Lehi City Council Meeting
Agenda
June 8, 2021

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

Pre-Council, 5:30 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

   2.1. Water Restrictions Discussion

   2.2. Parks Funding Discussion

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. Lehi Round-Up Rodeo Royalty

   2.2. Proclamation- Proclaiming June 20-26, 2021 as Community Inclusivity Week.
   Proclamation.docx

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 May 25, 2021 City Council Meeting.
052521CC.pdf

4.2. Approve Resolution #2021-37, an amendment to a marketing agreement with Service Line Warranties of America.
Res 2021-37.docx
Lehi UT 1st Amendment 6.4.21.docx
Non-Royalty_Agreement_3_Product__City_Of_Lehi-UT__Clean_4.21.20.pdf

Regular Agenda

5. Budget Amendment for FY 2021
a. Public Hearing
b. Consideration of Resolution #2021-36, amending the Lehi City Budget for Fiscal Year 2021 (July 1, 2020 - June 20, 2021).
Res 2021-36.docx
Budget Adjustment #3.pdf

6. Consideration of Resolution #2021-30, adopting the Budget and Consolidated Fee Schedule for Fiscal Year 2022 (July 1, 2021- June 30, 2022).
Petitioner: Lehi City
Res 2021-30.docx
2022 FeeSchedule.pdf
FY 2021-2022 FINAL BUDGET.pdf

7. Consideration of Ordinance #21-2021, the Family Park General Plan Amendment from Public Facility to LDR (low density residential) on approximately 4.29 acres located at Airport Drive and 600 East.
Petitioner: Lehi City
CC Staff Report Family Park General Plan Amendment 06.08.21.docx
Family Park General Plan Amendment DRC 04.28.21.docx
Ord 21-2021.docx
Family Park Narrative.docx
Family Park General Plan Amendment .pdf
Family Park Lots Concept.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

8. Consideration of the Micron Area Plan Concept, changing the Land Use Map of the existing Micron Area Plan.
Petitioner: DR Horton
CC Staff Report Micron Area Plan Amendment Concept 06.08.21.docx
Micron Area Plan Concept DRC 04.21.21.docx

Lehi City Concept Plan Narrative.pdf
Current Concept Plan.pdf
Future Concept Plan.pdf
Aerial.pdf
General Plan.pdf
Zoning.pdf
Open Space Calculation.xlsx

9. Consideration of Final subdivision approval for the Hidden Canyon Plat D Phase 3, a 16-lot residential subdivision located at approximately 6100 North Fox Canyon Road.
   Petitioner: Fieldstone
   CC Hidden Canyon Plat D Phase 3 Final Subdivision 06.08.21.docx
   Hidden Canyon Plat D Phase 3 DRC 05.05.21.docx
   Hidden Canyon Plat D Phase 3 plans.pdf
   Aerial Map.pdf
   General Plan Map.pdf
   Zoning Map.pdf

10. Consideration of Ordinance #22-2021, a General Plan amendment on 3-acres located at 2029 West 900 North, changing the designation from VLDRA (very low density residential agriculture) to Commercial.
    Petitioner: Jacob Hansen
    CC Staff Report Hansen General Plan Amendment 06.08.21.docx
    2029 W 900 N Commercial General Plan Amendment DRC 05.12.21.docx
    Ord 22-2021.docx
    Hansen General Plan Amendment narrative.pdf
    General Plan Map.pdf
    Zoning Map.pdf
    Aerial Map.pdf
    Lehi Indoor Tennis & Pickleball Facility Concept plan.pdf
    IMG_8051.JPG
    IMG_8052.JPG
    IMG_8049.JPG

11. Consideration of Preliminary subdivision approval for the Dimock Property subdivision, a 6-lot residential subdivision located at approximately 2300 West 700 North.
    Petitioner: Ivory Homes
    CC Staff Report Dimock Property Preliminary Subdivision 06.08.21.docx
    Dimock Property Preliminary Subdivision DRC 04.21.21.docx
    Dimock narrative.pdf
    Dimock Property Preliminary Subdivision plans.pdf
    Aerial Dimock Property.pdf
    Zoning Dimock Property.pdf

General Plan Dimock Property.pdf

12. Consideration of Ordinance #23-2021 a Development Code Amendment to Chapter 38, TOD requirements.
    Petitioner: Lehi City
    CC Staff Report Chapter 38 TOD Dev Code Amendment - 06.08.21.docx
    Ord 23-2021.docx
    Chapter 38 TOD Development code Amendment DRC 04.21.21.docx
    TOD Development Code Amendment Narrative.docx
    Ch38TransitOrientedDevelopmentZone - Bike Lane Updates 04.29.21.pdf

13. Consideration of Ordinance #24-2021, amending the Lehi Bike and Pedestrian Master Plan map.
    Petitioner: Lehi City
    CC Staff Report Lehi Bike-Ped Plan Update - 06.08.21.docx
    Lehi Bike Ped Plan DRC - 03.03.21.docx
    Ord 24-2021.docx
    Proposed Bike Facilities Map - Phase 1 Overall.pdf
    Proposed Bike Facilities Map - Phase 1 Status Map.pdf
    Proposed Bike Facilities Map - Phase 1 Type Map.pdf

14. 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: June 8, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Water Restrictions Discussion

Suggested Action:

Attachments:

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: June 8, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Parks Funding Discussion

Suggested Action:

Attachments:

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: June 8, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Lehi Round-Up Rodeo Royalty

Suggested Action:

Attachments:

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: June 8, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Proclamation- Proclaiming June 20-26, 2021 as Community Inclusivity Week.

Suggested Action:

Attachments:

Proclamation.docx

LEHI CITY

Proclamation

Proclaiming June 20-26, 2021 Community Inclusivity Week

WHEREAS, according to tradition Lehi City recognizes our rich heritage the last week in June as part of the Lehi Round-Up Community Celebration; and

WHEREAS, we believe in celebrating the pioneering spirit of the past, present, and future; and

WHEREAS, Lehi City is a diverse community of pioneers and we are strengthened through recognizing and celebrating that diversity; and

WHEREAS, as stated in the Constitution of the United States, all [persons] are created equal. We stand against discrimination based on sex, gender identity, sexual orientation, age, disability, race, color, national origin, ethnicity, or religion; and

WHEREAS, we face unique challenges today and we believe that problems and issues are not resolved through anger and contempt, but through civility and understanding; and

WHEREAS, every voice in our community provides a unique perspective that should be heard and acknowledged. All residents should feel safe, accepted, and included in our community; and

WHEREAS, we invite all residents, regardless of their heritage and background, to join us for the 2021 Lehi Round-Up Celebration.

NOW THEREFORE BY PROCLAMATION of Mayor Mark Johnson, we hereby proclaim June 20-26, 2021 Community Inclusivity Week.

Dated this 8th Day of June, 2021

_____

Mark Johnson, Mayor

Attest:

_____

Teisha Wilson, City Recorder

Agenda Item No: 4.1

City Council Agenda Item Report

Meeting Date: June 8, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes from the May 25, 2021 City Council Meeting.

Suggested Action:

Attachments:

052521CC.pdf

LEHI CITY

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

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **May 25, 2021,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

Members Present: Paige Albrecht, Council Member
Chris Condie, Council Member
Paul Hancock, Council Member
Katie Koivisto, Council Member
Mike Southwick, Mayor Pro-Tempore

Excused: Mark Johnson, Mayor

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; Joel Eves, Power Director; Dean Lundell, Finance Director; Marlin Eldred, Economic Director; Shaye Ruitenbeek, Management Analyst; and Teisha Wilson, City Recorder.

Pre-Council, 5:30 p.m.

1. Welcome and Invocation

Mayor Pro-Tempore Southwick welcomed everyone and noted that all Councilmembers were present. Councilor Condie gave the invocation.

2. Presentations and Reports

2.1 Presentation on a Disc-Golf Course on the Willis Estates Wetlands

Skyler Beltran, with the Parks, Trails and Trees Committee stated that they are interested in adding a disc-golf course in the open space near Willis Estates. He stated that installation is affordable, and it would be on land that has no other use.

Curtis Clements stated that he is a dis golfer and there is a greater need for courses in this area. He said that it's easy to maintain and doesn't require a lot of upkeep. He said that local residents are happy to maintain the course. He said that the wetlands would be a great location on otherwise unusable property. He broke down the cost estimates to the Council for the course installation. The Council was interested in designating some funds for the installation. The Council also suggested that Mr. Clements do some fundraising to help cover costs.

2.2 Discussion of the FY2022 Budget and Capitol Projects

There was discussion on the need for sidewalk improvements to downtown. Dave Norman, Public Works Director, stated that they are requesting an increase to the line item used for improvements, but noted that that money is also used all over town to address maintenance concerns and ADA requirements. Lorin Powell, City Engineer stated that they have created a map showing the priority list for adding sidewalks to downtown. Council Albrecht wanted to ensure that the downtown area is not neglected and suggesting using grant money to help fund

the projects. Mr. Norman stated that they could also use other department line items in the budget to help fund more sidewalks.

Councilor Condie stated that he would also like to see another school resource officer, more book funding for the library, and paved parking at Vets ballpark. He also requested that there be funding for an all abilities park at Family Park. He would prefer that funding be dedicated to Family Park rather then Mellor Rhodes. Councilor Albrecht also suggested adding a position for a part time grant writer.

Jason Walker, City Administrator, stated that they could look at moving some funds to account for the requests, and that they will report back to the Council at the next meeting.

2.3 Discussion of Water Restrictions

Mr. Norman and Matt Dalton, with the Water Department, suggested implementing water restrictions. Mr. Dalton stated that the soil moisture content was so low that the soil soaked up all the snowpack, so the water didn't make it into the streams and reservoirs. He said that rivers are running at historically low rates. Mr. Norman stated that they will need to make some changes to the Water Conservation plan.

3. Agenda Questions

None.

4. Administrative Report

None.

5. Mayor and Council Reports

None.

Regular Session, 7:05 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

Mayor Pro-Tempore Southwick welcomed everyone and noted that all Councilmembers were present. Councilor Hancock led the Pledge.

2. 20 Minute Citizen Input

None.

3. Consent Agenda

3.1 Approve Minutes from the May 4 Work Session and the May 11, 2021 Council meeting.

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

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

4. Consideration of Resolution #2021-34, declaring support for the locally preferred alternative for the Point of the Mountain Transit Project.

Patti Garver, with UTA, stated that they have identified and selected the alignment for the bus rapid transit project at the point of the mountain. She stated that the next step is to conduct the environmental study and preliminary engineering.

Motion: Councilor Condie moved to approve Resolution #2021-34, declaring support for the locally preferred alternative for the Point of the Mountain Transit Project as presented in the Resolution that was distributed at the meeting. Councilor Hancock seconded the motion.

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

5. Consideration of Resolution #2021-21, adopting a Tentative Budget for the city of Lehi for Fiscal Year 2022.

This item was tabled to the June 8th meeting to allow time for staff to adjust the requested budget items.

Motion: Councilor Condie moved to table this item. Councilor Koivisto seconded the motion.

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

The meeting went recessed to conduct the Redevelopment Agency Meeting at 7:30 p.m.
The meeting reconvened at approximately 7:32 p.m.

6. Consideration of Resolution #2021-32, taking formal action to pick up required employee contributions in the Public Safety and Firefighter Tier I and Tier II Contributory Retirement System.

Motion: Councilor Hancock moved to approve Resolution #2021-32, taking formal action to pick up required employee contributions in the Public Safety and Firefighter Tier I and Tier II Contributory Retirement System. Councilor Albrecht seconded the motion.

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

7. Consideration of Final subdivision approval for the Mendenhall Place, an 11-lot residential subdivision located at 230 West 400 South.

Motion: Councilor Condie moved to grant Final subdivision approval for the Mendenhall Place, an 11-lot residential subdivision located at 230 West 400 South; including all Development Review Committee Comments and Planning Commission comments. Councilor Albrecht seconded the motion.

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

8. **Consideration of approval for the Ivory Ridge Plat B, amending Ivory Ridge Plat A, located at 3450 North Center Street.**
   Jared Lishman was representing the applicant.

   Motion: Councilor Condie moved to grant approval for the Ivory Ridge Plat B, amending Ivory Ridge Plat A, located at 3450 North Center Street.; including all Development Review Committee Comments and Planning Commission comments. Councilor Hancock seconded the motion.

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

9. **Consideration of Final subdivision approval for the Timp Point Phase 3, a 60-unit residential development located at approximately 3300 West Hardman Way.**
   Brandon Watson was representing the applicant.

   Motion: Councilor Hancock moved to grant Final subdivision approval for the Timp Point Phase 3, a 60-unit residential development located at approximately 3300 West Hardman Way; including all Development Review Committee Comments and Planning Commission comments. Councilor Albrecht seconded the motion.

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

10. **Consideration of Final subdivision review and plat amendment approval for the Boston Street Extension, extending Boston Street and 1500 North.**
    Boyd Brown was representing the applicant.

    Motion: Councilor Albrecht moved to grant Final subdivision review and plat amendment approval for the Boston Street Extension, extending Boston Street and 1500 North; including all Development Review Committee Comments and Planning Commission comments; and noted that the applicant work with staff on coordinating the trail. Councilor Hancock seconded the motion.

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

11. **Consideration of Resolution #2021-31, approving the Triumph Rail Trail Pedestrian Bridge Crossing Agreement between Utah Transit Authority (UTA) and Lehi City.**

Motion: Councilor Condie moved to approve Resolution #2021-31, approving the Triumph Rail Trail Pedestrian Bridge Crossing Agreement between Utah Transit Authority (UTA) and Lehi City. Councilor Hancock seconded the motion.

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

12. Consideration of Resolution #2021-33, approving a first amended Interlocal Cooperation Agreement between Utah County and Lehi City for the SS Crossroads Blvd/Lehi Main Street Project.

Motion: Councilor Condie moved to approve Resolution #2021-33, approving a first amended Interlocal Cooperation Agreement between Utah County and Lehi City for the SS Crossroads Blvd/Lehi Main Street Project. Councilor Albrecht seconded the motion.

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

13. Consideration of Resolution #2021-35, appointing an Alternate Board Member to the Lehi City Planning Commission.

Motion: Councilor Hancock moved to approve Resolution #2021-35, appointing an Alternate Board Member to the Lehi City Planning Commission. Councilor Albrecht seconded the motion.

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

14. Adjournment

With no further business to come before the City Council at this time, Councilor Condie moved to adjourn the meeting. Councilor Hancock seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:03 p.m.

Approved: June 8, 2021

Attest:

_____

Mark Johnson, Mayor

_____

Teisha Wilson, City Recorder

DRAFT

Agenda Item No: 4.2

City Council Agenda Item Report

Meeting Date: June 8, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Consent Agenda

Subject:
Approve Resolution #2021-37, an amendment to a marketing agreement with Service Line Warranties of America.

Suggested Action:

Attachments:

Res 2021-37.docx

Lehi UT 1st Amendment 6.4.21.docx

Non-Royalty_Agreement_3_Product__City_Of_Lehi-UT__Clean_4.21.20.pdf

LEHI CITY

RESOLUTION NO. 2021-37

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AMENDMENT TO A MARKETING AGREEMENT WITH UTILITY SERVICE PARTNERS PRIVATE LABEL, INC. D/B/A SERVICE LINE WARRANTIES OF AMERICA

WHEREAS**,** Lehi City and Service Line Warranties of America entered into a Marketing Agreement on April 28, 2020;

WHEREAS, the parties now desire to amend the Marketing Agreement by reducing the number of annual mailing campaigns from three to one;

WHEREAS, on June 8, 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 amendment to the Marketing Agreement with Utility Service Partners Private Label, Inc. d/b/a Service Line Warranties of America 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 amended Marketing Agreement between Lehi City and Utility Service Partners Private Label, Inc. d/b/a Service Line Warranties of America attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to execute the Agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 8th day of June, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

FIRST AMENDMENT

THIS FIRST AMENDMENT ("First Amendment") to the **MARKETING AGREEMENT** (the "Agreement"), dated as of April 28, 2020, by and between the City of Lehi, Utah ("City") and Utility Service Partners Private Label, Inc. d/b/a Service Line Warranties of America, a Delaware Corporation ("Company"), is entered into by and between City and Company. All capitalized terms used in this First Amendment and not otherwise defined herein shall have the same meaning ascribed to them in the Agreement. This First Amendment shall be effective on the last signature date set forth below.

WHEREAS, the Parties have agreed to amend the terms of **Exhibit A** of the Agreement with respect to the number of mailings that Company is permitted to conduct every calendar year of the Term;

NOW, THEREFORE, in consideration of the mutual covenants and promises as set forth herein and for other good and valuable consideration the receipt and sufficiency of which are acknowledged, the Parties do hereby agree to amend the Agreement as follows:

1. Section VI (Marketing Campaigns) of **Exhibit A** of the Agreement is hereby amended and restated as follows:

> "VI. Marketing Campaigns. Company shall have the right to conduct one campaign per calendar year, comprised of two mailings (consisting of an initial mailer plus a reminder mailer) and such other channels as may be mutually agreed. Initially, Company anticipates offering the Interior plumbing and drainage plan Product via in-bound channels only."

Except as otherwise modified or amended by this First Amendment, all other provisions, terms and conditions of the Agreement remain unchanged and in full force and effect.

(Remainder of page intentionally left blank; Signatures on following page)

IN WITNESS WHEREOF, the parties have duly executed this First Amendment as of the last signature date below.

CITY OF LEHI

By:_____
Name:
Title:

Date: _____

UTILITY SERVICE PARTNERS PRIVATE LABEL, INC.

By:_____
Name:
Title:

Date: _____

MARKETING AGREEMENT

This MARKETING AGREEMENT ("**Agreement**") is entered into as of [_____, 20__] ("**Effective Date**"), by and between the City of Lehi, Utah ("**City**"), and Utility Service Partners Private Label, Inc. d/b/a Service Line Warranties of America ("**Company**"), herein collectively referred to singularly as "Party" and collectively as the "Parties".

RECITALS:

WHEREAS, sewer and water line laterals between the mainlines and the connection on residential private property are owned by individual residential property owners residing in the City ("**Property Owner**"); and

WHEREAS, City desires to offer Property Owners the opportunity, but not the obligation, to purchase a service plan and other similar products set forth in Exhibit A or as otherwise agreed in writing from time-to-time by the Parties (each, a "**Product**" and collectively, the "**Products**"); and

WHEREAS, Company, a subsidiary of HomeServe USA Corp., is the administrator of the National League of Cities Service Line Warranty Program and has agreed to make the Products available to Property Owners subject to the terms and conditions contained herein; and

NOW, THEREFORE, in consideration of the foregoing recitals, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and with the intent to be legally bound hereby, the Parties agree as follows:

1. **Purpose.** City hereby grants to Company the right to offer and market the Products to Property Owners subject to the terms and conditions herein.

2. **Grant of License.** City hereby grants to Company a non-exclusive license ("**License**") to use City's name and logo or other branding ("**Marks**"), on letters, bills and marketing materials to be sent to Property Owners from time to time, and to be used in advertising (including on the Company's website), all at Company's sole cost and expense and subject to City's prior review and approval, which will not be unreasonably conditioned, delayed, or withheld. Company's use of the Marks in accordance with this Agreement will not infringe any other party's rights. City agrees that it will not extend a similar license to any competitor of Company during the Term (as defined in Section 3 below).

3. **Term.** The term of this Agreement ("**Initial Term**") shall be for five (5) years from the Effective Date. The Agreement will automatically renew for additional one (1) year terms (each a "**Renewal Term**", and collectively with the Initial Term, the "**Term**") unless one of the Parties gives the other written notice at least ninety (90) days prior to end of the Initial Term or of a

Renewal Term that the Party does not intend to renew this Agreement. In the event that Company is in material breach of this Agreement, the City may terminate this Agreement thirty (30) days after giving written notice to Company of such breach, if said breach is not cured during said thirty (30) day period. Company will be permitted to complete any marketing initiative initiated or planned prior to termination of this Agreement after which time, neither Party will have any further obligations to the other and this Agreement will terminate.

4. **Consideration.** As consideration for such license, Company shall pay City a National league of Cities membership allowance ("**NLC Allowance**") as set forth in Exhibit A. Company will pay City NLC Allowances within thirty (30) days after the date such NLC Allowance becomes payable.

5. **Confidentiality.** Each party will treat all non-public, confidential and trade secret information received from the other party as confidential, and such party shall not disclose or use such information in a manner contrary to the purposes of this Agreement. Notwithstanding the foregoing, the City shall not be liable for any disclosure of confidential information that is required to be disclosed under any applicable public records act or under court order. City shall provide notice to Company prior to any such disclosure.

6. **Code Change.** The Parties understand that the pricing of the Products and compensation provided for in this Agreement are based upon the currently applicable City, municipal or similar codes. In the event Company discovers a code change, Company shall have the ability to reassess the pricing of this Agreement.

7. **Indemnification.** Company hereby agrees to protect, indemnify, and hold the City, its elected officials, officers, employees and agents (collectively or individually, "**Indemnitee**") harmless from and against any and all third party claims, damages, losses, expenses, suits, actions, decrees, judgments, awards, reasonable attorneys' fees and court costs (individually or collectively, "**Claim**"), which an Indemnitee may suffer or which may be sought against or are recovered or obtainable from an Indemnitee, as a result of or arising out of any breach of this Agreement by the Company, or any negligent or fraudulent act or omission of the Company or its officers, employees, contractors, subcontractors, or agents in the performance of services under the Products; provided that the applicable Indemnitee notifies Company of any such Claim within a time that does not prejudice the ability of Company to defend against such Claim. Any Indemnitee hereunder may participate in its, his, or her own defense, but will be responsible for all costs incurred, including reasonable attorneys' fees, in connection with such participation in such defense.

8. **Notice.** Any notice required to be given hereunder shall be deemed to have been given when notice is (i) received by the Party to whom it is directed by personal service, (ii) sent by electronic mail (provided confirmation of receipt is provided by the receiving Party), or (iii) deposited as registered or certified mail, return receipt requested, with the United States Postal Service, addressed as follows:

To: City:
ATTN: Mayor Mark Johnson
City of Lehi
153 N 100 E
Lehi, UT 84043
Email: mjohnson@lehi-ut.gov
Phone: (801) 768-7100

To: Company:
ATTN: Chief Sales Officer
Utility Service Partners Private Label, Inc.
4000 Town Center Boulevard, Suite 400
Canonsburg, PA 15317
Phone: (866) 974-4801

9. **Modifications or Amendments/Entire Agreement.** Except for the list of available Products under the Agreement, which may be amended from time to time by the Parties in writing and without signature, any and all of the representations and obligations of the Parties are contained herein, and no modification, waiver or amendment of this Agreement or of any of its conditions or provisions shall be binding upon a Party unless in writing signed by that Party.

10. **Assignment.** Neither Party may assign its rights or delegate its duties under this Agreement without the prior written consent of the other Party unless such assignment or delegation is to an affiliate or to an acquirer of all or substantially all of the assets of the transferor.

11. **Counterparts/Electronic Delivery; No Third Party Beneficiary.** This Agreement may be executed in counterparts, all such counterparts will constitute the same contract and the signature of any Party to any counterpart will be deemed a signature to, and may be appended to, any other counterpart. Executed copies hereof may be delivered by email and upon receipt will be deemed originals and binding upon the Parties hereto, regardless of whether originals are delivered thereafter. Nothing expressed or implied in this Agreement is intended, or should be construed, to confer upon or give any person or entity not a party to this agreement any third- party beneficiary rights, interests, or remedies under or by reason of any term, provision, condition, undertaking, warranty, representation, or agreement contained in this Agreement.

12. **Choice of Law/Attorney Fees.** The Parties shall maintain compliance with all Applicable Laws with respect to its obligations under this Agreement. The governing law shall be the laws of the State of Utah, without regard to the choice of law principles of the forum state. THE PARTIES HERETO HEREBY KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVE ANY RIGHT THAT MAY EXIST TO HAVE A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED UPON OR ARISING OUT OF, UNDER, OR IN ANY WAY CONNECTED WITH, THIS AGREEMENT.

13. **Incorporation of Recitals and Exhibits.** The above Recitals and Exhibit A attached hereto are incorporated by this reference and expressly made part of this Agreement.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first written above.

CITY OF LEHI

_____

Name:

Title:

UTILITY SERVICE PARTNERS PRIVATE LABEL, INC.

_____

Name: Michael Backus

Title: Chief Sales Officer

Exhibit A
NLC Service Line Warranty Program
City of Lehi
Term Sheet
April 14, 2020

I. Initial Term. Five years

II. License Conditions.

City logo and name on letterhead, advertising, signature line, billing, and marketing materials.

III. NLC Allowance. $5,564.00 payable in the first year of the Term, as follows:

a. Year 1 - $5,564.00

Payment of the NLC Allowance is subject to approval and mailing of the first campaign.

IV. Products.

A. External water service line plan (initially, $5.49 per month)
B. External sewer/septic line plan (initially, $7.49 per month)
C. Interior plumbing and drainage plan (initially, $12.49 per month)

Company may adjust the foregoing Product fees; provided, that any such adjustment shall not exceed $.50 per month in any 12-month period, unless otherwise agreed by the Parties in writing.

V. Scope of Coverage.

A. External water service line plan:
- Property Owner responsibility: From the meter and/or curb box to the external wall of the home.
- Covers thawing of frozen external water lines.
- Covers well service lines if applicable.

B. External sewer/septic line plan:
- Property Owner responsibility: From the external wall of the home to the main.
- Covers septic lines if applicable.

C. Interior plumbing and drainage plan:
- Water supply pipes and drainage pipes within the interior of the home.

VI. Marketing Campaigns. Company shall have the right to conduct up to three campaigns per year, comprised of up to six mailings and such other channels as may be mutually agreed. Initially, Company anticipates offering the Interior plumbing and drainage plan Product via in-bound channels only.

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: June 8, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Budget Amendment for FY 2021
a. Public Hearing
b. Consideration of Resolution #2021-36, amending the Lehi City Budget for Fiscal Year 2021 (July 1, 2020 - June 20, 2021).

Suggested Action:

Attachments:

Res 2021-36.docx

Budget Adjustment #3.pdf

RESOLUTION NO. 2021-36

A RESOLUTION AMENDING THE BUDGET FOR THE CITY OF LEHI FOR FISCAL YEAR 2021 (JULY 1, 2020 – JUNE 30, 2021).

WHEREAS, the City of Lehi has previously adopted a budget for Fiscal Year 2021; and

WHEREAS, for the purpose of amending the Fiscal Year 2021 Budget, a public hearing was scheduled and notice thereof published in the Daily Herald, a newspaper of general circulation in the city of Lehi, at least seven (7) days prior to the time of said hearing, describing the proposed budget and providing the time and place for such public hearing; and

WHEREAS, a public hearing was duly held at the time and place provided in said notice; and

WHEREAS, the City Council received all competent evidence offered in support of and opposed to said proposed budget amendments and it appearing that the proposed budget is in accordance with the provisions of Section 10-6-101 et seq., Utah Code Annotated (1953); and

WHEREAS, all of said proceedings were duly and regularly conducted;

THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Lehi, Utah;

Section 1. Lehi City Budget. The Lehi city budget for fiscal year 2021 shall be amended according to the attached detail identified as "Attachment A"

Section 2. This resolution shall take effect immediately upon its adoption.

Approved and Adopted by the City Council of Lehi City this 8th day of June, 2021.

_____
Mayor Mark Johnson
Lehi City

Attest:

_____
Teisha Wilson, City Recorder



ANNUAL OPERATING AND CAPITAL BUDGET

Budget Amendment #3

FISCAL YEAR 2020-2021

Lehi City
Budget Amendment #3
Fiscal Year 2020-21
June 2021

Amendment 3a – UDOT Rail Trail Grant

- For the past few years, UDOT has been managing and funding a grant to turn old rail lines into trails. Although as a city, we do not pay for the projects, we still need to show the project on our books, since we will ultimately own the infrastructure.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Capital Projects	Trails	0	335,000	335,000	Federal Grant

Amendment 3b – Power Substation

- $7 million is included in next year's budget to construct the North Point power substation. The property for this project needs to be purchased prior to the end of the FY 2021 fiscal year.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Power	North Point Substation	0	115,000	115,000	Power Impact Fees

Amendment 3c – Private Donation

- The City received a generous donation earlier this year. Proceeds from the donation will be used by the parks department and the library. The rest will be deposited in the Library perpetual fund.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
General Fund	Parks Projects	30,500	25,000	55,500	Private Donations
General Fund	Library Books	195,000	15,000	210,000	Private Donation

Amendment 4d – Year-End Capital Transfer

- Every year, the budget is amended to allow any general fund surplus to be transferred to the Capital Projects fund. These funds will be use on future, one-time projects.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
General Fund	Transfer to Capital Projects	300,000	8,000,000	8,300,000	Year-End Surplus

Amendment 4e – Fiber Bonds Issuance

- The City issued bonds earlier in the year to construct a fiber network. The costs below are related to the issuance of the bonds and the first interest payment.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Fiber Fund	Debt Issuance Costs	0	650,000	650,000	Fiber Bonds
Fiber Fund	Interest	0	640,000	640,000	Fiber Bonds

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: June 8, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-30, adopting the Budget and Consolidated Fee Schedule for Fiscal Year 2022 (July 1, 2021- June 30, 2022).

Suggested Action:

Attachments:

Res 2021-30.docx

2022 FeeSchedule.pdf

FY 2021-2022 FINAL BUDGET.pdf

RESOLUTION NO. 2021-30

A RESOLUTION ADOPTING THE BUDGET AND CONSOLIDATE FEE SCHEDULE FOR THE CITY OF LEHI FOR FISCAL YEAR 2022 (JULY 1, 2021 – JUNE 30, 2022).

WHEREAS, the City of Lehi has previously adopted a tentative budget and fee schedule for Fiscal Year 2022; and

WHEREAS, at the time said tentative budget and fee schedule were adopted, a public hearing was scheduled and notice thereof published in the Daily Herald, a newspaper of general circulation in the city of Lehi, at least seven (7) days prior to the time of said hearing, describing the proposed budget and providing the time and place for such public hearing; and

WHEREAS, a public hearing was duly held at the time and place provided in said notice; and

WHEREAS, the City Council received all competent evidence offered in support of and opposed to said proposed budget amendments and it appearing that the proposed budget is in accordance with the provisions of Section 10-6-101 et seq., Utah Code Annotated (1953); and

WHEREAS, all of said proceedings were duly and regularly conducted;

THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Lehi, Utah that the budgets as set forth for the fiscal year ending June 30, 2022 are hereby adopted as proposed.

This resolution shall take effect on July 1, 2021.

Approved and Adopted by the City Council of Lehi City this 25th day of May, 2021.

_____
Mayor Mark Johnson
Lehi City

Attest:

_____
Teisha Wilson, City Recorder

Lehi City FY 2022 Fee Schedule

Building Inspections

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Building Permits (valuation based on 90% of the ICC Building Valuation Data - AUGUST 2020):				
Total Valuation of $1.00 - $500	$23.50	$23.50	$23.50	$23.50
+ / $100 increase ($501 - $2,000)	$3.05	$3.05	$3.05	$3.05
The first $2,000 of the Total Valuation	$69.25	$69.25	$69.25	$69.25
+ / $1,000 increase ($2,001 - $25,000)	$14	$14	$14	$14
The first $25,000 of the Total Valuation	$391.75	$391.75	$391.75	$391.75
+ / $1,000 increase ($25,001 - $50,000)	$10.10	$10.10	$10.10	$10.10
The first $50,000 of the Total Valuation	$643.75	$643.75	$643.75	$643.75
+ / $1,000 increase ($50,001 - $100,000)	$7	$7	$7	$7
The first $100,000 of the Total Valuation	$993.75	$993.75	$993.75	$993.75
+ / $1,000 increase ($100,001 - $500,000)	$5.60	$5.60	$5.60	$5.60
The first $500,000 of the Total Valuation	$3,233.75	$3,233.75	$3,233.75	$3,233.75
+ / $1,000 increase ($500,001 - $1,000,000)	$4.75	$4.75	$4.75	$4.75
The first $1,000,000 of the Total Valuation	$5,608.75	$5,608.75	$5,608.75	$5,608.75
+ / $1,000 increase (above $1,000,001)	$3.65	$3.65	$3.65	$3.65
Plan Review				
Residential (as % of permit fee)	40%	40%	40%	40%
Non-Residential (as % of permit fee)	65%	65%	65%	65%
+ State charge (as % of permit fee)	1%	1%	1%	1%
Building Inspections:				
Single-Family Residential (/ sq. ft.)				
Main Floor	$104.54	$108.68	$109.12	$111.31
Second Floor	$104.54	$108.68	$109.12	$111.31
Unfinished Basement	$26.14	$27.17	$27.28	$27.83
Semi-Finished Basement	$26.14	$27.17	$27.28	$27.83
Finished Basement	$52.27	$54.34	$54.56	$55.66
Garage - Wood Frame	$41.33	$43.02	$43.47	$48.79
Open Carports	$34.80	$36.57	$21.74	$24.40
Building Plans Copies - Flash Drive	-	-	-	$50
Reinspection Fee	$100	$100	$100	$100
Temporary Power Setup	$80	$80	$80	$80

Cemetery

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Spaces				
Resident	$550	$850	$850	$850
Non-Resident	$1,100	$1,100	$1,100	$1,100
Infant (Resident or Non-Resident)	$250	$250	$250	$250
Cremains (1/2 space)	$300	$300	$300	$300
Perpetual Care (all 8-space lots sold before 1950)	$425	$425	$425	$425
Title/Certificate Transfer	$50	$75	$75	$75
Headstone Setting				
Resident	$35	$50	$50	$50
Non-Resident	$35	$50	$50	$50
Disinterment				
With a standard vault	$1,200	$1,200	$1,200	$1,200
Infant	$600	$800	$800	$800
Cremains	$300	$300	$300	$300
Interment				
+ on Saturdays and Holidays	$250	$350	$350	$350
Adult				
Resident	$350	$350	$350	$350
Non-Resident	$700	$700	$700	$700
Infant				
Resident	$200	$200	$200	$200
Non-Resident	$300	$300	$300	$300
Cremation				
Resident	$200	$200	$200	$200
Non-Resident	$300	$300	$300	$300

Lehi City FY 2022 Fee Schedule

Parks

Fee Information	Approved FY 2019		Approved FY 2020		Approved FY 2021		Proposed FY 2022	
Pavilion Reservation:	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Allred Park / full day	$80	$55	$80	$55	$80	$55	$80	$55
Allred Park / half day	$55	$40	$55	$40	$55	$40	$55	$40
Bandwagon Park East / full day	$55	$40	$55	$40	$55	$40	$55	$40
Bandwagon Park East / half day	$40	$25	$40	$25	$40	$25	$40	$25
Bandwagon Park West / full day	$55	$40	$55	$40	$55	$40	$55	$40
Bandwagon Park West / half day	$40	$25	$40	$25	$40	$25	$40	$25
Dry Creek Park / full day	$80	$55	$80	$55	$80	$55	$80	$55
Dry Creek Park / half day	$55	$40	$55	$40	$55	$40	$55	$40
Dry Creek Park East Pavilion / full day	-	-	$80	$55	$80	$55	$80	$55
Dry Creek Park East Pavilion / half day	-	-	$55	$40	$55	$40	$55	$40
Eagle Summit Park / full day	$80	$55	$80	$55	$80	$55	$80	$55
Eagle Summit Park / half day	$55	$40	$55	$40	$55	$40	$55	$40
Exchange Park / full day	-	-	-	-	$55	$40	$55	$40
Exchange Park / half day	-	-	-	-	$40	$25	$40	$25
Olympic Park / full day	$80	$55	$80	$55	$80	$55	$80	$55
Olympic Park / half day	$55	$40	$55	$40	$55	$40	$55	$40
Osier Park / full day	-	-	$80	$55	$80	$55	$80	$55
Osier Park / half day	-	-	$55	$40	$55	$40	$55	$40
Outdoor Pool Park / full day	$80	$55	$80	$55	$80	$55	$80	$55
Outdoor Pool Park / half day	$55	$40	$55	$40	$55	$40	$55	$40
Sports Complex South / full day	$55	$40	$55	$40	$55	$40	$55	$40
Sports Complex South / half day	$40	$25	$40	$25	$40	$25	$40	$25
Sports Complex Horshoe / full day	-	-	-	-	$55	$40	$55	$40
Sports Complex Horshoe / half day	-	-	-	-	$40	$25	$40	$25
Sports Complex North (Fields)/ full day	-	-	-	-	$55	$40	$55	$40
Sports Complex North (Fields) / half day	-	-	-	-	$40	$25	$40	$25
Triumph Park / full day	-	-	-	-	$55	$40	$55	$40
Triumph Park / half day	-	-	-	-	$40	$25	$40	$25
Wines Park #1 / full day	$80	$55	$80	$55	$80	$55	$80	$55
Wines Park #1 / half day	$55	$40	$55	$40	$55	$40	$55	$40
Wines Park #2 / full day	$80	$55	$80	$55	$80	$55	$80	$55
Wines Park #2 / half day	$55	$40	$55	$40	$55	$40	$55	$40
Wines Park #3 / full day	$55	$40	$55	$40	$55	$40	$55	$40
Wines Park #3 / half day	$40	$25	$40	$25	$40	$25	$40	$25
Wines Park #4 / full day	$55	$40	$55	$40	$55	$40	$55	$40
Wines Park #4 / half day	$40	$25	$40	$25	$40	$25	$40	$25
Special events maintenance fee (per hour)	$150	$125	$150	$125	$150	$125	$150	$125
Willow Park Pavillion/Campground Fees (check-out 1:00 pm)								
Pavilion / half day /						$65		$65
Pavilion / full day /						$100		$100
Group Areas / overnight camping /						$175		$175
/ Overnight camping / per site						$25		$25
Impact Fee:								
Residential / dwelling unit	$2,773		$2,772.98		$2,772.98		$2,772.98	
Multi-Family / dwelling unit	$2,415		$2,415.41		$2,415.41		$2,415.41	

City Recorder

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Election Registration	$35	$35	$35	$35
Audio Recording CD / meeting	$5	$5	$5	$5
GRAMA Request rates / hour:				
Department Heads	$55	$55	$55	$55
Supervisory Staff	$45	$45	$45	$45
Professional Staff	$35	$35	$35	$35
Support Staff	$25	$25	$25	$25
GRAMA Request copies:				
GIS Maps:				
24" x 36" Color	$10	$10	$10	$10
17" x 24" Color	$5	$5	$5	$5
11" x 17" Color	$3	$3	$3	$3
> 24" x 36" / linear foot	$2	$2	$2	$2
Other GRAMA Copies:				
Up to 11" x 17" Color	$0.25	$0.25	$0.25	$0.25
Up to 11" x 17" Black & White	$0.10	$0.10	$0.10	$0.10

Events Coordinator

Fee Information	Approved FY 2019		Approved FY 2020		Approved FY 2021		Proposed FY 2022	
Stage Rental (first day)	$1,000		$1,000		$1,000		$1,000	
+ Additional Day Fee (with move)	$1,000		$1,000		$1,000		$1,000	
+ Additional Day Fee (without move)	$750		$750		$750		$750	
Hourly Transportation Cost (if outside Lehi City limits)	$190		$190		$190		$190	
	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Parking Lot Reservation - South								
Legacy Center Overflow	$125	$100	$125	$100	$125	$100	$125	$100
Special Event Permit base	$20		$20		$20		$20	
Special Event Permit deposit (refundable)	$100		$100		$100		$100	
+ Police Service / officer (2 hour min) / hour	$50		$50		$65		$65	
+ / Sergeant / hour (any event requiring more than 3 officers must include a Sergeant)	-		-		$75		$75	
+ Additional Charge - Holidays	-		-		25% of Police Service Fee		25% of Police Service Fee	
+ Additional Charge - less than 72 hours notice of event	-		-		25% of Police Service Fee		25% of Police Service Fee	
+ Fire & EMS / person / hour	$50		$50		$50		$50	
+ / ambulance or brush truck / event	$100		$100		$100		$100	
+ / engine or tower / event	$200		$200		$200		$200	
+ Streets Service / hour	$25		$25		$25		$25	
+ Parks Service / hour	$25		$25		$25		$25	

Fire & Emergency Medical Services

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Ambulance: (as established by the Utah Bureau of Emergency Medical Services)				
Basic Ground Ambulance / transport	$746	$746	$746	$746
Intermediate Ground Ambulance / transport	$984	$984	$984	$984
Paramedic Ground Ambulance / transport	$1,440	$1,440	$1,440	$1,440
Standard Mileage Rate / mile	$31.65	$31.65	$31.65	$31.65
+ Off-Road / mile (if >10 mi. traveled)	$1.50	$1.50	$1.50	$1.50
Fuel Fluctuation / mile (if > $4.25 / gal.)	$0.25	$0.25	$0.25	$0.25
AOS Assessment / treatment without transport	$225	$225	$225	$225
Waiting time (per quarter hour)	$22.05	$22.05	$22.05	$22.05
False Alarm:				
Fire/Smoke/CO2 (if>3 / yr. at bus.) / alarm	$150	$150	$150	$150
Fire/Smoke/CO2 (if>3 / yr. at res.) / alarm	$50	$50	$50	$50
Impact Fee:				
Per ERU	$198	$198	$198	$198
Annual Operational Permits:				
Single Use Permit:				
Agricultural Burn Permit	$10	$10	$10	$10
Fireworks Display (ground)	$125	$125	$125	$125
Aerial Fireworks Display:				
< 250 devices	$140	$140	$140	$140
> 250 devices	$215	$215	$215	$215
Pyrotechnics (other)	$110	$110	$110	$110
Candles and open flames	$60	$60	$60	$60
Carnivals:				
< 10 attractions	$60	$60	$60	$60
> 10 attractions	$100	$100	$100	$100
Tent:				
200 - 2000 sq. ft.	$60	$60	$60	$60
> 2000 sq. ft.	$100	$100	$100	$100
Canopy:				
400 - 2000 sq. ft.	$60	$60	$60	$60
> 2000 sq. ft.	$100	$100	$100	$100
Air Supported Structure	$100	$100	$100	$100
Fire Stand-by at Special Events	$80	$80	$80	$80

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Inspections & Enforcement:				
Exempt Child Care Facility	$25	$25	$25	$25
Daycare/Pre-School	$25	$25	$25	$25
Nursing Homes	$50	$50	$50	$50
Assisted Living Facilities	$50	$50	$50	$50
Boarding School	$100	$100	$100	$100
Outpatient Provider	$75	$75	$75	$75
Hospital	$200	$200	$200	$200
Final for Occupancy	$60	$60	$60	$60
Flammable Finish Operations:				
Spray Booth	$150	$150	$150	$150
Powder Coating	$150	$150	$150	$150
Electrostatic Apparatus	$150	$150	$150	$150
Dipping Tank / tank	$150	$150	$150	$150
Amusement Building	$100	$100	$100	$100
Combustible Fiber Storage	$60	$60	$60	$60
Cutting and Welding	$60	$60	$60	$60
Dry Cleaning Plant	$60	$60	$60	$60
High Piled Storage	$60	$60	$60	$60
Hot Work Operations	$60	$60	$60	$60
Industrial Ovens / oven	$60	$60	$60	$60
LPG Dispensing	$60	$60	$60	$60
Spray Booths & Auto Painting	$60	$60	$60	$60
Lumber Yards	$75	$75	$75	$75
Woodworking Plants	$75	$75	$75	$75
Alarm User Permit	$25	$25	$25	$25
Fireworks Sales / location	$60	$60	$60	$60
Automatic Fire Sprinkler Systems:				
Plan Review:				
< 100 heads	$125	$125	$125	$125
100 - 199 heads	$175	$175	$175	$175
200 - 299 heads	$225	$225	$225	$225
≥ 300 heads	$275	$275	$275	$275
+ / head	$0.50	$0.50	$0.50	$0.50
Acceptance Testing:				
Underground Flush	$60	$60	$60	$60
Hydrostatic (2 hour maximum)	$60	$60	$60	$60
Acceptance (2 hour maximum)	$60	$60	$60	$60
Any Acceptance (2 hour maximum)	$60	$60	$60	$60
Other Fire Protection Systems:				
Additional Riser	$50	$50	$50	$50
Standpipe (2 hour maximum)	$100	$100	$100	$100
Automatic Fire Sprinkler System Remodel or Tenant Finish:				
Plan Review:				
< 5 heads	$65	$65	$65	$65
5 - 50 heads	$125	$125	$125	$125
> 50 heads	$150	$150	$150	$150
+ / head	$0.50	$0.50	$0.50	$0.50
Acceptance Testing:				
Hydrostatic (2 hour maximum)	$60	$60	$60	$60
Acceptance (2 hour maximum)	$60	$60	$60	$60
Fire Alarm Systems:				
Plan Review:				
New System	$115	$115	$115	$115
Remodel	$65	$65	$65	$65
Additional Floors	$60	$60	$60	$60
Acceptance (2 hour maximum)	$60	$60	$60	$60
Commercial Hood Systems:				
Plan Review / hood	$115	$115	$115	$115
Acceptance (2 hour maximum)	$60	$60	$60	$60

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Fire Hydrant Installation and Testing:				
Underground Flush	$60	$60	$60	$60
Acceptance Testing	$60	$60	$60	$60
Fire Hydrant Single Usage	$110	$110	$110	$110
Fire Hydrant Multi Usage	$100	$100	$100	$100
Fire Hydrant Flow Test	$60	$60	$60	$60
LPG and Hazardous Materials:				
LPG Storage Tanks and Gas Systems:				
Plan Review	$50	$50	$50	$50
< 500 gallons (private use)	$140	$140	$140	$140
< 500 gallons (retail use)	$140	$140	$140	$140
> 500 gallons (private use)	$165	$165	$165	$165
> 500 gallons (retail use)	$215	$215	$215	$215
> 2000 gallons (plans)	$215	$215	$215	$215
> 4000 gallons (plans)	$265	$265	$265	$265
Hazardous Materials Storage Annual Permit:				
Minimal Storage	$80	$80	$80	$80
Haz Mat Storage	$165	$165	$165	$165
Haz Mat Dispensing	$215	$215	$215	$215
Manufacturing	$265	$265	$265	$265
Haz Mat Production	$265	$265	$265	$265
Waste Production	$300	$300	$300	$300
Multiple-Use Site	$315	$315	$315	$315
Liquid Storage Tank / tank (installation and closure):				
Plan Review	$50	$50	$50	$50
Underground:				
≤ 500 gallons	$115	$115	$115	$115
501 - 1000 gallons	$165	$165	$165	$165
> 1000 gallons	$265	$265	$265	$265
Above Ground:				
≤ 500 gallons	$115	$115	$115	$115
501 - 1000 gallons	$165	$165	$165	$165
> 1000 gallons	$265	$265	$265	$265
Explosives and Blasting / project	$75	$75	$75	$75
Explosives and Blasting annually	$365	$365	$365	$365
Compressed Gas Systems:				
Compressed Gas	$115	$115	$115	$115
Medical Gas	$115	$115	$115	$115
Combustible and Flammable Liquid Systems:				
Plan Review	$50	$50	$50	$50
If not UST or AST	$215	$215	$215	$215
+ / additional hour for reviews, inspections, approvals, etc. > 2 hours	$60	$60	$60	$60
Fire Report Copy	$15	$15	$15	$15
Plan Review Rush - Alarm	$100	$100	$100	$100
Plan Review Rush - Sprinkler	$200	$200	$200	$200
Stop Work Removal	$100	$100	$100	$100
After-Hrs. Inspection / hour (2 hour min.)	$75	$75	$75	$75
Installation without Permit	(Applicable fees double for installations with no Permit)			
Open Burning: (for violations only)				
Type 1 Equipment / hour	$230	$230	$230	$230
Type 2 Equipment / hour	$150	$150	$150	$150
Type 6 Equipment / hour	$120	$120	$120	$120
Fire Chief or Marshal / day	$95	$95	$95	$95
EMT-Paramedic / hour	$25	$25	$25	$25
EMT-Intermediate / hour	$22	$22	$22	$22
Community Emergency Response Team Training				
Resident	$35	$35	$35	$35
Nonresidents	$40	$40	$40	$40

Lehi City FY 2022 Fee Schedule

Police and Code Enforcement

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Traffic School (+ Plea in Abeyance fine)	$65	$65	$65	$65
Small Claims: (as established by the Utah State Courts)				
Up to $2,000	$60	$60	$60	$60
$2,001 - $7,499	$100	$100	$100	$100
$7,500 - $10,000	$185	$185	$185	$185
Counterclaim up to $2,000	$50	$50	$50	$50
Counterclaim $2,001 - $7,499	$70	$70	$70	$70
Counterclaim $7,500 - $10,000	$120	$120	$120	$120
Appeal	$10	$10	$10	$10
Police Report Copies:				
Resident	$5	$5	$5	$5
or / page (whichever is greater)	$0.25	$0.25	$0.25	$0.25
Non-Resident	$15	$15	$15	$15
or / page (whichever is greater)	$0.25	$0.25	$0.25	$0.25
Video Tape or CD / copy	$30	$30	$30	$30
Processed Color Photo	$25	$25	$25	$25
Digital Color Photo Printout / page	$5	$5	$5	$5
False Alarm:				
Intrusion/Burglar (if > 3 / year) / alarm	$100	$100	$100	$100
Duress/Hold-Up (if > 3 / year) / alarm	$100	$100	$100	$100
Intrusion/Burglar (if > 10 / year) / alarm	-	-	-	$200
Duress/Hold-Up (if > 10 / year) / alarm	-	-	-	$200
Animal Control:				
Animal Trap - refundable deposit	-	-	$75	$100
Animal Trap - per week charge	-	-	$10	$10
Impact Fee:				
Per ERU	$98	$98	$98	$98
Broadbent Community Room Rental				
Resident/Lehi City Employee - per hour	-	-	$50	$50
Non Resident - per hour	-	-	$60	$60
Deposit	-	-	$200	$200

Library

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Library Card				
Resident	Free	Free	Free	Free
Non-Resident / year	$80	$80	$80	$80
Non-Resident / 6 months	$40	$40	$40	$40
Reciprocal Borrower / year	$40	$40	$40	$40
Reciprocal Borrower / 6 months	$20	$20	$20	$20
Replacement of Card	$3	$3	$3	$3
Check Out Fees				
DVD/Blu-ray/Video / week	$1	$1	$1	$1
Inter-Library Loan / item	$5	$5	$5	$5
Inter-Library Loan kits / kit	$10	$10	$10	$10
Copies				
Letter size	$0.10	$0.10	$0.10	$0.10
Legal size	$0.15	$0.15	$0.15	$0.15
Printing	$0.10	$0.10	$0.10	$0.10
Used book sales	$0.50 - $1.00	$0.50 - $1.00	$0.50 - $1.00	$0.50 - $1.00
Damage				
Repairable Damage	$2 - $14	up to full cost of item	up to full cost of item	up to full cost of item
Major Damage (not repairable)	full cost of item	full cost of item	full cost of item	full cost of item

Fee Information (cont.)	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Annexation base	$200	$200	$200	$200
+ / acre <50 acres	$20	$20	$20	$20
+ / acre >50 acres	$5	$5	$5	$5
Area Plan base	$3,000	$3,000	$3,000	$3,000
+ / acre	$10	$10	$10	$10
Area Plan Amendment				
Minor (affecting 3 pages or less)	$400	$400	$400	$400
Intermediate (affecting 4 pages or more)	$1,000	$1,000	$1,000	$1,000
Major (addition of new property) base	$1,500	$1,500	$1,500	$1,500
+ / acre	$10	$10	$10	$10
Amendments to:				
General Plan	$400	$400	$400	$400
Zone District Maps	$400	$400	$400	$400
Development Code	$400	$400	$400	$400
Accessory Dwelling Units (Apartments)				
Application Fee	$25	$25	$25	$25
Impact Fees	$4,253	$4,253	$4,253	$4,253
Concept (Charge applies as a credit to Preliminary Subdivision or Site Plan)				
Single Family Residential / lot	$20	$20	$20	$20
Multi-Family Residential base	$100	$100	$100	$100
+ / unit	$5	$5	$5	$5
Non-Residential base	$100	$100	$100	$100
+ / acre	$10	$10	$10	$10
Concept PC base	$500	$500	$500	$500
+ / acre	$2	$2	$2	$2
Preliminary Subdivision Plat				
Res. Single Family detached lots base	$250	$250	$250	$250
+ / lot	$60	$60	$60	$60
Res. Multi-Family attached units base	$250	$250	$250	$250
+ / unit	$50	$50	$50	$50
Non-Residential base	$250	$250	$250	$250
+ / lot or unit	$75	$75	$75	$75
Final Subdivision Plat				
Res. Single Family detached lots base	$350	$350	$350	$350
+ / lot	$75	$75	$80	$80
Res. Multi-Family attached units base	$350	$350	$350	$350
+ / unit	$65	$65	$70	$70
Condominium base	-	$300	$300	$300
+ / lot or unit	-	$50	$55	$55
Non-Residential base	$350	$350	$350	$350
+ / lot or unit	$100	$100	$100	$100
Site Plan				
Multi Family Residential base	$500	$500	$500	$500
+ / lot or unit	$10	$10	$10	$10
Non-Residential / acre	$350	$350	$350	$350
or / 1,000 bldg. sq. ft. (if greater)	$50	$50	$50	$50
Lot Line Adjustments (not requiring a plat)	$200	$200	$200	$200
Final Plat Revision, Amend, Vacation base	$200	$200	$200	$200
+ / lot or unit	$100	$100	$100	$100
Two-Lot Subdivision with an Existing Home	$350	$350	$350	$350
Short Term Rental Application Fee	-	-	$50	$50
Permitted Use (existing bldgs. only)	$50	$50	$50	$0
Conditional Use	$300	$300	$300	$300
Modification of Existing Conditional Use	$150	$150	$150	$150
Temporary Uses	$40	$40	$40	$40
Zoning Verification Letters	$50	$50	$50	$50
Sign Permits:				
Temporary Special Event	$25	$25	$25	$25
Temporary Weekend Directional Sign	$10	$10	$10	$10
Hearing Examiner	$200	$200	$200	$200

Planning & Zoning-continued

Fee Information (cont.)	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Construction Drawing Revision (first page)	$100	$100	$100	$100
+ each subsequent page	$20	$20	$20	$20
Revision to Approved Dev. Agreement	$2,500	$2,500	$2,500	$2,500
Replacement of Development Bonds / bond	$350	$350	$350	$350
Pub. Improvement Inspect. base (% of bond)	1.4%	1.4%	1.4%	1.4%
+ / linear ft. T.V. fee for sewer lines	$0.45	$0.45	$0.45	$0.45
+ / linear ft. T.V. fee for storm drain lines	$0.45	$0.45	$0.45	$0.45
First Extension of Development Approval	$250	$250	$250	$250
If made after original expiration date	$500	$500	$500	$500
+ additional extension requests	$500	$500	$500	$500
Grading Permit first 20 acres	$100	$100	$100	$100
+ / each additional 20 acres	$100	$100	$100	$100
GIS Maps:				
24" x 36" Color	$10	$10	$10	$10
17" x 24" Color	$5	$5	$5	$5
11" x 17" Color	$3	$3	$3	$3
> 24" x 36" / linear foot	$2	$2	$2	$2
Copies:				
11" x 17" Color	$0.25	$0.25	$0.25	$0.25
11" x 17" Black & White	$0.10	$0.10	$0.10	$0.10
8.5" x 11" Color	$0.25	$0.25	$0.25	$0.25
8.5" x 11" Black & White	$0.10	$0.10	$0.10	$0.10
Flash Drive (For pre-construction plans copies only)	$75	$75	$75	$75
Books:				
Design Standards	$10	$10	$10	$10
Development Code	$10	$10	$10	$10
Downtown Revitalization Plan	$20	$20	$20	$20

Senior Citizen Center

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Membership - Annual	$5	$5	$5	$5
Lunch (established by Mountainland Association of Governments)				
+ / case of 24 of Ensure	$20	$20	$20	$20
+ / case of 24 of Glucerna	-	$30	$30	$30
Facility Rental				
Small room rental	$25	$25	$25	$25
Over 60 / hour (Birthday or Anniversary)	$25	$25	$25	$25
Other / hour	$50	$50	$50	$50
Non-Resident / hour	$60	$60	$60	$60
+ deposit	$500	$500	$200	$200

Treasurer

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Utility Sign-up Processing	$30	$30	$30	$30
Disconnect/connect fee (Water and Power)	$50	$50	$50	$50
Overdue Charge / month (if past 30 days)	1.5%	1.5%	1.5%	1.5%
Returned Check	$20	$20	$20	Max Allowed by Law
Temporary power meter deposit	$200	$200	$200	$200

Lehi City FY 2022 Fee Schedule

Streets

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Road Cut Fees - April 1 - November 30				
Road Cut Base Fee	-	$250	$250	$250
Road Cut Fee (Base fee plus)				
Charge per sq ft of Road Cut x < 5 years Foot for area	-	$0.50	$0.50	$0.50
Charge per sq ft of Road Cut x > 5 years Foot for area	-	$0.25	$0.25	$0.25
Bore Directional Base Fee	-	$150	$150	$150
Bore per linear foot (Base fee plus)	-	$0.25	$0.25	$0.25
Pothole per Core	-	$25	$25	$25
Road Closure	-	$250	$250	$250
Road Closure Extension	-	$100	$100	$100
Road Cut Fees - Emergencies Only December 1 - March 31				
Road Cut Base Fee	-	$350	$350	$350
Road Cut Fee (Base fee plus)				
Charge per sq ft of Road Cut x < 5 years Foot for area	-	$0.50	$0.50	$0.50
Charge per sq ft of Road Cut x > 5 years Foot for area	-	$0.25	$0.25	$0.25
Bore Directional Base Fee	-	$200	$200	$200
Bore per linear foot (Base fee plus)	-	$0.25	$0.25	$0.25
Pothole per Core	-	$25	$25	$25
Road Closure	-	$300	$300	$300
Road Closure Extension	-	$150	$150	$150
No Permit Fine	-	$500	$500	$500
Transportation Impact Fee:				
Single family residential (per dwelling unit)	$1,163	$1,163	$1,163	$1,163
Multi family residential (per dwelling unit)	$708	$708	$708	$708
General office	$363	$363	$363	$363
Hotel	$318	$318	$318	$318
Industry	$73	$73	$73	$73
Light industry	$266	$266	$266	$266
Specialty retail	$878	$878	$878	$878
Supermarket	$1,556	$1,556	$1,556	$1,556
Superstore	$469	$469	$469	$469
Warehousing	$197	$197	$197	$197
Medical / Dental Bldg	$920	$920	$920	$920
Drive in Bank	$2,710	$2,710	$2,710	$2,710
Drugstore w/Drive	$1,477	$1,477	$1,477	$1,477
Auto Parts	$1,407	$1,407	$1,407	$1,407
Tire Store	$756	$756	$756	$756
Gas Station w/Convenience Store	$1,983	$1,983	$1,983	$1,983
High Turnover Restaurant	$1,939	$1,939	$1,939	$1,939
Fast Food w/Drive	$7,558	$7,558	$7,558	$7,558
Church	$212	$212	$212	$212
Elementary School	$169	$169	$169	$169
Middle School	$214	$214	$214	$214

Solid Waste

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
First garbage tote / month	$10.50	$13.68	$13.68	$13.68
Additional garbage tote(s) each / month	$10	$11	$10.65	$10.65
Recyclables tote (bi-weekly collect) / month	Free	Free	Free	Free
Green waste tote / month (Mar. - Nov. only)	$6.50	$6.92	$6.92	$6.92

Lehi City FY 2022 Fee Schedule

Storm Drain

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Impact Fee / acre (.25 acre minimum)	$1,391	$1,391	$1,391	$1,391
Service Charge:				
Residential / month	$3	$4.50	$4.75	$5.00
Commercial / 1,000 sq. ft. of impervious surface	$1	$1.50	$1.58	$1.67

Culinary Water

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Water Connection Fee:				
3/4" Meter	$401.80	$406.63	$406.63	$406.63
1" Meter	$466.90	$465.86	$465.86	$465.86
1 1/2" Meter	$1,447.97	$1,490.61	$1,490.61	$1,490.61
2" Meter	$1,654.29	$1,676.93	$1,676.93	$1,676.93
3" Meter	$1,960.47	$2,011.34	$2,011.34	$2,011.34
4" Meter	$3,207.12	$3,310.56	$3,310.56	$3,310.56
6" Meter	-	$5,542.59	$5,542.59	$5,542.59
8" Meter	-	$9,455.76	$9,455.76	$9,455.76
Water Impact Fee:				
Residential / dwelling unit	$1,194	$1,194.07	$1,194.07	$1,194.07
Non-Residential				
3/4" Meter	$1,194	$1,194.07	$1,194.07	$1,194.07
1" Meter	$3,184	$3,184.19	$3,184.19	$3,184.19
1 1/2" Meter	$3,980	$3,980.23	$3,980.23	$3,980.23
2" Meter	$12,737	$12,736.75	$12,736.75	$12,736.75
3" Meter	$27,862	$27,861.64	$27,861.64	$27,861.64
4" Meter	$50,151	$50,150.95	$50,150.95	$50,150.95
6" Meter	$111,447	$111,446.56	$111,446.56	$111,446.56
8" Meter	$191,051	$191,051.25	$191,051.25	$191,051.25
Water Service Charge:				
Residential				
Base rate / connection / month	$16.74	$17.24	$17.76	$18.29
per 1,000 gallon used from 1 - 30,000 gallons	$1.12	$1.16	$1.19	$1.23
per 1,000 gallon > 30,000 gallons	$2.25	$2.31	$2.38	$2.45
Commercial				
Base rate / connection / month	$16.74	$17.24	$17.76	$18.29
per 1,000 gallon used	$1.12	$1.16	$1.19	$1.23

Pressurized Irrigation

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
PI Connection Fee:				
1" Lateral	$466.90	$485.22	$485.22	$485.22
1 1/2" Lateral	$1,110.96	$1,954.86	$1,954.86	$1,954.86
2" Lateral	$1,258.43	$2,025.55	$2,025.55	$2,025.55
3" Lateral	-	$5,195.12	$5,195.12	$5,195.12
4" Lateral	-	$5,217.90	$5,217.90	$5,217.90
6" Lateral	-	$5,887.77	$5,887.77	$5,887.77
8" Lateral	-	$7,672.42	$7,672.42	$7,672.42
10" Lateral	-	$9,079.94	$9,079.94	$9,079.94
PI Impact Fee:				
Residential (Single and Multi-Family) / acre (.25 acre minimum)	$4,379	$4,378.63	$4,378.63	$4,378.63
Non-Residential / pervious acre (.25 acre minimum)	$6,736	$6,736.35	$6,736.35	$6,736.35

Pressurized Irrigation-continued

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
PI Service Charge:				
Base rate / connection / month	$5.00	$5.15	$5.30	$5.46
+ / sq ft of lot divided by 43560	$45.84	$47.21	$48.63	$50.09
Minimum / month charge	$14.17	$14.59	$15.03	$15.48
Pre-construction water permit base	$85	$85	$85	$85
+ / 1,000 sq ft of lot	$1	$1	$1	$1
or + / lot (whichever is less)	$25	$25	$25	$25
Fire Hydrant Non-Metered Usage	$110	$110	$110	$110
Additional cost per lot (if greater than 1)	$25	$25	$25	$25
Metered Fire Hydrant Permit Processing	$45	$45	$45	$45
(+ / Utility Sign-up Processing)	$30	$30	$30	$30
Hydrant meter deposit	$1,550	$1,550	$1,550	$1,550
Base rate / metered fire hydrant connection / month	$4.14	$4.14	$4.14	$4.14
+ / 1,000 gallons used	$0.80	$0.80	$0.80	$0.80
Minimum / month charge	$12.47	$12.47	$12.47	$15.03
Shareholder Charge base	$7.00	$7.21	$7.43	$7.65
+ / month / share	$6.42	$6.62	$6.82	$7.02
Penalty for violation of secondary water system conservation code				
First violation	Written notice	Written notice	Written notice	Written notice
Second violation	$100	$100	$100	$100
Third	Class C misdemeanor	Class C misdemeanor	Class C misdemeanor	Class C misdemeanor

Sewer

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Impact Fee:				
Residential / dwelling unit	$761	$761.43	$761.43	$761.43
Non-Residential				
3/4" Meter	$761	$761.43	$761.43	$761.43
1" Meter	$2,060	$2,059.65	$2,059.65	$2,059.65
1 1/2" Meter	$2,569	$2,568.54	$2,568.54	$2,568.54
2" Meter	$8,184	$8,184.05	$8,184.05	$8,184.05
3" Meter	$17,995	$17,995.01	$17,995.01	$17,995.01
4" Meter	$30,853	$30,852.95	$30,852.95	$30,852.95
6" Meter	$71,988	$71,988.30	$71,988.30	$71,988.30
8" Meter	$123,412	$123,412.42	$123,412.42	$123,412.42
Service Charge:				
Base rate / connection / month	$19	$19	$19	$20
+ /1,000 gallons used	$2	$2	$2	$2.06
Timpanogos Special Service District (Regional Sewer Treatment Plant)				
Impact Fee:				
Single Family Housing / house	$1,708	$1,708	$1,708	$1,785.55
Multi Unit Residential / dwelling unit	$1,110	$1,110	$1,110	$1,785.55
Commercial, Industrial, Institutional	See T.S.S.D.	See T.S.S.D.	See T.S.S.D.	See T.S.S.D.

