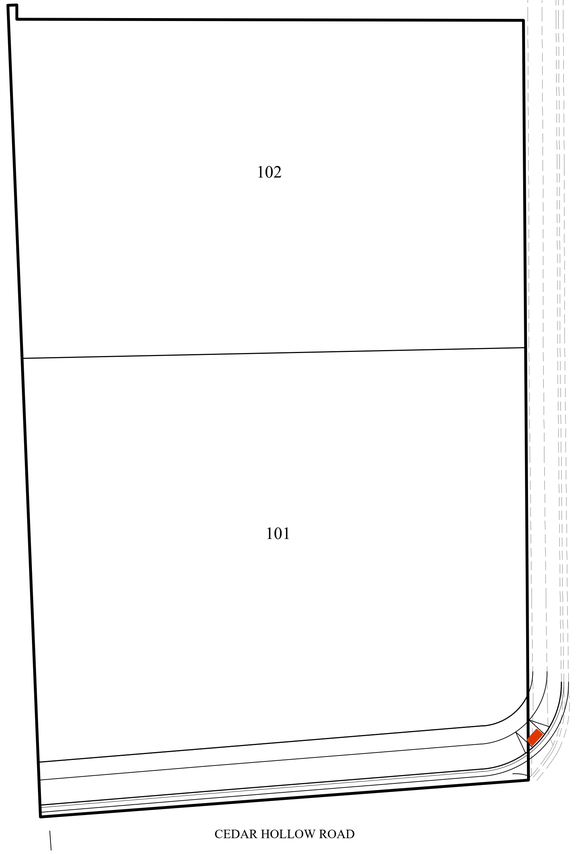
Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews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

CEDAR HOLLOW 2-LOT SUBDIVISION

PREPARED FOR:
CONCORD HOMES
LOCATED IN:
LEHI, UT



VICINITY MAP
NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER
C2	FINAL PLAT
C3	SITE AND UTILITY PLAN
C4	GRADING PLAN

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO LEHI CITY STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

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

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: BEN DUZETT
SURVEY MANAGER: JUSTIN LUNBERG

OWNER/DEVELOPER
CONCORD HOMES
9089 1300 W #100
WEST JORDAN, UT 84088
(801) 923-4153
CONTACT: BRANDON SOULE



811
Know what's below.
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GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

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

FOR REVIEW ONLY

CEDAR HOLLOW 2-LOT SUBDIVISION
LEHI, UT
COVER

REVISION BLOCK		
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COVER

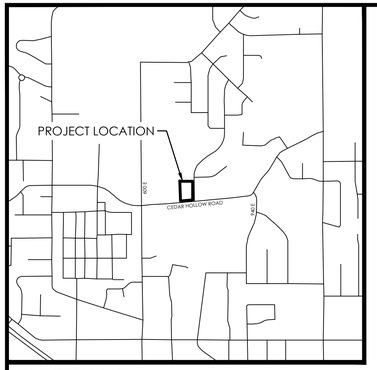
Scale:	1"=20'	Drawn:	ATW
Date:	6/1/2021	Job #:	21-0234
Sheet:	C1		

Z:\...2021\21-0234 Harvey Lot Split Lehi\design 21-0234\dwg\sheets\C1 - COVER.dwg

CEDAR HOLLOW 2-LOT SUBDIVISON

RESIDENTIAL SUBDIVISION

LOCATED IN THE NE 1/4 CORNER OF SECTION 9, T5S, R1E,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH
ZONE RA-1



VICINITY MAP
N.T.S

VERY LOW DENSITY	
SINGLE FAMILY SETBACKS	
FRONT YARD	25' MIN. STREET FRONT SETBACK
REAR YARD (INTERIOR LOTS)	30' MIN. REAR YARD SETBACK
REAR YARD (CORNER LOTS)	30' MIN. REAR YARD SETBACK
SIDE YARD (PERIMETER)	10' MIN. SIDE YARD SETBACK
SIDE YARD (CORNER LOT)	10' MIN. SIDE YARD SETBACK

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.

2. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.

3. ALL STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.

4.5. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.

6. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.

7. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.

SITE TABULATIONS

TOTAL ACREAGE	0.70 ACRES
TOTAL SINGLE FAMILY LOTS	2 LOTS
TOTAL ACREAGE IN LOTS	0.68 ACRES
TOTAL ACREAGE IN ROW	0.02 ACRES
LANE MILES OF ROAD	0.03 MILES
TOTAL UNITS PER ACRE	2.86 UNITS/ACRE

1 OF 1	5/17/2021

OWNER/DEVELOPER
CONCORD HOMES
9089 1300 W #100
WEST JORDAN, UT 84088
(801) 923-4153
BRANDON SOULE

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

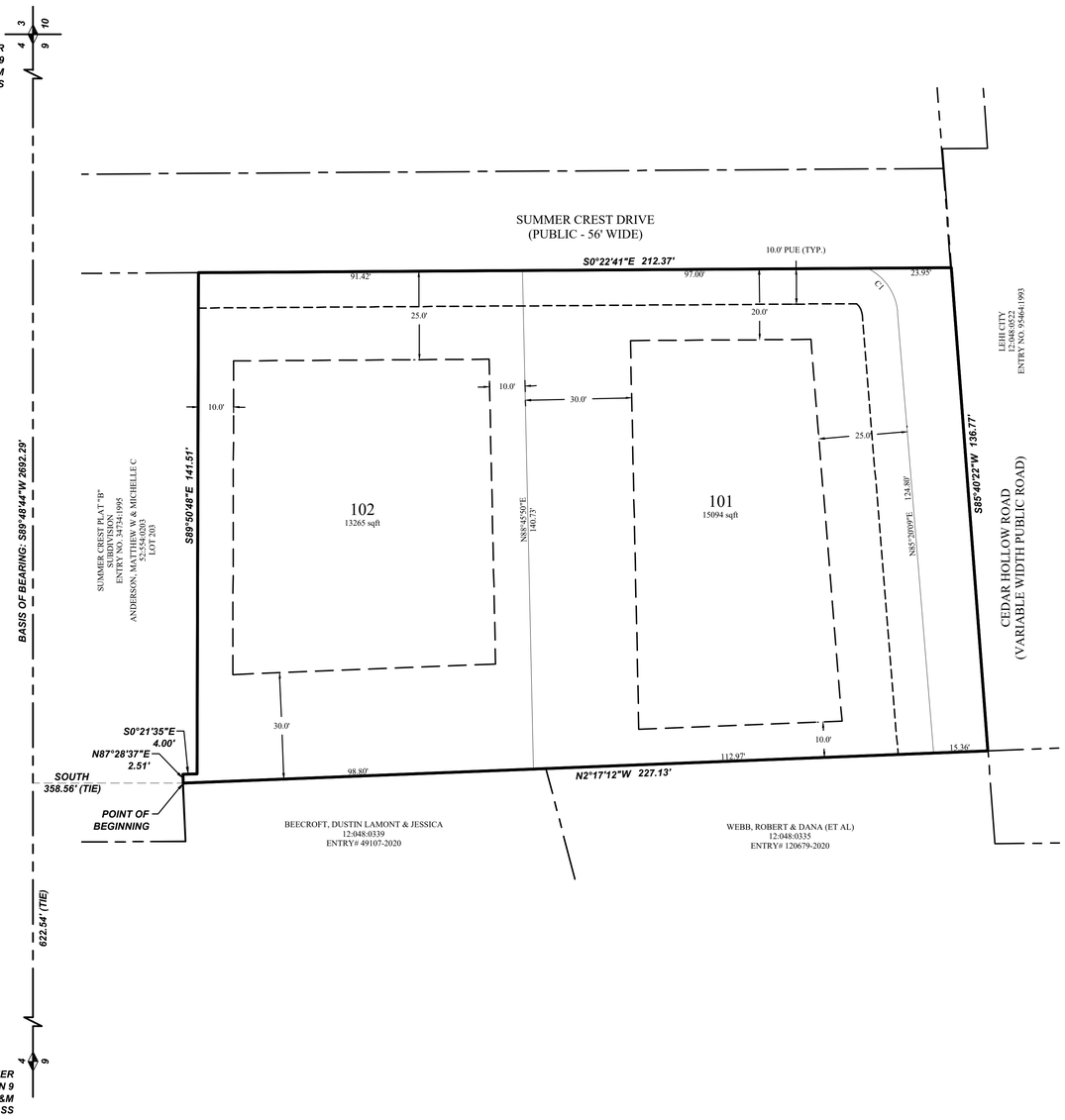
Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	60°59'12"	15.97	N54°49'32"E	15.22



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

FOR REVIEW ONLY

Evan J. Wood
Professional Land Surveyor
Certificate No. 183395

Date

BOUNDARY DESCRIPTION

A tract of land located in the Northeast Quarter of Section 9, Township 5 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the southerly line of Lot 203, SUMMER CREST PLAT "B" Subdivision, according to the official plat recorded June 1, 1995 as Entry No. 34734:1995 in the office of the Utah County Recorder, located S89°48'44"E 622.54 feet along the Section line and South 358.56 feet from the North 1/4 Corner of Section 9, T5S, R1E, SLB&M; running thence along said plat the following four (4) courses: (1) N87°28'37"E 2.51 feet; thence (2) S00°21'35"E 4.00 feet; thence (3) S89°50'48"E 141.51 feet to the westerly line of Summer Crest Drive; thence along said westerly line (4) S00°22'41"E 212.37 feet to the northerly line of a boundary as determined by that certain Quit-Claim Deed recorded December 29, 1993 as Entry No. 95464:1993 in the office of the Utah County Recorder; thence along said northerly line S85°40'22"W 136.77 feet to a fence line as described by that certain Boundary Line Agreement recorded on April 20, 2007 as Entry No. 58332:2007 in the office of the Utah County Recorder and determined by Survey No. 17-055 on file in the office of the Utah County Surveyor; thence along said fence line N02°17'12"W 227.13 feet to the point of beginning.

Contains: 30,544 square feet or 0.70 acres+/-

OWNER'S DEDICATION

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20__

BY:_____
(PRINTED NAME)

ITS:_____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR

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

PLANNING COMMISSION APPROVAL

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

DIRECTOR - SECRETARY

CHAIRMAN, PLANNING COMMISSION

CEDAR HOLLOW 2-LOT SUBDIVISION

RESIDENTIAL SUBDIVISION
LOCATED IN THE NE 1/4 CORNER OF SECTION 9, T5S, R1E,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CITY RECORDER'S SEAL	COUNTY RECORDER'S SEAL

Z:_2021\21-0234 Harvey Lot Split Lehi\design 21-0234\dwg\sheets\C2 - FINAL PLAT.dwg

PROP.SAW CUT, REMOVE AND REPLACE ASPHALT W/ 2' T-PATCH FOR NEW CULINARY AND SECONDARY WATER SERVICES PER LEHI CITY STANDARDS AND SPECIFICATIONS

8" SDR-35 SEWER L=352.94' S=5.23%

EXIST. 6" WATER MAIN

EXIST. 8" SEC. WATER MAIN

SUMMER CREST DRIVE

EXIST. SDMH #101 RIM=4663.37 INV. IN=4658.42 (W) INV. OUT=4658.42 (S) INV. IN=4658.42 (W)

PROP. SAW CUT, REMOVE AND REPLACE ASPHALT W/ 2' T-PATCH FOR RELOCATED STORM DRAIN SERVICE PER LEHI CITY STANDARDS AND SPECIFICATIONS

EXIST. SSMH #102 4.0Ø RIM=4662.93 INV. IN=4654.28 (N) INV. IN=4654.28 (W)

15" RCP L=48.01' S=1.46%

EXIST. CURB RETURN TO BE REMOVED AND REPLACED

EXIST. SD SUMP #101 RIM=4663.42 TO REMAIN B.O.B.=4658.42

15" RCP L=38.63' S=2.21%

EXIST. SD INLET #101 TBC=4662.77 INV. OUT=4659.27 (E) TO BE RELOCATED

RELOCATED SD INLET #101 TBC=4662.62 INV. OUT=4659.12 (E) PER LEHI CITY STD. SEWER/DRAIN - 8

TIE INTO EXISTING CURB & GUTTER

EXIST. FENCE TO BE REMOVED

ADA RAMP #101 PER LEHI CITY STD. ROAD-9

PROP. 2' HIGHBACK CURB & GUTTER

PROP. 5' SIDEWALK

PROP. 7' PARKSTRIP

EXIST. POWER POLE TO BE REMOVED

EXIST. WATER SERVICE FOR LOT 102 TO REMAIN LOCATION TO BE VERIFIED BY CONTRACTOR AND DISCREPANCIES REPORTED TO FOCUS ENGINEERING AND SURVEYING

PROP. WATER SERVICE TO TIE INTO EXIST. WATERLINE PER LEHI CITY STANDARDS AND SPECIFICATIONS

PROP. SEC. WATER SERVICE TO TIE INTO EXIST. WATERLINE PER LEHI CITY STANDARDS AND SPECIFICATIONS

EXIST. HOUSE TO BE REMOVED

EXIST. GAZEBO TO BE REMOVED

EXIST.BARN TO BE REMOVED

EXIST. OVERHEAD POWER TO BE REMOVED

EXIST. FENCE TO BE REMOVED

EXIST. SHED TO BE REMOVED

EXIST. GAS METER CONTRACTOR TO VERIFY IF METER CAN STILL BE USED FOR FUTURE HOME IF NOT, METER WILL BE REPLACED IN FUTURE CONSTRUCTION

EXIST. POWER LINE TO BE REMOVED

EXIST. OVERHEAD POWER TO REMAIN

EXIST. FENCE TO BE REMOVED

PROP.SAW CUT, REMOVE AND REPLACE ASPHALT W/ 2' T-PATCH FOR NEW SEWER, SECONDARY, AND CULINARY WATER SERVICES PER LEHI CITY STANDARDS AND SPECIFICATIONS

PROP. SEWER SERVICE TO LOT 101 PER LEHI CITY STDS. TO CONNECT TO SEWER MAIN AT 4653.29'

EXIST. WATER METER TO BE USED FOR LOT 101 TO BE RELOCATED AND UPGRADED TO A METERED CONNECTION

RELOCATE SEC. WATER METER TO BE UPGRADED TO A METERED CONNECTION LOCATION OF EXISTING SEC. SERVICE TO BE VERIFIED AND DISCREPANCIES REPORTED TO FOCUS ENGINEERING AND SURVEYING

CEDAR HOLLOW ROAD

8" SDR-35 SEWER L=133.35' S=1.49%

EXIST. POWER POLE TO BE RELOCATED

EXIST. 8" WATER MAIN

34.0' ASPHALT

EXIST. 10" SEC. WATER MAIN

EXIST. SSMH #103 4.0Ø RIM=4661.14 INV. IN=4652.29 (W) INV. OUT=4652.29 (E)

PROP. SAW CUT, REMOVE AND REPLACE ASPHALT W/ 2' T-PATCH FOR NEW STORM DRAIN SERVICE PER LEHI CITY STANDARDS AND SPECIFICATIONS

SDMH #101 4.0Ø RIM=4660.46 INV. IN=4655.19 (E) INV. OUT=4655.19 (W) INV. IN=4655.19 (N) PER LEHI CITY STD. SEWER / DRAIN - 1

EXIST. SHED TO BE REMOVED

EXIST. DRIVEWAY TO BE REMOVED

EXIST. FENCE TO BE REMOVED

SD INLET #101 TBC=4660.47 INV. OUT=4657.56 (S) PER LEHI CITY STD. SEWER/DRAIN - 8

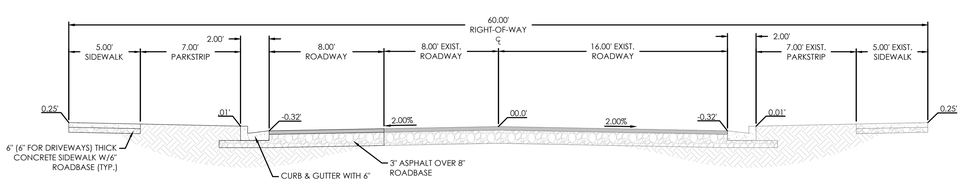
12" RCP L=27.22' S=8.68%

102

101

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION



60' CEDAR HOLLOW ROAD

N.T.S.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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

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

FOR REVIEW ONLY

CEDAR HOLLOW 2-LOT SUBDIVISION

LEHI, UT

SITE AND UTILITY PLAN

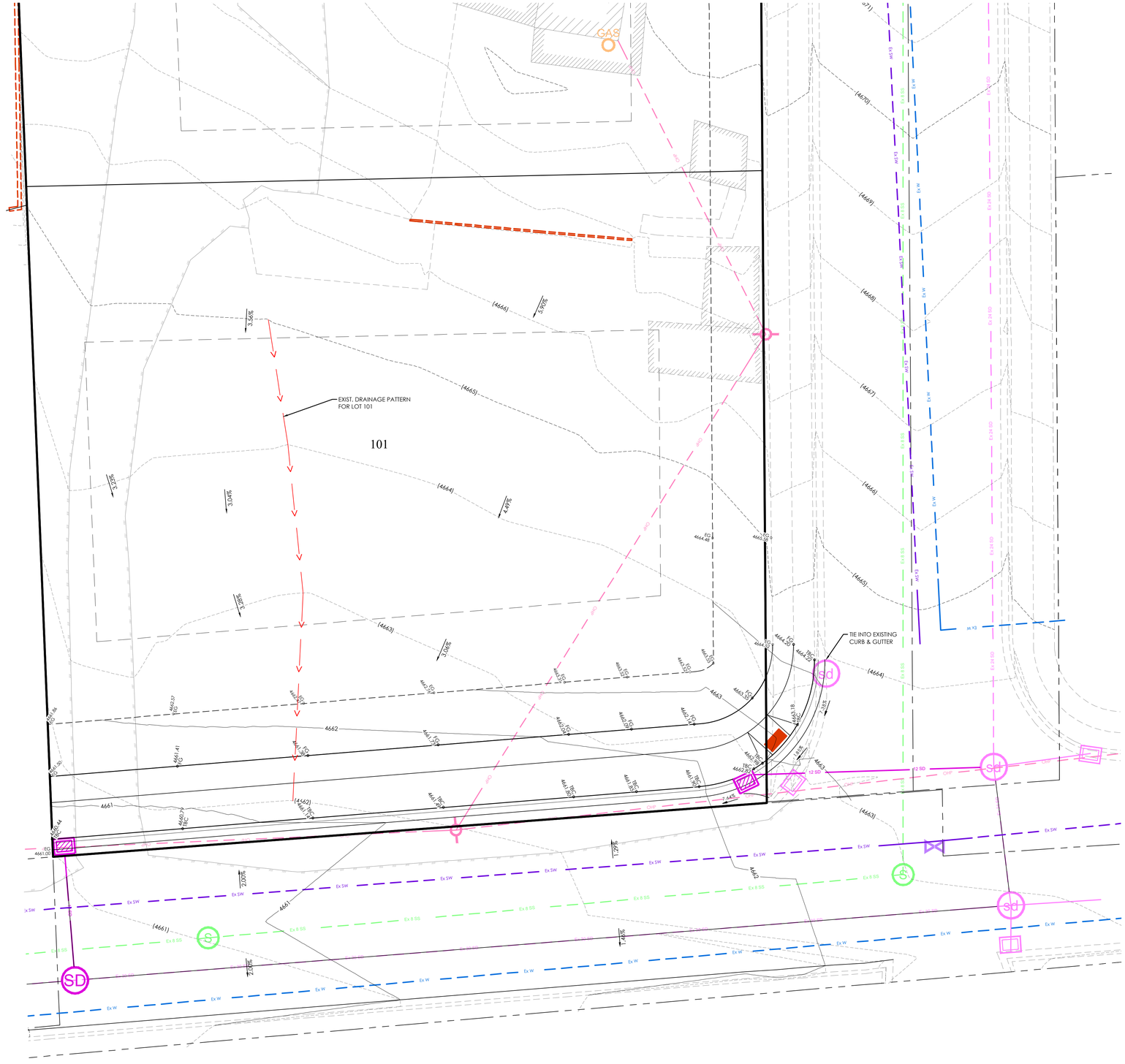
REVISION BLOCK

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SITE AND UTILITY PLAN

Scale: 1"=10' | Drawn: ATW
Date: 6/1/2021 | Job #: 21-0234
Sheet: C3

Z:\...2021\21-0234 Hovery Lot Split Lehi\design 21-0234\dwg\sheets\C3 - SITE AND UTILITY PLAN.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — X — X — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

N

S

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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

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ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
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FOR REVIEW ONLY

CEDAR HOLLOW 2-LOT SUBDIVISION

LEHI, UT

GRADING PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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GRADING PLAN

Scale:	1"=XX'	Drawn:	ATW
Date:	6/1/2021	Job #:	21-0234
Sheet:	C4		

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Cedar Hollow Subdivision

Aerial



0 160 320 Feet

LEHI CITY

Cedar Hollow Subdivision

General Plan

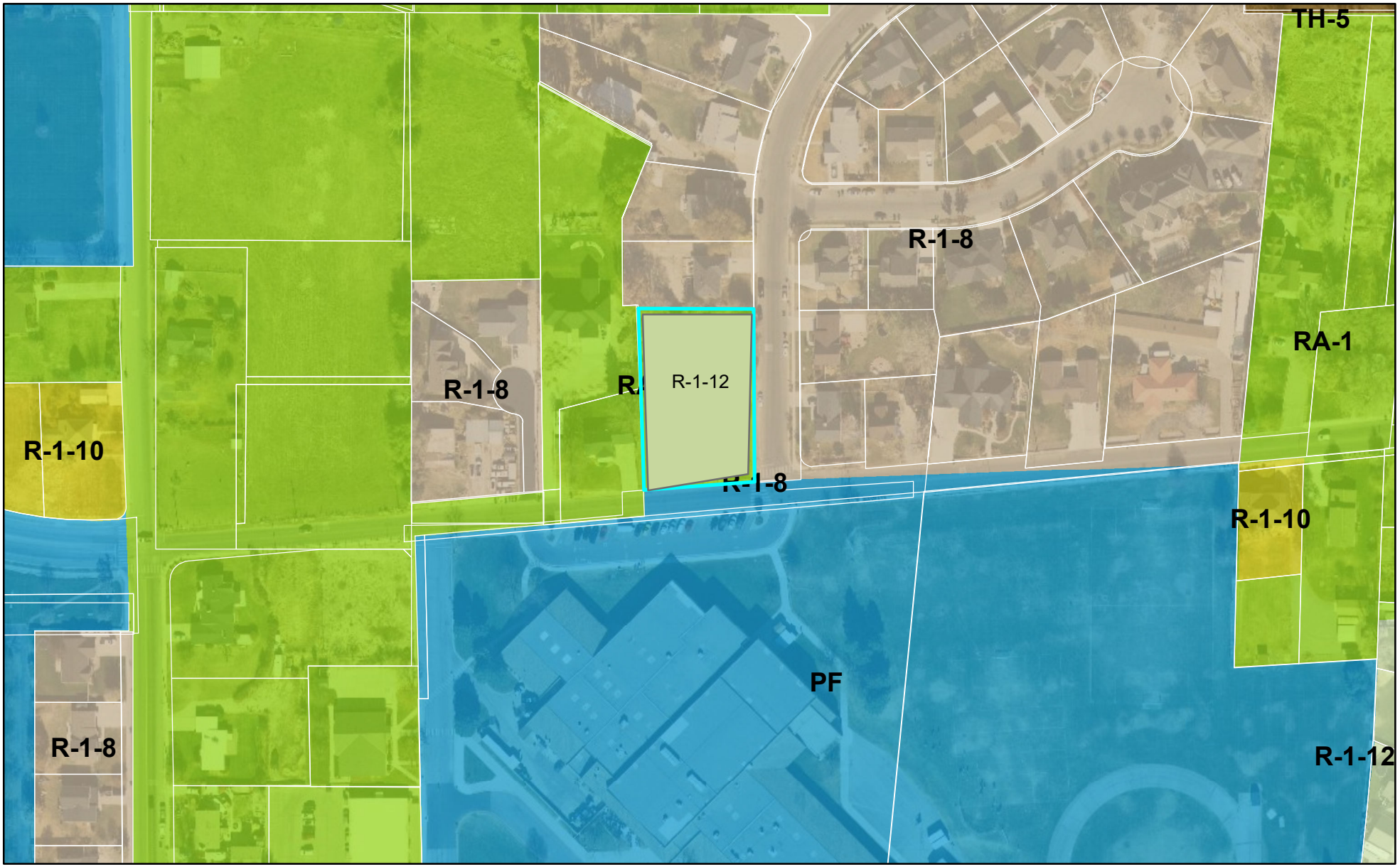


0 160 320 Feet

LEHI CITY

Cedar Hollow Subdivision

Zoning



LEHI CITY

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: July 27, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #32-2021, approving a zone change for Vivian Estates Phase 4, 13.4 acres located at 2200 North 400 East changing the zoning from TH-5 (transitional holding) to RA-1 (residential agriculture).

Suggested Action:

Attachments:

CC Staff Report Vivian Estates 4 Zone Change 07.27.21.docx

Vivian Estates Phase 4 Zone Change DRC 06.16.21.docx

Ord 32-2021.docx

Vivian Estates 4 Zone Change.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

VIVIAN ESTATES 4 ZONE CHANGE

CITY COUNCIL REPORT

Applicant	JDH Development		
Meeting Date	July 27, 2021		
Requested Action/Purpose	Approval of a proposed zone change		
Location	Approximately 2200 North 400 East		
Acreage	13.40 acres		
Existing Zoning	TH-5 (transitional holding)		
Existing General Plan Land Use Designation	VLDR (very low density residential)		
Proposed Zoning Designation	RA-1		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	RA-1	Vivian Estates 1
	South	TH-5	Dry Creek
	East	RA-1	Proposed Vivian Estates 3
	West	RA-1/TH-5	Undeveloped
Date of DRC Review	June 16, 2021		
Date of Planning Commission Review	July 8, 2021		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

Section 05.020. Zoning Districts Purpose.

The purpose of the Very Low Density Residential Districts **(R-1-22, RA-1, R-1-15)** is to provide for large-lot single family residential areas and/or hobby farm developments

APPLICABLE GENERAL PLAN GOALS AND POLICIES

4. Goal: Protect and preserve natural topographic and physical features while exploring opportunities to provide a long-term quality environment which is ecologically sound, safe, aesthetically pleasing, and which is reinforced by all governmental units.

PROPERTY HISTORY

March 22, 2017 Property came into the City as part of the Vivian Carter Addition

REPORT ANALYSIS

The applicant requests approval of the proposed Vivian Estates 4 zone change from TH-5 to RA-1. The zone change will impact 13.4 acres located just north of the Dry Creek corridor located at approximately 2200 North 400 East. The zone change will provide for large lot single family homes in a future phase of Vivian Estates.

Due to the proximity of Dry Creek to the subject property, Staff recommends leaving the areas in Dry Creek as TH-5 for consistency with the ESA designation. The zone change will require water dedication consistent with the RA-1 zone, removing the section to remain as TH-5 will reduce the water dedication amount for the applicant.

The DRC also left a comment about the requirement in the annexation agreement that the owner will dedicate the top bank of the channel to the City as well as a 20 foot right of way on the southern side for a walking/biking trail. The comment says that the property dedication needs to be resolved prior to recording the zone change ordinance. Please consider including this and all other DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The positive/negative effect of the proposed amendment on the Dry Creek Channel
2. Consistency with the goals and policies of the General Plan for the protection of the environment.
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 overall community benefit of the proposed amendment.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on July 8, 2021. The minutes and motion follow:

2.7) Public hearing and recommendation of JDH Development's request for review of a zone change for Vivian Estates Phase 4, 13.4 acres located at 2200 North 400 East changing the zoning from TH-5 (transitional holding) to RA-1 (residential agriculture).

Brittney Harris presented information on the agenda item.

The applicant was not present.

Commissioner Nielsen opened and closed the public hearing, noting there were no online comments.

> **Motion:** Commissioner Ellis moved to send a positive recommendation of **JDH Development's request for review of a zone change for Vivian Estates Phase 4, 13.4 acres located at 2200 North 400 East changing the zoning from TH-5 (transitional holding) to RA-1 (residential agriculture);** including all DRC comments and findings stated in the report. Commissioner Eyre seconded. All in favor.
>
> **Vote**: Commissioner Nielsen, yes; Commissioner Everett, no; Commissioner Hemmert, yes; Commissioner Ellis; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Newall, yes. The motion passed unanimously.

Vivian Estates Residential Zone Change
DRC Redline Comments

*JDH Development - requests review of a Zone Change for **Vivian Estates Phase 4**, 13.40 acres located at 1850 North 1450 West changing the zoning from TH-5 to RA-1.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Toby Cordova
Date of Plans Reviewed: 6/8/21
Time Start: 11:03 am
Time End: 11:13 am

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
1. Would we leave areas in Dry Creek as TH-5 to be consistent with the ESA designation?
2.. On the zone change exhibit change to say Phase 4 and show the area that has already been rezoned as RA-1 and not as TH-5.
3. As a condition of recording the Zone Change Ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the RA-1 Zone. The amount of culinary water is 1.13 acre feet per acre and irrigation water is 2.56 acre feet per acre. As a note of information, Lehi Metro has very limited culinary water available right now and would not have culinary water available to purchase for this project.
4. Prior to recording the Zone Change Ordinance, need to resolve the Dry Creek property dedication that was required under the Annexation Agreement.

7. Owner agrees to dedicate, at no cost to the City, the area from top of bank to top of bank of the existing Dry Creek channel. Dedication of the channel area will be required concurrently with the recordation of the first subdivision plat on any portion of the property.
8. Owner shall also dedicate a 20' wide right-of-way extending along the entire southern bank of the Dry Creek channel. This right-of-way shall be used by the City for the purpose of constructing and maintaining a public walking/riding trail. All expenses associated with the construction of the trail improvements and maintenance are to be borne by the City. The exact location of the 20' trail right-of-way will be determined based on a walk-through of the southern bank of the Dry Creek channel with the Owner and the City's Planning, Parks and Engineering Staff. The City may require the location or size of the right-of-way from the southern bank to be adjusted to avoid large trees, steep banks and other obstacles that would prevent or significantly impede construction of the trail. Any adjustments to the right-of-way shall be kept to a minimum to avoid obstacles as reasonably necessary and in no case shall exceed 10'. Dedication of the trail right-of-way will be required concurrently with the recordation of the first subdivision plat on any portion of the property.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 8, 2021

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

ORDINANCE NO: 32-2021

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT APPROXIMATELY 2200 NORTH 400 EAST

WHEREAS, JDH Development, authorized agent for the owner of property located at approximately 2200 North 400 East further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcels designated as RA-1 (Residential Agriculture); and

WHEREAS, following a public hearing on July 8, 2021, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and provided a positive recommendation to the City Council to decide on the proposed amendment; and

WHEREAS, on July 27, 2021, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of July 8, 2021; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on October 25, 2011 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to RA-1 (Residential Agriculture).

PART II:

A. If a provision of this Ordinance 32 -2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 21st day of July 2021.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

VIVIAN ESTATES 4 ZONE CHANGE LEGAL DESCRIPTION

FROM ZONE TH-5 TO RA-1

A portion of the NE1/4 of Section 4, Township 5 South, Range 1 East, Salt Lake Base and Meridian, Lehi City, Utah, more particularly described as follows:

Beginning at a point located S00°03'14"E 1,968.41 feet along the Section line and East 1,276.58 feet from the Northeast Corner of Section 4, T5S, R1E, SLB&M; running thence S40°50'02"E 158.58 feet; thence N69°09'57"E 67.55 feet; thence N22°36'31"E 146.02 feet; thence N24°13'17"W 230.47 feet; thence N57°01'41"E 114.72 feet; thence N47°29'56"E 252.64 feet; thence S45°04'30"E 463.58 feet; thence S45°21'02"W 68.78 feet; thence S44°38'58"E 244.31 feet; thence S33°59'20"W 18.34 feet; thence S38°18'02"W 9.05 feet; thence S29°28'10"W 32.65 feet; thence S31°42'10"W 38.72 feet; thence S64°47'52"W 11.44 feet; thence S69°16'58"W 27.26 feet; thence S56°40'43"W 20.20 feet; thence S32°27'29"W 13.99 feet; thence S06°05'42"E 21.01 feet; thence S70°59'19"E 6.75 feet; thence S01°24'33"E 25.92 feet; thence S03°29'38"E 10.27 feet; thence S16°54'08"W 11.35 feet; thence S51°04'14"W 10.28 feet; thence S14°29'54"W 26.25 feet; thence S32°04'20"W 44.32 feet; thence S51°23'10"W 31.87 feet; thence S47°32'37"W 32.36 feet; thence S30°01'20"W 26.79 feet; thence S24°01'55"W 21.35 feet; thence S26°29'59"W 18.82 feet; thence S61°42'16"W 22.98 feet; thence S18°33'53"W 6.79 feet; thence S45°27'44"W 18.94 feet; thence S51°39'49"W 51.33 feet; thence S64°27'10"W 16.37 feet; thence S82°13'27"W 51.83 feet; thence N84°48'09"W 19.80 feet; thence S83°30'06"W 40.71 feet; thence S87°47'00"W 12.00 feet; thence S73°35'26"W 23.50 feet; thence S52°17'24"W 28.51 feet; thence S46°52'04"W 17.38 feet; thence S83°56'09"W 39.58 feet; thence N72°31'50"W 30.20 feet; thence S52°50'30"W 9.86 feet; thence S04°16'47"W 16.00 feet; thence S33°21'56"W 13.35 feet; thence S48°07'52"W 29.80 feet; thence S66°35'23"W 9.86 feet; thence S88°49'54"W 17.35 feet; thence N86°38'20"W 8.96 feet; thence S86°28'54"W 36.54 feet; thence N63°50'30"W 15.77 feet; thence S86°24'57"W 16.52 feet; thence S76°56'08"W 16.77 feet; thence N89°30'54"W 24.74 feet; thence N87°08'01"W 17.08 feet; thence S82°35'53"W 33.99 feet; thence S09°14'53"W 0.58 feet; thence S77°07'23"W 14.41 feet; thence S74°04'42"W 12.99 feet; thence N68°45'29"W 4.48 feet; thence N81°33'43"W 35.44 feet; thence N62°46'14"W 8.01 feet; thence N88°18'00"W 10.03 feet; thence N01°42'00"E 597.12 feet to the point of beginning.

Contains: 13.40 acres+/-

6949 S. High Tech Drive Suite 200
Midvale, UT 84047
P (801) 352-0075 F (801) 352-7989

05/28/21

Sean Alt
Focus Engineering
salt@focusutah.com

RE: Vivian Estates Future Phase 4 Rezone Narrative

This Document is a response to the City's Rezone Requirements.

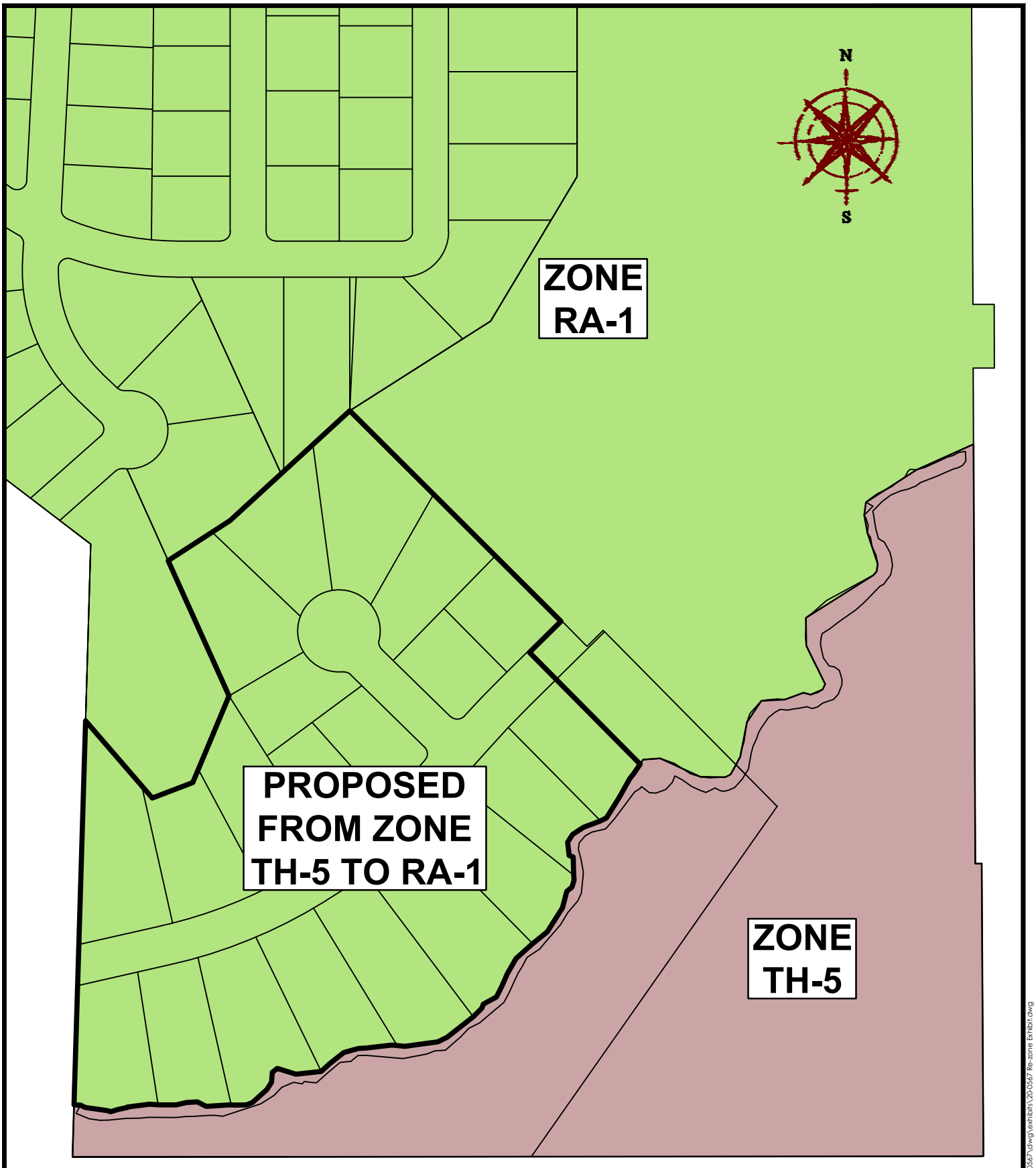
(a) _____ The reason and justification for the proposed amendment.
RESPONSE: To provide continuity with the surrounding development, and continue future planned phases of Vivian Estates

(b) _____ Consistency of the proposed amendment with the goals and policies of the General Plan.
RESPONSE: We feel that the proposed Amendment will provide needed housing in Lehi and increase the value of the surrounding community for the existing residents.