Electric

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Connection Fee:				
Residential Single Phase up to 200 AMPS (self contained)	-	$374.02	$374.02	$374.02
Residential Single Phase 201-400 AMPS (self contained)	-	$442.02	$442.02	$442.02
Commercial Single Phase up to 200 AMPS (self contained)	-	$264.02	$264.02	$264.02
Commercial Single Phase 201-400 AMPS (self contained)	-	$280.02	$280.02	$280.02
Commercial Single Phase 201-400 AMPS (instrament rated)	-	$1,588.17	$1,588.17	$1,588.17
Commercial 3 Phase up to 400 AMP (self contained)	-	$575.62	$575.62	$575.62
Commercial 3 Phase 401-800 AMP (instrament rated)	-	$1,764.17	$1,764.17	$1,764.17
Commercial 3 Phase 801-4000 AMP (intrament rated)	-	$1,582.17	$1,582.17	$1,582.17
Single Phase Multimeter / meter	-	$140.00	$140	$140
(AMPS cost schedule same as single meter)				
3 Phase Multimeter / meter	$200	$365	$365	$365
(AMPS cost schedule same as single meter)				
Net Meter	$500	$395	$394.81	$394.81
Impact Fee:				
Residential Single Phase (120/240) Service Sizes:				
AMPS KVA Peak Demand				
100 24 5	$1,188	$1,187.71	$1,187.71	$1,187.71
125 30 6	$1,485	$1,484.64	$1,484.64	$1,484.64
150 36 7	$1,732	$1,732.08	$1,732.08	$1,732.08
200 48 8	$1,980	$1,979.52	$1,979.52	$1,979.52
225 54 10	$2,474	$2,474.40	$2,474.40	$2,474.40
250 60 11	-	-	-	$2,721.84
300 72 12	-	-	-	$2,969.28
350 84 13	-	-	-	$3,216.72
400 96 14	$3,464	$3,464.16	$3,464.16	$3,464.16
Commercial Single Phase (120/240) Service Sizes:				
AMPS KVA Peak Demand				
100 24 5	$1,188	$1,187.71	$1,187.71	$1,187.71
125 30 7	$1,732	$1,732.08	$1,732.08	$1,732.08
150 36 9	$2,227	$2,226.96	$2,226.96	$2,226.96
200 48 14	$3,464	$3,464.16	$3,464.16	$3,464.16
250 60 15	-	-	-	$3,712.05
300 72 17	-	-	-	$4,206.99
350 84 18	-	-	-	$4,454.46
400 96 19	$4,701	$4,701.36	$4,701.36	$4,701.36
Commercial/Residential 3 Phase (120/240) Service Sizes:				
AMPS KVA Peak Demand				
125 52 16	$3,959	$3,959.04	$3,959.04	-
150 62 24	$5,939	$5,938.56	$5,938.56	-
200 83 31	$7,671	$7,670.64	$7,670.64	-
400 166 63	$15,589	$15,588.72	$15,588.72	-
600 249 94	$23,259	$23,259.36	$23,259.36	-
800 333 126	$31,177	$31,177.44	$31,177.44	-
1000 416 157	$38,848	$38,848.07	$38,848.07	-
1200 499 189	$46,766	$46,766.15	$46,766.15	-
1600 665 252	$62,355	$62,354.87	$62,354.87	-
2000 831 312	$77,944	$77,943.59	$77,943.59	-
2500 1039 394	$97,491	$97,491.35	$97,491.35	-

Fee Information (cont.)	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Commercial/Residential 3 Phase (120/208) Service Sizes:				
AMPS KVA Peak Demand				
125 45 16	$3,959	$3,959.04	$3,959.04	$3,959.04
150 54 24	$5,939	$5,938.56	$5,938.56	$5,938.56
200 72 31	$7,671	$7,670.64	$7,670.64	$7,670.64
225 81 35	-	-	-	$8,658.30
250 90 39	-	-	-	$9,662.49
300 108 47	-	-	-	$11,670.86
350 126 55	-	-	-	$13,679.23
400 144 63	$15,589	$15,588.72	$15,588.72	$15,588.72
500 180 80	-	-	-	$19,701.95
600 216 94	$23,259	$23,259.36	$23,259.36	$23,259.36
800 288 126	$31,177	$31,177.44	$31,177.44	$31,177.44
1000 360 157	$38,848	$38,848.07	$38,848.07	$38,848.07
1200 432 189	$46,766	$46,766.15	$46,766.15	$46,766.15
1600 576 252	$62,355	$62,354.87	$62,354.87	$62,354.87
2000 721 315	$77,944	$77,943.59	$77,943.59	$77,943.59
2500 901 394	$97,491	$97,491.35	$97,491.35	$97,491.35
Commercial/Residential 3 Phase (277/480V) Service Sizes:				
AMPS KVA Peak Demand				
125 104 35	$8,660	$8,660.40	$8,660.40	$8,660.40
150 125 52	$12,867	$12,866.88	$12,866.88	$12,866.88
200 166 73	$18,063	$18,063.12	$18,063.12	$18,063.12
225 187 84	-	-	-	$20,784.96
250 208 93	-	-	-	$23,011.92
300 250 112	-	-	-	$27,713.28
350 291 131	-	-	-	$32,414.64
400 333 145	$35,879	$35,878.79	$35,878.79	$35,878.79
500 416 187	-	-	-	$46,271.28
600 499 219	$54,189	$54,189.35	$54,189.35	$54,189.35
800 665 290	$71,758	$71,757.59	$71,757.59	$71,757.59
1000 831 364	$90,068	$90,068.15	$90,068.15	$90,068.15
1200 998 436	$107,884	$107,883.82	$107,883.82	$107,883.82
1600 1330 583	$144,258	$144,257.50	$144,257.50	$144,257.50
2000 1663 728	$180,136	$180,136.29	$180,136.29	$180,136.29
2500 2078 910	$225,170	$225,170.37	$225,170.37	$225,170.37
3000 2494 1092	$270,204	$270,204.44	$270,204.44	$270,204.44
3500 2910 1272	$314,744	$314,743.63	$314,743.63	$314,743.63
3750 3118 1363	$337,261	$337,260.67	$337,260.67	$337,260.67
4000 3326 1454	$359,778	$359,777.70	$359,777.70	$359,777.70
Service Charge:				
Residential / kWh ($4.50 minimum bill)	$0.087612	$0.087612	$0.087612	$0.087612
Commercial base / month	$9	$9	$9	$9
+ / kWh, 1st 1,000 kWh (if no demand)	$0.098	$0.098	$0.098	$0.098
+ / kWh, >1st 1,000 kWh (if no demand)	$0.0661	$0.0661	$0.0661	$0.0661
+ / kWh, 1st 1,000 kWh (if demand)	$0.098	$0.098	$0.098	$0.098
+ / kWh, > 1st 1,000 kWh (if demand)	$0.0661	$0.0661	$0.0661	$0.0661
+ Demand / kW	$7.75	$7.75	$7.75	$7.75
Net Meter kWh	$0.087612	$0.087612	$0.087612	$0.087612
kWh credit if generated by Customer exceeds consumption	$0.087612	$0.087612	$0.087612	$0.087612
Feed In Tariff				
Class 1 (1 kW to 10 kW) - credit per kWh	-	$0	$0.05	$0.05
Class 1 (>10 kW to 1,000 kW) - credit per kWh	-	$0	$0.04	$0.04
Meter Tampering	$100	$100	$100	$100
Conduit Lease Fee (per foot, per year)	-	$1	$0.75	$0.75
Pole Attachment / year	$18	$18	$18	$18
Solar Meter Fee (Connection Fee)	-	$500	$500	$500
Over 10 kW Solar Interconnection Study	-	$1,500	$1,500	$1,500
Banner Installation and Removal	$150	$150	$150	$150
+ each additional week	$50	$50	$50	$50

Lehi City FY 2022 Fee Schedule

Legacy Center

Fee Information	Approved FY 2019		Approved FY 2020		Approved FY 2021		Proposed FY 2022	
Rentals:								
Complex Rental / day	$400		$500		$500		Discontinue	
+ deposit	$500		$500		$500		Discontinue	
Entire Park Rental / day	$665		$665		$665		Discontinue	
+ deposit	$500		$500		$500		Discontinue	
Field Rental / day	-		-		-		$150	
+ deposit	-		-		-		$125	
Field Rental / hour / field	$27		$27		$27		$30	
+ deposit / hour / field	$30		$35		$35		$25	
Field Rental / 4 hours / field (Baseball)	$87		$110		$110		$90	
+ deposit / 4 hours / field (Baseball)	$100		$110		$110		$75	
Additional Field Prep / diamond (Baseball)	$40		$50		$50		$45	
+ on Saturdays and Holidays (Baseball)	$13		$15		$15		$60	
Field Lighting / hour / field	$27		$35		$35		$25	
Memberships:	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Monthly Pass								
Family/Group	$52	$48	$53	$49	$53	$49	$54	$49
Additional Person	$3.50	$3.00	$3.50	$3.00	$3.50	$3.00	$3.50	$3.00
Adult Couple (18-59)	$42	$39	$43	$39	$43	$39	$44	$40
Adult Individual (18-59)	$29	$26	$29	$27	$29	$27	$30	$27
Youth Individual (12-17)	$16	$15	$16	$15	$16	$15	$17	$15
Child Individual (4-11)	$13	$12	$13	$12	$13	$12	$14	$12
Toddler (3 & under)	Free	Free	Free	Free	Free	Free	Free	Free
Senior Couple (60+)	$29	$26	$29	$27	$29	$27	$30	$27
Senior Individual (60+)	$16	$15	$16	$15	$16	$15	$17	$15
Annual Pass								
Family/Group	$525	$485	$535	$485	$540	$490	$545	$495
Additional Person	$32	$30	$33	$30	$33	$31	$33	$31
Adult Couple (18-59)	$425	$395	$435	$395	$435	$400	$440	$400
Adult Individual (18-59)	$295	$275	$300	$275	$305	$275	$305	$280
Youth Individual (12-17)	$165	$155	$165	$155	$170	$155	$170	$155
Child Individual (4-11)	$130	$125	$135	$125	$135	$125	$135	$125
Senior Couple (60+)	$295	$275	$300	$275	$305	$275	$305	$280
Senior Individual (60+)	$165	$155	$165	$155	$170	$155	$170	$155
Summer Pass								
Family/Group	$193	$168	$193	$168	Discontinue		$193	$168
Daily Pass								
Adult Full Facility (Ages 18-59)	$6		$6		$6		$6	
Youth Full Facility (Ages 12-17)	$5		$5		$5		$5	
Child Full Facility (Ages 4-11)	$4		$4		$4		$4	
Senior Full Facility (Ages 60+)	$4		$4		$4		$4	
Gym	$3.00		$3		$3		$3	
Weight & Cardio	$3.00		$3		$3		$3	
Aerobics Class	$4		$4		$4		$4	
Water Aerobics	$4		$4		$4		$4	
Cycling Class	$4		$4		$4		$4	
Track	$0.75		$1.00		$1		$1	
Climbing Wall	-		-		-		$8	
Day Care, first child / hour	$2.50		$2.50		$2.50		$2.50	
+ / additional child / hour	$1.50		$1.50		$1.50		$1.50	
Punch Card								
Day Care	$36		$36		$36		$36	

Legacy Center-continued

Fee Information	Approved FY 2019		Approved FY 2020		Approved FY 2021		Proposed FY 2022	
	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Programs:								
Team Sports								
Women's Volleyball	$320	$265	$325	$270	$325	$270	$325	$270
Coed Volleyball	-	-	-	-	$325	$270	$325	$270
Men's Basketball	$910	$760	$930	$775	$930	$775	$930	$775
Youth Sports								
Wrestling	$54	$45	$54	$45	$55	$46	$56	$47
(if member)	$49	$41	$49	$41	$50	$41	$50	$42
Girls Volleyball	$68	$50	$69	$51	$70	$52	$70	$52
(if member)	$61	$45	$62	$46	$63	$47	$63	$47
Volleyball Camp	$59	$44	$59	$44	$61	$45	$61	$45
Flag Football (K-6th)	$63	$47	$65	$48	$66	$49	$66	$49
(if member)	$57	$42	$59	$43	$59	$44	$59	$44
Flag Football (7th-10th)	-	-	-	-	$80	$59	$81	$60
(if member)	-	-	-	-	$72	$53	$73	$54
Indoor Soccer	$50	$37	$51	$38	$53	$39	$53	$39
(if member)	$45	$33	$46	$34	$48	$35	$48	$35
Outdoor Soccer (K-6th)	$50	$37	$51	$38	$53	$39	$53	$39
(if member)	$45	$33	$46	$34	$48	$35	$48	$35
Outdoor Soccer (7th-9th)	$60	$47	$66	$49	$68	$50	$68	$50
(if member)	$54	$42	$59	$44	$61	$45	$61	$45
Track & Field	$80	$59	$81	$60	$82	$61	$84	$62
7yrs & Under Golf	$44	$37	$46	$38	$47	$39	$47	$39
8yrs & Up Golf	$79	$66	$80	$67	$82	$68	$83	$69
Advanced Golf	$104	$87	$106	$88	$108	$90	$109	$91
Tennis	$76	$56	$76	$56	$77	$57	$78	$58
(if member)	$68	$50	$68	$50	$69	$51	$70	$52
Kids Sports Camp	$60	$50	$60	$50	$61	$51	$62	$52
(if member)	$54	$45	$54	$45	$55	$46	$56	$47
Basketball Camp - 3 Day (Skyridge) K-3rd	$74	$74	$75	$75	$60	$60	$60	$60
Basketball Camp - 3 Day (Skyridge) 4th-6th	$90	$90	$95	$95	$90	$90	$85	$85
Basketball Camp - 3 Day (Skyridge) 7th-9th	-	-	-	-	$90	$90	$85	$85
Basketball Camp - 3 Day (Skyridge) 10th-12th	$90	$90	$95	$95	$60	$60	$70	$70
Basketball Camp - Girls - 3 Day (Skyridge) K-12th	-	-	$80	$80	$81	$81	$80	$80
Basketball Camp - 4 Day (LC) 1st-3rd	-	-	-	-	$45	$45	$60	$60
Basketball Camp - 4 Day (LC) 4th-6th	-	-	-	-	$90	$90	$75	$75
Basketball Camp - 4 Day (LC) 7th-9th	$118	$118	$118	$118	$90	$90	$90	$90
Jr. Jazz Basketball (K-4th grade)	$59	$44	$59	$44	$61	$45	$61	$45
(if member)	$53	$40	$53	$40	$55	$41	$55	$41
Jr. Jazz Basketball (5th-6th grade)	$76	$56	$76	$56	$77	$56	$78	$58
(if member)	$68	$50	$68	$50	$69	$51	$70	$52
Jr. Jazz Basketball (7th-8th grade)	$92	$68	$93	$69	$95	$70	$96	$71
(if member)	$83	$61	$84	$62	$86	$63	$86	$64
Jr. Jazz Basketball (9th-12th)-Teams only	$655	$545	$740	$615	$750	$625	$755	$630
Baseball (3rd-8th grade)	$128	$85	$129	$86	$131	$87	$132	$88
(if member)	$115	$77	$116	$77	$118	$78	$119	$79
Baseball (2nd grade)	$68	$50	$76	$56	$77	$57	$77	$57
(if member)	$61	$45	$68	$50	$69	$51	$69	$51
Baseball (T-ball & coach pitch)	$50	$37	$59	$44	$61	$45	$61	$45
(if member)	$45	$33	$53	$40	$55	$41	$55	$41
Softball (3rd-11th grade)	$115	$85	$129	$86	$131	$87	$132	$88
(if member)	$104	$77	$116	$77	$118	$78	$119	$79
Swimming								
Summer Swimming Lessons	$53	$35	$54	$36	$54	$36	$56	$37
(if member)	$48	$32	$49	$32	$49	$32	$50	$33
School Year Swimming Lessons	$53	$35	$54	$36	$54	$36	$56	$37
(if member)	$48	$32	$49	$32	$49	$32	$50	$33
Summer Rec Swim Team	$159	$106	$162	$108	$165	$110	$167	$111
Summer Rec Swim Camp	$29	$19	$30	$20	$30	$20	$30	$20

Legacy Center-continued

Fee Information	Approved FY 2019		Approved FY 2020		Approved FY 2021		Proposed FY 2022	
	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Dance Camp								
5 & 6 year olds	$47	$39	$47	$39	$48	$40	$48	$40
7-14 years old	$72	$72	$73	$73	$74	$74	$75	$75
Dance								
Enrollment Fee	-	-	$25	$25	$25	$25	$26	$26
Summer Dance Class	-	-	$89	$79	$89	$79	$97	$81
30 minutes	$46	$34	$46	$34	$47	$35	$47	$35
40 minutes	$43	$36	$44	$37	$44	$37	$46	$38
50 minutes	$47	$39	$47	$39	$48	$40	$48	$40
Sessions:								
Babysitter Certification	$81	$60	$85	$64	$88	$65	$89	$66
CPR & First Aid	$72	$60	$73	$61	$74	$62	$76	$63
Rock Climbing Merit Badge	$42	$28	$42	$28	$44	$29	Discontinue	
Hunter Safety	$11	$7	$11	$7	$11	$7	$12	$8
Itty Bitty Baseball	$47	$39	$47	$39	$48	$40	$48	$40
(if member)	$42	$35	$42	$35	$43	$36	$43	$36
Itty Bitty Soccer	$47	$39	$47	$39	$48	$40	$48	$40
(if member)	$42	$35	$42	$35	$43	$36	$43	$36
Itty Bitty Basketball	$47	$39	$47	$39	$48	$40	$48	$40
(if member)	$42	$35	$42	$35	$43	$36	$43	$36
Itty Bitty Football	$47	$39	$47	$39	$48	$40	$48	$40
(if member)	$42	$35	$42	$35	$43	$36	$43	$36
Itty Bitty Ball	$47	$39	$47	$39	$48	$40	$48	$40
(if member)	$42	$35	$42	$35	$43	$36	$43	$36
Parenting With Love & Logic	$42	$35	$43	$36	$43	$36	$44	$37
Scrapbooking	$14	$12	$14	$12	$14	$12	$32	$27
Scrapbook Sleepover	$26	$22	$26	$22	$26	$22	$44	$37
Sign Language	$55	$46	$56	$47	$56	$47	$58	$48
Women On Weights- members only	$160	$135	$160	$135	$170	$140	$170	$140
Summer Youth Camp	$59	$49	$60	$50	$61	$51	$62	$52
Princess Party	$16	$13	$16	$13	$16	$13	$17	$14
Superhero Party	$16	$13	$16	$13	$16	$13	$17	$14
Safety On Wheels Fair	-	-	$10	$8	$16	$13	$17	$14
Adult Triathlon Training	$120	$89	$123	$92	$124	$92	$126	$93
(if member)	$108	$80	$111	$83	$112	$83	$113	$84
RAD Women	$41	$34	$41	$34	$42	$35	$20	$20
Science Class	$125	$104	$125	$104	$130	$108	$131	$109
Science Camp	$114	$95	$114	$95	$118	$98	$85	$71
Robotics Camp	$144	$120	$144	$120	$149	$124	$151	$16
Late Night @ LC Teen Camp	-	-	-	-	$14	$12	$14	$12
Social Date Dance Night	-	-	-	-	-	-	$10	$10
Kids Hiking Club	-	-	-	-	$18	$15	$18	$15
Fishing Club	-	-	-	-	$35	$35	$35	$35
Computer Game Programming Classes	-	-	-	-	$173	$144	$175	$146
Lego Engineering Camp	-	-	-	-	$164	$164	$166	$166
Youth Entrepreneur Fair	-	-	-	-	$10	$10	$10	$10
Sewing Camp	-	-	-	-	$35	$35	$40	$40
Gymnastics - Fall								
45 minutes 1 day per week	$49	$36	$50	$37	$50	$37	$51	$38
45 minutes 2 days per week	$81	$60	$82	$61	$82	$61	Discontinue	
1 hour 1day per week	$54	$40	$55	$41	$55	$41	$57	$42
1 hour 2 days per week	$92	$68	$93	$69	Discontinue		-	
1 hour 2 days per week (PreTeam)	$75	$68	$76	$69	Discontinue		-	
1 1/4 hours 2 days per week (PreTeam)	$85	$77	$86	$78	$88	$80	$89	$81
1 1/2 hours 1 day per week	$61	$51	$62	$52	$62	$52	$64	$53
1 1/2 hours 2 days per week	$107	$89	$109	$91	$110	$92	$112	$93
1 1/2 hours 2 days per week (PreTeam)	$98	$89	$100	$91	$101	$92	$101	$93
1 1/2 hours 3 days per week	$158	$132	$161	$134	Discontinue		-	

Legacy Center-continued

Fee Information	Approved FY 2019		Approved FY 2020		Approved FY 2021		Proposed FY 2022	
	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
2 hours 2 days per week	$102	$97	$104	$99	Discontinue		-	
2 hours 3 days per week	$146	$139	$148	$141	Discontinue		$173	$144
2 hours 4 days per week	$177	$169	$180	$171	Discontinue		-	
2 1/2 hours 1 day per week	$64	$61	$65	$62	Discontinue		-	
2 1/2 hours 2 days per week	$116	$110	$118	$112	Discontinue		-	
2 1/2 hours 3 days per week	$165	$157	$168	$160	Discontinue		-	
3 hours 2 days per week	$146	$139	$148	$141	$163	$148	$165	$150
3 hours 3 days per week	$185	$176	$188	$178	$208	$189	$210	$191
Level 6 Extra Class	$44	$42	$44	$42	$58	$43	$43	$43
Gymnastics - Summer (June, July & August)								
45 minutes 1 day per week	$62	$46	$62	$46	Discontinue		-	
45 minutes 2 days per week	$101	$75	$103	$76	Discontinue		-	
1 hour 1 day per week	$66	$49	$68	$50	Discontinue		-	
1 hour 2 days per week	$112	$83	$115	$85	Discontinue		-	
1 hour 2 days per week (PreTeam)	$91	$83	$94	$85	Discontinue		-	
1 1/4 hours 2 days per week (PreTeam)	$106	$96	$108	$98	Discontinue		-	
1 1/2 hours 1 day per week	$77	$64	$78	$65	Discontinue		-	
1 1/2 hours 2 days per week	$132	$110	$134	$112	Discontinue		-	
1 1/2 hours 2 days per week (PreTeam)	$121	$110	$123	$112	Discontinue		-	
1 1/2 hours 3 days per week	$197	$164	$199	$166	Discontinue		-	
2 hours 2 days per week	$127	$121	$129	$123	Discontinue		-	
2 hours 3 days per week	$181	$172	$184	$175	Discontinue		-	
2 hours 4 days per week	$222	$211	$225	$214	Discontinue		-	
2 1/2 hours 1 day per week	$80	$76	$81	$77	Discontinue		-	
2 1/2 hours 2 days per week	$144	$137	$146	$139	Discontinue		-	
2 1/2 hours 3 days per week	$204	$194	$207	$197	Discontinue		-	
3 hours 2 days per week	$182	$173	$184	$175	Discontinue		-	
3 hours 3 days per week	$230	$219	$233	$222	Discontinue		-	
Level 6 Extra Class	$55	$52	$56	$53	Discontinue		$53	$53
Cheer								
Enrollment Fee	-	-	$25	$25	$15	$15	$15	$15
30 minutes (Fall)	$42	$35	$43	$36	$43	$36	$44	$37
50 minutes (Fall)	$47	$39	$47	$39	$48	$40	$48	$40
Cheer (Summer)								
30 minutes	$73	$61	$73	$61	$76	$63	$77	$64
50 minutes	$86	$72	$86	$72	$89	$74	$90	$75
Preschool								
2 days a week	$91	$76	$92	$77	$94	$78	$95	$79
3 days a week	$113	$94	$114	$95	$116	$97	$118	$98
Summer Preschool	$178	$148	$180	$150	$184	$153	$186	$155
Hap Ki-Do	$65	$55	$65	$55	$73	$61	$74	$62
Other Programs								
Slim-to-Win	$260	$260	$260	$260	$340	$340	$340	$340
Adult Gun Safety & Handling (formerly Concealed Weapons)	$48	$48	$49	$49	$49	$49	$50	$50
Adaptive Volleyball	$35	$35	$35	$35	$35	$35	$35	$35
Adaptive Basketball	$26	$26	$36	$36	$36	$36	$36	$36
Adaptive Bowling	$45	$45	$35	$35	$35	$35	$35	$35
Private Swim Lessons	$25	$25	$25	$25	$25	$25	$26	$26
Semi-Private Swim Lessons	$15	$15	$15	$15	$15	$15	$16	$16
Private Gymnastics Lessons	$25	$25	$25	$25	$25	$25	$26	$26
Semi-Private Gymnastics Lessons	$15	$15	$15	$15	$15	$15	$16	$16
Ski & Snowboarding School (established in conjunction with American Fork City)	$225	$225	$230	$230	$235	$235	$336	$280
Special Olympics Swim Team	$49	$39	$57	$42	$58	$43	$58	$43
USA Swim Team - Dolphins	$50	$37	$82	$61	$82	$61	$100	$74
USA Swim Team - Sharks	$53	$39	$85	$63	$85	$63	$103	$76
USA Swim Team - Junior Prep	$59	$44	$92	$68	$92	$68	$113	$84
USA Swim Team - Juniors	$68	$50	$100	$74	$100	$74	$122	$90
USA Swim Team - Senior (Mar-Aug)	$88	$65	$120	$89	$120	$89	$142	$105
USA Yearly Membership Fee (set by USA Swimming)	$85	$85	$85	$85	$90	$90	$95	$95

Legacy Center-continued

Fee Information	Approved FY 2019		Approved FY 2020		Approved FY 2021		Proposed FY 2022	
WSI	$170	$170	$170	$170	$175	$175	$175	$175
Lifeguard Class	$200	$200	$200	$200	$200	$200	$200	$200
Masters Swimming	$22	$22	$22	$22	$30	$25	$42	$35
Gymnastics Meet Fees	$445	$445	$445	$445	$445	$445	Discontinue	
Facility Services:								
Body Fat Testing	$12		$13		$13		$13	
Personal Training	Per trainer		Per trainer		Per trainer		Per trainer	
Birthday Party Packages								
Package 1 - Room	$80		$80		$80		$85	
Package 2 - Room & Rock Wall	$85		$85		$85		$100	
Package 3 - Room & Swim	$95		$95		$95		$110	
Package 4 - Room, Swim & Rock Wall	$105		$105		$105		$135	
Kid Fit - 1st Child	$2.50		$2.50		$2.50		$2.50	
Kid Fit - Each Additional Child	$1.50		$1.50		$1.50		$1.50	
Facility Rentals								
Pool Rental (2 hour rental)	$350		$350		$350		$375	
Pool Rental-Alpine School Dist meet	$450		$450		$450		$450	
Lap Lanes - Short Course - Alpine School District	$10		$10		$10		$10	
Lap Lanes - Long Course - Alpine School District	$12		$12		$12		$12	
Lap Lanes - Short Course	$12		$12		$12		$12	
Lap Lanes - Long Course	$12		$12		$12		$12	
Full Gymnasium / hour	$55		$55		$55		$55	
each additional after 3 hours	$22		$25		$25		$25	
all day	$225		$250		$250		$250	
Half Gymnasium	$40		$40		$40		$40	
each additional after 3 hours	$17		$20		$20		$20	
all day	$160		$180		$180		$180	
Full Multi - purpose Room	$55		$55		$55		$55	
each additional after 3 hours	$22		$25		$25		$25	
all day	$225		$250		$250		$250	
Half Multi - purpose Room	$40		$40		$40		$40	
each additional after 3 hours	$17		$20		$20		$20	
all day	$160		$180		$180		$180	
Small Conference Room	$40		$40		$40		$40	
each additional after 3 hours	$17		$20		$20		$20	
all day	$160		$180		$180		$180	
Climbing Wall (per hour)	$40		$40		$40		$40	

Outdoor Pool

Fee Information	Approved FY 2019		Approved FY 2020		Approved FY 2021		Proposed FY 2022	
Season Pass	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Family (up to 6 people)	$193	$168	$193	$168	$193	$168	$193	$168
+ each additional family member	$30	$30	$30	$30	$30	$30	$30	$30
If Legacy Center year-round pass holder	$135	$118	$135	$118	$135	$118	Discontinue	
Individual	$110	$84	$110	$84	$110	$84	$110	$84
Pool Rental	$400		$400		$400		$425	
Daily Admission								
Ages 3 and under	Free		Free		Free		Free	
Individual (Ages 4-11)	$5		$5		$5		$5	
Individual (Ages 12-59)	$6		$6		$6		$6	
Seniors (Ages 60+)	$2		$2		$2		$2	
Lap Swimming	$3		$3		$4		$4	
Water Aerobics	$3		$3		$4		$4	
Group Rate Discounts:								
5-9 People (discount / person)	$0.50		$0.50		$0.50		$0.50	
10 or more (discount / person)	$1		$1		$1		$1	
Monday Family Night (up to 8 people)	$25		$25		$25		$25	

Lehi City FY 2022 Fee Schedule

Information Center

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Dumpster Rental / dumpster (for residents who pay garbage to Lehi City	$150	$150	$150	$200
Landfill Transfer Station Punch Card:				
3 Punch Card (1 per year for residents who pay garbage to Lehi City)	Free	Free	Free	Free
Fingerprinting:				
Resident	$10	$10	$10	$10
Non-Resident	$25	$25	$25	$25
Lehi History Book (Earlier Version)	$15	$15	$15	$15
Both books	$40	$40	$40	$40
Lehi History Book (Latest Version)	$35	$35	$35	$35
Business License				
Home-Occupied Business (no impact)	-	-	-	No Fee
Home-Occupied Business (impact)	$40	$40	$40	No Fee
Base Fee	$80	$80	$80	$80
Fireworks	$40	$40	$40	$40
Seasonal/Temporary (Christmas tree lot, snow cone shack, etc)	$40	$40	$40	$40
Beer License	$150	$150	$150	$150
Single event alcohol	$50	$50	$50	$50
Alcohol License	$300	$300	$300	$300
Solicitor (per person)	$50	$50	$50	$50
Late Fee	25% of the renewal fee if not paid by February 15th	25% of the renewal fee if not paid within 45 days of renewal date	25% of the renewal fee if not paid within 45 days of renewal date	25% of the renewal fee if not paid within 45 days of renewal date
Animal Shelter: (as established by NUVAS)				
Dog License - 1 year (if spayed or neutered)	$15	$15	$15	$15
Dog License - 2 year (if spayed or neutered)	$25	$25	$25	$25
Dog License - 3 year (if spayed or neutered)	$35	$35	$35	$35
Dog License - 1 year (if not spayed or neutered)	$35	$35	$35	$35
Dog License - 2 year (if not spayed or neutered)	$65	$65	$65	$65
Dog License - 3 year (if not spayed or neutered)	$95	$95	$95	$95
Passport				
Passport Application Fees* (In addition to State Department Charges**)	$35	$35	$35	$35
Photo Fee	$10	$10	$10	$10
Overnight Fee	Fee set by USPS	Fee set by USPS	Fee set by USPS	Fee set by USPS

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

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

Civil Fine Schedule

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Parking Violations:				
If paid within 5 business days:				
Overtime Parking (7-1-1)	$25	$25	$25	$25
Snow Removal (7-1-1)	$25	$25	$25	$25
Restricted Vehicles in Residential Zone (7-1-2)	$25	$25	$25	$25
Trailer on Roadway 12 hrs (7-1-2)	$25	$25	$25	$25
Parking Within 30' Sign or Signal (41-6A-1401)	$25	$25	$25	$25
Double Parking (41-6A-1401)	$25	$25	$25	$25
Parking Within Intersection (41-6A-1401)	$25	$25	$25	$25
Parking Out of Stall (41-6A-1401)	$25	$25	$25	$25
Parking Within 20' of Crosswalk (41-6A-1401)	$25	$25	$25	$25
Blocking Driveway (41-6A-1401)	$25	$25	$25	$25
Abandoned Vehicle 48 hrs (41-6A-1408)	$25	$25	$25	$25
Red Curb, Yellow Curb, Sign (41-6A-1401)	$30	$30	$30	$30
Parking On or Over Sidewalk (41-6A-1401)	$30	$30	$30	$30
Parking in Firelane (41-6A-1401)	$30	$30	$30	$30
Parking Within 15' Fire Hydrant (41-6A-1401)	$30	$30	$30	$30
Parked Facing Traffic (41-6A-1402)	$30	$30	$30	$30
Disability Space (41-1A-414)	$125	$125	$125	$125
Any Other Parking Violation under City Code or State Law	$25	$25	$25	$25
If Applicable; +/ any towing and storage fees	100%	100%	100%	100%
If Paid Between 6-10 business days (multiplied by base fine amt)	x2	x2	x2	x2
If Paid After 10 business days (multiplied by base fine amt)	x3	x3	x3	x3

LEHI CITY CORPORATION

FINAL BUDGET FY 2022



LEHI CITY CORPORATION

FINAL BUDGET FY 2022

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LEHI CITY CORPORATION

FINAL BUDGET FY 2022

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LEHI CITY CORPORATION

FINAL BUDGET FY 2022

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LEHI CITY

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

April 13, 2021

Dear City Council members,

I present to you a proposed budget for the upcoming 2021-22 fiscal year. This budget is the culmination of many hours of work which began with the City budget retreat in February. The budget is presented based on priorities identified by the City Council and proposals presented by City staff. I commend our City Departments for their dedication to providing quality services for our residents and keeping within budget restraints. All requests were made with this focus in mind. I wish funding for all requests could have been approved. However, based on budget estimates and funding availability, many requests will need to be reconsidered next year. Careful consideration was made to maintain growth at a conservative level consistent with a growing community.

Lehi City continues to grow rapidly. This growth provides opportunities as well as challenges. One area in which the City is consistently challenged is the impact to infrastructure by a growing business and residential population. As you will see, this budget shows an emphasis on infrastructure projects. Investments now will provide lasting benefits for current and future Lehi residents. A continued focus on infrastructure can allow City leaders to allow growth while still supporting existing stakeholders.

Lehi's growth can be witnessed financially in both tax revenues and other general revenues. Tax revenues have grown at an average of 10.72% over the past five years and total general fund revenues have grown by an average of 12.49% over the same period. In a concerted effort to grow conservatively, general fund expenditures have grown at an average of 7.95% over that time.

Last year at this time, the City, State, and Country were entering an environment of uncertainty surrounding the COVID-19 pandemic. Despite these challenges, City revenue growth stayed strong throughout the year. Specifically, sales tax revenues have continued to trend positively. However, the economic ups and downs have made forecasting a challenge. Uncertainty is still in the air. Budget forecasts have been made conservatively to allow the City to respond to changing conditions. The intent is to maintain a high level of service, take care of the City's employees, while remaining able to respond to economic realities. We continue to follow City budgeting policies and best practices that allow for flexibility in the future.

In evaluating the overall city budget, expenditures in all funds for the fiscal year 2022 total $211,602,214. The 16.78% increase in expenditures over the previous year is primarily due to infrastructure projects. Major capital projects included in this year's budget are: a $5 million sewer

line, $14.3 million for beginning construction on the City's fiber infrastructure, and a $7 million power substation. Operating expenditures are only 1.54% over the previous year. My goal, in association with the budget committee, was to balance conservative revenue forecasts with City needs associated with our consistent, rapid development. No increase to taxes is proposed in this budget.

An emphasis on parks is evident in this year's budget. The budget authorizes two additional parks employees to assist in the areas of sports fields and trails and open space maintenance. $3.5 million of City funds and $1.5 million in grants through Utah County will be used to construct the park and amenities surrounding Dry Creek Reservoir. In addition to providing a key component to the city's pressurized irrigation system, this facility will provide tremendous recreational facilities not only for Lehi residents but for visitors to the community as well.

The budget also anticipates a vote this November to consider a recreation sales tax for the City. This sales tax would assess $1 for every $1,000 in sales occurring within Lehi City. Most cities in Utah County already assess this tax. Proceeds will be available to fund parks, recreation, and arts facilities and programs. The budget anticipates using proceeds from this tax to fund phase I of Mellor Rhodes park in the amount of $5 million. The proposed name is PARC (Parks, Arts, Recreation, and Culture). In addition to Mellor Rhodes, $4 million in impact fees is budgeted for Shadow Ridge Park and a park in the Holbrook Farms subdivision.

Increased funding is also proposed for public safety needs. Three new patrol officers are authorized for the police department, along with one additional Animal Control Officer. The fire department is adding a training officer. This position will improve training to maintain the City's high standards of performance for our firefighters. Furthermore, the City's fourth fire station is anticipated in the next few years. $377,000 is budgeted to design this future station. Additional positions are proposed for facilities and the power department.

The City is forward thinking in operating and planning city utilities. Keeping these funds financially sound by investing in infrastructure and maintaining high bond ratings is a high priority. In order to focus on long-term needs, the city consistently evaluates rates charged for utilities. In accordance with these studies and as previously adopted, the culinary and pressurized irrigation fees will each increase three percent over the previous year and the storm drain fee will increase from $4.75 to $5.00 per household. A review will also occur of the overall rate structure for the electric utility fee. Although revenue levels are currently sufficient, the structure may need to be evaluated to properly match revenues to the utility costs. The sewer rate also needs to be evaluated to determine funding sufficiency for upcoming infrastructure projects.

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

Respectfully

Mayor Mark Johnson

Guiding Financial Principles

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

Budgeting

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

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

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

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

Taxation

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

Debt

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

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

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

Reserves

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

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

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

Capital Expenditures

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

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

Proprietary Funds

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

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

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

Financial Planning

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

- The City will develop multi-year planning and budgeting for personnel: capital projects; equipment and technology replacement; utility rates; and resident tax burden.

GENERAL FUND REVENUES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Taxes							
Current property taxes	$ 10,810,019	$ 10,800,000	$ 11,650,000	$ 11,650,000	27%	$ 850,000	8%
911 Tax (pass through)	-	325,000	325,000	-	0%	(325,000)	-100%
General sales tax	13,788,570	13,121,812	14,421,812	14,276,817	33%	1,155,005	9%
Franchise taxes	4,903,239	4,900,000	4,900,000	4,900,000	11%	-	0%
Cell phone taxes	579,993	550,000	550,000	550,000	1%	-	0%
Innkeeper taxes	187,558	180,000	180,000	180,000	0%	-	0%
Total Taxes	**$ 30,269,379**	**$ 29,876,812**	**$ 32,026,812**	**$ 31,556,817**			
License and Permits							
Business licenses	$ 97,098	$ 115,000	$ 115,000	$ 115,000	0%	-	0%
Building permits	2,649,153	2,905,000	2,905,000	2,905,000	7%	-	0%
Accessory Dwelling Unit	146,062	-	-	-	0%	-	0%
Plan reviews	1,544,076	1,625,000	1,625,000	1,625,000	4%	-	0%
Micron plan review & inspection	75,750	75,000	75,000	75,000	0%	-	0%
Inspection fees	552,671	700,000	700,000	700,000	2%	-	0%
State 1% building permit fees	28,627	20,000	20,000	20,000	0%	-	0%
Total License and Permits	**$ 5,093,436**	**$ 5,440,000**	**$ 5,440,000**	**$ 5,440,000**			
Intergovernmental Revenue							
Library grant	$ 13,800	$ -	$ -	$ -	0%	-	0%
Fire department grants	104,880	586,672	268,568	268,568	1%	(318,104)	-54%
County recreation grants	31,306	32,000	32,000	32,000	0%	-	0%
State grants	23,305	75,000	75,000	75,000	0%	-	0%
Grants	3,363,359	81,000	70,000	70,000	0%	(11,000)	-14%
Sr citizen building rental income	1,750	5,000	5,000	5,000	0%	-	0%
Senior citizen income	39,530	50,000	50,000	50,000	0%	-	0%

GENERAL FUND REVENUES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Intergovernmental Revenue- Continued							
Alpine District / Police reimbursement	103,000	103,000	103,000	103,000	0%	-	0%
County fire allocation	7,337	15,000	15,000	15,000	0%	-	0%
Total Intergovernmental	**$ 3,688,267**	**$ 947,672**	**$ 618,568**	**$ 618,568**			
Charges For Service							
Library receipts	$ 15,037	$ 70,000	$ 70,000	$ 70,000	0%	-	0%
Library video rental fees	12,107	25,000	25,000	25,000	0%	-	0%
Special police revenue	82,506	50,000	50,000	50,000	0%	-	0%
Sale of cemetery lots	258,700	130,000	130,000	130,000	0%	-	0%
Headstone setting fee	5,230	4,500	4,500	4,500	0%	-	0%
Cemetery burial fees	58,675	52,000	52,000	52,000	0%	-	0%
Fire fees	84,116	195,600	195,600	195,600	0%	-	0%
Ambulance fees	1,518,619	1,224,000	1,224,000	1,224,000	3%	-	0%
Passports	90,732	100,000	100,000	100,000	0%	-	0%
Total Charges for Service	**$ 2,125,722**	**$ 1,851,100**	**$ 1,851,100**	**$ 1,851,100**			
Fines and Forfeitures							
Court fines & forfeitures	$ 786,143	$ 741,500	$ 732,500	$ 732,500	2%	(9,000)	-1%
Enforcement fees	4,738	5,000	5,000	5,000	0%	-	0%
Total Fines and Forfeitures	**$ 790,881**	**$ 746,500**	**$ 737,500**	**$ 737,500**			
Miscellaneous Revenues							
Interest earnings	$ 323,568	$ 100,000	$ 100,000	$ 100,000	0%	-	0%
Traffic school	45,547	33,000	33,000	33,000	0%	-	0%

GENERAL FUND REVENUES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Miscellaneous Revenues - continued							
Park rental	31,448	42,000	42,000	42,000	0%	-	0%
Portable stage rental	-	5,500	5,500	5,500	0%	-	0%
Cellular one tower/park fee	107,888	65,000	65,000	65,000	0%	-	0%
Sale of fixed assets	28,869	10,000	10,000	10,000	0%	-	0%
Sale of city property	-	-	-	-	0%	-	0%
Sale of materials	419	500	500	500	0%	-	0%
Sale of history books	37	500	500	500	0%	-	0%
Frances Comer trust donations	-	2,750	2,750	2,750	0%	-	0%
Literacy center revenue	-	3,250	3,250	3,250	0%	-	0%
Miss Lehi revenue	2,485	21,000	21,000	21,000	0%	-	0%
Lehi roundup revenue	13,825	64,500	64,500	64,500	0%	-	0%
Misc revenue contractors	132,827	50,000	50,000	50,000	0%	-	0%
Family Week	250	-	-	-	0%	-	0%
Alpine School District Rec Fee	18,233	15,000	15,000	15,000	0%	-	0%
Office building rental fee	42,748	40,000	40,000	40,000	0%	-	0%
Miscellaneous revenue	175,322	80,000	80,000	80,000	0%	-	0%
Total Miscellaneous Revenues	**$ 923,466**	**$ 533,000**	**$ 533,000**	**$ 533,000**			
Contributions, Transfers & Admin							
Allocation from water & sewer	$ 540,492	$ 590,500	$ 590,500	$ 590,500	1%	-	0%
Allocation from electric	441,000	541,000	541,000	541,000	1%	-	0%
Administrative charges RDA	1,883,869	1,600,000	1,600,000	1,600,000	4%	-	0%
Fund balance reappropriation	-	816,384	1,410,772	93,907	0%	(722,477)	-88%
Total Contributions & Transfers	**$ 2,865,361**	**$ 3,547,884**	**$ 4,142,272**	**$ 2,825,407**			
Total General Fund Revenues	**$ 45,756,512**	**$ 42,942,968**	**$ 45,349,252**	**$ 43,562,392**	**100%**	**$ 619,424**	**1%**

GENERAL FUND EXPENDITURES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Justice court	$ 568,136	$ 599,830	$ 611,815	$ 611,815	1%	$ 11,985	2%
City recorder	251,457	188,562	362,840	277,572	1%	89,010	47%
Administration	1,155,553	1,274,922	1,257,557	1,257,557	3%	(17,365)	-1%
Human resources	249,788	304,157	427,431	330,875	1%	26,718	9%
Treasury	483,045	514,216	517,620	517,620	1%	3,404	1%
Finance	572,579	602,856	628,090	653,090	1%	50,234	8%
Mayor & City Council	355,207	372,522	365,180	365,180	1%	(7,342)	-2%
Legal services	598,090	673,555	736,605	736,605	2%	63,050	9%
Emergency management	67,370	153,479	160,378	160,378	0%	6,899	4%
Information Center	471,761	527,207	521,998	521,998	1%	(5,209)	-1%
Code enforcement	321,513	304,745	313,439	313,439	1%	8,694	3%
Police	7,847,444	8,938,711	9,666,293	9,281,632	21%	342,921	4%
Fire	7,044,164	8,100,357	8,200,202	8,392,889	19%	292,532	4%
Planning & zoning	722,791	927,017	1,029,114	999,814	2%	72,797	8%
Animal control	112,680	219,926	368,665	310,256	1%	90,330	41%
Development Services (Building Dept)	1,281,543	1,375,859	1,392,628	1,392,628	3%	16,769	1%
Economic development	190,023	222,951	233,676	233,676	1%	10,725	5%
Streets & public improvements	1,722,197	1,837,088	2,356,389	2,108,153	5%	271,065	15%
Public works admin	88,232	99,078	-	-	0%	(99,078)	-100%
Engineering	773,024	853,822	932,811	932,811	2%	78,989	9%
Parks	2,715,459	3,119,524	3,940,238	3,413,369	8%	293,845	9%
Community events	285,502	490,700	490,700	490,700	1%	-	0%
Senior citizen	222,750	374,858	344,977	344,977	1%	(29,881)	-8%
Library	1,345,602	1,420,420	1,497,559	1,460,559	3%	40,139	3%
Literacy center	286,170	387,149	397,301	397,301	1%	10,152	3%
Cemetery	427,127	536,472	586,327	541,527	1%	5,055	1%
Museum	285,231	299,750	299,750	299,750	1%	-	0%
Non-departmental	14,258,414	8,216,935	7,709,670	7,216,222	17%	(1,000,713)	-12%
Total General Fund Expenditures	**$ 44,702,854**	**$ 42,936,668**	**$ 45,349,252**	**$ 43,562,392**	**100%**	**$ 625,724**	**1%**
Surplus/(Deficit)	**$ 1,053,657**	**$ 6,300**	**$ (0)**	**$ (0)**			

HUMAN RESOURCES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	3	3	4	3		0	
Salaries & Wages	$ 147,025	$ 183,950	$ 248,297	$ 190,547	58%	6,597	4%
Employee Benefits	70,811	78,407	130,329	92,523	28%	14,116	18%
Books, Subscriptions, Memberships	406	1,500	1,500	1,500	0%	-	0%
Travel & Training	2,597	5,000	6,000	5,000	2%	-	0%
Office Supplies	2,393	2,750	2,750	2,750	1%	-	0%
IT Fund Charges	14,004	14,000	14,000	14,000	4%	-	0%
Utilities	-	750	750	750	0%	-	0%
Equipment Maintenance	-	800	800	800	0%	-	0%
Risk Mgmt Fund Charges	996	1,000	1,000	1,000	0%	-	0%
Professional & Technical	11,295	15,000	21,005	21,005	6%	6,005	40%
Miscellaneous	261	1,000	1,000	1,000	0%	-	0%
Total HR Expenditures	**$ 249,788**	**$ 304,157**	**$ 427,431**	**$ 330,875**	**100%**	**$ 26,718**	**62%**

JUSTICE COURT

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTE's	4.3	5.5	5.5	5.5		0	
Salaries & Wages	$ 309,077	$ 318,046	$ 325,874	$ 325,874	53%	$ 7,828	2%
Overtime	-	750	750	750	0%	-	0%
Employee Benefits	173,975	160,374	160,256	160,256	26%	(118)	0%
Books, Subscriptions, Memberships	1,135	1,000	1,000	1,000	0%	-	0%
Travel & Training	5,431	13,100	13,100	13,100	2%	-	0%
Office Supplies	10,158	11,000	11,000	11,000	2%	-	0%
Building & Grounds	-	25,000	25,000	25,000	4%	-	0%
IT Fund Charges	20,004	20,000	20,000	20,000	3%	-	0%
Utilities	14,319	15,000	15,000	15,000	2%	-	0%
Equipment Maintenance	105	1,800	1,800	1,800	0%	-	0%
Risk Mgmt Fund Charges	996	1,000	1,000	1,000	0%	-	0%
Electricity - Lehi City Power	5,522	5,000	5,575	5,575	1%	575	12%
Professional & Technical	22,586	19,760	23,460	23,460	4%	3,700	19%
Witness & Jury Fees	-	4,000	4,000	4,000	1%	-	0%
Miscellaneous	4,829	4,000	4,000	4,000	1%	-	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total Justice Court Expenditures	**$ 568,136**	**$ 599,830**	**$ 611,815**	**$ 611,815**	**100%**	**$ 11,985**	**2%**

CITY RECORDER

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	1	1	1	1		0	
Salaries & Wages	$ 73,381	$ 76,410	$ 78,682	$ 78,682	28%	$ 2,272	3%
Employee Benefits	41,870	43,502	44,971	44,971	16%	1,469	3%
Books, Subscriptions, Memberships	5,783	5,000	5,000	5,000	2%	-	0%
Public Notices	3,379	7,500	7,500	7,500	3%	-	0%
Travel & Training	3,381	4,000	4,000	4,000	1%	-	0%
Office Supplies	243	2,500	2,500	2,500	1%	-	0%
IT Fund Charges	3,996	4,000	4,000	4,000	1%	-	0%
Utilities	-	750	750	750	0%	-	0%
Equipment Maintenance	15,281	20,800	20,800	20,800	7%	-	0%
Risk Mgmt Fund Charges	996	1,000	1,000	1,000	0%	-	0%
Professional & Technical	3,798	12,100	12,100	12,100	4%	-	0%
Miscellaneous	-	11,000	11,000	11,000	4%	-	0%
Election Expense	99,350	-	170,537	85,269	31%	85,269	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total City Recorder Expenditures	**$ 251,457**	**$ 188,562**	**$ 362,840**	**$ 277,572**	**100%**	**$ 89,010**	**47%**

ADMINISTRATION

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	8	8	8	8		0	
Salaries & Wages	$ 705,631	$ 712,900	$ 681,596	$ 681,596	54%	$ (31,304)	-4%
Overtime	2,058	-	-	-	0%	-	0%
Employee Benefits	277,109	306,960	318,499	318,499	25%	11,539	4%
Books, Subcriptions, Memberships	11,341	6,500	6,500	6,500	1%	-	0%
Public Notices	-	1,000	1,000	1,000	0%	-	0%
Travel & Training	31,825	27,000	28,200	28,200	2%	1,200	4%
Office Supplies	9,128	17,500	18,700	18,700	1%	1,200	7%
Fleet Fund Charges	19,559	19,162	19,162	19,162	2%	-	0%
IT Fund Charges	8,004	8,000	8,000	8,000	1%	-	0%
Utilities	333	12,000	12,000	12,000	1%	-	0%
Risk Mgmt Fund Charges	2,016	2,000	2,000	2,000	0%	-	0%
Electricity - Lehi City Power	-	10,000	10,000	10,000	1%	-	0%
Professional & Technical	7,550	40,000	40,000	40,000	3%	-	0%
Public Defender	69,691	100,000	100,000	100,000	8%	-	0%
Miscellaneous	11,308	11,900	11,900	11,900	1%	-	0%
Captial	-	-	-	-	0%	-	0%
Total Administration Expenditures	**$ 1,155,553**	**$ 1,274,922**	**$ 1,257,557**	**$ 1,257,557**	**100%**	**$ (17,365)**	**-1%**

TREASURY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	5	5	5	5		0	
Salaries & Wages	$ 271,250	$ 289,659	$ 287,191	$ 287,191	55%	$ (2,468)	-1%
Employee Benefits	163,455	177,857	183,728	183,728	35%	5,871	3%
Books, Subscriptions, Memberships	-	1,000	1,000	1,000	0%	-	0%
Travel & Training	1,499	4,000	4,000	4,000	1%	-	0%
Office Supplies	6,107	3,200	3,200	3,200	1%	-	0%
IT Fund Charges	15,996	16,000	16,000	16,000	3%	-	0%
Utilities	40	1,000	1,000	1,000	0%	-	0%
Equipment Maintenance	-	500	500	500	0%	-	0%
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	2%	-	0%
Professional & Technical	13,065	10,000	10,000	10,000	2%	-	0%
Miscellaneous	1,637	1,000	1,000	1,000	0%	-	0%
Total Treasury Expenditures	**$ 483,045**	**$ 514,216**	**$ 517,620**	**$ 517,620**	**100%**	**$ 3,404**	**1%**

FINANCE

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTE's	4	4	4	4		0	
Salaries & Wages	$ 331,033	$ 337,331	$ 356,596	$ 356,596	55%	$ 19,265	6%
Employee Benefits	164,495	176,329	184,699	184,699	28%	8,370	5%
Books, Subscriptions, Memberships	645	2,246	2,246	2,246	0%	-	0%
Travel & Training	5,260	7,700	6,500	6,500	1%	(1,200)	-16%
Office Supplies	5,783	11,200	10,000	10,000	2%	(1,200)	-11%
IT Fund Charges	9,996	10,000	10,000	10,000	2%	-	0%
Utilities	80	500	500	500	0%	-	0%
Equipment Maintenance	-	1,500	1,500	1,500	0%	-	0%
Risk Mgmt Fund Charges	996	1,000	1,000	1,000	0%	-	0%
Professional & Technical	7,750	5,000	5,000	30,000	5%	25,000	500%
Yearly audit	44,608	46,000	46,000	46,000	7%	-	0%
Budget award	575	550	550	550	0%	-	0%
Miscellaneous	1,358	3,500	3,500	3,500	1%	-	0%
Total Finance Expenditures	**$ 572,579**	**$ 602,856**	**$ 628,090**	**$ 653,090**	**100%**	**$ 50,234**	**8%**

MAYOR & CITY COUNCIL

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	6	6	6	6		0	
Salaries & Wages	$ 125,705	$ 124,481	$ 127,688	$ 127,688	35%	$ 3,207	3%
Employee Benefits	113,909	141,041	130,491	130,491	36%	(10,550)	-7%
Books, Subscriptions, Memberships	43,462	35,000	35,000	35,000	10%	-	0%
Travel & Training	12,024	15,000	15,000	15,000	4%	-	0%
Office Supplies	879	3,000	3,000	3,000	1%	-	0%
Reimb. Expenses	-	5,000	5,000	5,000	1%	-	0%
Risk Mgmt Fund Charges	5,004	2,000	2,000	2,000	1%	-	0%
IT Fund Charges	2,004	5,000	5,000	5,000	1%	-	0%
Professional & Technical	47,360	25,000	25,000	25,000	7%	-	0%
Miscellaneous	4,860	17,000	17,000	17,000	5%	-	0%
Total City Council Expenditures	**$ 355,207**	**$ 372,522**	**$ 365,180**	**$ 365,180**	**100%**	**$ (7,342)**	**-2%**

LEGAL SERVICES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	5.75	6	6.5	6.5		0	
Salaries & Wages	$ 388,721	$ 415,582	$ 443,182	$ 443,182	60%	$ 27,600	7%
Employee Benefits	142,766	150,973	186,423	186,423	25%	35,450	23%
Books, Subscriptions, Memberships	6,184	8,500	8,500	8,500	1%	-	0%
Travel & Training	3,760	5,500	5,500	5,500	1%	-	0%
Office Supplies	5,530	10,000	10,000	10,000	1%	-	0%
IT Fund Charges	8,004	8,000	8,000	8,000	1%	-	0%
Utilities	132	500	500	500	0%	-	0%
Risk Mgmt Fund Charges	2,004	2,000	2,000	2,000	0%	-	0%
Professional & Technical	12,760	40,000	40,000	40,000	5%	-	0%
Prosecutor Outside Counsel	27,340	30,000	30,000	30,000	4%	-	0%
Miscellaneous	888	2,500	2,500	2,500	0%	-	0%
Total Legal Services Expenditures	**$ 598,090**	**$ 673,555**	**$ 736,605**	**$ 736,605**	**100%**	**$ 63,050**	**9%**

EMERGENCY MANAGEMENT

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	0.5	1	1	1		0	
Salaries & Wages	$ 29,674	$ 61,061	$ 64,497	$ 64,497	40%	$ 3,436	6%
Employee Benefits	2,252	37,718	41,181	41,181	26%	3,463	9%
Books, Subscriptions & Memberships	-	-	-	-	0%	-	0%
Travel & Training	98	3,500	3,500	3,500	2%	-	0%
Office Supplies	-	500	500	500	0%	-	0%
Professional & Technical	-	10,000	10,000	10,000	6%	-	0%
Miscellaneous	22,265	21,700	21,700	21,700	14%	-	0%
Cert Program	11,983	12,500	12,500	12,500	8%	-	0%
Rehab Program	1,098	6,500	6,500	6,500	4%	-	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total Emergency Mgmt Expenditures	**$ 67,370**	**$ 153,479**	**$ 160,378**	**$ 160,378**	**100%**	**$ 6,899**	**4%**

INFORMATION CENTER

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	1.5	7	7	7		0	
Salaries & Wages	$ 290,666	$ 319,621	$ 328,431	$ 328,431	63%	$ 8,810	3%
Overtime	53	-	-	-	0%	-	0%
Employee Benefits	161,907	181,986	167,966	167,966	32%	(14,020)	-8%
Books, Subscriptions, Memberships	3,000	1,000	1,000	1,000	0%	-	0%
Travel & Training	1,152	3,000	3,000	3,000	1%	-	0%
Office Supplies	2,743	5,600	5,600	5,600	1%	-	0%
IT Fund Charges	3,000	3,000	3,000	3,000	1%	-	0%
Professional & Technical	3,500	4,000	4,000	4,000	1%	-	0%
Miscellaneous	5,741	9,000	9,000	9,000	2%	-	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total Information Center Expenditures	**$ 471,761**	**$ 527,207**	**$ 521,998**	**$ 521,998**	**100%**	**$ (5,209)**	**-1%**

CODE ENFORCEMENT

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	2	2	2	2		0	
Salaries & Wages	$ 169,382	$ 163,947	$ 168,846	$ 168,846	54%	$ 4,899	3%
Overtime	25,252	3,000	3,000	3,000	1%	-	0%
Employee Benefits	109,829	115,504	119,299	119,299	38%	3,795	3%
Office Supplies	58	-	-	-	0%	-	0%
Fleet Fund Charges	12,000	12,000	12,000	12,000	4%	-	0%
IT Fund Charges	3,996	4,000	4,000	4,000	1%	-	0%
Risk Mgmt Fund Charges	996	1,000	1,000	1,000	0%	-	0%
Professional & Technical	-	5,000	5,000	5,000	2%	-	0%
Miscellaneous	-	294	294	294	0%	-	0%
Total Code Enforcement Expenditures	**$ 321,513**	**$ 304,745**	**$ 313,439**	**$ 313,439**	**100%**	**$ 8,694**	**3%**

POLICE

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	62	66	71	69		3	
Salaries & Wages	$ 4,173,397	$ 4,542,877	$ 4,909,865	$ 4,730,883	51%	$ 188,006	4%
Overtime	463,361	377,000	277,000	277,000	3%	(100,000)	-27%
Employee Benefits	2,351,093	2,829,299	3,168,515	3,057,672	33%	228,373	8%
Uniforms	79,346	57,400	57,400	57,400	1%	-	0%
Tactical Equipment	9,880	24,500	31,500	23,100	0%	(1,400)	-6%
Books, Subscriptions, Memberships	4,445	4,338	4,338	4,338	0%	-	0%
Travel & Training	59,438	57,550	57,550	57,550	1%	-	0%
Office Supplies	19,895	31,000	35,000	31,000	0%	-	0%
Fleet Fund Charges	276,804	439,102	276,802	459,951	5%	20,849	5%
Buildings & Grounds O&M	5,004	65,000	65,000	75,000	1%	10,000	15%
Utilities	11,437	77,756	77,756	77,756	1%	-	0%
Equipment Maintenance	58,905	85,799	92,374	80,224	1%	(5,575)	-6%
Miscellaneous Supplies	33,811	23,890	23,890	23,890	0%	-	0%
Electricity - Lehi City Power	13,828	20,000	20,000	20,000	0%	-	0%
Professional & Technical	88,043	63,000	63,000	63,000	1%	-	0%
IT Fund Charges	126,204	126,200	126,200	128,868	1%	2,668	2%
Risk Mgmt Fund Charges	23,004	23,000	23,000	23,000	0%	-	0%
K9 Supplies	6,726	12,000	12,000	12,000	0%	-	0%
Firearms & Supplies	30,532	44,000	44,000	44,000	0%	-	0%
Miscellaneous	6,152	25,000	25,000	25,000	0%	-	0%
Capital Outlay	-	-	266,103	-	0%	-	0%
Youth Court Expenses	-	2,000	2,000	2,000	0%	-	0%
NOVA Expenses	6,140	6,000	6,000	6,000	0%	-	0%
RAD Kids Expenses	-	2,000	2,000	2,000	0%	-	0%
Total Police Expenditures	**$ 7,847,444**	**$ 8,938,711**	**$ 9,666,293**	**$ 9,281,632**	**100%**	**$ 342,924**	**4%**

FIRE

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	66	67	68	68		1	
Salaries & Wages	$ 3,717,377	$ 4,016,054	$ 4,260,393	$ 4,210,893	50%	$ 194,839	5%
Overtime	222,277	328,229	177,729	177,729	2%	(150,500)	-46%
Employee Benefits	1,888,618	2,211,757	2,307,494	2,279,194	27%	67,437	3%
Uniforms	90,885	87,907	87,907	87,907	1%	-	0%
Books, Subscriptions, Memberships	9,931	20,150	20,150	20,150	0%	-	0%
Travel & Training	23,460	47,066	62,110	62,110	1%	15,044	32%
Office Supplies	5,624	22,400	24,900	22,400	0%	-	0%
Fleet Fund Charges	583,164	733,164	583,164	895,394	11%	162,230	22%
Buildings & Grounds O&M	13,971	25,000	25,000	37,650	0%	12,650	51%
Utilities	10,991	32,000	32,000	32,000	0%	-	0%
Equipment Maintenance	66,791	89,500	74,500	74,500	1%	(15,000)	-17%
Electricity - Lehi City Power	47,612	50,000	50,000	50,000	1%	-	0%
Professional & Technical	29,634	70,200	75,200	75,200	1%	5,000	7%
IT Fund Charges	20,004	20,000	20,000	20,833	0%	833	4%
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	0%	-	0%
Education	14,856	26,650	26,650	26,650	0%	-	0%
First Aid Supplies	131,488	122,950	122,950	122,950	1%	-	0%
Miscellaneous	157,486	187,330	187,330	187,330	2%	-	0%
Capital Outlay	-	-	52,726	-	0%	-	0%
Total Fire Expenditures	**$ 7,044,164**	**$ 8,100,357**	**$ 8,200,202**	**$ 8,392,889**	**100%**	**$ 292,532**	**4%**

PLANNING & ZONING

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	6.25	7.25	7.25	7.25		0	
Salaries & Wages	$ 436,995	$ 555,643	$ 600,686	$ 600,686	60%	$ 45,043	8%
Employee Benefits	190,099	262,459	268,982	268,982	27%	6,523	2%
Books, Subscriptions, Memberships	1,082	3,000	3,000	3,000	0%	-	0%
Public Notices	5,158	9,000	9,000	9,000	1%	-	0%
Travel & Training	5,028	13,300	23,300	23,300	2%	10,000	75%
Office Supplies	5,129	12,500	12,500	12,500	1%	-	0%
Fleet Fund Charges	3,996	4,000	4,000	4,000	0%	-	0%
Buildings & Grounds O&M	-	-	-	-	0%	-	0%
Utilities	3,084	3,000	3,000	3,000	0%	-	0%
Equipment Maintenance	-	4,295	4,295	4,295	0%	-	0%
Professional & Technical	45,723	32,320	32,320	32,320	3%	-	0%
IT Fund Charges	14,004	14,000	14,000	14,000	1%	-	0%
Risk Mgmt Fund Charges	3,996	4,000	4,000	4,000	0%	-	0%
Recording Fees	6,128	6,000	6,000	6,000	1%	-	0%
Standards Update	-	1,000	1,000	1,000	0%	-	0%
Miscellaneous	2,372	2,500	6,800	2,500	0%	-	0%
Capital Outlay	-	-	36,232	11,232	1%	11,232	0%
Total Planning Expenditures	**$ 722,791**	**$ 927,017**	**$ 1,029,114**	**$ 999,814**	**100%**	**$ 72,797**	**8%**

ANIMAL CONTROL

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	1	1	2	2		1	
Salaries & Wages	$ 61,188	$ 63,097	$ 111,478	$ 99,852	32%	$ 36,755	58%
Overtime	544	4,000	4,000	4,000	1%	-	0%
Employee Benefits	45,753	49,769	88,776	79,437	26%	29,668	60%
Uniforms	1,200	1,800	1,800	1,800	1%	-	0%
Travel & Training	-	-	-	-	0%	-	0%
Fleet Fund Charges	3,996	4,000	4,000	18,132	6%	14,132	353%
Risk Mgmt Fund Charges	-	2,000	2,000	2,000	1%	-	0%
Equipment Maintenance	-	1,300	11,075	11,075	4%	9,775	752%
Professional & Technical	-	93,960	93,960	93,960	30%	-	0%
Capital Outlay	-	-	51,576	-	0%	-	0%
Total Animal Control Expenditures	**$ 112,680**	**$ 219,926**	**$ 368,665**	**$ 310,256**	**100%**	**$ 90,330**	**41%**

DEVELOPMENT SERVICES (BUILDING INSPECTION)

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	13	13	13	13		0	
Salaries & Wages	$ 786,224	$ 840,730	$ 855,313	$ 855,313	61%	$ 14,583	2%
Overtime	904	10,000	10,000	10,000	1%	-	0%
Employee Benefits	387,939	430,518	432,704	432,704	31%	2,186	1%
Uniforms	1,515	3,100	3,100	3,100	0%	-	0%
Books, Subscriptions, Memberships	7,202	9,000	9,000	9,000	1%	-	0%
Travel & Training	13,566	17,000	17,000	17,000	1%	-	0%
Office Supplies	10,317	9,000	9,000	9,000	1%	-	0%
Fleet Fund Charges	24,600	24,601	24,601	24,601	2%	-	0%
Buildings & Grounds O&M	-	-	-	-	0%	-	0%
Utilities	1,339	2,500	2,500	2,500	0%	-	0%
Equipment Maintenance	258	2,200	2,200	2,200	0%	-	0%
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	0%	-	0%
Professional & Technical	-	-	-	-	0%	-	0%
State 1% Building Fees	22,502	-	-	-	0%	-	0%
IT Fund Charges	18,000	18,000	18,000	18,000	1%	-	0%
Miscellaneous	2,172	4,210	4,210	4,210	0%	-	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total Building Inspection Expenditures	**$ 1,281,543**	**$ 1,375,859**	**$ 1,392,628**	**$ 1,392,628**	**100%**	**$ 16,769**	**1%**

ECONOMIC DEVELOPMENT

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	1	1	1	1		0	
Salaries & Wages	$ 117,260	$ 120,810	$ 124,253	$ 124,253	53%	$ 3,443	3%
Employee Benefits	52,686	55,366	57,148	57,148	24%	1,782	3%
Books, Subscriptions, Memberships	565	1,200	19,200	19,200	8%	18,000	1500%
Public Notices	-	1,200	1,200	1,200	1%	-	0%
Travel & Training	7,212	7,875	7,875	7,875	3%	-	0%
Office Supplies	-	1,500	1,500	1,500	1%	-	0%
IT Fund Charges	2,004	2,000	2,000	2,000	1%	-	0%
Permits & Licenses	216	1,500	1,500	1,500	1%	-	0%
Risk Management Charges	996	1,000	1,000	1,000	0%	-	0%
Professional & Technical	8,900	20,500	8,000	8,000	3%	(12,500)	-61%
Miscellaneous	184	10,000	10,000	10,000	4%	-	0%
Total Economic Develop Expenditures	**$ 190,023**	**$ 222,951**	**$ 233,676**	**$ 233,676**	**100%**	**$ 10,725**	**5%**

STREETS

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	17.75	17.75	18.75	18.75		1	
Salaries & Wages	$ 762,071	$ 819,178	$ 922,239	$ 922,239	44%	$ 103,061	13%
Overtime	52,109	50,000	50,000	50,000	2%	-	0%
Employee Benefits	465,410	521,380	577,585	577,585	27%	56,205	11%
Uniforms	4,885	7,600	7,900	7,900	0%	300	4%
Books, Subscriptions, Memberships	-	200	200	200	0%	-	0%
Travel & Training	15,528	25,000	25,000	25,000	1%	-	0%
Office Supplies	3,555	5,500	5,500	5,500	0%	-	0%
Fleet Fund Charges	274,920	274,914	278,914	378,914	18%	104,000	38%
Buildings & Grounds	-	25,000	25,000	25,000	1%	-	0%
Utilities	12,559	5,000	5,000	5,000	0%	-	0%
Equipment Maintenance	17,875	25,000	25,000	25,000	1%	-	0%
Risk Mgmt Fund Charges	9,996	10,000	11,500	11,500	1%	1,500	15%
Electricity - Lehi City Power	25,947	4,000	4,000	4,000	0%	-	0%
Professional & Technical	48,043	25,094	25,094	25,094	1%	-	0%
IT Fund Charges	8,004	8,000	14,000	14,000	1%	6,000	75%
Department Supplies	21,294	19,922	19,922	19,922	1%	-	0%
Landfill Closure/Postclosure	-	2,500	2,500	2,500	0%	-	0%
Capital	-	8,800	357,036	8,800	0%	-	0%
Total Streets Expenditures	**$ 1,722,197**	**$ 1,837,088**	**$ 2,356,389**	**$ 2,108,153**	**100%**	**$ 271,065**	**15%**

PUBLIC WORKS ADMINISTRATION

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	2	1	0	0		-1	
Salaries & Wages	$ 43,383	$ 44,107	$ -	$ -	0%	$ (44,107)	-100%
Employee Benefits	31,895	34,871	-	-	0%	(34,871)	-100%
Books, Subscrip, Memberships	-	-	-	-	0%	-	0%
Travel & Training	885	3,000	-	-	0%	(3,000)	-100%
Office Supplies	573	2,600	-	-	0%	(2,600)	-100%
Fleet Fund Charges	3,996	4,000	-	-	0%	(4,000)	-100%
IT Fund Charges	6,000	6,000	-	-	0%	(6,000)	-100%
Utilities	-	-	-	-	0%	-	0%
Equipment Maintenance	-	500	-	-	0%	(500)	-100%
Risk Mgmt Fund Charges	1,500	1,500	-	-	0%	(1,500)	-100%
Professional & Technical	-	2,500	-	-	0%	(2,500)	-100%
Miscellaneous	-	-	-	-	0%	-	0%
Capital Outlay	-	-	-	-	0%	-	0%
					0		
Total Public Works Admin Expenditures	**$ 88,232**	**$ 99,078**	**$ -**	**$ -**	**0%**	**$ (99,078)**	**-100%**

**Combined with Streets Department

ENGINEERING

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	5	6	6	6		0	
Salaries & Wages	$ 474,889	$ 521,232	$ 572,107	$ 572,107	61%	$ 50,875	10%
Employee Benefits	212,773	254,490	283,805	283,805	30%	29,315	12%
Uniforms	391	600	600	600	0%	-	0%
Books, Subscriptions, Memberships	255	1,000	800	800	0%	(200)	-20%
Travel & Training	6,492	9,500	9,500	9,500	1%	-	0%
Office Supplies	314	6,500	5,500	5,500	1%	(1,000)	-15%
Fleet Fund Charges	3,996	4,000	4,000	4,000	0%	-	0%
IT Fund Charges	6,000	6,000	6,000	6,000	1%	-	0%
Utilities	252	-	-	-	0%	-	0%
Equipment Maintenance	19,686	25,000	25,000	25,000	3%	-	0%
Risk Mgmt Fund Charges	2,004	2,000	2,000	2,000	0%	-	0%
Professional & Technical	45,522	23,000	23,000	23,000	2%	-	0%
Miscellaneous	450	500	500	500	0%	-	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total Engineering Expenditures	**$ 773,024**	**$ 853,822**	**$ 932,811**	**$ 932,811**	**100%**	**$ 78,989**	**9%**

PARKS

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	31	33	38	35		2	
Salaries & Wages	$ 1,112,821	$ 1,229,370	$ 1,528,812	$ 1,386,492	41%	$ 157,122	13%
Overtime	39,404	50,000	50,000	50,000	1%	-	0%
Employee Benefits	493,953	655,217	783,489	686,940	20%	31,723	5%
Uniforms	6,104	9,030	9,030	9,030	0%	-	0%
Travel & Training	13,946	12,000	12,000	12,000	0%	-	0%
Office Supplies	3,154	2,000	2,000	2,000	0%	-	0%
Fleet Fund Charges	81,360	81,357	81,357	96,357	3%	15,000	18%
Buildings & Grounds O&M	104,544	84,500	84,500	84,500	2%	-	0%
Utilities	10,384	7,500	7,500	7,500	0%	-	0%
Equipment Maintenance	42,226	40,000	40,000	40,000	1%	-	0%
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	0%	-	0%
Electricity - Lehi City Power	65,249	48,000	48,000	48,000	1%	-	0%
Professional & Technical	372,968	419,500	419,500	419,500	12%	-	0%
IT Fund Charges	6,000	6,000	6,000	6,000	0%	-	0%
Tree Trimming	14,498	40,000	60,000	60,000	2%	20,000	50%
Purchase of Trees	85,891	103,000	108,000	108,000	3%	5,000	5%
Miscellaneous	15,110	12,850	22,850	22,850	1%	10,000	78%
Park Maintenance	153,820	196,700	206,700	206,700	6%	10,000	5%
Park Pavilion & Playground Upgrades	89,024	87,000	87,000	87,000	3%	-	0%
Capital Outlay	-	30,500	378,500	75,500	2%	45,000	0%
Total Parks Expenditures	**$ 2,715,459**	**$ 3,119,524**	**$ 3,940,238**	**$ 3,413,369**	**100%**	**$ 293,845**	**9%**

COMMUNITY EVENTS

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Cultural Arts Council Expense	$ 78,000	$ 78,000	$ 78,000	$ 78,000	16%	$ -	0%
Boys State Contribution	-	800	800	800	0%	-	0%
Miss Lehi Pageant	25,528	22,000	22,000	22,000	4%	-	0%
Lehi Float	14,000	16,000	16,000	16,000	3%	-	0%
Lehi Parade & Events Committee	1,823	102,500	102,500	102,500	21%	-	0%
Youth City Council	3,509	4,000	4,000	4,000	1%	-	0%
Family Week	12,269	5,000	5,000	5,000	1%	-	0%
Foam Day	-	13,000	13,000	13,000	3%	-	0%
Lehi Silver Band	-	2,500	2,500	2,500	1%	-	0%
Community Beautification	7,064	11,000	11,000	11,000	2%	-	0%
Brochures Published	-	3,000	3,000	3,000	1%	-	0%
Santa Parade	3,023	1,500	1,500	1,500	0%	-	0%
Special Projects	16,688	90,000	90,000	90,000	18%	-	0%
Summer Splash Party	18,520	20,000	20,000	20,000	4%	-	0%
Teen Event	1,854	2,500	2,500	2,500	1%	-	0%
National Night Out Event	2,014	5,000	5,000	5,000	1%	-	0%
Outdoor Movies	4,584	12,200	12,200	12,200	2%	-	0%
Archives Donation	32,000	28,000	28,000	28,000	6%	-	0%
Fireworks Show	25,000	25,000	25,000	25,000	5%	-	0%
Parks & Trails Committee	633	1,700	1,700	1,700	0%	-	0%
Christmas in Lehi	-	1,000	1,000	1,000	0%	-	0%
Easter Egg Hunt	7,496	7,000	7,000	7,000	1%	-	0%
Miscellaneous special events	11,497	10,000	10,000	10,000	2%	-	0%
Just for Kids	20,000	20,000	20,000	20,000	4%	-	0%
Volunteer Celebration	-	4,000	4,000	4,000	1%	-	0%
Veteran's Day Celebration	-	5,000	5,000	5,000	1%	-	0%
Total Comm Events Expenditures	**$ 285,502**	**$ 490,700**	**$ 490,700**	**$ 490,700**	**100%**	**$ -**	**0%**

SENIOR CITIZEN

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	3.5	3.5	3.5	3.5		0	
Salaries & Wages	$ 126,612	$ 165,416	$ 167,832	$ 167,832	49%	$ 2,416	1%
Overtime	350	-	-	-	0%	-	0%
Employee Benefits	46,025	58,292	50,995	50,995	15%	(7,297)	-13%
Travel & Training	21,247	2,000	2,000	2,000	1%	-	0%
Office Supplies	1,225	4,000	4,000	4,000	1%	-	0%
Senior Citizen - Bldgs & Grounds	-	15,000	15,000	15,000	4%	-	0%
Utilities	-	2,000	2,000	2,000	1%	-	0%
IT Fund Charges	135	-	-	-	0%	-	0%
Electricity - Lehi City Power	-	6,500	6,500	6,500	2%	-	0%
Professional & Technical	-	1,650	1,650	1,650	0%	-	0%
Program Expenditures	3,969	63,000	63,000	63,000	18%	-	0%
Meal Management	18,849	23,000	23,000	23,000	7%	-	0%
Miscellaneous	4,340	9,000	9,000	9,000	3%	-	0%
Capital Outlay	-	25,000	-	-	0%	(25,000)	0%
Total Senior Citizen Expenditures	**$ 222,750**	**$ 374,858**	**$ 344,977**	**$ 344,977**	**100%**	**$ (29,881)**	**-8%**

LIBRARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	22	22	22	22		0	
Salaries & Wages	$ 699,961	$ 700,330	$ 722,881	$ 722,881	49%	$ 22,551	3%
Employee Benefits	270,893	300,683	298,271	298,271	20%	(2,412)	-1%
Books	179,831	195,000	237,000	200,000	14%	5,000	3%
Subscriptions	20,722	10,000	10,000	10,000	1%	-	0%
Travel & Training	1,997	7,000	7,000	7,000	0%	-	0%
Office Supplies	27,015	22,000	22,000	22,000	2%	-	0%
Equipment Maintenance	53,702	51,827	51,827	51,827	4%	-	0%
Buildings & Grounds O&M	2,004	25,000	25,000	25,000	2%	-	0%
Utilities	4,179	10,000	10,000	10,000	1%	-	0%
Story Hour Expense	5,435	8,250	8,250	8,250	1%	-	0%
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	0%	-	0%
Electricity - Lehi City Power	16,684	18,000	18,000	18,000	1%	-	0%
Professional & Technical	-	5,000	20,000	20,000	1%	15,000	300%
Collections	(326)	2,000	2,000	2,000	0%	-	0%
IT Fund Charges	49,992	50,000	50,000	50,000	3%	-	0%
Miscellaneous	8,509	10,330	10,330	10,330	1%	-	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total Library Expenditures	**$ 1,345,602**	**$ 1,420,420**	**$ 1,497,559**	**$ 1,460,559**	**100%**	**$ 40,139**	**3%**

LITERACY CENTER

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	6.5	6.5	6.5	6.5		0	
Salaries & Wages	$ 202,242	$ 250,172	$ 257,397	$ 257,397	65%	$ 7,225	3%
Employee Benefits	48,235	87,227	90,154	90,154	23%	2,927	3%
Books, Subscriptions, Memberships	270	500	500	500	0%	-	0%
Travel & Training	810	1,000	1,000	1,000	0%	-	0%
Office Supplies	3,687	5,000	5,000	5,000	1%	-	0%
Buildings & Grounds O&M	1,539	15,000	15,000	15,000	4%	-	0%
Utilities	3,254	4,000	4,000	4,000	1%	-	0%
Equipment Maintenance	-	750	750	750	0%	-	0%
Risk Mgmt Fund Charges	5,163	5,000	5,000	5,000	1%	-	0%
Electricity - Lehi City Power	5,952	5,000	5,000	5,000	1%	-	0%
Professional & Technical	-	2,500	2,500	2,500	1%	-	0%
IT Fund Charges	4,992	5,000	5,000	5,000	1%	-	0%
Miscellaneous	10,026	6,000	6,000	6,000	2%	-	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total Literacy Center Expenditures	**$ 286,170**	**$ 387,149**	**$ 397,301**	**$ 397,301**	**100%**	**$ 10,152**	**3%**

CEMETERY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	6	7	7	7		0	
Salaries & Wages	$ 240,651	$ 273,746	$ 281,895	$ 281,895	52%	$ 8,149	3%
Overtime	2,040	3,500	3,500	3,500	1%	-	0%
Employee Benefits	104,032	141,569	119,775	119,775	22%	(21,794)	-15%
Uniforms	1,236	1,800	1,800	1,800	0%	-	0%
Newspaper Expense	-	357	357	357	0%	-	0%
Office Supplies	754	2,000	2,000	2,000	0%	-	0%
Fleet Fund Charges	15,000	15,000	15,000	15,000	3%	-	0%
Cemetery Maintenance	33,076	24,000	24,000	24,000	4%	-	0%
Utilities	2,485	6,200	6,200	6,200	1%	-	0%
Equipment Maintenance	9,777	16,000	16,000	16,000	3%	-	0%
Risk Mgmt Fund Charges	2,004	2,000	2,000	2,000	0%	-	0%
Electricity - Lehi City Power	3,183	3,000	3,000	3,000	1%	-	0%
Professional & Technical	6,793	5,000	5,000	5,000	1%	-	0%
IT Fund Charges	3,996	4,000	4,000	4,000	1%	-	0%
Safety	-	-	-	-	0%	-	0%
Purchase Trees	1,653	8,500	8,500	8,500	2%	-	0%
Miscellaneous	447	9,000	9,000	9,000	2%	-	0%
Capital Outlay	-	20,800	84,300	39,500	7%	18,700	0%
Total Cemetery Expenditures	**$ 427,127**	**$ 536,472**	**$ 586,327**	**$ 541,527**	**100%**	**$ 5,055**	**1%**

MUSEUM

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Salaries & Wages	$ -	$ -	$ -	$ -	0%	$ -	0%
Employee Benefits	-	-	-	-	0%	-	0%
Publicity	-	-	-	-	0%	-	0%
Office Supplies	-	-	-	-	0%	-	0%
Lehi Archives Office Supplies	-	-	-	-	0%	-	0%
Vehicle Fuel/Maint/Mileage	-	-	-	-	0%	-	0%
Buildings & Grounds O&M	2,952	2,950	22,950	22,950	8%	20,000	678%
Utilities	2,730	6,800	6,800	6,800	2%	-	0%
Electricity - Lehi City Power	10,299	10,000	10,000	10,000	3%	-	0%
Professional & Technical	260,000	260,000	260,000	260,000	87%	-	0%
IT Fund Charges	-	-	-	-	0%	-	0%
Risk Mgmt Fund Charges	-	-	-	-	0%	-	0%
Miscellaneous	9,250	20,000	-	-	0%	(20,000)	-100%
Museum Contribution	-	-	-	-	0%	-	0%
Total Museum Expenditures	**$ 285,231**	**$ 299,750**	**$ 299,750**	**$ 299,750**	**100%**	**-**	**0%**

NON-DEPARTMENTAL

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Utilities	$ 232,140	$ 245,000	$ 245,000	$ 245,000	3%	$ -	0%
Credit Card & Bank Charges	5,058	20,000	20,000	20,000	0%	-	0%
Document Imaging	-	30,000	30,000	30,000	0%	-	0%
Contribution to Risk Fund	-	370,013	368,013	518,013	7%	148,000	0%
Contribution to Fleet Fund	229,800	615,435	229,800	-	0%	(615,435)	-100%
Employee Appreciation	82,614	75,000	75,000	75,000	1%	-	0%
Contrib to Legacy Center/Outdoor Pool	1,789,140	1,870,842	2,019,282	1,872,396	26%	1,554	0%
Museum Project Thanksgiving Point	103,000	100,000	100,000	100,000	1%	-	0%
Contribution to Chamber	17,000	12,000	10,000	10,000	0%	(2,000)	-17%
Fox Hollow Golf Course	253,111	275,000	275,000	275,000	4%	-	0%
Contingency	16,717	166,070	100,000	100,000	1%	(66,070)	-40%
MAG Contribution	35,622	25,000	25,000	25,000	0%	-	0%
Branding	3,272	20,000	20,000	20,000	0%	-	0%
Mayor/Council Special Projects	18,364	50,000	50,000	50,000	1%	-	0%
Contribution to IT Fund	308,496	305,500	305,500	305,500	4%	-	0%
Contribution to Capital Projects Fund	8,089,930	300,000	-	-	0%	(300,000)	-100%
Intergovernmental Relations	24,800	50,000	50,000	50,000	1%	-	0%
Employee Wellness	43,719	177,000	177,000	177,000	2%	-	0%
UVSSD dispatch costs	345,702	400,908	400,908	400,908	6%	-	0%
Market Adjustment	-	80,000	180,000	180,000	2%	100,000	0%
Youth Council	-	5,000	5,000	5,000	0%	-	0%
Information fair	1,928	10,000	10,000	10,000	0%	-	0%
VIPS	-	5,000	5,000	5,000	0%	-	0%
Contribution to Bldgs/Grounds Fund	1,043,496	869,672	869,672	869,672	12%	-	0%
911 Fees Passthrough to UVDSSD	-	325,000	325,000	-	0%	(325,000)	0%
Transfer to Debt Service	1,614,504	1,814,495	1,814,495	1,872,733	26%	58,238	0%
Total Non-Departmental Expenditures	**$ 14,258,414**	**$ 8,216,935**	**$ 7,709,670**	**$ 7,216,222**	**54%**	**$ (833,951)**	**-12%**

CLASS "C" ROADS

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Class 'C" Road Allotment	$ 3,809,524	$ 3,500,000	$ 3,700,000	$ 3,700,000	95%	$ 200,000	6%
Interest Earnings	39,007	-	-	-	0%	-	0%
Re-appropriate balance	-	-	190,000	190,000	5%	190,000	0%
Total Revenues	$ 3,848,530	$ 3,500,000	$ 3,890,000	$ 3,890,000	**100%**	**$ 200,000**	**11%**
Expenditures							
Road Maintenance	$ 1,425,925	$ 1,493,000	$ 1,493,000	$ 1,493,000	38%	-	0%
Snow Removal & Salt	133,454	132,000	132,000	132,000	3%	-	0%
Striping	198,671	200,000	200,000	200,000	5%	-	0%
Equipment rental	17,829	60,000	60,000	60,000	2%	-	0%
Street signs	85,538	85,000	85,000	85,000	2%	-	0%
Traffic Control Updates	20,054	20,000	20,000	20,000	1%	-	0%
Salt Sander & Dump Body	42,213	-	-	-	0%	-	0%
Asphalt Roller	43,900	-	-	-	0%	-	0%
Crack Seal Machine	67,680	-	-	-	0%	-	0%
Road Reconstruction Projects	-	2,330,000	1,700,000	1,700,000	44%	(630,000)	0%
Signal Lights & Signal Development	-	200,000	200,000	200,000	5%	-	0%
Marathon Mastic Melter	-	70,000	-	-	0%	(70,000)	0%
Reserves	-	-	-	-	0%	-	0%
Total Expenditures	$ 2,035,263	$ 4,590,000	$ 3,890,000	$ 3,890,000	**100%**	**$ (700,000)**	**-15%**
Surplus(Deficit)	**$ 1,813,267**	**$ (1,090,000)**	**$ -**	**$ -**			

LIQUOR FUND

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Interest Income	$ -	$ -	$ -	$ -	0%	$ -	0%
Liquor fund allottment	63,167	60,000	60,000	60,000	100%	-	0%
Re-appropreiate fund balance	-	-	-	-	0%	-	0%
Total Revenues	$ 63,167	$ 60,000	$ 60,000	$ 60,000	100%	$ -	0%
Expenditures							
Wages > DUI enforcement	$ 37,505	$ 18,000	$ 18,000	$ 18,000	30%	$ -	0%
Benefits	12,502	6,500	6,500	6,500	11%	-	0%
Miscellaneous	13,160	35,500	35,500	35,500	59%	-	0%
Fund Balance	-	-	-	-	0%	-	0%
Total Expenditures	$ 63,167	$ 60,000	$ 60,000	$ 60,000	100%	$ -	100%
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**			

LEGACY CENTER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Interest Earnings	$ 17,509	$ 1,000	$ 1,000	$ 1,000	0%	$ -	0%
Legacy Center Pass Sales	1,298,803	1,550,000	1,550,000	1,550,000	29%	-	0%
Charges For Service	924,159	1,231,800	1,231,800	1,232,900	23%	1,100	0%
Merchandise Sales	25,102	30,000	30,000	30,000	1%	-	0%
Offsite Concession Sales	11,438	60,000	60,000	60,000	1%	-	0%
Center Court Receipts	139,208	200,000	200,000	200,000	4%	-	0%
Swim Program Revenue	229,733	325,000	325,000	325,000	6%	-	0%
Contribution From General Fund	1,789,140	1,870,842	2,019,282	1,872,396	36%	1,554	0%
Total Revenues	$ 4,435,092	$ 5,268,642	$ 5,417,082	$ 5,271,296	100%	$ 2,654	0%
Operating expenses	$ 4,216,169	$ 5,268,642	$ 5,417,082	$ 5,271,296			
Surplus(Deficit)	**$ 218,923**	**$ -**	**$ (0)**	**$ (0)**			

LEGACY CENTER

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	76.77	76.77	77.27	76.77		0	
Salaries & Wages	$ 2,197,860	$ 2,695,091	$ 2,851,564	$ 2,715,611	52%	$ 20,520	1%
Overtime	906	1,000	1,000	1,000	0%	-	0%
Employee Benefits	473,507	520,293	596,503	596,503	11%	76,210	15%
Uniforms	2,389	3,700	3,700	3,700	0%	-	0%
Fleet Fund Charges	36,000	36,000	2,000	2,000	0%	(34,000)	-94%
IT Fund Charges	53,004	53,000	63,800	56,600	1%	3,600	7%
Risk Mgmt Fund Charges	65,004	65,000	65,000	65,000	1%	-	0%
Books, Subscriptions, Memberships	1,810	2,500	2,500	2,500	0%	-	0%
Recreation Public Notices	1,026	5,000	5,000	5,000	0%	-	0%
Travel & Training	11,094	18,500	18,500	18,500	0%	-	0%
Office Supplies	20,913	32,000	32,000	32,000	1%	-	0%
Buildings & Grounds O&M	95,759	92,000	92,000	92,000	2%	-	0%
Utilities	66,626	120,000	120,000	120,000	2%	-	0%
Offsite Concession Expenses	26,175	64,000	64,000	64,000	1%	-	0%
Center Court Expenses	108,778	165,500	165,500	165,500	3%	-	0%
Electricity - Lehi City Power	184,596	205,000	205,000	205,000	4%	-	0%
Professional & Technical	99,250	108,100	108,100	108,100	2%	-	0%
Program Expenditures	92,606	148,000	148,000	148,000	3%	-	0%
Gymnastics	29,330	76,000	76,000	76,000	1%	-	0%
Dance	7,574	11,900	11,900	11,900	0%	-	0%
Itty Bitty Ball	4,699	10,000	10,000	10,000	0%	-	0%
Birthday Parties	6,603	8,500	8,500	8,500	0%	-	0%
Facilities Stations	10,301	19,400	19,400	19,400	0%	-	0%
Pool Operation & Maintenance	163,545	140,000	140,000	140,000	3%	-	0%
Miscellaneous	10,144	23,000	23,000	23,000	0%	-	0%
Swimming Program	68,449	88,000	88,000	88,000	2%	-	0%
Tennis	2,335	6,000	6,000	6,000	0%	-	0%

LEGACY CENTER-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Legacy Center - Expenditures continued							
Golf	5,935	6,800	6,800	6,800	0%	-	0%
Soccer Program Expense	4,095	26,000	26,000	26,000	0%	-	0%
Volleyball Expense	9,043	10,200	10,200	10,200	0%	-	0%
Baseball Expense	31,341	66,000	66,000	66,000	1%	-	0%
Girls Softball	11,480	19,000	19,000	19,000	0%	-	0%
Basketball Expense	85,427	134,300	134,300	134,300	3%	-	0%
Flag Football Expense	8,123	9,600	9,600	9,600	0%	-	0%
Wrestling Program Expense	1,498	2,000	2,000	2,000	0%	-	0%
Debt Service	-	-	-	-	0%	-	0%
Contribution to Outdoor Pool	148,260	148,258	106,215	103,582	2%	(44,676)	0%
Capital Outlay	57,379	85,000	85,000	85,000	2%	-	0%
Pool Capital Outlay	13,305	44,000	25,000	25,000	0%	(19,000)	-43%
Total Legacy Center Expenditures	**$ 4,216,169**	**$ 5,268,642**	**$ 5,417,082**	**$ 5,271,296**	**100%**	**$ 2,654**	**0%**

OUTDOOR POOL SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2022	INCREASE DECREASE %
Revenues							
Outdoor Pool Revenue	$ 144,649	$ 207,068	$ 204,435	$ 207,068	67%	$ -	0%
Interest Income	9,507	-	-	-	0%	-	0%
Legacy Center Contribution	148,260	148,258	106,215	103,582	33%	(44,676)	-30%
Total Revenues	$ 302,417	$ 355,326	$ 310,650	$ 310,650	100%	$ (44,676)	-13%
Personnel FTEs	4.28	4.28	4.28	4.28		0	
Expenditures							
Salaries & Wages	$ 124,153	$ 157,293	$ 155,736	$ 155,736	50%	$ (1,557)	-1%
Employee benefits	9,221	12,033	11,914	11,914	4%	(119)	-1%
Outdoor Pool Operation & Maintenance	131,887	143,000	143,000	143,000	46%	-	0%
Capital Outlay	48,562	158,000	-	-	0%	(158,000)	-100%
Total Expenditures	$ 313,822	$ 470,326	$ 310,650	$ 310,650	100%	$ (159,676)	-34%
Surplus(Deficit)	**$ (11,406)**	**$ (115,000)**	**$ 0**	**$ 0**			

CAPITAL PROJECTS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Grant Revenue	$ -	$ -	$ -	$ -	0%	$ -	0%
Interest income	630,558	500	500	500	0%	-	0%
Bond Proceeds	-	-	-	-	0%	-	0%
Appropriation from fund balance	-	8,584,562	3,086,306	7,290,433	51%	(1,294,129)	-15%
Sales tax	473,729	432,500	432,500	432,500	3%	-	0%
PARC Tax (RAP tax)	-	-	5,000,000	5,000,000	35%	5,000,000	0%
UT Co Recreation Grant				1,500,000	11%	1,500,000	100%
Transfer from General Fund	8,089,930	300,000	-	-	0%	(300,000)	-100%
Sale of Assets	-	-	-	-	0%	-	0%
Bond Proceeds	-	-	-	-	0%	-	0%
Miscellaneous	-	-	-	-	0%	-	0%
Total Revenues	$ 9,194,217	$ 9,317,562	$ 8,519,306	$ 14,223,433	100%	$ 4,905,871	53%
Expenditures							
Transfer to Debt Service Fund	$ 248,014	$ 50,873	$ 50,873	$ -	0%	$ (50,873)	0%
Debt Service - Cabelas	377,863	427,500	427,500	427,500	3%	$ -	0%
Debt Service Interest - Fire Station	-	-	-	-	0%	-	0%
Debt Service Principal - Fire Station	95,861	-	-	-	0%	-	0%
Bond Costs	3,600	-	-	5,000	0%	5,000	0%
City Hall Addition - Furniture	68,887	-	-	-	0%	-	0%
City Hall Addition	159,348	-	-	-	0%	-	0%
Irrigation Central Control Upgrade	130,022	138,124	138,124	138,124	1%	-	0%
Sidewalks	271,361	300,000	400,000	400,000	3%	100,000	33%
Road Widening & Infrastructure	1,793,866	500,000	-	-	0%	(500,000)	-100%

CAPITAL PROJECTS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Sidewalks 500 W & 1900 S	1,500	-	-	-	0%	-	0%
Safe Routes to School	233,979	107,000	-	-	0%	(107,000)	0%
Infant Cemetery Road	19,421	-	-	-	0%	-	0%
New Flooring	26,252	-	-	-	0%	-	0%
Irrigation Redesign & Renovation	27,744	-	-	-	0%	-	0%
Outdoor Pool Playground Replacement	88,430	-	-	-	0%	-	0%
Wines Park Bathroom Remodel	19,336	-	-	-	0%	-	0%
Replace Bleachers @ Vets Park	34,980	-	-	-	0%	-	0%
Repurpose Skate Park Playground	66,694	-	-	-	0%	-	0%
New Public Safety Building	9,440,754	5,932,000	-	-	0%	(5,932,000)	-100%
Nuttal Drive	219,972	-	-	-	0%	-	0%
Digital Drive	365,005	-	-	-	0%	-	0%
Parks Building	-	-	2,000,000	2,000,000	14%	2,000,000	0%
Public Safety Building Design	2,148,521	-	-	-	0%	-	0%
Public Safety Building Site Work	13,215	-	-	-	0%	-	0%
Main Street Property Purchase	235,362	-	-	-	0%	-	0%
Electric Charging Station	16,821	-	-	-	0%	-	0%
Dry Creek Lake Rescue Equipment	-	55,000	-	-	0%	(55,000)	-100%
Wines Park Irrigation Renovation	-	35,000	-	-	0%	(35,000)	-100%
Sub-Compact Utility Tractor	-	22,000	-	-	0%	(22,000)	-100%
Nuisance Trees & Damaged Sidewalks	-	250,000	250,000	-	0%	(250,000)	-100%
Library Self Check Out Kiosks	-	38,065	-	-	0%	(38,065)	-100%
TIGR Ped Bridge (SR 92)	-	6,329,000	-	-	0%	(6,329,000)	-100%
Traverse Mountain Reforestation	-	415,000	-	-	0%	(415,000)	-100%
Triumph Ped Bridge	-	400,000	50,000	50,000	0%	(350,000)	-88%
Chipper	-	-	42,000	42,000	0%	42,000	0%
Tractor	-	-	36,000	36,000	0%	36,000	0%
Playground Replacements	-	-	60,000	60,000	0%	60,000	0%

CAPITAL PROJECTS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Fencing Replacement at Vets Ball Park	-	-	35,000	35,000	0%	35,000	0%
UTV with Sprayer & Snow Plow	-	-	29,809	29,809	0%	29,809	0%
Mellor Rhoades Park Construction	-	-	5,000,000	5,000,000	35%	5,000,000	0%
Transfer to Fleet Fund	-	-	-	1,000,000	7%	1,000,000	100%
Dry Creek Park	-	-	-	5,000,000	35%	5,000,000	100%
Reserves	-	-	-	-	0%	-	0%
Total Expenditures	$ 16,106,805	$ 14,999,562	$ 8,519,306	$ 14,223,433	100%	$ (725,256)	-5%
Surplus(Deficit)	**$ (6,912,588)**	**$ (5,682,000)**	**$ -**	**$ -**			

DEBT SERVICE

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Transfer from Capital Projects	$ -	$ 50,873	$ -	$ -	0%	$ (50,873)	0%
Transfer from General Fund	907,248	1,814,495	1,614,495	1,872,733	100%	$ 58,238	3%
Fund Balance Appropriation	-	-	400,000	-	0%	$ -	0%
Total Revenues	$ 907,248	$ 1,865,368	$ 2,014,495	$ 1,872,733	100%	$ 7,365	0%
Expenses							
Debt Service - Interest	$ 475,034	$ 952,868	$ 1,151,995	$ 927,733	50%	$ (25,135)	-3%
Debt Service - Principal	-	905,000	855,000	935,000	50%	30,000	3%
Bond Costs	-	-	7,500	10,000	0%	10,000	0%
Total Expenses	$ 475,034	$ 1,857,868	$ 2,014,495	$ 1,872,733	100%	$ 14,865	1%
Surplus(Deficit)	**$ 432,214**	**$ 7,500**	**$ -**	**$ -**			

CDBG

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Interest Income	$ -	$ -	$ -	$ -	0%	$ -	0%
CDBG	120,860	160,000	240,000	240,000	100%	80,000	50%
Re-appropriation of Fund Balance	-	-	-	-	100%	-	0%
Total Revenues	$ 120,860	$ 160,000	$ 240,000	$ 240,000	100%	$ 80,000	50%
Expenditures							
Project improvements	$ 120,271	$ 492,000	$ 240,000	$ 240,000	100%	$ (252,000)	-51%
Total Expenditures	$ 120,271	$ 492,000	$ 240,000	$ 240,000	100%	$ (252,000)	-51%
Surplus(Deficit)	**$ 589**	**$ (332,000)**	**$ -**	**$ -**			

FIRE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Interest Income	$ 16,443	$ 1,000	$ 1,000	$ 1,000	0%	$ -	0%
Impact Fees	247,254	400,000	400,000	400,000	100%	-	0%
Fund balance appropriation	-	349,000	-	-	0%	(349,000)	0%
Bond proceeds	-	-	-	-	0%	-	0%
Total Revenues	$ 263,697	$ 750,000	$ 401,000	$ 401,000	100%	$ (349,000)	-47%
Expenditures							
Future fire station	$ -	$ 750,000	$ -	$ -	0%	$ (750,000.00)	0%
Interest Expense	-	-	-	-	0%	-	0%
Cost of Issuance	-	-	-	-	0%	-	0%
Fire Station 84	-	-	377,009	377,009	94%	377,009	0%
Reserves	-	-	23,991	23,991	6%	-	#DIV/0!
Total Expenditures	$ -	$ 750,000	$ 401,000	$ 401,000	100%	$ (372,991)	-47%
Surplus(Deficit)	**$ 263,697**	**$ -**	**$ -**	**$ -**			

PARKS IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Interest Earnings	$ 20,033	$ 30,000	$ 30,000	$ 30,000	0%	$ -	0%
Park Impact Fees	3,342,694	2,050,000	2,050,000	2,050,000	33%	-	0%
Utah State Parks Grant	594,319	-	-	-	0%	-	0%
Developer Contributions	-	-	2,450,183	2,450,183	39%	2,450,183	0%
Proceeds from Sale of Land	-	-	-	-	0%	-	0%
Reappropriate Fund Balance	-	2,074,180	1,580,440	1,730,440	28%	(343,740)	-17%
Total Revenues	$ 3,957,046	$ 4,154,180	$ 6,110,623	$ 6,260,623	100%	$ 2,106,443	51%
Expenditures							
Debt Service - Principal	$ -	$ -	$ -	$ -	0%	$ -	0%
Interest Expense	-	-	-	-	0%	-	0%
Family Park	110,099	1,425,000	250,000	250,000	4%	(1,175,000)	-82%
Mellor Rhodes Park - Design	15,365	718,740	750,000	750,000	12%	31,260	4%
Shadow Ridge	-	-	1,840,000	1,840,000	29%	1,840,000	0%
Monument Park	3,980	1,100,000	-	-	0%	(1,100,000)	0%
Sage Vista 3 Acre Park	-	-	-	-	0%	-	0%
Parks, Trails, & Open Space Master Plan	-	105,000	-	-	0%	(105,000)	-100%
Upsizing Trails	949,178	105,000	105,000	105,000	2%	-	0%
Mountain Bike Trails	20,981	330,440	330,440	330,440	5%	-	0%
Fire83 Park	1,186,933	50,000	-	-	0%	(50,000)	-100%
Lights at Sports Park	-	220,000	-	-	0%	(220,000)	-100%
Willow Park Upgrades	13,318	100,000	450,000	600,000	10%	500,000	500%
Holbrook Farms Park			2,208,548	2,208,548	35%	2,208,548	0%
Cold Springs Ranch Park			176,635	176,635	3%	176,635	0%
Capital & Impact Fee Study	4,025	-	-	-	0%	-	0%
Reserves	22,750	-	-	-	0%	-	0%
Total Expenditures	$ 2,326,628	$ 4,154,180	$ 6,110,623	$ 6,260,623	100%	$ 2,106,443	51%
Surplus (Deficit)	**$ 1,630,417**	**$ -**	**$ -**	**$ -**			

POLICE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Interest Earnings	$ -	$ 500	$ 500	$ 500	0%	$ -	0%
Police Impact Fees	175,561	250,000	250,000	250,000	100%	-	0%
Proceeds from Issuance of Debt	-	-	-	-	0%	-	0%
Contribution from General Fund	-	-	-	-	0%	-	0%
Reappropriate Fund Balance	-	-	-	-	0%	-	0%
Total Revenues	$ 175,561	$ 250,500	$ 250,500	$ 250,500	100%	$ -	0%
Expenditures							
Land Purchase	$ 2,500	$ -	$ -	$ -	0%	$ -	0%
Interest Expense	-	-	-	-	0%	-	0%
New Police Building Design	(1,100)	-	-	-	0%	-	0%
Reserves	-	250,500	250,500	250,500	100%	-	0%
Total Expenditures	$ 1,400	$ 250,500	$ 250,500	$ 250,500	100%	$ -	0%
Surplus(Deficit)	**$ 174,161**	**$ -**	**$ -**	**$ -**			

ROAD IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Interest Earnings	$ -	$ -	$ -	$ -	0%	$ -	0%
Road Impact Fees	1,289,761	2,000,000	2,000,000	2,000,000	17%	-	0%
Contributions from Developers	221,281	-	-	-	0%	-	0%
UDOT Contributions	735,259	100,000	150,000	50,000	0%	(50,000)	-50%
County Contributions	2,454,626	17,905,282	10,065,000	10,065,000	83%	(7,840,282)	-44%
Reappropriate Fund Balance	-	781,569	-	-	0%	(781,569)	-100%
Total Revenues	$ 4,700,927	$ 20,786,851	$ 12,215,000	$ 12,115,000	100%	$ (8,671,851)	-42%
Expenditures							
Interest Expense	$ -	$ -	$ -	$ -	0%	$ -	0%
Signals	142,728	400,000	200,000	200,000	2%	(200,000)	-50%
Streets Widening	273,094	215,000	275,000	275,000	2%	60,000	28%
600 E North of Dry Creek	6,165	750,000	750,000	750,000	6%	-	0%
Jordan Willows Conn Rd	-	100,000	10,000	10,000	0%	(90,000)	-90%
Center Street & SR92	-	50,000	50,000	50,000	0%	-	0%
Accel/Deccel @ SR92 & 500 West	-	20,000	20,000	20,000	0%	-	0%
Traverse Blvd TRAX Xing & Road	6,540	400,000	80,000	80,000	1%	(320,000)	-80%
Triumph (Frontage Rd to TRAX Xing)	162,779	50,000	-	-	0%	(50,000)	-100%
Main Street 2300 W to Crossroads	604,365	11,600,000	8,000,000	8,000,000	66%	(3,600,000)	-31%
1200 West	2,707,204	1,100,000	-	-	0%	(1,100,000)	-100%
Ashton Blvd Relocation	87,082	50,000	-	-	0%	(50,000)	-100%
I15 & 300 W Enhancement	-	50,000	100,000	100,000	1%	50,000	100%
700 South Cycle Track Project	-	5,321,851	1,600,000	1,600,000	13%	(3,721,851)	0%
1200 East Project	325,950	480,000	50,000	50,000	0%	(430,000)	0%
Accel/Decel - Redwood/2100N	-	-	200,000	200,000	2%	200,000	100%
2300 West - Main to 2100 North			500,000	500,000	4%		
Road Master Plan & Impact Fee	14,363	200,000	100,000	100,000	1%	(100,000)	0%
Reserves	-	-	280,000	180,000	1%	180,000	0%
Total Expenditures	$ 4,330,270	$ 20,786,851	$ 12,215,000	$ 12,115,000	100%	$ (9,171,851)	-42%
Surplus(Deficit)	**$ 370,657**	**$ -**	**$ -**	**$ -**			

CULINARY WATER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Miscellaneous	$ 117,119	$ 100,000	$ 100,000	$ 100,000	1%	$ -	0%
Interest Income	434,425	-	-	-	0%	-	0%
Water service charges	6,312,901	6,326,880	6,776,088	6,776,088	81%	449,208	7%
Water hook up fees	413,861	350,000	350,000	350,000	4%	-	0%
CWP Water Revenues	-	1,000,000	1,000,000	1,000,000	12%	-	0%
Gain/Loss on Sale Fixed Assets	-	-	-	-	0%	-	0%
Contributions from developers	2,306,617	-	-	-	0%	-	0%
As Built Drawing Fees	118,200	135,000	135,000	135,000	2%	-	0%
Bond Proceeds	-	-	-	-	0%	-	0%
Contributions from developers	319,750	-	-	-	0%	-	0%
Reappropriation of fund balance	-	4,241,874	3,955,082	-	0%	(4,241,874)	-100%
Total Revenues	$ 10,022,874	$ 12,153,754	$ 12,316,170	$ 8,361,088	100%	$ (3,792,666)	-31%
Total Expenses	$ 6,969,503	$ 12,153,754	$ 12,316,171	$ 8,361,088			
Total Surplus/Deficit	**$ 3,053,371**	**$ -**	**$ (0)**	**$ 0**			

CULINARY WATER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	13	15	15	15		0	
Salaries	$ 813,177	$ 1,008,255	$ 1,060,296	$ 1,060,296	13%	$ 52,041	5%
Overtime	46,929	40,000	40,000	40,000	0%	-	0%
Employee Benefits	653,343	592,554	617,130	617,130	7%	24,576	4%
Uniforms	1,933	7,200	7,200	7,200	0%	-	0%
Bond Costs	-	-	-	-	0%	-	0%
Books, Subscriptions, Memberships	7,030	10,250	10,250	10,250	0%	-	0%
Travel & Training	17,535	29,000	29,000	29,000	0%	-	0%
Office Supplies	4,527	11,000	11,000	11,000	0%	-	0%
Fleet Fund Charges	174,996	220,500	175,000	260,000	3%	39,500	18%
Buildings & Grounds O&M	84,594	55,000	55,000	55,000	1%	-	0%
Utilities	24,253	42,000	42,000	42,000	1%	-	0%
Supplies & Maintenance	4,217	83,000	83,000	83,000	1%	-	0%
Water Purchase (Share Rent)	1,114,592	1,273,000	1,409,800	1,409,800	17%	136,800	11%
Risk Mgmt Fund Charges	60,000	60,000	60,000	60,000	1%	-	0%
Electricity - Lehi City Power	415,789	600,000	600,000	600,000	7%	-	0%
Professional & Technical	120,083	173,000	133,000	133,000	2%	(40,000)	-23%
IT Fund Charges	40,126	37,000	37,000	37,000	0%	-	0%
Bond Fees	1,650	6,500	6,500	6,500	0%	-	0%
Billing Expense	104,326	50,000	50,000	50,000	1%	-	0%
Bad Debt Expense	6,982	15,000	15,000	15,000	0%	-	0%
Special Department Supplies	9,341	12,000	12,000	12,000	0%	-	0%
Tools	2,828	20,000	20,000	20,000	0%	-	0%
System Maintenance	303,518	470,000	470,000	470,000	6%	-	0%
Meter Replacement	-	125,000	125,000	125,000	1%	-	0%
Bond Interest Expense	-	-	-	-	0%	-	0%
Debt Service	170,053	283,975	283,975	286,232	3%	2,257	0%
Allocation to General Fund	249,996	300,000	300,000	300,000	4%	-	0%
CWP Water Purchase	688,289	1,000,000	1,000,000	1,000,000	12%	-	0%
Meter Annual Maintenance	21,250	76,825	59,325	59,325	1%	(17,500)	-23%

CULINARY WATER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Water expenses - continued							
Capital	-	-	52,000	-	0%	-	0%
Spring Line Replace	-	300,000	300,000	300,000	4%	-	0%
600 E Tank Replacement	-	1,500,000	1,500,000	-	0%	(1,500,000)	-100%
Springs Rehabilitation	-	350,000	350,000	350,000	4%	-	0%
Sandpit Transmission Line	-	1,402,695	1,402,695	-	0%	(1,402,695)	-100%
Sandpit Tank/Pump	-	1,800,000	1,800,000	-	0%	(1,800,000)	-100%
2300 W Pioneer Crossing CWP Connectior	-	100,000	100,000	100,000	1%	-	0%
Public Works Facility Site Planning	-	50,000	50,000	50,000	1%	-	0%
Security Equipment	-	50,000	50,000	50,000	1%	-	0%
Subdivision Development	-	-	-	-	0%	-	0%
Depreciation & amoritization	1,828,146	-	-	-	0%	-	0%
Reserves	-	-	-	712,356	9%	712,356	0%
Total Culinary Water Expenses	**$ 6,969,503**	**$ 12,153,754**	**$ 12,316,171**	**$ 8,361,088**	**100%**	**$ (3,792,666)**	**-31%**