(c) _____ Compatibility of the proposed zone with the existing land uses of nearby and adjoining properties.
RESPONSE: 2 of the adjacent properties have already been rezoned to our proposed zone for this site. Our rezone request will provide more continuity and compatibility with the recent developments.

(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;
RESPONSE: The change in use should have minimal effect on the surrounding properties that are not an earlier phase of Vivian Estates. The parcel to our west will be provided a road stub for future connection that could be utilized for development of that property. We do not feel like this particular change in designation has any adverse effect on any of the surrounding property owners.

(e) _____ The gain to the public health, safety and welfare and overall community benefit from the existing classification to the proposed amendment.
RESPONSE: We feel like the impact of this rezone will be only positive. The planned development will involve highly sought after lots, the development of which would increase the value and feel of the surrounding communities.



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

VIVIAN ESTATES
PROPOSED RE-ZONE

Date Created: 05/28/21
Scale: N.T.S.
Drawn: BCD
Job: 20-0567
Sheet:

EXHIBIT

J:\20-0567 Vivian Estates Phase 3\design 20-0567\dwg\exhibit\20-0567 Re-zone Exhibit.dwg

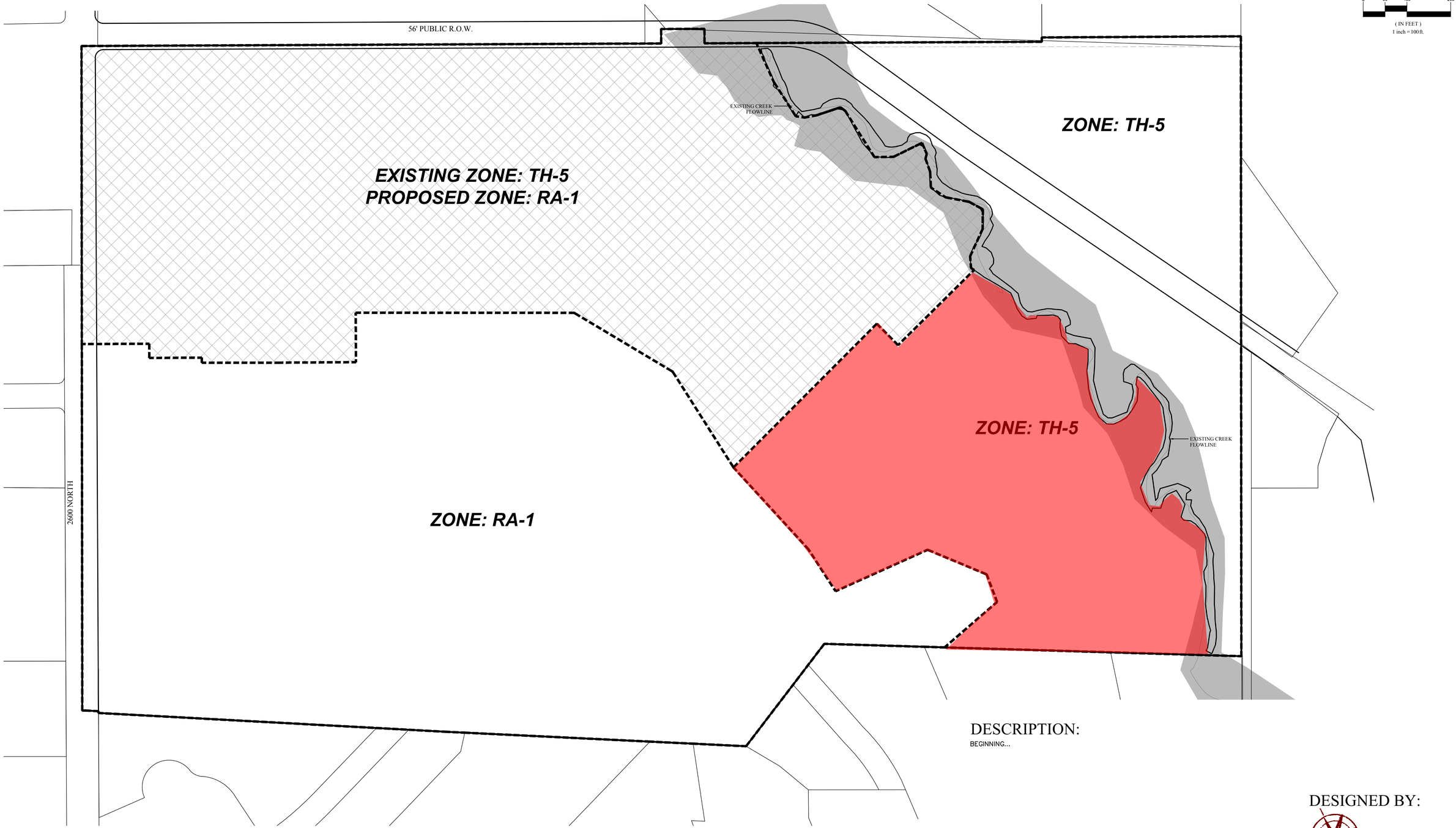
VIVIAN ESTATES - PHASE 2

PROPOSED ZONE BOUNDARIES

NORTH

0 50 100 200

(IN FEET)
1 inch = 100 ft.



DESCRIPTION:

BEGINNING...

DESIGNED BY:

FOCUS©
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

GENERAL NOTE:

INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE BEST AVAILABLE DATA AT THE TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.

LEGAL DESCRIPTION
PREPARED FOR
VIVIAN ESTATES PHASE 4
LEHI CITY, UTAH
(May 5, 2021)
20-0567

FROM ZONE TH-5 TO RA-1

A portion of the NE1/4 of Section 4, Township 5 South, Range 1 East, Salt Lake Base and Meridian, Lehi City, Utah, more particularly described as follows:

Beginning at a point located S00°03'14"E 1,968.41 feet along the Section line and East 1,276.58 feet from the Northeast Corner of Section 4, T5S, R1E, SLB&M; running thence S40°50'02"E 158.58 feet; thence N69°09'57"E 67.55 feet; thence N22°36'31"E 146.02 feet; thence N24°13'17"W 230.47 feet; thence N57°01'41"E 114.72 feet; thence N47°29'56"E 252.64 feet; thence S45°04'30"E 463.58 feet; thence S45°21'02"W 68.78 feet; thence S44°38'58"E 244.31 feet; thence S33°59'20"W 18.34 feet; thence S38°18'02"W 9.05 feet; thence S29°28'10"W 32.65 feet; thence S31°42'10"W 38.72 feet; thence S64°47'52"W 11.44 feet; thence S69°16'58"W 27.26 feet; thence S56°40'43"W 20.20 feet; thence S32°27'29"W 13.99 feet; thence S06°05'42"E 21.01 feet; thence S70°59'19"E 6.75 feet; thence S01°24'33"E 25.92 feet; thence S03°29'38"E 10.27 feet; thence S16°54'08"W 11.35 feet; thence S51°04'14"W 10.28 feet; thence S14°29'54"W 26.25 feet; thence S32°04'20"W 44.32 feet; thence S51°23'10"W 31.87 feet; thence S47°32'37"W 32.36 feet; thence S30°01'20"W 26.79 feet; thence S24°01'55"W 21.35 feet; thence S26°29'59"W 18.82 feet; thence S61°42'16"W 22.98 feet; thence S18°33'53"W 6.79 feet; thence S45°27'44"W 18.94 feet; thence S51°39'49"W 51.33 feet; thence S64°27'10"W 16.37 feet; thence S82°13'27"W 51.83 feet; thence N84°48'09"W 19.80 feet; thence S83°30'06"W 40.71 feet; thence S87°47'00"W 12.00 feet; thence S73°35'26"W 23.50 feet; thence S52°17'24"W 28.51 feet; thence S46°52'04"W 17.38 feet; thence S83°56'09"W 39.58 feet; thence N72°31'50"W 30.20 feet; thence S52°50'30"W 9.86 feet; thence S04°16'47"W 16.00 feet; thence S33°21'56"W 13.35 feet; thence S48°07'52"W 29.80 feet; thence S66°35'23"W 9.86 feet; thence S88°49'54"W 17.35 feet; thence N86°38'20"W 8.96 feet; thence S86°28'54"W 36.54 feet; thence N63°50'30"W 15.77 feet; thence S86°24'57"W 16.52 feet; thence S76°56'08"W 16.77 feet; thence N89°30'54"W 24.74 feet; thence N87°08'01"W 17.08 feet; thence S82°35'53"W 33.99 feet; thence S09°14'53"W 0.58 feet; thence S77°07'23"W 14.41 feet; thence S74°04'42"W 12.99 feet; thence N68°45'29"W 4.48 feet; thence N81°33'43"W 35.44 feet; thence N62°46'14"W 8.01 feet; thence N88°18'00"W 10.03 feet; thence N01°42'00"E 597.12 feet to the point of beginning.

Contains: 13.40 acres+/-

Vivian Estates 4 Zone Change

Aerial

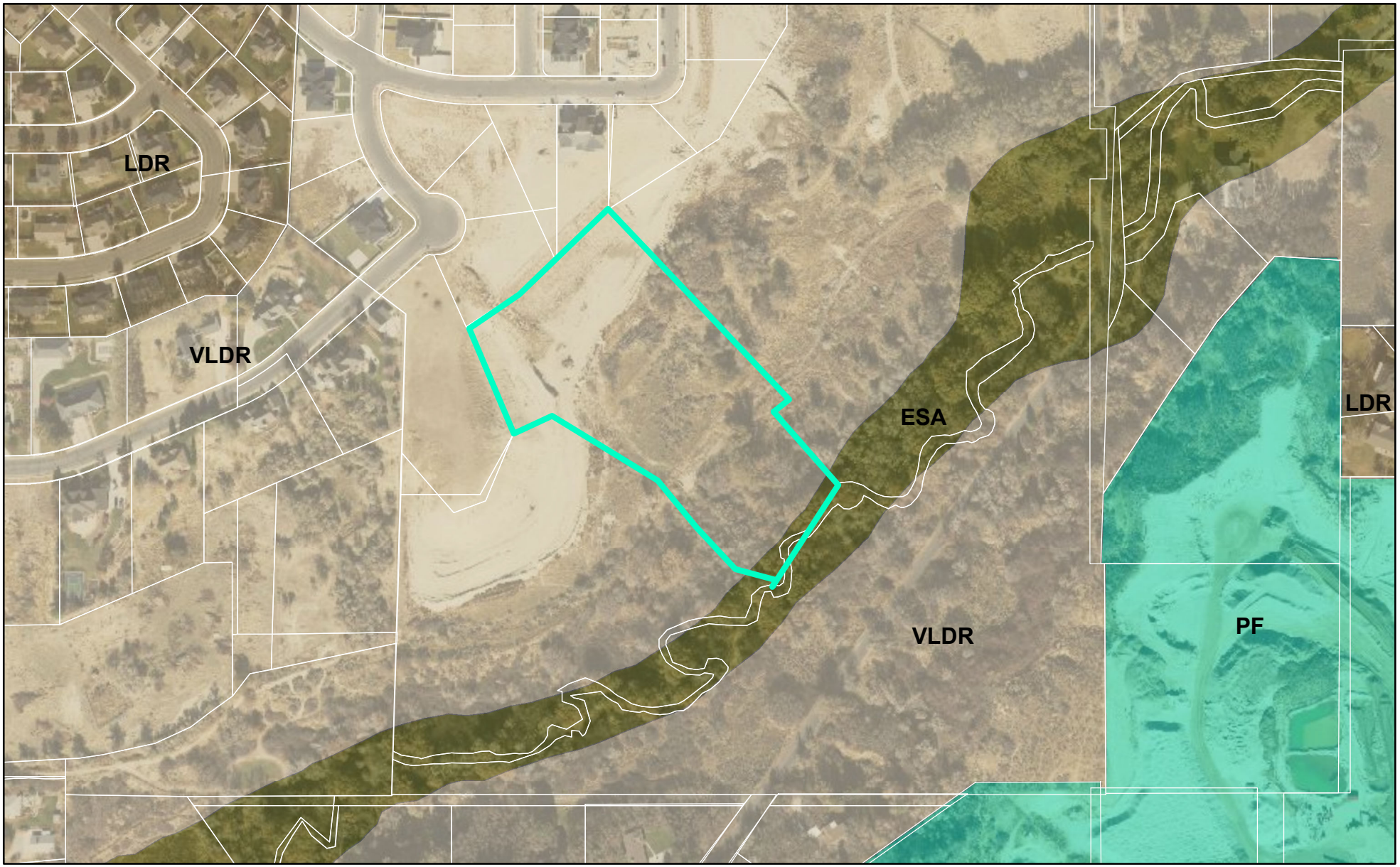


0 325 650 Feet

LEHI CITY

Vivian Estates 4 Zone Change

General Plan

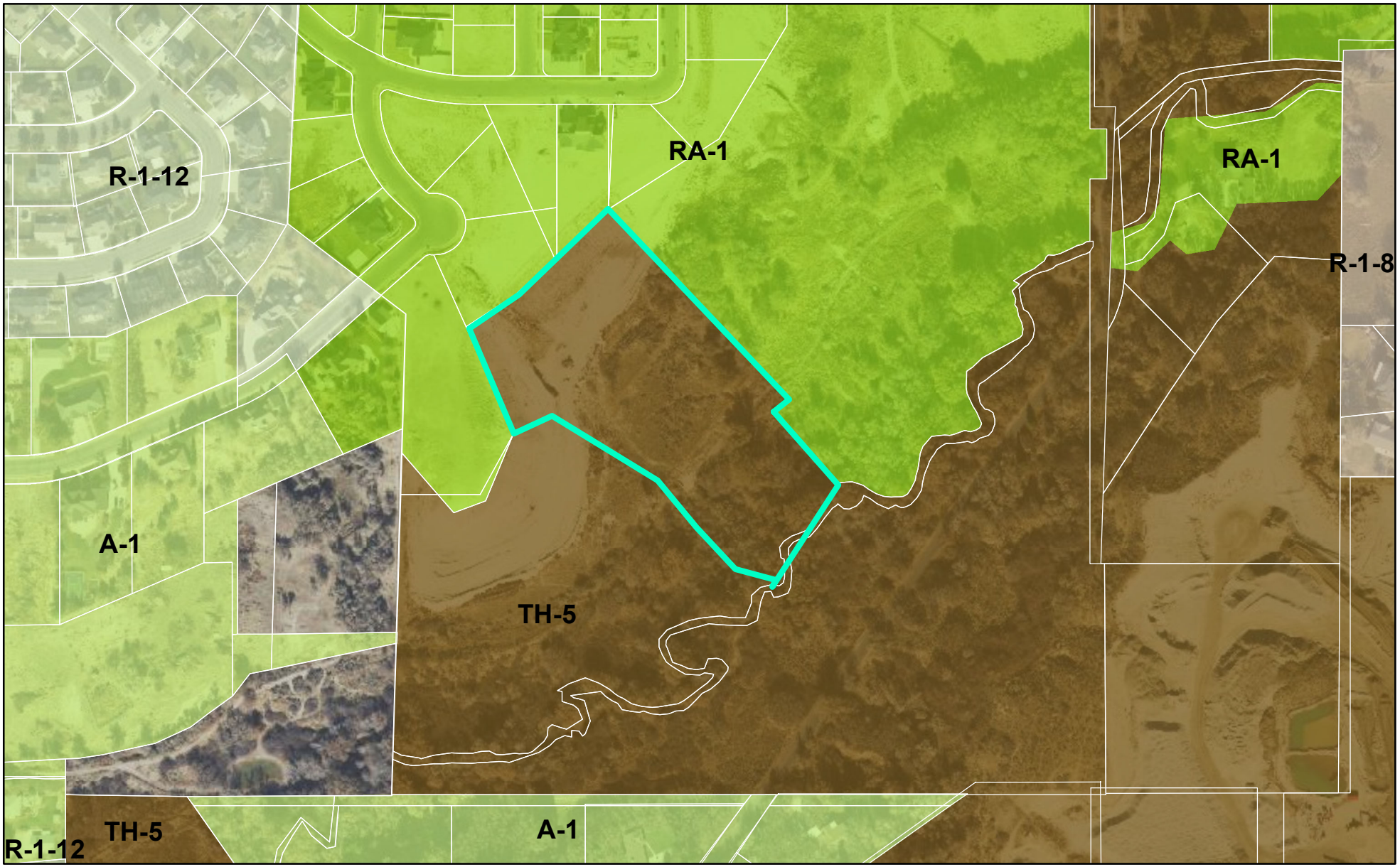


0 325 650 Feet

LEHI CITY

Vivian Estates 4 Zone Change

Zoning



LEHI CITY

Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: July 27, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary subdivision approval for the Holbrook Place Phase 5 & 6, a 102-lot residential development located at 2700 North and Twin Flower Way.

Suggested Action:

Attachments:

CC Staff Report Holbrook Place Phase 5 & 6 Preliminary Subdivision.docx

Holbrook Place Phase 5 & 6 Preliminary Subdivison DRC 06.09.21.docx

Holbrook Place Phase 5 & 6 Preliminary Subdivision - narrative.pdf

Holbrook Place Phase 5 & 6 Preliminary - plans.pdf

Holbrook Place Phase 5 & 6 Preliminary map - general plan.pdf

Holbrook Place Phase 5 & 6 Preliminary map - zoning.pdf

Holbrook Place Phase 5 & 6 Preliminary map - aerial.pdf

IMG_8459.JPG

IMG_8460.JPG

IMG_8458.JPG

HOLBROOK PLACE PHASE 5 & 6 PRELIMINARY SUBDIVISION

CITY COUNCIL REPORT

Applicant	Ivory Development		
Meeting Date	July 27, 2021		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Location	2700 North and Twin Flower Way		
Existing General Plan Designation	MDR (Medium Density Residential) and VLDR (Very Low Density Residential)		
Existing Zoning	PC (Planned Community)		
Existing Land Use	Undeveloped		
Number of Lots/Units	102 lots		
Adjacent Zoning and Land Use	*North*	TH-5	Jordan River
	South	PC	Future Holbrook Farms Development
	East	PC	Holbrook Farms Plat A Phase 11
	West	PC	Holbrook Farms Plat D Phase 1
Date of DRC Review	June 9, 2021		
Date of Planning Commission Review	July 8, 2021		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

PROPERTY HISTORY

September 26, 2008 This property was annexed into Lehi City as part of the Holbrook Annexation and was assigned TH-5 zoning.

November 9, 2017 The Planning Commission recommended approval for the General Plan amendment and Concept for this property to become PC and to be added into the existing Holbrook Farms Area Plan.

May 8, 2018 The City Council granted approval for the zone change to Planned Community and area plan amendment, annexing this area into the Holbrook Farms Area Plan.

January 22, 2019 The City Council approved the Holbrook Place Concept.

REPORT ANALYSIS

This applicant is requesting review and approval of the Holbrook Place Phase 5 and 6 preliminary subdivision. The proposed subdivision is for 102 single-family residential lots and open space. This report will discuss the layout and DRC comments.

Layout

The proposed layout consists of 102 single-family residential lots, open space, and connections to the Powerline Trail. The DRC commented that the lot sizes will need to be included on the preliminary plat. The homes will include both rear-load and front-load homes. The rear-load homes will front onto open space and streets. There will be sidewalks along at least one side of every street and connections will be made from the alleys. In addition, sidewalk connections will be provided to connect to the Powerline Trail. The open space will be provided in the center of the subdivision and will provide open space and amenities to the community. Guest parking will be provided with on-street parking and parking stalls along the open space.

DRC Comments

The DRC had 17 comments including the following:

1. Show lot sizes on the preliminary plat.
2. Place the sidewalk on the back side of the parking stalls on Parcel D. Diagonal the sidewalks to get around the stalls as well.
3. Shift the parking stalls away from the north corner of Parcel D to maintain better visibility around the street corner. It seems that the end stall would be located within the 35' sight triangle.

POSSIBLE ACTIONS/FINDINGS

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

1. The proposed subdivision meets the requirements of the Holbrook Farms Area Plan.
2. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed subdivision meets/does not meet the requirements of the Lehi City Development Code in regards to subdivision approvals.
4. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on July 8, 2021. The minutes and motion from this meeting are as follows:

2.6) Public hearing and recommendation of Ivory Development's request for preliminary subdivision review of the Holbrook Place Phase 5 & 6, a 102-lot residential development located at 2700 North and Twin Flower Way.

Brittney Harris presented information on the agenda item.

Commissioner Nielsen asked if sidewalks were required on all sides. Brittney stated if it is an alleyway it is not required. Commissioner Ellis asked for clarification on City streets and private streets. Commissioner Nielsen asked

if there was on street parking. Ross Dinsdale addressed the Commission and clarified where there was on street parking.

The applicant, John Bowan, was present. He explained the shared drives and sidewalks create a nice feel to the neighborhood. Commissioner Everett asked if the crossings were going to be striped. The applicant stated they typically are if they are required by the City. Commissioner Newall asked if each residence had a separate driveway. Mr. Bowan stated they would be separate. Ross stated there is a similar development that is built out in Holbrook.

Commissioner Nielsen opened and closed the public hearing, noting that there were no online comments.

Motion: Commissioner Ellis moved to send a positive recommendation of **Ivory Development's request for preliminary subdivision review of the Holbrook Place Phase 5 & 6, a 102-lot residential development located at 2700 North and Twin Flower Way;** with the findings that it meets the plans similar to the Holdbrook plan and meets the development code, and with the caveat the lot sizes are appropriate to the required size; including all DRC and findings stated in the report. Commissioner Hemmert seconded. All in favor.

Vote: Commissioner Nielsen, yes; Commissioner Everett, no; Commissioner Hemmert, yes; Commissioner Ellis; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Newall, yes. The motion passed unanimously.

Holbrook Place Phase 5 & 6 Preliminary Subdivision
DRC Redline Comments

*Ivory Development – requests preliminary subdivision review of **Holbrook Place Phase 5 & 6**, a 102-lot residential development located at 2700 North and Twin Flower Way.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Ben Duzett, Austin White
Date of Plans Reviewed: **6/1/21**

DRC REDLINE COMMENTS:
Glade – Power:
1. Show As-Built existing equipment at or near this phase.
2. Locate (pot-hole) and show existing power lines along 2700 N.
3. Increase easement width along 2700 N. to 15' (minimum) or relocate power utilities.

Garion – Fire:
4. Move hydrants on streets B to the north side of the street.
5. Switch locations of the PI line and Culinary. PI closest to the curb. Streets A and B.
6. No Parking, red curb, signage or both.

Greg – Water/Sewer:
7. Where are parcels A-O?
8. All fire hydrants must be installed on the short side of the road, (same side as the PI main)
9. Water service lines for lots along shared driveway can not be installed in the PUE.

Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering:
10. Remove the curb comment for the shared driveways.

Luke- Traffic: No comments
Kim – Planning:
11. It would be helpful to note where the front doors will be facing for these lots.
12. Show lot sizes on the preliminary plat.
13. Update "HOW" in note 3 of the plat to "HOA" or spell out home owners association.
14. Place the sidewalk on the back side of the parking stalls on Parcel D. Diagonal the sidewalks to get around the stalls as well (similar to what is shown on the Bluebeam session.
15. Show an ADA ramp on the corner of Holbrook Way and Turpin Lane.
16. Turpin Lane is labeled as Holbrook Way, update with the right street name.
17. Shift the parking stalls away from the north corner of Parcel D to maintain better visibility around the street corner. It seems that the end stall would be located within the 35' sight triangle.

GENERAL COMMENTS:
1. At time of final plat, consider small grasses or other plantings to buffer the west side of shared driveway D from the sidewalk. (can be general comment)
2. The "90" on the graphic scale bar should read "120"
3. Recommend spacing the sidewalks from the ends of shared driveways D and E to allow for landscape screening. Recommend sidewalk connections on the ends of the shared driveways so residents don't have to walk around the block or walk through landscape to access Parcel D. See bluebeam plans for ideas.

PRIOR TO PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements.

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

2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Include surveyor's and engineer's stamps and signatures on the construction drawings.
5. Show lot addresses on the final plat (must coordinate with Planning Division).
6. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
7. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
8. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division for review and approval (signed by Mayor). Final Agreement to be recorded by developer.
9. Address any comments or conditions from City Council approval.
10. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
11. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

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

DRC GENERAL COMMENTS:

1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
4. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
5. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
6. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
7. Residential developments shall complete all required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle

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loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION AFTER WE RECEIVE ENVELOPES

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

Memorandum

To: Lehi City

CC: Ivory Homes

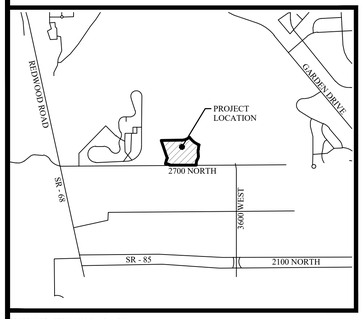
From: Focus Engineering and Surveying

Date: 3/30/2021

Re: Holbrook Place Phases 5 & 6 Preliminary

The proposed development is approximately 11.31 acres located in Holbrook Farms. We are proposing a development of 102 single family lots. The proposed density for the Holbrook Place Phase 7 project is 9 units/acre.

The proposed home construction will meet the Holbrook Area Plan architectural design requirements. The home construction will complement the existing developments in the Holbrook Area Plan.



VICINITY MAP

N.T.S

NOTE:

1. BUILDING SETBACKS WILL FOLLOW THE APPROVED HOLBROOK FARMS AREA PLAN.
2. THIS AREA IS SUBJECT TO NORMAL EVERYDAY SOUNDS, ODORS, SITES, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
3. PARCEL A, B, C, D , E, F, G, H, I , J, K, L, M, N AND O WILL BE OWNED AND MAINTAINED BY THE HOW
4. THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT REVIEW:
   - PLAN AND PROFILES/CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS
   - ALL PIPE TYPES, SPECIFIC LOCATIONS & DETAILS (BENDS, DETECTOR TAPE, ETC.)
   - VALVES
   - BLOWOFFS INCLUDING SIZE TYPE & PROTECTION
   - MANHOLES, BOXES AND RELATED DETAILS
   - FIRE HYDRANTS
   - LOT LINE UTILITY EASEMENTS
   - STREET LIGHTS/STREET SIGNS/TRAFFIC SIGNS
   - POWER LINE EXTENSIONS & DOME/TRANSFORMER LOCATIONS
   - LOT ADDRESSES
   - CBR VALUES AND ROAD SUB-BASE
   - SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS.

MEDIUM DENSITY CLUSTER- SINGLE FAMILY SETBACKS	
FRONT YARD	5' FRONT LOAD GARAGE 2' REAR LOAD GARAGE
REAR YARD (INTERIOR LOTS)	5' FRONT LOAD GARAGE 5' REAR LOAD GARAGE
REAR YARD (CORNER LOTS)	5'
SIDE YARD (PERIMETER)	RESIDENTIAL USES 0' TOTAL SIDE YARDS NOT LESS THAN 5' OTHER ALLOWED USES 20' TOTAL SIDE YARDS NOT LESS THAN 40' ALL BUILDINGS TO BE A MINIMUM OF 5' BETWEEN HOMES.
SIDE YARD (CORNER LOT)	5'

NOTE: WHERE A PUBLIC UTILITY EASEMENT WITHIN THE BUILD-ABLE AREA OF A LOT EXISTS: THE PUE WILL TAKE PRECEDENCE OVER THE SETBACK

TABULATIONS:

CURRENT ZONE:	PC
VILLAGES:	VILLAGE E (11) & HOLBROOK PLACE AREA 20A
TOTAL AREA:	10.97 ACRES
SINGLE FAMILY LOTS:	101
OPEN SPACE:	1.06 ACRES
DENSITY:	9.21 UNITS/ACRE
DEVELOPMENT TYPE:	RESIDENTIAL
ERUS USED IN PHASE 5:	55
ERUS USED IN PHASE 6:	47
TOTAL ALLOWED ERUS IN VILLAGE E (11):	204
TOTAL ALLOWED ERUS IN PLACE AREA 20A:	108
EXIST. ERUS USED IN VILLAGE E:	191
ERU'S USED FROM VILLAGE E WITH PHASE 6:	13
ERU'S REMAINING IN VILLAGE E (11):	0
EXIST. ERUS USED IN PLACE AREA 20A:	8
ERUS USES FROM AREA 20A IN PHASES 5 & 6:	88
ERUS REMAINING IN AREA 20A:	12

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

OWNER/DEVELOPER
IVORY
3340 NORTH, CENTER STREET
LEHI, UTAH 84043
(801) 407-6841
CONTACT: BRAD MACKAY

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS

PRELIMINARY BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Lehi City, Utah, more particularly described as follows:

Beginning at the southwesterly corner of Phase 1, HOLBROOK PLACE Subdivision according to the official plat recorded December 5, 2019 as Entry No. 128502:2019 in the office of the Utah County Recorder, said corner being 16.50 feet perpendicularly distant from the south line of Section 35, T4N, R1W, SLB&M, located S89°57'58"W 546.23 feet along the Section line and N00°02'02"W 16.50 feet from the Southeast Corner of said Section 35 (Basis of Bearing: S0°08'15"E along the Section line between the Southeast Corner of said Section 35 and the East 1/4 Corner of Section 2, T5S, R1W, SLB&M); running thence S89°57'58"W 655.24 feet parallel with and 16.50 feet northerly of the Section line; thence N18°33'00"W 12.98 feet; thence S89°57'58"W 38.08 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.97 feet through a central angle of 91°33'38" Chord: N44°15'13"W 21.50 feet; thence S89°15'12"W 47.04 feet; thence North 20.53 feet; thence along the arc of a curve to the right with a radius of 150.00 feet a distance of 85.74 feet through a central angle of 32°44'56" Chord: N16°22'28"E 84.57 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 517.68 feet a distance of 46.96 feet through a central angle of 05°11'49" Chord: N30°09'01"E 46.94 feet; thence N18°33'00"W 466.41 feet to the southwesterly corner of HOLBROOK PLACE, Phase 4 Subdivision, according to the official plat recorded October 20, 2020 as Entry No. 163122:2020 in the office of the Utah County Recorder; thence along said plat the following three (3) courses: (1) N89°53'50"E 498.08 feet; thence (2) along the arc of a curve to the left with a radius of 288.00 feet a distance of 205.07 feet through a central angle of 40°47'52" Chord: N69°29'54"E 200.77 feet; thence (3) southeasterly along the arc of a non-tangent curve to the left having a radius of 510.00 feet (radius bears: N55°38'04"E) a distance of 309.11 feet through a central angle of 34°43'35" Chord: S51°43'44"E 304.40 feet to and along a southwesterly line of Phase 2, HOLBROOK PLACE Subdivision, according to the official plat recorded December 5, 2019 as Entry No. 128503:2019 in the office of the Utah County Recorder; thence along said plat the following two (2) courses: (1) southerly along the arc of a non-tangent curve to the left having a radius of 510.00 feet (radius bears: S76°41'15"E) a distance of 118.80 feet through a central angle of 13°20'46" Chord: S06°38'22"W 118.53 feet; thence (2) S00°02'02"E 44.73 feet to the northwesterly corner of said Phase 1, HOLBROOK PLACE; thence along said plat the following five (5) courses: (1) S00°02'02"E 113.17 feet; thence (2) along the arc of a curve to the right with a radius of 140.00 feet a distance of 66.33 feet through a central angle of 27°08'50" Chord: S13°32'24"W 65.71 feet; thence (3) S27°06'49"W 39.76 feet; thence (4) along the arc of a curve to the left with a radius of 160.00 feet a distance of 75.81 feet through a central angle of 27°08'50" Chord: S13°32'24"W 75.10 feet; thence (5) S00°02'02"E 45.87 feet to the point of beginning.

Contains: 11.31 acres+/-

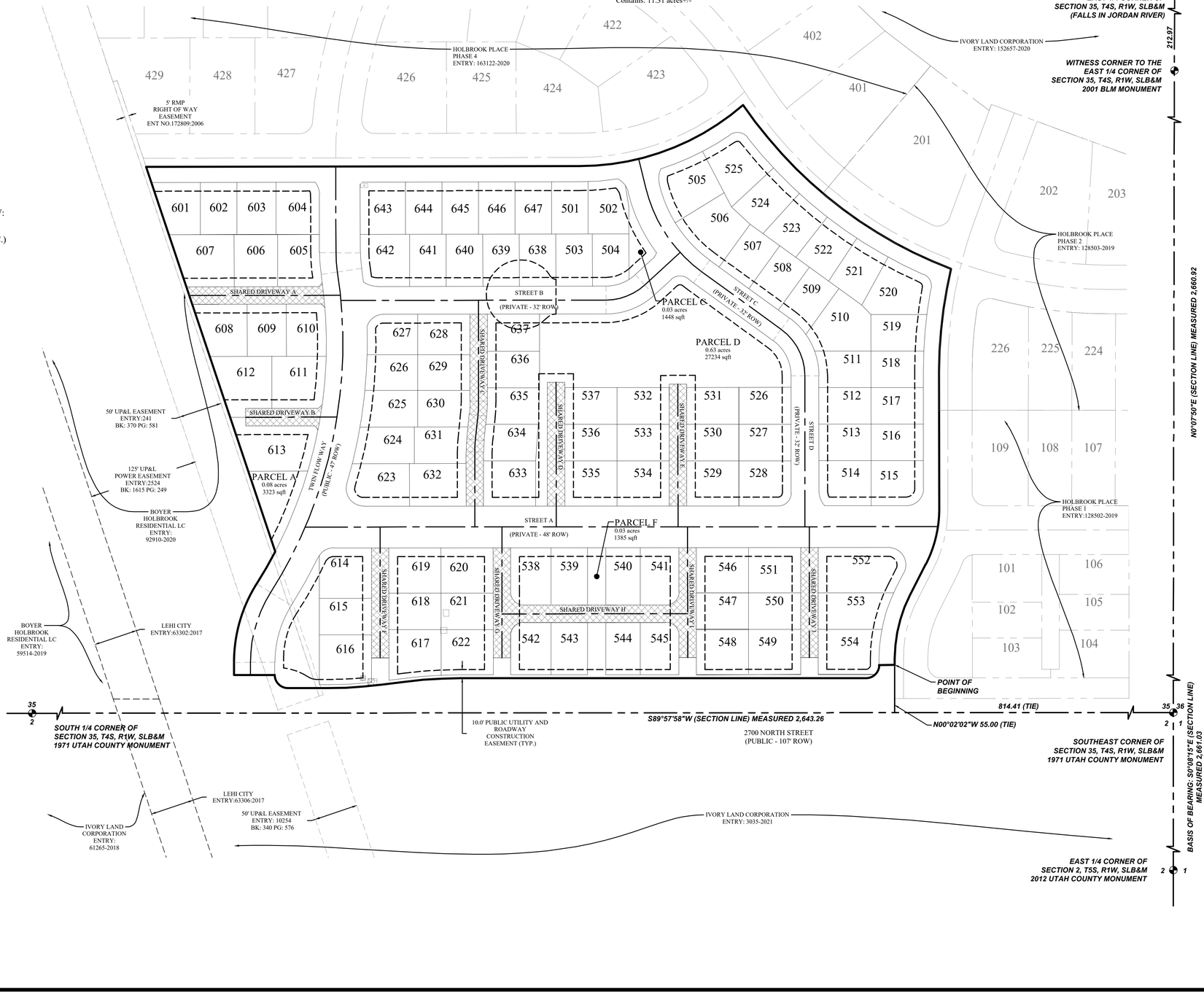
GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

N

S



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

FOR REVIEW ONLY

HOLBROOK PLACE PHASE 5 & 6

LEHI, UT

PRELIMINARY PLAT

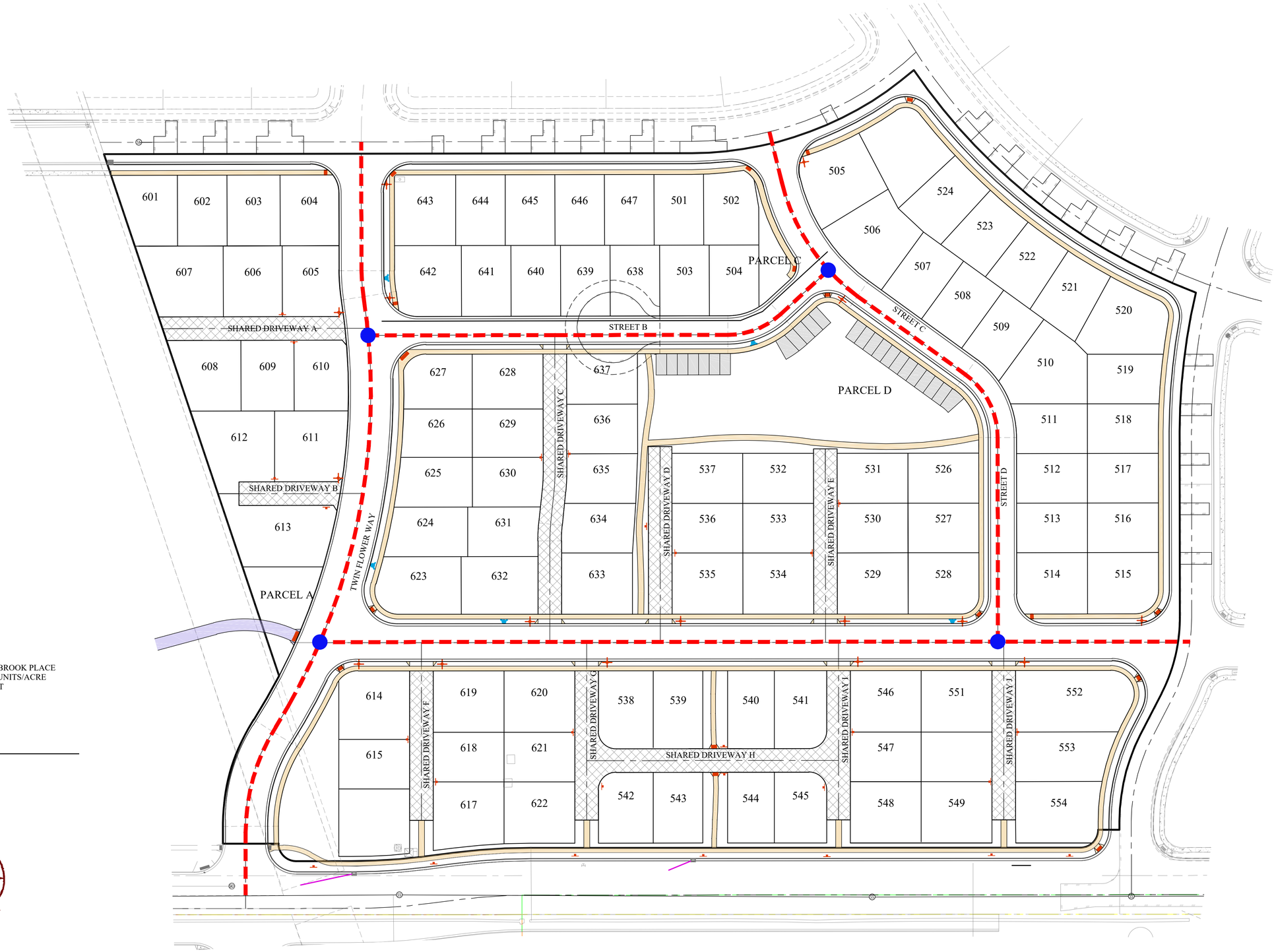
REVISION BLOCK

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PRELIMINARY PLAT

Scale: 1"=60' | Drawn: JPW
Date: 03/30/21 | Job #: 20-0439
Sheet: C2.0

Z:\...2020\20-0439 Holbrook Place Phase 5\design 20-0439\dwg\sheet\C2 FINAL PLAT.dwg