CULINARY WATER IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Interest Earnings	$ 3,138	$ 25,000	$ 25,000	$ 25,000	0%	$ -	0%
Water Impact Fees	1,288,669	1,000,000	1,000,000	1,000,000	15%	-	0%
Contributions from Developers	-	1,500,000	2,600,000	2,600,000	39%	1,100,000	73%
Reappropriate Fund Balance	-	4,057,000	3,117,000	3,117,000	46%	(940,000)	0%
Total Revenues	$ 1,291,807	$ 6,582,000	$ 6,742,000	$ 6,742,000	100%	$ 160,000	2%
Expenses							
Pipe Oversizing	$ -	$ 232,000	$ 72,000	$ 72,000	1%	$ (160,000)	-69%
Master plan and impact fee study	-	-	-	-	0%	-	0%
Interest Expense	-	-	-	-	0%	-	0%
Reserves	-	-	-	-	0%	-	0%
Holbrook Upper Tank & Pump	-	200,000	-	-	0%	(200,000)	0%
TM Flight Park Tank & Lines	-	-	1,500,000	1,500,000	22%	1,500,000	0%
MICRON AP Well, BP, Lines	-	-	1,800,000	1,800,000	27%	1,800,000	0%
Traverse Source	-	1,300,000	50,000	50,000	1%	(1,250,000)	-96%
West Side Tank	-	-	-	-	0%	-	0%
600 E Tank	-	1,500,000	1,500,000	1,500,000	22%	-	0%
Sandpit Tank/Pump	-	3,100,000	1,800,000	1,800,000	27%	(1,300,000)	0%
TP Booster Pump Station	-	250,000	20,000	20,000	0%	(230,000)	0%
Total Expenses	$ -	$ 6,582,000	$ 6,742,000	$ 6,742,000	100%	$ 160,000	2%
Surplus(Deficit)	**$ 1,291,807**	**$ -**	**$ -**	**$ -**			

SEWER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Miscellaneous	$ 29,088	$ 25,000	$ 25,000	$ 25,000	0%	$ -	0%
Interest Income	153,762	-	-	-	0%	-	0%
Sewer charges	9,399,488	9,769,316	9,964,702	10,160,089	92%	390,773	4%
Contributions capital funding	2,988,452	-	-	-	0%	-	0%
Gain/Loss of Fixed Assets	-	-	-	-	0%	-	0%
Reappropriation of Fund Balance	-	1,392,524	1,259,271	846,164	8%	(546,360)	-39%
Total Revenues	$ 12,570,790	$ 11,186,840	$ 11,248,973	$ 11,031,253	100%	$ (155,587)	-1%
Total Expenses	$ 12,141,812	$ 11,186,840	$ 11,248,974	$ 11,031,253	100%	$ (155,587)	-1%
Surplus(Deficit)	**$ 428,979**	**-**	**$ (0)**	**$ 0**			

SEWER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTE's	8	7	8	7		0	
Salaries & Wages	$ 494,661	$ 378,477	$ 438,396	$ 438,396	4%	$ 59,919	16%
Overtime	25,745	20,000	20,000	20,000	0%	-	0%
Employee Benefits	187,778	264,478	275,673	275,673	2%	11,195	4%
Uniforms	934	6,200	6,200	6,200	0%	-	0%
Books, Subscriptions, Memberships	235	1,400	1,400	1,400	0%	-	0%
Travel & Training	60	16,200	16,200	16,200	0%	-	0%
Office Supplies	309	5,500	5,500	5,500	0%	-	0%
Fleet Fund Charges	125,004	125,000	125,000	167,279	2%	42,279	34%
Buildings & Grounds O&M	80,320	60,000	60,000	60,000	1%	-	0%
Utilities	1,334	10,000	10,000	10,000	0%	-	0%
Supplies & Maintenance	39,080	50,000	50,000	50,000	0%	-	0%
Risk Mgmt Fund Charges	50,004	50,000	50,000	50,000	0%	-	0%
Electricity - Lehi City Power	13,032	5,000	5,000	5,000	0%	-	0%
Professional & Technical	5,324	50,000	50,000	50,000	0%	-	0%
IT Fund Charges	6,996	7,000	7,000	7,000	0%	-	0%
Timpanogos Special Service District	8,665,630	9,050,970	9,231,989	9,231,989	84%	181,019	2%
Billing Expense	112,683	35,000	35,000	35,000	0%	-	0%
Bad Debt Expense	9,862	30,000	30,000	30,000	0%	-	0%
Department Supplies	2,224	10,000	10,000	10,000	0%	-	0%
System Maintenance	126,021	98,615	98,615	98,615	1%	-	0%
Interest Expense	-	3,000	3,000	3,000	0%	-	0%
Allocation to General Fund	150,000	150,000	150,000	150,000	1%	-	0%
Amortization Expense	-	-	-	-	0%	-	0%

SEWER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Sewer Expenses - continued							
Depreciation	2,044,577	-	-	-	0%	-	0%
Reserves	-	-	-	-	0%	-	0%
Manhole/Main Line Rehab	-	760,000	310,000	310,000	3%	(450,000)	-59%
Capital	-	-	260,000	-	0%	-	0%
Capital Improvements	-	-	-	-	0%	-	0%
Total Sewer Expenses	**$ 12,141,812**	**$ 11,186,840**	**$ 11,248,974**	**$ 11,031,253**	**100%**	**$ (155,587)**	**-1%**

SEWER IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Interest Earnings	$ 33,971	$ 10,000	$ 10,000	$ 10,000	0%	$ -	0%
Sewer Impact Fees	933,630	400,000	400,000	400,000	7%	-	0%
Contributions From Developers	-	450,000	-	-	0%	(450,000)	-100%
Reappropriate Fund Balance	-	895,000	5,520,000	5,520,000	93%	4,625,000	0%
Total Revenues	$ 967,601	$ 1,755,000	$ 5,930,000	$ 5,930,000	100%	$ 4,175,000	238%
Expenses							
Oversizing Pipe	$ -	$ 105,000	$ 90,000	$ 90,000	2%	$ (15,000)	-14%
Allred River Crossing	-	50,000	-	-	0%	(50,000)	-100%
Jordan Willow Pump Station Addition	-	500,000	20,000	20,000	0%	(480,000)	-96%
Jordan Willow Pump Line	-	600,000	20,000	20,000	0%	(580,000)	-97%
850 E Sewer to 700 S	-	500,000	500,000	500,000	8%	-	0%
2100 N Sewer 1200 W to 1700 W	-	-	300,000	300,000	5%	300,000	0%
Jordan River Sewer (Main to 1900 S)	-	-	5,000,000	5,000,000	84%	5,000,000	0%
Reserves	-	-	-	-	0%	-	0%
Total Expenses	$ -	$ 1,755,000	$ 5,930,000	$ 5,930,000	100%	$ 4,175,000	238%
Surplus(Deficit)	**$ 967,601**	**$ -**	**$ -**	**$ -**			

ELECTRIC SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Electric sales taxable	$ 33,397,174	$ 33,192,525	$ 35,619,419	$ 35,619,419	83%	$ 2,426,894	7%
Electric sales tax exempt	2,590,145	3,014,342	3,188,134	3,188,134	7%	173,792	6%
Electric hook up fees	381,422	275,000	275,000	275,000	1%	-	0%
Miscellaneous	223,044	175,000	175,000	175,000	0%	-	0%
Temporary power charges	66,428	75,000	75,000	75,000	0%	-	0%
Damage revenue	32,366	25,000	25,000	25,000	0%	-	0%
Salvage revenue	27,409	25,000	25,000	25,000	0%	-	0%
Contribution capital funding	841,443	-	-	-	0%	-	0%
Late payment penalties	91,343	185,000	185,000	185,000	0%	-	0%
Pole attachment	62,811	50,000	50,000	50,000	0%	-	0%
Subdivision reimbursement	5,027,262	3,500,000	3,500,000	3,500,000	8%	-	0%
Interest income	564,299	40,000	40,000	40,000	0%	-	0%
Gain/loss on sale of fixed assets	-	-	-	-	0%	-	0%
Total Revenues	$ 43,305,147	$ 40,556,867	$ 43,157,553	$ 43,157,553	100%	$ 2,600,686	6%
Total Expenses	$ 33,169,270	$ 40,556,867	$ 43,157,553	$ 43,157,553	168%	4,278,601	6%
Surplus(Deficit)	**$ 10,135,877**	**$ -**	**$ 0**	**$ 0**			

ELECTRIC EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTE's	34.5	34.5	35.5	35.5		1	
Salaries & Wages	$ 1,937,449	$ 2,745,838	$ 2,946,587	$ 2,946,587	7%	$ 200,749	7%
Overtime	94,434	186,887	186,887	186,887	0%	-	0%
Employee Benefits	1,104,856	1,391,944	1,472,586	1,472,586	3%	80,642	6%
Uniforms	23,779	21,100	21,100	21,100	0%	-	0%
Books, Subscriptions, Memberships	942	3,000	3,000	3,000	0%	-	0%
Travel & Training	30,483	60,100	60,100	60,100	0%	-	0%
Office Supplies	8,700	21,000	21,000	21,000	0%	-	0%
Fleet Fund Charges	897,000	515,000	515,000	515,000	1%	-	0%
Buildings & Grounds O&M	176,944	162,500	162,500	162,500	0%	-	0%
Utilities	21,703	56,000	56,000	56,000	0%	-	0%
Supplies & Maintenance	-	6,500	6,500	6,500	0%	-	0%
Risk Mgmt Fund Charges	300,000	300,000	300,000	300,000	1%	-	0%
Electricity - Lehi City Power	58,277	55,000	55,000	55,000	0%	-	0%
Professional & Technical	163,933	274,654	387,500	387,500	1%	112,846	41%
IT Fund Charges	23,004	23,000	23,000	24,000	0%	1,000	4%
Computer Maintenance	290	5,000	8,000	6,000	0%	1,000	20%
Bond Fees	3,300	2,500	2,500	2,500	0%	-	0%
Contract Services Expense	79,494	100,000	130,000	130,000	0%	30,000	30%
Internal Generation Maintenance	(168)	10,000	10,000	10,000	0%	-	0%
Safety	25,301	39,150	42,150	42,150	0%	3,000	8%
Delinquent Collection Expense	-	22,031	-	-	0%	(22,031)	-100%
Billing Expense	294,589	200,000	340,000	340,000	1%	140,000	70%
Bad Debt Expense	67,207	65,000	65,000	65,000	0%	-	0%
System Maintenance	566,509	507,833	820,000	820,000	2%	312,167	61%
Miscellaneous	43,037	29,800	37,800	29,800	0%	-	0%
Resale Power Purchase	21,968,640	26,442,583	28,109,748	28,109,748	65%	1,667,165	6%
Line Maintenance	85,983	53,500	61,000	61,000	0%	7,500	14%
Substation Maintenance	26,341	53,500	53,500	53,500	0%	-	0%
Power Locating	12,647	12,000	16,000	16,000	0%	4,000	33%

ELECTRIC EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Expenses - Continued							
Debt Service	646,145	1,253,250	2,056,250	1,252,500	3%	(750)	0%
Allocation to General Fund	441,000	541,000	541,000	541,000	1%	-	0%
Depreciation	3,823,626	-	-	-	0%	-	0%
Amorization Cost	243,825	-	-	-	0%	-	0%
Reserves	-	3,832,697	2,922,845	3,735,595	9%	(97,102)	-3%
Rocky Mtn Power Line Purchases	-	150,000	150,000	150,000	0%	-	0%
Improvements to system	-	400,000	400,000	400,000	1%	-	0%
Street Light Project	-	250,000	250,000	250,000	1%	-	0%
Subdivision Construction	-	300,000	300,000	300,000	1%	-	0%
New Equipment	-	224,500	150,000	150,000	0%	(74,500)	-33%
Capital outlay	-	160,000	395,000	395,000	1%	235,000	147%
Substation security	-	30,000	30,000	30,000	0%	-	0%
Designated City Projects	-	50,000	50,000	50,000	0%	-	0%
Total Electric Expenses	**$ 33,169,270**	**$ 40,556,867**	**$ 43,157,553**	**$ 43,157,553**	**168%**	**$ 4,278,601**	**6%**

ELECTRIC IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Interest Earnings	$ 52,648	$ 35,000	$ 35,000	$ 35,000	0%	$ -	0%
Electric Impact Fees	3,538,641	3,000,000	3,000,000	3,000,000	31%	-	0%
Reappropriate Fund Balance	-	-	6,797,000	6,797,000	69%	6,797,000	0%
Total Revenues	$ 3,591,290	$ 3,035,000	$ 9,832,000	$ 9,832,000	100%	$ 6,797,000	224%
Expenses							
South Transmission	$ -	$ -	$ -	$ -	0%	$ -	0%
River Crossing & Thanksgiving Point	-	550,000	550,000	550,000	6%	-	0%
Interest Expense	-	-	-	-	0%	-	0%
Cost of Issuance	-	-	-	-	0%	-	0%
3-21 Circuit Reconductor (500W-1100W)	-	90,000	90,000	90,000	1%	-	0%
311 Line Extension Upgrade	-	540,000	540,000	540,000	5%	-	0%
822 Line Extension	-	325,000	325,000	325,000	3%	-	0%
300 N Rebuild	-	115,000	115,000	115,000	1%	-	0%
900 N Reconductor	-	100,000	100,000	100,000	1%	-	0%
Pine Meadow Blvd Reconductor	-	170,000	170,000	170,000	2%	-	0%
North Point Substation	-	-	7,000,000	7,000,000	71%	7,000,000	0%
North Point Getaways	-	-	942,000	942,000	10%	942,000	0%
Reserves	-	1,145,000	-	-	0%	(1,145,000)	-100%
Total Expenses	$ -	$ 3,035,000	$ 9,832,000	$ 9,832,000	100%	$ 6,797,000	224%
Surplus(Deficit)	**$ 3,591,290**	**$ -**	**$ -**	**$ -**			

GARBAGE SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Garbage Service Fees	$ 3,135,567	$ 3,621,648	$ 3,841,844	$ 3,841,844	98%	$ 220,196	6%
Dump pass receipts	20,790	21,000	-	-	0%	(21,000)	-100%
Appropriate fund balance	-	86,852	-	87,391	2%	539	1%
Interest Income	5,729	500	500	500	0%	-	0%
Total Revenues	**$ 3,162,086**	**$ 3,730,000**	**$ 3,842,344**	**$ 3,929,735**	100%	$ 199,735	5%
Expenses							
Garbage Contract Payment	$ 2,346,016	$ 2,800,000	$ 2,346,016	$ 2,900,000	74%	$ 100,000	4%
Operations Exp/Tons Per Month	927,630	865,000	865,000	964,735	25%	99,735	12%
Glass recyling	1,986	10,000	10,000	10,000	0%	-	0%
Billing Expense	4,024	25,000	25,000	25,000	1%	-	0%
Bad Debt Expense	2,214	10,000	10,000	10,000	0%	-	0%
City Cleanup Expense	25,915	10,000	576,328	10,000	0%	-	0%
Reserves	-	-	-	-	0%	-	
Allocation to General Fund	9,996	10,000	10,000	10,000	0%	-	0%
Total Garbage Expenses	**$ 3,317,781**	**$ 3,730,000**	**$ 3,842,344**	**$ 3,929,735**	100%	$ 199,735	5%
Surplus(Deficit)	**$ (155,695)**	**$ -**	**$ 0**	**$ 0**			

PRESSURIZED IRRIGATION SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2022	INCREASE DECREASE %
Revenues							
Miscellaneous	$ 335	$ 35,000	$ 35,000	$ 35,000	0%	$ -	0%
Interest Income	164,524	1,500	1,500	1,500	0%	-	0%
Secondary water hook ups	325,712	350,000	350,000	350,000	3%	-	0%
Contributions from developers	3,737,739	-	-	-	0%	-	0%
Pressurized service charges	3,822,436	3,900,000	4,097,340	4,097,340	32%	197,340	5%
Gain/Loss of Fixed Assets	-	-	-	-	0%	-	0%
Bond Proceeds	-	-	-	-	0%	-	0%
Transfer from Culinary Water	-	-	222,549	-	0%	-	0%
Reappropriated fund balance	-	10,557,812	8,156,117	8,275,000	65%	(2,282,812)	-22%
Total Revenues	$ 8,050,746	$ 14,844,312	$ 12,862,506	$ 12,758,840	100%	$ (2,085,472)	-14%
Total Expenses	$ 5,757,771	$ 14,844,312	$ 12,862,506	$ 12,758,840	100%	$ (2,085,472)	-14%
Surplus/(Deficit)	**$ 2,292,975**	**$ -**	**$ (0)**	**$ 0**			

PRESSURIZED IRRIGATION EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTE's	5	5	5	5		0	
Salaries & Wages	$ 259,133	$ 287,931	$ 297,850	$ 297,850	2%	$ 9,919	3%
Overtime	9,928	15,000	15,000	15,000	0%	-	0%
Employee Benefits	171,922	169,265	175,495	175,495	1%	6,230	4%
Uniforms	769	3,000	3,000	3,000	0%	-	0%
Books, Subscriptions, Memberships	-	500	500	500	0%	-	0%
Travel & Training	1,378	5,000	7,000	7,000	0%	2,000	40%
Office Supplies	111	7,000	7,000	7,000	0%	-	0%
Fleet Fund Charges	24,996	25,000	25,000	25,000	0%	-	0%
Buildings & Grounds O&M	20,332	20,000	20,000	20,000	0%	-	0%
Utilities	573	2,000	2,000	2,000	0%	-	0%
Risk Mgmt Fund Charges	50,004	50,000	50,000	50,000	0%	-	0%
Electricity - Lehi City Power	324,745	300,000	400,000	400,000	3%	100,000	33%
Professional & Technical	40,771	40,000	40,000	40,000	0%	-	0%
Bond Fees	-	3,000	3,000	3,000	0%	-	0%
Billing Expense	1,587	15,000	15,000	15,000	0%	-	0%
Bad Debt Expense	3,730	15,000	15,000	15,000	0%	-	0%
Supplies & Maintenance	22,860	16,000	16,000	16,000	0%	-	0%
PI Meters	574,725	110,000	75,000	75,000	1%	(35,000)	-32%
Water Share Assessments	1,169,907	1,300,000	1,300,000	1,300,000	10%	-	0%
System Maintenance	385,117	400,000	400,000	400,000	3%	-	0%
Interest Expense	-	-	-	-	0%	-	0%
Debt Service	636,752	1,050,636	1,235,681	1,052,521	8%	1,885	0%
Fire Hydrant/Mainline Replace	-	600,000	400,000	400,000	3%	(200,000)	-33%
SCADA Upgrades	-	20,000	20,000	20,000	0%	-	0%
Reserves	-	-	-	79,494	1%	79,494	0%

PRESSURIZED IRRIGATION EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
PI - expenses continued							
Depreciation	1,993,451	-	-	-	0%	-	0%
Dry Creek Reservior	-	10,000,000	8,000,000	8,000,000	63%	(2,000,000)	-20%
Seasons Reservoir Repair	-	200,000	200,000	200,000	2%	-	0%
Low Hills Zone Pressure Relieft Vault	-	75,000	75,000	75,000	1%	-	0%
Subdivision Development	-	-	-	-	0%	-	0%
Capital	-	50,000	-	-	0%	(50,000)	0%
Cost of Issuance	-	-	-	-	0%	-	0%
Allocation to General Fund	64,980	64,980	64,980	64,980	1%	-	0%
Total PI Expenses	**$ 5,757,771**	**$ 14,844,312**	**$ 12,862,506**	**$ 12,758,840**	**100%**	**$ (2,085,472)**	-14%

PRESSURIZED IRRIGATION IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Interest Earnings	$ -	$ 25,000	$ 25,000	$ 25,000	1%	$ -	0%
PI Impact Fees	1,110,067	900,000	900,000	900,000	21%	-	0%
Appropriated Fund balance	-	1,135,000	-	-	0%	(1,135,000)	-100%
Contributions From Developers	-	4,000,000	3,355,000	3,355,000	78%	(645,000)	-16%
Total Revenues	$ 1,110,067	$ 6,060,000	$ 4,280,000	$ 4,280,000	100%	$ (1,780,000)	-29%
Expenses							
Interest Expense	$ 44,666	$ -	$ -	$ -	0%	$ -	0%
Master Plan & Impact Fee Study	-	-	-	-	0%	$ -	0%
Pipe Oversizing	-	285,000	85,000	85,000	2%	(200,000)	-70%
Low Hills expansion & piping	-	370,000	370,000	370,000	9%	-	0%
Traverse Booster w/piping	-	60,000	-	-	0%	(60,000)	-100%
Railroad Well & Piping	-	80,000	80,000	80,000	2%	-	0%
Jordan River pump station & piping	-	20,000	-	-	0%	(20,000)	-100%
Jordan River Reservoir Well	-	20,000	-	-	0%	(20,000)	-100%
West Side PI Reservoir	-	2,200,000	1,500,000	1,500,000	35%	(700,000)	-32%
Allred Well w/Booster Pump	-	500,000	20,000	20,000	0%	(480,000)	-96%
Flight Park Reservoir & Pipeline	-	1,000,000	1,200,000	1,200,000	28%	200,000	0%
Holbrook Upper PI Reservoir	-	500,000	-	-	0%	(500,000)	0%
Vialetto Reservoir & Pumps	-	950,000	950,000	950,000	22%	-	0%
Brooks Res Expansion & PS	-	75,000	75,000	75,000	2%	-	0%
Reserves	-	-	-	-	0%	-	0%
Total Expenses	$ 44,666	$ 6,060,000	$ 4,280,000	$ 4,280,000	100%	$ (1,780,000)	-29%
Surplus(Deficit)	**$ 1,065,401**	**$ -**	**$ -**	**$ -**			

DRAINAGE SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Interest Income	$ 63,310	$ 4,000	$ 4,000	$ 4,000	0%	$ -	0%
Contributed capital	2,480,990	-	-	-	0%	-	0%
Drainage service charges	1,700,605	2,230,000	2,341,500	2,341,500	100%	111,500	5%
Reappropriate Fund Balance	-	-	-	-	0%	-	0%
Miscellaneous revenues	89,500	20,049	-	-	0%	(20,049)	-100%
Total Revenues	$ 4,334,405	$ 2,254,049	$ 2,345,500	$ 2,345,500	100%	91,451	4%
Total Expenses	$ 2,851,399	$ 2,254,049	$ 2,345,500	$ 2,345,500	100%	$ 91,451	4%
Surplus(Deficit)	**$ 1,483,006**	**-**	**$ (0)**	**$ (0)**			

DRAINAGE EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTE's	**7**	**12**	**12**	**12**		**0**	
Salaries & Wages	$ 322,827	$ 616,957	$ 639,500	$ 639,500	27%	$ 22,543	4%
Overtime	15,621	20,000	20,000	20,000	1%	-	0%
Employee Benefits	270,023	405,262	401,764	401,764	17%	(3,498)	-1%
Uniforms	925	7,800	7,800	7,800	0%	-	0%
Books, Subscriptions, Memberships	110	3,500	3,500	3,500	0%	-	0%
Travel & Training	7,088	22,000	22,000	22,000	1%	-	0%
Office Supplies	252	800	800	800	0%	-	0%
Fleet Fund Charges	24,996	120,000	25,000	170,000	7%	50,000	42%
Buildings & Grounds	10,841	10,000	10,000	10,000	0%	-	0%
Risk Mgmt Fund Charges	15,000	15,000	15,000	15,000	1%	-	0%
Professional & Technical	94,578	55,000	55,000	55,000	2%	-	0%
IT Fund Charges	6,996	7,000	7,000	7,000	0%	-	0%
Bond Fees	1,500	2,750	2,750	2,750	0%	-	0%
Billing Expense	1,843	7,895	7,895	7,895	0%	-	0%
Bad Debt Expense	3,353	7,000	7,000	7,000	0%	-	0%
Supplies	3,455	10,000	10,000	10,000	0%	-	0%
System Maintenance	16,185	70,000	70,000	70,000	3%	-	0%
Debt Service	39,418	213,700	222,657	212,378	9%	(1,322)	-1%
Detention Basin's Maintenance	136,286	42,000	42,000	42,000	2%	-	0%
Reserves	-	2,874	161,323	26,602	1%	23,728	0%
Remedial drainage	-	233,991	233,991	233,991	10%	-	0%
Allocation to General Fund	65,520	65,520	65,520	65,520	3%	-	0%
Capital outlay	-	-	-	-	0%	-	0%
Depreciation	1,814,582	-	-	-	0%	-	0%
Pipe rehabilitation	-	315,000	315,000	315,000	13%	-	0%
Total Drainage Expenses	**$ 2,851,399**	**$ 2,254,049**	**$ 2,345,500**	**$ 2,345,500**	**100%**	**$ 91,451**	**4%**

DRAINAGE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Interest Earnings	$ -	$ 5,000	$ 5,000	$ 5,000	0%	$ -	0%
Drainage Impact Fees	98,596	350,000	350,000	350,000	35%	-	0%
Contributions From Developers/Bonds	-	600,000	650,000	650,000	65%	50,000	8%
UDOT Contributions	-	-	-	-	0%	-	0%
Reappropriation fund balance	-	-	-	-	0%	-	0%
Total Revenues	$ 98,596	$ 955,000	$ 1,005,000	$ 1,005,000	100%	$ 50,000	5%
Expenses							
Interest Expense	$ -	$ -	$ -	$ -	0%	$ -	0%
Mainline Upsizing	-	55,000	55,000	55,000	5%	-	0%
West Side Drains	-	600,000	600,000	600,000	60%	-	0%
Traverse Mtn Drains	-	50,000	50,000	50,000	5%	-	0%
Dry Creek 600 E Culvert	-	-	200,000	200,000	20%	200,000	0%
Reserves	-	250,000	100,000	100,000	10%	(150,000)	-60%
Total Expenses	$ -	$ 955,000	$ 1,005,000	$ 1,005,000	100%	$ 50,000	5%
Surplus(Deficit)	**$ 98,596**	**$ -**	**$ -**	**$ -**			

PAYMENT IN LIEU

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Interest Earnings	$ 7,638	$ -	$ -	$ -	0%	$ -	0%
Re-Appropriation of Fund Balance	-	320,000	320,000	320,000	76%	-	0%
Payment in Lieu of Detention	105,473	100,000	100,000	100,000	24%	-	0%
Total Revenues	$ 113,110	$ 420,000	$ 420,000	420,000	100%	$ -	0%
Expenses							
Jordan Narrow detention basin	$ -	$ 100,000	$ 100,000	$ 100,000	24%	$ -	0%
West Side Detention Facilities	-	120,000	120,000	120,000	29%	-	0%
Lambert Detention Basin	-	200,000	200,000	200,000	48%	-	0%
Contribution to fund balance	-	-	-	-	0%	-	0%
Total Expenses	$ -	$ 420,000	$ 420,000	$ 420,000	100%	$ -	0%
Surplus(Deficit)	**$ 113,110**	**$ -**	**$ -**	**$ -**			

FIBER

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Fiber Revenue	$ -	$ -	$ -	$ -	0%	$ -	0%
Interest Earned	-	-	-	-	0%	$ -	0%
Bond Proceeds	-	-	-	-	0%	$ -	0%
Fund Balance Appropriation	-	-	-	16,227,742	0%	$ 16,227,742	0%
Total Revenues	$ -	$ -	$ -	$ 16,227,742	100%	$ 16,227,742	0%
Expenses							
Debt Service	$ -	$ -	$ -	$ 1,927,742	12%	$ 1,927,742	0%
Fiber System - Engineering	-	-	-	1,700,000	10%	1,700,000	0%
Fiber System - Backbone	-	-	-	1,100,000	7%	1,100,000	0%
Fiber System - Drops	-	-	-	-	0%	-	0%
Fiber System - Distribution	-	-	-	11,500,000	71%	11,500,000	0%
Cost of Issuance	-	-	-	-	0%	-	0%
Total Expenses	$ -	$ -	$ -	$ 16,227,742	100%	$ 16,227,742	0%
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**			

IT FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Charge to General Fund	$ 664,704	$ 664,700	$ 664,700	$ 666,201	62%	$ 1,501	0%
Charge to Legacy Fund	53,004	53,000	53,000	56,600	5%	3,600	7%
Charge to Water Fund	36,996	37,000	37,000	37,000	3%	-	0%
Charge to Sewer Fund	6,996	7,000	7,000	7,000	1%	-	0%
Charge to Electric Fund	23,004	23,000	23,000	24,000	2%	1,000	4%
Charge to Drainage Fund	6,996	7,000	7,000	7,000	1%	-	0%
Charge to Fleet Fund	2,304	2,300	2,300	2,300	0%	-	0%
Charge to Risk Mgt Fund	4,596	4,600	4,600	4,600	0%	-	0%
Charge to Bldgs & Grounds Fund	5,748	5,750	5,750	5,750	1%	-	0%
Miscellaneous Revenue	2,873	-	-	-	0%	-	0%
Reserves	-	284,292	259,579	253,478	24%	(30,814)	-11%
Interest Income	16,923	7,500	7,500	7,500	1%	-	0%
Total Revenues	$ 824,144	$ 1,096,142	$ 1,071,429	$ 1,071,429	100%	$ (24,713)	-2%
IT Operations Expenses	$ 1,040,877	$ 1,096,142	$ 1,071,429	$ 1,071,429	100%	$ (24,713)	-2%
Surplus(Deficit)	**$ (216,732)**	**$ -**	**$ 0**	**$ 0**			

IT FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTE's	4	4	4	4		0	
Salaries & Wages	$ 235,718	$ 243,917	$ 253,261	$ 253,261	24%	$ 9,344	4%
Employee Benefits	139,821	157,517	163,460	163,460	15%	5,943	4%
Books, Subscriptions, Memberships	-	2,000	2,000	2,000	0%	-	0%
Travel & Training	(4,115)	15,000	15,000	15,000	1%	-	0%
Office Supplies	-	1,500	1,500	1,500	0%	-	0%
Fleet Fund Charges	3,000	3,000	3,000	3,000	0%	-	0%
Utilities	60,666	5,000	5,000	5,000	0%	-	0%
Supplies & Maintenance	212,513	178,483	178,483	178,483	17%	-	0%
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	0%	-	0%
Professional & Technical	63,771	15,000	15,000	15,000	1%	-	0%
Software Maintenance	53,941	45,000	45,000	45,000	4%	-	0%
Miscellaneous	5,064	43,049	43,049	43,049	4%	-	0%
Software Licensing	39,091	41,676	41,676	41,676	4%	-	0%
O & M - Hardware	162,879	200,000	200,000	200,000	19%	-	0%
Hardware Replacement	-	40,000	-	-	0%	(40,000)	0%
Reserves	-	-	-	-	0%	-	0%
Depreciation	63,522	-	-	-	0%	-	0%
Software Upgrade	-	100,000	100,000	100,000	9%	-	0%
Total IT Expenses	**$ 1,040,877**	**$ 1,096,142**	**$ 1,071,429**	**$ 1,071,429**	**100%**	**$ (24,713)**	**-2%**

FLEET FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Charge to General Fund	$ 1,532,796	$ 2,230,735	$ 2,311,314	$ 1,927,511	38%	$ (303,224)	-14%
Charge to Legacy Fund	36,000	2,000	2,000	2,000	0%	-	0%
Charge to Water Fund	174,996	220,500	220,500	260,000	5%	39,500	18%
Charge to Sewer Fund	125,004	125,000	125,000	167,279	3%	42,279.00	34%
Charge to Electric Fund	897,000	515,000	780,000	515,000	10%	-	0%
Charge to Drainage Fund	24,996	120,000	25,000	170,000	3%	50,000	42%
Charge to IT Fund	3,000	3,000	3,000	3,000	0%	-	0%
Charge to Risk Mgt Fund	5,004	5,000	5,000	5,000	0%	-	0%
Charge to PI Fund	24,996	25,000	25,000	25,000	0%	-	0%
Charge to Bldgs & Grounds Fund	5,004	15,000	22,500	22,500	0%	7,500	50%
Transfer from Capital Projects	-	-	-	1,000,000	20%	1,000,000	0%
Reserves	-	930,000	-	-	0%	(930,000)	-100%
Miscellaneous	18,438	-	-	-	0%	-	0%
Capital Lease	-	-	-	900,000	18%	900,000	0%
Gain/Loss on Disposal of Fixed Assets	-	-	-	-	0%	-	0%
Interest Income	6,668	20,000	20,840	20,000	0%	-	0%
Total Revenues	$ 2,853,902	$ 4,211,235	$ 3,540,154	$ 5,017,290	100%	$ 806,055	19%
Total Expenses	$ 2,425,862	$ 4,211,235	$ 6,454,738	$ 5,017,290	100%	$ 806,055	19%
Surplus(Deficit)	**$ 428,040**	**$ -**	**$ (2,914,584)**	**$ 0**			

FLEET FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTE's	3	4	5.5	4		0	
Salaries & Wages	$ 227,765	$ 235,489	$ 303,886	$ 262,886	5%	$ 27,397	12%
Overtime	21,765	-	-	-	0%	-	2%
Employee Benefits	152,862	144,219	194,568	160,461	3%	16,242	11%
Books, Subscriptions, Memberships	15,428	8,190	7,500	8,190	0%	-	0%
Travel & Training	310	13,331	13,331	13,331	0%	-	0%
Office Supplies	343	1,260	1,200	1,260	0%	-	0%
Operating Expenses	630,626	472,500	472,500	472,500	9%	-	0%
Fuel	504,432	560,800	560,800	560,800	11%	-	0%
IT Fund Charges	3,731	2,300	2,300	2,300	0%	-	0%
Utilities	1,770	-	-	-	0%	-	0%
Supplies & Maintenance & Tires	399	75,000	75,000	75,000	1%	-	0%
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	0%	-	0%
Professional & Technical	-	-	-	-	0%	-	0%
Miscellaneous	33,589	12,911	12,296	12,911	0%	-	0%
Equipment Replacement	-	1,617,825	3,847,698	2,044,798	41%	426,973	26%
Capital Lease	-	830,000	830,000	1,355,574	27%	525,574	63%
Capital	-	-	128,659	-	0%	-	0%
Reserves	-	232,410	-	42,279	1%	(190,131)	0%
Depreciation	827,839	-	-	-	0%	-	0%
Total Fleet Expenses	**$ 2,425,862**	**$ 4,211,235**	**$ 6,454,738**	**$ 5,017,290**	**100%**	**$ 806,055**	**19%**

RISK MANAGEMENT FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Charge to General Fund	$ 97,500	$ 464,513	$ 614,513	$ 614,513	47%	$ 150,000	32%
Charge to Legacy Fund	65,004	65,000	65,000	65,000	5%	-	0%
Charge to Water Fund	60,000	60,000	60,000	60,000	5%	-	0%
Charge to Sewer Fund	50,004	50,000	50,000	50,000	4%	-	0%
Charge to Electric Fund	300,000	300,000	300,000	300,000	23%	-	0%
Charge to PI Fund	50,004	50,000	50,000	50,000	4%	-	0%
Charge to Drainage Fund	15,000	15,000	15,000	15,000	1%	-	0%
Charge to IT fund	5,004	5,000	5,000	5,000	0%	-	0%
Charge to Fleet Fund	5,004	5,000	5,000	5,000	0%	-	0%
Charge to Bldgs & Grounds Fund	2,496	2,500	2,500	2,500	0%	-	0%
Appropriated Fund Balance	-	95,901	122,609	122,609	9%	26,708	28%
Miscellaneous revenue	119,958	-	-	-	0%	-	0%
Interest Income	1,540	4,099	4,099	4,099	0%	-	0%
Total Revenues	$ 771,514	$ 1,117,013	$ 1,293,721	$ 1,293,721	100%	$ 176,708	16%
Total Expenses	$ 1,218,006	$ 1,117,013	$ 1,293,721	$ 1,293,721	100%	$ 176,708	16%
Surplus (Deficit)	**$ (446,492)**	**$ -**	**$ 0**	**$ 0**			

RISK MANAGEMENT FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTE's	1	1	1	1			
Salaries & Wages	$ 88,441	$ 88,682	$ 91,322	$ 91,322	7%	$ 2,640	3%
Employee Benefits	47,983	46,781	48,349	48,349	4%	1,568	3%
Books, Subscriptions, Memberships	1,792	2,950	2,950	2,950	0%	-	0%
Travel & Training	(81)	5,000	5,000	5,000	0%	-	0%
Office Supplies	514	500	500	500	0%	-	0%
Fleet Fund Charges	5,004	5,000	5,000	5,000	0%	-	0%
Damage Repairs	65,654	45,000	45,000	45,000	3%	-	0%
Utilities	-	500	500	500	0%	-	0%
Safety	52	20,000	20,000	20,000	2%	-	0%
IT Fund Charges	4,596	4,600	4,600	4,600	0%	-	0%
Electricity - Lehi City Power	-	500	500	500	0%	-	0%
Professional & Technical	8,649	15,500	15,500	15,500	1%	-	0%
Litigation Claims Mgmt	27,798	40,000	40,000	40,000	3%	-	0%
Insurance Expense	948,075	825,000	997,500	997,500	77%	172,500	21%
Miscellaneous	19,530	17,000	17,000	17,000	1%	-	0%
Reserves	-	-	-	-	0%	-	0%
Total Risk Mgmt Expenses	**$ 1,218,006**	**$ 1,117,013**	**$ 1,293,721**	**$ 1,293,721**	**100%**	**$ 176,708**	**16%**

BUILDING/GROUNDS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Charge to General Fund	$ 1,172,124	$ 1,172,122	$ 1,172,122	$ 1,172,122	58%	$ -	0%
Charge to Legacy Fund	92,004	92,000	92,000	92,000	5%	-	0%
Charge to Water Fund	54,996	55,000	55,000	55,000	3%	-	0%
Charge to Sewer Fund	60,000	60,000	60,000	60,000	3%	-	0%
Charge to Electric Fund	150,000	162,500	150,000	162,500	8%	-	0%
Charge to PI Fund	20,004	20,000	20,000	20,000	1%	-	0%
Charge to Drainage Fund	9,996	10,000	10,000	10,000	0%	-	0%
Transfer from Capital Projects	-	-	-	181,000	9%	181,000	0%
Interest Income	12,996	-	-	-	0%	-	0%
Reserves	-	230,871	593,293	284,779	14%	53,908	0%
Total Revenues	$ 1,572,120	$ 1,802,493	$ 2,152,415	$ 2,037,401	100%	$ 234,908	13%
Total Expenses	$ 1,361,098	$ 1,802,493	$ 2,152,415	$ 2,037,401	99%	$ 234,908	13%
Surplus (Deficit)	**$ 211,022**	**$ -**	**$ (0)**	**$ (0)**			

BUILDING/GROUNDS FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTE's	14.5	15.5	16.5	16.5		1	
Salaries & Wages	$ 576,278	$ 827,320	$ 910,803	$ 910,803	45%	$ 83,483	10%
Overtime	24,427	15,000	15,000	15,000	0%	-	0%
Employee Benefits	280,581	336,670	394,395	394,395	19%	57,725	17%
Uniforms	3,484	6,000	6,000	6,000	0%	-	0%
Books, Subscriptions, Memberships	296	500	500	500	0%	-	0%
Travel & Training	285	2,500	2,500	2,500	0%	-	0%
Office Supplies	804	2,000	2,000	2,000	0%	-	0%
Fleet Fund Charges	5,004	60,800	15,000	22,500	1%	(38,300)	-63%
Repairs	230,598	246,600	246,600	246,600	12%	-	0%
Utilities	40,451	4,000	4,000	4,000	0%	-	0%
Supplies	86,267	95,000	95,000	95,000	5%	-	0%
IT Fund Charges	5,748	5,750	5,750	5,750	0%	-	0%
Risk Mgmt Fund Charges	2,496	2,500	2,500	2,500	0%	-	0%
Equipment Maintenance	4,424	91,700	91,700	91,700	5%	-	0%
Bldg Beautification Expenses	19,866	16,500	16,500	16,500	1%	-	0%
Miscellaneous	23,493	20,653	36,653	20,653	1%	-	0%
Capital Outlay	-	69,000	307,514	201,000	10%	132,000	191%
Depreciation	-	-	-	-	0%	-	0%
Reserves	56,597	-	-	-	0%	-	0%
Total Buildings/Grounds Expenses	**$ 1,361,098**	**$ 1,802,493**	**$ 2,152,415**	**$ 2,037,401**	**99%**	**$ 234,908**	**13%**

2022 LEHI CITY BUDGET REQUESTS

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FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED
10	CEMETERY	2	**LAND IMPROVEMENT**	39,500		39,500
10	CEMETERY	4	**CREMATION NICHE WALL**	35,000	35,000	
10	CITY RECORDER	1	**2021 PRIMARY & GENERAL ELECTION**	170,537		170,537
10	COURT	1	**LINE ITEM INCREASE - PROFESSIONAL & TECHNICAL**	3,700		3,700
10	COURT	2	**LINE ITEM INCREASE - ELECTRICITY - LEHI POWER**	575		575
10	ECONOMIC DEVELOPMENT	1	**MEMBERSHIP LINE ITEM INCREASE**	5,500		5,500
10	FIRE	1	**TRAINING OFFICER - ONGOING**	104,800		26,200
10	FIRE	1	**TRAINING OFFICER - ONE TIME**	55,226		7,430
10	FIRE	2	**PARAMEDIC TRAINING (ONGOING FOR THREE YEARS)**	24,000		24,000
10	FIRE	3	**MEDICAL DIRECTOR CONTRACT INCREASE**	5,000		5,000
10	FIRE/FIRE IMPACT FEES	4	**STATION 84 ARCHITECTURE**	377,009		377,009
10	HUMAN RESOURCES	1	**ONBOARDING SOFTWARE**	6,005		6,005
10	HUMAN RESOURCES	3	**HR ANALYST**	96,556	96,556	
10	LEGAL SERVICES	1	**FULL TIME LEGAL SECRETARY (PT TO FT)**	45,855		45,855
10	LIBRARY	1	**PATRON POINT SOFTWARE & SUBSCRIPTION**	15,000		15,000
10	LIBRARY	2	**BOOK BUDGET INCREASE (FY 2021 BUDGET $195,000)**	42,000	37,000	5,000
10	PARKS	1	**EMPLOYEE ADVANCEMENT**	6,580		6,580
10	PARKS	2	**FULL TIME EMPLOYEE - SPORTS CREW - ONGOING**	69,623		69,623
10	PARKS	2	**FULL TIME EMPLOYEE - SPORTS CREW - ONE TIME**	40,361		7,500
10	PARKS	2	**FULL TIME EMPLOYEE - TRAILS & OPEN SPACE CREW - ONGOING**	69,623		69,623
10	PARKS	2	**FULL TIME EMPLOYEE - TRAILS & OPEN SPACE CREW - ONE TIME**	40,361		7,500
10	PARKS	5	**CHIPPER**	42,000		42,000
10	PARKS	6	**TRACTOR**	36,000		36,000
10	PARKS	6	**POWER TURF RENOVATOR - TRACTOR ATTACHMENT**	13,500		13,500
10	PARKS	7	**SAND CLEANING EQUIPMENT**	15,000		15,000
10	PARKS	8	**ADDITIONAL PARKS VEHICLES (RENTAL OR LEASE)**	20,000		20,000
10	PARKS	9	**FENCING REPLACEMENT AT VETS PARK**	35,000		35,000
10	PARKS	10	**FULL TIME EMPLOYEE - DETENTION BASINS - ONGOING**	69,623	69,623	
10	PARKS	10	**FULL TIME EMPLOYEE - DETENTION BASINS - ONE TIME**	43,560	43,560	
10	PARKS	10	**PART TIME EMPLOYEES - DETENTION BASINS**	30,000	30,000	
10	PARKS	11	**FULL TIME EMPLOYEE - TRAILS & OPEN SPACE CREW - ONGOING**	69,623	69,623	
10	PARKS	11	**FULL TIME EMPLOYEE - TRAILS & OPEN SPACE CREW - ONE TIME**	40,361	40,361	
10	PARKS	12	**FULL TIME EMPLOYEE - IRRIGATION CREW - ONGOING**	69,623	69,623	
10	PARKS	12	**FULL TIME EMPLOYEE - IRRIGATION CREW - ONE TIME**	40,361	40,361	
10	PARKS	13	**ADDITIONAL FUNDING FOR FACILITIES SHOP**	250,000		250,000
10	PARKS	14	**PLAYGROUND REPLACEMENTS (SOMMERSET & STAGECOACH SMALL)**	60,000		60,000
10	PARKS	15	**PRESSURE WASHER**	12,000		12,000
10	PARKS	16	**STAND-ON SPREADER/SPRAYER**	10,000		10,000
10	PARKS	18	**STREET TREE INVENTORY**	100,000	100,000	
10	PARKS		**TREE TRIMMING LINE ITEM INCREASE**	20,000		20,000
10	PARKS		**PURCHASE OF TREES LINE ITEM INCREASE**	5,000		5,000
10	PARKS		**PARK MAINTENANCE LINE ITEM INCREASE**	10,000		10,000
10	PLANNING	1	**ENV SUSTAINABILITY DIVISION - TRAVEL & TRAINING**	10,000		10,000
10	PLANNING	2	**EMPLOYEE SERIES PROMOTIONS**	17,431		17,431
10	PLANNING	3	**DOWNTOWN WAYFINDING SIGNAGE**	11,232		11,232
10	PLANNING	4	**STREETLIGHT DATA**	25,000	25,000	
10	PLANNING	5	**CITY HALL ELECTRIC BIKE SHARE**	4,300	4,300	
10	POLICE	1	**NEW PATROL OFFICER - ONGOING**	96,049		72,037

2022 LEHI CITY BUDGET REQUESTS

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FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED
10	POLICE	1	**NEW PATROL OFFICER - ONE TIME**	67,854		26,458
10	POLICE	2	**NEW PATROL OFFICER - ONGOING**	96,049		72,037
10	POLICE	2	**NEW PATROL OFFICER - ONE TIME**	67,854		26,458
10	POLICE	3	**NEW PATROL OFFICER - ONGOING**	96,049		72,037
10	POLICE	3	**NEW PATROL OFFICER - ONE TIME**	67,854		26,458
10	POLICE	5	**SCHOOL RESOURCE OFFICER - ONGOING**	96,049	96,049	
10	POLICE	5	**SCHOOL RESOURCE OFFICER - ONE TIME**	56,658	56,658	
10	POLICE	6	**SPECIAL ENFORCEMENT TEAM OFFICER - ONGOING**	96,049	96,049	
10	POLICE	6	**SPECIAL ENFORCEMENT TEAM OFFICER - ONE TIME**	56,658	56,658	
10	POLICE	7	**PT TO FT RECORDS CLERK**	57,672	57,672	
10	POLICE/ANIMAL CONTROL	4	**FULL TIME ACO OFFICER - ONGOING**	83,861		62,896
10	POLICE/ANIMAL CONTROL	4	**FULL TIME ACO OFFICER - ONE TIME**	64,861		25,417
10	STREETS	1	**FULL TIME EMPLOYEE - SIGN TECHNICIAN - ONGOING**	72,473		72,473
10	STREETS	2	**JOB PROMOTIONS (TWO LEAD OPERATORS, ONE SUPERVISOR LEAD)**	28,294		28,294
10	STREETS	3	**UTV WITH SPRAYER & SNOW PLOW**	29,809		29,809
10	STREETS	7	**F-350 4 DOOR CREW TRUCK**	46,827	46,827	
10	STREETS	8	**10 WHEELER WITH PLOW & WING PLOW**	271,600	271,600	
11	CLASS C ROADS		**2021-2022 ROAD TAX PROJECTS**	1,700,000		1,700,000
21	LEGACY CENTER	1	**PT TO FT ADMINISTRATIVE ASSISTANT**	47,399		47,399
21	LEGACY CENTER	2	**LAPTOP STATIONS FOR FULL TIME EMPLOYEES**	10,800		3,600
21	LEGACY CENTER	4	**DRY CREEK WAGES (RENTALS & CONCESSIONS)**	135,953	135,953	
32	CAPITAL PROJECTS		**SIDEWALKS LINE ITEM INCREASE**	100,000		100,000
32	CAPITAL PROJECTS		**NUISANCE TREES & SIDEWALKS - ONGOING**	250,000	250,000	
32	CAPITAL PROJECTS		**MELLOR RHODES PHASE 1 (SUBJECT TO PARC TAX ELECTION)**	5,000,000		5,000,000
45	CDBG		**300 WEST - 200 NORTH TO 300 NORTH**	240,000		240,000
47	PARK IMPACT FEES	1	**SHADOW RIDGE PARK PHASE 1**	1,840,000		1,840,000
47	PARK IMPACT FEES	2	**WILLOW PARK UPGRADES**	450,000		450,000
47	PARK IMPACT FEES	4	**FAMILY PARK RESTROOM**	250,000		250,000
47	PARK IMPACT FEES	5	**DRY CREEK LAKE PHASE I**	4,500,000		4,500,000
47	PARK IMPACT FEES	6	**HOLBROOK FARMS PARK**	2,208,548		2,208,548
47	PARK IMPACT FEES	7	**COLD SPRINGS PARK**	176,635		176,635
49	ROAD IMPACT FEES		**STREETS WIDENING LINE ITEM INCREASE**	60,000		60,000
49	ROAD IMPACT FEES	1	**2300 WEST - MAIN TO 2100 NORTH**	500,000		500,000
51	WATER		**CWP WATER MAINTENANCE ANNUAL INCREASE**	136,800		136,800
51	WATER	1	**CREW TRUCK - F350**	52,000	52,000	
51	WATER	2	**GIS INTERN**	29,000		29,000
51	WATER (METER)	1	**ANNUAL INCREASE METER SOFTWARE**	2,500		2,500
71	WATER IMPACT FEES	1	**TM FLIGHT PARK TANK & LINES**	1,500,000		1,500,000
71	WATER IMPACT FEES	2	**MICRON AP WELL, BP, LINES**	1,800,000		1,800,000
52	SEWER	1	**CCTV INSPECTION UNIT**	260,000		
52	SEWER	2	**MAINTENANCE OPERATOR LEAD (PROMOTION)**	12,000		12,000
52	SEWER	3	**MAINTENANCE OPERATOR I**	75,504		
72	SEWER IMPACT FEES	1	**2100 N SEWER 1200 W TO 1700 W**	300,000		300,000
72	SEWER IMPACT FEES	2	**JORDAN RIVER SEWER (MAIN ST TO 1900 S)**	5,000,000		5,000,000
53	POWER	3	**RATE STUDY**	23,000		23,000

2022 LEHI CITY BUDGET REQUESTS

5/18/2021 15:35

FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED
53	POWER	4	**FULL TIME EMPLOYEE - IT SUPPORT**	107,700		107,700
53	POWER	5	**REBATE PROGRAM**	8,000	8,000	
53	POWER	6	**STRATEGIC PLAN AND IMPACT FEE STUDY**	60,000		60,000
53	POWER	7	**VAC TRUCK CONTRACT SERVICES**	30,000		30,000
53	POWER	8	**RECONDUCTOR AROUND SMITH'S**	200,000		200,000
53	POWER	9	**3200 N 175 E (SKYRIDGE PROJECT)**	35,000		35,000
73	POWER IMPACT FEES	1	**NORTH POINT SUBSTATION**	7,000,000		7,000,000
73	POWER IMPACT FEES	2	**NORTH POINT GETAWAYS**	942,000		942,000
55	PI		**ELECTRICITY LINE ITEM INCREASE**	100,000		100,000
55	PI		**FIRE HYDRANT/MAINLINE REPLACEMENT LINE ITEM INCREASE**	100,000		100,000
57	STORM DRAIN		**PROMOTION TWO LEAD OPERATORS**	20,000		20,000
77	STORM DRAIN IMPACT FEES	1	**DRY CREEK 600 E CULVERT**	200,000		200,000
64	FLEET	1	**FLEET REPLACEMENT LIST**	3,847,697	1,847,697	2,000,000
64	FLEET	2	**FULL TIME MECHANIC**	75,107	75,107	
64	FLEET	3	**PART TIME OFFICE ASSISTANT**	25,391		25,391
64	FLEET	4	**FLATBED TOW TRUCK**	128,659	128,659	
69	BLDGS/GROUNDS	1	**FULL TIME DEEP CLEANING & ELECTRICAL AID - ONGOING**	67,500		67,500
69	BLDGS/GROUNDS	1	**FULL TIME DEEP CLEANING & ELECTRICAL AID - ONE TIME**	38,814		38,814
69	BLDGS/GROUNDS	2	**ENERGY MANAGEMENT EQUIPMENT/SOFTWARE - ONE TIME**	32,000	32,000	
69	BLDGS/GROUNDS	2	**ENERGY MANAGEMENT EQUIPMENT/SOFTWARE - ONGOING**	3,000	3,000	
69	BLDGS/GROUNDS	3	**RE-DIRECTING DROP OFF AT LEGACY CENTER**	29,000		29,000
69	BLDGS/GROUNDS	4	**POOL PAINTING/SOUND BAFFLES**	58,000		58,000
69	BLDGS/GROUNDS	5	**MEN'S LOCKER ROOM LOCKERS**	69,000	69,000	
69	BLDGS/GROUNDS	6	**DANCE FLOOR**	18,700	18,700	
69	BLDGS/GROUNDS	7	**ROOF COATING AT THE LEGACY CENTER**	72,000		72,000
69	BLDGS/GROUNDS	8	**COURT HOUSE REPAIRS**	30,000		15,000
69	BLDGS/GROUNDS	9	**CARPET AT THE ARTS CENTER**	12,000		12,000

LEHI CITY CORPORATION

FINAL RDA BUDGET FY 2022



RDA MILL POND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Property taxes	$ 441,787	$ 335,000	$ 335,000	$ 335,000	22%	-	0%
Miscellaneous Revenue	-	-	-	-	0%	-	0%
Reappropriation of Fund Balance	-	1,157,500	1,157,500	1,157,500	77%	-	0%
Interest Income	38,650	7,500	7,500	7,500	1%	-	0%
Total Revenues	$ 480,437	$ 1,500,000	$ 1,500,000	$ 1,500,000	100%	-	0%
Expenses							
Millpond RDA engineering	$ -	$ -	$ -	$ -	0%	-	0%
Millpond RDA streets	-	-	-	-	0%	-	0%
Millpond RDA water	108,473	300,000	300,000	300,000	20%	-	0%
Road/Pedestrian w/bridge to Meadows	-	1,200,000	1,200,000	1,200,000	80%	-	0%
Reserves	-	-	-	-	0%	-	0%
Total Expenses	$ 108,473	$ 1,500,000	$ 1,500,000	$ 1,500,000	100%	-	0%
Surplus(Deficit)	**$ 371,964**	**$ -**	**$ -**	**$ -**			

RDA (MICRON) SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Property Taxes	$ 13,572,636	$ 13,000,000	$ 13,000,000	$ 13,000,000	100%	$ -	0%
Total Revenues	$ 13,572,636	$ 13,000,000	$ 13,000,000	$ 13,000,000	100%	$ -	0%
Expenses							
Micron	$ 9,500,845	$ 9,100,000	$ 9,100,000	$ 9,100,000	70%	$ -	0%
Lehi City	1,799,732	1,723,800	1,723,800	1,723,800	13%	-	0%
Alpine School District	1,799,732	1,723,800	1,723,800	1,723,800	13%	-	0%
Utah County	313,528	300,300	300,300	300,300	2%	-	0%
TSSD	158,800	152,100	152,100	152,100	1%	-	0%
Total Expenses	$ 13,572,636	$ 13,000,000	$ 13,000,000	$ 13,000,000	100%	$ -	0%
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**			

CDA XACTWARE

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Property taxes	$ 331,950	$ 325,000	$ 325,000	$ 325,000	100%	$ -	0%
Note proceeds	-	-	-	-	0%	-	0%
Total Revenues	$ 331,950	$ 325,000	$ 325,000	$ 325,000	100%	$ -	0%
Expenses							0%
EDA costs	$ -	$ -	$ -	$ -	0%	$ -	0%
Taxing entities	321,991	315,250	315,250	315,250	97%	-	0%
Administration	9,958	9,750	9,750	9,750	3%	-	0%
Redevelopment expenditures	-	-	-	-	0%	-	0%
Total Expenses	$ 331,950	$ 325,000	$ 325,000	$ 325,000	100%	$ -	0%
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**			

EDA THANKSGIVING PARK

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Property taxes	$ 263,822	$ 300,000	$ 300,000	$ 300,000	100%	$ -	0%
Interest Income	-	-	-	-	0%	-	0%
Total Revenues	$ 263,822	$ 300,000	$ 300,000	$ 300,000	100%	$ -	0%
Expenses							
EDA Administration Charges	$ 13,191	$ 15,000	$ 15,000	$ 15,000	5%	$ -	0%
Thanksgiving Park	250,631	285,000	285,000	285,000	95%	-	0%
Total Expenses	$ 263,822	$ 300,000	$ 300,000	$ 300,000	100%	$ -	0%
Surplus(Deficit)	**$ (0.01)**	**$ -**	**$ -**	**$ -**			

EDA ADOBE SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Property taxes	$ 914,355	$ 675,000	$ 675,000	$ 675,000	100%	$ -	0%
Total Revenues	$ 914,355	$ 675,000	$ 675,000	$ 675,000	100%	$ -	0%
Expenses							
EDA costs	$ -	$ -	$ -	$ -	0%	$ -	0%
Taxing entities	853,368	629,978	629,978	629,978	93%	-	0%
Administration	60,988	45,022	45,022	45,022	7%	-	0%
Redevelopment expenditures	-	-	-	-	0%	-	0%
Total Expenses	$ 914,355	$ 675,000	$ 675,000	$ 675,000	100%	$ -	0%
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**			

CDA OUTLETS AT TRAVERSE MOUNTAIN

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Sales Tax	$ 372,404	$ 820,000	$ 820,000	$ 820,000	69%	$ -	0%
Property Taxes	168,755	375,000	375,000	375,000	31%	-	0%
Total Revenues	$ 541,159	$ 1,195,000	$ 1,195,000	$ 1,195,000	100%	$ -	0%
Expenses							
Sales tax reimbursement	$ -	$ 820,000	$ 820,000	$ 820,000	69%	$ -	0%
Property tax reimbursement	10,806	375,000	375,000	375,000	31%	-	0%
Total Expenses	$ 10,806	$ 1,195,000	$ 1,195,000	$ 1,195,000	100%	$ -	0%
Surplus(Deficit)	**$ 530,352**	**$ -**	**$ -**	**$ -**			

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: June 8, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #21-2021, the Family Park General Plan Amendment from Public Facility to LDR (low density residential) on approximately 4.29 acres located at Airport Drive and 600 East.

Suggested Action:

Attachments:

CC Staff Report Family Park General Plan Amendment 06.08.21.docx

Family Park General Plan Amendment DRC 04.28.21.docx

Ord 21-2021.docx

Family Park Narrative.docx

Family Park General Plan Amendment .pdf

Family Park Lots Concept.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

FAMILY PARK GENERAL PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City		
Meeting Date	June 8, 2021		
Requested Action/Purpose	Approval of a proposed amendment to the General Plan		
Location	600 East at Airport Drive		
Acreage	4.29 acres		
Existing Zoning	Public Facility/ TH-5		
Existing General Plan Land Use Designation	Public Facility		
Proposed Land Use Designation	Low Density Residential		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	TH-5	Future Family Park
	South	Public Facility	Cemetery
	East	R-1-8/RA-1/PF	Single Family Homes, water tank
	West	TH-5	Future Family Park
Date of DRC Review	April 28, 2021		
Date of Planning Commission Review	May 13, 2021		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Housing Goal 8 : Create sustainable housing for new residents with access to neighborhood and community services, education, transportation, recreation, and cultural opportunities.
Community Facilities and Services Goal 12: Provide and maintain an adequate level of service for all existing

community facilities and support existing and future recreational and cultural activities for the use and benefit of all City residents.