CONNECTIVITY TABULATIONS:

CURRENT ZONE:	PC
VILLAGES:	HOLBROOK PLACE
DENSITY:	9.57 UNITS/ACRE
ALLOWABLE BLOCK LENGTH	600 FT
MINIMUM INDEX SCORE	1.75
CONNECTIVITY LINKS	8
CONNECTIVITY NODES	4
CONNECTIVITY INDEX SCORE	2.00

LEGEND

CIRCULATION NODE

CIRCULATION LINK

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

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FOR REVIEW ONLY

HOLBROOK PLACE PHASE 5 & 6 PRELIMINARY

LEHI, UT

CIRCULATION PLAN

REVISION BLOCK

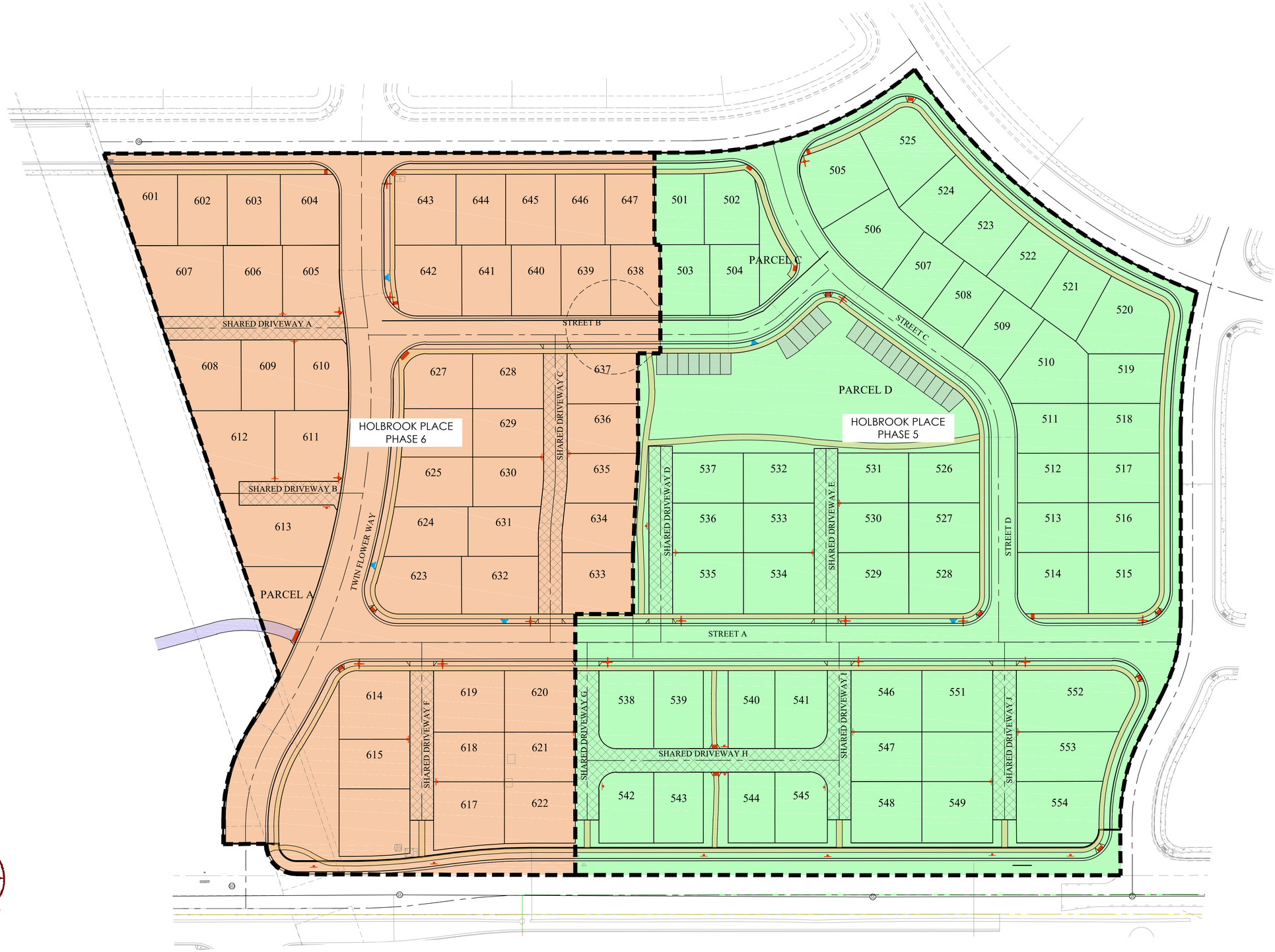
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CIRCULATION PLAN

Scale:	1"=40'	Drawn:	RSH
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Sheet:	C5		

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

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N

S

GRAPHIC SCALE

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(IN FEET)
1 inch = 40 ft.

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

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FOR REVIEW ONLY

HOLBROOK PLACE PHASE 5 & 6 PRELIMINARY

LEHI, UT

PHASING PLAN

REVISION BLOCK

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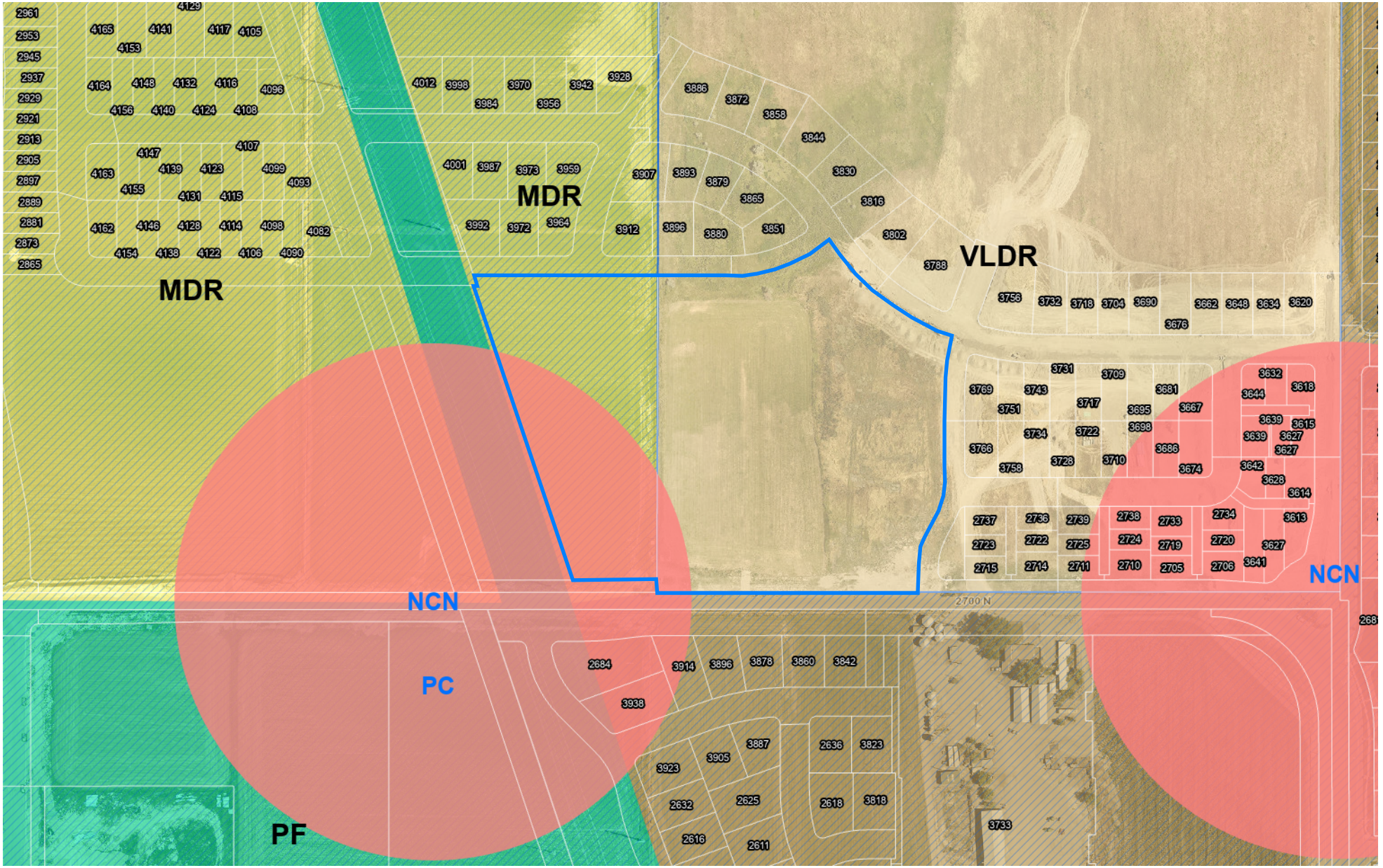
PHASING PLAN

Scale: 1"=40'	Drawn: RSH
Date: 6/1/2021	Job #: 20-0439
Sheet: C7	

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Holbrook Place Phase 5 & 6 Preliminary Subdivision

General Plan



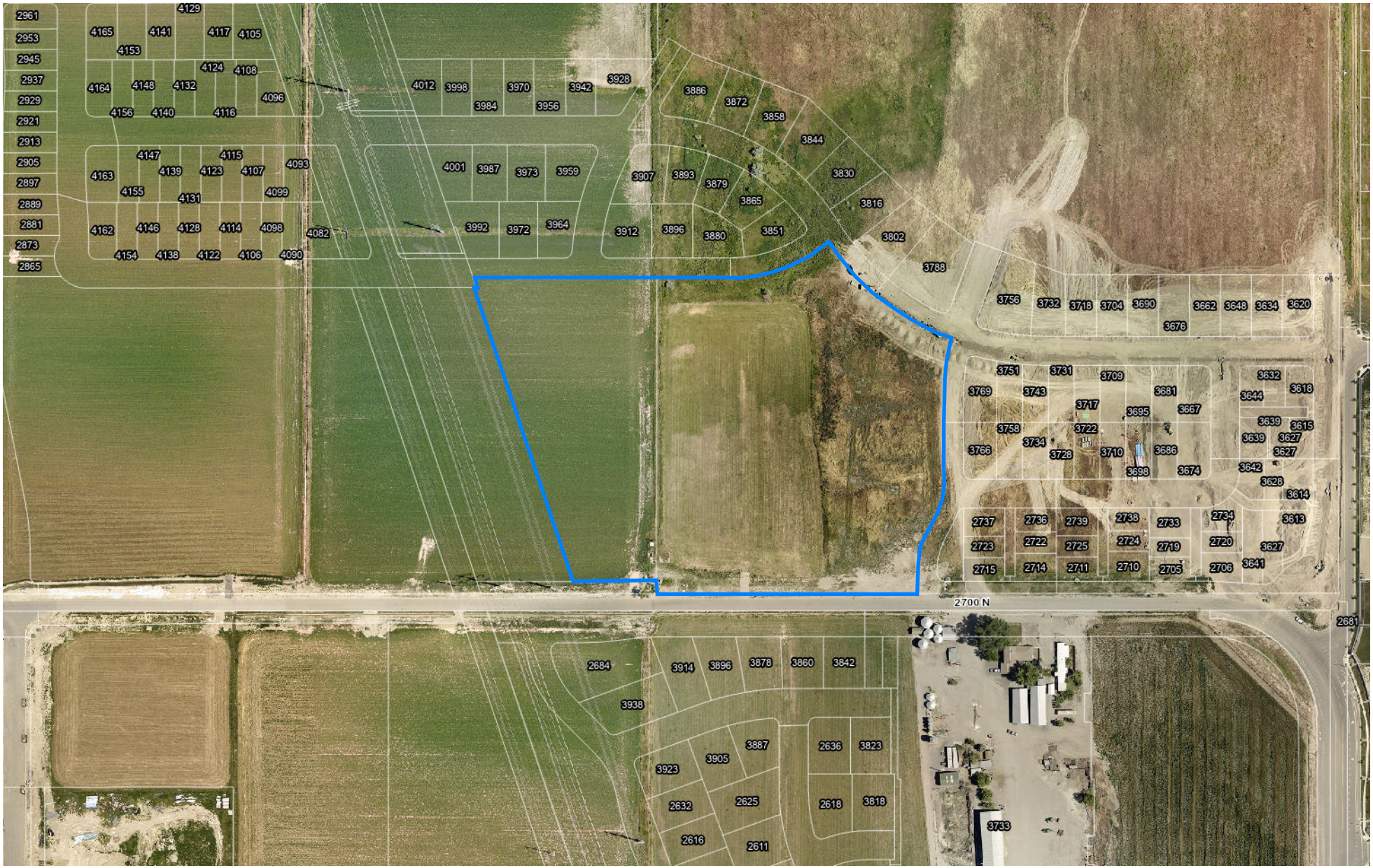
Holbrook Place Phase 5 & 6 Preliminary Subdivision

Zoning



Holbrook Place Phase 5 & 6 Preliminary Subdivision

Aerial






PUBLIC
HEARING



Agenda Item No: 13

City Council Agenda Item Report

Meeting Date: July 27, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #33-2021, approving a zone change from TH-5 (transitional holding) to R-1-22 (residential/agriculture) on approximately 1-acre of property located at 1199 West 900 North.

Suggested Action:

Attachments:

CC Staff Report Gurney Zone Change 07.27.21.docx

Gurney Zone Change DRC 06.23.21.docx

Ord 33-2021.docx

Gurney Zone Change 06.23.21 exhibit, legal description.pdf

Gurney Zone Change Zoning.pdf

Gurney Zone Change aerial.pdf

Gurney Zone Change General Plan.pdf

GURNEY ZONE CHANGE
CITY COUNCIL REPORT

Applicant	Joan Gurney		
Meeting Date	July 27, 2021		
Requested Action/Purpose	Approval of a proposed zone change		
Location	1199 West 900 North		
Project Area	1.17 acres		
Existing Zoning	TH-5		
Proposed Zoning	R-1-22		
Existing General Plan Land Use Designation	VLDRA		
Adjacent Zoning and Land Use	*North*	A-1	Meadow Vista Subdivision
	South	TH-5	Continuation of Gurney property
	East	R-1-22	Leftwich Plat C Subdivision
	West	R-1-22	Church Building
Date of DRC Review	June 23, 2021		
Date of Planning Commission Review	July 8, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Very Low Density Residential/Agricultural (VLDRA):



The purpose of the Very Low Density Residential/Agricultural (VLDRA) classification is to provide for single-family residential areas within a rural setting, with an overall neighborhood density not to exceed 2.0 units per acre. Much of the area designated as VLDRA is located at the periphery of the City in the south and west, in areas where small-scale farming, hobby farming, or other agricultural uses are present. Where new development is allowed adjacent to existing agricultural areas, the new development must be sensitive to, and compatible with the existing uses. Larger lot sizes and lower density zones that allow for animal rights will be encouraged when adjacent to such agricultural areas. In particular, provision should be made of hobby farms, ranchettes, or equestrian related developments where the development is to be located adjacent to similar existing uses.

The VLDRA designation is also intended to encourage creativity and flexibility of design through the use of Planned Residential Design projects and Planned Unit Developments, where clustering and open space, with a variety of lot sizes and a range of housing choices can be accomplished while still maintaining a base density of 2.0 units per acre. Applicable Zoning District classifications, depending on the area, include R-1-22 and A-1. RA-1 may also be permitted on properties that are no larger than 2 acres in size. Although new development in the VLDRA areas is allowed, the existing agricultural uses will be encouraged to remain, and "leap frog" development into primarily agricultural areas will be discouraged. Growth should be directed in an orderly manner, growing outward from existing developed areas where public facilities are available.

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

PROPERTY HISTORY

March 17, 2000 The property was annexed into Lehi City with the Gary G. Gurney Addition.

REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from TH-5 to R-1-22 for approximately 1.17 acres located 1199 West 900 North. This zone change is consistent with the approved General Plan designation of VLDRA for the property. The applicant is seeking a zone change as it will remove the property from the TH-5 zone and allow development of the property.

The purpose of Very Low Density Residential/Agriculture districts such as R-1-22 is to provide single-family residential areas and/or hobby farm developments.

The DRC had three comments on the proposed zone change:

1. As a condition of recording the Zone Change Ordinance and prior to submission of an application for a 2-lot subdivision with an existing home, the owner needs to complete the required water dedication for the R-1-22 Zone. The amount of culinary water is 0.79 acre feet per acre and irrigation water is 2.90 acre feet per acre. As a note of information, Lehi Metro has very limited culinary water available right now.
2. FYI - when the property develops, the street connectivity standards require a street connection from 900 N and stubbing to the south or an exception will have to be granted to not require this.

Please include the DRC comment in the motion.

POSSIBLE ACTIONS/FINDINGS

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

1. The proposed zone change is consistent with the Very Low Density Residential Agriculture designation of the General Plan.
2. The proposed zone change is/is not consistent with the goals and policies of the General Plan;
3. The proposed zone change will/will not unduly affect the uses or proposed uses for nearby properties.
4. The proposed zone change will/will not adversely affect the public health, safety, and welfare of the neighborhoods.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on July 8, 2021. The minutes and motion from this meeting are as follows:

2.3) Public hearing and recommendation of Joan Gurney's request for review of a zone change from TH-5 (transitional holding) to R-1-22 (residential/agriculture) on approximately 1-acre of property located at 1199 West 900 North.

Brittney Harris presented information on the agenda item.

The applicant, Joan Gurney, was present.

Commissioner Nielsen opened and closed the public hearing, noting there were no public comments online.

Motion: Commissioner Newall motioned to send a positive recommendation of **Joan Gurney's request for review of a zone change from TH-5 (transitional holding) to R-1-22 (residential/agriculture) on approximately 1-acre of property located at 1199 West 900 North**; including all DRC comments and findings stated in the report. Commissioner Everett seconded.

Vote: Commissioner Nielsen, yes; Commissioner Everett, no; Commissioner Hemmert, yes; Commissioner Ellis; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Newall, yes. The motion passed unanimously.

Gurney Zone Change
DRC Redline Comments

*Joan Gurney – requests review of the **Gurney Zone Change**, approximately 1-acre of property located at 1199 West 900 North changing the zoning from TH-5 to R-1-22.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Date of Plans Reviewed: 6/15/21
Time Start: 10:36 am
Time End: 10:40 am

DRC REDLINE COMMENTS:
Glade – Power:
1. At the time of the 2-lot subdivision, provide 10' PUE beginning at back of walk at finished road width for all road frontage. (Existing easement is not located correctly for finished road width.
Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
2. As a condition of recording the Zone Change Ordinance and prior to submission of an application for a 2-lot subdivision with an existing home, the owner needs to complete the required water dedication for the R-1-22 Zone. The amount of culinary water is 0.79 acre feet per acre and irrigation water is 2.90 acre feet per acre. As a note of information, Lehi Metro has very limited culinary water available right now.
3. FYI - when the property develops, the street connectivity standards require a street connection from 900 N and stubbing to the south or an exception will have to be granted to not require this.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 8, 2021.

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

ORDINANCE NO: 33-2021

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 1199 WEST 900 NORTH

WHEREAS, Joan Gurney, authorized agent for the owner of property located at 1199 West 900 North and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

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

WHEREAS, following a public hearing on July 8, 2021, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on July 27, 2021, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of July 8, 2021; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on October 25, 2011 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

PART I:

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

PART II:

A. If a provision of this Ordinance 33-2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 27th day of July 2021.

ATTEST

_____ _____

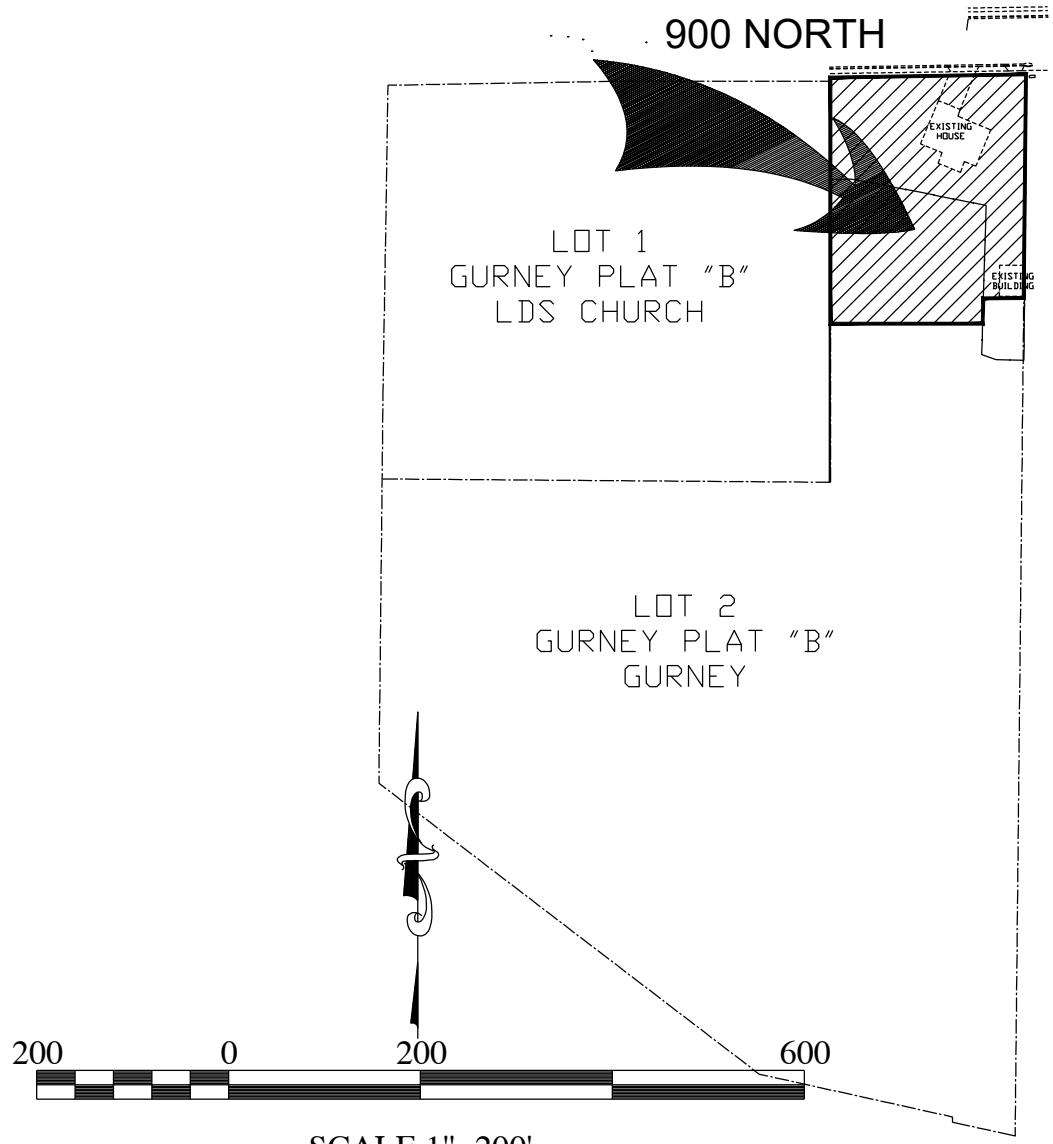
Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

GURNEY ZONE CHANGE LEGAL DESCRIPTION

Beginning at a point South 0°13’35” East along section line 91.90 feet and East 80.40 feet from the East Quarter Corner of Section 7, Township 5 South, Range 1 East, Salt Base and Meridian; thence South 0°35'32" West 233.22 feet along the east line of Lot 2, Gurney Subdivision, Plat “B”; thence South 89°42'30" West 42.10 feet; thence South 01 42'15" West 26.24 feet along an existing fence; thence West 158.39 feet; thence North 256.15 feet along the west line of Lot 2, Gurney Subdivision, Plat “B” ; thence North 89° 01' 01" East a distance of 203.71 feet along the south line of 900 North to the point of beginning.

Containing 51,066 sq. ft. or 1.1723 acres



PROPOSED R-1-22 (1.1723 ACRES)

JOAN GURNEY

1199 W 900 NORTH, LEHI UT.

CLIFF PETERSON LAND SERVICES
- SURVEYING, PLANNING, ENGINEERING -

889 South 1600 East
Springville, Utah 84663
(801) 489-3156 - (801) 372-3810

Cliff Peterson P.L.S.
#167172
6-15-2021

LEGAL DESCRIPTION PREPARED FOR
JOAN GURNEY PROPERTY
1199 W 900 NORTH LEHI
14 JUNE 2021

Beginning at a point South 0°13’35” East along section line 91.90 feet and East 80.40 feet from the East Quarter Corner of Section 7, Township 5 South, Range 1 East, Salt Base and Meridian; thence South 0°35'32" West 233.22 feet along the east line of Lot 2, Gurney Subdivision, Plat “B”; thence South 89°42'30" West 42.10 feet; thence South 01 42'15" West 26.24 feet along an existing fence; thence West 158.39 feet; thence North 256.15 feet along the west line of Lot 2, Gurney Subdivision, Plat “B” ; thence North 89° 01' 01" East a distance of 203.71 feet along the south line of 900 North to the point of beginning.

Containing 51,066 sq. ft. or 1.1723 acres

Gurney Zone Change

Zoning



0 425 850 Feet

LEHI CITY

Gurney Zone Change

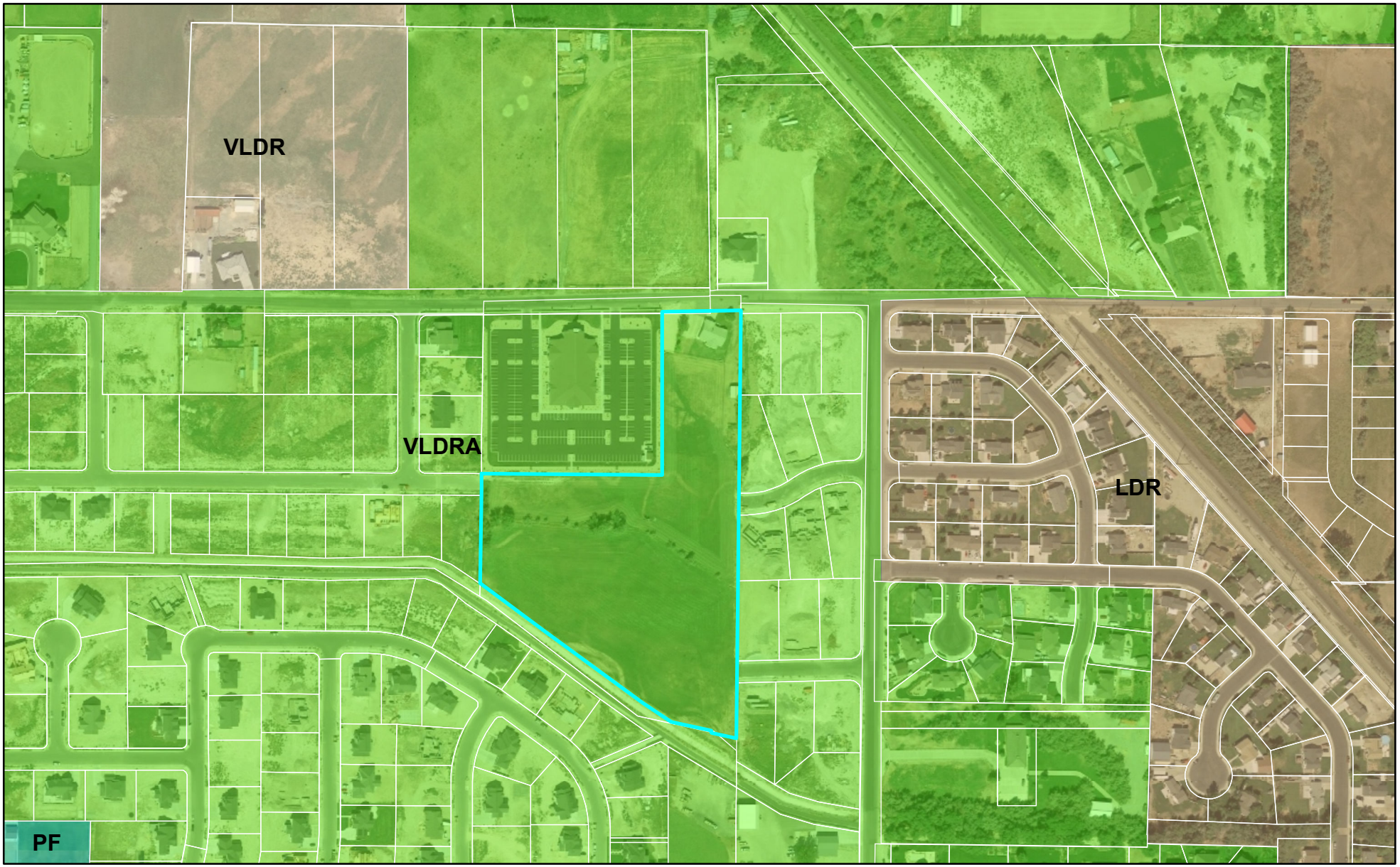
Aerial



LEHI CITY

Gurney Zone Change

General Plan



0 425 850 Feet

LEHI CITY

Agenda Item No: 14

City Council Agenda Item Report

Meeting Date: July 27, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary subdivision approval of Robinson Ranch, a 3-lot residential subdivision located at 1251 South 500 West.

Suggested Action:

Attachments:

CC Staff Report Robinson Ranch Preliminary Subdivision 07.27.21.docx

Robinson Ranch Preliminary Subdivision DRC 06.23.21.docx

Robinson Ranch Aerial.pdf

Robinson Ranch General Plan.pdf

Robinson Ranch Zoning.pdf

Robinson Ranch Preliminary Subdivision 06.23.21 plans.pdf

ROBINSON RANCH PRELIMINARY SUBDIVISION
CITY COUNCIL REPORT

Applicant	Gavino Gutierrez		
Meeting Date	July 27, 2021		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Location	1251 South 500 West		
Existing General Plan Designation	VLDR		
Existing Zoning	RA-1 & TH-5		
Existing Land Use	Single family residential		
Number of Lots/Units	3 lots		
Adjacent Zoning and Land Use	*North*	TH-5	Undeveloped
	South	RA-1	Lehi Park View Subdivision
	East	RA-1	Lehi Park View Subdivision
	West	R-1-22	Cottonwood Estates Plat D Subdivision
Date of DRC Review	June 23, 2021		
Date of Planning Commission Review	July 8, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

PROPERTY HISTORY

August 14, 2007 – This property was annexed into Lehi as part of the 500 West 1100 South Annexation.
September 22, 2020 – A zone change on part of this property was approved to change the zoning to RA-1.

REPORT ANALYSIS

The applicant is requesting preliminary subdivision approval of the Robinson Ranch Subdivision. The proposed subdivision will include two developable single-family lots in the RA-1 zone and leave the remainder of the property in an undevelopable TH-5 parcel. This report will discuss the proposed layout and DRC comments.

Proposed Layout

The proposed subdivision will include two single-family lots on 0.925 acres. This results in a density of 2.16 units per acre, which meets the requirement of the RA-1 zone. The lots are 25,310 square feet and 15,000 square feet. Both lots meet the size requirement for the RA-1 zone.

The DRC did work with the applicant to show future improvements on the remainder parcel, including future 1200 South road layout and the Powerline Trail alignment. The remainder parcel is not a buildable parcel without the future improvements.

DRC Comments

The DRC had four comments including the following:

1. Recommend payment in lieu of detention at time of final subdivision

Please consider all DRC comments in the motion.

POTENTIAL FINDINGS

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

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on July 8, 2021. The minutes and motion from this meeting are as follows:

2.4) Public hearing and recommendation of Gavino Gutierrez's request for preliminary subdivision review of Robinson Ranch, a 3-lot residential subdivision located at 1251 South 500 West.

Brittney Harris presented information on the agenda item.

The applicant, Gavion Gutierrez, was present.

Commissioner Nielsen opened and closed the public comment, noting there were not any online comments.

Motion: Commissioner Eyre moved to send a positive recommendation, with the findings??? including all DRC comments and findings stated in the report. Commissioner Ellis seconded. All in favor.

> **Motion:** Commissioner Eyre moved to send a positive recommendation of **Gavino Gutierrez's request for preliminary subdivision review of Robinson Ranch, a 3-lot residential subdivision located at 1251 South 500 West**; including all DRC comments and findings stated in the report. Commissioner Ellis seconded.
>
> **Vote**: Commissioner Nielsen, yes; Commissioner Everett, no; Commissioner Hemmert, yes; Commissioner Ellis; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Newall, yes. The motion passed unanimously.

Robinson Ranch Preliminary Subdivision
DRC Redline Comments

Gavino Gutierrez – requests preliminary subdivision review of Robinson Ranch, a 3-lot residential subdivision located at 1251 South 500 West.

DRC Members Present: Glade Kirkham, Garion Rowett, Kevin Beck, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Date of Plans Reviewed: 06/14/21

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer:
1. Remove catch basin, piping and pour in place manhole. Water with sheet flow in the curb to existing catch basin to the South.
2. Cut of 3.05' to FL of 24" RCP does not work.

Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets:
3. Add Lehi City curb and gutter detail.