PROPERTY HISTORY

June 26, 2002 Property came into the City as part of the Thomas Peck Addition

March 23, 2021 City Council approved an agreement to acquire property for 600 East from the Jensen Family

REPORT ANALYSIS

The applicant requests approval of a proposed amendment to the General Plan Land Use Map from Public Facility to Low Density Residential. This amendment will change approximately 4.3 acres of land on the eastern side of the future family park. This change will allow for seven to eight single family home lots.

The City intends to sell these future lots to pay for the land acquisition from the Jensen family that was approved by the City Council in March 2021. This land acquisition took place to connect 600 East between Airport Drive and Dry Creek. This new road section will increase accessibility to the future park.

The DRC reviewed the proposed amendment and had one recommendation to move the proposed General Plan Amendment area to the south to preserve access to the view by the public at the end of Airport Drive.

POSSIBLE ACTIONS AND FINDINGS

The City Council can approve or deny the General Plan Amendment. Any motion should include findings. Possible findings include:

1. The proposed amendment to the Lehi City General Plan will provide housing opportunities and provide the City with money to fund the land acquisition for the extension of 600 East.
2. The proposed amendment to the Lehi City General Plan is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed General Plan amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
4. The proposed General Plan amendment is consistent with the land uses and zoning of nearby and adjoining properties.
5. The proposed General Plan amendment will not have a substantial adverse effect on surrounding property.
6. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public services to accommodate any potential future uses, including all landscaping, loading areas, open spaces, parking areas, setbacks, buffering/screening, walls, fences, yards, and other required features.
7. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed General Plan Amendment on May 13, 2021. The minutes and motion are included separately.

Family Park General Plan Amendment
DRC Redline Comments

Lehi City- requests review of the Family Park General Plan Amendment from PF to LDR located at Airport Drive and 600 East.

DRC Members Present: Glade Kirkham, Garion Rowett, Kevin Beck, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: none
Date of Plans Reviewed: 04/20/21
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:
1. Recommend pulling the boundary of the amendment back approximately 50-90' on the north end to preserve a view area/seating area to overlook the park.

THIS ITEM NEEDS ENVELOPES AND WILL BE SCHEDULED FOR PLANNING COMMISSION ON MAY 13th

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: 21-2021

ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP FOR A PORTION OF FAMILY PARK

WHEREAS, on June 10, 2021, following all necessary public hearings, the Lehi City Council adopted an amendment to the Lehi City General Plan which included the 2017 Land Use Element together with the Lehi City General Plan Land Use Map; and

WHEREAS, the Lehi City Planning Commission held a public hearing on May 13, 2021, to review and make a recommendation on the General Plan Amendment located at 600 East and Airport Drive changing the land use designation from Public Facility to Low Density Residential, as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on June 10, 2021, pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map from Public Facility to Low Density Residential;

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

PART 1:

The Land Use Element of the Lehi City General Plan and General Plan Land Use Map is hereby amended to change the subject properties from Public Facility to Low Density Residential. The total amendment will include approximately 4.29-acres of property located at 600 East and Airport Drive, more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance 21 -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.

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

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

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

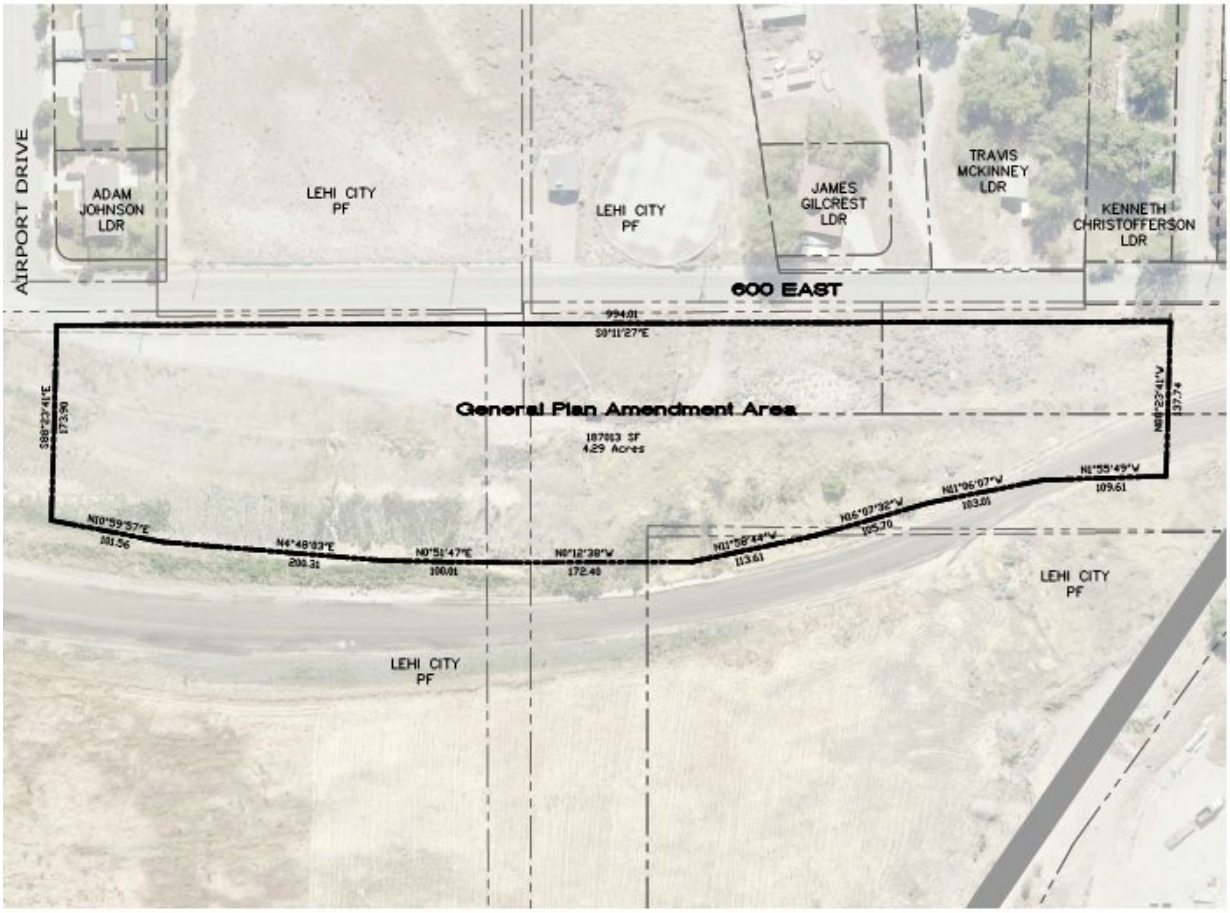
Approved and Adopted by the City Council of Lehi City this 10th day of June 2021.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Exhibit A

DESCRIPTION
BEGINNING AT A POINT THAT IS NORTH 418.66 FEET AND WEST 11.68 FROM THE NORTH QUARTER CORNER OF SECTION 9 TOWNSHIP 5 SOUTH RANGE 1 EAST SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°23'41" WEST 137.74 FEET; THENCE NORTH 01°55'49" WEST 109.61 FEET; THENCE NORTH 11°06'07" WEST 103.01 FEET; THENCE NORTH 16°07'32" WEST 105.70 FEET; THENCE NORTH 11°58'44" WEST 113.61 FEET; THENCE NORTH 00°12'38" WEST 172.40 FEET; THENCE NORTH 00°51'47" EAST 100.01 FEET; THENCE NORTH 04°48'03" EAST 200.31 FEET; THENCE NORTH 10°59'56" EAST 101.56 FEET; THENCE SOUTH 88°23'41" EAST 173.90 FEET; THENCE SOUTH 00°11'27" EAST TO THE POINT OF BEGINNING.



Family Park General Plan Amendment Narrative

In order to connect 600 East from Airport Drive to 600 East at Dry Creek, a new road through Family Park needs to be built. This new road will also provide an access from the North into the Park. Lot A in the Forest Creek subdivision is needed to construct the road, so the City and Lot Owner agreed to trade properties. The City trade parcel is on the west side of 600 East near the City's current water facilities. The City also recently purchased additional property in the northeast area of Family Park to enlarge and enhance the Park. To finance the purchase and make the property trade, the City proposes changing the land designation on 4.29 acres from Public Facility to Low Density Residential. This General Plan Change and the following Zone Change will allow the City to create the traded lot and sell approximately seven to eight residential lots.

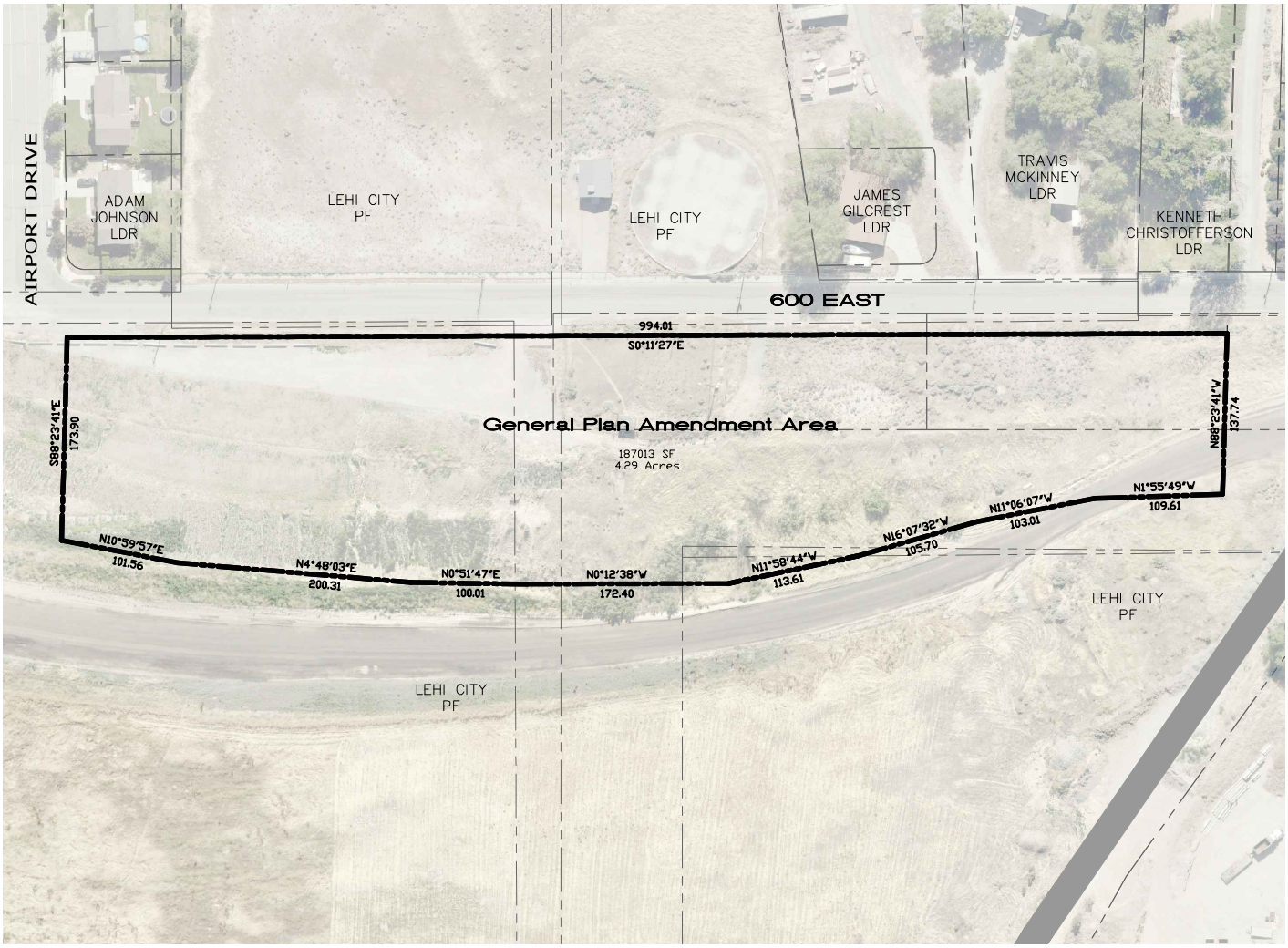
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GENERAL PLAN AMENDMENT – LEHI CITY

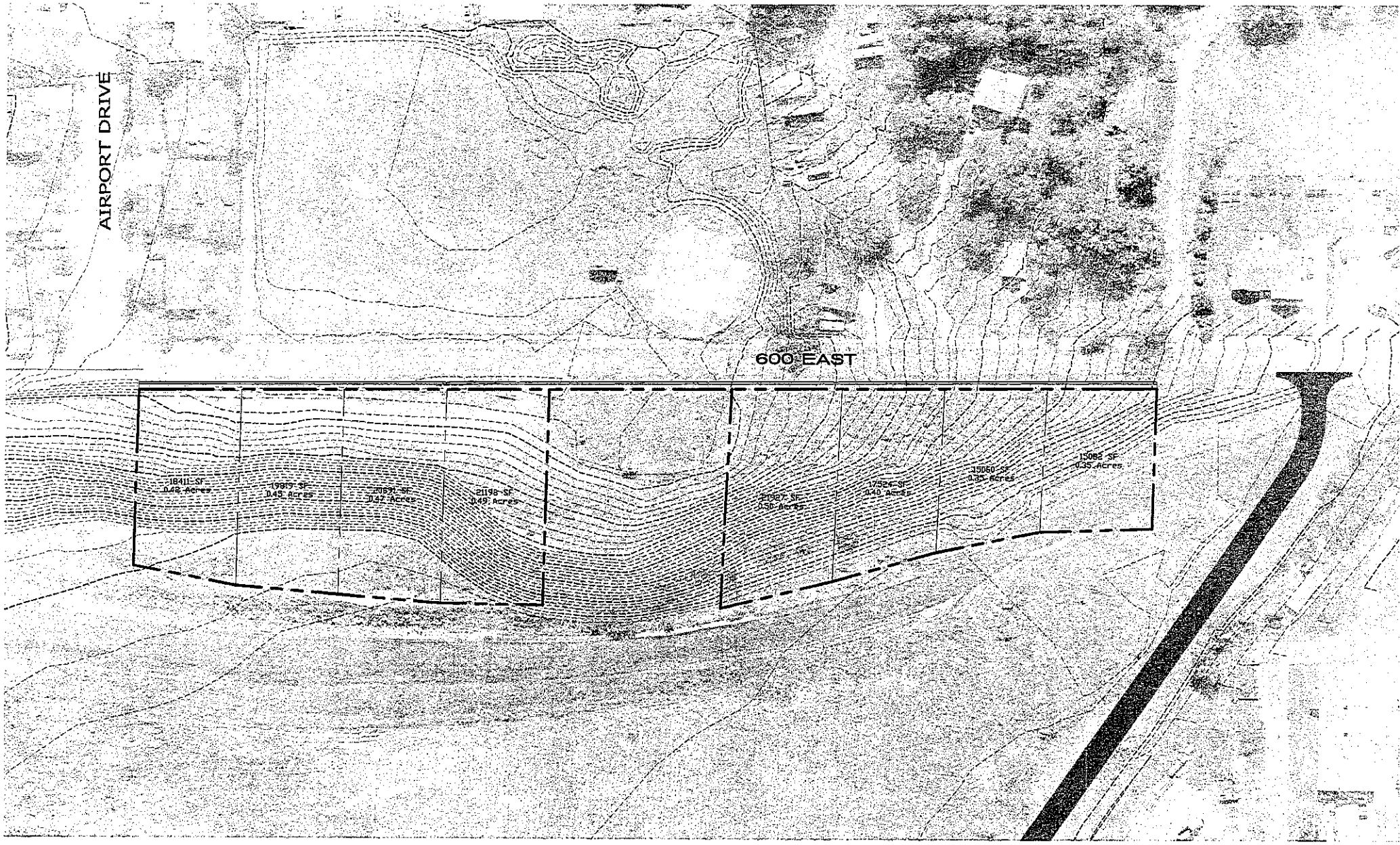
GENERAL PLAN AMENDMENT FROM PF TO LDR

DESCRIPTION
BEGINNING AT A POINT THAT IS NORTH 418.66 FEET AND WEST 11.68 FROM THE NORTH QUARTER CORNER OF SECTION 9 TOWNSHIP 5 SOUTH RANGE 1 EAST SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°23'41" WEST 137.74 FEET; THENCE NORTH 01°55'49" WEST 109.61 FEET; THENCE NORTH 11°06'07" WEST 103.01 FEET; THENCE NORTH 16°07'32" WEST 105.70 FEET; THENCE NORTH 11°58'44" WEST 113.61 FEET; THENCE NORTH 00°12'38" WEST 172.40 FEET; THENCE NORTH 00°51'47" EAST 100.01 FEET; THENCE NORTH 04°48'03" EAST 200.31 FEET; THENCE NORTH 10°59'56" EAST 101.56 FEET; THENCE SOUTH 88°23'41" EAST 173.90 FEET; THENCE SOUTH 00°11'27" EAST TO THE POINT OF BEGINNING.



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LEHI CITY	600 EAST	GENERAL PLAN AMENDMENT
		LEHI CITY

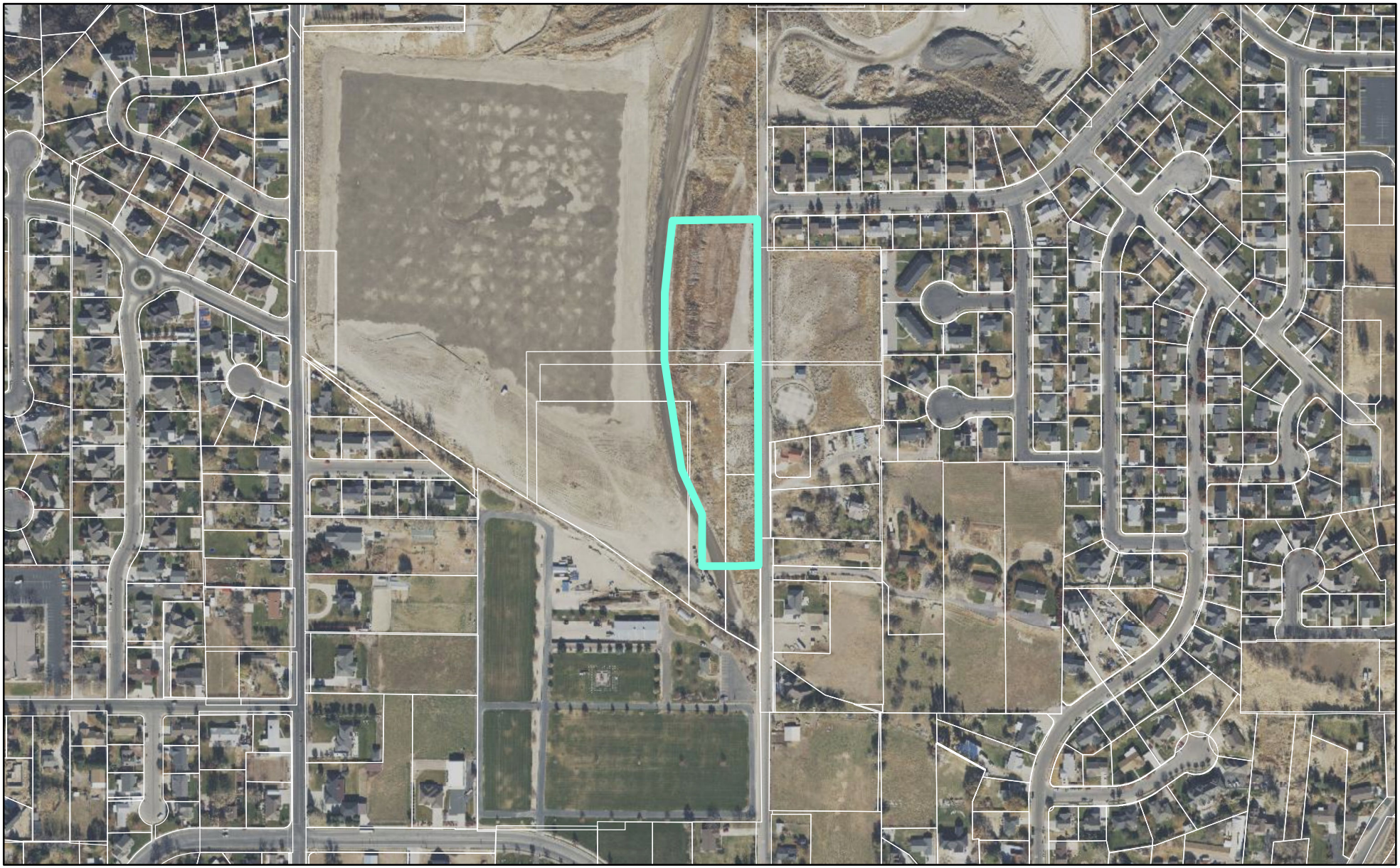


VLDR

3/23/21 Council ok to move forward

Family Park General Plan Amendment

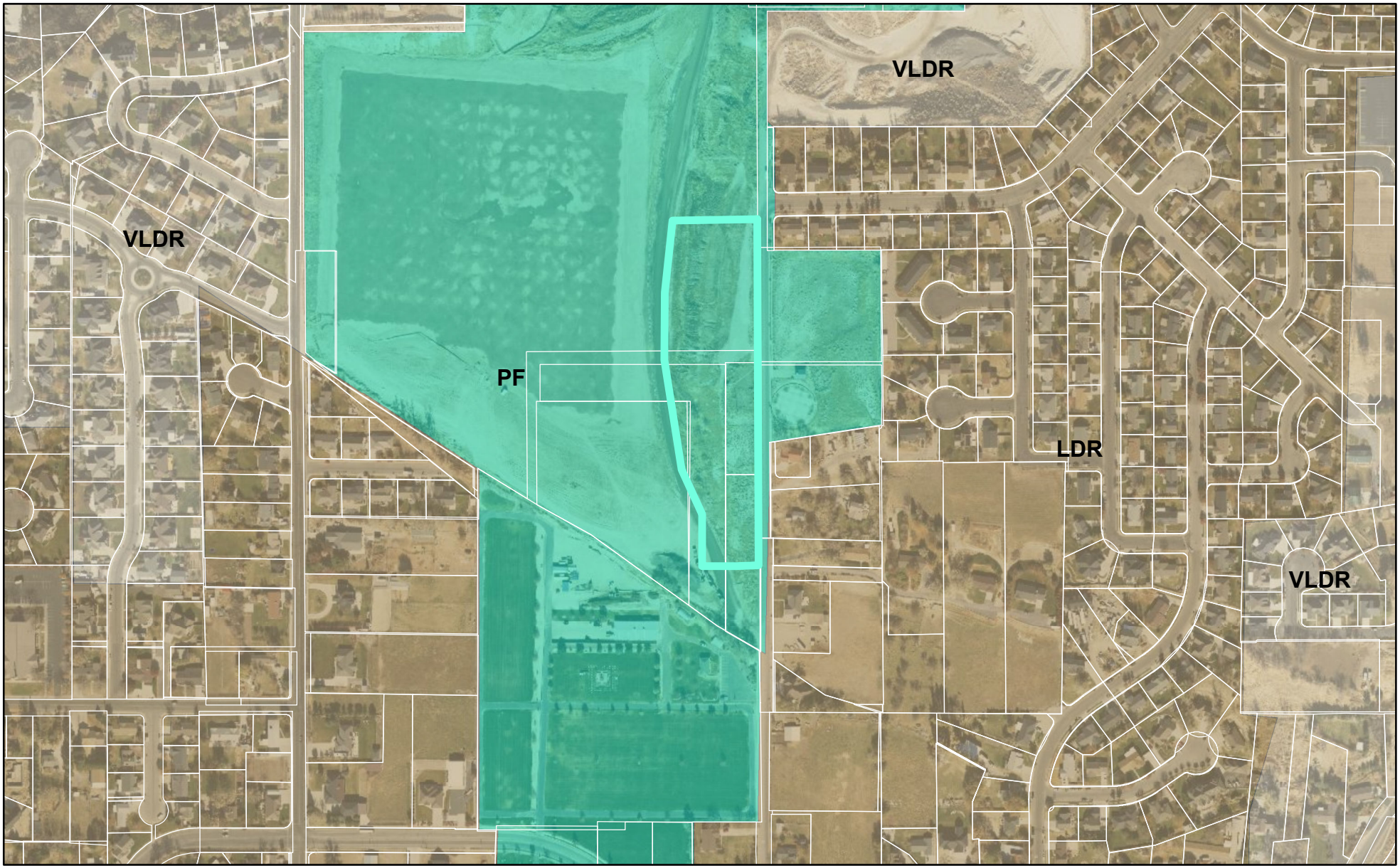
Aerial



LEHI CITY

Family Park General Plan Amendment

General Plan

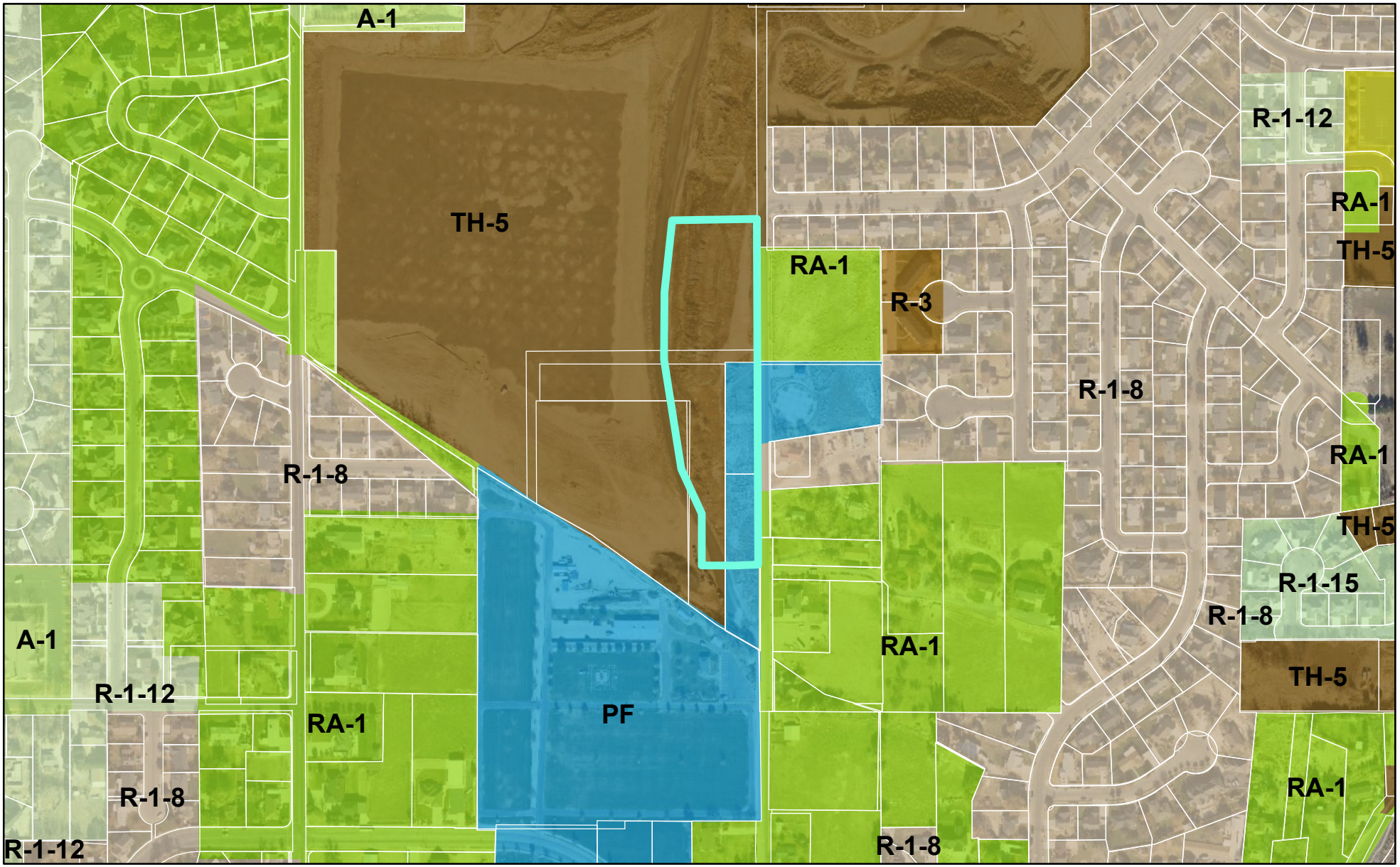


0 470 940 Feet

LEHI CITY

Family Park General Plan Amendment

Zoning



0 470 940 Feet

LEHI CITY

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: June 8, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of the Micron Area Plan Concept, changing the Land Use Map of the existing Micron Area Plan.

Suggested Action:

Attachments:

CC Staff Report Micron Area Plan Amendment Concept 06.08.21.docx

Micron Area Plan Concept DRC 04.21.21.docx

Lehi City Concept Plan Narrative.pdf

Current Concept Plan.pdf

Future Concept Plan.pdf

Aerial.pdf

General Plan.pdf

Zoning.pdf

Open Space Calculation.xlsx

MICRON AREA PLAN AMENDMENT CONCEPT
CITY COUNCIL REPORT

Applicant	DR Horton		
Meeting Date	June 8, 2021		
Requested Action/Purpose	Approval of a proposed concept plan amending an area plan		
Location	Area surrounding the existing Micron Facility		
Project Area	Approximately 664 acres		
Existing Zoning	Planned Community (PC)		
General Plan Land Use Designation	BP, MU, MDR, HDR, ESA, PF, T/M, VLDR		
Adjacent Zoning and Land Use	*North*	Draper City	Undeveloped Hillside
	South	SR-92	SR-92
	East	Highland City	Single Family Homes
	West	PC/ R-1-12	Single Family Homes
Date of DRC Review	April 21, 2021		
Date of Planning Commission Review	May 13, 2021		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final Approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 06.060. Procedures for Establishment of Planned Community Zone.
A. Concept Plan. Concurrent with any request to amend the Land Use Element of the General Plan to a PC designation, a concept plan shall be submitted. A concept plan shall be approved by the City Council, following Planning Commission and Reviewing Departments' review, prior to property being designated as a PC Land Use.

1. The concept plan shall give the applicant, staff, Planning Commission and City Council an opportunity to discuss the planned community development prior to the General Plan land use being established, and prior to the preparation of a more detailed Area Plan. The applicant can use the concept plan meetings to ask questions, and receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements for layout of streets, drainage, water, sewerage, fire protection, mitigation of environmental impacts, and similar matters, and the availability of existing services.

2. The proposed density of the planned community development shall be discussed as part of the concept plan; however, the final total density of the planned community development shall be established only as part of the approval and adoption of an Area Plan.

3. The City may also advise the applicant, where appropriate, to discuss the proposed Planned Community with those agencies who must eventually approve those aspects of the development coming within their jurisdiction, including but not limited to, the Alpine School District and the various utility service providers. Neighbors of the proposed Planned Community shall also be consulted to get their views and concerns.

4. The concept plan shall cover the entire area proposed as a PC Zone and shall identify in general terms the following:
   (a) proposed land uses;
   (b) overall layout and locations of uses, including potential civic and religious uses;
   (c) proposed density and intensity of uses and a description of amenities if a density bonus is proposed;
   (d) major infrastructure improvements that may be necessary;
   (e) proposed site-planning standards, including architecture and materials of buildings;

(f) park areas, open space areas, trails and other community amenities;
(g) proposed landscaping, buffering, and transitioning treatments;
(h) location of any critical lands; and
(i) all other issues that must be addressed to allow a thorough informed review by the Reviewing Departments, Planning Commission and City Council of the proposed concept plan.

To accommodate requests for changes to the concept plan, the City may allow the concept plan to be amended. Amendments shall follow the same requirements for initial approval of a concept plan, including review by staff, the Planning Commission and City Council

Section 06.080 Allowed Density.
A. The base density for all residential development in the PC Zone shall be based on the current General Plan land use designation(s) or three units per acre, whichever is greater. Density is calculated based on the gross acreage of the entire PC Zone area, including commercial and residential areas, to produce a total number of allowed units. Commercial area equivalent residential units shall be calculated at three units per acre. Areas of steep slopes, wetlands, or areas below the high water level of Utah Lake as defined in Section 12.060-K of this Code as well as any existing public streets, any areas of additional right of way required to comply with the Lehi City Master Transportation Plan, and any perennial channels, measured from top of bank to top of bank of the flow channel, shall be excluded from the gross acreage when calculating the base density. Density for any area(s) under existing power transmission lines shall be calculated at 50 percent of the allowed density. Density shall not exceed the overall base density of three units per acre or current General Plan designation(s) unless specifically authorized in an approved Area Plan and in accordance with the density bonus provisions described in this chapter. Units may be applied to the area in a manner which meets the purpose of this chapter, provides a mixture of housing types and configurations, and is subject to the approval of an Area Plan for the Planned Community. Additional density may also be allowed as part of a transfer of development rights from any environmentally sensitive area(s) outside of the proposed Planned Community.

Section 06.100 Location of Open Space.
The location of open space conserved through clustered residential development shall be consistent with the policies contained in the General Plan Parks, Open Space and Recreational Facilities Element. Required open space areas shall be contiguous, not a collection of remnants, and the majority of residential lots or units within the Planned Community shall abut the open space. Yard areas within lots shall not be counted toward meeting the minimum open space requirement. Detention and retention basins shall not be counted toward meeting the minimum open space requirement unless it can be demonstrated by the applicant that use of the detention and retention areas as part of the open space will not limit the design or placement of the open space, and will not detract from its usability, subject to Planning Commission review and City Council approval. In general, open space design and location issues shall be kept separate and independent of drainage issues.

Section 06.110 Density Bonus.
Development within a PC Zone is eligible for a density bonus based on additional amenities provided. Density in excess of the base density may be considered for planned communities which satisfy the requirements of one or more of the density bonus amenities listed in this chapter. Each amenity is assigned a potential density bonus figured as a percentage increase in dwelling units. A density bonus shall not exceed 40 percent above the base density.

PROPERTY HISTORY

June 21, 1995 Came into the City as part of the Micron Annexation

December 11, 2012 City Council approved the Micron Area Plan

REPORT ANALYSIS

The applicant requests approval of the Micron Area Plan Concept Plan amending the existing Land Use map of the Micron Area Plan. The approval of a new concept plan is the first step in amending the Micron Area Plan. Once the concept plan is approved, amendments to the rest of the area plan will also come to Planning Commission and City

Council for approval.

The applicant included two concept maps. The first represents the current concept plan with the land already in Lehi or in the County. The second map shows areas currently in Draper City but that might come into Lehi at a future point and be added to their Area Plan. Both concept plans should receive some consideration.

The area shown in the Current Concept Plan to be annexed in from Utah County will also require permission from Highland City. The established boundary lines between the two cities designates this area to go into Highland. Before Lehi City will consider an application for annexation, the applicant will need approval from Highland. Approval of the concept includes an understanding that all the unincorporated areas are conditional upon annexation.

The City Council should consider the proposed density, the proposed land uses and their location, and the network of streets and trails. As well as the DRC comments.

Proposed Density
The applicant proposes 2,412 equivalent residential units (ERUs) with a large portion of these planned as residential uses. ERUs provide a way to compare the impact on infrastructure of different uses. It is especially helpful when comparing commercial uses to residential.

The proposed concept keeps the same number of ERUs as the existing Micron Area Plan. A large majority of the land use of the existing Area Plan consists of Business Park and Technical Manufacturing. The proposed concept proposes more housing and reduced commercial. The reduced commercial areas reflect the current market and what the area can support. The proposed concept does not increase the overall number of ERUs but reassigns them from commercial to residential uses.

Proposed Land Uses
The applicant shows a variety of land uses including a mixed-use area with plans for commercial buildings and 250 residential units, park/open space areas, areas for civic sites, and a wide variety of housing unit types and sizes. The proposed land uses provide a variety of opportunities within the Planned Community which may reduce the need to travel to other parts of the City for most trips.

The DRC expressed concerns that some of the open space shown is retention/detention areas and cannot typically count towards the required 10 percent open space. The applicant indicated that the parks shown do not represent all of the park space. The Concept Plan includes a note that states that the shown 92 acres of park/open space includes areas within the Towns, Cottages, Horton Plus, Active Adult, and School developments. The applicant has a calculation that shows this breakdown of their open space. Through these calculations they show they exceed the required 10 percent open space requirement.

Street Network
The proposed concept shows the major streets and an overall street network. A well-connected network is shown on the concept plan; however, each subdivision will be reviewed to ensure compliance with all the connectivity standards when they come through for approval.

The biggest concern Staff has regarding street connectivity relates to connecting the east and west side of the development. Micron chose to keep a large piece of land behind their current facility, making it difficult to provide a connection through the steeper terrain beyond Micron's property. This may make an east/west connection unfeasible.

Trail Network
In addition to the road network, the applicant proposes a network of trails. The trails are shown in purple, blue and orange. Some of the trails shown are existing and others are proposed. The proposed paved trail network in the development will connect to the natural surface trails on the hillside. The proposed plan will provide a network for bicycle and pedestrian travel.

DRC Comments
The DRC reviewed the proposed concept plan and had 21 comments. Several of these comments were informational for the applicant. Some to consider include:

1. Separate detention areas from open space acreage, to show the open space meets the 10% requirement.
2. Provide a legend for the different colors of trails shown on this concept.
3. The top of Center St is the main corridor/access into the trail system. Plan for a main trail head with adequate parking at the top of this road.
4. There should be multiple trail head access/parking areas along the top of this development for the trail system.
5. Center Street does not need to stub to the north. Could end with a trailhead or cul-de-sac to provide access to the northern open space
6. A recent UDOT study, SR-92 Access & Circulation Study, recommends connecting 500 W (Lehi) to 11800 N (Highland) north of Micron. Please consider this in the area plan.
7. On the tabulations, need to show what the proposed ERUs are for the Estate lot area.
8. On the small MU corner near the schools, recommend limitations to keep it small scale and compatible with the neighborhood

Please consider including all DRC comments in your motion.

POSSIBLE ACTIONS AND FINDINGS

The City Council can approve, approve with modifications, or deny the proposed concept. Any motion should include findings. Possible findings include:

1. The proposed Area Plan Concept does not increase the overall ERUs but reallocates them to residential uses.
2. The proposed Area Plan Concept provides a mix of uses and housing types that might help reduce vehicle trips.
3. The proposed concept is consistent with the Lehi City Development Code
4. The proposed concept conforms to the goals and policies of the General Plan.
5. The proposed concept does not affect the health, safety, welfare, and morals of the City.
6. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Micron Area Plan Concept on May 13, 2021. The minutes and motion from that meeting are attached separately.

Micron Area Plan Concept
DRC Redline Comments

DR Horton - requests review of the Micron Area Plan Concept changing the Land Use Map of the existing Micron Area Plan.

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: Scott B Bishop, Adam Loser, Mark Murdock, Walter Plumb
Date of Plans Reviewed: 04/08/21
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power:
1. A power study and a power area plan will be required.

Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks:
2. Separate detention areas from open space acreage, to show the open space meets the 10% requirement.
3. Provide a legend for the different colors of trails shown on this concept.
4. The top of Center St is the main corridor/access into the trail system. Plan for a main trail head with adequate parking at the top of this road.
5. There should be multiple trail head access/parking areas along the top of this development for the trail system.

Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering:
6. General Comment: Utility capacity is limited by existing infrastructure to the site. Total ERU count needs to match total planned for in the current area plan.
7. General Comment: Area plan will need to be updated if the concept is approved. Utility and road sections will need to be reevaluated and updated.
8. Center Street does not need to stub to the north. Could end with a trailhead or cul-de-sac to provide access to the northern open space

Luke- Traffic:
9. A recent UDOT study, SR-92 Access & Circulation Study, recommends connecting 500 W (Lehi) to 11800 N (Highland) north of Micron. Please consider this in the area plan.
10. We will require a traffic impact study as some point after the concept is approved. We recommend that you adjust land use locations based on input from the traffic study.

Kim – Planning:
11. On the tabulations, need to show what the proposed ERUs are for the Estate lot area.
12. On the small MU corner near the schools, recommend limitations to keep it small scale and compatible with the neighborhood.
13. Provide examples of each residential product type, and any anticipated architectural theme for the Mixed Use areas.
14. Recommend that we explore options to fund trail bridges over SR-92, Center Street, and 500 W
15. Review of connectivity standards and street networks will need to be completed with preliminary subdivision plats
16. Trail access recommended from the east development area to the proposed trail in the open space area. This can be reviewed with the subdivision plans.
17. Recommend that the trail continue through the open space are in the Mixed Use district down to the SR-92 trail.
18. At the time of platting for subdivisions and site plan for the church, show trail access points from cul-de-sac ends and to the church parking lot.
19. Provide percentages for the land use areas on the tabulations.
20. When trail and roadway intersection designs are completed, look at crossing features that will create pedestrian refuges and traffic calming.
21. As part of the Area Plan Revision we will need to delineate trail type, existing verse proposed

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MAY 13th PENDING NOTICING ENVELOPES FOR ALL PROPERTY OWNERS WITHIN 300' OF THIS SITE

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

Lehi City - Concept Plan – D.R. Horton – Micron Area Plan – Narrative

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

Currently the land is completely vacant and is not used for anything. D.R. Horton intends to improve the land for commercial (several product types including commercial, flex warehouse, office, retail and other uses) and residential homes to be built at an approximate density of 3 units per acre. There is already an approved area plan for this land that we are planning to amend. This concept plan reflects the general changes that we want to make to the existing area plan.

The city sewer capacity and tie-in location has been determined and identified and is the over-all limiting factor on the density we will be allowed to have. We will need to build additional water (culinary and P.I) tanks and infrastructure and are currently performing studies and calculations to determine the size, scope and locations. Other utilities are accessible as well.

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

Tabulations

Use/Type	Acreage	ERUs
MIXED USE	102	460
TOWNHOMES (14 du/ac)	24	395
COTTAGE (6 du/ac)	22	148
HORTON PLUS(4.5 du/ac)	23	106
EMERALD (3 du/ac)	93	186
ESTATE (1-2 du/ac)	0	0
Active Adult (5 - 6 du/ac)	55	363
Parks and Open Space	92*	9
Civic (Church/School)	74	159
BACKBONE ROADS	37	0
Draper Development	140*	595
TOTALS	664	2,412

Notes:
* Park acreage includes open space internal to development parcels at the following percentages: Towns - 15%, Cottage - 10%, Horton Plus - 10%, AA - 15%, Schools 40%. Actual size and location to be determined at site plan.

DRAPER CITY (TO BE ANNEXED INTO LEHI)

UTAH COUNTY (TO BE ANNEXED INTO LEHI)

LEHI CITY

LEHI CITY

PROPOSED TRAIL NETWORK

PROPOSED TRAIL NETWORK

(163 units)

Future Annexation (71 units)

Future Annexation (361 units)

Active Adult

Clubhouse

Emerald

Horton Plus

Cottage

Park

Church

Open Space

Civic (Church/School)

Townhomes

School

MU

Mixed Use

Micron

SR-92

MICRON
Concept Plan
March 30, 2021

North

D·R·HORTON® America's Builder

Tabulations

Use/Type	Acreage	ERUs
MIXED USE	102	460
TOWNHOMES (14 du/ac)	24	395
COTTAGE (6 du/ac)	22	148
HORTON PLUS(4.5 du/ac)	23	106
EMERALD (3 du/ac)	93	186
ESTATE (1-2 du/ac)	0	0
Active Adult (5 - 6 du/ac)	55	363
Parks and Open Space	94*	9
Civic (Church/School)	74	159
BACKBONE ROADS	37	0
Draper Development	140*	595
TOTALS	664	2,412

Notes:
* Park acreage includes open space internal to development parcels at the following percentages: Towns - 15%, Cottage - 10%, Horton Plus - 10%, AA - 15%, Schools 40%. Actual size and location to be determined at site plan.

DRAPER CITY (TO BE ANNEXED INTO LEHI)

UTAH COUNTY (TO BE ANNEXED INTO LEHI)

LEHI CITY

LEHI CITY

PROPOSED TRAIL NETWORK

PROPOSED TRAIL NETWORK

Estate (163 units)

Estate
Active Adult
Active Adult
Emerald
Clubhouse
Emerald
Park
Emerald
Cottage
Horton Plus
Estate
Park
Horton Plus
Horton Plus
Church
Emerald

Park
Estate
Cottage
Emerald
Estate
Cottage
Townhomes
Clubhouse

Open Space
Active Adult
Emerald
Active Adult
Civic (Church/School)
Emerald
Horton Plus
Cottage
Park
Townhomes
School
School
MU
Mixed Use
Mixed Use
Open Space
Open Space

Micron

SR-92

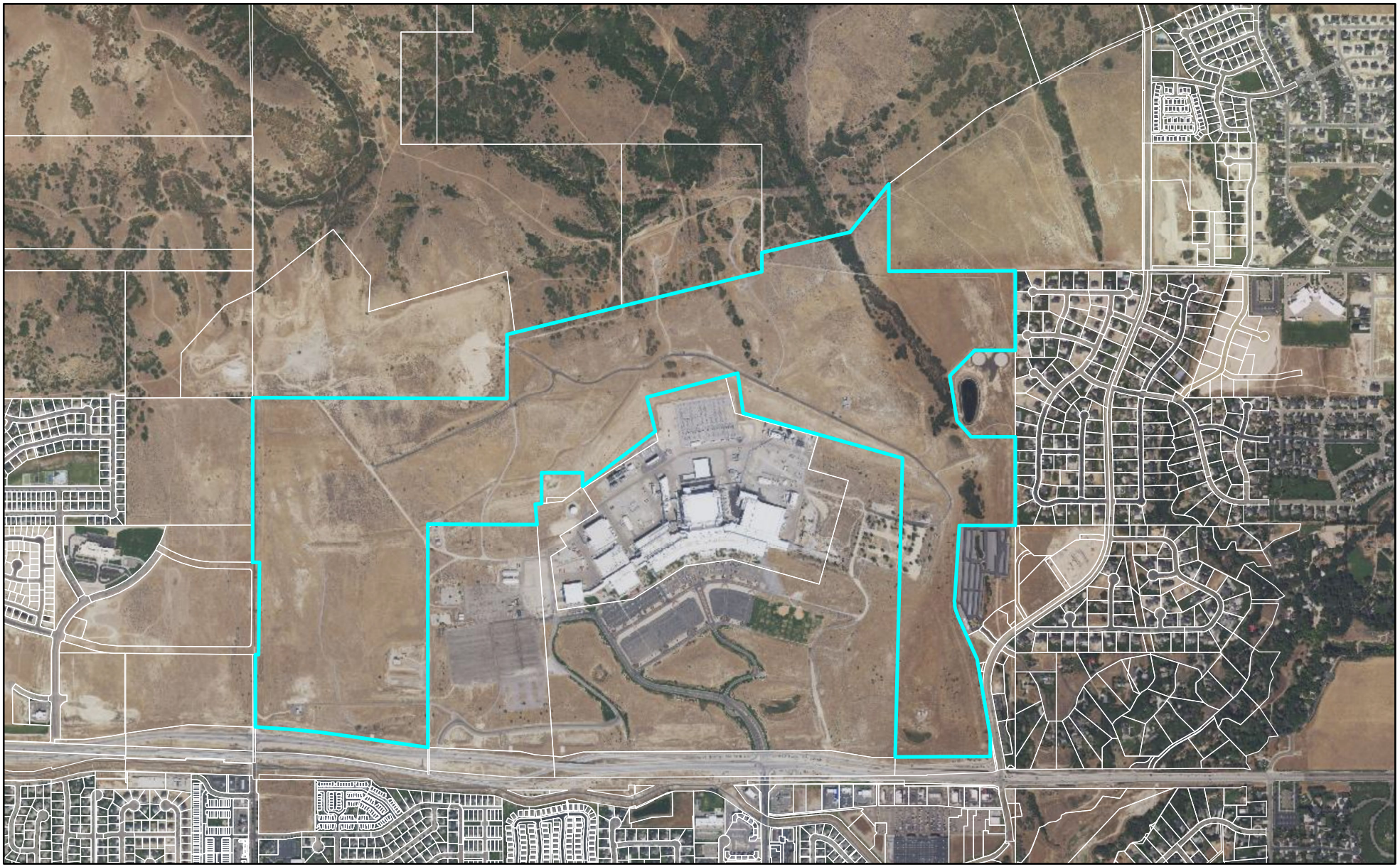
MICRON
Concept Plan
March 30, 2021

North

D·R·HORTON® America's Builder

Micron Area Plan Amendment

Aerial

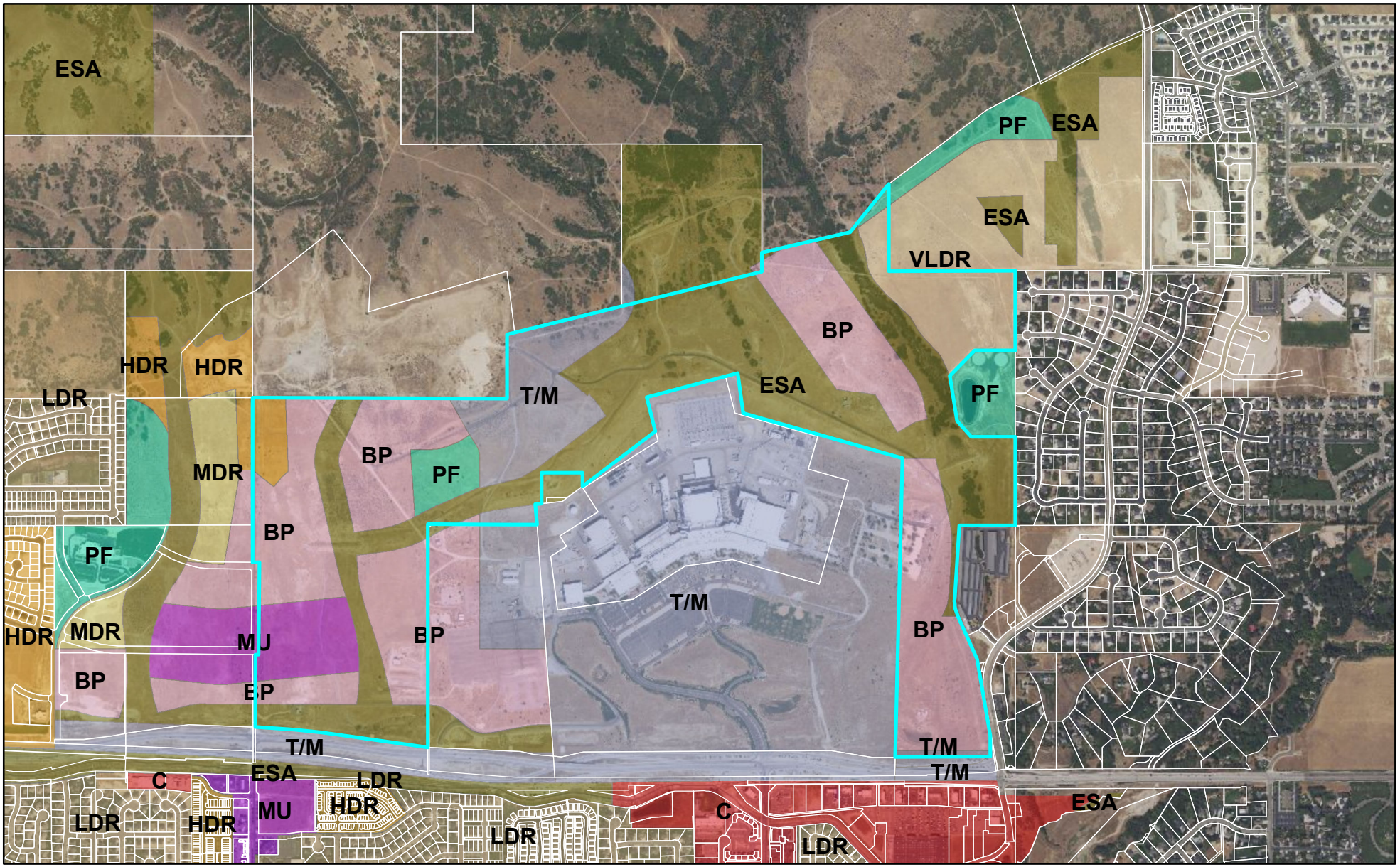


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LEHI CITY

Micron Area Plan Amendment

General Plan

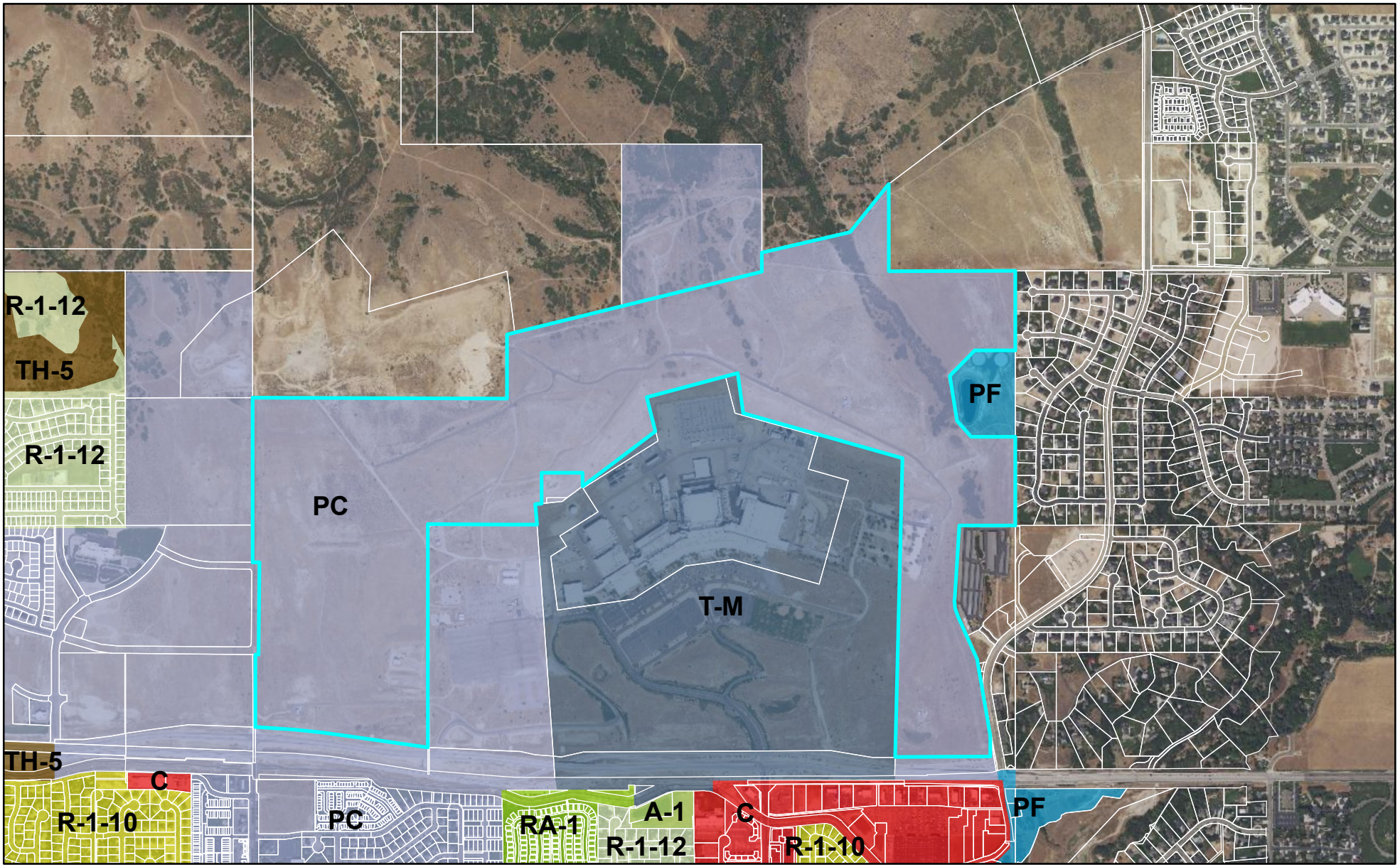


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LEHI CITY

Micron Area Plan Amendment

Zoning



LEHI CITY

Micron Master Plan
2-Mar-21

Parcel	Land Use	Acres	Density	Units
1	Open Space	9.22		
2	Open Space	10.96		
3	Commercial	70	3	210
4	Very High Density	30	8.3	250
5	Middle School	30.2		
6	Office	2.1		0
7	Elementary School	12.7		0
8	Active Adult	13.7	6	82
9	Church Site	27.6	1	28
10	Horton Plus (Alley)	6.9	4.5	31
11	Cotttage	12.2	6	73
12	Park	2.2	0	0
13	Townhomes	25.6	14	358
14	Alley-Load Towns	2.6	14	36
15	Emerald	1	3	3
16	Emerald	11.4	3	34
17	Active Adult	5.6	6	34
18	Emerald	7.7	3	23
Total (Lehi - west portion)				1163
19	Emerald	6	3	18
20	Estate Lots	4	2	8
21	Clubhouse	3.1	3	9
22	Estate Lots	24.8	2	50
23	Emerald	9.4	3	28
24	Cottage	4.4	6	26
25	Townhomes	14.7	12	176
26	Cottage	7.5	6	45
27	Park	0.5	0	0
Total (Draper -west portion)				361
West Total				1524

Parcel	Land Use	Acres	Density	Units
28	Emerald	21.6	3	65
29	Horton Plus	9.7	4.5	44
30	Park	2	0	0
31	Cottage	12.4	6	74
32	Emerald	16.1	3	48
33	Horton Plus	3.4	4.5	15
34	Church	3.6	1.5	5
35	Horton Plus	5.3	3	16
36	Emerald	4.2	3	13
37	Active Adult	20.1	5.5	111
38	Park	6	0	0
39	Active Adult	24.8	5.5	136
Total (Lehi - east portion)				527
40	Emerald	15.3	2	31
41	Park	2	0	0
42	Estates	26.8	1.25	34
43	Park-Trailhead	2.3	0	0
44	Estates	6.3	1.1	7
45	Park	6	0	0
Total (Draper - east portion)				71
East Total				598

46	Mountain Estates	87.5	1.85	161.875

Open Space		PERCENTAGE	
1	9.2	100%	
2	10.96	100%	
12	2.3	100%	
20	3.4	100%	
A	25.5	100%	
B	0.5	100%	
C	0.3	100%	
D	0.7	100%	
E	0.7	100%	
27	0.5	100%	
30	2	100%	
38	6	100%	
41	2	100%	
43	2.3	100%	
45	4.5	100%	
F	0.7	100%	
G	2.3	100%	
H	0.6	100%	
I	6.7	100%	
TOTAL DEDICATED OS	81.16		
ACTIVE ADULT	64	15%	9.63
TOWNHOMES	43	15%	6.435
COTTAGE	37	10%	3.65
HORTON PLUS	25	10%	2.53
EMERALD	93	0%	0
ESTATE	62	0%	0
TOTAL INTERNAL OS			22.25
TOTAL OS	103.41		
TOTAL OS PERCENTAGE	18.4%		
TOTAL DEV AREA	561.17		

202.14
356.77
2.26

561.17
414.83 Lehi
146.34 Draper

Net Residential Parcel Calculations					
Land Use	Units	Gross Bubble Acreage	Percent OS	OS acreage	Net Res Acreage
ACTIVE ADULT	363	64	0.15	9.63	54.6
TOWNHOMES	571	43	0.15	6.435	36.5
COTTAGE LOTS	219	37	0.1	3.65	32.9
HORTON PLUS	106	25	0.1	2.53	22.8
EMERALD	263	93	0	0	92.7
ESTATE	98	62	0	0	61.9

DR HORTON 1620
GARDNER 460
NON RES ERUS 42
2122 1824

MOUNTAIN ESTATES 162

2122 2284

LEHI ONLY

Land Use	Units	Gross Bubble Acreage	Percent OS	OS acreage	Net Res Acreage
ACTIVE ADULT	435	14	0.15	2.16	12.2
TOWNHOMES	592	22	0.15	3.24	18.4
COTTAGE LOTS	167	40	0.1	4.01	36.1
HORTON PLUS	1686	90	0.1	8.95	80.6
EMERALD	97	39	0	0	39.4
ESTATE	126	27	0	0	27.4
SCHOOLS					

DR HORTON
GARDNER
NON RES ERU

MOUNTAIN ESTATES

DRAPER ONLY

Micron Master Plan
2-Mar-21

Parcel	Land Use	Acres	Density	Units
1	Open Space	9.22		
2	Open Space	10.96		
3	Commercial	70	3	210
4	Very High Density	30	8.3	250
5	Middle School	30.2		
6	Office	2.1		0
7	Elementary School	12.7		0
8	Active Adult	13.7	6	82
9	Church Site	27.6	1	28
10	Horton Plus (Alley)	6.9	4.5	31
11	Cotttage	12.2	6	73
12	Park	2.2	0	0
13	Townhomes	25.6	14	358
14	Alley-Load Towns	2.6	14	36
15	Emerald	1	3	3
16	Emerald	11.4	3	34
17	Active Adult	5.6	6	34
18	Emerald	7.7	3	23
Total (Lehi - west portion)				1163
19	Emerald	6	3	18
20	Estate Lots	4	2	8
21	Clubhouse	3.1	3	9
22	Estate Lots	24.8	2	50
23	Emerald	9.4	3	28
24	Cottage	4.4	6	26
25	Townhomes	14.7	12	176
26	Cottage	7.5	6	45
27	Park	0.5	0	0
Total (Draper -west portion)				361
West Total				1524

Parcel	Land Use	Acres	Density	Units
28A	Emerald	3	3	9
28B	Emerald	17.1	3	51
28C	Emerald	1.5	3	5
29A	Horton Plus	1.4	4.5	6
29B	Horton Plus	8.3	4.5	37
30	Park	2	0	0
31A	Cottage	1.2	6	7
31B	Cottage	11.2	6	67
32	Emerald	16.1	3	48

33	Horton Plus	3.4	4.5	15
34	Church	3.6	1.5	5
35	Horton Plus	5.3	3	16
36	Emerald	4.2	3	13
37	Active Adult	20.1	5.5	111
38	Park	6	0	0
39	Active Adult	24.8	5.5	136
Total (Lehi - east portion)				527
40	Emerald	15.3	2	31
41	Park	2	0	0
42	Estates	26.8	1.25	34
43	Park-Trailhead	2.3	0	0
44	Estates	6.3	1.1	7
45	Park	6	0	0
Total (Draper - east portion)				71
East Total				598

46	Mountain Estates	87.5	1.85	161.875

Open Space		PERCENTAGE	
1	9.2	100%	
2	10.96	100%	
12	2.3	100%	
21	3.4	100%	
A	25.5	100%	
B	0.5	100%	
C	0.3	100%	
D	0.7	100%	
E	0.7	100%	
27	0.5	100%	
30	2	100%	
38	6	100%	
41	2	100%	
43	2.3	100%	
45	4.5	100%	
F	0.7	100%	
G	2.3	100%	
H	0.6	100%	
I	6.7	100%	
School	17.16		
Internal OS	22.245		
TOTAL DEDICATED OS	120.565	20%	
TOTAL DEV AREA	604.07		

202.14	
356.77	
2.26	commercial park
42.9	schools
604.07	
457.73	Lehi
146.34	Draper

TOTAL PROJECT

Net Residential Parcel Calculations					
Land Use	Units	Gross Bubble Acreage	Percent OS	OS acreage	Net Res Acreage
ACTIVE ADULT	363	64	0.15	9.63	54.6
TOWNHOMES	571	43	0.15	6.435	36.5
COTTAGE LOTS	219	37	0.1	3.65	32.9
HORTON PLUS	106	25	0.1	2.53	22.8
EMERALD	263	93	0	0	92.7
ESTATE	98	62	0	0	61.9

DR HORTON	1620		301.3
GARDNER	460		
NON RES ERUS	42		
SUBTOTAL	2122	1826	
SCHOOLS	126		
MOUNTAIN ESTATES	164		
	2412		

LEHI ONLY

Net Residential Parcel Calculations					
Land Use	Units	Gross Bubble Acreage	Percent OS	OS acreage	Net Res Acreage
ACTIVE ADULT	116	19	0.15	2.895	16.4
TOWNHOMES	395	28	0.15	4.23	24.0
COTTAGE LOTS	80	13	0.1	1.34	12.1
HORTON PLUS	37	8	0.1	0.83	7.5
EMERALD	112	37	0	0	37.2
ESTATE	0	0	0	0	0.0

DR HORTON	740	OPEN SPACE	
GARDNER	460	Parks	22.46
NON RES ERUS	28	Trails	27

SUBTOTAL	1228	768	Internal	9.295
SCHOOLS	126		School	17.16
LEHI ONLY TOTAL	1354		Total	75.915

UTAH COUNTY ONLY

Net Residential Parcel Calculations					
Land Use	Units	Gross Bubble Acreage	Percent OS	OS acreage	Net Res Acreage
ACTIVE ADULT	247	45	0.15	6.735	38.2
TOWNHOMES	0	0	0.15	0	0.0
COTTAGE LOTS	67	11	0.1	1.12	10.1
HORTON PLUS	69	17	0.1	1.7	15.3
EMERALD	74	25	0	0	24.8
ESTATE	0	0	0	0	0.0

DR HORTON	457		OPEN SPACE	
GARDNER	0		Parks	8
NON RES ERUS	5		Trails	2.9
SUBTOTAL	463		Internal	9.555
SCHOOLS	0		School	0
UTAH CO ONLY	463		Total	20.455

DRAPER ONLY

Net Residential Parcel Calculations					
Land Use	Units	Gross Bubble Acreage	Percent OS	OS acreage	Net Res Acreage
ACTIVE ADULT	0	0	0.15	0	0.0
TOWNHOMES	176	15	0.15	2.205	12.5
COTTAGE LOTS	71	12	0.1	1.19	10.7
HORTON PLUS	0	0	0.1	0	0.0
EMERALD	77	31	0	0	30.7
ESTATE	98	62	0	0	61.9

DR HORTON	423	115.81	OPEN SPACE	
GARDNER	0	140.00	Parks	12.7
NON RES ERUS	9		Trails	8.1
SUBTOTAL	432		Internal	3.395
MOUNTAIN ESTATES	164		School	0
DRAPER TOTAL	596		Total	24.195

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: June 8, 2021
Submitted By: Brittney Harris
Submitting Department: City Council
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval for the Hidden Canyon Plat D Phase 3, a 16-lot residential subdivision located at approximately 6100 North Fox Canyon Road.