Ross – Engineering:
4. Recommend payment in lieu of detention at time of final subdivision

Kim – Planning: No comments

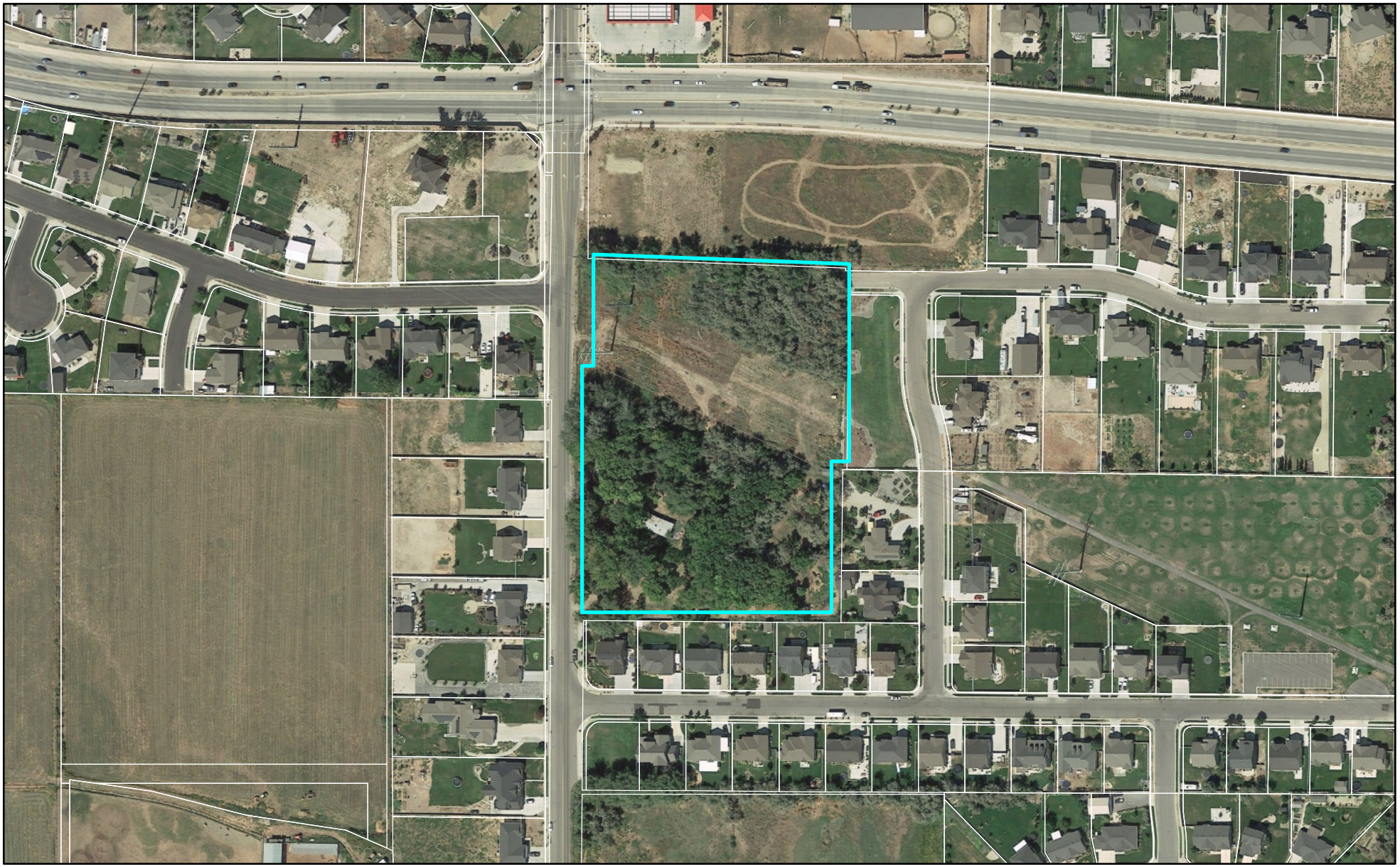
General Comments
1. RMP asset transfer agreement required. All ATA costs by developer.
2. Recommend that when the trail has a final design and is built that it curves near 500 W to run north along the east side of the road so it heads towards Pioneer Crossing. The 500 W and 1200 S sidewalks can just tie in perpendicularly to the trail.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 8, 2021

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

Robinson Ranch Preliminary Subdivision

Aerial

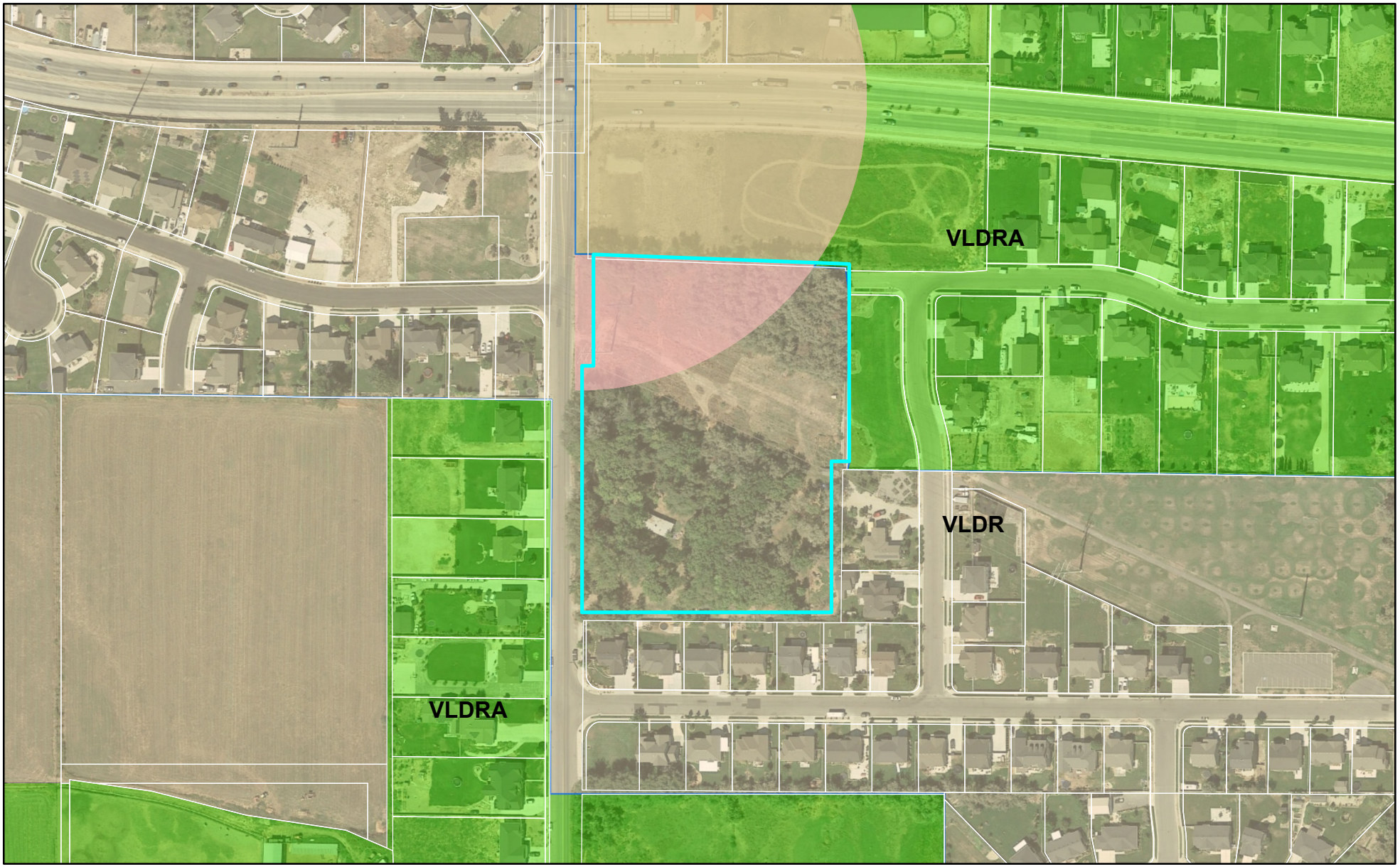


0 280 560 Feet

LEHI CITY

Robinson Ranch Preliminary Subdivision

General Plan

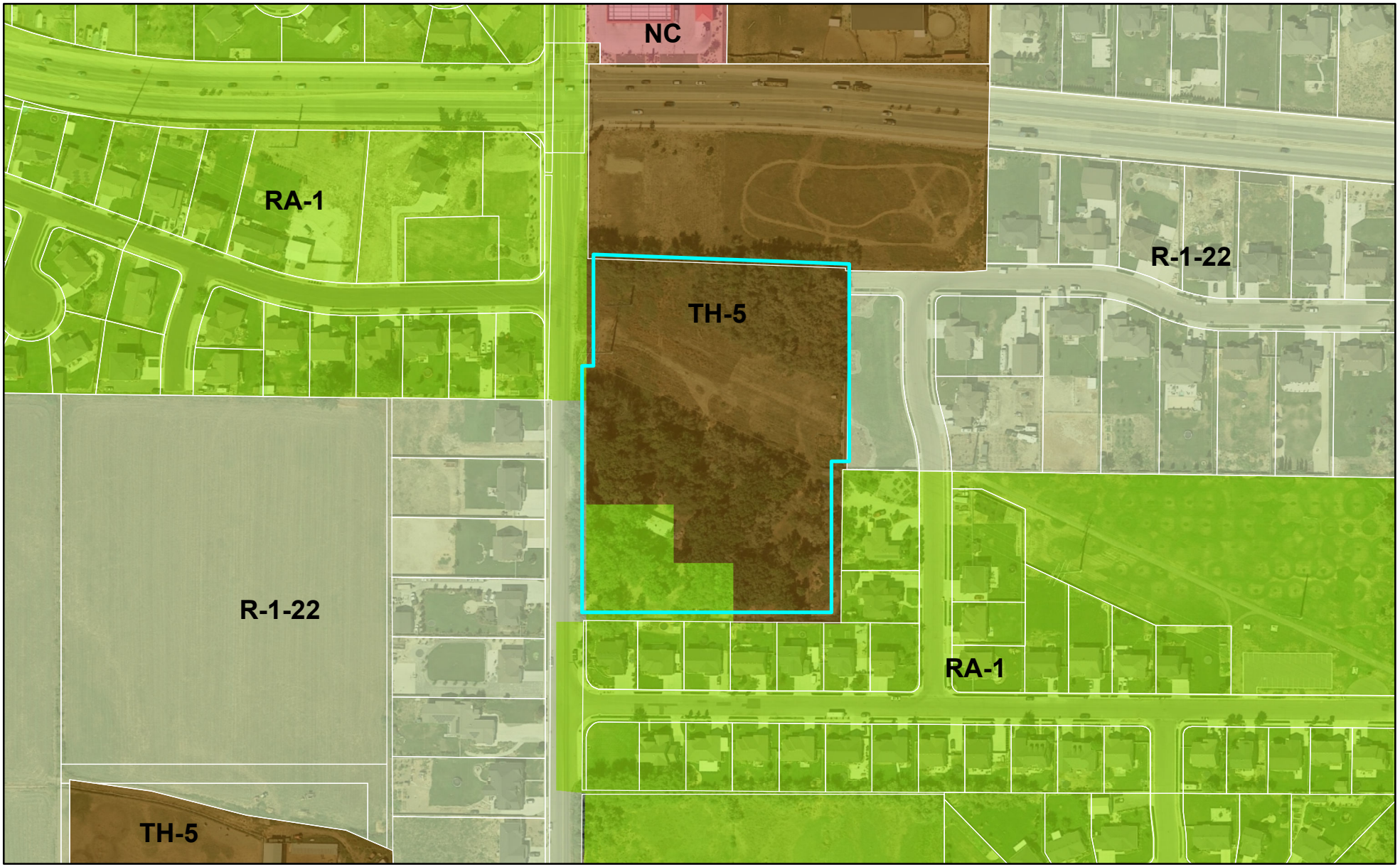


0 280 560 Feet

LEHI CITY

Robinson Ranch Preliminary Subdivision

Zoning

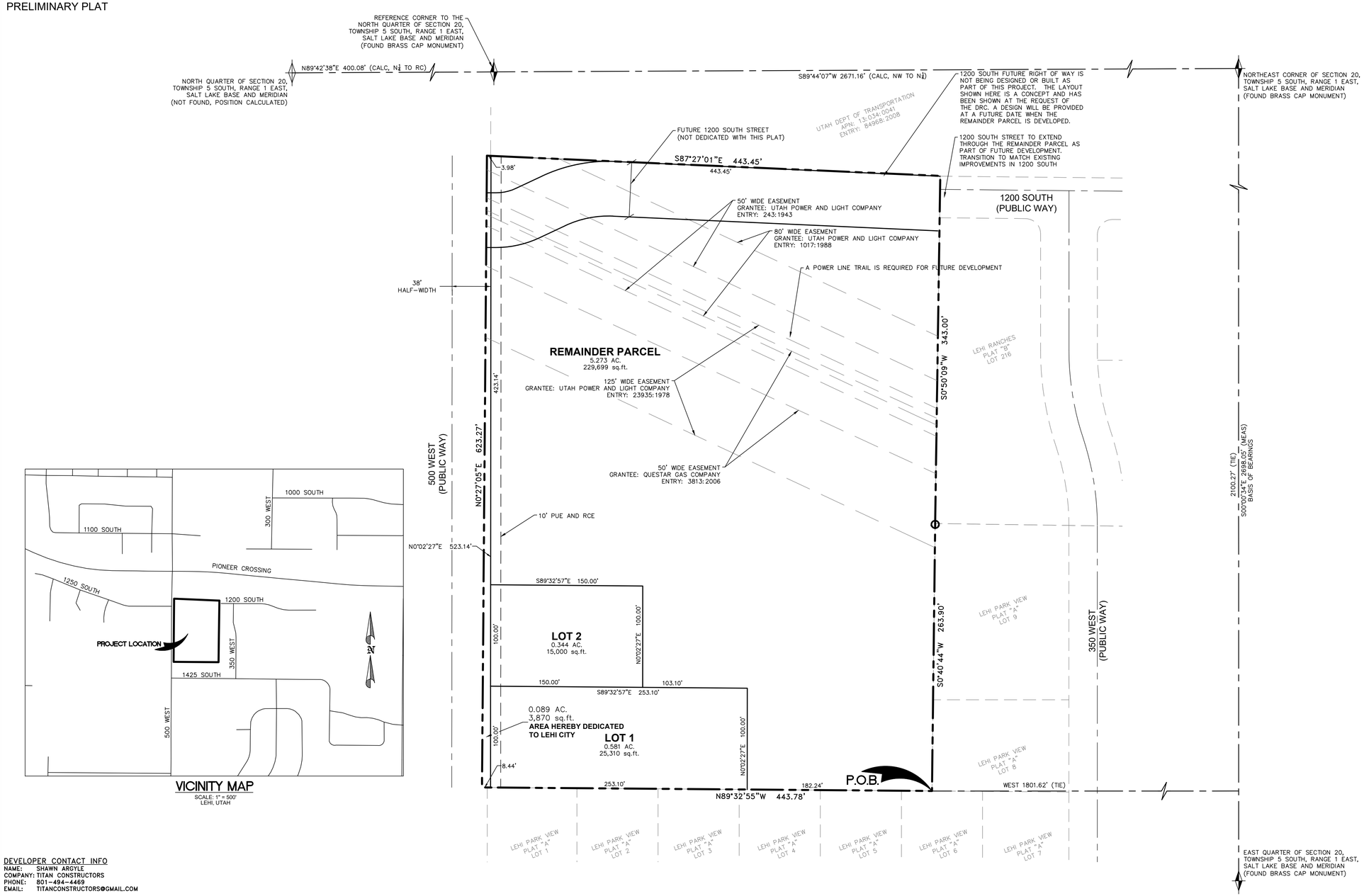


0 280 560 Feet

LEHI CITY

THE ROBINSON RANCH SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
RESIDENTIAL SUBDIVISION
PRELIMINARY PLAT



VICINITY MAP

SCALE: 1" = 500'
LEHI, UTAH

DEVELOPER CONTACT INFO
NAME: SHAWN ARGYLE
COMPANY: TITAN CONSTRUCTORS
PHONE: 801-494-4469
EMAIL: TITANCONSTRUCTORS@GMAIL.COM

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

NOTES:
1. THE REMAINDER PARCEL IS NOT A BUILDABLE PARCEL WITHOUT FUTURE IMPROVEMENTS.

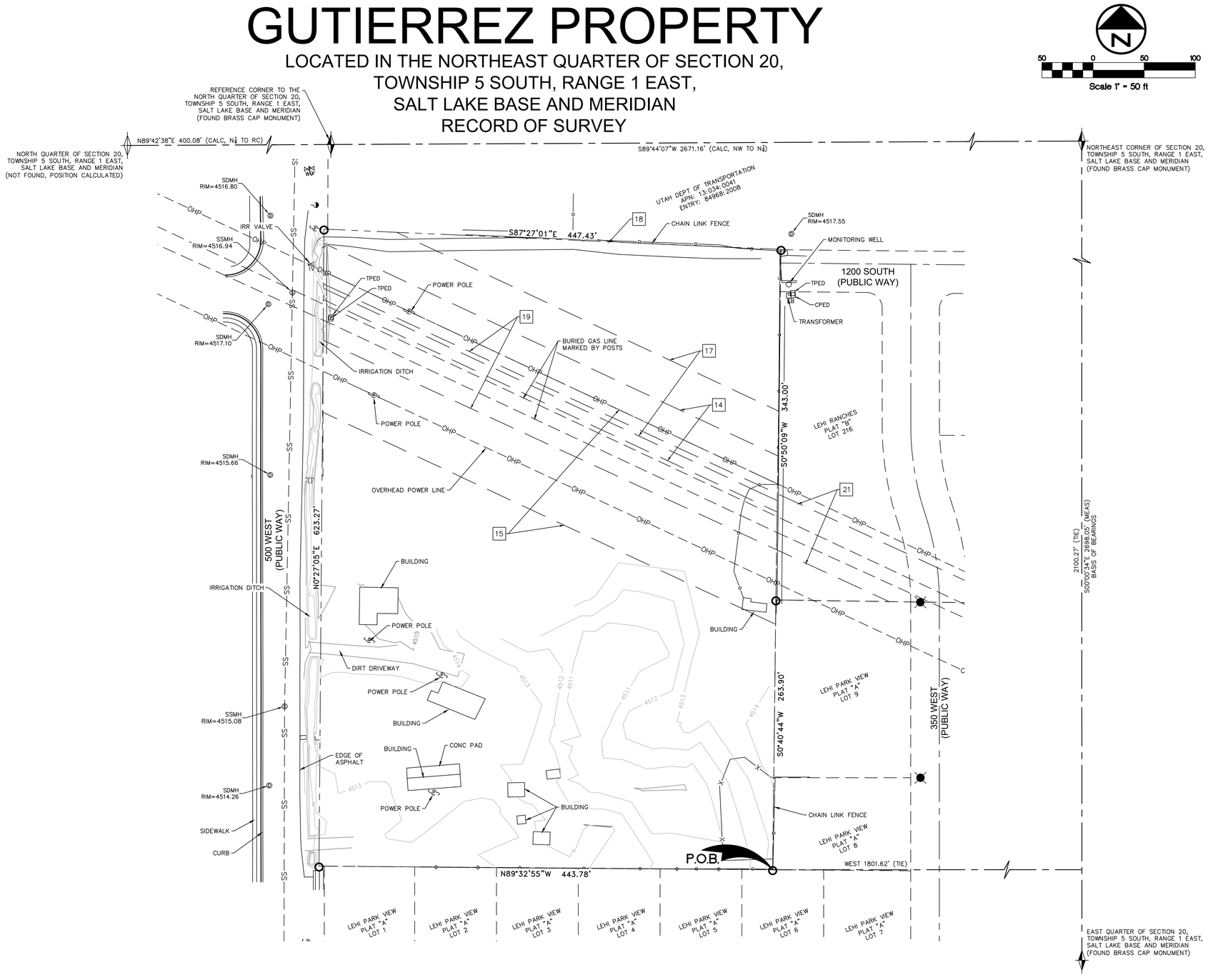
AREA TABULATIONS

TOTAL ACREAGE:	6.287
LOTS:	3
UNITS PER ACRE:	0.48
DEDICATION ACREAGE:	0.043

G:\DATA\20153 1351 S 500 W Lehi Subdivision - Titan Construction\dwg\20153 Plat.dwg
PLOT DATE: May 13, 2021

GUTIERREZ PROPERTY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN RECORD OF SURVEY



N

50 0 50 100

Scale 1" = 50 ft

SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH; THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES.

KAGAN M. DIXON No. 9061091 8/11/2020 STATE OF UTAH

BOUNDARY DESCRIPTION

COMMENCING EAST 26.5 RODS AND NORTH 600 FEET FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 424.886 FEET; THENCE EAST 19.945 FEET; THENCE NORTH 191.434 FEET; THENCE SOUTH 87°54'44" EAST 440.347 FEET; THENCE SOUTH 340.279 FEET; THENCE WEST 30 FEET; THENCE SOUTH 260 FEET; THENCE WEST 430 FEET; THENCE NORTH 15°57'35" EAST .001 FEET TO THE POINT OF BEGINNING.

AS-SURVEYED DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF SOUTH 00°00'34" EAST BETWEEN THE NORTHEAST AND THE EAST QUARTER OF SAID SECTION 20, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00°00'34" EAST ALONG THE SECTION LINE A DISTANCE OF 2100.27 FEET AND WEST 1801.62 FEET FROM THE EAST QUARTER OF SAID SECTION 20, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 8, LEHI PARK VIEW PLAT "A", ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE NORTH 89°32'55" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 443.78 FEET; THENCE NORTH 00°27'05" EAST 623.27 FEET; THENCE SOUTH 87°27'01" EAST 447.43 FEET TO A POINT ON THE PROLONGATION OF THE WEST LINE OF LEHI RANCHES PLAT "B" SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE SOUTH 00°50'09" WEST ALONG SAID WEST LINE A DISTNACE OF 343.00 FEET TO THE NORTHWEST CORNER OF SAID LEHI PARK VIEW PLAT "A" SUBDIVISION; THENCE SOUTH 00°40'44" WEST ALONG THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 263.90 FEET TO THE POINT OF BEGINNING.

CONTAINS 273,879 SQUARE FEET OR 6.287 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 00°00'34" EAST BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

NARRATIVE OF BOUNDARY

WILDING ENGINEERING WAS RETAINED BY THE CLIENT TO ESTABLISH ON THE GROUND THE SURVEYED PROPERTY AS SHOWN HEREON. THE TITLE DESCRIPTION DOES NOT APPEAR TO MATCH ADJOINING PROPERTIES. THE SOUTH AND EAST LINES WERE HELD ALONG ADJOINING SUBDIVISIONS. OCCUPATION LINES OF THIS AGREES WITH THE LOCATION OF THE BOUNDARY IN THIS POSITION. THE NORTH LINE WAS ESTABLISHED BASED UPON THE "BEST FIT" LOCATION OF AN EXISTING FENCE WHICH IS CALLED TO AND ALONG IN A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 37056:1990. THE WEST LINE WAS ESTABLISHED BY EXTENDING THE WEST BOUNDARY OF LEHI RANCHES PLAT "B" TO THE NORTH LINE OF THE SURVEYED PROPERTY. UPON REDEVELOPMENT OF THE PROPERTY, DEDICATION WILL BE LIKELY BE REQUIRED TO MEET THE 70' RIGHT-OF-WAY (35' HALF-WIDTH) WIDTH DEDICATED WITH OTHER PLATS.

TOPOGRAPHIC CONTOURS SHOWN HEREON ONLY ARE WITHIN THE AREA REQUESTED BY THE CLIENT.

GENERAL NOTES

(1) OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
1. ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AS FILE NO. L36118E, DATED JUNE 30, 2020.
2. OTHER DOCUMENTS AS SHOWN ON THIS MAP

(2) WILDING ENGINEERING SURVEYED ABOVE GROUND VISIBLE EVIDENCE OF STRUCTURES THAT WOULD INDICATE THE POSSIBILITY OF AN EXISTING EASEMENT OR ENCUMBRANCE ON THE PROPERTY, HOWEVER WE RELIED UPON THE TITLE COMPANY TO RESEARCH THE COUNTY RECORDS FOR RECORDED EASEMENTS AND OTHER RECORDED ENCUMBRANCES THAT WOULD AFFECT THE PROPERTY AND THAT MAY OR MAY NOT BE READILY VISIBLE ON THE SITE TO BE SURVEYED AND SHOWN ON THIS MAP. WE REFERRED TO SCHEDULE B, PART 2 OF THE TITLE REPORT TO OBTAIN THIS INFORMATION.

(3) EXCEPTIONS AS SHOWN IN THE ABOVE REFERENCED TITLE REPORT HAVE BEEN ADDRESSED AS FOLLOWS:

1-13 NOT ADDRESSED BY THIS SURVEY.

14 THE EFFECTS OF THAT CERTAIN EASEMENT IN FAVOR OF UTAH POWER & LIGHT COMPANY RECORDED JANUARY 13, 1943 AS ENTRY NO. 243:1943 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER'S OFFICE.
SURVEY NOTE: SHOWN HEREON.

15 THE EFFECTS OF THAT CERTAIN EASEMENT IN FAVOR OF UTAH POWER & LIGHT COMPANY RECORDED JUNE 19, 1978 AS ENTRY NO. 23935:1978 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER'S OFFICE.
SURVEY NOTE: SHOWN HEREON.

16 THE EFFECTS OF THAT CERTAIN EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY RECORDED JANUARY 14, 1988 AS ENTRY NO. 1016:1988 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER'S OFFICE.
SURVEY NOTE: DOES NOT AFFECT OR TOUCH THE SURVEYED PROPERTY.

17 THE EFFECTS OF THAT CERTAIN EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY RECORDED JANUARY 14, 1988 AS ENTRY NO. 1017:1988 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER'S OFFICE.
SURVEY NOTE: SHOWN HEREON.

18 THE EFFECTS OF THAT CERTAIN BOUNDARY LINE AGREEMENT BY AND BETWEEN NYLE MARLIN COX AND LAUREL KAY H. COX RECORDED NOVEMBER 07, 1990 AS ENTRY NO. 37056:1990.
SURVEY NOTE: THIS IS THE NORTH LINE OF THE SURVEYED PROPERTY SHOWN HEREON.

19 THE EFFECTS OF THAT CERTAIN EASEMENT IN FAVOR OF QUESTAR GAS COMPANY RECORDED JANUARY 11, 2006 AS ENTRY NO. 3813:2006 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER'S OFFICE.
SURVEY NOTE: SHOWN HEREON.

20 NOT ADDRESSED BY THIS SURVEY.

21 THE EFFECTS OF THAT CERTAIN EASEMENT IN FAVOR OF QUESTAR GAS COMPANY RECORDED JULY 21, 2006 AS ENTRY NO. 92719:2006 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER'S OFFICE.
SURVEY NOTES: THIS EASEMENT IS NOT CONTAINED WITHIN THE SURVEYED PROPERTY. HOWEVER, IT DOES ADJOIN THE GAS EASEMENT WHICH IS LOCATED WITHIN THE PROPERTY NOTED AS EXCEPTION 19.

22 NOT ADDRESSED BY THIS SURVEY.

LEGEND

- FOUND SECTION CORNER
- SECTION LINE
- EXISTING ROW CENTERLINE
- SET 5/8 REBAR AND CAP (WILDING ENGINEERING)
- (BOUNDARY LINE)
- ADJACENT PROPERTY / ROW LINE
- FOUND PLUG

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G:\DATA\20153 1351 S 500 W Lehi Subdivision - Titan Construction\dwg\20153 ROS.dwg
PLOT DATE: Jun 14, 2021

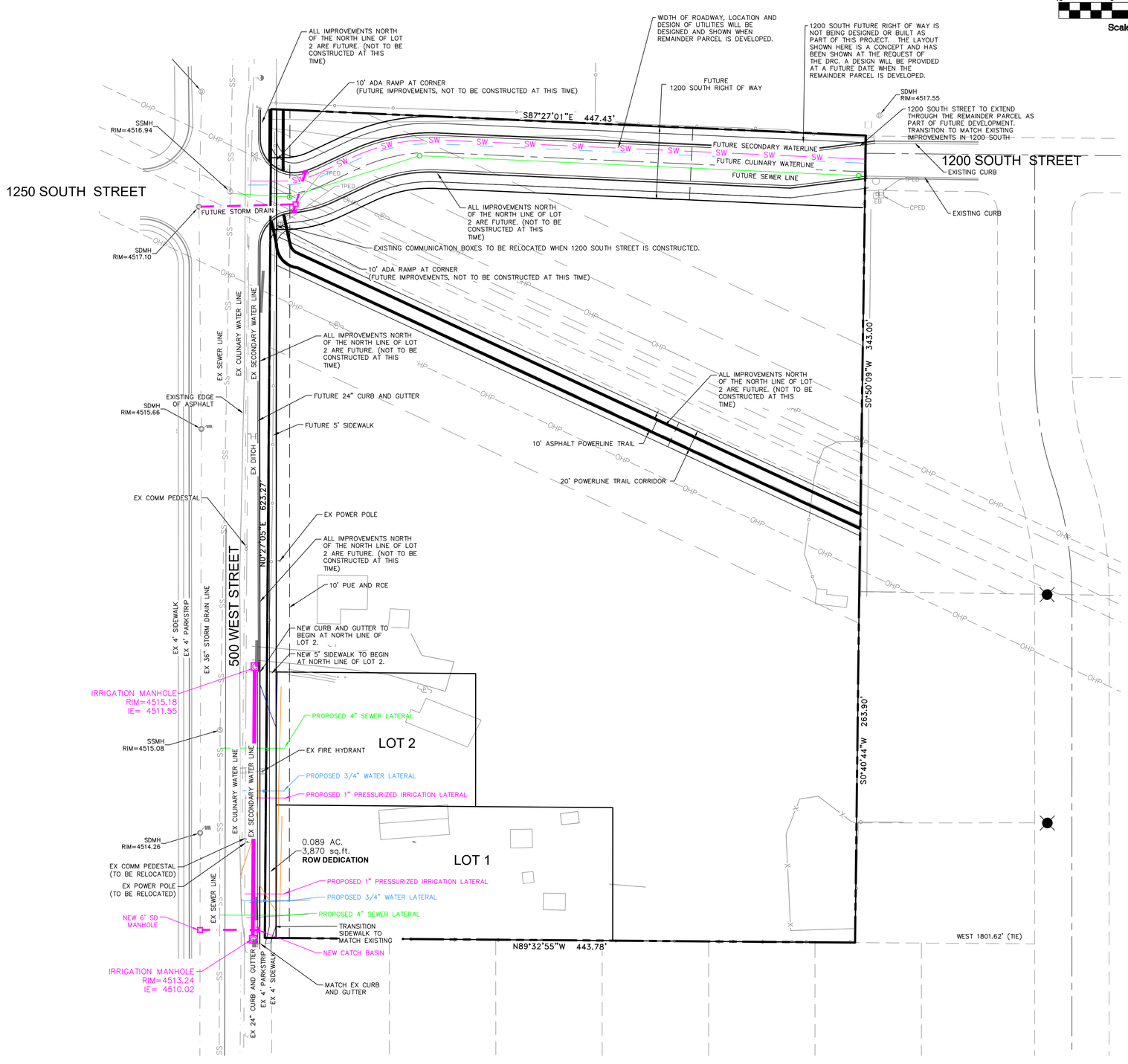
UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND UTILITY MARKINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT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

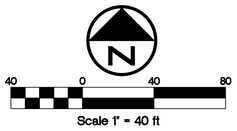
NO.	REVISION	DATE

DRAWING TITLE	RECORD OF SURVEY
PROJECT NAME	GUTIERREZ PROPERTY
LOCATION	1251 S 500 W
DRAWN	KMD
CHECKED	KMD
COUNTY	UTAH
DATE	08/10/2020
SCALE	1" = 50'
SHEET	1 OF 1

THE ROBINSON RANCH SUBDIVISION

SITE AND UTILITY PLAN





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DRAWING NOTES:
1. DRAINAGE ON LOTS TO BE RETAINED ON EACH INDIVIDUAL LOT.

G:\DATA\20153 1351 S 500 W Lehi Subdivision - Titan Construction\dwg\20153 Base.dwg
PLOT DATE: May 13, 2021

NO.	REVISION	DATE

PROJECT INFORMATION

THE ROBINSON RANCH SUBDIVISION

SITE AND UTILITY PLAN

LEHI, UTAH

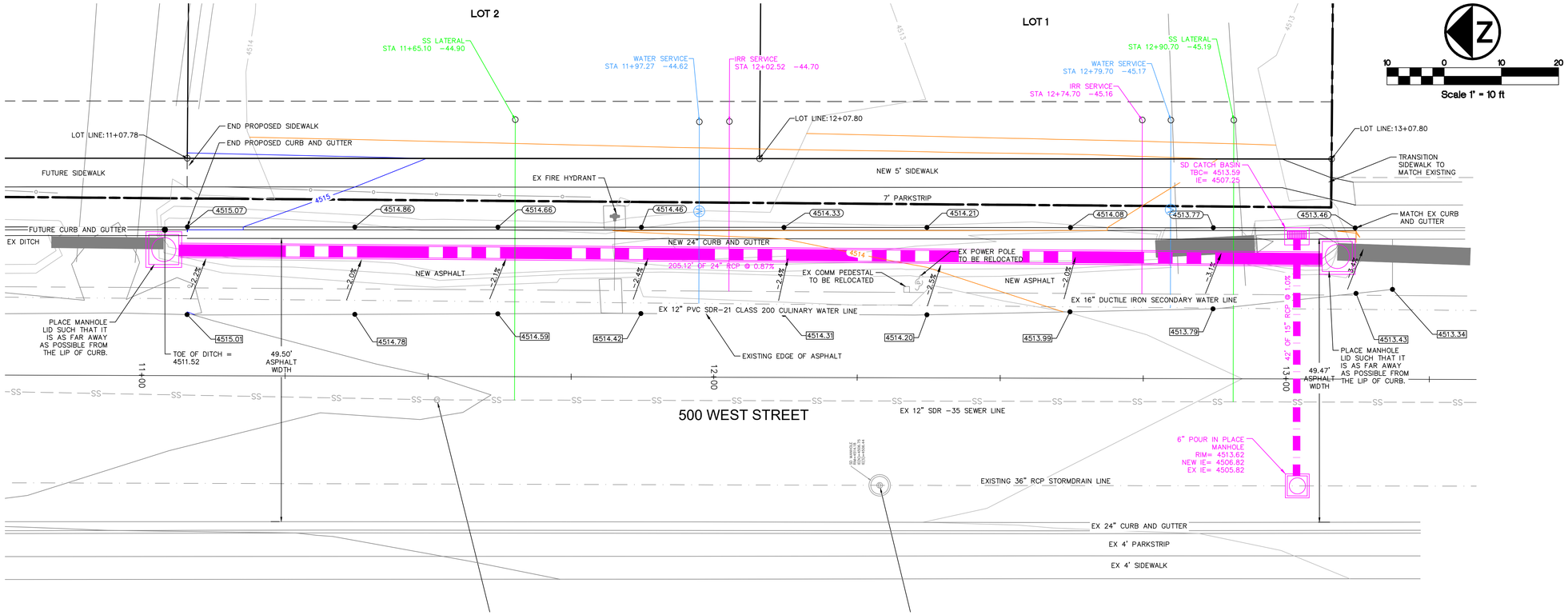
DRAWN	CHECKED	PROJECT #
JRP	JRP	20153

DATE: 11/04/20

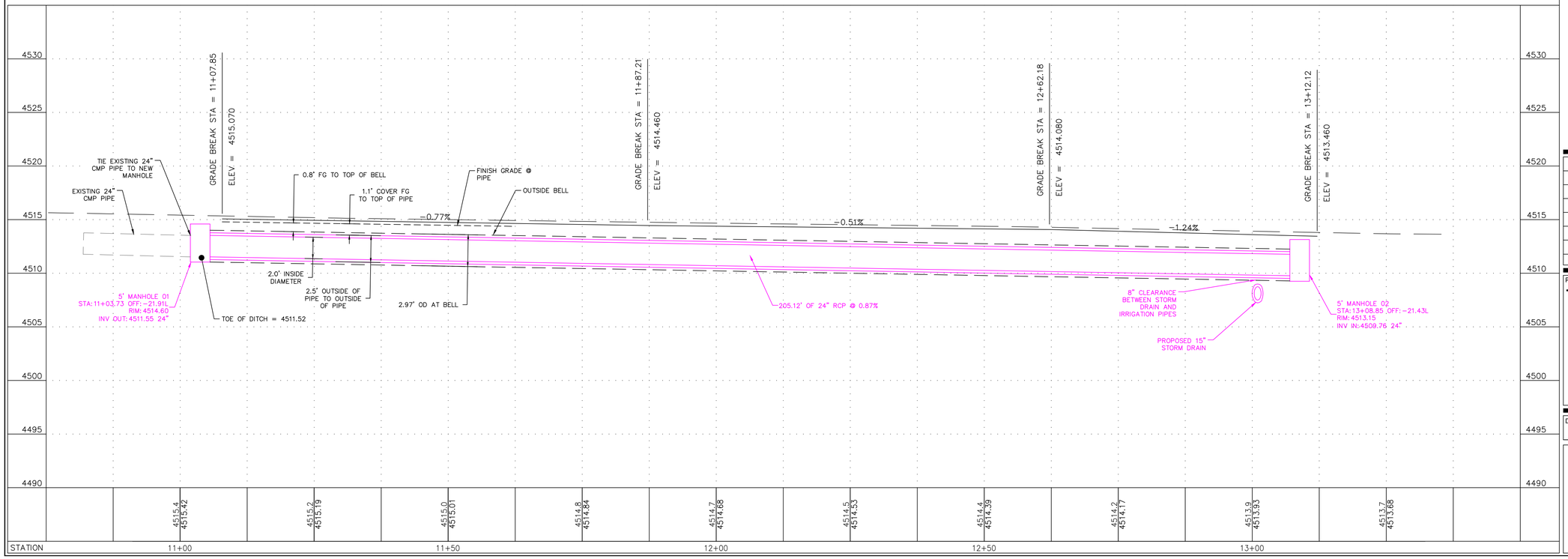
SCALE: 1" = 40'

SHEET: C101

ENGINEER'S STAMP



SCALES
HOR. 1" = 20'
VER. 1" = 4'



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Bluffdale, Utah 84065
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DRAWING NOTES:

1. ALL IMPROVEMENTS WITHIN PUBLIC RIGHT OF WAY SHALL MEET LEHI CITY STANDARDS AND SPECIFICATIONS.
2. THE DRIVEWAY FOR LOT 2 SHALL BE LOCATED NORTH OF THE EXISTING FIRE HYDRANT.
3. THE MANHOLES FOR THE EXISTING IRRIGATION LINE ARE TO BE LOCATED TO BE OUTSIDE THE PROPOSED CURB.

G:\DATA\20153 1351 S 500 W Lehi Subdivision - Titan Construction\dwg\20153 Base.dwg
PLOT DATE: May 13, 2021

NO.	REVISION	DATE

PROJECT INFORMATION

THE ROBINSON RANCH SUBDIVISION

FRONTAGE IMPROVEMENTS
STA 11+00 - 13+25
LEHI, UTAH

DRAWN	CHECKED	PROJECT #
JRP	JRP	20153

DATE 01/25/21
HORIZONTAL SCALE 1" = 10'
VERTICAL SCALE 1" = 5'
SHEET C102

ENGINEER'S STAMP

Agenda Item No: 15

City Council Agenda Item Report

Meeting Date: July 27, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval for the Taylor Meadows Plat A, a 32-lot residential subdivision located at approximately 700 West 1400 South.

Suggested Action:

Attachments:

CC Staff Report Taylor Meadows Plat A Final Subdivision 07.27.21.docx

Taylor Meadows Plat A Final Subdivision DRC 07.21.21.docx

Taylor Meadows Plat A aerial.pdf

Taylor Meadows A General Plan.pdf

Taylor Meadows A Zoning.pdf

Taylor Meadows Plat A Final Subdivision 07.21.21 plans.pdf

TAYLOR MEADOWS PLAT A
FINAL SUBDIVISION
CITY COUNCIL REPORT

Applicant	Arive Homes		
Meeting Date	July 27, 2021		
Requested Action/Purpose	Approval of a final subdivision		
Location	Approximately 700 West 1400 South		
Existing Land Use	VLDR (Very Low Density Residential)		
Existing Zoning	R-1-15		
General Plan Land Use Designation	Undeveloped/Agriculture		
Number of Lots/Units	32 lots		
Adjacent Zoning and Land Use	*North*	RA-1	Lehi Country Estates B & C
	South	R-1-22	Taylor Meadows Plat B
	East	R-1-22	Cottonwood Estates D
	West	R-1-22	Timpview Meadows Phase 2
Date of DRC Review	July 21, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

PROPERTY HISTORY

January 28, 2020- The City Council approved the Taylor Meadows Annexation with R-1-22 zoning.
June 23, 2020- The City Council approved the Taylor Meadows Northern General Plan Amendment to VLDR.
December 8, 2020- The City Council approved the Taylor Meadows Northern Zone Change to R-1-15.
April 13, 2021- The City Council approved the Taylor Meadows Preliminary Subdivision.

REPORT ANALYSIS

The applicant requests final subdivision approval of the Taylor Meadows final Subdivision, a 32-lot residential development located at approximately 700 West 1400 South in an approved R-1-15 zone. This report will discuss the proposed layout and the DRC comments.

Proposed Layout

This phase of the residential subdivision will consist of 32 single family lots on a total of approximately 15.17 acres. The lots range in size from 15,000 to 15,181 square feet which meets the minimum lot size requirement of

15,000 square feet for the R-1-15 zone. There is an overall density of approximately 2.11 units per acre for the subdivision which is consistent with the goals of the General Plan designation and current zoning. The R-1-15 zone establishes a maximum density of 2.5 units per acre. The residential subdivision meets applicable connectivity requirements by connecting into road stubs to the north, south, and west.

DRC Comments

The DRC had seven comments from the Water/Sewer Department, including the following:

1. Water services to lot 5 must be relocated, current location will conflict with the culinary blow off.
2. Water services to lot 27 must be relocated, current location will conflict with the culinary blow off.
3. Water services to lot 6 must be relocated, current location will conflict with the culinary blow off.
4. Eliminate bends where connecting to existing water mains on 640 West, maintain current alignment with water and PI mains.

Please consider all DRC comments in the motion.

POTENTIAL FINDINGS/ACTIONS

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

1. The proposed subdivision is consistent with the VLDR (Very Low Density Residential) General Plan land use designation and R-1-15 zoning.
2. The proposed subdivision meets the requirements of the Lehi City Development Code regarding subdivision approvals.
3. Other findings based upon information presented at the public hearing.

Taylor Meadows Plat A Final Subdivision
DRC Redline Comments

*Arive Homes- requests final subdivision review of **Taylor Meadows Plat A**, a 32-lot residential subdivision located at approximately 700 West 1400 South.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Date of Plans Reviewed: 07/13/21
Time Started: 3:50 pm
Time Ended: 3:55 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Greg – Water/Sewer:
1. The intent of this note is to specify the lot in which a low spot required an inlet to be installed that was not at the property line. The note must then specify which side of the lot the driveway must be located on.
2. Water services to lot 5 must be relocated, current location will conflict with the culinary blow off.
3. Water services to lot 27 must be relocated, current location will conflict with the culinary blow off.
4. Water services to lot 6 must be relocated, current location will conflict with the culinary blow off.
5. Eliminate bends where connecting to existing water mains on 640 West, maintain current alignment with water and PI mains.
6. CB #1 must be a combo box to allow for dual pipe connection. Max amount of sump in bottom of box is 6"
7. Label SDMH #1 size, 48" SD will require at least a 6' manhole.

Garion – Fire: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning: No comments

General comment: The 3-phase connection for Plat 'A' is the GS/S J4-J22 to the south on 760 W.
General comment: Lehi Power will bond the for the required line extension "loop feed" requirements that are located at 500 W. in a future phase.

PRIOR TO PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements.
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Include surveyor's and engineer's stamps and signatures on the construction drawings.
5. Show lot addresses on the final plat (must coordinate with Planning Division).
6. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
7. Irrigation Company signature on the construction drawings for the irrigation piping.
8. Provide a recordable easement document for all necessary off-site detention drainage.
9. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
10. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
11. Address any comments or conditions from City Council approval.

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.

12. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled

PRIOR TO RECORDING OF PLAT:

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

DRC GENERAL COMMENTS:

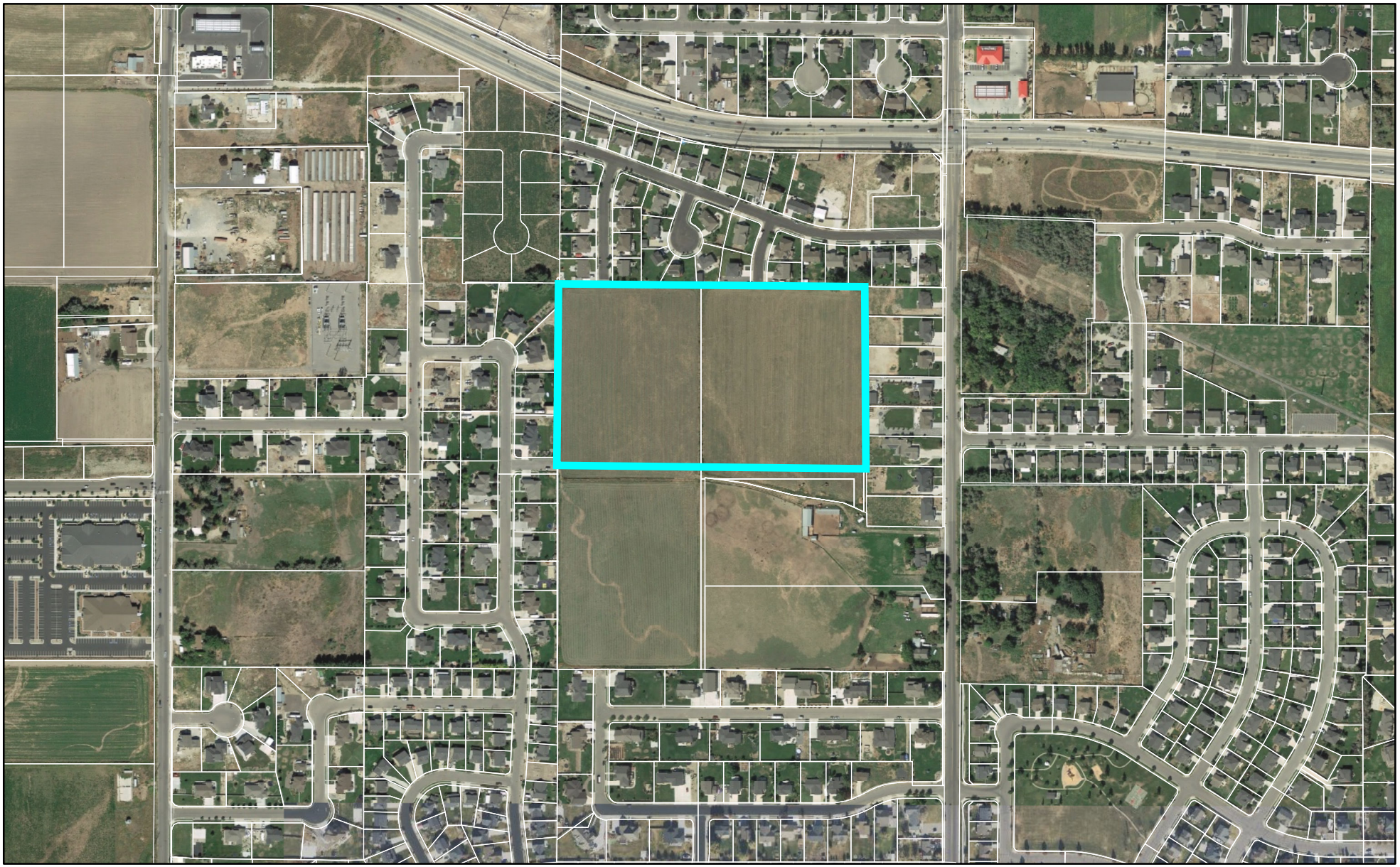
1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
4. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
5. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
6. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
7. Residential developments shall complete all required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JULY 27, 2021.

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

Taylor Meadows Plat A Final Subdivision

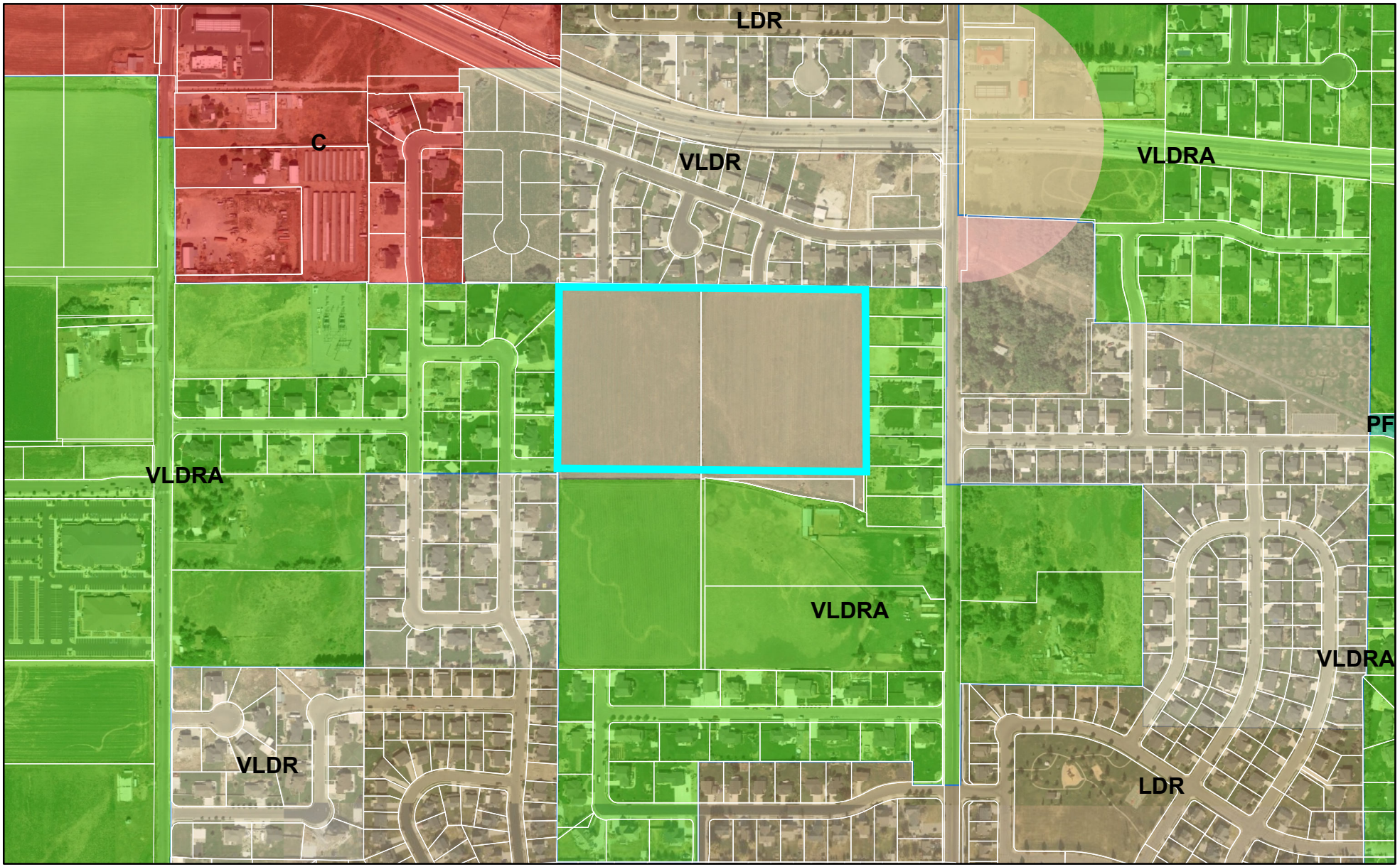
Aerial



LEHI CITY

Taylor Meadows Plat A Final Subdivision

General Plan

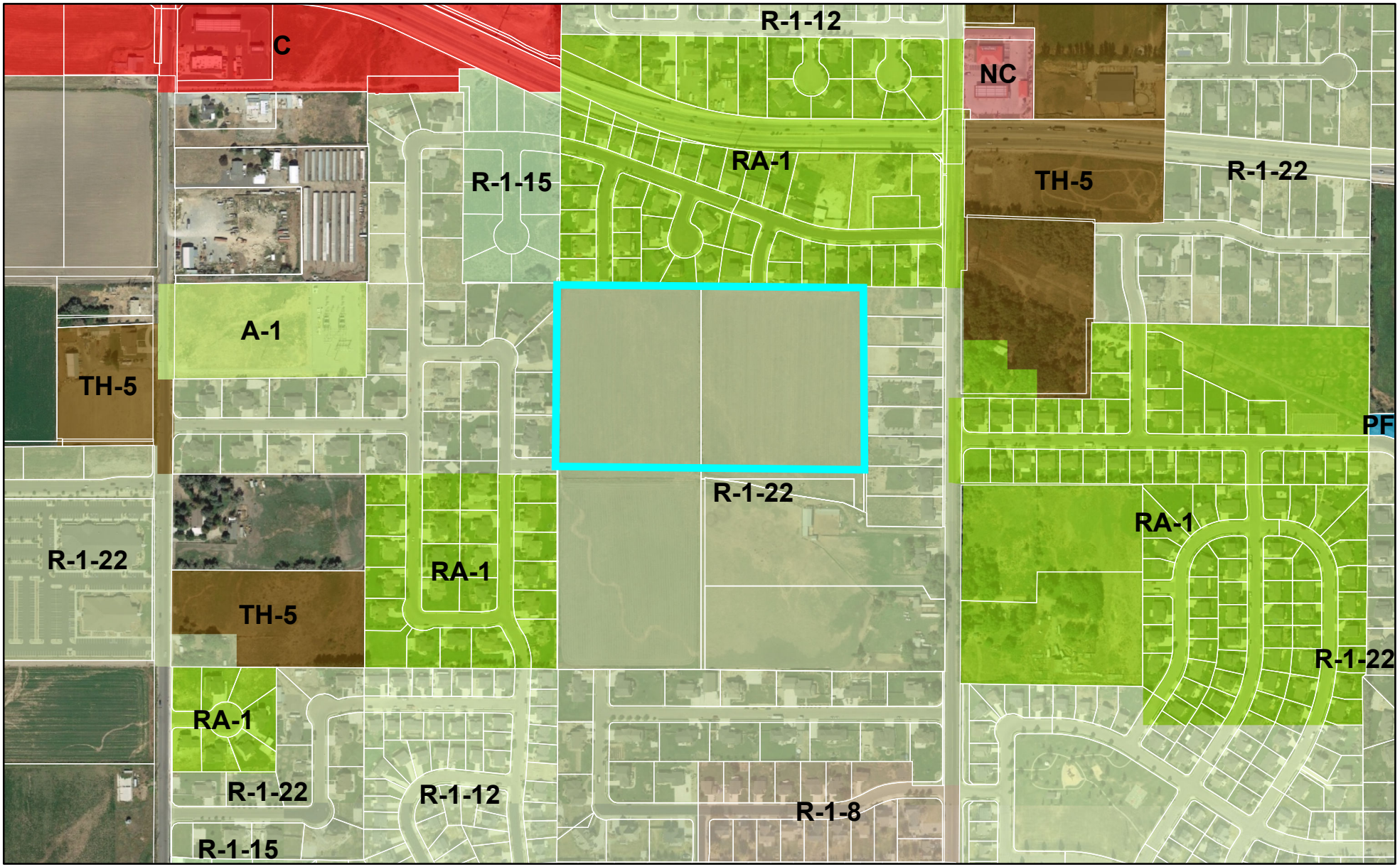


0 570 1,140 Feet

LEHI CITY

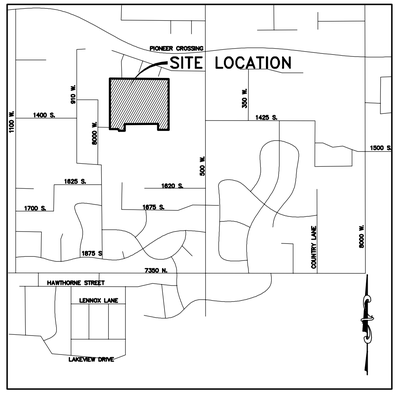
Taylor Meadows Plat A Final Subdivision

Zoning



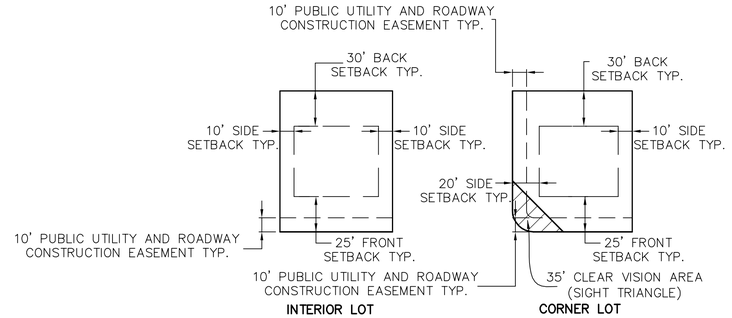
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LEHI CITY



VICINITY MAP
–NTS–

GENERAL NOTES:
1. THIS IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
2. THERE IS AN ACTIVE MINK RANCHING OPERATION IN THE AREA. POTENTIAL PURCHASERS OF PROPERTY ARE TO BE AWARE THAT THIS IS A NOISE, DUST AND LIGHT SENSITIVE AREA.
3. EACH BUYER MUST SIGN A DOCUMENT AT CLOSING STATING THEY ARE AWARE OF MINK OPERATION.
4. BRASS PINS SET IN CURB ON ALL PROPERTY LINE EXTENSIONS. ALL PROPERTY CORNERS WILL BE MARKED WITH 5/8" REBAR AND CAP.
5. ALL COMMON AREAS TO BE DEDICATED PUBLIC UTILITY EASEMENTS.
6. ALL BUILDING WALLS ARE PARALLEL OR PERPINDICULAR TO THE BUILDING REFERENCE BEARING SHOWN HEREON.
7. DRAINAGE EASEMENTS ARE FOR PERMANENT DETENTION FACILITIES.
8. LEHI WASTE MANAGMENT WILL PROVIDE GARBAGE SERVICES.
9. FOUNDATION DRAINS ARE NOT REQUIRED FOR BUILDINGS IN THIS PLAT PER UT STATE CODE TITLE 15A–3–202 ITEM 23 AND THE MEMORANDUM DATED MARCH 7, 2019 BY GSH GEOTECHNICAL INC.
10. HABITABLE FLOOR SLABS TO BE A MINIMUM OF 2' ABOVE THE DESIGN WATER TABLE.
11. ALL LOTS THAT HAVE A LOW SPOT WITH A CURB INLET NOT AT THE PROPERTY LINE MUST NOT HAVE THE DRIVEWAY IN THE SAME LOCATION AS THE CURB INLET. IF THE DRIVEWAY NEEDS TO BE IN THE SAME LOCATION AS THE CURB INLET, THEN A FLAT GRATE MUST BE INSTALLED ON THE INLET RATHER THAN A HOOD.



DETAIL - TYPICAL BUILDING SETBACK AND EASEMENT

*FRONT PROPERTY LINE IS 12' FROM TBC

LINE TABLE		
	LENGTH	BEARING
L1	1.38	EAST
L2	14.71	NORTH
L3	13.46	NORTH
L4	14.32	NORTH
L5	23.90	N00°26'29"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	331.00	23.30	23.29	S 02°25'15" W	4°01'58"
C2	15.00	24.98	22.20	N 42°15'05" W	95°26'05"
C3	300.00	23.53	23.52	N 02°39'05" E	4°29'39"
C4	15.00	23.46	21.14	N 45°13'04" E	89°37'37"
C5	15.00	23.67	21.29	S 44°47'52" E	90°24'16"
C6	15.00	23.46	21.14	S 45°12'08" W	89°35'44"
C7	15.00	23.37	21.08	N 45°21'38" E	89°16'45"
C8	15.00	23.75	21.35	S 44°38'22" E	90°43'15"
C9	15.00	23.56	21.21	N 45°00'00" W	90°00'00"
C10	15.00	4.91	4.88	N 80°37'45" E	18°44'29"
C11	15.00	12.53	12.17	N 66°04'27" E	47°51'06"
C12	61.00	92.54	83.92	S 85°36'29" W	86°55'10"
C13	61.00	70.70	66.81	N 17°43'48" W	66°24'15"
C14	61.00	34.47	34.02	N 31°39'43" E	32°22'47"
C15	15.00	12.53	12.17	S 23°55'33" W	47°51'06"
C16	15.00	23.56	21.21	N 45°00'00" E	90°00'00"
C17	15.00	23.56	21.21	N 45°00'00" W	90°00'00"
C18	15.00	23.67	21.29	S 44°47'52" E	90°24'16"
C19	15.00	23.46	21.14	S 45°12'08" W	89°35'44"

DATA TABLE:
TOTAL ACREAGE=15.17 ACRES
TOTAL ACREAGE OF LOTS=11.04 ACRES
TOTAL # OF UNITS=32
TOTAL ACREAGE IN ROW=4.13 ACRES
OPEN SPACE ACREAGE=0
ZONE=R–1–15
LOTS/ACRE=2.11

SURVEYORS CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES S89°43'07"W 961.07 FEET ALONG THE SECTION LINE AND SOUTH 1682.44 FEET FROM THE NORTH 1/4 CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S89°16'45"E 1057.37 FEET ALONG THE SOUTH BOUNDARY OF LEHI COUNTRY ESTATES PLAT "B" AND "C"; THENCE ALONG THE WEST BOUNDARY OF COTTONWOOD ESTATES PLAT "D" S00°08'14"E 654.49 FEET; THENCE WEST 188.02 FEET; THENCE NORTH 60.45 FEET; THENCE WEST 688.36 FEET; THENCE S00°24'16"W 47.73 FEET; THENCE SOUTHWESTERLY 23.30 FEET ALONG THE ARC OF A 331.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE 4°01'58" THE CHORD BEARS S 02°25'15" W 23.29 FEET; THENCE S89°59'08"W 62.23 FEET; THENCE NORTHWESTERLY 24.98 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE 95°26'05" THE CHORD BEARS N 42°15'05" W 22.20 FEET; THENCE N89°58'07" W 107.82 FEET; THENCE ALONG THE EAST BOUNDARY OF TIMPVIEW MEADOWS PHASE 2 THE FOLLOWING TWO (2) COURSES TO WIT: (1) N00°06'49"E 474.49 FEET, (2) N00°53'14"E 187.40 FEET TO THE POINT OF BEGINNING.
CONTAINING 15.17 ACRES.

OWNER'S DEDICATION

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

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

MANAGING MEMBER:_____

MEMBER:_____ MEMBER:_____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

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

MY COMMISION EXPIRES _____ NOTARY PUBLIC (SEAL) _____

LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 2021.

MAYOR_____

APPROVED_____ ATTEST_____
CITY ENGINEER CITY RECORDER

PLANNING COMMISION APPROVAL

APPROVED THIS_____ DAY OF_____ A.D. 2021, BY THE _____ PLANNING COMMISSION.

DIRECTOR–SECRETARY _____ CHAIR, PLANNING COMMISSION _____

TAYLOR MEADOWS PLAT "A"

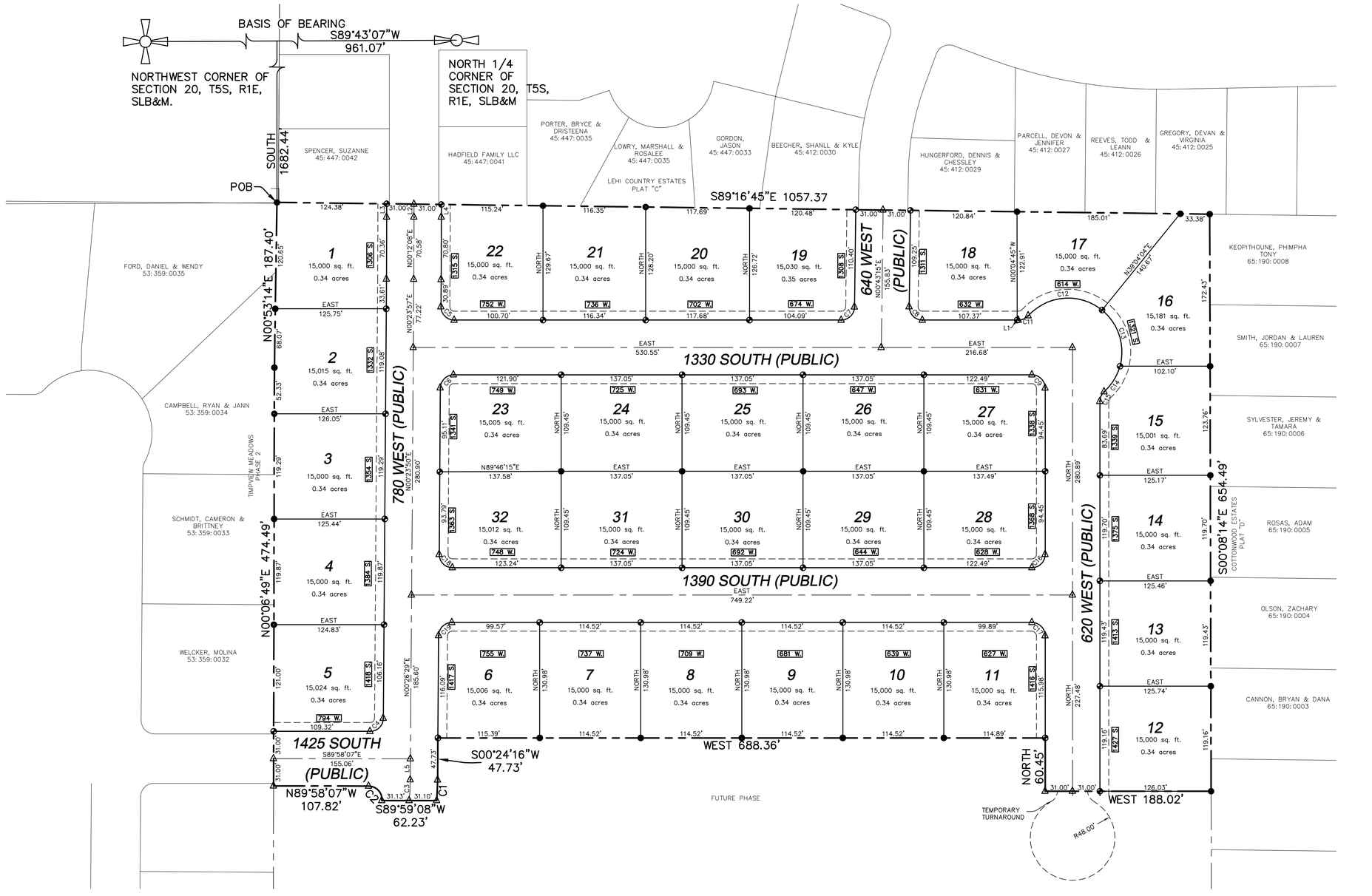
A RESIDENTIAL SUBDIVISION
LEHI CITY, UTAH COUNTY, UTAH

SHEET 1 OF 2

CONTAINING 32 UNITS, AND 15.17 ACRES
LOCATED IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDAN, UTAH COUNTY, UTAH

NOTARY PUBLIC SEAL	SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK–RECORDER SEAL

Z:\2020\20–076 Taylor Meadows\CADD\FINAL\02–FINAL PLAT.dwg 7/13/2021 8:37:49 AM MDT



LEGEND

- SET SUBDIVISION MONUMENT
- FOUND BRASS CAP
- SET 5/8" REBAR AND CAP
- SET CURB PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- SETBACK

10 0 30 60 120 180

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

TAYLOR MEADOWS PLAT "A"

CONTAINING 32 UNITS, AND 15.17 ACRES
LOCATED IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDAN, UTAH COUNTY, UTAH

SHEET 2 OF 2

NOTARY PUBLIC SEAL	SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:
5				DESIGNED BY:	DATE:
4				DRAWN BY:	DATE:
3				CHECKED BY:	DATE:
2				APPROVED:	DATE:
1				COGO FILE:	DATE:

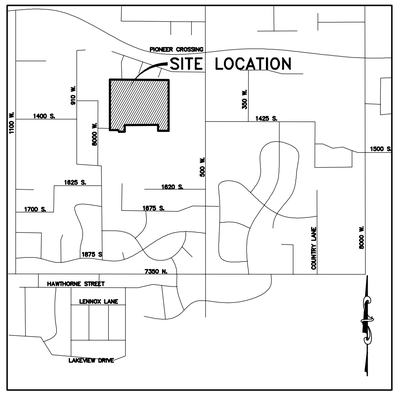
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ATLAS ENGINEERING L.L.C.

ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
FAX: 801-655-0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84606

FINAL PLAT

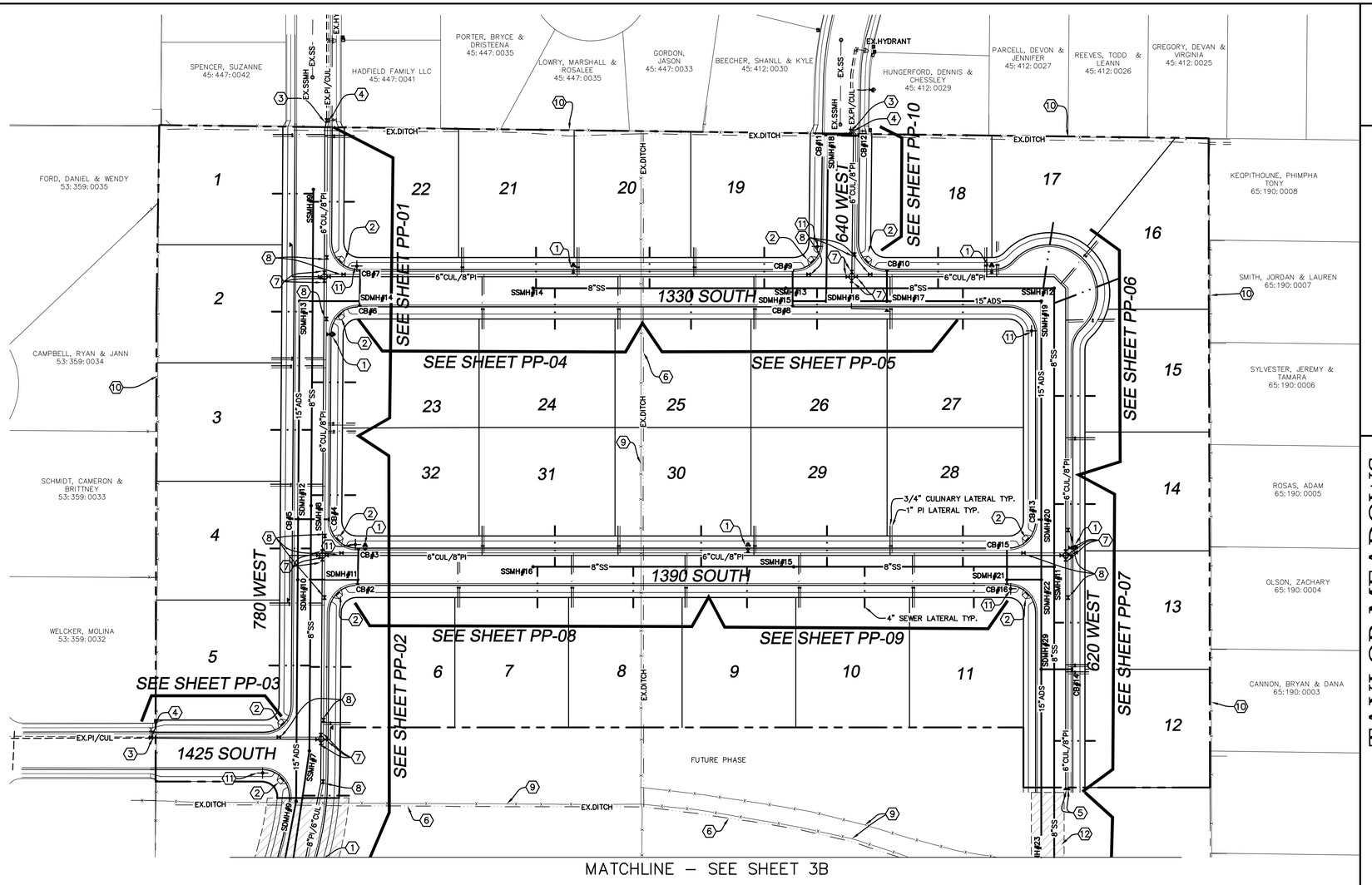
LEHI, UTAH



VICINITY MAP
–NTS–

LEGEND
(LEGEND APPLIES TO ALL SHEETS)

- PROPOSED STREET SIGN
- PROPOSED STOP SIGN
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING POWER POLE
- EXISTING WATER VALVE
- EXISTING MANHOLE
- EXISTING GAS METER
- EXISTING TELEPHONE BOX
- PROPERTY BOUNDARY
- 3/4" CULINARY WATER LATERAL / 1" PRESSURIZED IRRIGATION LATERAL
- S — 4" SEWER LATERAL
- CENTERLINE
- RIGHT–OF–WAY LINE
- LOT LINE
- EASEMENT
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EX.SS — EXISTING RCP SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.PI — EXISTING PRESSURIZED IRRIGATION DR–18 C900 PVC (PURPLE)
- EX.CUL — EXISTING CULINARY WATER DR–18 C900 PVC
- 8"SS — PROPOSED PVC SDR–35 SEWER W/MH
- CUL — PROPOSED DR–18 C900 CULINARY WATERLINE
- PI — PROPOSED PRESSURIZED IRRIGATION DR–18 C900 PVC (PURPLE)
- SD — PROPOSED RCP STORM DRAIN
- LD — 3" SCHEDULE–40 PVC WHITE LAND DRAIN LATERAL



CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER LEHI CITY STANDARDS.
2. INSTALL ADA PEDESTRIAN RAMPS PER LEHI CITY STANDARDS.
3. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
4. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
5. INSTALL TEMPORARY BLOW OFF VALVE PER LEHI CITY STANDARDS.
6. EXISTING DITCH TO BE ABANDONED.
7. INSTALL 6" CULINARY WATER VALVE PER LEHI CITY STANDARDS.
8. INSTALL 8" PRESSURIZED IRRIGATION VALVE PER LEHI CITY STANDARDS.
9. EXISTING 6' WIRE FENCE TO BE REMOVED.
10. EXISTING FENCE TO REMAIN.
11. INSTALL STREET SIGN PER LEHI CITY STANDARDS.
12. CONSTRUCT ACCESS ROAD PER LEHI CITY STANDARD DRAWING, ROAD–14.

0 30 60 120 180

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

SHEET NO. 3A

UTILITY AND INDEX

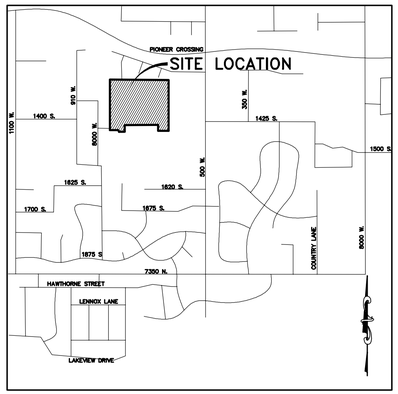
LEHI, UTAH

TAYLOR MEADOWS PLAT "A"
A RESIDENTIAL SUBDIVISION

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

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VICINITY MAP
–NTS–

MATCHLINE – SEE SHEET 3A

780 WEST

620 WEST

1550 SOUTH

SEE SHEET SS-01

SEE SHEET SS-02

SEE SHEET SS-03

SEE SHEET SS-04

SEE SHEET SS-05

82' UTILITY EASEMENT

33' UTILITY EASEMENT

ACCESS ROAD

FUTURE PHASE

SEE SHEET DT-01
12' WIDE ACCESS ROAD
SEE SHEET DT-14

SD BOX#1

SD BOX#2

COMBO#1

CB#1

SDMH#1

SDMH#2

SDMH#3

SDMH#4

SDMH#5

SDMH#6

SDMH#7

SDMH#10

SDMH#25

SDMH#26

SDMH#27

SDMH#28

CB#17

CB#18

CB#19

CB#20

CB#21

CB#22

8"SS

15"ADS

8"PI/6"CUL

EX.SS

EX.SSMH

EX.PI/CUL

EX.6"CUL

EX.8"PI

LEGEND

(LEGEND APPLIES TO ALL SHEETS)

- PROPOSED STREET SIGN
- PROPOSED STOP SIGN
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING POWER POLE
- EXISTING WATER VALVE
- EXISTING MANHOLE
- EXISTING GAS METER
- EXISTING TELEPHONE BOX
- PROPERTY BOUNDARY
- 3/4" CULINARY WATER LATERAL / 1" PRESSURIZED IRRIGATION LATERAL
- 4" SEWER LATERAL
- CENTERLINE
- RIGHT–OF–WAY LINE
- LOT LINE
- EASEMENT
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EX.SS – EXISTING RCP SANITARY SEWER W/MANHOLE
- EX.SD – EXISTING STORM DRAIN W/MH
- EX.PI – EXISTING PRESSURIZED IRRIGATION DR–18 C900 PVC (PURPLE)
- EX.CUL – EXISTING CULINARY WATER DR–18 C900 PVC
- 8"SS – PROPOSED PVC SDR–35 SEWER W/MH
- CUL – PROPOSED DR–18 C900 CULINARY WATERLINE
- PI – PROPOSED PRESSURIZED IRRIGATION DR–18 C900 PVC (PURPLE)
- SD – PROPOSED RCP STORM DRAIN
- LD – 3" SCHEDULE–40 PVC WHITE LAND DRAIN LATERAL

CONSTRUCTION NOTES:

1. EXISTING DITCH TO BE ABANDONED.
2. EXISTING 6' WIRE FENCE TO BE REMOVED.
3. EXISTING FENCE TO REMAIN.
4. EXISTING HOME AND SEPTIC TANK TO BE REMOVED.
5. INSTALL TEMPORARY BLOW OFF VALVE PER LEHI CITY STANDARDS.
6. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
7. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
8. CONSTRUCT ACCESS ROAD PER LEHI CITY STANDARDS DRAWING, ROAD–14.