Suggested Action:

Attachments:

CC Hidden Canyon Plat D Phase 3 Final Subdivision 06.08.21.docx

Hidden Canyon Plat D Phase 3 DRC 05.05.21.docx

Hidden Canyon Plat D Phase 3 plans.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

HIDDEN CANYON PLAT D PHASE 3 FINAL SUBDIVISION
CITY COUNCIL REPORT

Applicant	Fieldstone Homes		
Meeting Date	June 8, 2021		
Requested Action/Purpose	Approval of a final subdivision		
Location	Approximately 6100 North Fox Canyon Road		
Existing Land Use	Undeveloped		
Existing Zoning	Planned Community (PC)		
General Plan Land Use Designation	Medium Density Residential (MDR)		
Number of Lots	16		
Adjacent Zoning and Land Use	*North*	MDR/ESA	Future Phases of Hidden Canyon D
	South	MDR/ESA	Hidden Canyon Plat D Phase 1
	East	MDR/ESA	Future Phases of Hidden Canyon D
	West	MDR/ESA	Future Phases of Hidden Canyon D
Date of DRC Review	May 5, 2021		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

PROPERTY HISTORY

July 26, 1997	Annexed into the City as part of the Deerfield Annexation
January 24, 2012	The current amended Traverse Area Plan was adopted by City Council designating this area as medium density residential.
January 26, 2016	City Council approved the Hidden Canyon Preliminary Subdivision
February 23, 2021	City Council approved the Hidden Canyon Plat D Preliminary Subdivision

REPORT ANALYSIS

The applicant requests approval of the Hidden Canyon Plat D Phase 3 Final Subdivision. The proposed final subdivision includes 16 single family lots ranging in size from approximately 6,600 to 13,500 square feet. The proposed final subdivision matches the approved lot layout of the Hidden Canyon Plat D preliminary subdivision approved earlier this year.

This also represents the first final subdivision phase including a trail section. The shown trail section matches what

was approved by City Council at the February 23, 2021 meeting. This cross section includes the eight-foot trail in the right of way, and a five-foot trail easement outside of the right of way.

The DRC reviewed the proposed final subdivision and had two redline comments including an all-weather access road and an easement on lot 313. Please consider including both DRC comments in your motion.

POSSIBLE ACTIONS AND FINDINGS

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

1. The proposed final subdivision complies with the approved preliminary subdivision.
2. The proposed final subdivision includes a portion of the Fox Canyon Trail and matches the approved cross section for this trail.
3. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
4. The proposed subdivision meets the requirements of the Development Code.
5. Other findings based upon information presented at the public meeting.

Hidden Canyon Plat D Phase 3
DRC Redline Comments

Fieldstone Home - requests final subdivision review of Hidden Canyon Plat D Phase 3 a 16-lot residential subdivision located at approximately 6100 North Fox Canyon Road.

DRC Members Present: Glade Kirkham, Garion Rowett, Gary Smith, Joshua Bunnell, Luke Seegmiller
Representatives of the Applicant Present: Jared Ford
Date of Plans Reviewed: **04/13/21**
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power:
General: Previous phase/plat requires revision to power design due to the changes made to the over-all design
Garion – Fire: No comments
Greg – Water/Sewer:
1. All weather access road required to SSMH #122

Trent – Parks: No comments
Gary – Building/Inspections:
2. On plat show easements on lot 313

JD – Streets: No comments
Ross – Engineering: No comments
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. Show lot addresses on the final plat (must coordinate with Planning Division).
5. 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.
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. Hidden Canyon Plat D Phase 2 must be recorded prior to or concurrent with Hidden Canyon Plat D Phase 3
2. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
3. Include surveyor's and engineer's stamps and signatures on the plat.
4. Submit a title report to be reviewed by Lehi City Attorney.
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. Retaining walls will require a building permit
2. 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.
3. 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

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.

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.

4. 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.
5. 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.
6. 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.
7. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
8. 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.
9. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
10. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON MAY 25th

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

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

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

HIDDEN CANYON PHASE D
PLAT 3 SUBDIVISION

5900 NORTH FOX CANYON ROAD
LEHI, UTAH

DATE PRINTED
April 27, 2021

INDEX OF DRAWINGS

1-1	SUBDIVISION PLAT
C-001	GENERAL NOTES
C-100	SITE PLAN
C-200	GRADING AND DRAINAGE PLAN
C-300	UTILITY PLAN
C-301	OVERALL FIRE HYDRANT PLAN
C-400	EROSION CONTROL PLAN
PP-1	PLAN AND PROFILE FOX CANYON ROAD
PP-2	PLAN AND PROFILE FOX CANYON ROAD
PP-3	PLAN AND PROFILE BAD ROCK CIRLCE
PP-4	PLAN AND PROFILE ROYAL CIRCLE
C-500	DETAILS
C-501	DETAILS
C-502	DETAILS
C-503	DETAILS
C-504	DETAILS
C-505	DETAILS

NOTICE TO CONTRACTOR

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

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

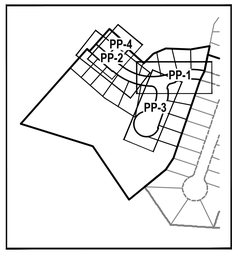
NOTICE TO DEVELOPER/ CONTRACTOR

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

UTILITY DISCLAIMER

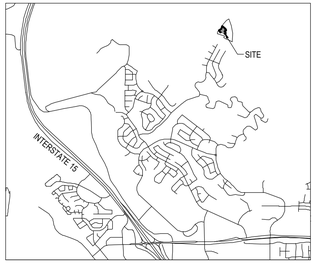
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE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

KEY MAP



NO SCALE

VICINITY MAP



NO SCALE

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2016 LEHI CITY POWER SPECIFICATIONS, APWA, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CALL BLUE STAKES 48 HOURS PRIOR TO DIGGING.
3. BENCHMARK ELEVATION = SOUTHEAST CORNER SECTION 19, T4S, R1E SALT LAKE BASE & MERIDIAN ELEV. = 4948.88.
4. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE CONSTRUCTING ANY IMPROVEMENTS.
5. PRIOR TO COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.

ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

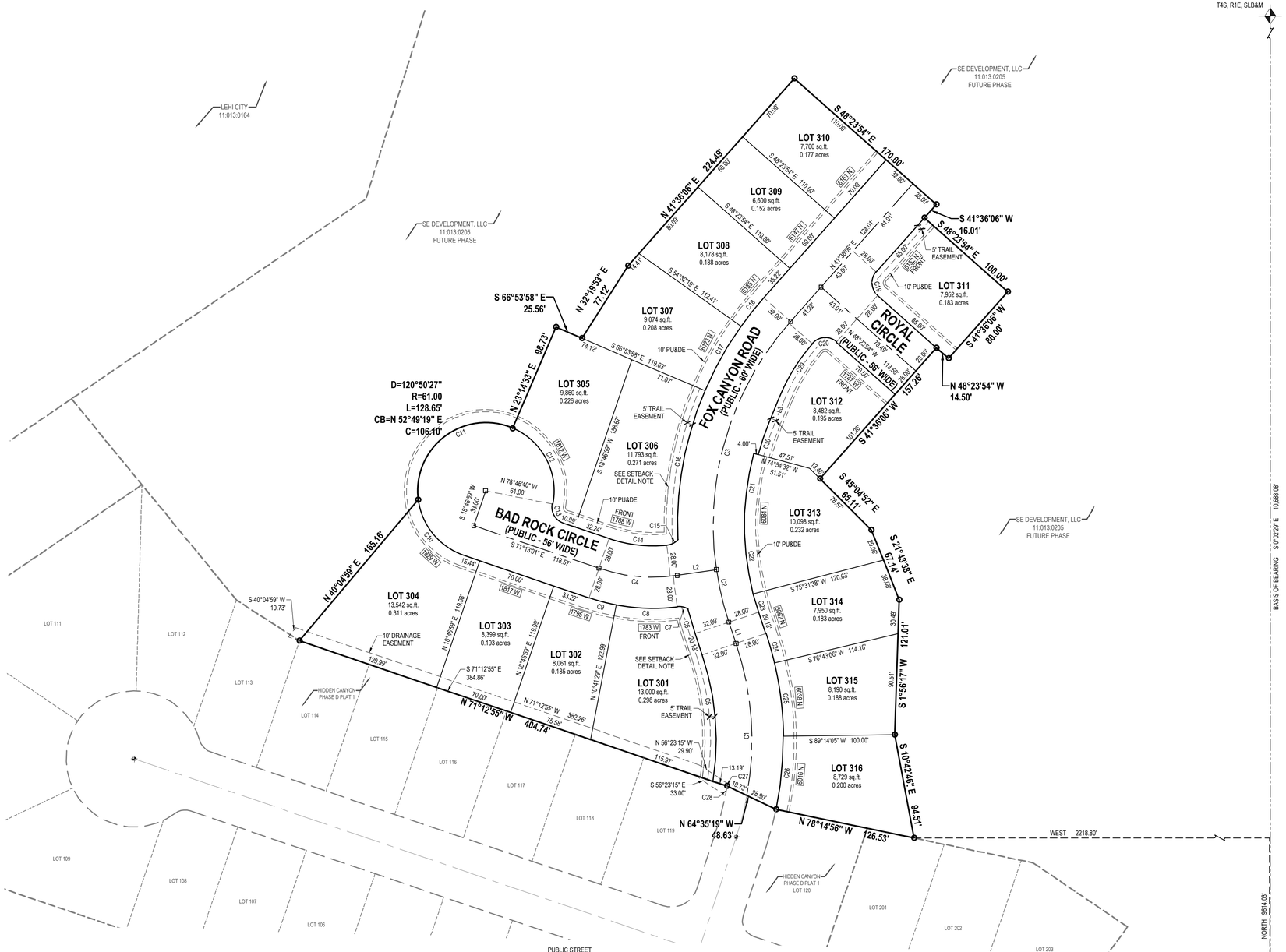
FOR:
FIELDSTONE HOMES
12896 PONY EXPRESS RD #400
DRAPER UT, 84020
CONTACT:
MATHEW LOVELAND
PHONE: 801-884-3597

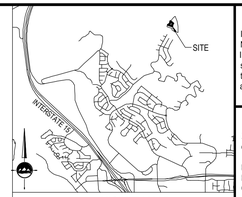
HIDDEN CANYON PHASE D
PLAT 3 SUBDIVISION
LEHI, UTAH

PROJECT NUMBER 8439B
PRINT DATE 4/27/21
DRAWN BY
CHECKED BY
PROJECT MANAGER

HIDDEN CANYON PHASE D PLAT 3

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH
LOCATED WITHIN PC PLANNED COMMUNITY ZONING
RESIDENTIAL SUBDIVISION





VICINITY MAP
NOT TO SCALE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	275.00'	138.19'	28°47'31"	N4°04'01"W	136.74'
C2	275.00'	48.47'	10°05'57"	S13°24'48"E	48.41'
C3	275.00'	239.82'	49°57'55"	S16°37'08"W	232.29'
C4	150.00'	71.07'	27°08'49"	S84°47'25"E	70.41'
C5	243.00'	115.03'	27°07'25"	N4°54'04"W	113.96'
C6	307.00'	22.55'	4°12'28"	S16°21'32"E	22.54'
C7	15.00'	10.20'	38°58'37"	N77°31'13"W	10.01'
C8	178.00'	54.99'	17°42'00"	S88°09'32"E	54.77'
C9	178.00'	25.14'	8°05'31"	S75°15'46"E	25.12'
C10	61.00'	67.64'	63°32'11"	S39°22'00"E	64.23'
C11	61.00'	279.32'	262°21'25"	S60°02'37"W	91.82'
C12	61.00'	83.02'	77°58'47"	N27°46'03"W	76.76'
C13	15.00'	21.58'	82°26'21"	S29°59'50"E	19.77'
C14	122.00'	52.62'	24°42'48"	S83°34'25"E	52.22'
C15	15.00'	11.19'	42°44'17"	N62°42'03"E	10.93'
C16	307.00'	136.88'	25°32'44"	S10°19'40"W	135.75'
C17	307.00'	66.23'	12°21'39"	S29°16'51"W	66.10'
C18	307.00'	32.90'	6°08'25"	S38°31'53"W	32.89'
C19	15.00'	23.56'	90°00'00"	S3°23'54"E	21.21'
C20	15.00'	23.59'	90°06'27"	S86°32'53"W	21.23'
C21	247.00'	127.45'	29°33'50"	S0°18'33"W	126.04'
C22	247.00'	127.45'	29°33'50"	S0°18'33"W	126.04'
C23	247.00'	17.20'	3°59'25"	S16°28'04"E	17.20'
C24	303.00'	27.40'	5°10'53"	N15°52'20"W	27.39'
C25	303.00'	66.19'	12°30'59"	N7°01'24"W	66.06'
C26	303.00'	66.19'	12°30'59"	N5°29'35"E	66.06'
C27	256.00'	2.38'	0°32'01"	N8°54'46"E	2.38'
C28	256.00'	8.26'	1°50'52"	N10°06'13"E	8.26'
C29	168.00'	56.65'	19°19'12"	S31°50'03"W	56.38'
C30	243.00'	30.04'	7°05'00"	S18°37'57"W	30.02'

LINE TABLE

LINE	BEARING	LENGTH
L1	N18°27'47"W	20.13'
L2	N61°38'11"E	35.52'
L3	S22°10'27"W	24.86'

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as HIDDEN CANYON PHASE D PLAT 3, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A portion of the Northeast Quarter of Section 19, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 9,614.03 feet and West 2,218.80 feet from the Southeast Corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing being North 00°17'58" West along the section line from the Southeast Corner to the East Quarter Corner of said Section 30); and running

thence North 78°14'56" West 126.53 feet;
thence North 64°35'19" West 48.63 feet;
thence North 71°12'55" West 404.74 feet;
thence North 40°04'59" East 165.16 feet;
thence Northeasterly 128.65 feet along the arc of a 61.00 foot radius curve to the right (center bears North 82°24'06" East and the chord bears North 52°49'19" East 106.10 feet with a central angle of 120°50'27");
thence North 23°14'33" East 98.73 feet;
thence South 66°53'58" East 25.56 feet;
thence North 32°19'53" East 77.12 feet;
thence North 41°36'06" East 224.49 feet;
thence South 48°23'54" East 170.00 feet;
thence South 41°36'06" West 16.01 feet;
thence South 48°23'54" East 100.00 feet;
thence South 41°36'06" West 80.00 feet;
thence North 48°23'54" West 14.50 feet;
thence South 41°36'06" West 157.26 feet;
thence South 45°04'52" East 65.11 feet;
thence South 21°43'38" East 67.14 feet;
thence South 01°56'17" West 121.01 feet;
thence South 10°42'46" East 94.51 feet to the point of beginning.

Contains 209,481 Square Feet or 4.809 Acres and 16 Lots

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S DEDICATION

Known all people by these presents that I / we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

HIDDEN CANYON PHASE D PLAT 3

do hereby dedicate the streets, easements and other public areas as indicated hereon for the perpetual use of the public.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____, A.D., 20_____.

By:
Its:

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

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

MY COMMISSION EXPIRES:

NOTARY PUBLIC
RESIDING IN _____ COUNTY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS 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____.

MAYOR

ATTEST: _____
CLERK/RECORDER
(SEE SEAL BELOW)

HORIZONTAL GRAPHIC SCALE

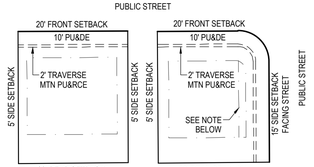
50 0 25 50 100
(IN FEET)
HORZ. 1 inch = 50 ft.

NOTES
1. SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. ALL FRONT LOT CORNERS TO HAVE A RIVET SET ON TOP OF CURB ON THE PROLONGATION OF EACH LOT LINE.
2. STORM WATER RUNOFF FOR THIS DEVELOPMENT WILL BE HANDLED WITH THE EXISTING DETENTION POND PREVIOUSLY APPROVED WITHIN HIDDEN CANYON PLAT "A".
3. LOTS FRONTING TRAIL ARE REQUIRED TO HAVE 23 FOOT MINIMUM DRIVEWAYS.

Dominion Energy Utah - Note:
Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP (ENSIGN ENG. LAND SURV.)
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- FIRE HYDRANT



TYPICAL BUILDING SETBACKS

NOTES:
1. THE HOMES ON THE CORNER LOTS ADJACENT TO THE TRAIL WILL HAVE A 5' SETBACK FROM THE TRAIL EASEMENT.
2. FRONT PROPERTY LINE IS 9' FROM TBC EXCEPT ALONG TRAIL, WHERE PROPERTY LINE IS 14' FROM TBC.

LAND USE TABLE		
LOT AREA	= 3.395 AC	71%
ROADWAYS	= 1.414 AC	29%
OPEN SPACE	= 0.000 AC	0%
TOTAL AREA	= 4.809 AC	100 %

CURRENT ZONE: PC
SINGLE FAMILY LOTS: 16
DENSITY: 3.3 UNITS / ACRE

OWNER
FIELDSTONE HOMES
12896 PONY EXPRESS RD #400
DRAPER, UTAH 84020
PHONE: 801.884.3597

ENSIGN

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone:801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

SHEET 1 OF 1

PROJECT NUMBER : 8739B
MANAGER : JKF
DRAWN BY : MWB
CHECKED BY : PMH
DATE : 4/13/21

PLANNING COMMISSION APPROVAL

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

CHAIR, PLANNING COMMISSION

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH			

HIDDEN CANYON PHASE D PLAT 3

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

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

BENCHMARK

SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4948.88'



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.

SCOPE OF WORK:

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

1. 24" HIGH BACK CURB & GUTTER PER LEHI CITY STDS. SEE SHEET C-501.
2. CONCRETE SIDEWALK PER LEHI CITY STDS. SEE SHEET C-501.
3. 8' RAMP ACCESSIBLE RAMP TO MATCH TRAIL AS PER LEHI CITY STDS.
4. 2' WATERWAY PER DETAIL 3/C-500.
5. 8' ASPHALT TRAIL PER LEHI CITY STDS.
6. INSTALL JERSEY BARRIERS FOR TRAFFIC PROTECTION.
7. SEGMENTAL RETAINING WALL. SEE GRADING PLAN FOR ELEVATIONS. SEPARATE BUILDING PERMIT REQUIRED, DESIGN BY OTHERS.
8. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
9. STREET NAME SIGN PER LEHI CITY STDS.
10. "NO OUTLET" SIGN PER LEHI CITY STDS.
11. NOT USED.
12. CROSSWALK STRIPING PER M.U.T.C.D. STANDARD PLANS AND SPECIFICATIONS.
13. STREET LIGHT PER LEHI CITY STDS.
14. REFLECTIVE DELINEATOR POLES AT BULB OUT FOR TRAIL

NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ: 1 inch = 40 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
FIELDSTONE HOMES
12896 PONY EXPRESS RD #400
DRAPER UT, 84020
CONTACT:
MATHEW LOVELAND
PHONE: 801-884-3597

HIDDEN CANYON PHASE D
PLAT 3 SUBDIVISION

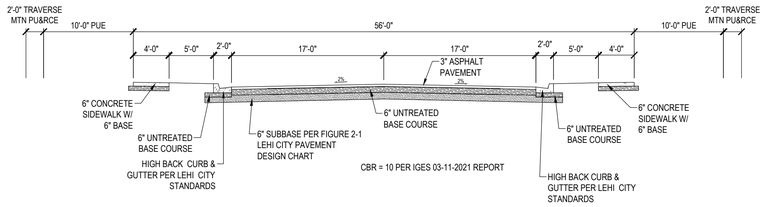
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
04-27-2021
STATE OF UTAH

SITE PLAN

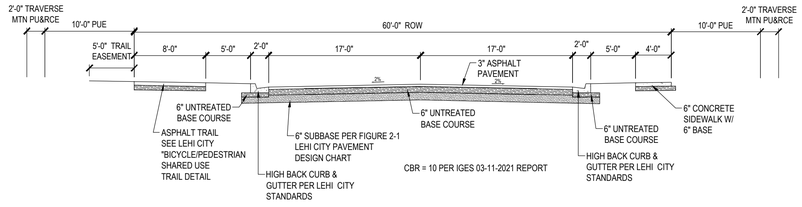
PROJECT NUMBER: 8439B
PRINT DATE: 4/27/21
DRAWN BY:
CHECKED BY:
PROJECT MANAGER:

C-100



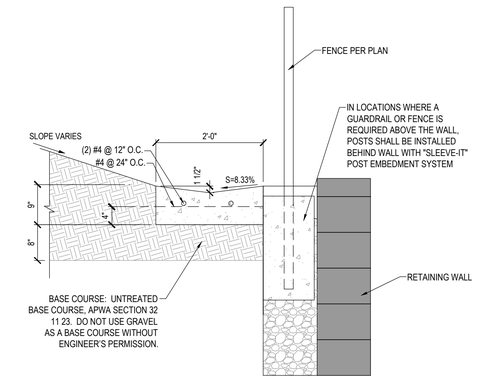
1 56' PUBLIC STREET CROSS SECTION

SCALE: NONE



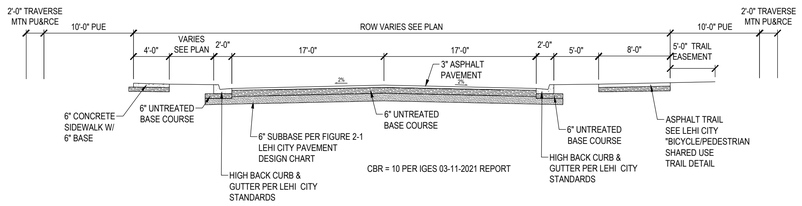
2 FOX CANYON ROAD TRAIL LEFT

SCALE: NONE



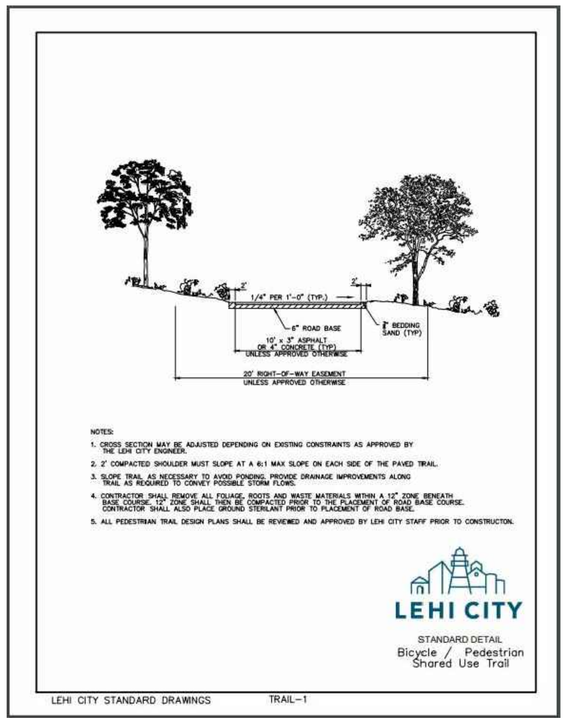
3 2' WATERWAY

SCALE: NONE



4 FOX CANYON ROAD TRAIL RIGHT

SCALE: NONE



ENSIGN
THE STANDARD IN ENGINEERING

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FOR:
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12896 PONY EXPRESS RD #400
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HIDDEN CANYON PHASE D
PLAT 3 SUBDIVISION
LEHI, UTAH



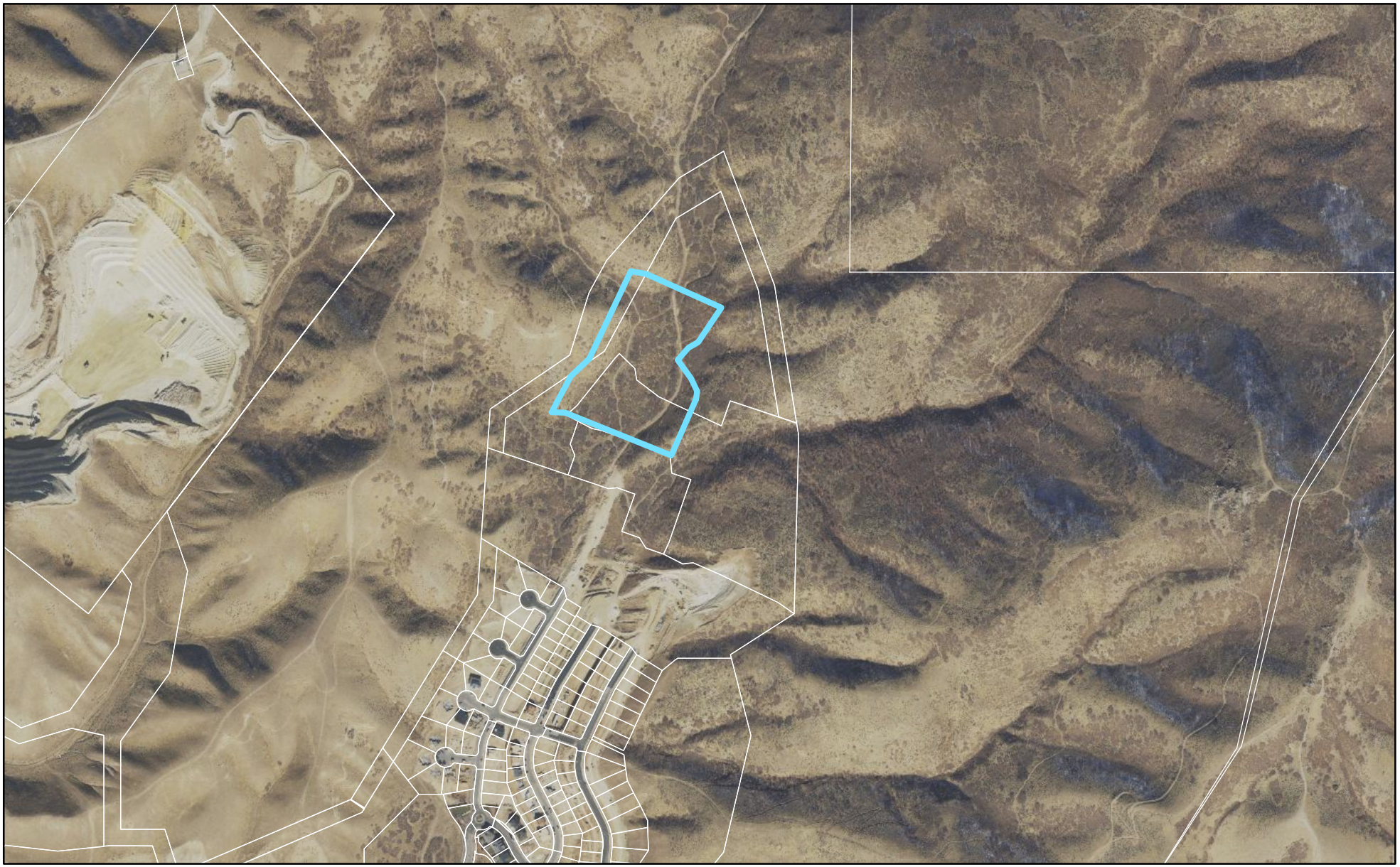
DETAILS

PROJECT NUMBER 8439B
PRINT DATE 4/27/21
DRAWN BY
CHECKED BY
PROJECT MANAGER

C-500

Hidden Canyon Plat D Phase 3

Aerial



LEHI CITY

Hidden Canyon Plat D Phase 3

General Plan



LEHI CITY

Hidden Canyon Plat D Phase 3

Zoning



LEHI CITY

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: June 8, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #22-2021, a General Plan amendment on 3-acres located at 2029 West 900 North, changing the designation from VLDRA (very low density residential agriculture) to Commercial.

Suggested Action:

Attachments:

CC Staff Report Hansen General Plan Amendment 06.08.21.docx

2029 W 900 N Commercial General Plan Amendment DRC 05.12.21.docx

Ord 22-2021.docx

Hansen General Plan Amendment narrative.pdf

General Plan Map.pdf

Zoning Map.pdf

Aerial Map.pdf

Lehi Indoor Tennis & Pickleball Facility Concept plan.pdf

IMG_8051.JPG

IMG_8052.JPG

IMG_8049.JPG

HANSEN GENERAL PLAN AMENDMENT
CITY COUNCIL REPORT

Applicant	Jacob Hansen		
Meeting Date	June 8, 2021		
Requested Action/Purpose	Approval of a proposed general plan amendment		
Location	2029 W 900 N		
Acreage	3 acres		
Existing Zoning	A-1		
Existing General Plan Land Use Designation	VLDRA (Very Low Density Residential Agriculture)		
Proposed Land Use Designation	C (Commercial)		
Existing Land Use	Single Family Residential		
Adjacent Zoning and Land Use	*North*	R-1-22	Chandler's Cove Subdivision
	South	TH-5	Undeveloped
	East	TH-5	Single family residential
	West	A-1	Ascent Academies
Date of DRC Review	May 12, 2021		
Date of Planning Commission Review	May 27, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Very Low Density Residential/Agricultural (VLDRA)



The purpose of the Very Low Density Residential/Agricultural (VLDRA) classification is to provide for single-family residential areas within a rural setting, with an overall neighborhood density not to exceed 1.75 units per acre. Much of the area designated as VLDRA is located at the periphery of the City in the south and west 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 where adjacent to such agricultural areas. In particular, provision should be made for hobby farms, ranchettes, or equestrian-related developments where the development is to be located adjacent to similar existing uses.

The VLDRA designation is also intended to encourage creativity and flexibility of planning and design through the use of Planned Residential Design projects and Planned Unit Developments, where clustering and open space, with a variety of lot sizes and a range of housing choices can be accomplished while still maintaining a base density of 1.75 units per acre. Applicable Zoning District classifications, depending on the area, include R-1-22 and A-1. RA-1 may also be permitted on properties that are no larger than 2 acres in size. Although new development in VLDRA areas is allowed, the existing agricultural uses will be encouraged to remain, and leap frog development into primarily agricultural areas will be discouraged. Growth should be directed in an orderly manner, growing outward from existing developed areas where public facilities are available.

Commercial (C)



The Commercial land use classification is intended to provide controlled and compatible locations for retail, office and business/commercial activities, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values and City tax base, and to insure high quality design and function of commercial areas. The Commercial classification may typically include retail sales and services, offices and institutional uses.

An estimation of how land may develop in Commercial areas is as follows:

Retail – 65%
Office/employment – 15%
Residential – 5%
Roads & institutional – 15%

PROPERTY HISTORY

June 7, 1985- This property was annexed into Lehi City as the Wilkin Addition.

REPORT ANALYSIS

The applicant is requesting approval of an amendment to the Lehi General Plan Land Use Map to change the designation of approximately 3-acres of property located at 2029 West 900 North from Very Low-Density Residential Agriculture to Commercial. The proposed amendment would change the designation on the southern 3-acres and leave the existing home on the northern 2-acres in the VLDRA designation. The applicant's intended future use is to build an indoor tennis and pickleball facility. This use falls under Commercial Recreational Facility and is allowed in the Commercial zone.

The Commercial District is intended to provide controlled and compatible locations for retail, office and business/commerce activities, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values and the strength of the city's tax base, and ensure high quality design and functionality of commercial areas.

Recognizing the location of the proposed amendment in relationship to residential uses, the DRC issued concern about the Commercial land use designation being incompatible with the immediately adjacent very low-density residential agriculture designation. This concern stems from the Lehi City General Plan Goal #7 which calls out for "planned and orderly development with a system of land uses". Zoning and land use designations should be planned to transition residential land uses to other compatible land uses. The current General Plan does show a Neighborhood Commercial overlay on the corner of 2300 W and 900 N, but the designation ends on the Ascent Academies property to the west. Additionally, almost all the properties within the NC overlay have been developed as single-family residential.

While this particular use of a commercial recreational facility may be compatible with the surrounding neighborhood and school, the change to the commercial designation would open the property to any of the permitted or conditional uses in the Commercial zone. This possibility is why the DRC recommended the applicant consider a Development Code amendment to allow Commercial Recreational Facility in the neighborhood commercial zone and a General Plan amendment on the property to Neighborhood Commercial. This would limit some of the more intense commercial uses that could potentially build on the property if the tennis and pickleball facility was not built or did not succeed.

The DRC had four comments on this General Plan Amendment including the following:

1. Include map to clearly show which portion of the lot is proposed to have the General Plan amended.
2. The proposed General Plan amendment to Commercial is not consistent with the surrounding designations and does not serve as a smooth transition to the VLDRA designation. The General Plan states goals to provide diverse economic and employment opportunities, but also encourages appropriate and differing scales of commercial.
3. A neighborhood commercial scale would be better at this location, but the proposed building will be required to meet the 5,000 sq. ft footprint requirement of the NC zone or the Planning Commission could allow an exception to the footprint based on the unique use of the property. A Development Code amendment to allow commercial recreational facilities in the neighborhood commercial zone would be required.
4. The north portion of the property (assuming it's included in the General Plan amendment to Commercial) would be open to any of the permitted or conditional uses in the Commercial Zone.

Please consider the DRC comments in the final recommendation.

POSSIBLE FINDINGS AND ACTIONS

The City Council may approve or deny the General Plan Amendment or may recommend another General Plan Land Use designation. Please remember to include findings as a part of the motion. Possible findings include:

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed general plan amendment on May 27, 2021. The minutes and motion from this meeting are as follows:

2029 W 900 N Commercial General Plan Amendment
DRC Redline Comments

Jacob Hansen- requests review of a General Plan amendment on 3-acres located at 2029 West 900 North, changing the designation from VLDRA to Commercial.

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: 4/27/21

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:
1. Include map to clearly show which portion of the lot is proposed to have the General Plan amended.

Luke- Traffic: No comments
Kim – Planning:
2. The proposed General Plan amendment to Commercial is not consistent with the surrounding designations and does not serve as a smooth transition to the VLDRA designation. The General Plan states goals to provide diverse economic and employment opportunities, but also encourages appropriate and differing scales of commercial.
3. A neighborhood commercial scale would be better at this location, but the proposed building will be required to meet the 5,000 sq. ft footprint requirement of the NC zone or the Planning Commission could allow an exception to the footprint based on the unique use of the property. A Development Code amendment to allow commercial recreational facilities in the neighborhood commercial zone would be required.
4. The north portion of the property (assuming it's included in the General Plan amendment to Commercial) would be open to any of the permitted or conditional uses in the Commercial Zone.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MAY 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.

ORDINANCE NO: 22-2021

ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP FOR JACOB HANSEN

WHEREAS, on June 8, 2021, following all necessary public hearings, the Lehi City Council adopted an amendment to the Lehi City General Plan which included the 2017 Land Use Element together with the Lehi City General Plan Land Use Map; and

WHEREAS, the Lehi City Planning Commission held a public hearing on May 27, 2021, to review and make a recommendation on the General Plan Amendment located at 2029 West 900 North changing the land use designation from Very Low Density Residential Agriculture to Commercial, as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on June 8, 2021, pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map from Very Low Density Residential Agriculture to Commercial;

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

PART 1:

The Land Use Element of the Lehi City General Plan and General Plan Land Use Map is hereby amended to change the subject properties from Very Low Density Residential Agriculture to Commercial. The total amendment will include 3 acres of property located at 2029 West 900 North, more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance 22 -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.

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

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

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

Approved and Adopted by the City Council of Lehi City this 8th day of June, 2021.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

HANSEN GENERAL PLAN AMENDMENT LEGAL DESCRIPTION

The following legal description is for the parcel that is in the proposed General Plan Amendment.

Legal Description: COM S 71.445 FT & E 1664.460 FT FR W 1/4 COR SEC 7, T5S, R1E, SLM; S 01-28'41"W 665.689 FT; N 88-55'02"W 328.026 FT; N 01-46'23"E 665.078 FT; S 89-01'51"E 324.607 FT TO BEG. AREA 4.98 ACRES.

Indoor Tennis and Pickleball Facility
Lehi City General Plan Amendment

Applicant: Jacob Hansen

1) **A description of the specific amendment to the General Plan which addresses the following issues:**
   a) **The reason and justification for the proposed amendment**
   The proposed amendment to the Lehi City General Plan is an extension of the Neighborhood Commercial Node (NCN) located at 2300 West 900 North to include the 5 acre parcel at 2029 W. 900 N. This is to allow for a zoning change from a low-density residential agricultural zone to a commercial zone for the construction and operation of an indoor tennis and pickleball facility on 3 acres of the 4.98 acre parcel (APN 12:031:0021). The purpose of this facility is to provide year-round indoor recreational opportunities to residents of Lehi City and surrounding communities. Currently the only indoor tennis facility in North Utah County is Ivory Ridge in northeast Lehi and that facility is at capacity and has limited space for new members to participate. Their ability to admit new members is also limited by their governing HOA. This new facility will provide new indoor tennis court capacity to the city, will introduce designated indoor pickleball courts, and will not have membership restrictions. This facility will provide a much-needed amenity to not only the surrounding neighborhood, but to Lehi City as a whole.

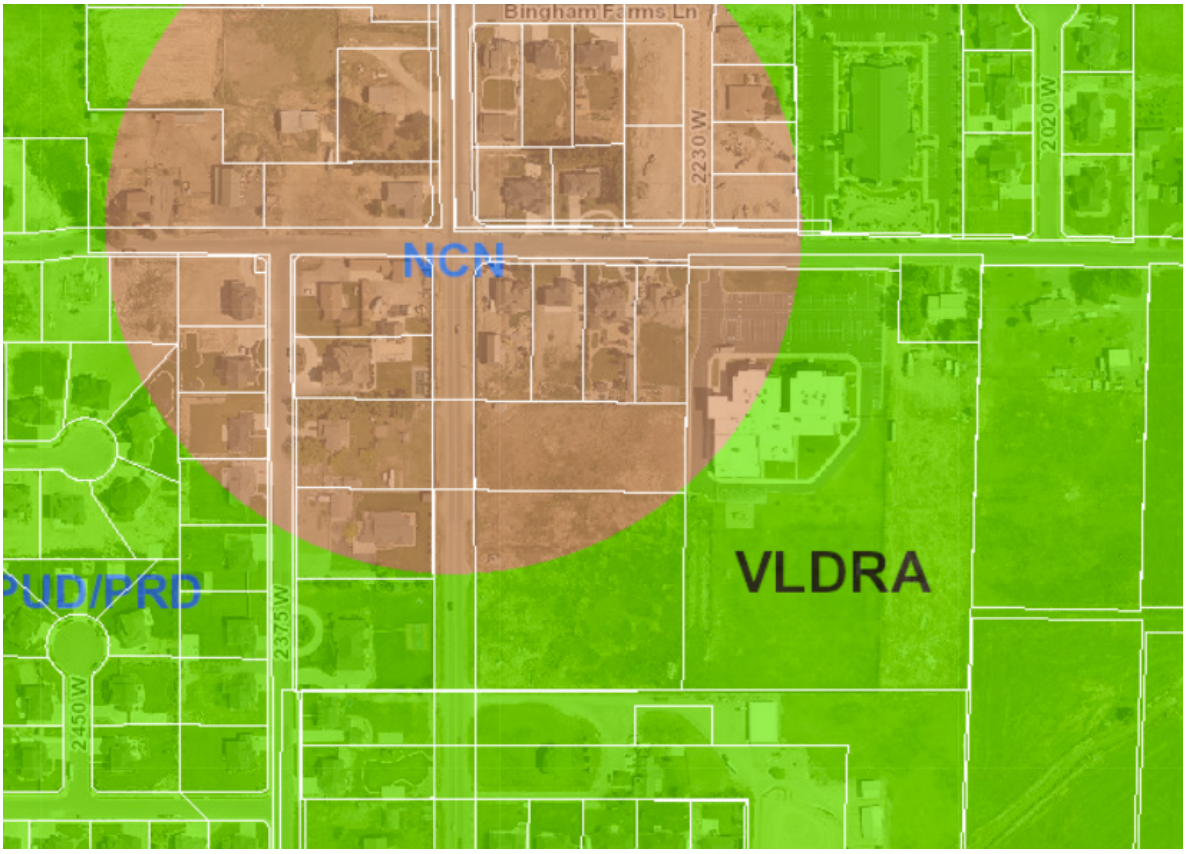
   b) **Consistency of the proposed amendment with the goals and policies of the General Plan.**
   Consistent with the goals and policies of the Lehi General Plan, this proposed property use will “enhance the amenities and services of the community and the quality of life and available opportunities for Lehi City residents.” With this General Plan amendment, this property will be included in the existing Neighborhood Commercial Node in the Lehi General Plan on the corner of 900 North and 2300 West. The property sits only 300 feet outside of the existing NCN area. This use of the land fits in with the city’s general plan of providing some commercial recreational activities in this area.

   c) **Compatibility of the proposed land use with the existing land uses of nearby and adjoining properties.**
   We intend to maintain an agricultural feel on the tennis facility property by utilizing a barn-style structure and maintaining a natural environment on the grounds that will complement the neighboring properties. Further, the facility will include landscaping hedges and other natural barriers to buffer the facility from neighboring properties. Additionally, this Property borders the Ascent Academy property immediately to the West.

d) **The effect of the proposed amendment on the character of the surrounding area, and whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties.**
The proposed General Plan amendment will not negatively affect the surrounding properties. Most of the surrounding property is agricultural or low-density residential zoning, as well as the Ascent Academy immediately to the West. We plan to construct the tennis facility with a barn-style building that will blend in with the surrounding area. Additionally the noise from the indoor courts will be contained within the building and thus the noise impacting the surrounding neighborhood will be minimal. The two outdoor courts on the east side of the property will be next to a large agricultural parcel which will also limit noise disruption to residents.

e) **The gain to the public health, safety and welfare and overall community benefit from the existing classification to the proposed amendment.**
By providing year-round recreational and educational opportunities for Lehi residents, the overall community benefits by the construction of this facility. In winter when it's most difficult to stay active and healthy, residents will have another option for exercise, fitness, and both physical and emotional wellness. Tennis and pickleball courts can become centers of community connection and gathering.

2) **A map showing the location of the subject property and any other pictures (aerial photos etc.), studies, or supporting documentation that would allow the City Council to make a well-informed decision.**
See PowerPoint slides for supporting maps and diagrams.

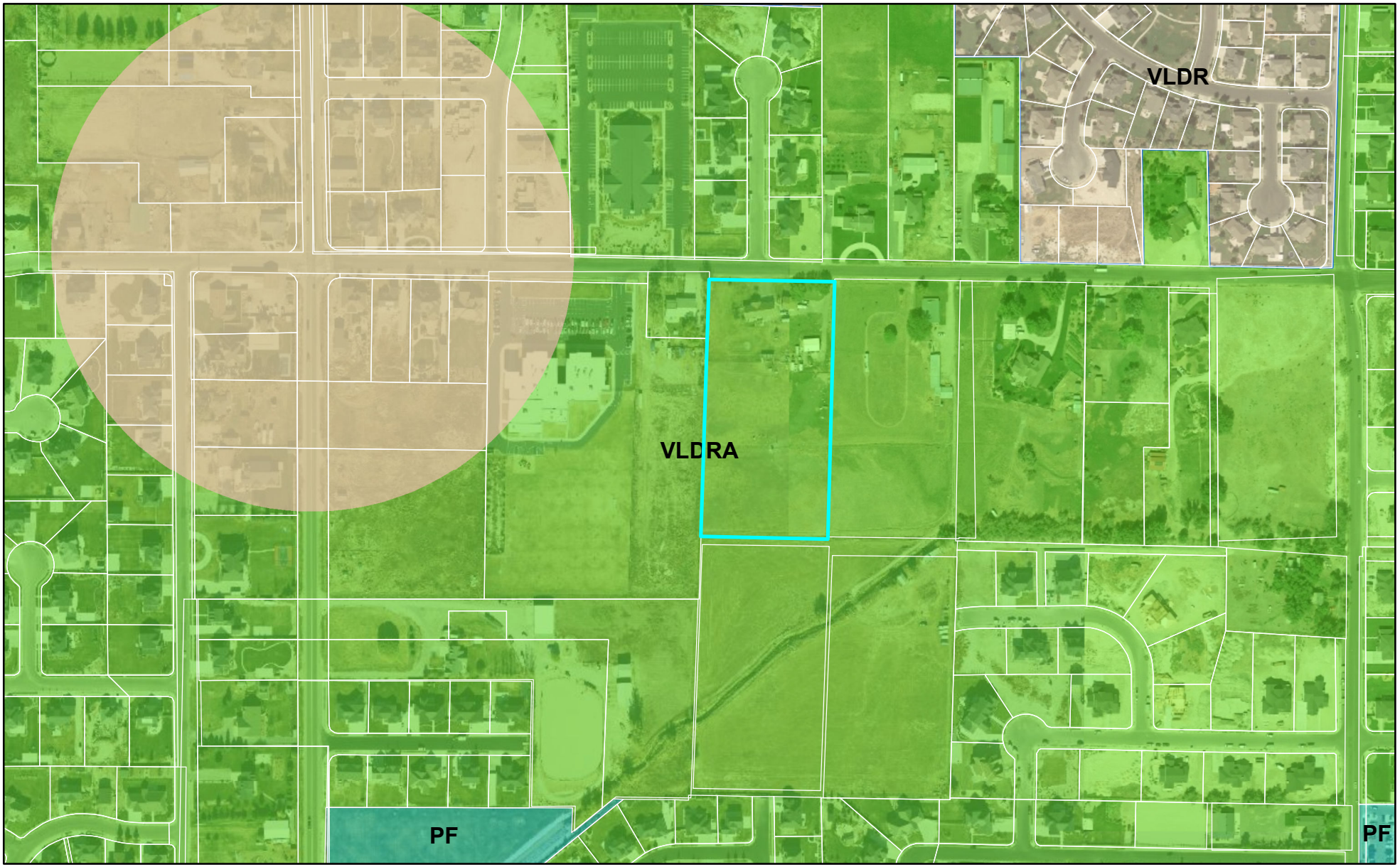


Objective Statement

- Build indoor tennis & pickleball facility in Lehi City
- Provide affordable alternative to other indoor tennis facilities
- Enhance the amenities and services of the community and the quality of life and available opportunities for Lehi City residents
- Provide opportunities for lessons, camps and tournaments for both youth and adults
- Develop tennis teaching academy based in the facility
- Provide superior development of junior players and advancement for adult players

Lehi Indoor Tennis & Pickleball Facility Concept/General Plan Amendment

General Plan

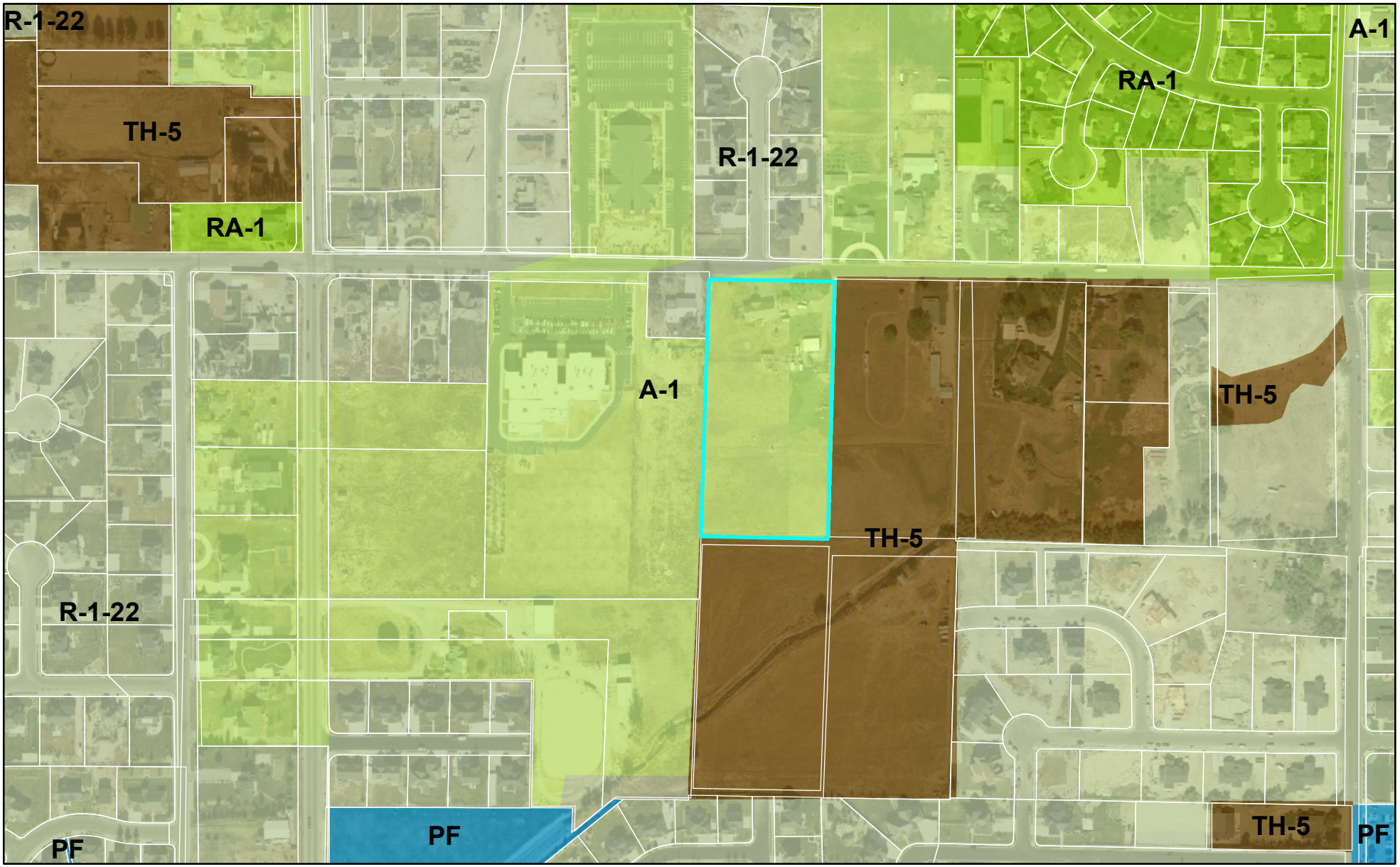


0 425 850 Feet

LEHI CITY

Lehi Indoor Tennis & Pickleball Facility Concept/General Plan Amendment

Zoning

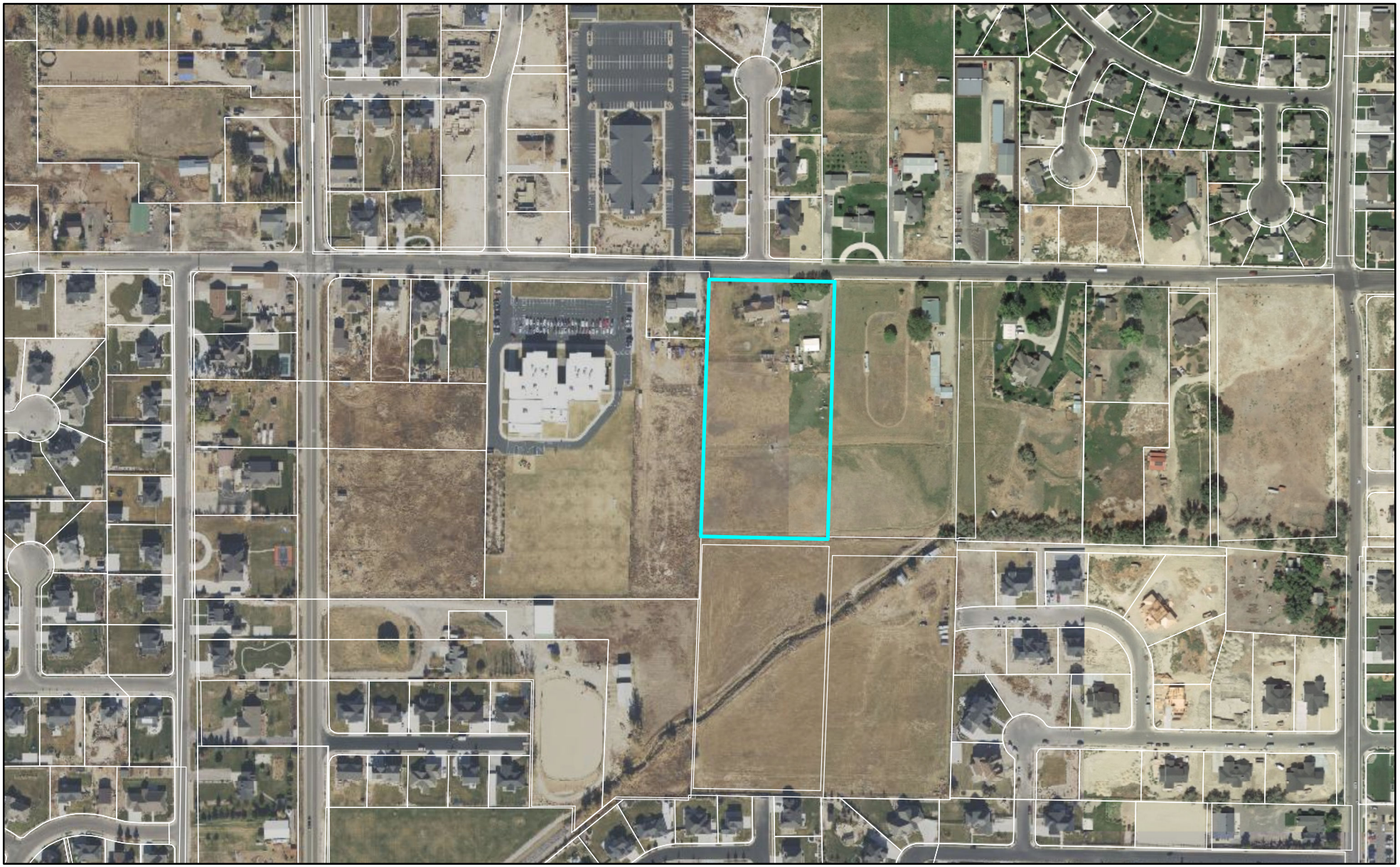


0 425 850 Feet

LEHI CITY

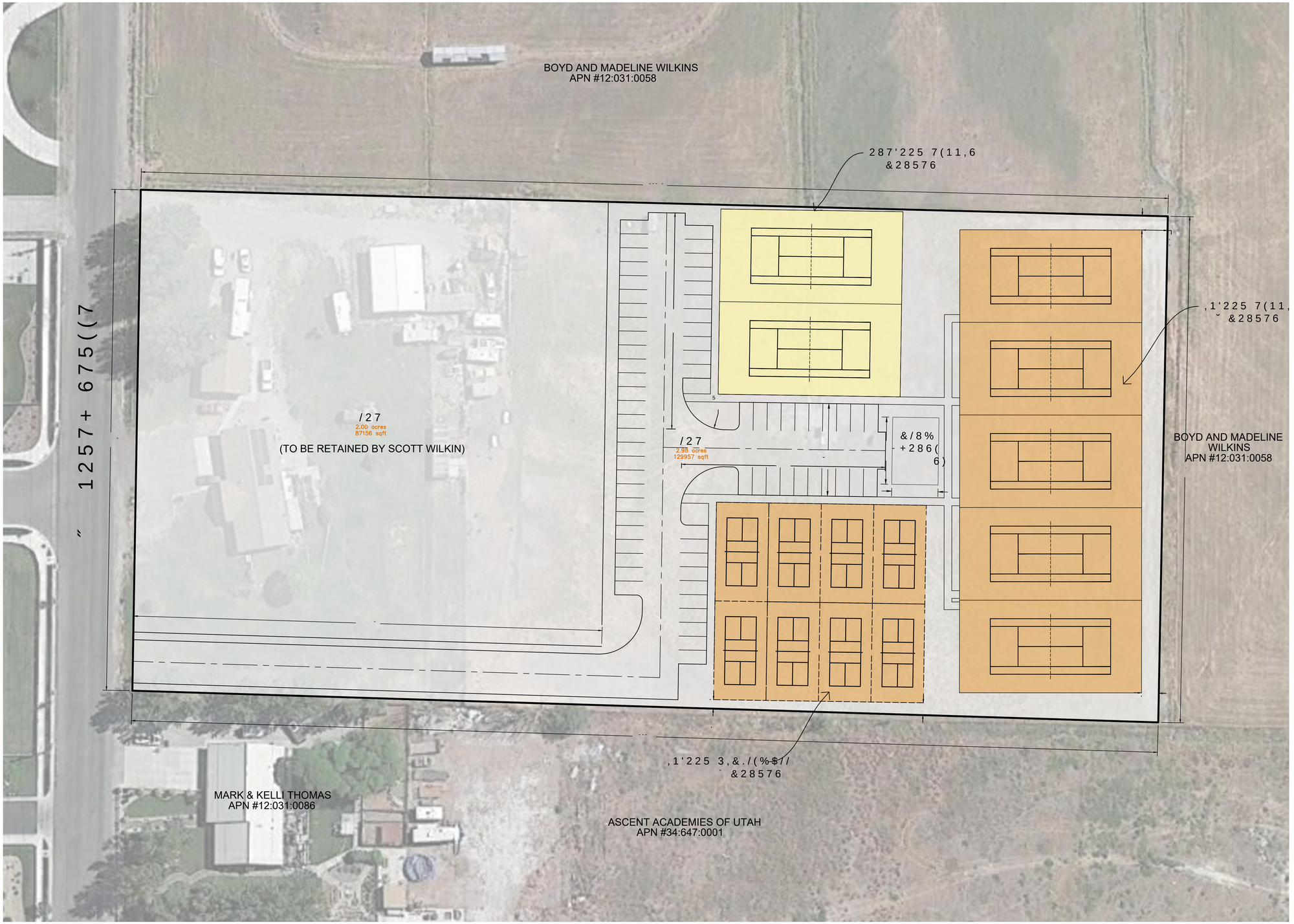
Lehi Indoor Tennis & Pickleball Facility Concept/General Plan Amendment

Aerial



0 425 850 Feet

LEHI CITY



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LQFK IW

PROPERTY OVERVIEW

TOTAL ACREAGE	±4.98 ACRES

PARKING

PROVIDED	68 STALLS

LEHI TENNIS FACILITY concept A

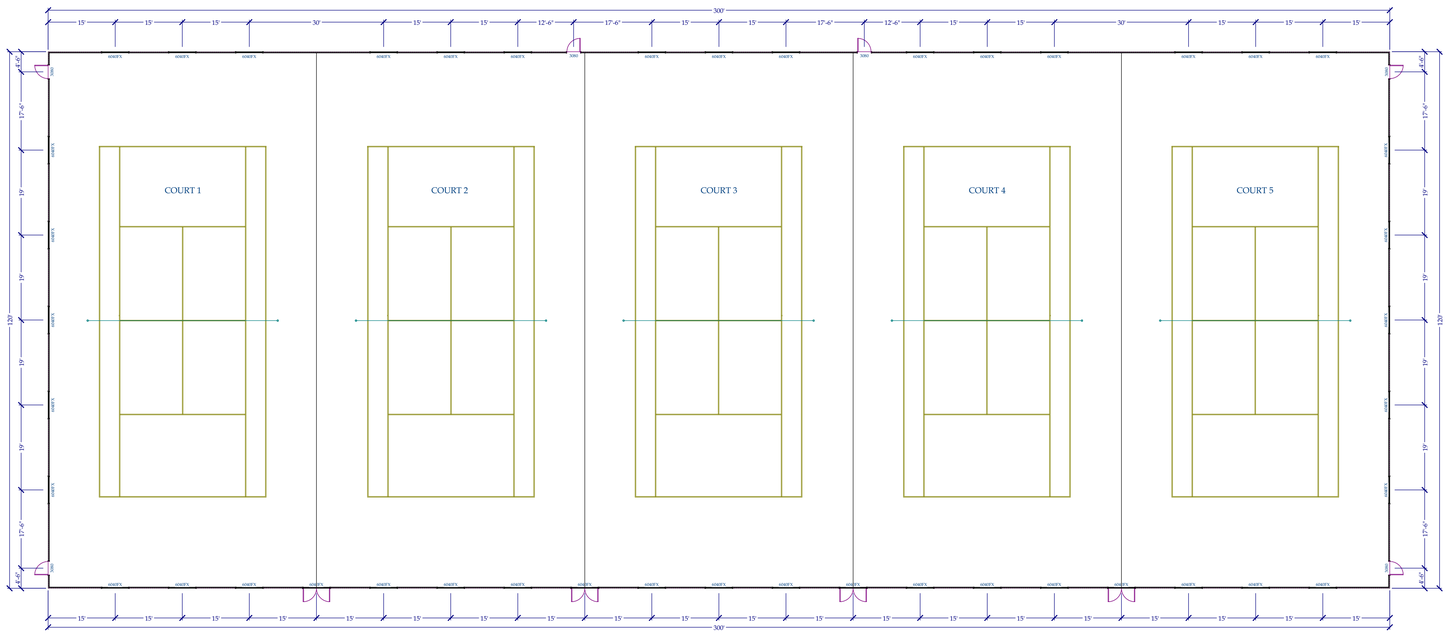
LEHI, UTAH COUNTY
4/20/2021
21-0198

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

FOCUS
(1*,1((5.1* $1' 6859(<,1* //&

- GZJ - 7GZJ?FRQFHSWV?JHKL 7HQQLV JDFLOLWL &RQFHSW $ - JHKL 7HQQLV JDFLOLWL?GHVLJQ - ?B ?