0 10 30 60 120 180

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

SHEET NO. 3B

UTILITY AND INDEX

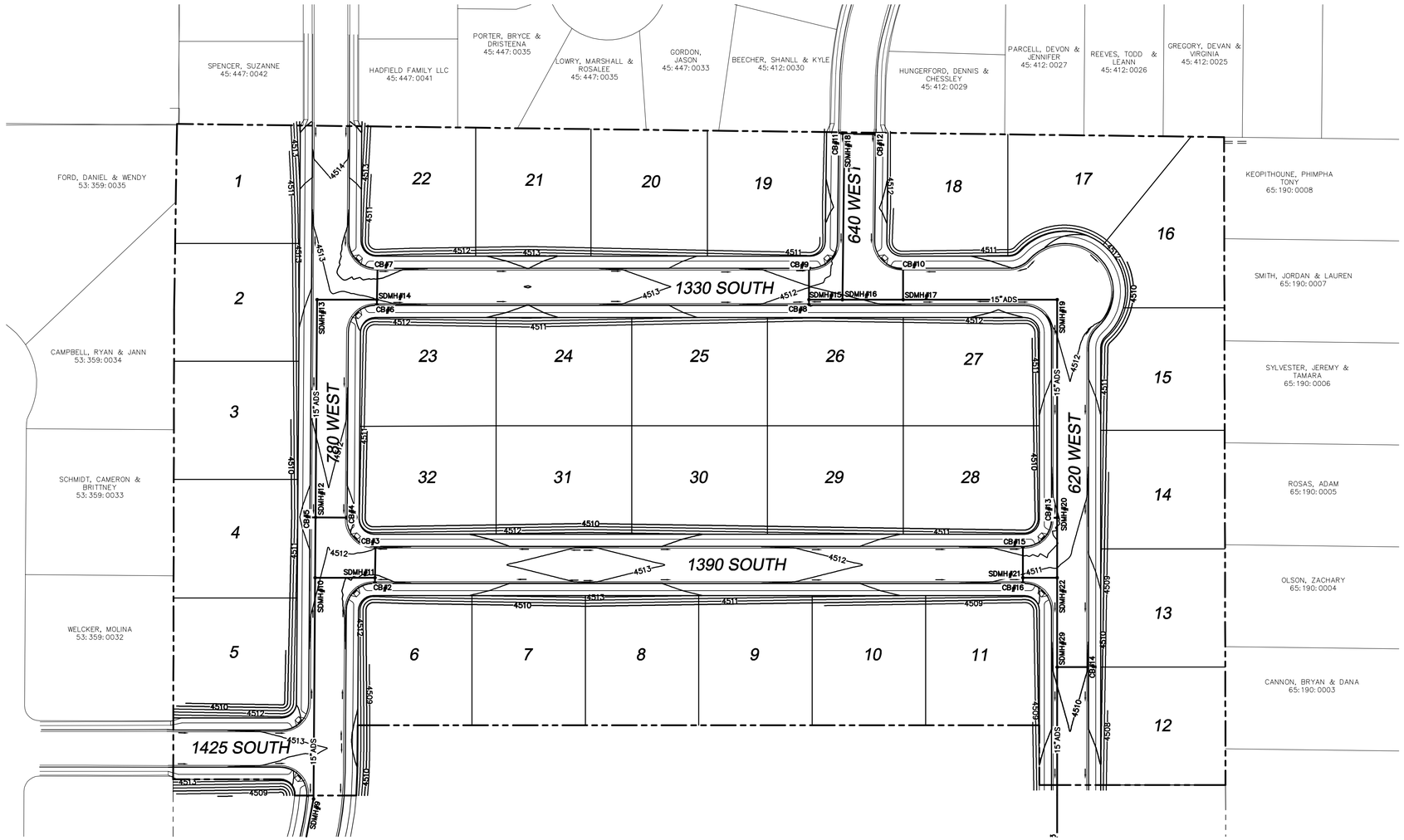
LEHI, UTAH

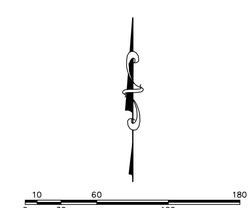
TAYLOR MEADOWS
PLAT "A"
A RESIDENTIAL SUBDIVISION

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

NO	REVISIONS	BY	DATE
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(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

SHEET NO. 4

SITE GRADING PLAN

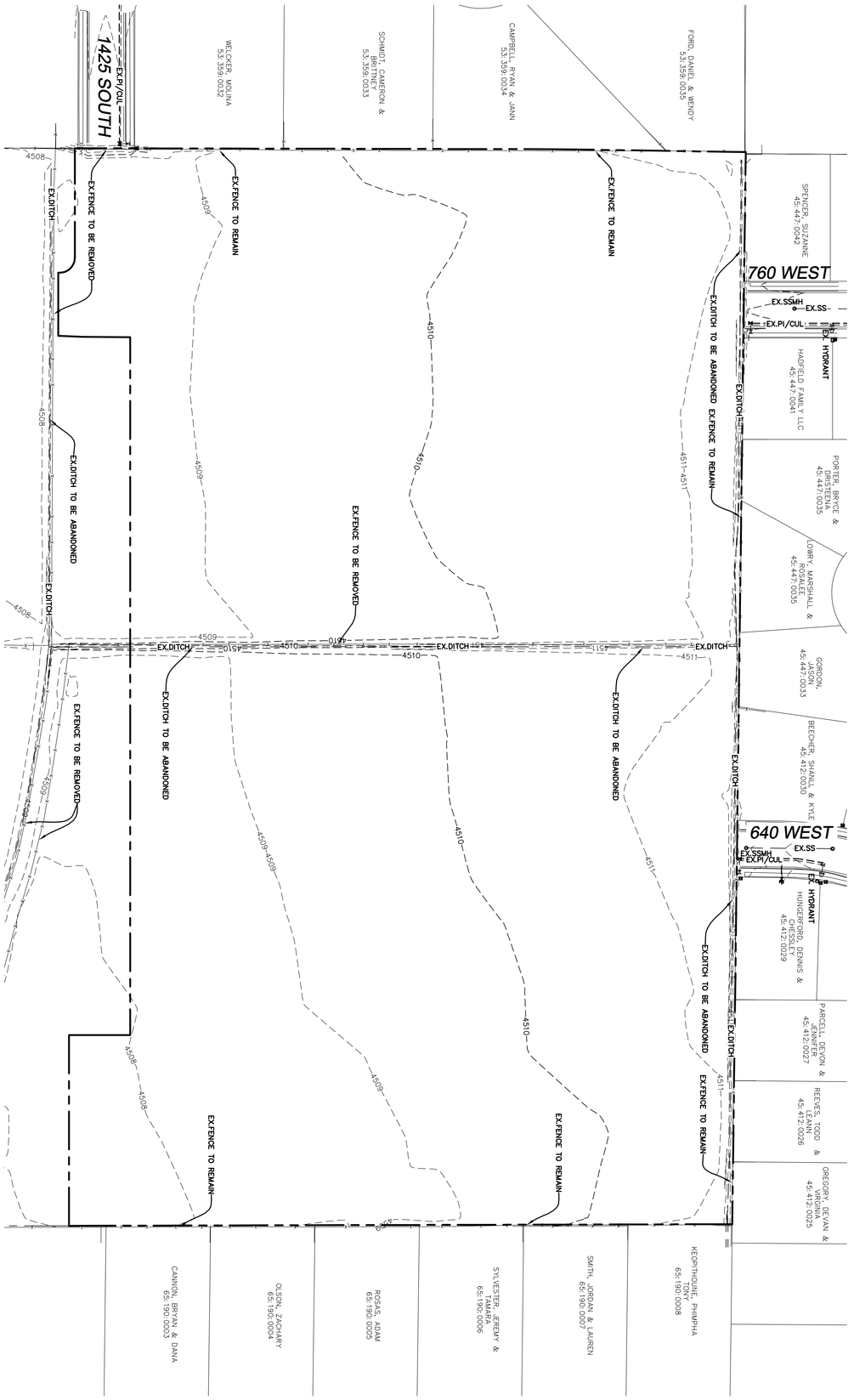
LEHI, UTAH

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

NO.	REVISIONS	BY	DATE
12			
11			
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SCALE 1" = 60'
(24"x36")
(11"x17")
SCALE 1" = 120'

0 10 30 60 120 180

NO.	REVISIONS	BY	DATE
12			
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ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

TAYLOR MEADOWS PLAT "A"

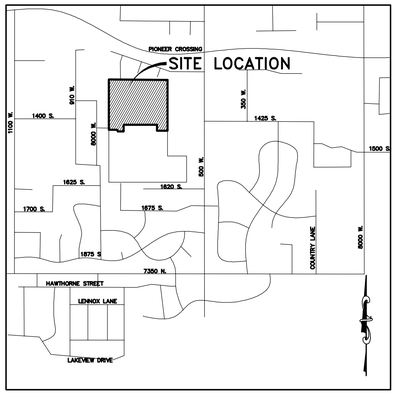
A RESIDENTIAL SUBDIVISION

EXISTING TOPOGRAPHY

LEHI, UTAH

SHEET NO. 5

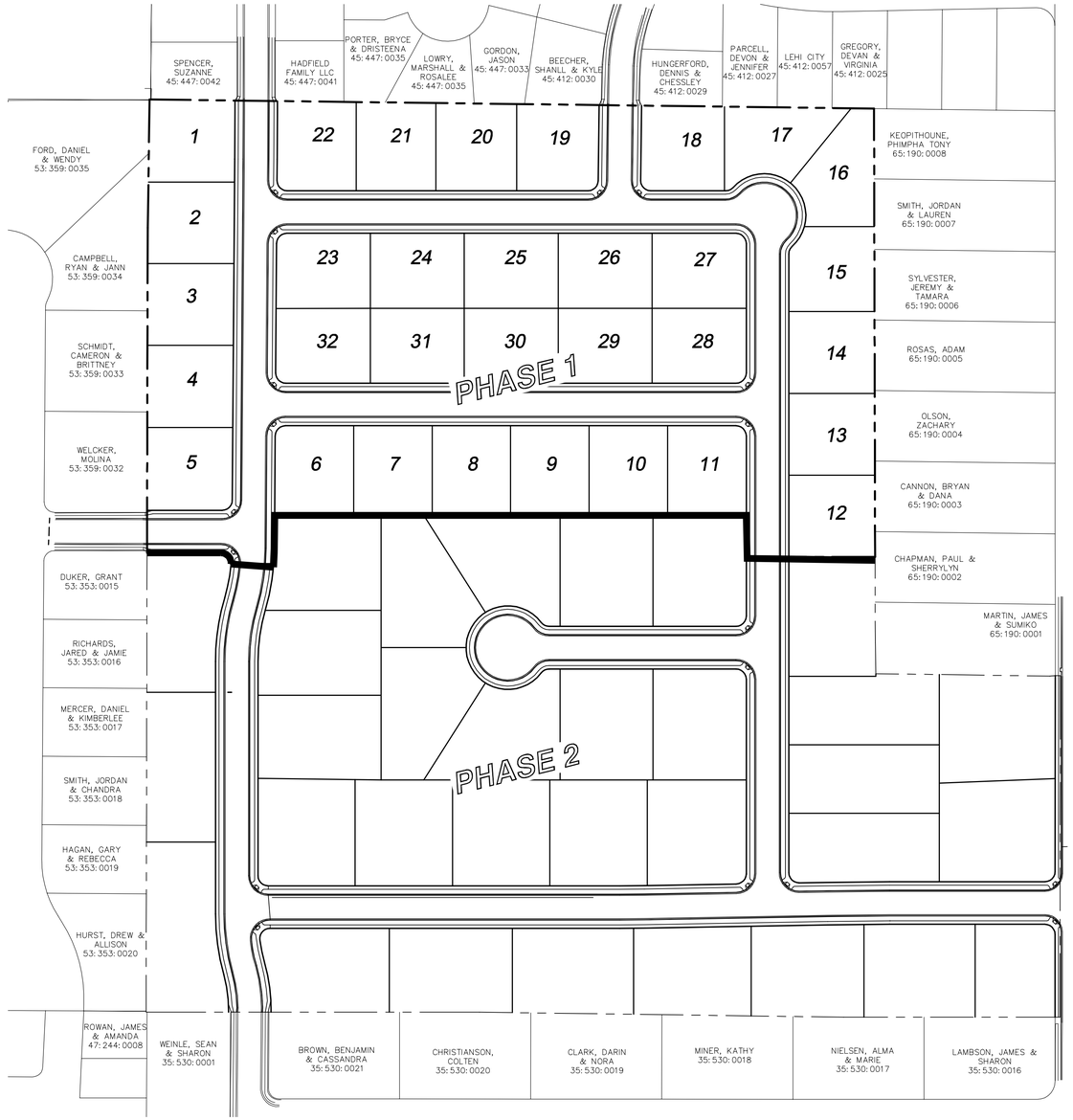
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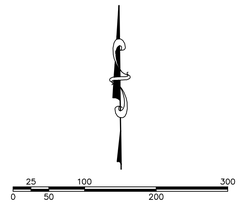


VICINITY MAP
–NTS–

LEGEND

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





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

SHEET NO. 6

NO.	DATE	BY	REVISIONS
1			
2			
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12			

PHASING PLAN

LEHI, UTAH

TAYLOR MEADOWS
A RESIDENTIAL SUBDIVISION

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

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Agenda Item No: 16

City Council Agenda Item Report

Meeting Date: July 27, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval for the Taylor Meadows Plat B, a 31-lot residential subdivision located at approximately 1550 South 500 West.

Suggested Action:

Attachments:

CC Staff Report Taylor Meadows Plat B Final Subdivision 07.27.21.docx

Taylor Meadows Plat B Final Subdivision DRC 07.21.21.docx

Taylor Meadows Plat B Aerial.pdf

Taylor Meadows Plat B General Plan.pdf

Taylor Meadows Plat B Zoning.pdf

Taylor Meadows Plat B Final Subdivision 07.21.21 final subdivision, landscape plans.pdf

TAYLOR MEADOWS PLAT B
FINAL SUBDIVISION
CITY COUNCIL REPORT

Applicant	Arive Homes		
Meeting Date	July 27, 2021		
Requested Action/Purpose	Approval of a final subdivision		
Location	Approximately 1550 South 500 West		
Existing Land Use	VLDRA (Very Low Density Residential Agriculture)		
Existing Zoning	R-1-22		
General Plan Land Use Designation	Undeveloped/Agriculture		
Number of Lots/Units	31 lots		
Adjacent Zoning and Land Use	*North*	R-1-15	Single Family Residential/Undeveloped
	South	R-1-22	Bellon Farms
	East	RA-1	Saddle Ridge/Single Family Residential
	West	RA-1	Timpview Meadows Phase 1
Date of DRC Review	July 21, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

PROPERTY HISTORY

September 25, 2007	The City Council approved the J. Wadley Annexation with TH-5 zoning.
January 28, 2020	The City Council approved the Taylor Meadows Annexation with R-1-22 zoning.
June 29, 2021	The City Council approved the Taylor Meadows Plat B Preliminary Subdivision.

REPORT ANALYSIS

The applicant is requesting final subdivision approval of the Taylor Meadows Plat B Subdivision. The proposed subdivision will include 31 single-family lots in the R-1-22 zone. The proposed subdivision will be a second phase to the Taylor Meadows subdivision. This report will discuss the proposed layout and DRC comments.

Proposed Layout

The proposed subdivision will include 31 single-family lots on 20.34 acres. This results in a density of 1.53 units per acre, which meets the requirement of the R-1-22 zone. The lots range in size from 21,999 square feet to 26,398 square feet. After DRC, Planning Staff recognized that lot 41, which has less than 22,000 square feet, would need to meet the 22,000 square foot requirement for the zone. Once that change has been made, all the lots will meet the size requirement for the zone. Parcel A, a retention pond, will be dedicated to the City and is 15,790 square feet.

When combined with Taylor Meadows Plat A, the connectivity requirements are met with this subdivision. Road connections are made to 500 West on the east, 760 W on the south, and additional connections are made to the northern Plat A subdivision.

DRC Comments

The DRC had 12 comments including the following:

1. Flowering pear are not allowed in park strip. See Lehi City Unacceptable Street Tree list.
2. Water services for lot 46 must be relocated, current location will conflict with culinary blow off.

Please consider all DRC comments in the motion.

POTENTIAL FINDINGS/ACTIONS

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

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

Taylor Meadows Plat B Final Subdivision
DRC Redline Comments

*Arive Homes - requests final subdivision review of **Taylor Meadows Plat B**, a 31-lot residential subdivision located at approximately 1550 South 500 West.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Date of Plans Reviewed: 7/13/21
Time Start: 4:00 pm
Time End: 4:10 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer:
1. Maintain proper depth on water and PI mains in 1550 South (sheet PP-05) 4' to top of culinary line, 5' to top of PI.
2. Change detention basin PI service to a 1" service.
3. Show existing 48" SD pipe in profile on sheet PP-05.
4. Water services for lot 46 must be relocated, current location will conflict with culinary blow off.
5. Label culinary blow off sizes, all blow offs in this phase will be 4"
6. Label SDMH #1 size, 48" SD will require at least a 6' manhole.
7. Existing sewer main in 500 West is a 12", add label.
8. Change to 500 West
9. Verify whether lot 43 has existing City utilities

Trent – Parks:
10. Flowering pear are not allowed in park strip. See Lehi City Unacceptable Street Tree list.
11. Use Lehi City irrigation details.
12. Place trees on separate irrigation zone from shrubs; use two bubblers per tree. Use point source irrigation on shrubs.

Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning: No comments

General comment: The “loop feed” connection is the new switch on 500 W. 1550 S. intercept of existing 600 A. feeder.
General comment RMP ATA required for plat B.
General comment: Lehi Power will bond Plat A for the required line extension “loop feed” requirements including the cut-in switch at 500 W. 1550 S. Phase B will be billed for actual construction cost, at which point bond will be released on Plat A.

PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:
1. Provide an engineer’s cost estimate for the cost of all improvements.
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Include surveyor’s and engineer’s stamps and signatures on the construction drawings.
5. Show lot addresses on the final plat (must coordinate with Planning Division).
6. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
7. Irrigation Company signature on the construction drawings for the irrigation piping.
8. Provide a recordable easement document for all necessary off-site easements (temp. turnarounds, utilities, power, etc).

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

9. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
10. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
11. Address any comments or conditions from City Council approval.
12. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled

PRIOR TO RECORDING OF PLAT:

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

DRC GENERAL COMMENTS:

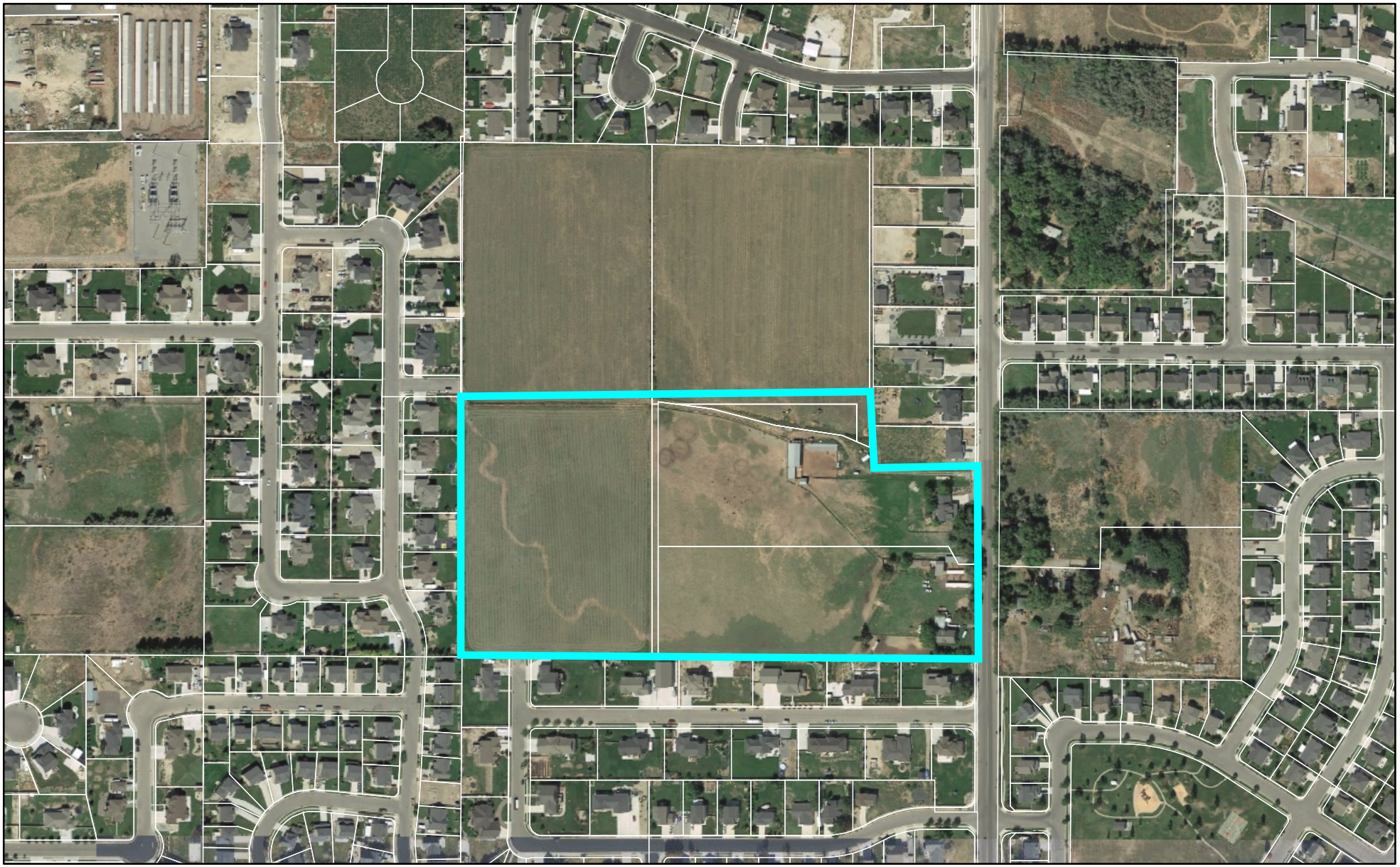
1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
4. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
5. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
6. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
7. Residential developments shall complete all required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JULY 27, 2021.

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

Taylor Meadows Plat B Final Subdivision

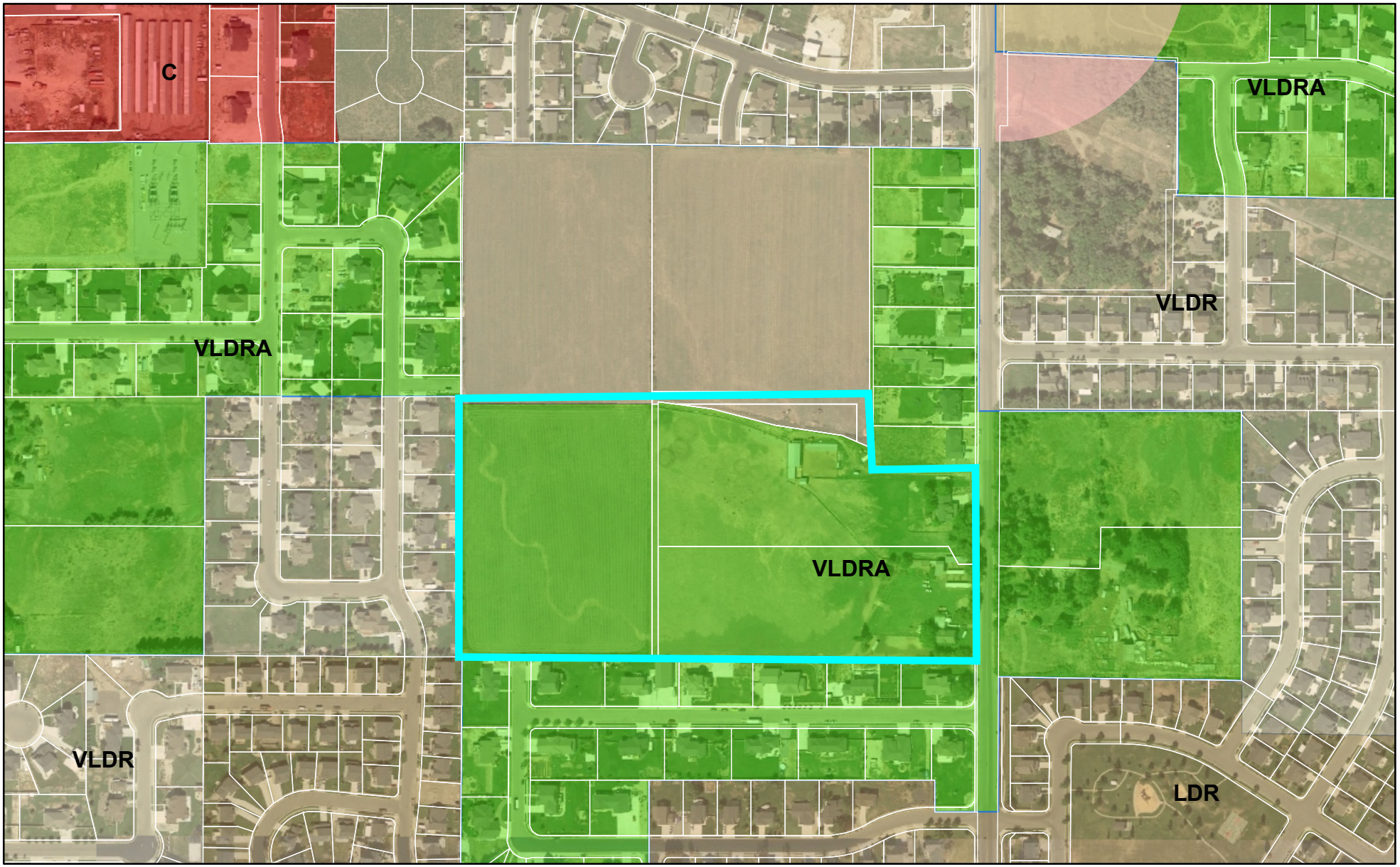
Aerial



LEHI CITY

Taylor Meadows Plat B Final Subdivision

General Plan

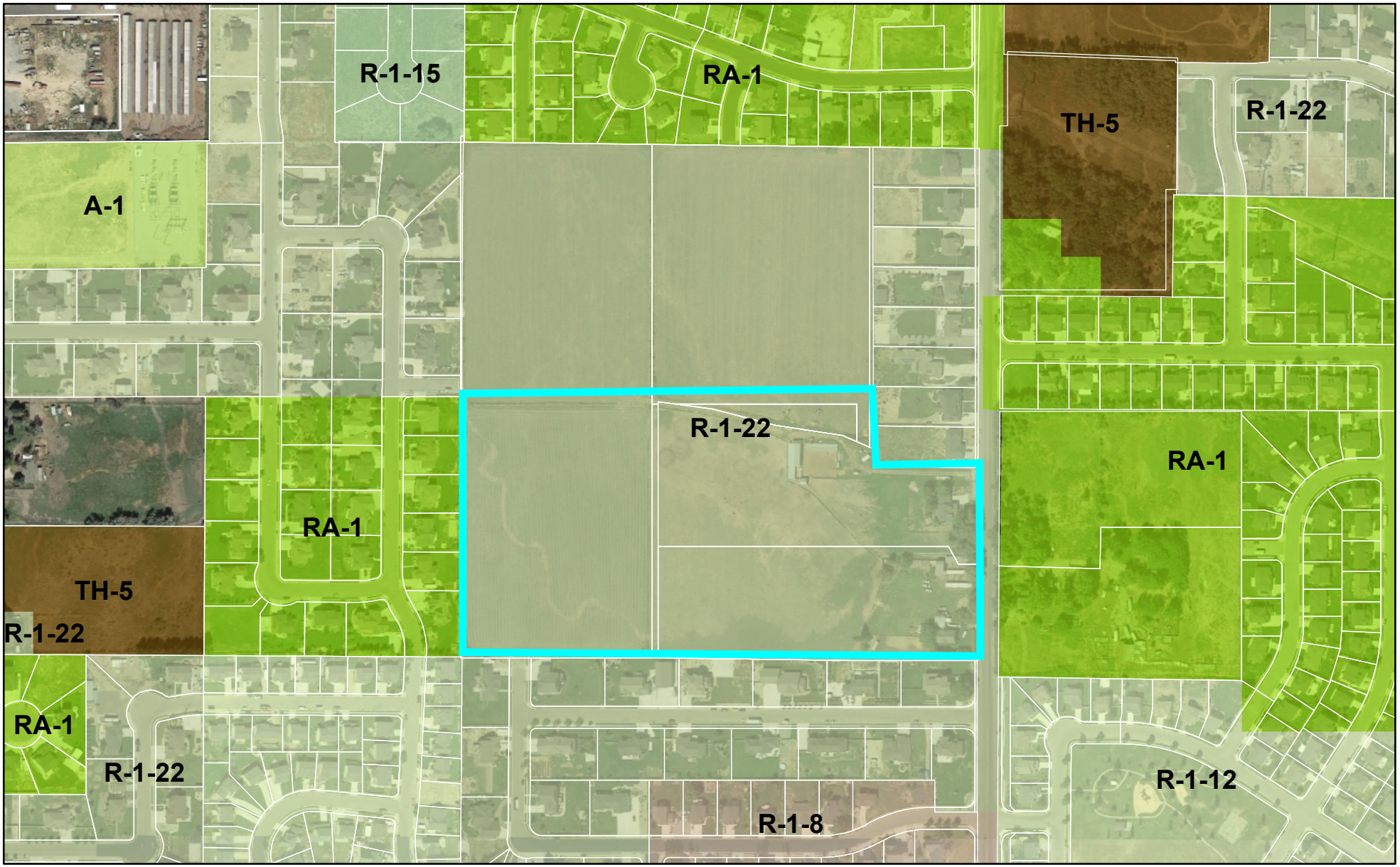


0 425 850 Feet

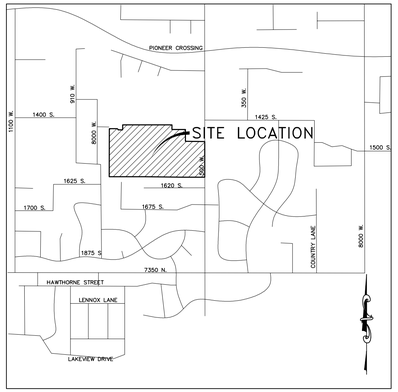
LEHI CITY

Taylor Meadows Plat B Final Subdivision

Zoning



LEHI CITY

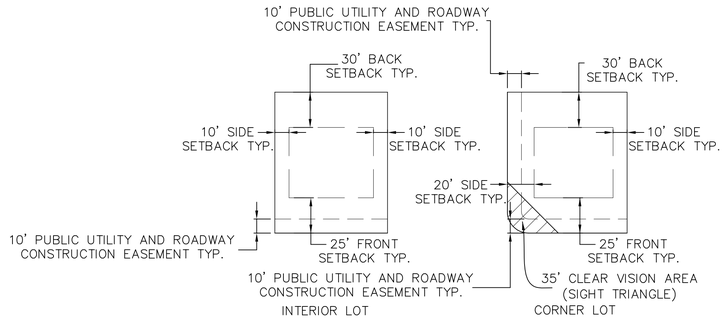


VICINITY MAP
-NTS-

LINE TABLE		
LINE	LENGTH	BEARING
L1	62.23	N 89°59'08" E
L2	47.73	N 00°24'16" E
L3	60.45	SOUTH
L4	45.41	S 01°09'56" E
L5	8.50	S 86°12'03" W
L6	6.75	S 89°57'40" E
L7	10.14	NORTH
L8	7.86	S 86°12'03" W
L9	0.64	N 86°12'03" E
L10	6.75	S 89°57'40" E
L11	4.47	S 88°57'31" W
L12	3.69	NORTH
L13	40.41	S 88°57'31" W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	15.00	24.98	22.20	N 42°15'05" W	95°26'05"
C2	331.00	23.30	23.29	N 02°25'15" E	4°01'58"
C3	300.00	59.42	59.33	N 10°34'22" E	11°20'56"
C4	300.00	85.07	84.79	S 08°07'25" W	16°14'50"
C5	300.00	80.86	80.62	S 07°43'18" E	15°26'36"
C6	231.01	64.15	63.95	N 07°29'14" W	15°54'43"
C7	2000.00	36.35	36.35	N 89°28'46" E	1°02'29"
C8	5000.00	90.87	90.87	S 89°28'46" W	1°02'29"
C9	15.00	23.56	21.21	N 45°00'36" E	89°58'47"
C10	15.00	23.57	21.22	N 44°59'24" W	90°01'13"
C11	3394.38	37.20	37.20	S 89°47'08" W	0°37'41"
C12	4969.00	53.10	53.10	S 89°15'54" W	0°36'44"
C13	2031.00	16.75	16.75	N 89°11'42" E	0°28'22"
C14	2031.00	20.16	20.16	N 89°42'56" E	0°34'07"
C15	15.00	25.69	22.66	S 40°56'29" W	98°07'02"
C16	269.00	34.40	34.37	S 11°46'49" E	7°19'34"
C17	262.00	72.51	72.28	N 07°30'55" W	15°51'22"
C18	200.03	55.80	55.62	N 07°27'04" W	15°59'02"
C19	331.00	89.22	88.95	S 07°43'18" E	15°26'36"
C20	331.00	93.86	93.55	S 08°07'25" W	16°14'50"
C21	269.00	50.62	50.54	N 10°51'24" E	10°46'52"
C22	331.00	68.23	68.11	N 10°20'32" E	11°48'36"
C23	269.00	75.65	75.40	S 08°03'23" W	16°06'47"
C24	15.00	23.56	21.21	S 45°00'00" E	90°00'00"
C25	1969.00	35.78	35.78	N 89°28'46" E	1°02'29"
C26	15.00	23.29	21.02	N 44°28'46" E	88°57'31"
C27	15.00	23.56	21.21	N 45°00'00" W	90°00'00"
C28	15.00	13.81	13.33	S 63°37'26" W	52°45'08"
C29	61.00	74.27	69.76	N 72°07'33" E	69°45'23"
C30	61.00	77.72	72.56	S 36°29'53" E	72°59'45"
C31	61.00	77.71	72.56	S 36°29'52" W	72°59'43"
C32	61.00	74.27	69.76	N 72°07'34" W	69°45'25"
C33	15.00	13.81	13.33	S 63°37'26" E	52°45'08"
C34	15.00	23.56	21.21	N 45°00'00" E	90°00'00"
C35	5031.00	91.43	91.43	S 89°28'46" W	1°02'29"
C36	15.00	23.83	21.41	S 45°31'14" E	91°02'29"
C37	269.00	0.63	0.63	S 16°10'48" W	0°08'04"

GENERAL NOTES:
1. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
2. THERE IS AN ACTIVE MINK RANCHING OPERATION IN THE AREA. POTENTIAL PURCHASERS OF PROPERTY ARE TO BE AWARE THAT THIS IS A NOISE, DUST AND LIGHT SENSITIVE AREA.
3. EACH BUYER MUST SIGN A DOCUMENT AT CLOSING STATING THEY ARE AWARE OF MINK OPERATION.
4. BRASS PINS SET IN CURB ON ALL PROPERTY LINE EXTENSIONS. ALL PROPERTY CORNERS WILL BE MARKED WITH 5/8" REBAR AND CAP.
5. ALL COMMON AREAS TO BE DEDICATED PUBLIC UTILITY EASEMENTS.
6. ALL BUILDING WALLS ARE PARALLEL OR PERPINDICULAR TO THE BUILDING REFERENCE BEARING SHOWN HEREON.
7. LEHI WASTE MANAGMENT WILL PROVIDE GARBAGE SERVICES.
8. FOUNDATION DRAINS ARE NOT REQUIRED FOR BUILDINGS IN THIS PLAT PER UT STATE CODE TITLE 15A-3-202 ITEM 23 AND THE MEMORANDUM DATED MARCH 7, 2019 BY GSH GEOTECHNICAL INC.
9. HABITABLE FLOOR SLABS TO BE A MINIMUM OF 2' ABOVE THE DESIGN WATER TABLE.
10. ALL LOTS THAT HAVE A LOW START SPOT WITH A CURB INLET NOT AT THE PROPERTY LINE MUST NOT HAVE THE DRIVEWAY IN THE SAME LOCATION AS THE CURB INLET. IF THE DRIVEWAY NEEDS TO BE IN THE SAME LOCATION AS THE CURB INLET, THEN A PLAT GRATE MUST BE INSTALLED ON THE INLET RATHER THAN A HOOD.



DETAIL - TYPICAL BUILDING SETBACK AND EASEMENT

*FRONT PROPERTY LINE IS 12' FROM TBC

DATA TABLE:
TOTAL ACREAGE=20.34 ACRES
TOTAL ACREAGE OF LOTS=15.93 ACRES
TOTAL # OF LOTS=31
TOTAL ACREAGE IN ROW=4.05 ACRES
OPEN SPACE ACREAGE=0.36 ACRES
ZONE=R-1-22
LOTS/ACRE=1.53

SURVEYORS CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES S89°43'07"W 964.91 FEET AND SOUTH 2344.31 FEET FROM THE NORTH 1/4 CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE SOUTH BOUNDARY OF TAYLOR MEADOWS PLAT "A" THE FOLLOWING EIGHT (8) COURSES TO WIT: (1) S89°58'07"E 107.82 FEET, (2) SOUTHEASTERLY 24.98 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE 95°26'05" THE CHORD BEARS S42°15'05"E, (3) N89°59'08"E 62.23 FEET, (4) NORTHEASTERLY 23.30 FEET ALONG THE ARC OF A 331.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE 4°01'58" THE CHORD BEARS N02°25'15"E 23.29 FEET, (5) N00°24'16"E 47.73 FEET, (6) EAST 688.36 FEET, (7) SOUTH 60.45 FEET, (8) EAST 188.02 FEET; THENCE S00°08'14"E 125.25 FEET; THENCE S01°09'56"E 45.41 FEET; THENCE S89°14'02"E 253.84 FEET; THENCE N86°12'03"E 8.50 FEET; THENCE S89°57'40"E 6.75 FEET; THENCE S00°02'20"W 498.62 FEET; THENCE N89°59'12"W 315.71 FEET; THENCE N89°13'04"W 531.67 FEET; THENCE S89°59'39"W 486.63 FEET; THENCE N00°06'49"E 670.75 FEET TO THE POINT OF BEGINNING.
CONTAINING 20.31 ACRES

OWNER'S DEDICATION

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

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

MANAGING MEMBER:_____

MEMBER:_____ MEMBER:_____

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF UTAH) S.S.

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

MY COMMISION EXPIRES _____ NOTARY PUBLIC (SEAL) _____

LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____ A.D. 2021.

MAYOR_____ _____

APPROVED_____ ATTEST_____
CITY ENGINEER CITY RECORDER

PLANNING COMMISION APPROVAL

APPROVED THIS____DAY OF_____ A.D. 2021, BY THE _____ PLANNING COMMISSION.

DIRECTOR-SECRETARY CHAIR, PLANNING COMMISSION

TAYLOR MEADOWS PLAT "B"

A RESIDENTIAL SUBDIVISION
LEHI CITY, UTAH COUNTY, UTAH

SHEET 1 OF 2

CONTAINING 31 LOTS, AND 20.34 ACRES
LOCATED IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDAN, UTAH COUNTY, UTAH

NOTARY PUBLIC SEAL	SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

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SCHMIDT, CAMERON & BRITTNEY 53:359:0033 R-1-22

BASIS OF BEARING S89°43'07"W 964.91'

NORTHWEST CORNER OF SECTION 20, T5S, R1E, SLB&M.

NORTH 1/4 CORNER OF SECTION 20, T5S, R1E, SLB&M

WELCKER, MOLINA 53:359:0032 R-1-22

SOUTH 2344.31

TAYLOR MEADOWS PLAT "A"

ROSAS, ADAM 65:190:0005 R-1-22

OLSON, ZACHARY 65:190:0004 R-1-22

CANNON, BRYAN & DANA 65:190:0003 R-1-22

CHAPMAN, PAUL & SHERRYLYN 65:190:0002 R-1-22

MARTIN, JAMES & SUMIKO 65:190:0001 R-1-22

DUKER, GRANT 53:353:0015 RA-1

RICHARDS, JARED & JAMIE 53:353:0016 RA-1

MERCER, DANIEL & KIMBERLEE 53:353:0017 RA-1

SMITH, JORDAN & CHANDRA 53:353:0018 RA-1

HAGAN, GARY & REBECCA 53:353:0019 RA-1

HURST, DREW & ALLISON 53:353:0020 RA-1

ROWAN, JAMES & AMANDA 47:244:0008 R-1-12

WEINLE, SEAN & SHARON 35:530:0001 R-1-22

BROWN, BENJAMIN & CASSANDRA 35:530:0021 R-1-22

CHRISTIANSON, COLTEN 35:530:0020 R-1-22

CLARK, DARIN & NORA 35:530:0019 R-1-22

MINER, KATHY 35:530:0018 R-1-22

NIELSEN, ALMA & MARIE 35:530:0017 R-1-22

LAMBSON, JAMES & SHARON 35:530:0016 R-1-22

1425 SOUTH

1460 SOUTH DEDICATED PUBLIC ROW

1550 SOUTH DEDICATED PUBLIC ROW

780 WEST DEDICATED PUBLIC ROW

620 WEST DEDICATED PUBLIC ROW

500 WEST

EAST 688.36'

EAST 188.02'

S89°58'07"E 107.82'

S89°58'47"E 169.16'

EAST 123.97'

EAST 378.96'

EAST 179.72'

EAST 100.40'

EAST 100.84'

EAST 559.03'

EAST 237.42'

EAST 127.27'

EAST 219.92'

EAST 248.99'

S89°14'06"E 141.66'

S89°14'06"E 23.70'

S89°14'06"E 38.08'

S89°14'02"E 253.84'

S00°08'14"E 125.25'

S00°02'20"W 498.62'

N00°06'49"E 670.75'

S89°59'39"W 486.63'

N89°13'04"W 531.67'

N89°59'12"W 315.71'

N88°57'31"E 179.30'

N88°57'31"E 87.25'

S51°51'07"E 116.59'

S38°18'24"E 80.13'

N38°18'24"E 85.84'

N51°51'07"E 112.59'

N87°49'21"E 169.08'

S00°01'13"W 150.37'

S00°01'13"W 331.90'

S00°01'13"W 135.49'

S00°01'13"W 120.72'

S00°01'13"W 166.72'

62' ROW TYP

PARCEL "A" TO BE DEDICATED TO LEHI CITY 15,790 S.F. 0.36 ACRES POND

LEGEND

- SET SUBDIVISION MONUMENT
- FOUND BRASS CAP
- SET 5/8" REBAR AND CAP
- SET CURB PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- SETBACK

10 60 180
0 30 120

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

NO.	REVISIONS	BY	DATE
5			
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DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

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ATLAS ENGINEERING L.L.C.

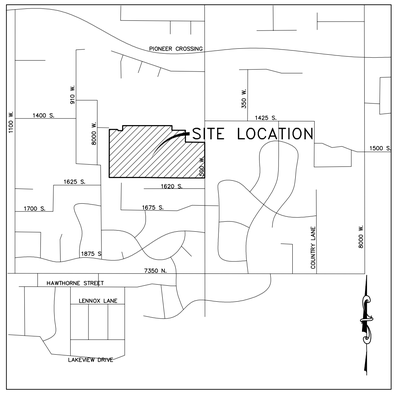
ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
FAX: 801-655-0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84606

TAYLOR MEADOWS PLAT "B"

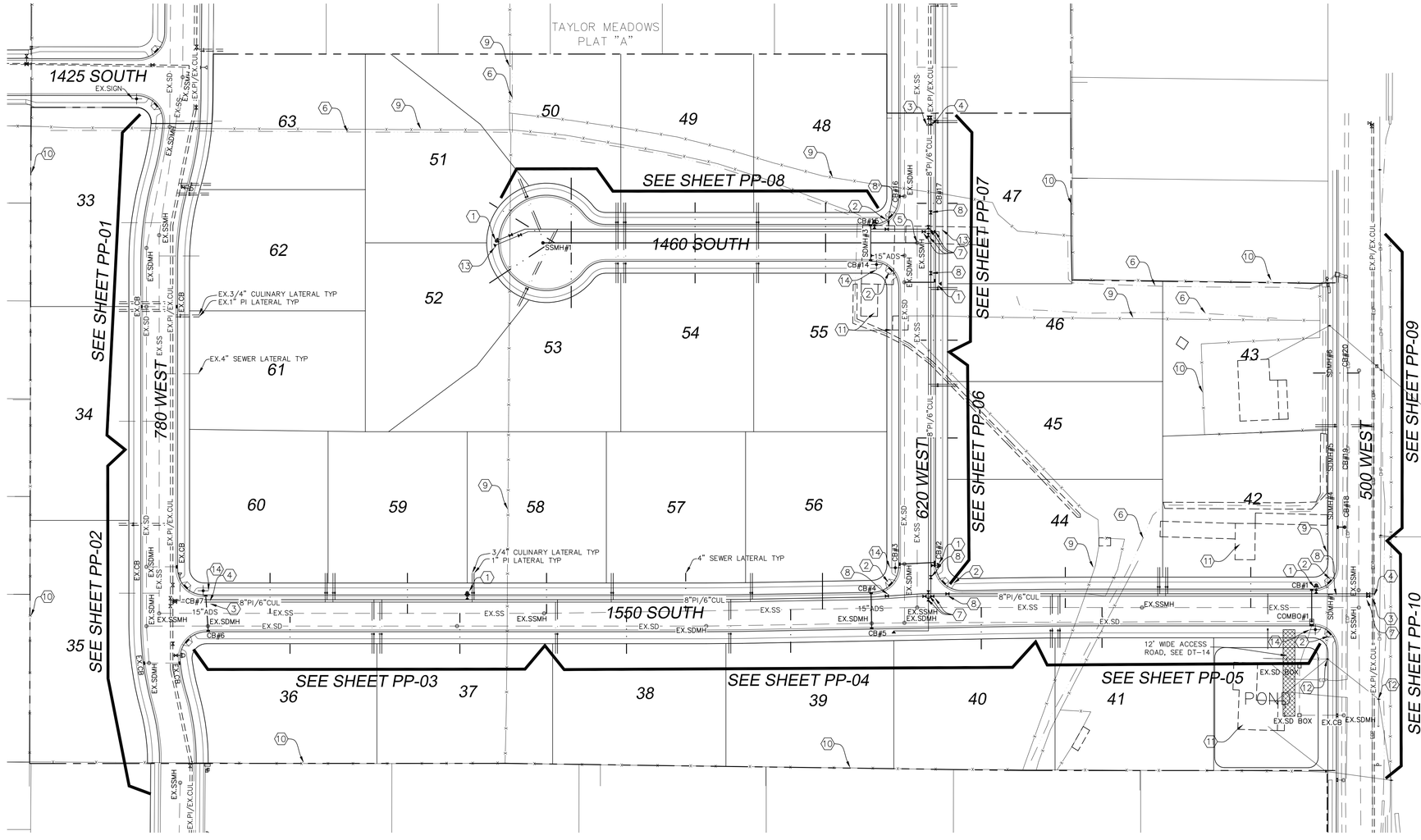
CONTAINING 31 UNITS, AND 20.34 ACRES
LOCATED IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDAN, UTAH COUNTY, UTAH

FINAL PLAT
LEHI, UTAH

SHEET 2 OF 2



VICINITY MAP
–NTS–



LEGEND

(LEGEND APPLIES TO ALL SHEETS)

- PROPOSED STREET SIGN
- PROPOSED STOP SIGN
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING POWER POLE
- EXISTING WATER VALVE
- EXISTING MANHOLE
- EXISTING GAS METER
- EXISTING TELEPHONE BOX
- PROPERTY BOUNDARY
- 3/4" CULINARY WATER LATERAL
  1" PRESSURIZED IRRIGATION LATERAL
- 4" SEWER LATERAL
- CENTERLINE
- RIGHT–OF–WAY LINE
- LOT LINE
- EASEMENT
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EX.SS — EXISTING RCP SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.PI — EXISTING PRESSURIZED IRRIGATION DR–18 C900 PVC (PURPLE)
- EX.CUL — EXISTING CULINARY WATER DR–18 C900 PVC
- 8"SS — PROPOSED PVC SDR–35 SEWER W/MH
- CUL — PROPOSED DR–18 C900 CULINARY WATERLINE
- PI — PROPOSED PRESSURIZED IRRIGATION DR–18 C900 PVC (PURPLE)
- SD — PROPOSED RCP STORM DRAIN
- LD — 3" SCHEDULE–40 PVC WHITE LAND DRAIN LATERAL

CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER LEHI CITY STANDARDS.
2. INSTALL ADA PEDESTRIAN RAMPS PER LEHI CITY STANDARDS.
3. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
4. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
5. LOCATE AND TIE TO EXISTING SEWER LINE.
6. EXISTING DITCH TO BE ABANDONED.
7. INSTALL 6" CULINARY WATER VALVE PER LEHI CITY STANDARDS.
8. INSTALL 8" PRESSURIZED IRRIGATION VALVE PER LEHI CITY STANDARDS.
9. EXISTING 6' WIRE FENCE TO BE REMOVED.
10. EXISTING FENCE TO REMAIN.
11. EXISTING BUILDING TO BE REMOVED.
12. EXISTING POWER TO BE RELOCATED.
13. INSTALL BLOW–OFF VALVE PER LEHI CITY STANDARDS.
14. INSTALL STREET SIGN PER LEHI CITY STANDARDS.

0 10 30 60 120 180

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

SHEET NO. 3

UTILITY AND INDEX

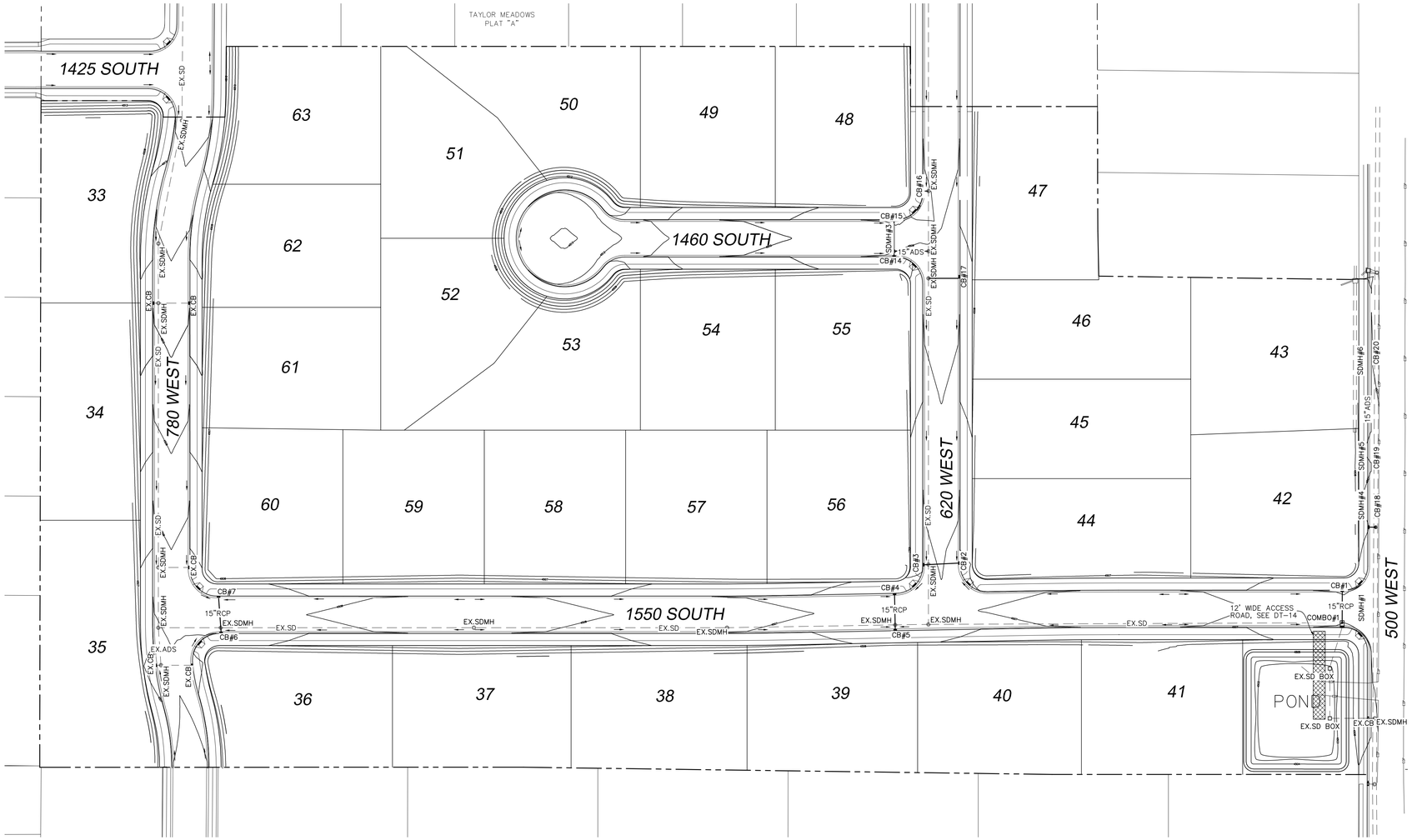
LEHI, UTAH

TAYLOR MEADOWS
PLAT "B"
A RESIDENTIAL SUBDIVISION

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

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

SHEET NO. 4

SITE GRADING PLAN

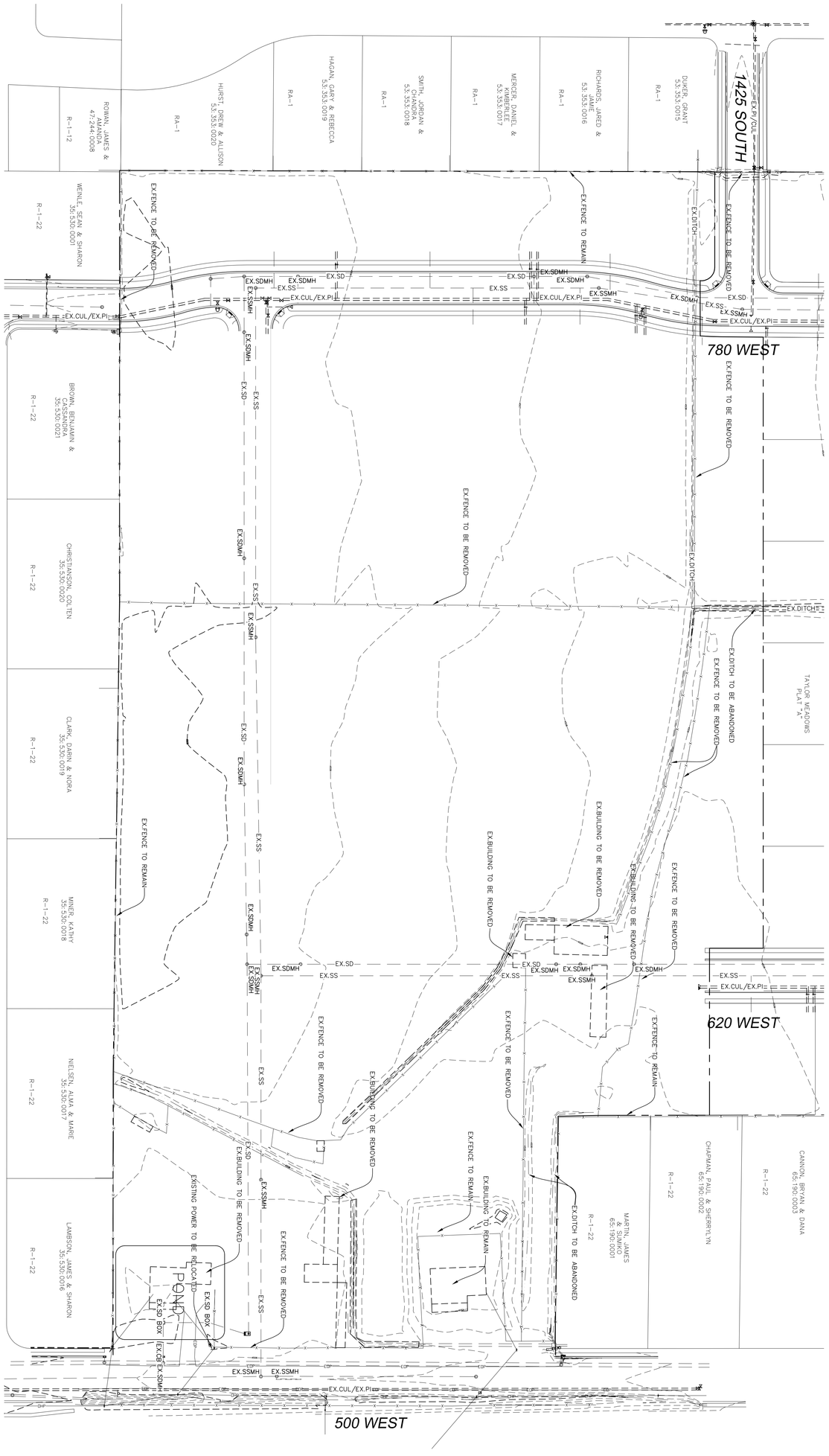
LEHI, UTAH

TAYLOR MEADOWS
PLAT "B"
A RESIDENTIAL SUBDIVISION

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

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

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ATLAS ENGINEERING L.L.C.

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

TAYLOR MEADOWS PLAT "B"

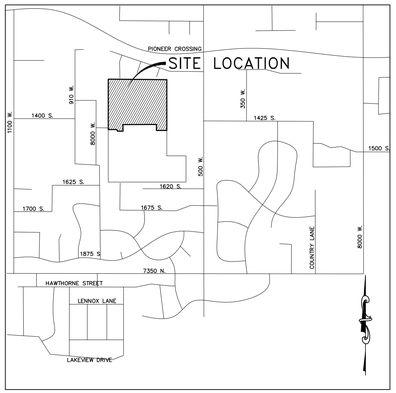
A RESIDENTIAL SUBDIVISION

EXISTING TOPOGRAPHY

LEHI, UTAH

SHEET NO.

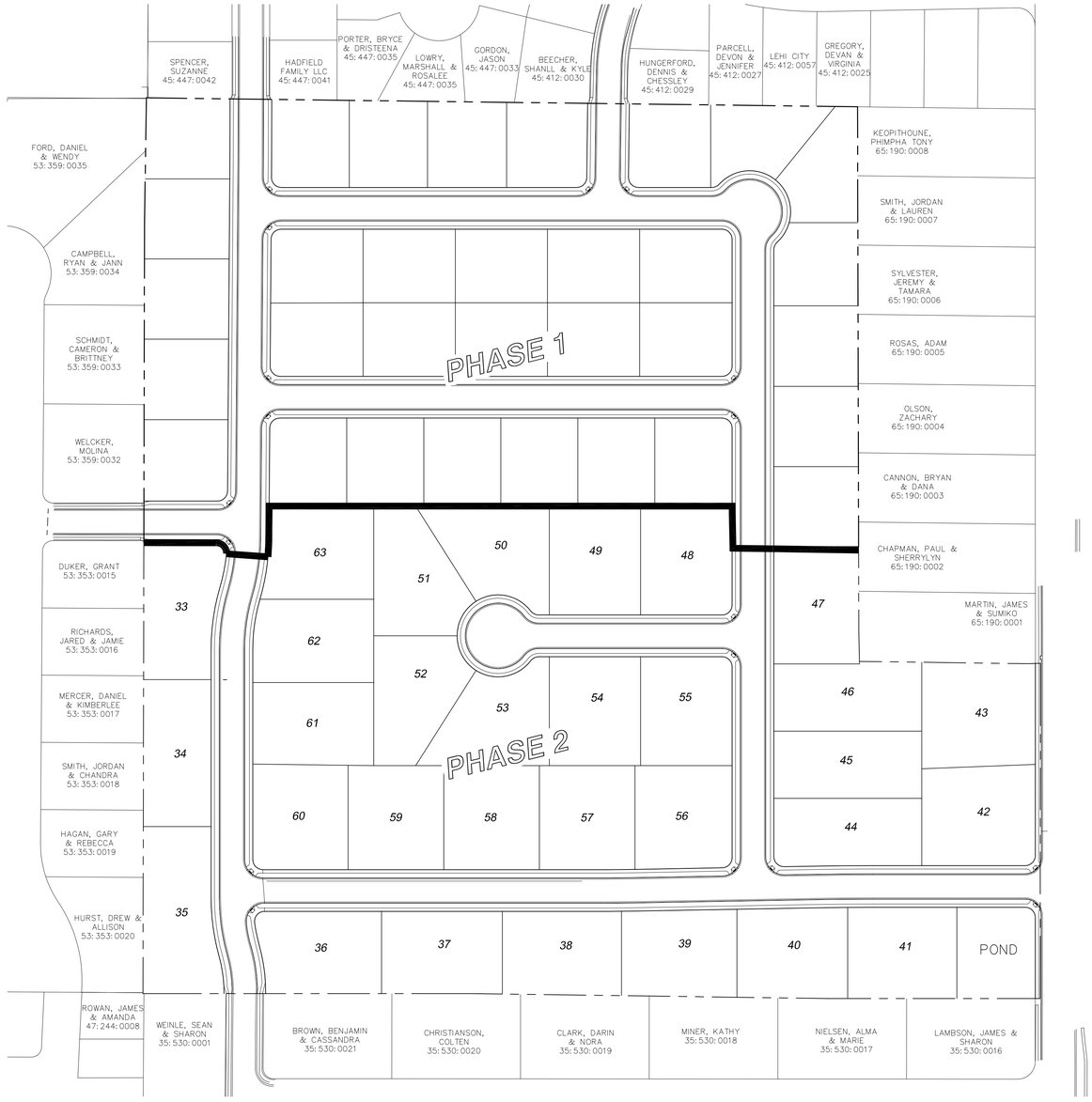
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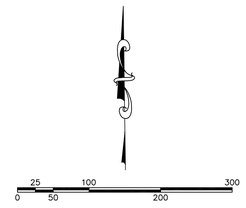


VICINITY MAP
-NTS-

LEGEND

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





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

SHEET NO. 6

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PHASING PLAN

LEHI, UTAH

TAYLOR MEADOWS
PLAT "B"

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

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PLANT LEGEND

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
Ag'a	Ag'a	5	Amelanchier x grandiflora 'Autumn Brilliance' 'Autumn Brilliance' Serviceberry	B & B	Multi-trunked
Pc'g	Pc'g	7	Pyrus calleryana 'Glen's Form' TM Chanticleer Pear	B & B	2"Cal
Up'l	Up'l	2	Ulmus parvifolia 'Emer II' Allee Lacebark Elm	B & B	2"Cal

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
Cn'r	Cn'r	20	Chrysothamnus nauseosus Rubber Rabbitbrush	5 gal
P'gf	P'gf	30	Potentilla fruticosa 'Goldfinger' Goldfinger Potentilla	5 gal
Rt'a	Rt'a	10	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
Cp's	Cp's	18	Cytisus purgans 'Spanish Gold' Spanish Gold Broom	5 gal
Jh'i	Jh'i	15	Juniperus horizontalis 'Monber' TM Icee Blue Juniper	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
Ca'k	Ca'k	34	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal

SITE MATERIALS LEGEND

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-03	TAN STONE MULCH PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	13,993 sf
1-03	4"-7" STONE MULCH. PROVIDE 7" DEPTH	3,475 sf

ISSUE DATE	PROJECT NUMBER
7/13/2021	UT21100

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

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

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

PROJECT INFORMATION

TAYLOR MEADOWS
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

ATLAS ENGINEERING
946 EAST 800 NORTH, SUITE A
SPANISH FORK, UT 84660
801-655-0566

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128127-5301
07/13/2021
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	7/13/2021

LANDSCAPE PLAN COLOR

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-COLOR

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

1. Site Conditions
2. Guarantees
3. Maintenance
4. Soil Amendments
5. Fine Grading
6. Landscape Edging
7. Furnish and Installing Plant
8. Turf Planting
9. Weed Barrier

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture; Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

a. PH: 5.5-7.5

b. EC (electrical conductivity): < 2.0 mmhos per centimeter

c. SAR (sodium absorption ration): < 3.0

d. % OM (percent organic matter): >1%

e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%, Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

a. Washed mortar sand free of organic material.

b. Portland Cement (see concrete spec. below for type)

c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.

d. Only potable water for mixing.

I. Landscape Metal Edging: 5.5" steel edging with 18" dowels into the ground for stabilization.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plants.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a coarser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

4. TURF - SOD LAYING

A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blemishes. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as too completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.

G. Apply water directly after laying sod. Rainfall is not acceptable.

H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.

J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

3.5 WEED BARRIER

A. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.

B. Cut weed barrier back to the edge of the plant rootball.

C. Overlap rows of fabric min. 6"

D. Stable fabric edges and overlaps to ground.

END OF SECTION

LANDSCAPE NOTES

INSTALLATION

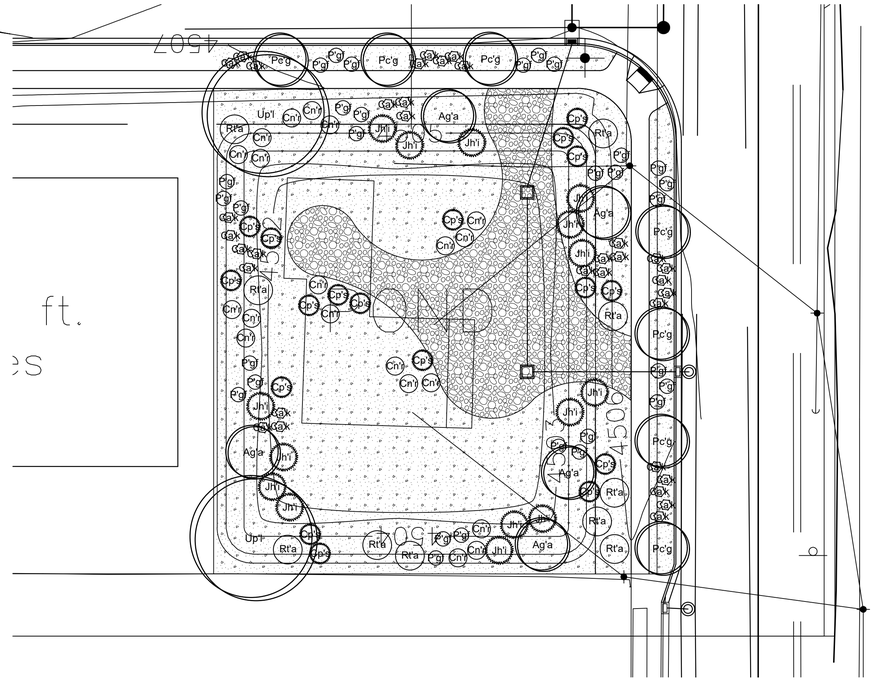
1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
4. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 2-3" OF QUALITY COMPOST) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
6. SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
7. EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.
8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DeWitt 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.
9. ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.
10. A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
11. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

1. AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
2. AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
3. A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
4. LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
6. DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL; WHICHEVER DISTANCE IS GREATER



PLANT LEGEND

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
Ag'a	Ag'a	5	Amelanchier x grandiflora `Autumn Brilliance` 'Autumn Brilliance' Serviceberry	B & B	Multi-trunked
Pc'g	Pc'g	7	Pyrus calleryana 'Glen`s Form' TM Chanticleer Pear	B & B	2"Cal
Up'l	Up'l	2	Ulmus parvifolia `Emer II' Allee Lacebark Elm	B & B	2"Cal

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
Cn'r	Cn'r	20	Chrysothamnus nauseosus Rubber Rabbitbrush	5 gal
Pg'f	Pg'f	30	Potentilla fruticosa 'Goldfinger' Goldfinger Potentilla	5 gal
Rt'a	Rt'a	10	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
Cp's	Cp's	18	Cytisus purgans 'Spanish Gold' Spanish Gold Broom	5 gal
Jh'l	Jh'l	15	Juniperus horizontalis `Monber` TM Icee Blue Juniper	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
Ca'k	Ca'k	34	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal

SITE MATERIALS LEGEND

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-03	TAN STONE MULCH PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	13,993 sf
1-05	4"-7" STONE MULCH. PROVIDE 7" DEPTH	3,475 sf

ISSUE DATE: 7/13/2021 — PROJECT NUMBER: UT21100

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

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

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

PROJECT INFORMATION

TAYLOR MEADOWS
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

ATLAS ENGINEERING
946 EAST 800 NORTH, SUITE A
SPANISH FORK, UT 84660
801-655-0566

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT — JEREMY AINSWORTH — 8128121-5301 — 07/13/2021 — ELECTRONIC SEAL — STATE OF UTAH

DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 7/13/2021

LANDSCAPE PLAN COVER

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

TAYLOR MEADOWS
LEHI, UTAH

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of popc and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Secondary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to filter, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require filter, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

A. The following standards will apply to the work of this Section:

a. ASTM-American Society for Testing and Materials

b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have need reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. Parts list for each operating element of the system

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

A. Acceptance: Do not install work in this section prior to acceptance by OAR.

B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

a. Two quick coupler keys with hose swivels.

b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated.

2.3 CONNECTION ASSEMBLY

A. Secondary water shall be used on this Project. Install filter and RPZ as needed.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract.

B. Controller shall be as specified in the drawings. Controller shall be surge protected.

a. Installation of wall-mount/ground pedestal timer controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount/ground pedestal timer controllers shall be 120 VAC unless otherwise noted.

b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C. Wires connecting the remoite control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P7079D.

a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extra wire (3 ft.) shall be looped within each valve box of the grouping it is to service.

D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

b. Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G175212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ¼" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be ¼", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A. All lateral line fittings shall be S/40 PVC

2.14 Spray Sprinklers

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 VALVE BOXES

A. Rainbird valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-usable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.

a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E. Pipe shall not be glued unless ambient temperature is at least 50 degress F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.

B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

3.7 VALVES

A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a Carson 1419124 box. Place a minimum of 4" of ¼" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

B. Open trenches or hazards shall be protected with yellow caution tape.

C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION

90 Day Establishment Period Irrigation Schedule (April, May, June)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

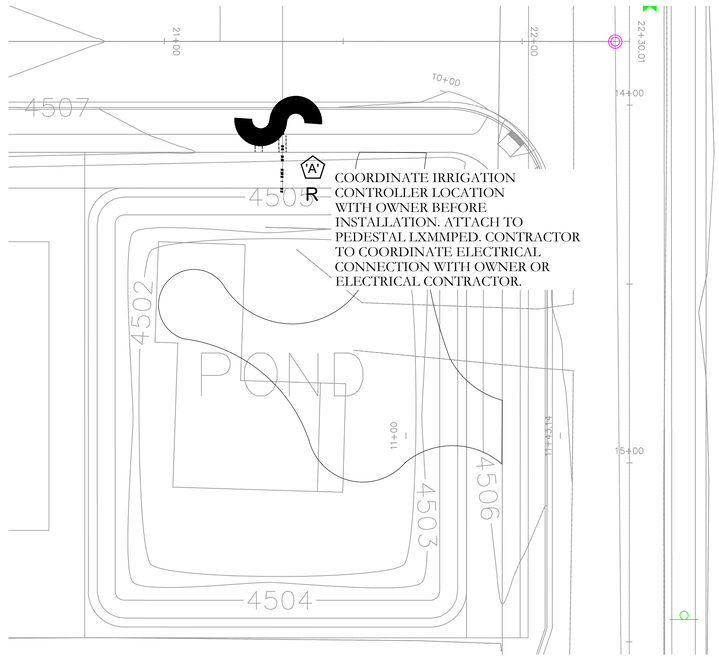
Regular Irrigation Schedule (see Seasonal Differential Chart)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min		15 min		15 min		30 psi
Shrubs	Shrubs	45 min		45 min		45 min		45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential

	April	May	June	July	August	Sept	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min



1" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

ISSUE DATE: 7/13/2021

PROJECT NUMBER: UT21100

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
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7		

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1-800-662-4111
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N

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

PLAN INFORMATION

PROJECT INFORMATION

TAYLOR MEADOWS
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

ATLAS ENGINEERING
946 EAST 800 NORTH, SUITE A
SPANISH FORK, UT 84660
801-655-0566

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
07/14/2021
ELECTRONIC SEAL
STATE OF UTAH

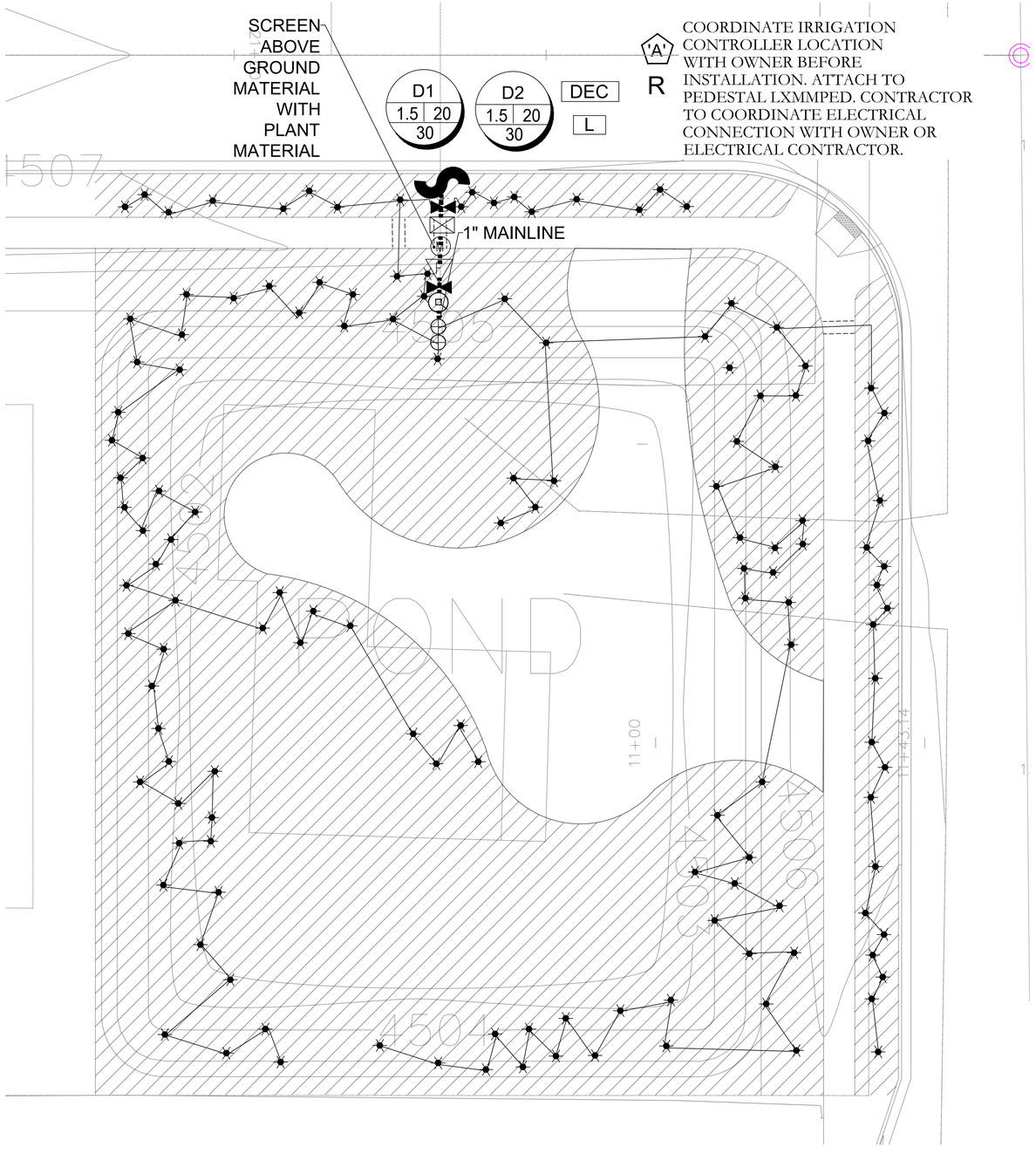
DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 7/13/2021

IRRIGATION PLAN COVER

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-100



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 55 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
'A'	CONTROLLER:RAINBIRD ESP-LXIVM WITH LIMR REMOTE KIT, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" T SUPER AMIAD PLASTIC FILTER - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	FLOW SENSOR
QL	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
DEC / L	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC. LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 1" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
*	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM 14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW		
XFS DRIPLINE	XFSP-09-18	.9 GPH		
TOTAL DRIP ZONE FLOW	20 GPM	*EACH ZONE NOT TO EXCEED 20 GPM		
NUMBER OF FLUSH POINTS	2	DRIP ZONE TO APPLY 1/4" OF WATER	23	
*ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS				
*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN				

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER.USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG



NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE: 7/13/2021
PROJECT NUMBER: UT21100

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

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

N

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

PROJECT INFORMATION

TAYLOR MEADOWS
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

ATLAS ENGINEERING
946 EAST 800 NORTH, SUITE A
SPANISH FORK, UT 84660
801-655-0566

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128127-5301
07/13/2021
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	7/13/2021

IRRIGATION PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-101

Agenda Item No: 17

City Council Agenda Item Report

Meeting Date: July 27, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #34-2021, a zone change from A-5 (agriculture) to Neighborhood Commercial and R-1-Flex (residential) on 20.10-acres of property located at 2100 North 2300 West.