TENNIS BUILDNIG FLOOR PLAN

THIS PLAN SHALL BE USED FOR CONSTRUCTION OF THE HOME ON THE LOT SHOWN HEREON. ANY OTHER USE OF THIS PLAN WITHOUT PERMISSION FROM FOCUS ENGINEERING AND SURVEYING, INC. IS A FEDERAL CRIME UNDER SECTION 104 OF THE COPYRIGHT ACT.

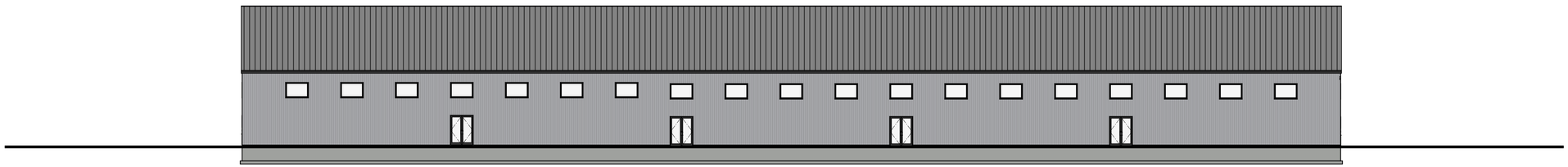
FOCUS
ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047
PH: 801-352-0075 www.focusutah.com

LEHI TENNIS FACILITY
2029 WEST 900 NORTH
LEHI, UTAH

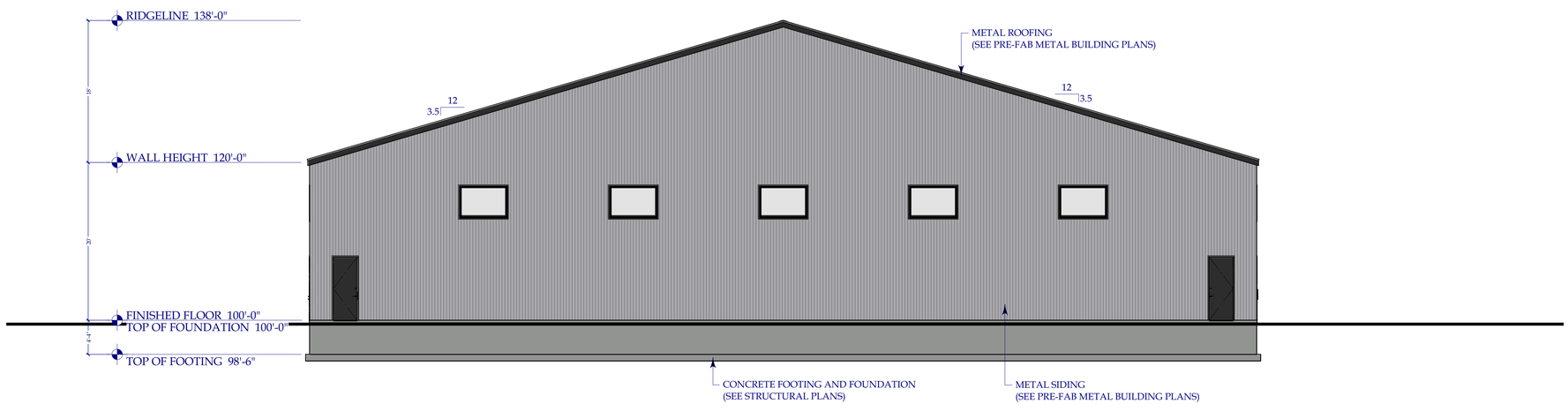
TENNIS CONCEPT

DESIGNER:	JSB
DATE:	4/23/2021
SCALE:	NONE (U.N.O.)
PROJECT #:	21-9043

SHEET
A-1.0



NORTH ELEVATION



EAST ELEVATION

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MIDVALE, UTAH 84047
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LEHI TENNIS FACILITY
2029 WEST 900 NORTH
LEHI, UTAH

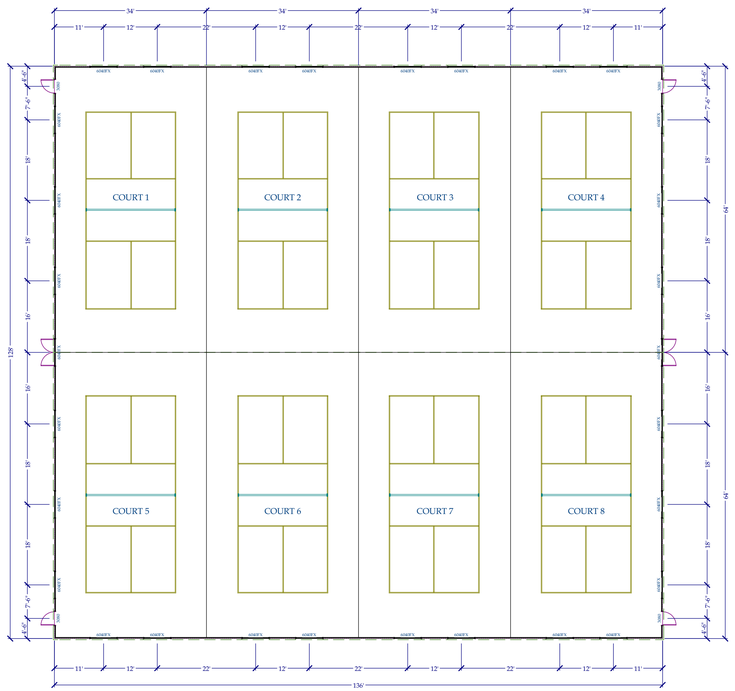
DESIGNER:	JSB
DATE:	4/23/2021
SCALE:	NONE (U.N.O.)
PROJECT #:	21-9043

SHEET
A-1.1

TENNIS CONCEPT

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PICKLEBALL BUILDING FLOOR PLAN

FOCUS
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6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047
PH: 801-352-0075 www.focusutah.com

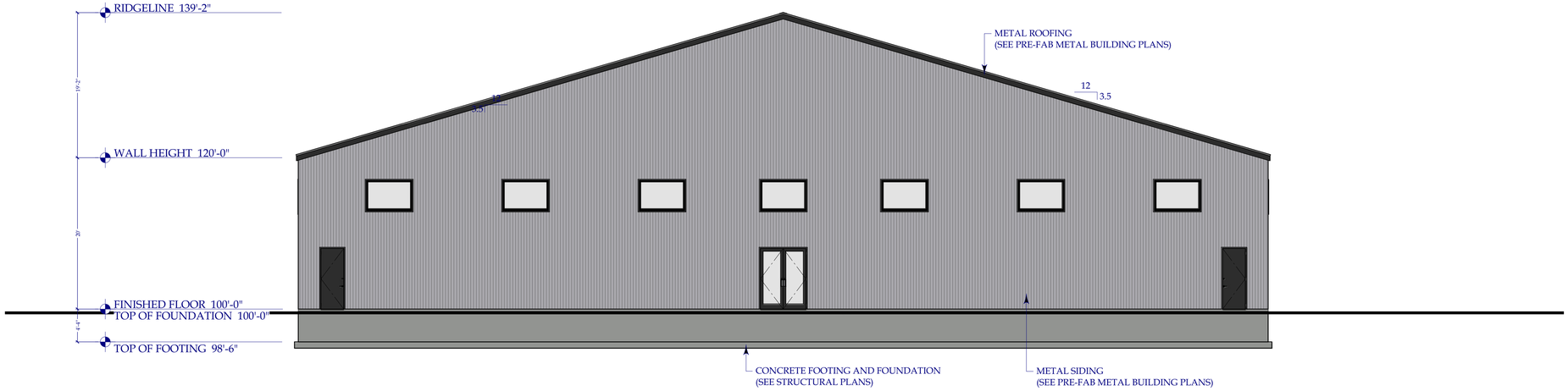
LEHI TENNIS FACILITY
2029 WEST 900 NORTH
LEHI, UTAH

DESIGNER:	JSB
DATE:	4/23/2021
SCALE:	NONE (U.N.O.)
PROJECT #:	21-9043

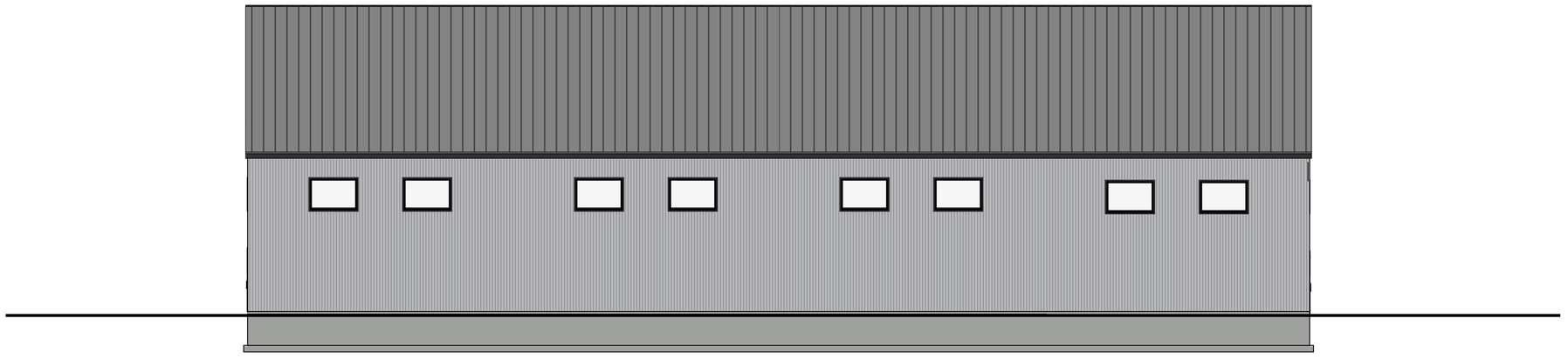
SHEET
A-2.0

PICKLEBALL CONCEPT

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EAST ELEVATION



NORTH ELEVATION

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LEHI TENNIS FACILITY
2029 WEST 900 NORTH
LEHI, UTAH

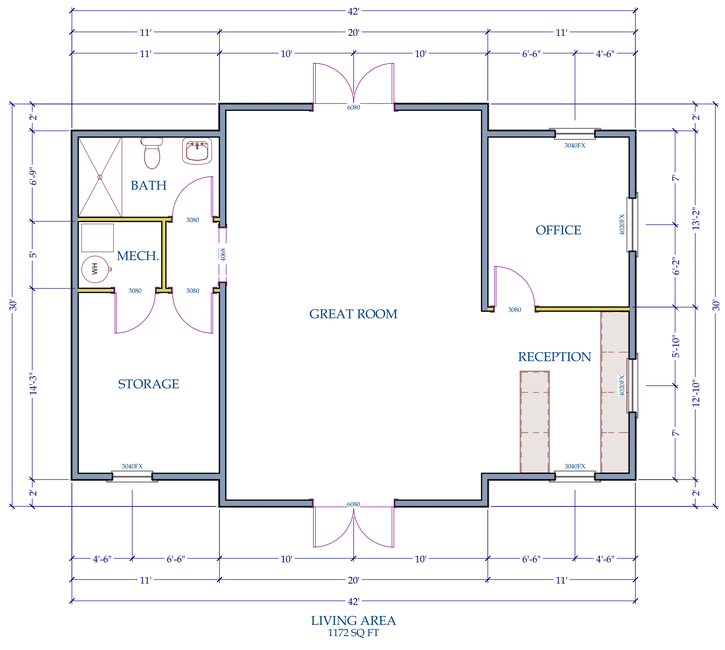
DESIGNER:	JSB
DATE:	4/23/2021
SCALE:	NONE (U.N.O.)
PROJECT #:	21-9043

SHEET
A-2.1

PICKLEBALL CONCEPT

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CLUB HOUSE FLOOR PLAN

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MIDVALE, UTAH 84047
PH: 801-352-0075 www.focusutah.com

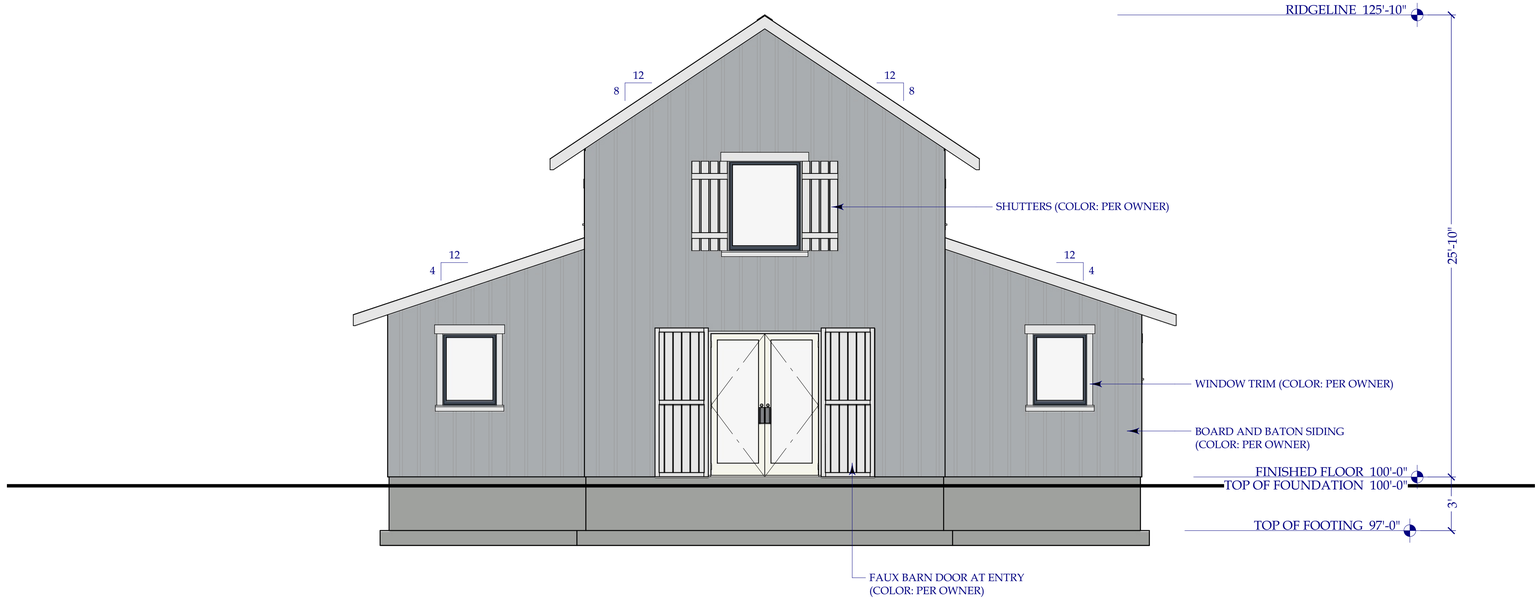
LEHI TENNIS FACILITY
2029 WEST 900 NORTH
LEHI, UTAH

DESIGNER:	JSB
DATE:	4/23/2021
SCALE:	NONE (U.N.O.)
PROJECT #:	21-9043

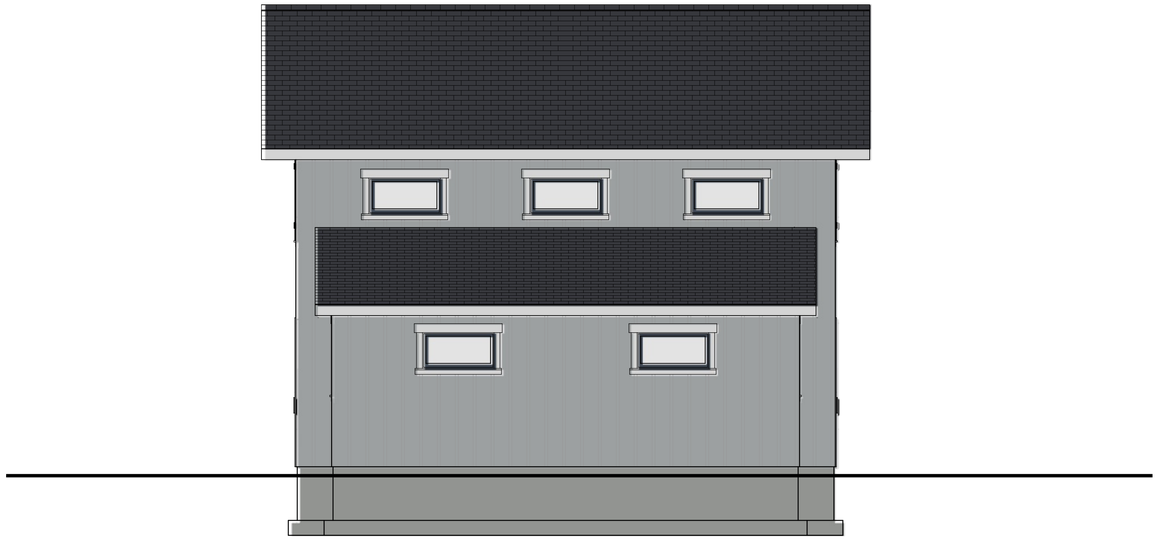
SHEET
A-3.0

CLUB HOUSE CONCEPT

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NORTH ELEVATION



WEST ELEVATION

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MIDVALE, UTAH 84047
PH: 801-352-0075 www.focusutah.com

LEHI TENNIS FACILITY
2029 WEST 900 NORTH
LEHI, UTAH

DESIGNER:	JSB
DATE:	4/23/2021
SCALE:	NONE (U.N.O.)
PROJECT #:	21-9043

SHEET
A-3.1

CLUB HOUSE CONCEPT

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PUBLIC
HEARING
PUBLIC
HEARING


PUBLIC
HEARING
PUBLIC
HEARING

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: June 8, 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 Dimock Property subdivision, a 6-lot residential subdivision located at approximately 2300 West 700 North.

Suggested Action:

Attachments:

CC Staff Report Dimock Property Preliminary Subdivision 06.08.21.docx

Dimock Property Preliminary Subdivision DRC 04.21.21.docx

Dimock narrative.pdf

Dimock Property Preliminary Subdivision plans.pdf

Aerial Dimock Property.pdf

Zoning Dimock Property.pdf

General Plan Dimock Property.pdf

DIMOCK PROPERTY PRELIMINARY SUBDIVISION
CITY COUNCIL REPORT

Applicant	Ivory Development		
Meeting Date	June 8, 2021		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Location	Approximately 750 North 2300 West		
Existing General Plan Designation	VLDRA (Very Low Density Residential Agriculture)		
Existing Zoning	R-1-22		
Existing Land Use	Undeveloped		
Number of Lots/Units	6 lots		
Adjacent Zoning and Land Use	*North*	A-1	Undeveloped
	South	A-1	Single family residential
	East	A-1	Ascent Academy
	West	A-1	Single family residential
Date of DRC Review	April 21, 2021		
Date of Planning Commission Review	May 13, 2021		
Assigned Planner	June 8, 2021		

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

December 11, 1978- The subject property was annexed into Lehi City as part of the Lehi Meadows Addition.
March 9, 2021- The City Council approved a zone change to R-1-22 for the subject property.

REPORT ANALYSIS

The applicant requests preliminary subdivision approval of the Dimock Property Subdivision, a 6-lot residential development located at approximately 750 North 2300 West in an approved R-1-22 zone. This report will discuss the proposed layout and the DRC comments.

Proposed Layout

The residential subdivision will consist of a cul-de-sac of six single family lots on a total of 3.6 acres. The lots range in size from 21,479 to 22,662 square feet. Lots 106 and 101 will need to be adjusted to meet the lot size requirement of 22,000 square feet. There is an overall density of approximately 1.66 units per acre for this subdivision which is consistent with the goals of the General Plan designation and current zoning. The R-1-22 zone establishes a maximum density of 1.75 units per acre. The connectivity standards are not met with the proposed layout as it creates an isolated development. An exception could be warranted as the field for the adjacent Ascent Academy and new home just constructed to the south limit connectivity options.

DRC Comments

The DRC had eleven comments including the following:

1. Lot 106 and 101 are below the minimum lot size of 22,000 sq. ft. Adjust lot lines so that all lots meet minimum sq. ft.
2. Connectivity requirements are not met as this has a connectivity index of 1.0 (required is 1.5) and it creates an isolated development which does not meet the superblock connectivity requirements.
3. A six-foot non-climb fence will be required along all adjacent property lines.

Please consider all DRC comments in the motion.

POSSIBLE FINDING AND ACTIONS

The City Council may approve, approve with modifications, or deny the proposed 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 VLDRA General Plan land use designation and R-1-22 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.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on May 13, 2021. The minutes and motion from this meeting are as follows:

Dimock Property Preliminary Subdivision
DRC Redline Comments

*Ivory Homes – requests preliminary subdivision review of **Dimock Property**, a 6-lot residential subdivision located at approximately 2300 West 700 North.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller, Matt Meier
Representatives of the Applicant Present:
Date of Plans Reviewed: 04/13/21

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire:
1. Install a fire hydrant

Greg – Water/Sewer:
2. Lehi City design standards require water mains to be installed on East side of the road.
3. PI main must be installed closest to curb, culinary main closest to center line of road.
4. Extend water mains to North end of project.

Trent – Parks:
5. A six-foot non-climb fence will be required along all adjacent property lines.

Gary – Building/Inspections: No comments
JD – Streets:
6. Change to Dimock
7. Show subbase on both sections

Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
8. Lot 106 and 101 are below the minimum lot size of 22,000 sq. ft. Adjust lot lines so that all lots meet minimum sq. ft.
9. Remove notes 3 and 4 from the plans on plat.
10. Remove title block from the plat since this is a preliminary subdivision.
11. Connectivity requirements are not met as this has a connectivity index of 1.0 (required is 1.5) and it creates an isolated development which does not meet the superblock connectivity requirements.

General Information:
1. Lehi Power pole#2908 is POA. Across 2300 W. on the west.
2. This project will need a SWPPP

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MAY 13, 2021 PENDING STAFF REVIEW OF SURROUNDING DEVELOPMENT AND ROAD LAYOUT

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: 3/16/2021

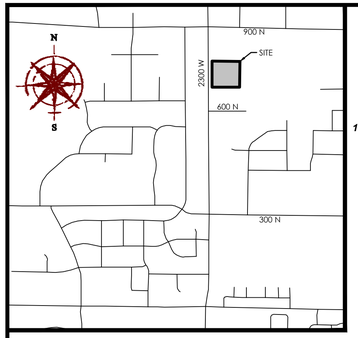
Re: Dimock Property Subdivision Narrative

The proposed development is approximately 3.6 acres located just east of 2300 West and North of 600 North. This development consists a proposed cul-de-sac road with 6 lots as well as offsite roadway improvement to 2300 West along the western boundary line of the property. The proposed residential design meets Lehi City standards.

DIMOCK 6 LOT FINAL PLAT

SUBDIVISION

LOCATED IN THE W 1/4 CORNER OF SECTION 7, T5S, R1E,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH



Curve Table						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C2	76.80'	61.00'	072°07'55"	44.43'	S73°18'49"W	71.82'
C3	13.81'	15.00'	052°45'08"	7.44'	S63°37'26"W	13.33'
C4	75.19'	61.00'	070°37'13"	43.21'	N35°18'37"W	70.52'
C5	75.19'	61.00'	070°37'13"	43.21'	N35°18'37"E	70.52'
C6	13.81'	15.00'	052°45'08"	7.44'	S63°37'26"E	13.33'
C7	76.80'	61.00'	072°07'55"	44.43'	S73°18'49"E	71.82'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

N

S

R1W R1E
12 7
WEST 1/4 CORNER
SECTION 7
T5S, R1E, SLB&M
3 INCH FLAT BRASS

503.14' (TIE)

EAST
361.01' (TIE)

POINT OF BEGINNING

GORDON HOLDINGS LLC
55:341:0014
ENTRY# 91924-2017

S89°15'08"E 408.08
132.92' 175.63' 96.53'

101
21479 sqft
0.49 acres

102
22170 sqft
0.51 acres

103
22198 sqft
0.51 acres

104
22120 sqft
0.51 acres

105
22662 sqft
0.52 acres

106
21506 sqft
0.49 acres

138.34'

S0°0'00"E 161.95'

S10°23'57"W 141.11'

189.41'

LOT 1

LEHI CITY
ENTRY#
72389-2005

ASCENT ACADEMIES OF UTAH
LOT 1
ASCENT ACADEMY
LEHI SUBDIVISION
34:647:0001
ENTRY# 29480-2019

2300 WEST

C10 107.62' 48.05' C3 C2 C4

S65°42'00"E 61.00'

ROAD A
(PUBLIC - 62' ROW)
N90°00'00"E 243.95

N90°00'00"W 100.01

S0°14'41"W 384.00

N25°45'08"E 61.00'

107.39' 48.05' C6 C5

C11 C7

N0°07'03"W 389.34

S0°14'41"W 194.59'

BASIS OF BEARING: S0°27'25"W 2671.89'

JONSSON
SUBDIVISION
ENTRY# 138543-2005

LOT 2

138.56'

N0°0'00"E 163.69

N10°23'57"E 92.91'

80' EASEMENT
PER WILLOW CREEK PLAT A
ENTRY NO. 9611 MAP #5935

132.11' 176.99' 89.93'

S89°59'37"W 402.03

LOT 1
WILLOW CREEK ACRES SUBDIVISION PLAT B
ENTRY# 51785 MAP# 7137

12 7
13 18
SOUTHWEST CORNER
SECTION 7
T5S, R1E, SLB&M
3 INCH FLAT BRASS

LEGEND

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

NOTES

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

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

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

4. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

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

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

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

R-1-22 TYPICAL SETBACK	
FRONT YARD	25'
REAR YARD (INTERIOR LOTS)	30'
REAR YARD (CORNER LOTS)	30'
SIDE YARD (PERIMETER)	Residential Uses 10 Ft. Other Allowed Uses 25 Ft. Total Side Yards Not Less Than 50 Ft.
SIDE YARD (CORNER LOT)	20'

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:	R-1-22
TOTAL AREA:	3.60 ACRES
SINGLE FAMILY LOTS:	6
OPEN SPACE:	0.00 ACRES
DENSITY:	1.66 UNITS/ACRE
ROADWAY AREA:	0.54 ACRES
ROADWAY LENGTH:	243.95 FEET
DEVELOPMENT TYPE:	RESIDENTIAL

1 OF 1	03/16/2021

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

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

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.

Evan J. Wood
Professional Land Surveyor
Certificate No. 183395

Date

BOUNDARY DESCRIPTION

A portion of LOT 1, WILLOW CREEK ACRES SUBDIVISION PLAT A on file as Entry No. 9611 at the office of the Utah County Recorder, recorded February 15, 1995, located in the Southwest Quarter of Section 7, Township 5 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at point located on the East line of that Real Property conveyed to Lehi City described in Entry No. 72389:2005 in the office of the Utah County Recorder, recorded July 5, 2005, said point being S00°27'25"W along the Section Line 503.14 feet and East 361.01 feet from the West Quarter Corner of Section 7, Township 5 South, Range 1 East, Salt Lake Base & Meridian; thence S89°15'08"E 408.08 feet to the West Line of ASCENT ACADEMY LEHI SUBDIVISION on file as Entry No. 111981:2019 in the office of the Utah County Recorder, recorded October 29, 2019; thence S00°46'41"W along said plat 384.00 feet to the North line of WILLOW CREEK ACRES SUBDIVISION PLAT B on file as Entry No. 51785 in the office of the Utah County Recorder, recorded July 8, 1997; thence S89°59'37"W along said plat 402.03 feet to the East line of that Real Property conveyed to Lehi City described in Entry No. 72389:2005 in the office of the Utah County Recorder, recorded July 5, 2005; thence N00°07'03"W along said deed 389.34 feet to the point of beginning.

Contains: 156,614 square feet or 3.60 acres+/-

OWNER'S DEDICATION

KNOW ALL MEN 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, 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

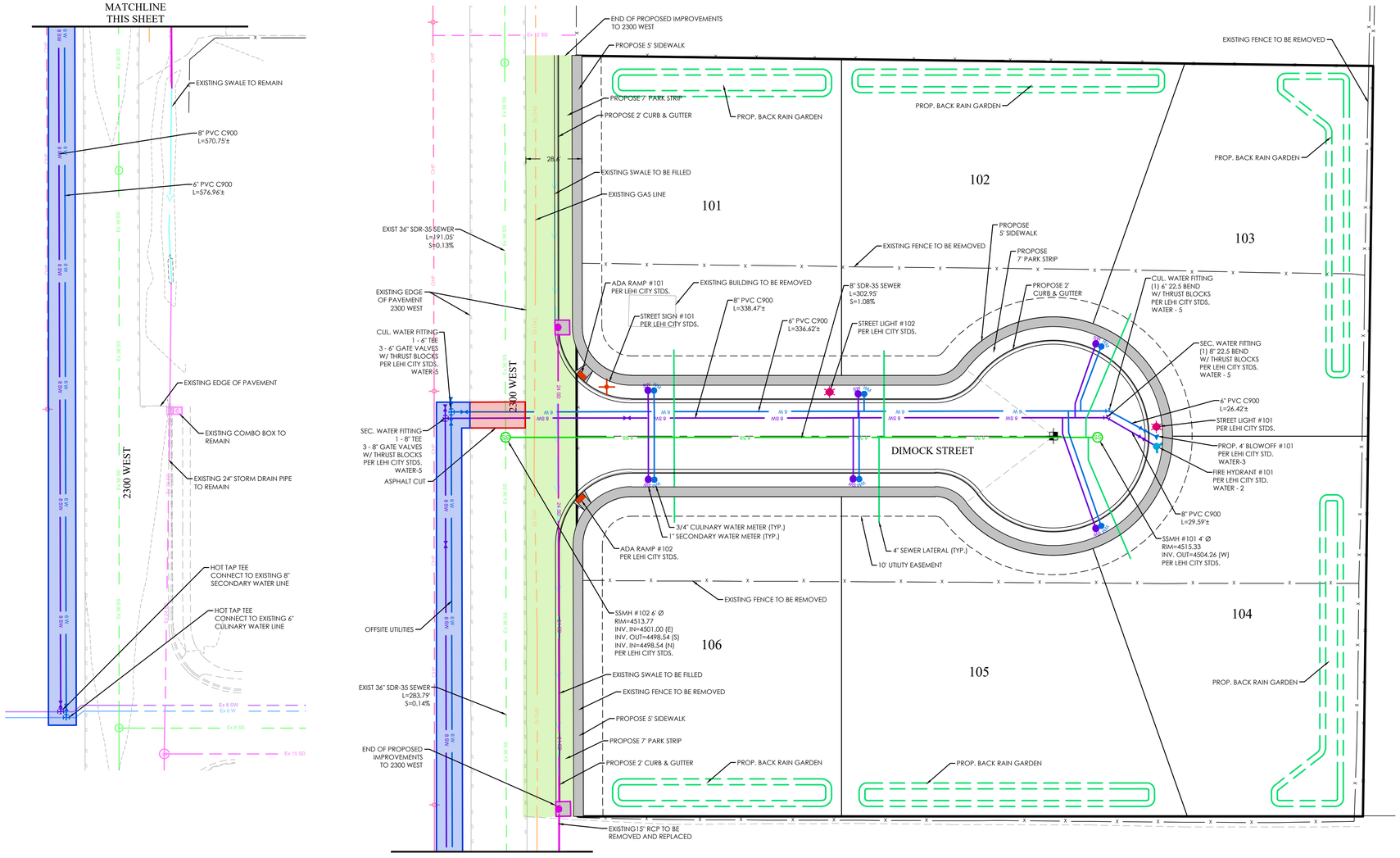
DIMOCK 6 LOT FINAL PLAT

SUBDIVISION

LOCATED IN THE W 1/4 CORNER OF SECTION 7, 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:\...2020\20-0586 Dimock Property Lehi\design 20-0586\dwg\sheets\C-2 FINAL PLAT.dwg



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
- AREA OF OFFSITE IMPROVEMENT
- AREA OF ASPHALT CUT
- AREA OF PROPOSED OFFSITE UTILITIES

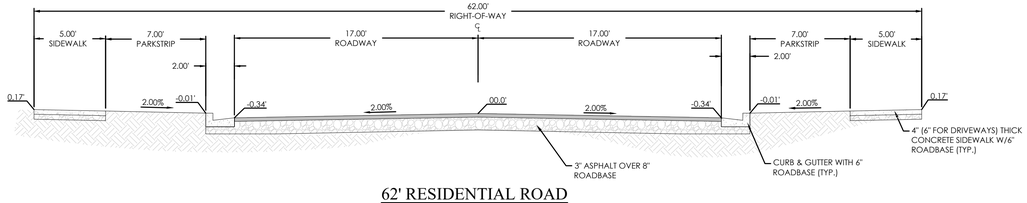
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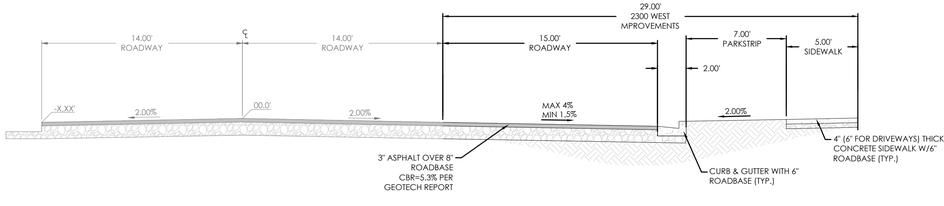
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 30 ft.



62' RESIDENTIAL ROAD
N.T.S.



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FOR REVIEW ONLY

DIMOCK PROPERTY

LEHI, UT

SITE & UTILITY PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

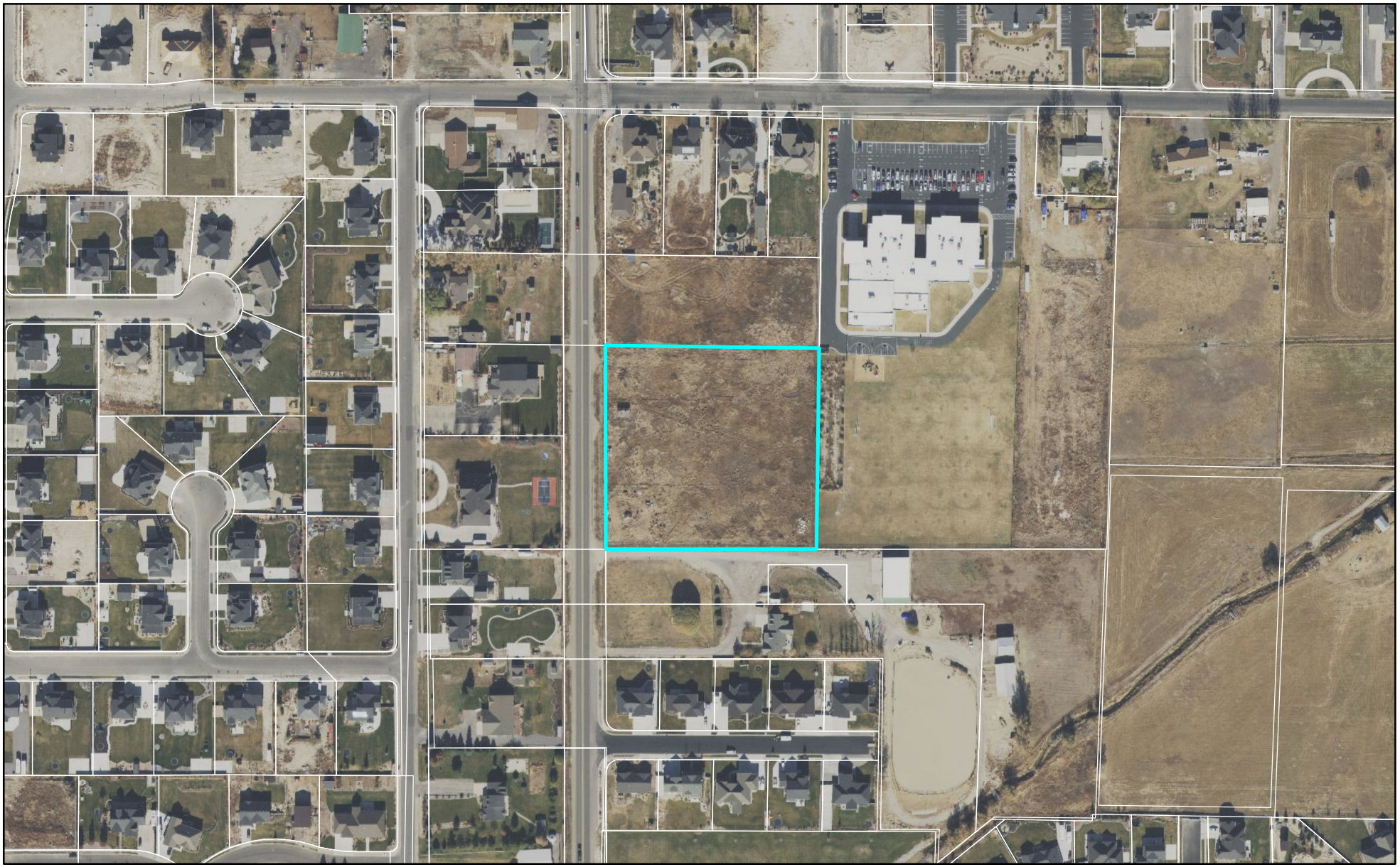
SITE & UTILITY PLAN

Scale:	1"=30'	Drawn:	RSH
Date:	3/16/2021	Job #:	20-0586
Sheet:	C3		

Z:_2020\20-0586 Dimock Property Lehi\design 20-0586\dwg\sheets\C3 SITE & UTILITY PLAN.dwg

Dimock Property Preliminary Subdivision

Aerial

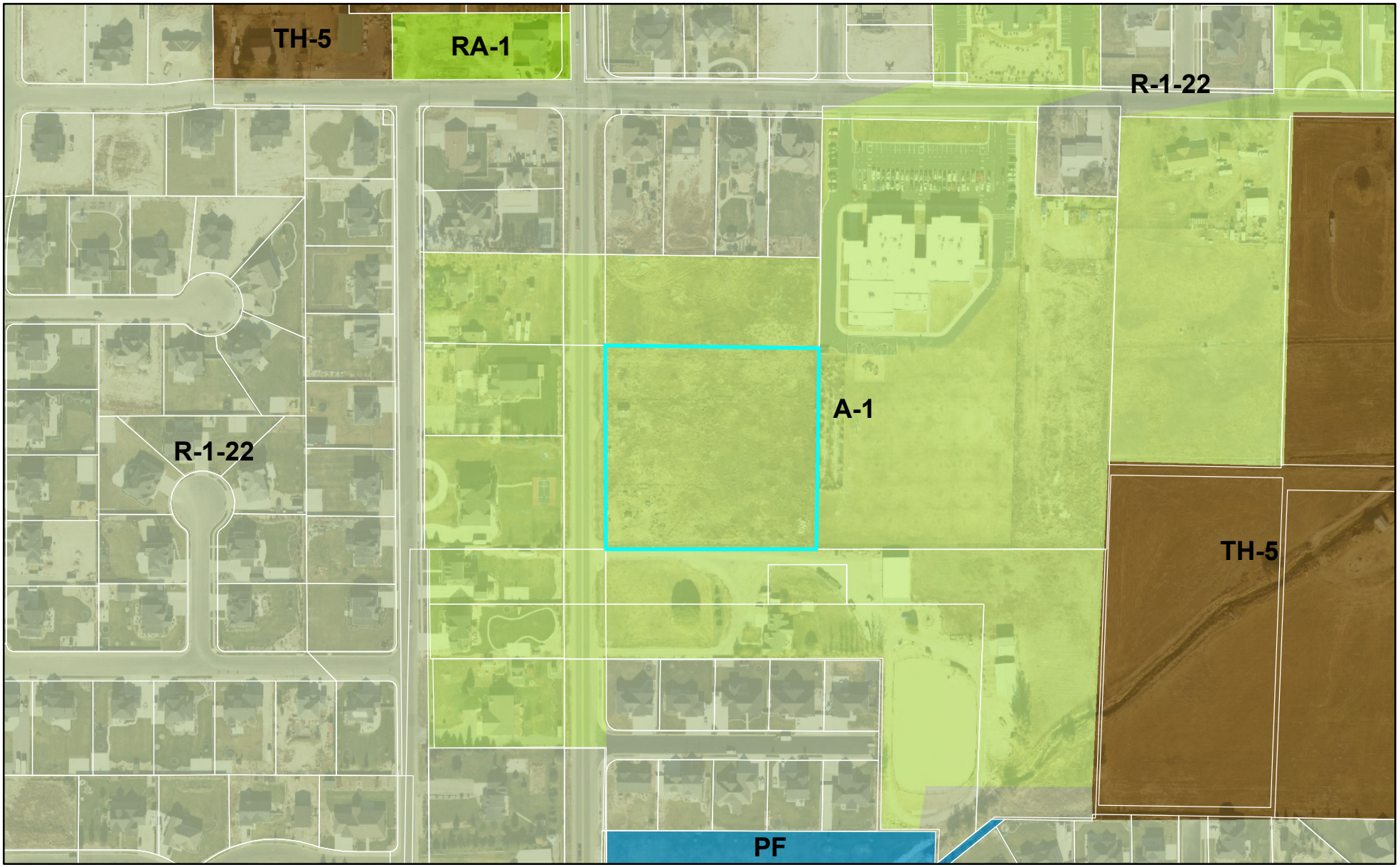


0 310 620 Feet

LEHI CITY

Dimock Property Preliminary Subdivision

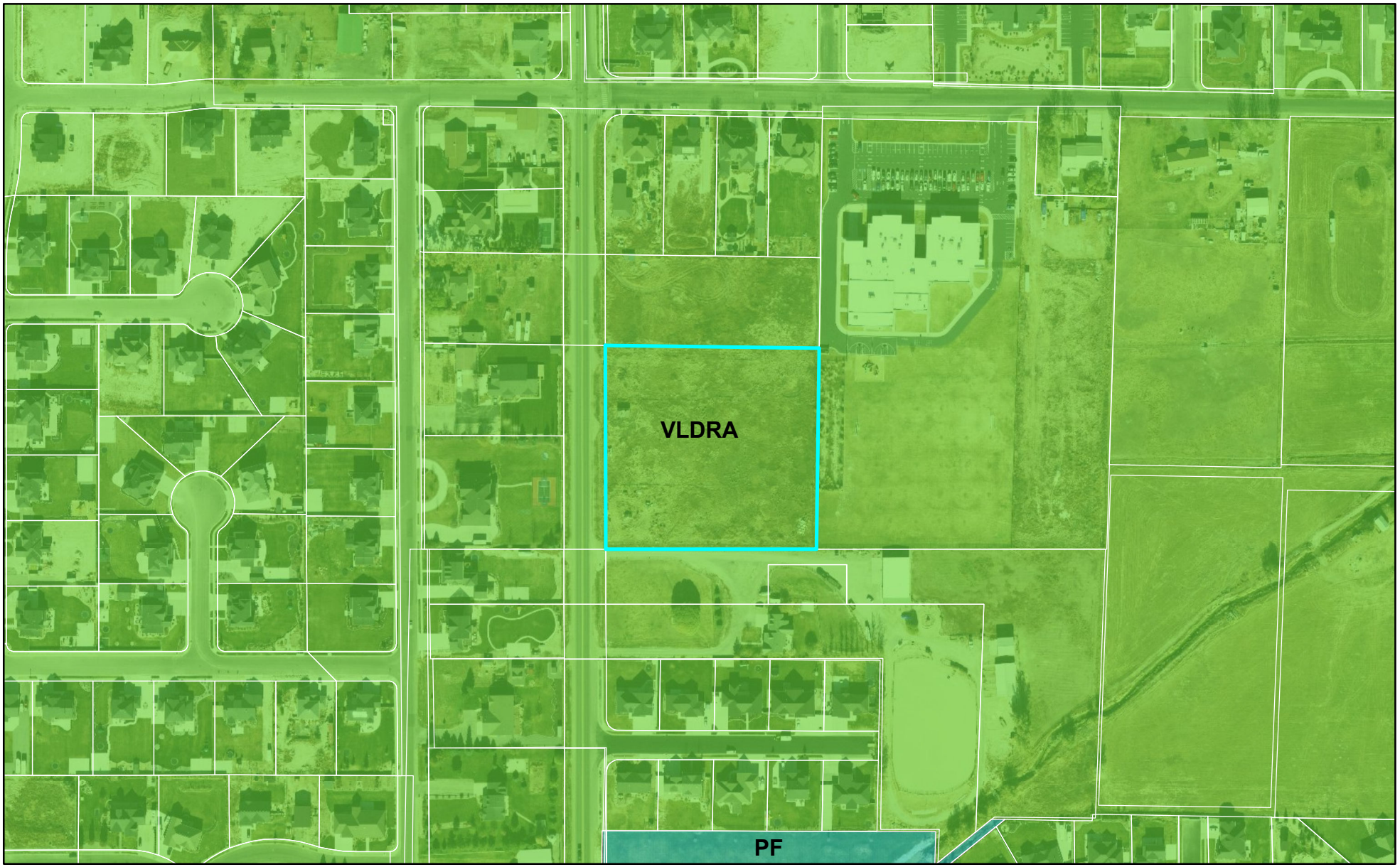
Zoning



LEHI CITY

Dimock Property Preliminary Subdivision

General Plan



LEHI CITY

Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: June 8, 2021
Submitted By: Mike West
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #23-2021 a Development Code Amendment to Chapter 38, TOD requirements.

Suggested Action:

Attachments:

CC Staff Report Chapter 38 TOD Dev Code Amendment - 06.08.21.docx

Ord 23-2021.docx

Chapter 38 TOD Development code Amendment DRC 04.21.21.docx

TOD Development Code Amendment Narrative.docx

Ch38TransitOrientedDevelopmentZone - Bike Lane Updates 04.29.21.pdf

CHAPTER 38 TOD DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	June 8, 2021
Requested Action/Purpose	Approval of proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	April 21, 2021
Planning Commission Review	May 13, 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

Lehi City is requesting approval of a proposed amendment to Chapter 38 of the Development Code to update the Transit Oriented Development (TOD) standards. This proposed amendment primarily addresses active transportation needs and provides more specific requirements for sidewalks and bike facilities. Proposed changes also include eliminating the 10-acre TOD minimum size requirement, including language to promote unbundling the cost of parking from housing, and providing other cleanup in the language. Please refer to the narrative for a more specific description of the changes and for the reasoning to propose the changes.

The DRC reviewed the proposed amendment and had nine comments. All DRC comments have been addressed in the draft amendment included in the packet with the exception of comment #7. Some residential areas allow for sidewalks narrower than 10 feet depending on the density of the housing in the area. Please consider the DRC comments in the motion.

PLANNING DIVISION RECOMMENDATION

The City Council may approve, approve with modifications, or deny the proposed Development Code amendment. Any motion should include findings. Possible findings include:

1. The proposed amendment is intended to create the most successful TODs possible by incentivizing the greatest use of alternative transportation modes and prioritizing livability of the development area.
2. The proposed amendment to the Lehi City Development Code is/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 meeting.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Development Code amendment on May 13, 2021. The minutes and motion from that meeting follow:

ORDINANCE NO: 23-2021

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTER 38, TRANSIT ORIENTED DEVELOPMENT REQUIREMENTS

WHEREAS, it has become necessary to amend Chapter 38 of the Lehi City Development Code, amending the requirements for bike and pedestrian facilities in transit oriented developments, removing the minimum 10 acre requirement for establishing a transit oriented development, reducing minimum required floor to area ratio, and other minor clarifications; and

WHEREAS, this amendment seeks to ensure that transit oriented developments in Lehi are most successful in reducing regional traffic impact through creating districts that have safe, comfortable, and connected active transportation facilities with direct transit access; and

WHEREAS, this amendment seeks to create active and sustainable communities through prioritizing alternative modes of transportation; and

WHEREAS, following a public hearing on May 13, 2021, the Lehi City Planning Commission reviewed the proposed revision and forwarded a positive recommendation to the City Council; and

WHEREAS, on June 8, 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 May 13, 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 38 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 38 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance 23 -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 8th day of June, 2021.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

Chapter 38 TOD Development Code Amendment
DRC Redline Comments

Lehi City – requests review of an amendment to Chapter 38 of the Development Code, TOD requirements.

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: 04/21/21

DRC REDLINE COMMENTS:
Glade – Power:
1. Change language on maximum setback to indicate a minimum setback of 25 feet unless other design alternatives are found with the Power Department to ensure space for the PUE.

Garion – Fire: no comments
Greg – Water/Sewer: no comments
Trent – Parks:
2. Change human-centric to human scale in purpose statements.
3. Change street trees to every 30 feet of right-of-way.
4. Any street tree shall have a minimum planting space of 7 ft x 14 ft and be in accordance with the Lehi City Design Standards and Specifications.
5. Does the Streets Department maintain brick pavers? Allow concrete for street crossings.
6. In primary pedestrian corridor requirements, include trees every 30’ in the open space areas.

Gary – Building/Inspections: no comments
JD – Streets: no comments
Ross – Engineering:
7. Should sidewalks be 10’ for any street with building frontage?
8. Recommend that the developer not be required to hold their own private meetings with residents and property owners. It should be encouraged but not a requirement of the City as there is already a required public process.

Luke- Traffic: no comments
Kim – Planning:
9. Recommend breaking up the long sentence in the first purpose paragraph.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION MAY 13, 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.

TOD Development Code Amendment Narrative

This Development Code amendment is proposed to help provide the regulations and guidance for TODs that will result in the greatest amount of transit ridership and active transportation while creating the most livable and timeless urban centers for Lehi. There are many pieces to the puzzle of creating successful and desirable TOD areas, and this amendment proposes changes to provide more pieces of the puzzle. This narrative provides a more comprehensive description and reasoning for the changes.

The primary changes in the TOD standards prioritize walking and biking as alternative modes within the TOD area. Research shows that the primary modes of transportation in successful TOD areas are active transportation. The more successful TODs in the United States include a greater critical mass of population, mix of uses, and walking and biking infrastructure which can help to support more than a 50 percent mode split for active transportation alone. Active transportation serves local mobility options and can provide connectivity needed to support greater transit use which serves more regional mobility.

The proposed amendment includes purpose statements and standards that emphasize biking and walking as modes of transportation. The proposed standards for biking describe the need for differing bike facility types based on the traffic volume and speeds of roads within a TOD. It is critical to provide the facility types that people of all ages and abilities are willing to use based on the safety, comfort, and connectedness of the facilities. The standards describe that shared biking and vehicular space can be utilized on low volume and low speed streets where the potential of a high-speed vehicle striking a person riding a bike or walking is very low. Roads with speeds greater than 25 miles per hour are proposed to require separated bike facilities to ensure safety of users and increase the perceived safety of the facility so that people will want to and realistically choose to use it. The update also provides the option for shared use paths (trails) to be used in separate independent rights-of-way.