Suggested Action:

Attachments:

CC Staff Report X Development Zone Change 07.27.21.docx

X Development Zone Change DRC 04.07.21.docx

Ord 34-2021.docx

X Development Zone Change narrative.pdf

X Development Zone Change 04.07.21.pdf

X Development aerial.pdf

X Development General Plan.pdf

X Development Zoning.pdf

X DEVELOPMENT ZONE CHANGE
CITY COUNCIL REPORT

Applicant	X Development		
Meeting Date	July 27, 2021		
Requested Action/Purpose	Approval of a proposed zone change		
Location	Approximately 2100 North 2300 West		
Project Area	Approximately 20 acres		
Existing Zoning	A-5		
Proposed Zoning	R-1-Flex and NC (Neighborhood Commercial)		
Existing General Plan Land Use Designation	LDR (Low Density Residential) with NC overlay (Neighborhood Commercial)		
Adjacent Zoning and Land Use	*North*	A-5	2100 North
	South	R-1-12	Jordan Meadows Subdivision
	East	R-1-12 & C	Green Park Plat B Subdivision & Rail Corridor
	West	R-1-8 & PF	Cranberry Ridge Subdivision & North Point Elementary School
Date of DRC Review	April 7, 2021		
Date of Planning Commission Review	July 8, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Low Density Residential (LDR)

The Low Density Residential (LDR) classification provides for predominantly single family residential areas and single family dwelling units with an overall neighborhood density not to exceed 4 units per acre. For the efficient implementation of this General Plan Land Use category, and to achieve the goals of the General Plan, the City has created the Flex Zone, which provides a diversity of lot sizes and promotes diversification and stability of neighborhoods. The applicable Zoning District classifications are R-1-12 and R-1-Flex. In cases where a parcel of property is immediately adjacent to existing R-1-10 or R-1-8 Zoning on at least 3 sides, the City may allow zoning/re-zoning of the parcel to an R-1-8 or R-1-10 Zone based on the contiguous zoning.



Neighborhood Commercial Node (Overlay) (NCN)



The purpose of the Neighborhood Commercial classification is to allow for smaller-scale retail and service-oriented businesses that are compatible with adjacent neighborhoods and can provide basic goods and services that are available in close proximity to residential areas. Developments within this zone should be designed for a sensitive transition between commercial uses and surrounding

residential uses.

Several of these nodes occur within the City. The purpose of Neighborhood Commercial Nodes (NCNs) is to allow for the implementation of the Neighborhood Commercial designation at designated major intersections as shown on the Land Use Map. Neighborhood Commercial Nodes are considered an overlay designation. Therefore, if a determination is made by the City that commercial land uses are not appropriate at any given NCN or portion of a NCN, the underlying General Plan Land Use designation(s) apply.

An estimation of how the land may develop in the Neighborhood Commercial Node areas is as follows:

Retail – 55%
Office/employment – 25%
Residential – 5%
Roads & institutional – 15%

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

PROPERTY HISTORY

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

REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from A-5 to R-1-Flex and NC for approximately 20 acres located at approximately 2100 N 2300 W on the southeast corner. This zone change is consistent with the approved General Plan designations of LDR with a NC overlay for the property. The applicant proposes to rezone approximately two of the 20 acres to Neighborhood Commercial and the remaining 18 acres to R-1-Flex. The Neighborhood Commercial area is shown on the northwest corner of the property.

The purpose of Low Density Residential Districts, such as R-1-Flex, is to provide for single-family residential areas and dwelling units on individual lots.

The purpose of the Neighborhood Commercial (NC) District is to provide an area where goods and services are available near residential areas. It allows for the development of smaller-scale retail and service-oriented businesses that are compatible with the adjacent neighborhoods. Developments within this zone should be designed for a sensitive transition between the commercial uses and surrounding residential uses. Buildings are limited in size to a 5,000 square foot footprint unless otherwise approved by the Planning Commission based on a determination that the building meets the intent of this zone.

The DRC had five comments on the proposed zone change including the following:

1. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-1-Flex and NC Zones. For the R-1-Flex, the amount of culinary water is 1.58-acre feet per acre and irrigation water is 2.11-acre feet per acre. For the NC Zone the amount of culinary is 1.35-acre feet per acre and irrigation is 1.25-acre feet per acre.
2. Where this is just a zone change, you can remove the open space note on the map. Also, indicate the requested R-1-Flex Zoning on the map with the General Plan designation.
3. For future reference. We would require a traffic study including:
   1) Analysis of access locations on 2300 W and on 2100 N (likely RIRO pending UDOT access permit approval, acceleration/deceleration lanes). The 2300 W access probably should line up with Cranberry Ridge Rd.
   2) Evaluate what roadway improvements to 2300 W would be need to address the increase in traffic volumes.
   3) Analysis of daily and peak hour traffic increases in neighborhoods to the south and east.

Please include the DRC comment in the motion.

POSSIBLE ACTIONS/FINDINGS

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

1. The proposed zone change is consistent with the Low Density Residential and Neighborhood Commercial designation of the General Plan.
2. The proposed zone change is/is not consistent with the goals and policies of the General Plan;
3. The proposed zone change will/will not unduly affect the uses or proposed uses for nearby properties.
4. The proposed zone change will/will not adversely affect the public health, safety, and welfare of the neighborhoods.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on July 8, 2021. The minutes and motion from this meeting are as follows:

2.10) Public hearing and recommendation of X Development's request for review of a zone change from A-5 (agriculture) to Neighborhood Commercial and R-1-Flex (residential) on 20.10-acres of property located at 2100 North 2300 West.

Brittney Harris presented information on the agenda item.

Commissioner Nielsen asked if there was a traffic study required. Ross Dinsdale stated there was not a study that was required right now, but that it would be required in the future.

The applicant, Keaton Morton, was present.

Commissioner Nielsen opened the public hearing.

Brian McQuiston was present and stated he is in support of the zone change.

Commissioner Nielsen closed the public hearing.

Motion: Commissioner Eyre moved to send a positive recommendation of **X Development's request for review of a zone change from A-5 (agriculture) to Neighborhood Commercial and R-1-Flex (residential) on 20.10-acres of property located at 2100 North 2300 West;** including DRC comments and positive findings stated in the report. Commissioner Newall seconded.

Vote: Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Hemmert, yes; Commissioner Ellis; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Newall, yes. The motion passed unanimously.

X Development Residential Zone Change
DRC Redline Comments

X-Development- requests review of a zone change from A-5 to NC and R-1-Flex on 20.10-acres of property located at 2100 North 2300 West.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Date of Plans Reviewed: 03/25/21

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments- meets the general plan.
Luke – Traffic:
1. For future reference. We would require a traffic study including:
   1) Analysis of access locations on 2300 W and on 2100 N (likely RIRO pending UDOT access permit approval, acceleration/deceleration lanes). The 2300 W access probably should line up with Cranberry Ridge Rd.
   2) Evaluate what roadway improvements to 2300 W would be need to address the increase in traffic volumes.
   3) Analysis of daily and peak hour traffic increases in neighborhoods to the south and east.

Kim – Planning:
2. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-1-Flex and NC Zones. For the R-1-Flex, the amount of culinary water is 1.58-acre feet per acre and irrigation water is 2.11-acre feet per acre. For the NC Zone the amount of culinary is 1.35-acre feet per acre and irrigation is 1.25-acre feet per acre.
3. Provide a separate legal description for the proposed NC area.
4. Question: Is the applicant still interested in acquiring the City and School District parcels? If so, recommend coordinating with them now and including those parcels in this zone change application.
5. Where this is just a zone change, you can remove the open space note on the map. Also, indicate the requested R-1-Flex Zoning on the map with the General Plan designation.

General comment
1. The sidewalk along 2100 N is proposed to be widened to a 10' master planned trail width.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON APRIL 22, 2021.

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

ORDINANCE NO: 34-2021

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 2100 NORTH 2300 WEST

WHEREAS, X Development, authorized agent for the owner of property located at 2100 North 2300 West and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcels designated as R-1-Flex and Neighborhood Commercial (NC); and

WHEREAS, following a public hearing on July 8, 2021, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on July 27, 2021, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of July 8, 2021; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on October 25, 2011 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to R-1-Flex and Neighborhood Commercial (NC).

PART II:

A. If a provision of this Ordinance 34 -2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 27th day of July 2021.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

X DEVELOPMENT ZONE CHANGE PROPERTY LEGAL DESCRIPTION
STILL NEED SEPARATE LEGAL DESCRIPTIONS

COM N 0 DEG 4' 52" W 1541.96 FT & E 333.68 FT FR SW COR. SEC. 6, T5S, R1E, SLB&M.; N 0 DEG 53' 18" W 701.76 FT; N 43 DEG 48' 51" E 64.35 FT; N 88 DEG 56' 6" E 280.62 FT; N 86 DEG 17' 40" E 167.89 FT; N 86 DEG 49' 15" E 68.7 FT; S 86 DEG 51' 57" E 524.97 FT; S 88 DEG 53' 1" E 252.64 FT; S 42 DEG 34' 9" E 198.98 FT; S 41 DEG 15' 0" E 248.66 FT; S 86 DEG 16' 38" W 42.09 FT; N 89 DEG 56' 52" W 908.33 FT; S 0 DEG 5' 13" E 407.02 FT; S 0 DEG 5' 15" E 234.94 FT; N 88 DEG 51' 28" W 99.67 FT; W 249.68 FT; N 12 DEG 50' 31" W 16.37 FT; N 225.03 FT; W 323.38 FT TO BEG. AREA 20.108 AC.

I. Description of Request

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

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

II. Project Location

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

III. Narrative

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

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

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

d. The proposed project is surrounded by residential to the south and southeast. 2100 North is to the North, Union Pacific Railroad is to the east and 2300 West is to the West. Farther west on the other side of the road is North Point Elementary School. The Character of the surrounding area is diverse as

there exists a mix of older and newer development. The project would enhance the area and serve as a good mix combining the older character with the new feel of a major intersection and the constant movement that comes from being located closely to mass transit and a highway.

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

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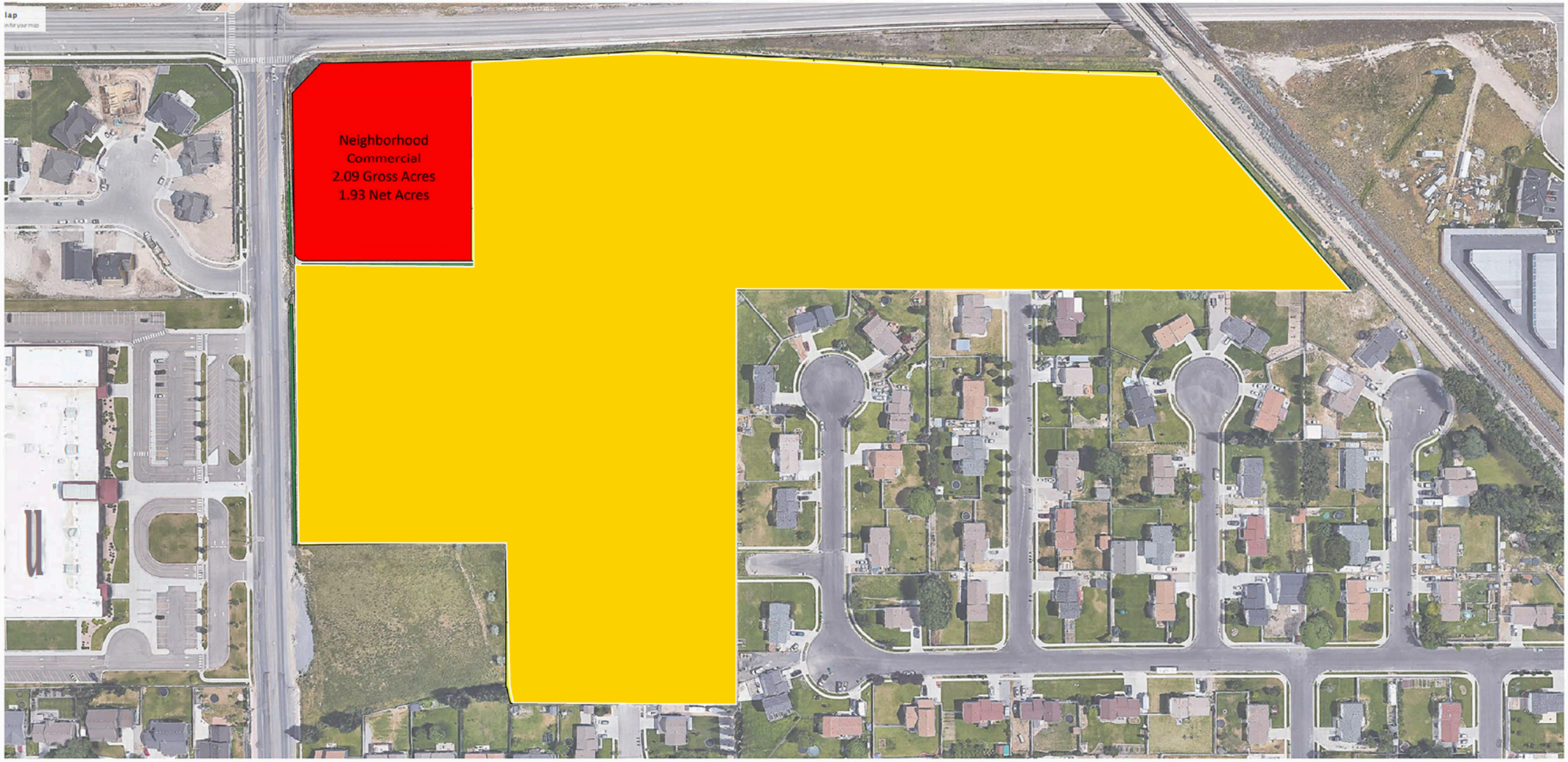
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Overall Gross Acres:	20.09
Neighborhood Commercial Gross Acres:	2.09
Neighborhood Commercial Net Acres:	1.93

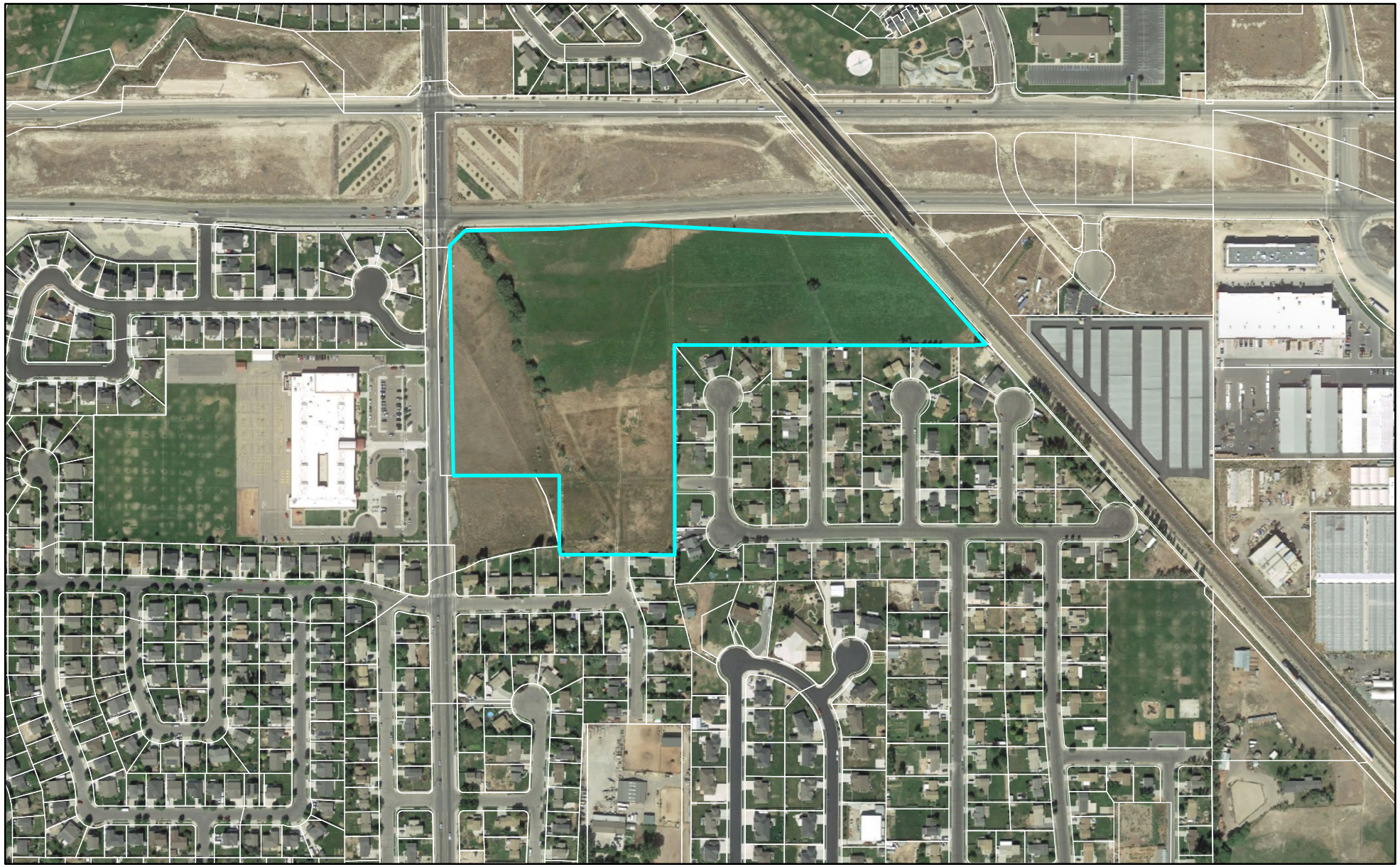
Residential Gross Acres:	18.00
Low Density Residential	B

Open Space Acres Provided (11.1%):

North

X Development Zone Change

Aerial

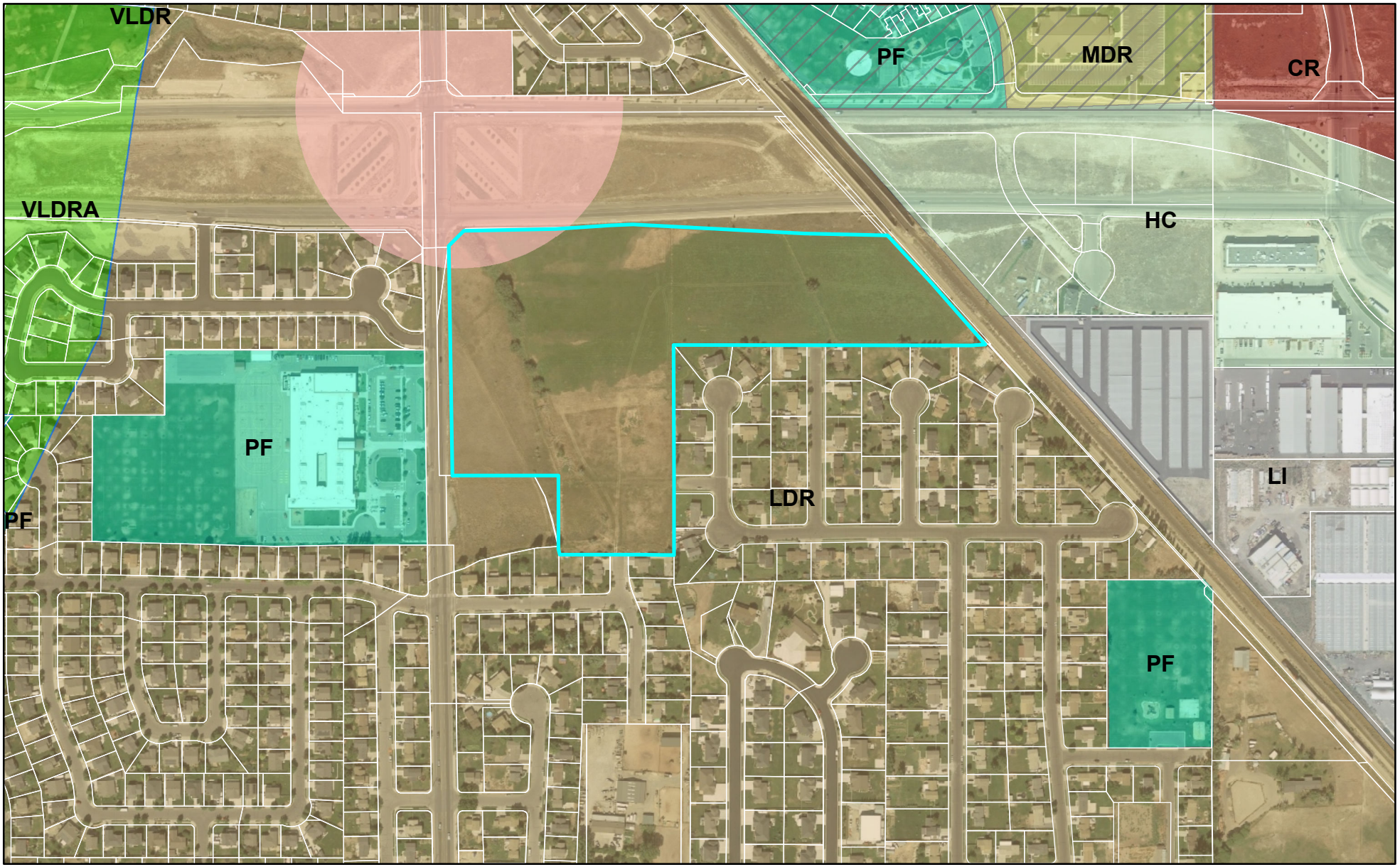


0 500 1,000 Feet

LEHI CITY

X Development Zone Change

General Plan

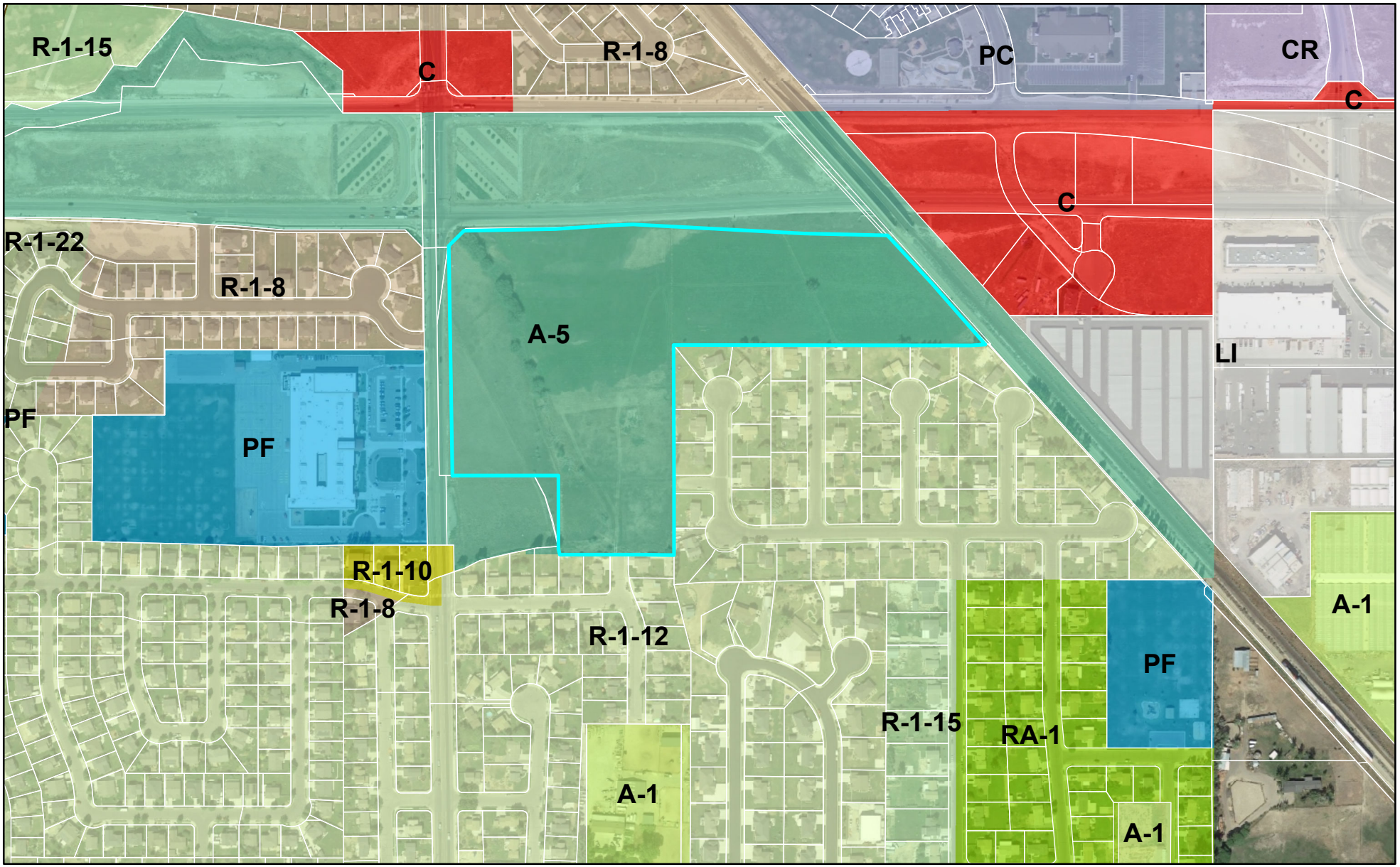


0 500 1,000 Feet

LEHI CITY

X Development Zone Change

Zoning



LEHI CITY

Agenda Item No: 18

City Council Agenda Item Report

Meeting Date: July 27, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #31-2021, an amendment to the Lehi City Development Code Chapter 26, Accessory Uses, clarifying maximum building heights for accessory dwellings

Suggested Action:

Attachments:

CC Staff Report Chapter 26 Dev Code Amendment 07.27.21.docx

Chapter 26 Acessory Use Development Code Amendment DRC 05.05.21.docx

Ord 31-2021.docx

Ch26AccessoryUses Detached ADUs.doc

CHAPTER 26 DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	July 27, 2021
Requested Action/Purpose	Approval of proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	May 5, 2021
Date of Planning Commission Review	July 8, 2021

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

The applicant requests approval of a proposed Development Code to Chapter 26 Accessory Uses. On January 12, 2021, the City Council approved a Development Code amendment to allow for detached garage Accessory Dwelling Units (ADUs) on parcels that are greater than 22,000 square feet in size. The discussion focused around having these ADUs located either above or next to the garage. The Development Code currently restricts the height of these buildings to 28 feet, making it difficult to do an over the garage ADU.

Staff recommended an amendment to allow detached ADU's to have the same height as the primary home up to 35 feet. When the amendment went to the Planning Commission for review the first time on May 27, 2021, the Commissioners tabled the item requesting Staff to look into making detached ADU's a permitted use among other things. The proposal before the Council incorporates the feedback given by the Planning Commission.

The proposed amendment will change multiple requirements for detached ADUs, including the height of the ADU. The amendment would separate detached ADUs into new-build ADUs and conversion ADUs. Both the new-build detached ADUs and conversion detached ADUs would be required to be on at least 22,000 square foot lots. In addition, the ADUs would need to meet the other ADU requirements listed in Chapter 26.

The new-build ADUs would be a permitted use and would have requirements including a set maximum building height, lighting, and the setbacks of the ADU matching that of the primary dwelling. The new-build ADUs would require the ADU to be attached to a garage structure, whether on the top or side, and be at least 300 square feet in size. These requirements would need to be met to approve the ADU application.

The conversion ADUs would be defined as a previously detached structure that is being converted into a detached ADU. These units would be a conditional use permit and would allow the Planning Commission to approve the unit with conditions to mitigate against concerns. These conditions could include window placement, landscape buffering, lighting, height, etc. In addition, these units would not be required to meet the setback requirements of the primary dwelling but would need to have a minimum 5-foot setback. The amendment would also allow the ADU to be built on a detached structure that is not a garage.

The DRC recommends adding a note that in no case shall the height exceed 35 feet. This change has been updated in the submittal.

POSSIBLE ACTIONS/FINDINGS

The City Council may approve, approve with modifications or deny of the proposed Development Code Amendment to Chapter 26. The recommendation should include findings. Possible findings include:

1. The proposed amendment allows for above detached garage ADUs as was intended with the January 2021 Development Code Amendment.
2. The proposed amendment to the Lehi City Development Code is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
4. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission originally reviewed and tabled the proposed amendment on May 27, 2021. They also discussed changes with Planning Staff at their July 2, 2021 work session. They again reviewed and provided a recommendation on July 8, 2021. The minutes and motion from the July 8, 2021 meeting follow:

2.1) Recommendation of Lehi City's request for review of an amendment to the Lehi City Development Code Chapter 26, Accessory Uses, clarifying maximum building heights for accessory dwellings. (Tabled from the June 10th meeting)

Brittney Harris presented information on the agenda item.

Commissioner Everett asked for clarification of language in the code in 26.04.3c.

Commissioner Nielsen stated this is not a public hearing item.

Motion: Commissioner Eyre moved to send a positive recommendation of **Lehi City's request for review of an amendment to the Lehi City Development Code Chapter 26, Accessory Uses, clarifying maximum building heights for accessory dwellings**; clarifying the language from below to within the setback. Commissioner Hemmert seconded.

Vote: Commissioner Nielsen, yes; Commissioner Everett, no; Commissioner Hemmert, yes; Commissioner Ellis; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Newall, yes. The motion passed unanimously.

Chapter 26 Accessory Uses Development Code Amendment
DRC Redline Comments

Lehi City – Requests review of an amendment to the Lehi City Development Code Chapter 26, Accessory Uses, clarifying maximum building heights for accessory dwellings.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: none
Date of Plans Reviewed: 4/22/21
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
9. Add note that in no case the height shall exceed 35 feet

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

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

ORDINANCE NO: 31-2021

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, adding additional regulations for new build detached accessory dwelling units (ADUs) and adding flexibility for conversion of existing buildings into detached ADUs; and

WHEREAS, this amendment seeks to increase the opportunity for detached ADUs; and

WHEREAS, following a public hearing on July 8, 2021, the Lehi City Planning Commission reviewed the proposed revision and forwarded a positive recommendation to the City Council; and

WHEREAS, on July 27, 2021, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of July 8, 2021, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: 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 31 -2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 27th day of July, 2021.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

CHAPTER 26

ACCESSORY USES, BUILDINGS AND STRUCTURES

Section 26.010. Purpose.
Section 26.020. General Requirements.
Section 26.030. 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. Portable Storage Container Shed Conversions.

Section 26.010. Purpose.

This Chapter identifies the requirements and general provisions, applicable in all zoning districts, for accessory uses, buildings and structures which are incidental and subordinate to the principal use and which are located on the same lot.

Accessory uses, buildings and structures, incidental and subordinate to an established and authorized use as defined in Chapter 39, may be approved by the Zoning Administrator, provided that such accessory use, building and structure conform to the requirements of this Chapter. Approval of an accessory use, building or structure may be reviewed and approved concurrently with the review and approval of the principal use or as an independent review and approval following the establishment of the principal use.

Section 26.020. General Requirements.

(Amended 11/18/08; 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.

Section 26.030. Internal Accessory Dwelling Units.

(New 08/28/18; amended 03/26/19; 06/11/19; 12/08/20)

One Accessory Dwelling Unit (ADU) may be allowed in an owner-occupied single-family detached home after obtaining all required permits and approvals. Any person constructing or causing the construction of an ADU shall first obtain a permit from the Planning Division. As long as the unit is rented and in use, an active ADU license is required, and the ADU shall meet the following:

A. Owner Occupancy Required. The owner of the primary residence shall live in the dwelling in which the ADU was created. The owner shall sign an affidavit therein stating that the primary dwelling will be owner occupied. This affidavit shall be recorded against the property and is required for all owners of the property who operate an accessory dwelling unit.

B. Appearance. The ADU shall not alter the appearance of the structure as a single-family residence. The structure shall not show external evidence of occupancy by more than one family.

C. Parking. ADUs shall provide off-street parking at a rate of either two stalls per unit or one stall per bedroom, whichever is greater. 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 an appropriate material as set forth in Section 37.070(B)(4).

D. Size. The floor space of an ADU shall comprise no more than 49% of the living area of the primary dwelling.

E. Zoning. ADUs shall only be allowed in single-family detached residential homes. ADUs shall not be allowed in any Planned Unit Developments, Planned Residential Developments, Resort Communities, or Planned Communities.

F. Lot Size. The lot for a single-family home with an ADU shall be a minimum of 8,000 square feet in size. Flag lots shall maintain a minimum 8,000 square foot size on the flag portion of the lot.

G. Frontage Requirements. The lot for a single-family home with an ADU shall have a minimum 80 feet of frontage on a public street. Exceptions are allowed for cul-de-sac lots located along the arc of a cul-de-sac bulb which shall require a minimum 60 feet of frontage on a public street. Exceptions are allowed for flag lots which shall require a minimum 20 feet of frontage on a public street.

H. Building Division Approval. In addition to the approval required from the Planning Division, all ADUs shall be required to obtain a building permit from the Building Division and shall conform to all applicable standards in the City's adopted building codes. The applicant shall obtain all necessary building permits and pay all applicable fees, including impact fees, prior to constructing the ADU.

I. Compliance with CC&Rs and other neighborhood regulations. All accessory apartments shall be subject to any conditions, covenants, and restrictions (CC&Rs) or other neighborhood regulations that may apply to the subject property.

J. Both an Accessory Dwelling Unit and a Short-Term Rental permit may be obtained; however, only one of these uses may be active at a time. 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.

1. All accessory buildings with an accessory dwelling unit require:
   (a) A minimum 22,000 square foot lot size
   (b) Only one accessory dwelling unit is allowed per lot, meaning an ADU cannot be approved in the main structure and in a detached building.
   (c) All lighting shall comply with Section 12.110.
   (d) A separate address (assigned by the City) is required to be displayed on the detached accessory dwelling unit in a size that is clearly visible from the street
   (e) All utility services shall be connected to the primary dwelling.
   (f) The accessory dwelling must meet all other requirements of Section 26.030 for Accessory Dwelling Units.

2. New build construction will be a permitted use if it meets the following requirements:
   (a) must meet the side and rear yard setbacks of 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 and attached (either above or on the rear or side) to at least a 12x20 foot one-car garage.

3. Conversion of an existing accessory building (permitted prior to 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 below the required setback.

Section 26.050. Location of Accessory Buildings.

(Amended 10/25/05; 7/10/07; 05/08/18)

A. Front Yards. All accessory buildings and structures are prohibited in any required front yard area.

B. Side Yards. The location of all accessory buildings and structures shall be as follows:

1. Agriculture, Residential, Mixed Use and Planned Community Districts.

(a) All accessory buildings and structures shall maintain the side yard required for the principal building, except that accessory buildings and structures located either at least six (6) feet to the rear of the principal building or have a minimum 10 foot setback from the principal building may have a minimum side yard of sixteen (16) inches, provided the accessory building or structure complies with the requirements of the International Building Code and International Fire Code.

(b) Accessory buildings and structures shall not be located closer than 12 feet to a dwelling on an adjacent lot or property and shall not be located within any required utility easement(s).

2. Other Districts.

(a) Accessory buildings and structures may be built to the side lot line in the Commercial (C), Technology and Manufacturing (T-M), Business Park (BP), Light Industrial (LI), Historical/Industrial (HI) and Industrial (I) districts provided the building and structure complies with all applicable requirements of the International Building Code, the International Fire Code and is not located within any required utility easement(s) and is not subject to the requirements of Section 12-080(A)(2) of this Code.

3. Corner Lots.

(a) Notwithstanding Section 26.030 (B) (1) and Section 26.030 (B) (2) all accessory buildings and structures shall maintain the minimum corner side yard required for the principal building as identified in Table 05-040-A, Table 05-040-B and Table 05-040-C.

C. Rear Yards. The location of accessory buildings and structures shall be as follows:

1. Agriculture, Residential, Mixed Use and Planned Community Districts.

(a) Accessory buildings and structures shall maintain the rear yard requirements for the principle structure as identified in Table 05-040-A, but may be located within sixteen (16) inches of the rear property line provided that the accessory building or structure is not subject to the requirements of Section 12-080 of this Code and it meets all the applicable requirements of the International Building Code and the International Fire Code; except that accessory buildings and structures located in the rear yards of corner lots, located adjacent to the side yard of an adjacent lot shall not be closer than ten (10) feet to the rear property line and is not located within any required utility easement(s).

2. 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)

A. All accessory buildings and structures shall be limited to one story except where 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 or land use	Max. bld. Height
TH-5, A-5, A-1, RA-1(>22,000 sq. ft.), R-1-22	28 ft.
RA-1 (< 22,000 sq. ft.), R-1-15, R-1-12, R-1-10, R-1-8, R-2, R-	24 ft.

2.5, R-3, MU, PC, RC, all other non-residential zones.	
Detached Accessory Dwelling Units with 22,000 sq. ft. lot	Match the primary home with 35 foot 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.

Section 26.110. Portable Storage Container Shed Conversions
(New 06/09/20)
Portable storage containers shall not be allowed on a permanent basis in any residential zoning district unless the storage container has been converted into a shed.

The conversion of a portable storage container into a shed shall meet the following criteria:

A. The portable storage container shed shall be placed on a residential lot:

1. 20-foot or smaller storage container conversions shall be allowed on R-1-10, R-1-12, R-1-15, R-1-22, RA-1, A-1, A-5, and TH-5 zones.

2. Storage containers conversions larger than 20-foot shall be allowed in R-1-22, RA-1, A-1, A-5, and TH-5 zones.

3. All lots with storage container conversions shall have at least 10,000 square foot lot size.

B. The portable storage container shed shall be covered in one of the following building materials: hardy board, brick, board and batten, stone, fiber cement siding, wood, glass, or as otherwise approved by the Zoning Administrator or designee.

1. The materials used on the portable storage container shed shall be of comparable material to the existing main residential structure.

C. The portable storage container shed shall include a roof feature.

1. Roofs may be pitched or flat. If a flat roof is used, it must have at least a four-degree angle.

2. The roof shall be built from similar materials to that of the existing main residential structure's roof.

D. The portable storage container shed shall meet all other accessory structure requirements of this code, including placement and height.

E. Plans for the portable storage container shed shall be submitted to the Planning Division for review and approval by the Zoning Administrator or designee. Plans shall include a list of building materials, colors, proposed location of the shed, and a drawing or model of the converted portable storage container shed.

F. The portable storage container shed shall be approved by the Zoning Administrator or designee prior to the portable storage container being stored on site and converted into a shed. When the conversion is complete, an inspection shall take place to ensure compliance with this code.