Connectivity in the bike network would be required to ensure buildings, transit stations, and the regional network is interconnected. Network connectivity from the TOD to the regional trail/bike path network is critical to support access from surrounding existing neighborhoods to the transit station and commercial uses in the TOD. Successful TODs with a good mix of commercial and institutional uses also helps to reduce the number of vehicle trips to surrounding areas if it is safe and connected.

This amendment includes updates to sidewalk and pedestrian facilities dictating minimum widths within commercial and residential areas based on density. Where there are more people concentrated in an area, it is important to provide the needed walking space and to separate pedestrian space from bike facilities to reduce user conflicts. Traffic calming elements are described and required in this amendment to support safe mobility for all people whether they are walking, biking, driving, or using any other mode. Traffic calming elements are to be reviewed and recommended by the Lehi City Traffic Engineer based on the context and type of conflict.

The proposed amendment also includes some clean up, new pictures, and a few other proposed changes. The proposed amendment eliminates the minimum requirement of 10 acres for a TOD as this precludes some TOD sites from being able to be developed. It would be encouraged that station area plans be adopted for each TOD site that plan the entire area rather than a parcel or two at a time. Lehi and UTA are currently working to start the process of creating two station area plans which will serve as a great example on how to plan TOD areas wholistically. This amendment also encourages unbundling the cost of parking from housing costs so that the residents who choose to own a car and live in the TOD pay for the

parking they use rather than parking being subsidized by all tenants. This would allow for some lower housing costs for those who choose not to own a car or cannot afford a car but want to live in the TOD area. Ultimately it would incentivize greater use of alternative modes of transportation and limit overbuilding of costly structured parking.

Realizing that every TOD is going to have a different set of challenges and opportunities, Section 38.090 in the Code is proposed to remain which allows the Planning Commission and City Council to deviate from Code and Design Standards requirements if the development meets the intent and purpose of planning a successful TOD. Each variation will be reviewed by both the DRC and Planning Commission and ultimately decided on by the City Council.

CHAPTER 38

TRANSIT ORIENTED DEVELOPMENT ZONE (TOD)

(New 01/13/15; Amended 1/16/18; 7/31/18)

Section 38.010. Purpose and Intent.
Section 38.020. TOD Zoning Description.
Section 38.030. Minimum Eligibility Requirements.
Section 38.040. Allowed Uses.
Section 38.050. Establishment of a TOD Zone.
Section 38.060. Required Open Space.
Section 38.070. Design Standards.
Section 38.080. Parking Requirements.
Section 38.090. Variation from the Development Code and Design Standards.

Section 38.010. Purpose and Intent.

The Transit Oriented Development (TOD) Zone is established to ~~provide for the implementation of the Lehi City General Plan and to reduce automobile dependence by creating~~ create self-sustaining, walkable neighborhoods, in which residents may walk or bike to work, shopping, and recreational opportunities, and have access to mass transit. These neighborhoods are ~~to be~~ located in areas with existing or probable future transit choices, including bus rapid transit (BRT), TRAX and Front-runner. Lehi City finds that TODs will benefit the general health and welfare of the inhabitants of Lehi City by fulfilling existing housing, transportation and employment needs. While a TOD does not ~~eliminate the necessity or~~ preclude the choice of using an automobile, it provides an alternative for those who cannot drive or prefer not to ~~get into~~use personal vehicles for every trip~~, and~~. It also balances street design ~~so that it accommodates~~to accommodate driving, walking, biking, and taking transit. The purpose and intent of the TOD Zone is to:

A. require a complementary mix of land uses, including moderate and/or high density residential, horizontally or vertically, within ~~¼~~ a half mile walking distance of transit stations to increase transit ridership;

B. foster a sense of place through the creation of mixed-use centers that combine residential uses with diverse economic activity;

C. create a ~~pedestrian-friendly~~human-scale environment to encourage walking, bicycling and transit use, and to limit traffic congestion and automobile dependence;

D. provide an alternative to traditional development by emphasizing mixed use, compact site design, and land uses oriented ~~for the pedestrian~~to people walking and biking;

~~D.~~E. provide a more environmentally sustainable development type;

~~E.~~F. create a neighborhood identity that promotes pedestrian activity, ~~human~~ social interactions, safety and long-term livability;

~~F.~~G. reduce auto dependency and roadway congestion by locating multiple destinations and trip purposes within walking distance of one another; and

~~G.~~H. provide a range of housing options for people of different income levels and at different stages of life.

A TOD should build upon the community's existing identity and serve as a mechanism for communicating that identity to others. The development should create a community focus at which people will be present at all times of the day, creating a stimulating and meaningful public environment. New development should create a sustainable neighborhood, in which residents and business owners make a long-term investment in the community.

An application for approval of a TOD Zone is a request by the applicant for additional flexibility beyond that allowed by traditional zoning within the City. It is the sole responsibility and burden of the applicant to convince the Planning Commission and City Council that the proposed TOD zone is preferable to traditional zoning. Approval is at the discretion of the City Council.

Section 38.020. TOD Zoning Description.

(Amended 02/28/17)

Each ~~Transit Oriented Development~~TOD shall include a cohesive mixture of complementary land uses, including retail, ~~commercial and/or~~ office, institutional, entertainment, restaurant and other service-oriented uses, which will provide service and employment opportunities to residents within the community (see Figure 1).

~~Non-residential uses shall include but are not limited to: retail, restaurant, and other service-oriented type uses, professional office, institutional, entertainment, and civic uses, which will provide employment opportunities.~~

Residential uses shall employ a variety of housing types and ~~lot~~ unit sizes and shall be pedestrian-oriented neighborhoods, designed in a manner as to encourage walkability and transit uses. The highest densities should be centered adjacent to transit stops. Open spaces should be designed to enhance the pedestrian experience and enable the use of public transit opportunities. The incorporation of one ~~(1)~~ or two ~~(2)~~ of these elements does not make a TOD; the combination of all of these elements is necessary for a TOD.

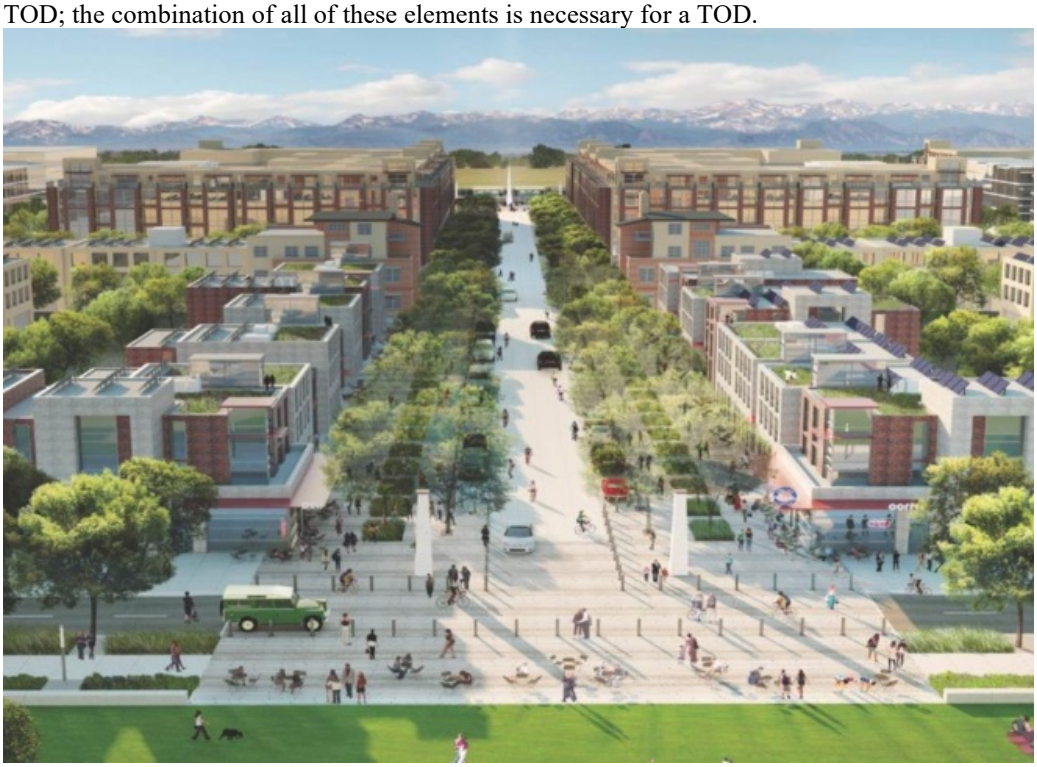


Figure 1. A mixture of uses and intensity of uses are centered around a transit station.

Section 38.030. Minimum Eligibility Requirements. *(Amended 02/28/17)*

In order to achieve the purposes of this Chapter, the establishment of a TOD requires that the site must be:

A. ~~a minimum area of ten (10) contiguous acres or larger;~~

B. within one ~~quarter~~ half mile ~~(1/4)~~ of an existing or future transit station along a rail line; and

C. designated as TOD on the Lehi City General Plan Land Use Map.

Section 38.040 Allowed Uses.

A. Any use identified as a permitted or conditional use by this Code, or other use proposed by the applicant, may be an allowed use in a TOD; however each requested use must be authorized through a TOD land use plan as defined herein, which has been approved and adopted by the City Council. Proposed uses will be reviewed for compatibility within the TOD as well as compatibility with allowed uses in adjacent zones.

B. Each TOD shall incorporate a mix of uses, both commercial and residential. A minimum of ~~thirty~~ 30 percent ~~(30%)~~ of the gross floor area shall be non-residential use, as defined by Section 38.020 of this Code.

C. The minimum percentage of non-residential floor area may be reduced to ~~ten~~10 percent ~~(10%)~~ if the applicant can justify (including a market study) the property has limited commercial viability due to reasons such as poor visibility or access.

D. Amenities associated to residential uses shall not be applicable toward the minimum non-residential use requirement. Residential amenities include but are not limited to the following:

1. Club house
2. Gym/exercise room
3. Swimming pool/spa
4. Lobby and internal corridor areas

E. The intent of including non-residential uses within a TOD zone is to encourage walking trips and to increase transit ridership. The TOD zone is envisioned to be both an origin and destination for transit users.

F. In the case that a transit station is not currently existing, the applicant shall coordinate the station location and associated parking lots with UTA. Property for the station and associated parking must be preserved. As part of the approval of the land use plan, funding and compensation options can be considered.

Section 38.050 Establishment of a TOD Zone.

A. General Plan Amendment. Unless an area has been previously designated as TOD Land Use as part of the Lehi City General Plan Land Use Element, all areas proposed for development as a TOD shall require a General Plan Amendment in accordance with Chapter 4, Amendments, of this Code.

B. Concept Plan. As part of establishing a TOD zone, a concept plan may be submitted for initial review and direction by the Reviewing Departments, Planning Commission, and City Council. Concept plans are not required but are encouraged to give the city, developer, and the public a chance to review the elements of a TOD prior to a zone change.

C. Zoning Map Amendment. The establishment of a TOD Zone requires the review, approval and adoption by the City Council, following receipt of the Reviewing Departments and Planning Commission recommendations. As part of the zone change, a TOD Land Use plan shall be approved according the requirements set forth in Section 38.050(D~~C~~).

D. Land Use Plan. Concurrent with any request for a zoning map amendment to a TOD zone, a Land Use Plan shall be submitted, and must be approved by the City Council, following review by the Reviewing Departments and Planning Commission. The land use plan shall be approved ~~P~~prior to property being designated as a TOD.

1. The Land Use Plan gives the applicant, staff, Planning Commission and City Council an opportunity to discuss the TOD concurrent with the approval of a zone change. . The applicant can use the Land Use Plan meetings to ask questions, and receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements for layout of streets, drainage, water, sewerage, fire protection, mitigation

of environmental impacts, and similar matters, and the availability of existing services. Additional infrastructure upsizing may be required to support a TOD.

2. The proposed density of the TOD will be discussed and determined as part of the Land Use Plan approval. Density considerations can be given for dedication of property for transit stations and associated parking facilities.

3. The City may also advise the applicant, where appropriate, to discuss the proposed TOD with those agencies who must eventually approve those aspects of the development coming within their jurisdiction, including but not limited to, the Alpine School District, and the various utility service providers. It is also encouraged that the applicant hold at least one public engagement meeting prior to City public meetings to solicit input from surrounding owners and the public in general ~~Neighbors of the proposed TOD should also be consulted~~ to get their views and concerns.

4. The Land Use Plan shall cover the entire area proposed as a TOD Zone and shall identify and provide the following:

a) proposed land uses.
b) overall layout and locations of uses including potential civic/religious uses.
c) proposed density/intensity of uses and a description of amenities if a density bonus is proposed.
d) traffic study and transit ridership analysis.
e) major infrastructure improvements that may be necessary.
f) proposed site-planning standards including architecture and materials of buildings.
g) park areas, open space areas, trails and other community amenities.
h) proposed landscaping, buffering, and transitioning treatments.
i) location of any critical lands.
j) development phasing plan that includes current and build-out phasing of construction for the TOD. The phasing plan shall address densification and how the TOD will ultimately meet the minimum floor to area ratio requirement. Each individual site plan shall be designed in a way to show how future redevelopment of surface parking and other underutilized areas will be accommodated and contribute toward the floor to area ratio requirement.
k) all other issues that must be addressed to allow a thorough informed review by the Staff, Planning Commission and City Council of the proposed Land Use Plan.

5. To accommodate requests for changes to the Land Use Plan, the City may allow the Land Use Plan to be amended. Amendments shall follow the same requirements for initial approval of a Land Use Plan including review by Staff, Planning Commission and City Council.

Section 38.060. Required Open Space.

(Amended 02/28/17)

A. A minimum of ~~ten~~ 10 percent ~~(10%)~~ of the total gross acreage in a TOD shall be developed as open space, as defined in Chapter 36, Definitions, of this Code. For the purposes of this Chapter, the open space areas within a TOD must be constructed by the developer as a part of the TOD project, and may "urbanized" open spaces, in addition to more traditional open spaces areas such as parks and playgrounds.

B. Urbanized open spaces are defined in this section as built open spaces for public congregation and recreational opportunities, as opposed to natural open spaces consisting mainly of plantings. Urbanized open spaces may be located on the roofs of buildings, or enclosed on the ground floor inside buildings. All open spaces shall be easily observed and accessed from the street or pedestrian areas ~~and shall be accessible to the users of the buildings,~~ and shall be improved with seating, plantings, plazas, fountains, pavilions, gardens, or other similar amenities. Urbanized open spaces shall be designed in a way to prioritize pedestrian travel and the pedestrian experience. An urbanized open space shall be designed to increase the comfort, safety, and visibility of pedestrians.

C. Urbanized open spaces shall be included in a TOD and shall include the following:

1. consist of a minimum two percent of the overall acreage;

2. include a central prominent gathering space with a focal feature such as a statue, water feature, gazebo, clock tower, or other feature as approved by the Planning Commission. The central feature shall be commensurate with the size and scale of the gathering space.

3. include raised planters, benches, trees, pedestrian scale lighting, and brick pavers or stamped concrete;

4. additional features including art work, clocks, water features, food services, or other amenities are highly encouraged.

D. Open spaces within a TOD should be engaging, high quality public spaces (e.g. small parks or plazas) as organizing features and gathering places for the neighborhood.

E. The open space may be held in common, administered by a homeowners association, dedicated to Lehi City upon acceptance by the City Council, or used to provide amenities in the development. Maintenance of the open space is the responsibility of the owner of the development if held in single ownership, or a homeowners association if the dwellings are sold separately, unless dedicated to Lehi City and accepted by the City Council.

Section 38.070 Design Standards.

(Amended 02/28/17)

Development within a TOD should promote an attractive, unified architectural design. Development should be integrated and cohesive with a common architectural design theme that provides variety within a context of architectural compatibility, rather than an aggregation of individual, unrelated buildings located on separate~~, unrelated~~ lots. The TOD Design Standards ~~of a TOD~~ are intended to create a pedestrian friendly environment by~~. The following standards are intended to~~ ensur~~inge~~ good building and overall site design, good architectural design and visual appearance, street layout, parking design, pedestrian design, lasting value, and other provisions of this Code relating to public health, safety, and general welfare of the overall community.

All buildings and structures, including residential buildings and dwellings, shall conform to the Design Standards from Chapter 37 of the Development Code. Where the requirements of this Chapter conflict with other sections of the Development Code, the more restrictive provision shall prevail unless otherwise established through the ~~Area Plan~~approval process of the land use plan.

A. Architecture.

1. Architectural Orientation. The front façade of all ~~principle~~principal buildings shall face onto the street, and shall not be oriented towards a parking lot or parking structure (see Figure 2). ~~All buildings shall be located as near the sidewalk edge with as minimal a setback as possible.~~



Figure 2. The building is oriented with the entrance facing the street and the parking located to the side and rear of the building.

2. Roof Design. Multi-family apartment and mixed use residential/commercial buildings shall utilize flat roof designs (see Figure 3). A design including pitched roof features or an overall pitched roof may be approved at the discretion of the Planning Commission.



Figure 3. The apartment building includes a flat roof design with varying parapet heights and an architectural hierarchy to the street corner.

3. Entry Features. Porches, roof overhangs, awnings, hooded front doors, pop-outs and/or other architectural façade elements shall define the front entrance to all principal structures (see Figure 4).

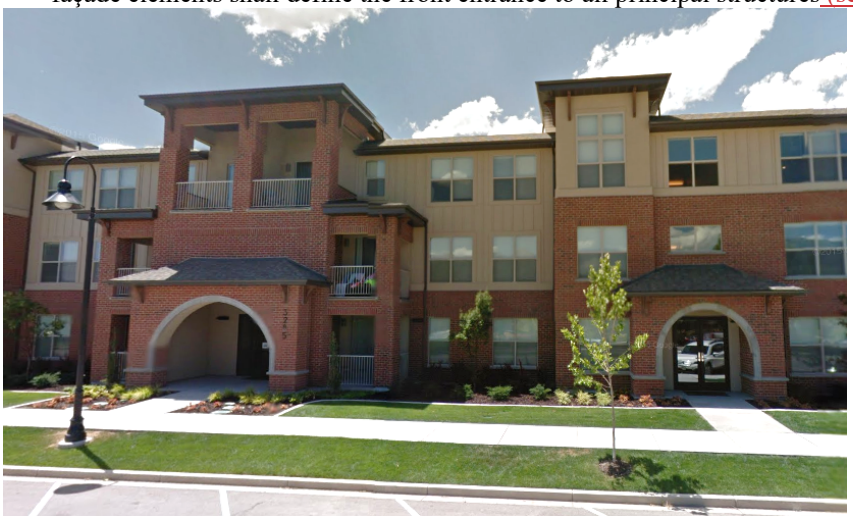


Figure 4. Building entrances include archways, pop-outs, and roof overhangs.

4. Non-residential Street Frontage. For non-residential, retail, and office buildings, a minimum of ~~fifty~~ 50 percent ~~(50%)~~ of the front façade on the ground floor shall be transparent, consisting of true window or door openings allowing views into and out of the interior of the building (see Figure 5).



Figure 5. Retail building with clear windows on the ground floor exceeding 50% of the front façade.

5. Vertical Separation. Buildings should have a visually distinct base that creates a welcoming environment for pedestrians. The lowest level of the building should have more mass and bulk in order to be clearly delineated and scaled. The ground floor ceiling height must be greater than the upper floors (see Figure 6).



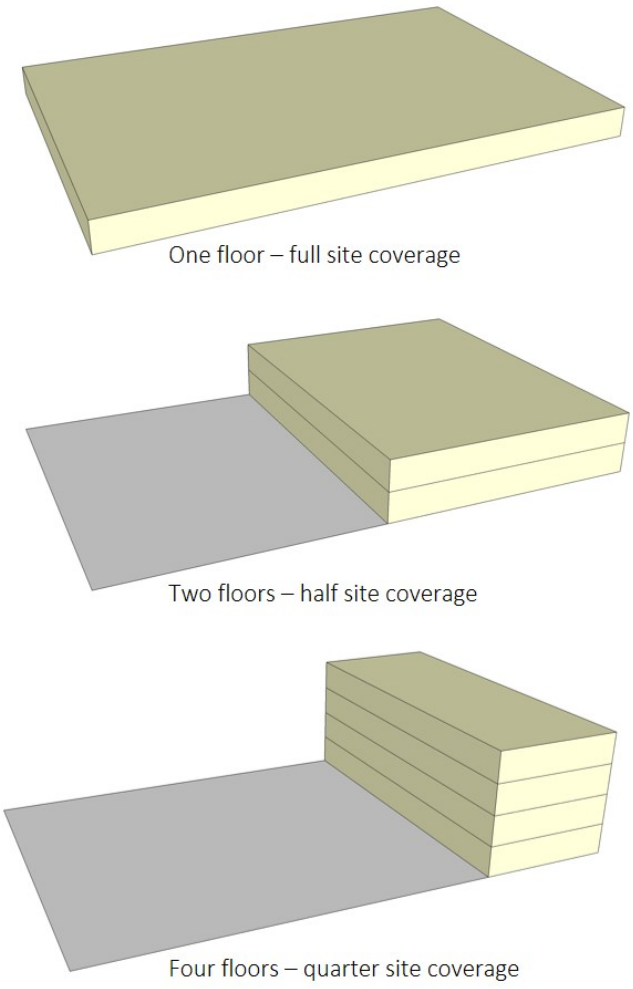
Figure 6. The ground floor includes large windows and has greater mass and height than the upper floors of the building.

6. Building Façade Features.

a) Planters, trellis features, and window boxes for flowers and climbing vines are encouraged as building façade enhancement features.
b) Building facades must be aesthetically interesting and pleasing and should avoid a uniform building style.
c) Architectural style, colors, and materials ~~should~~ shall be compatible throughout the TOD. A palate of colors and building materials shall be submitted with the concept plan.
d) Roof access ladders and exterior scuppers with down spouts shall not be allowed on a façade facing the street.

7. Utility structures and boxes should be placed to the sides or rear of the building where possible, or equipment must be screened if placed in the front. When utility equipment is placed on the sides or rear of a building, unobstructed access must be provided to allow ease of maintenance.

B. Minimum Floor to Area Ratio. All ~~TODs~~ development parcels in a TOD shall meet a minimum floor to area ratio (see Figure 7) of ~~2.0 at full buildout~~1.25 in the initial phase of a project. The ultimate ~~required~~ floor to area ratio shall be addressed as part of the phasing plan and shall demonstrate that surface parking lot areas may be redeveloped in a future phase of the project to ensure a critical mass of population to support transit and a diverse mix of land use. ~~A development agreement shall be required for phased projects with custom triggers to ensure the floor to area ratio of 2.0 is met at full build-out.~~



C.
Figure 7. Three examples of a floor to area ratio of 1.0.

~~C.~~D. Street Patterns. Street patterns shall be oriented along a grid, as opposed to cul-de-sac and curvilinear street designs. Within the grid are sidewalks and streetscapes that encourage walking and biking, and narrow streets and other traffic calming features that favor pedestrian activities (see Figure 8). Traffic calming features include but are not limited to curb extensions, center pedestrian refuges, raised bike and pedestrian crossings, continuous sidewalks, brick pavers or other textured street surface materials, chokers, or other feature as recommended by the Lehi City Traffic Engineer. TOD areas shall comply with the street connectivity requirements in Section ~~37.050~~37.040 of the Development Code.



Figure ~~7~~8. Pedestrian scale street layouts include shorter blocks and a greater level of connectivity.

~~D.~~E. Streetscapes.

1. Building Orientation. ~~Building line frontages contribute to the public streetscape and therefore are subject to more regulation than the rest of the lot. Buildings shall be placed as close to the street space as possible with orientation to the pedestrian.~~Buildings shall be oriented to the street with a minimum setback of 25 feet unless an alternative plan for power is created and agreed upon by the Lehi Power Department (see Figure 8). Parking lots shall not be located along street frontages, but at the rear of lots and screened from street view with berming, landscaping, buildings, or other screening features. A minimum of 60 percent of public and private street frontages shall include buildings at full buildout.



Figure 8. Buildings are oriented to the street ~~and on-street parking located in front of businesses~~with a minimal setback and power connections located to the rear of the buildings.

2. Street Trees. Street trees shall be provided on all street frontages, at a minimum of one ~~(1)~~ tree for every ~~twenty five (25)~~30 feet of right-of-way. Street trees may be clustered and need not be evenly spaced. Trees should be placed within park strip areas. Any street tree shall have a minimum planter areas of 7 feet by 14 feet in accordance with the Lehi City Design Standards and Public Improvement Specifications.

3. Street Side Treatments.
   a) General Treatments.
      i. All sidewalks~~, trails, and walkways~~ shall be a minimum of five ~~(5) foot~~feet in width.
      ii. Residential streets with an average density of 20 units per acre or more shall include sidewalks with a minimum of eight feet in width. This shall be applied on a block-by block basis to determine a minimum required width. To ensure consistency in the sidewalk width and ensure enough pedestrian capacity, lower density blocks between blocks of 20 units per acre or more shall match a minimum sidewalk width of eight feet.
      iii. Sidewalks shall be a minimum width of eight feet on streets within a quarter mile of a bus rapid transit or rail station
      iv. Park strips and tree planter areas shall be placed along all public and private streets with a minimum width of seven feet.
      ~~a)~~v. Park strips and sidewalks are not required on alleys. Alleys shall be a minimum of 20 feet in width and only provide access to garages or parking areas.
   b) Non-Residential Treatments. Streets that include non-residential and mixed uses shall include three elements within the side treatments (see Figure 9). These elements are as follows:
      i. Frontage Zone – A section of sidewalk located adjacent to the building that allows building entry, sidewalk cafes, ~~and~~ sales displays, and raised planter beds. The minimum frontage zone width shall be five feet. Planter areas may be allowed between the frontage zone area and the building. It is encouraged that pervious materials be used for a frontage zone such as brick pavers.
      ii. Pedestrian Through Zone – This is a sidewalk area that serves as the primary pathway for pedestrians. The pedestrian through zone must not be impeded by street furniture, landscaped beds, signage, displays, or sidewalk cafes. The minimum pedestrian through zone width shall be eight feet. It is encouraged that pervious materials be used for a pedestrian through zone such as brick pavers.
      iii. Street Furniture/Curb Zone – This is the area located between the sidewalk and the street. Features may include street furniture, trees, planter areas, light poles, signage, and curb extensions at crosswalks. The minimum street furniture/curb zone width shall be seven feet which does not include the additional width required for curb extensions. Streets that include separated bike lanes or paths shall place the bike facility between the street furniture/curb zone and the pedestrian through zone. The minimum separated bike lane or path width shall be six feet for a one-way facility and 10 feet for a two-way facility.



Figure 9. Side treatment zones for non-residential areas of a TOD.

4. Alleys and Interior Block Spaces. Alleys and interior block spaces shall be allowed and encouraged in all TODs. Alleys serve as alternate routes to garages and loadings docks that are unseen by the public and therefore contribute to a pedestrian-friendly environment. The private, interior portions of the lots (toward the alley) allow commercial operators to utilize these spaces as efficient working environments unseen by the public and allow residents to have private and semi-private gardens and courtyards. Alleys are to be the primary access to parking areas and garages.

~~E.~~F. Street Design.

1. Traffic Calming. Traffic calming is intended to slow or reduce motor-vehicle traffic in order to improve pedestrian safety. TODs shall provide traffic calming measures, including but not limited to bulb-outs, chokers, and pedestrian refuges (see Figure 10).



Figure 10. Bulb-out provides traffic calming. Increases visibility to drivers, and shorten~~er~~ pedestrian street crossing distances.

2. Bicycle Parking. Outdoor short-term ~~B~~bicycle parking facilities ~~must~~ shall be located in a secure and well-lit area within ~~fifty (50)~~50 feet of a building or common facility entrance. ~~Long term bicycle parking facilities located within structures is encouraged.~~ Long-term secure bicycle parking is required for office, institutional, and multi-family residential uses (see Figure 11).

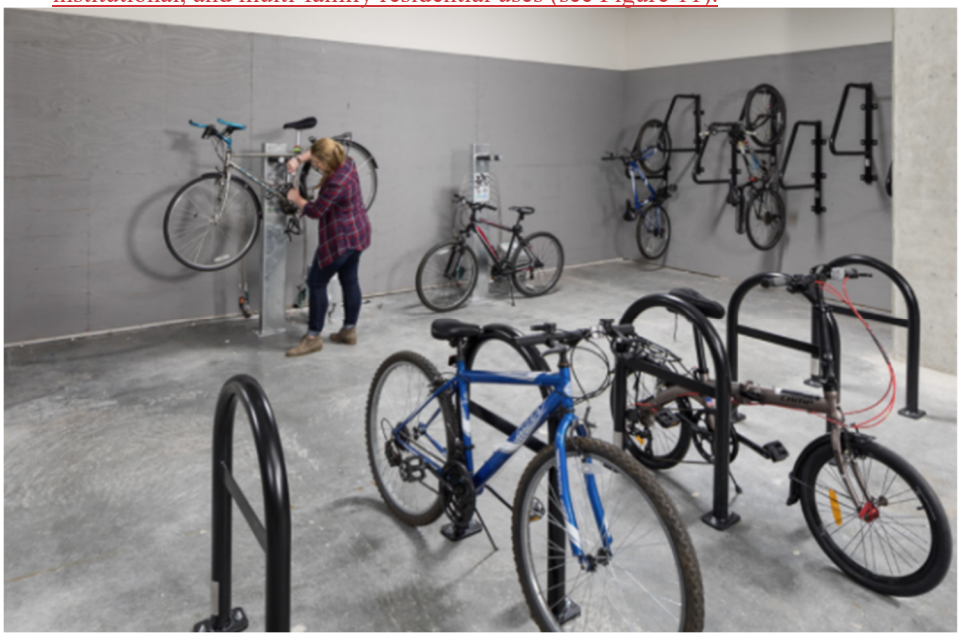


Figure 11. Secure bike parking provided within an apartment building.

3. Bike Facilities. ~~Bike paths, lanes, and sharrows shall be provided, and shall be clearly delineated from the rest of the street place with a demarcated path~~Bike facilities shall be provided in all TODs to ensure safe and convenient local transportation options. Bike infrastructure shall interconnect all buildings within a TOD and provide connectivity to the regional bike and trails network. Bike infrastructure proposed within a TOD shall be developed and designed based on the design speed and volume of a street. The following types of bike facilities shall be provided with the given street criteria:

a. shared lanes and bike boulevards (see Figure 12) may be used where the street's posted and designed speed is 25 miles per hour or less and the existing or projected vehicular traffic volumes are 2,500 average annual daily trips or less.



Figure 12. Bike boulevards include shared lanes on a low-volume, low speed street with bike and pedestrian prioritization features.

b. Protected bike lanes shall be provided along roadways with a posted and designed speed greater than 25 miles per hour or where the existing or projected vehicular traffic volumes are greater than 2,500 average annual daily trips. Streets with two or more travel lanes in a single direction shall provide two-way bike facilities on both sides of the street. Streets with one travel lane in each direction may design a two-way protected bike lane (see Figure 13) on one side of the street or include single direction protected bike lanes on both sides of the street.



Figure 13. Two-way protected bike lanes encourage use of bikes as a safe and enjoyable form of mobility.

~~3.~~c. Shared use paths may be used to provide bike connectivity in an independent right-of-way through the center of a block if it interconnects with the local and regional network of bike facilities. Separated bike and pedestrian facilities shall be provided in a TOD where there are non-residential uses and

where the residential density exceeds 20 units per acre. Shared use paths are appropriate in areas with lower amounts of foot traffic to limit bike and pedestrian user conflicts.

4. Medians. Street medians are encouraged for all major collector and arterial rights-of-way. Medians serve to improve the aesthetic quality of the area, provide traffic calming, and create pedestrian refuges for street crossings. as well as a mid-block resting place for street crossings. Medians should be a minimum of ~~five~~ six ~~(5)~~ feet wide at intersections and crosswalks and a minimum of three ~~(3)~~ feet wide at other portions of the road. Where medians are not included in the design of a street, bike and pedestrian crossings shall include refuge islands at intersections and mid-block crossings (see Figure 14). Center medians and crossing islands shall be designed with plowable end sections to ensure ease of winter maintenance.



Figure 14. Pedestrian refuge within a central median.

~~F.~~G. Sidewalks and Pedestrian Circulation.

1. Pedestrian Circulation. Convenient and safe pedestrian circulation systems shall be provided to minimize pedestrian-auto conflict, and shall be provided continuously throughout each TOD. All streets, except for alleys, shall be bordered by sidewalks and park strips on both sides of the right-of-way, in accordance with the Lehi City Design Standards and Specifications.

2. Walkway Connections. Pedestrian walkways shall interconnect all building entrances, sidewalks, parking areas, open spaces, public and private streets, and transit stations.

3. Primary Pedestrian Corridor. A primary pedestrian corridor shall be developed through a TOD to collect pedestrians and direct them to the transit station and shall meet the following requirements:

a) the corridor shall include a minimum 10 foot wide walkway constructed of concrete or brick pavers.
b) the corridor must be visible from adjacent buildings, parking areas, and the transit station.
c) wayfinding signs shall be placed to direct pedestrians to the transit station and to other nearby destinations.
d) landscaping shall be placed along both sides of the walkway with a minimum width of 10 feet with trees spaced every 30 feet in planter areas.
e) benches and trash receptacles shall be placed along the walkway.

f) the walkway shall be well lit with pedestrian scale lighting.
g) crime prevention through environmental design (CPTED) standards shall be utilized to increase natural surveillance and deter crime. The following shall be incorporated in the design of the walkway:
i. the walkway shall not be obstructed with opaque fencing,
ii. entrapment zones (areas with low visibility and no alternative exits) shall not be created with the placement of fencing, buildings, or other features; and
iii. windows on building facades facing the walkway shall have clear glass.
h) the walkway shall connect directly to the transit station and interconnect adjacent buildings, streets, open spaces, and parking areas.
i) sidewalks from adjacent buildings and streets shall stub into the walkway.

4. Raised Walkways. Where practical, pedestrian walkways shall be raised above grade of streets, drives, parking lots, and other paved areas. Where pedestrian walkways cannot be raised, they shall be constructed of a material differing in texture, material, or color.

~~4.~~5. Continuous Sidewalks and Bike Facilities. Flared drive approaches that ramp up to the sidewalk and bike path level or other raised crossing (see Figure 15) shall be used where local private streets, alleys, driveways, commercial accesses, and any other private access crosses a sidewalk, trail, protected bike lane, or other bike path. Private streets may ramp down after crossing sidewalks and bike facilities.

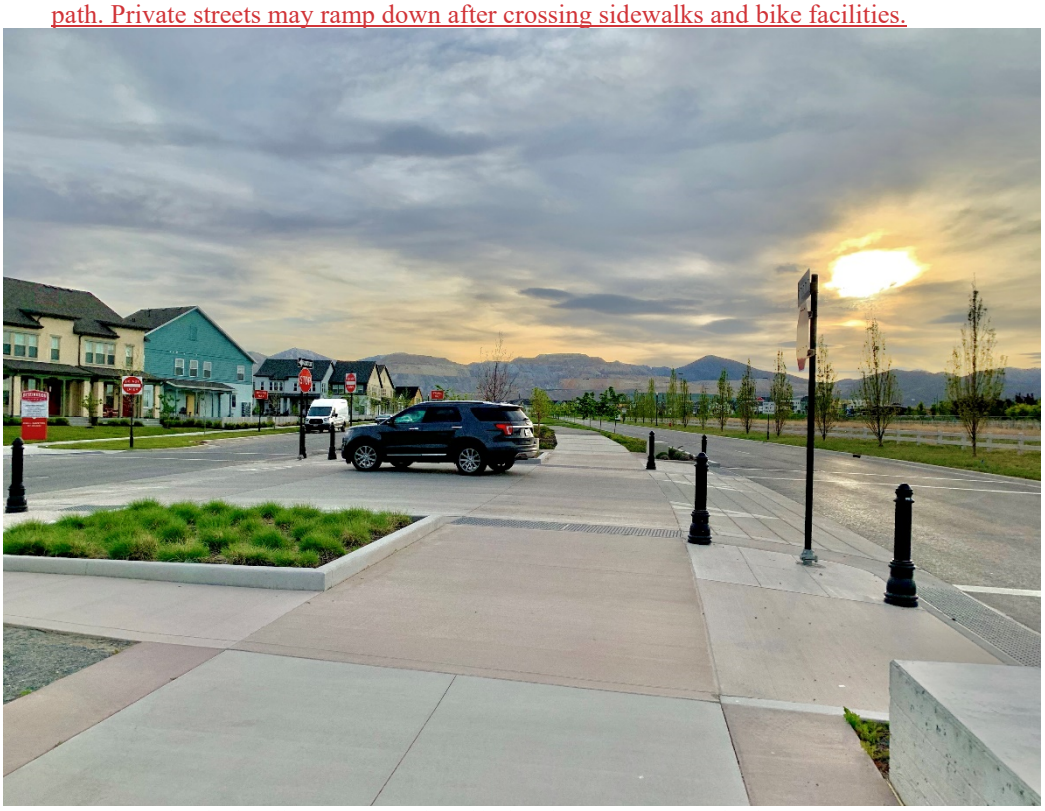


Figure 15. The trail and sidewalk run continuously and built with consistent materials whereas vehicular traffic must ramp up to cross the bike path and sidewalk. This slows traffic at a bike and pedestrian conflict point and indicates to drivers that they are entering a bike and pedestrian space.

~~G.~~H. Signage.

1. General Signage Concepts. Proper design and placement of signs and their lighting shall be compatible with structures and uses. Signs shall meet the requirements of Chapter 23 of the Development Code where not specifically regulated in this section.

2. Number of Signs. The number of signs on a structure shall be limited and placed in areas that contribute to the architecture of the building. Signs shall not overpower a storefront nor obscure display windows or significant building features.

3. Encouraged Signs. Wall signs, awning signs, canopy signs, projecting signs (see Figure 16), and suspended signs shall be encouraged.



Figure ~~11~~16. Projecting sign is pedestrian oriented and contributes to the character of the building.

4. Discouraged Signs. Monument signs and directional signs are discouraged. If approved, the maximum height of a monument sign shall be four ~~(4)~~ feet in height and shall be used to advertise by multiple tenants and/or users.

5. Electronic Display Sign. Signs with Electronic Display Sign, as defined by Chapter 23 of the Development Code, shall not be permitted in the TOD Zone.

6. ~~Pole~~ Pylon Signs. ~~Pole~~ Pylon signs, as defined by Chapter 23 of the Development Code, shall not be permitted in the TOD Zone.

Section 38.080. Parking requirements.

(Amended 02/28/17)

A. A successful TOD can significantly reduce per capita motor vehicle travel, thus parking requirements within a TOD may be reduced from the minimum standards as required by Table 37.090 of this Code. As the intent of a TOD is to encourage pedestrian activity and transit ridership, a developer may request a reduction in the number of parking spaces by City approval, providing that the developer submit information as to the forecasted trips generated in contrast to what is forecasted for transit ridership for the TOD. Requests for a reduction in parking may be approved by the City Council, following review by the DRC and Planning Commission.

B. Shared parking agreements shall be encouraged between all uses within a TOD, as per the provisions of Chapter 37 of this Code.

C. On-street parking is permitted and encouraged, and shall be included in the total development required parking calculations, if incorporated. On-street parking shall be included in the required parking calculations for a use or structure which fronts, and is adjacent to the on-street parking stall.

D. Ingress and egress for parking lots shall be from side streets ~~and/~~or alleys.

E. All parking lots shall be located behind or on the side of buildings (see Figure 17). Parking and maneuvering areas shall not be located between the primary entrance to a building and the abutting street, unless its purpose is

to provide a direct life-safety function. If parking is located on the side of the building, rather than at the rear, screening and buffering shall be provided to minimize the visual impact.



Figure ~~12~~17. Off-street parking is located on the rear sides of the buildings.

F. A parking lot or garage may not be adjacent to or opposite a street intersection, nor may any portion of a parking lot front a collector-size or larger classified street without specific City approval.

G. For all residential structures within a TOD, the physical and visual presence of garages and parking structures shall be minimized. Where garages are attached to a residential dwelling, the dwelling must be a rear-loading configuration that requires the garage to be accessed by an alley. The front door of the unit must face the street or greenway and include a sidewalk connection. Multi-family developments that include a parking structure must conceal the structure behind or be wrapped around by the primary residential structure (see Figure 18).



Figure ~~13~~18. The primary residential structure conceals the parking structure.

H. To help reduce parking demand. increase use of transit and active transportation, and increase social equity to moderate or low income households, it is encouraged that parking costs for multi-family residential projects

be unbundled from apartment rental rates. Parking fees can be charged separately for residents who would like to have a designated parking space. It is encouraged that annual transit passes be provided to all residents within a multi-family residential project to encourage greater transit use. This option is intended to reduce the number of needed parking spaces and should be approved with a reduction to required parking.

Section 38.090. Variations from the Development Code and Design Standards.
In the process of approving a TOD, the Planning Commission may recommend and the City Council may approve variations from applicable standards of this Code of the Lehi City Design Standards and Public Improvements Specifications Manual if all of the following conditions are met:

A. that the granting of the variation will not adversely affect the rights of adjacent landowners or residents.

B. that the variation desired will not adversely affect the public health, safety or general welfare.

C. that the granting of the variation will not be opposed to the general spirit and intent of this Chapter or the General Plan.

Agenda Item No: 13

City Council Agenda Item Report

Meeting Date: June 8, 2021
Submitted By: Mike West
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #24-2021, amending the Lehi Bike and Pedestrian Master Plan map.

Suggested Action:

Attachments:

CC Staff Report Lehi Bike-Ped Plan Update - 06.08.21.docx

Lehi Bike Ped Plan DRC - 03.03.21.docx

Ord 24-2021.docx

Proposed Bike Facilities Map - Phase 1 Overall.pdf

Proposed Bike Facilities Map - Phase 1 Status Map.pdf

Proposed Bike Facilities Map - Phase 1 Type Map.pdf

LEHI BIKE AND PEDESTRIAN MASTER PLAN PHASE 1 UPDATE

PLANNING COMMISSION REPORT

Applicant	Lehi City
Meeting Date	June 8, 2021
Requested Action/Purpose	Approval on proposed amendments to the Lehi City Bike and Pedestrian Master Plan - Phase 1 update
Decision Type	Legislative
Date of DRC Review	March 3, 2021
Date of Planning Commission Review	May 13, 2021

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

REPORT ANALYSIS

Lehi City is requesting approval of the Phase 1 update of the bike facilities map in the Bike and Pedestrian Master Plan. The amendment is proposed to keep up with the rapid development of west Lehi to ensure that a safe and connected network of bike paths are planned and constructed with new development. The Planning Division anticipates a comprehensive update to the Bike and Pedestrian plan later this year (concurrent with the update to the Master Transportation Plan) to consider changes city-wide. Input for the comprehensive update is already being collected on the new Engage Lehi webpage and other outreach efforts for public engagement are anticipated.

Included in the packet are three maps. The first map highlights where the changes in this update are occurring by showing additions to the plan in red and where facilities are being removed in yellow. The second map shows facility types specifically in the area where the changes are proposed. The final map shows the overall plan for the city including the proposed updates. The proposed amendment includes the following facilities:

- Continuing shared use paths on both sides of 3600 West (south of 2100 N)
- Extending the 3600 N shared use path north of Holbrook Farms (previously agreed to by Ivory Homes with the addition of the Turpin property into the Holbrook Farms area plan)
- Shared use path on the west side of the Jordan River
- Shared use path along the south side of 2100 North
- Bike lanes along 3400 W
- Shared use path along the south side of 1500 N
- Shared use path connection spurs
- Relocation of a segment of the Powerline Trail to utilize the proposed 3600 W shared use path
- Removal of on-street bike lanes on Hardman Way west of 3600 West

The anticipated comprehensive update to the bike and pedestrian master plan will consider spot improvements (such as intersection treatments, trail bridges, etc.) and other corridors city-wide.

Many of the shared use paths proposed with this update are currently planned to be built with development. Edge Homes has agreed to construct portions of the shared use paths along 2100 North, 1500 North, and 3600 West to contribute towards required amenities and to help resolve parking issues along Hardman Way by removing the planned on-street bike lanes and providing an off-street shared use path along 2100 North.

Funding for the proposed shared use path facilities must be considered with this update. The shared use paths proposed along roads could be constructed in lieu of a five-foot sidewalk. The cost difference between a 10-foot asphalt path and a five-foot sidewalk is minimal, but it does add cost for additional needed property or easements. Many of the trails constructed in Lehi come from funding sources that do not draw on impact fees paid to the City. Many of the

regional trails have been funded through sources such as the Transportation Improvement Program (TIP) through Mountainland Association of Governments, UDOT, and other State and Federal sources. Many other local trail segments have been funded through incentives such as density, meeting amenity criteria, or through other agreements with development. Overall in the last five years, only 6.3 percent of the nearly 23 miles of trails constructed in that time have been funded through typical impact fee reimbursements outside of an area plan. These funding mechanisms will continue to be utilized and impact fees may need to be studied again at a future time with the comprehensive update to the Bike and Pedestrian Master Plan. Other creative options for protected bike infrastructure are currently being analyzed as part of the comprehensive update that may save costs in other parts of the city.

The DRC reviewed the proposed updates and had three comments. The first two comments have been addressed through providing a map showing facility types in west Lehi and with a separate map showing all of Lehi with the proposed updates. The last DRC comment was addressed and a trail connection on the south side of Lehi is shown along the Jordan River to indicate a connection to the Saratoga Springs trail network. Please consider the DRC comments in the motion.

PLANNING DIVISION RECOMMENDATION

The City Council may approve, approve with modifications, or deny the proposed amendment to the Lehi Bicycle and Pedestrian Master Plan. Any motion should include findings. Possible findings include:

1. The proposed amendment provides safe, comfortable, and connected facilities to support active transportation opportunities in west areas of Lehi.
2. The proposed amendment contributes to a more sustainable future for the City.
3. The proposed amendment will help reduce vehicle miles travelled and traffic congestion.
4. The proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
5. Additional findings based upon information presented during the public meeting.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment to the Lehi Bicycle and Pedestrian Master Plan on May 13, 2021. The minutes and motion from that meeting follow:

Lehi Bike/Ped Plan Update
DRC Redline Comments

Lehi City – requests review of an update to the Lehi Bike/Ped Plan Phase 1.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Date of Plans Reviewed: 03.03.21

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering:
1. Show or label if trails are on-street or off-street.

Luke- Traffic: No comments
Kim – Planning:
2. Can we also add to the legend what the different types of trail facilities are based on color & pattern (bike lanes, paved trails, existing vs. proposed, etc.)?
3. Did anything from the meeting with Saratoga on their trails need to be updated on this map?

THIS ITEM WILL BE SCHEDULED FOR THE NEXT AVAILABLE PLANNING COMMISSION 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.

ORDINANCE NO: 24-2021

AN ORDINANCE AMENDING THE LEHI BIKE AND PEDESTRIAN MASTER PLAN

WHEREAS, it has become necessary to amend the Lehi Bike and Pedestrian Master Plan, to include bike and trail facilities to the rapidly growing west side of Lehi; and

WHEREAS, this amendment seeks to ensure a safe and well-connected network of trails and bike lanes on the west side of Lehi to keep pace with the high rate of current growth; and

WHEREAS, following a public hearing on May 13, 2021, the Lehi City Planning Commission reviewed the proposed revision and forwarded a positive recommendation to the City Council; and

WHEREAS, on June 8, 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 May 13, 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: the Lehi Bike and Pedestrian Master Plan 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:

The Lehi Bike and Pedestrian Master Plan is hereby amended.

PART II:

A. If a provision of this Ordinance 24 -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.

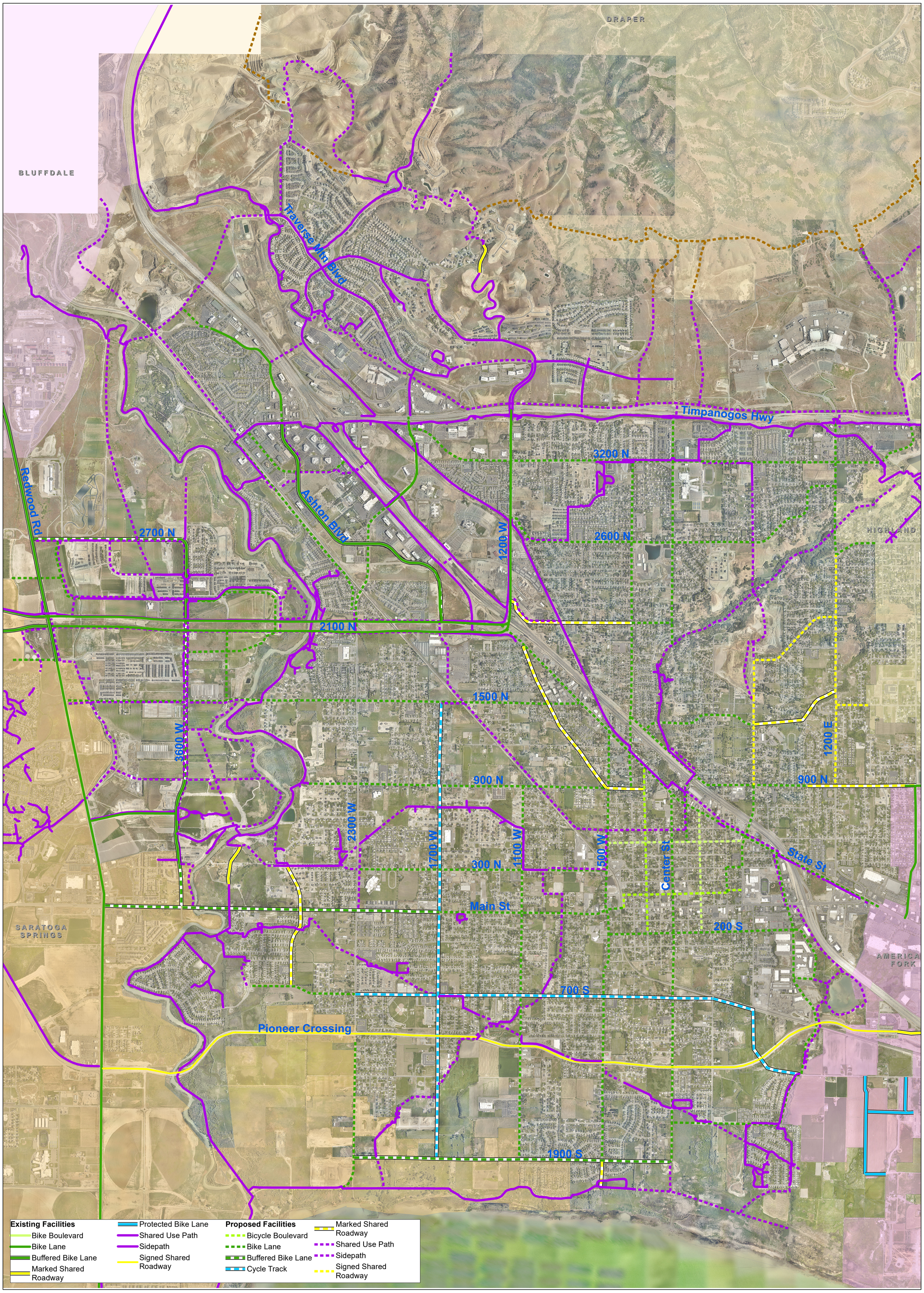
C. The City Council hereby directs that the official copy of the Lehi City Code be updated to reflect the provisions enacted by this Ordinance.

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 8th day of June, 2021.

ATTEST

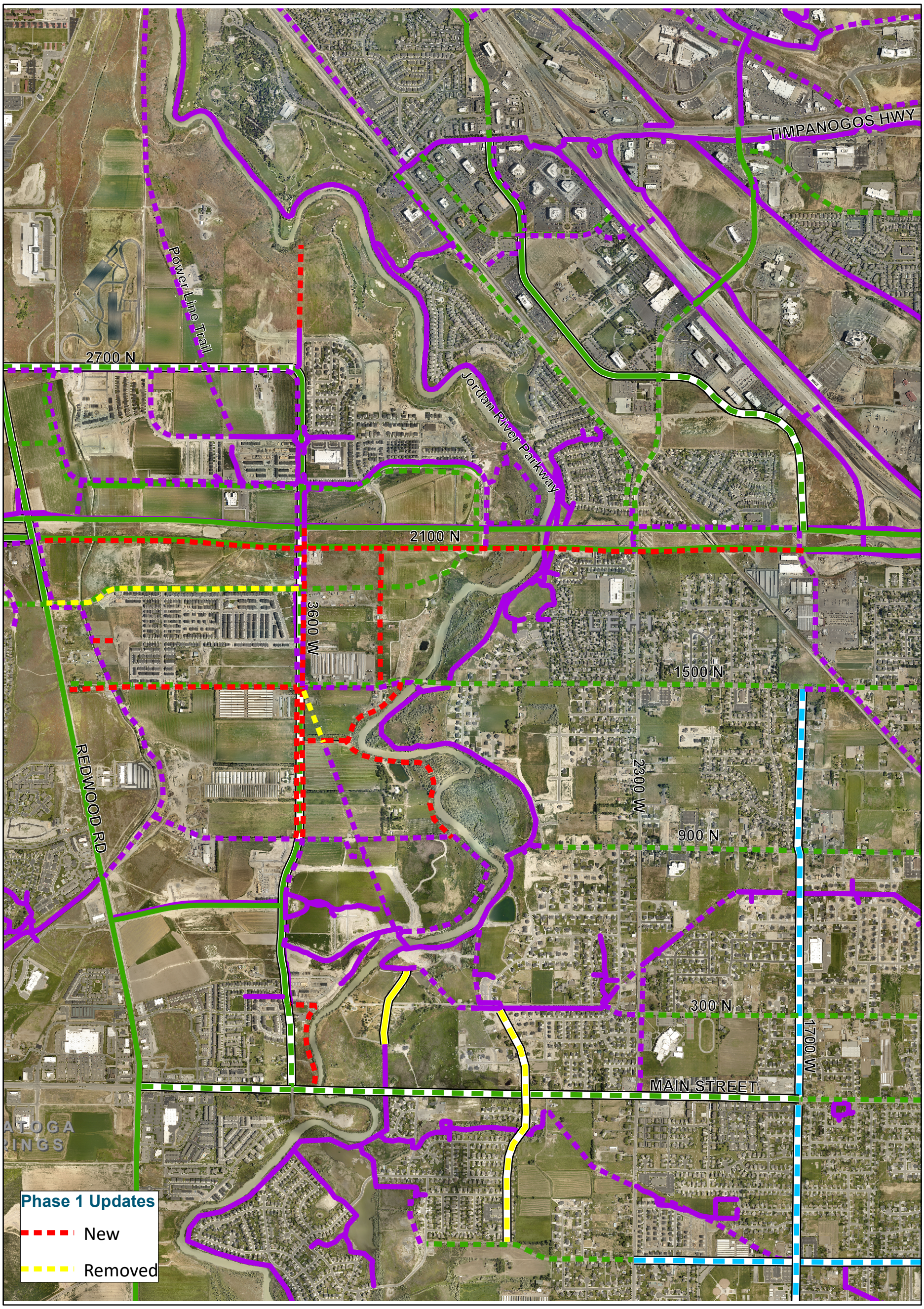
_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder



Recommended Bikeways Phase 1 Update - Overall Plan

0 0.10.2 0.4 0.6 0.8 Miles

LEHI CITY

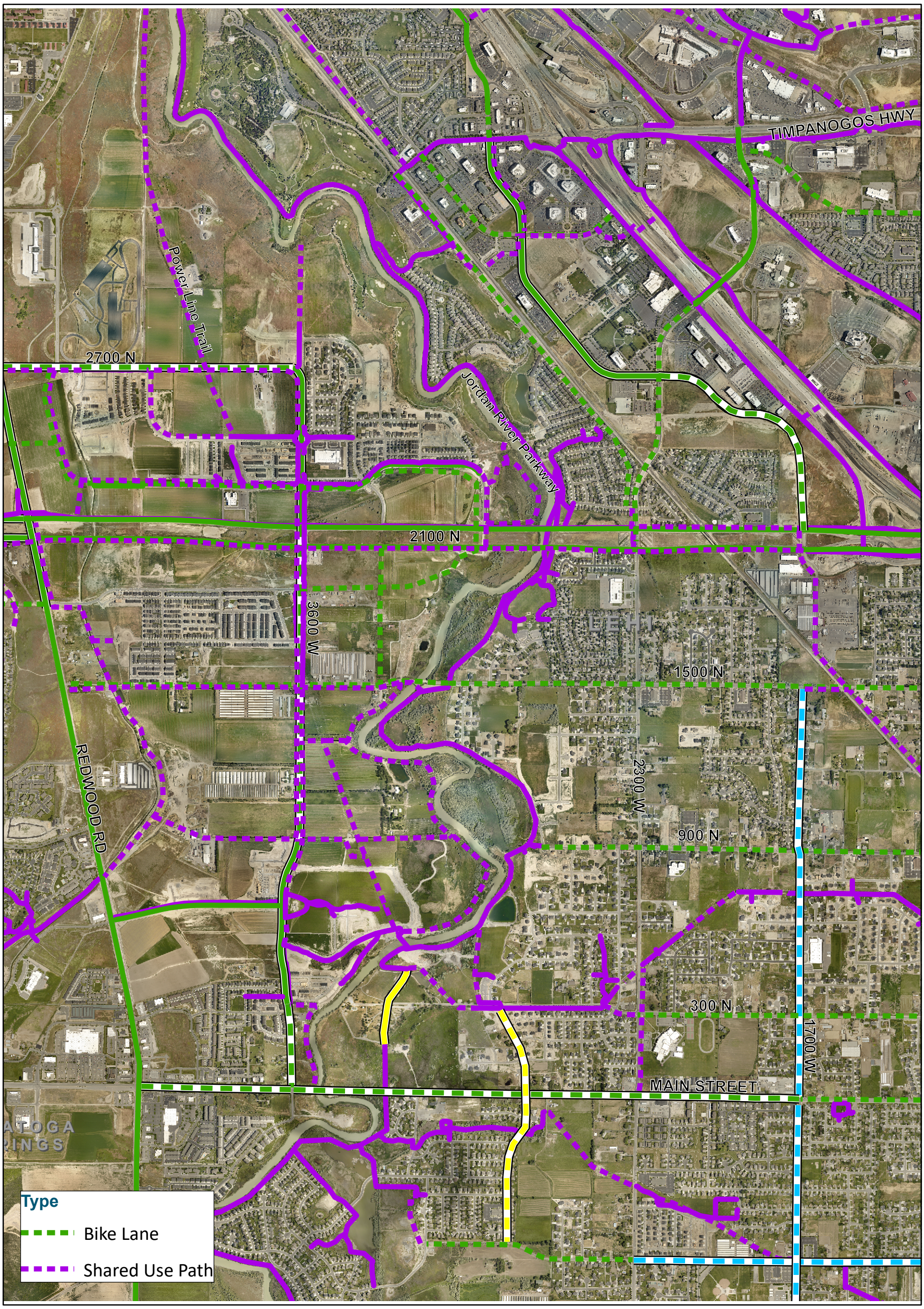


Recommended Bikeways Phase 1 Update

N

0 0.1 0.2 0.4 0.6 0.8 Miles

LEHI CITY



Recommended Bikeways Phase 1 Update

N

0 0.1 0.2 0.4 0.6 0.8 Miles

LEHI CITY