Lehi City Council Meeting
Agenda
May 28, 2024

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

Pre-Council, 5:30 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

   2.1. North Point Solid Waste Special Service District Annual Report

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

4. Administrative Report

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

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

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. Presentations and Reports

   2.1. Heart Saver Award Presentation

   2.2. Waterwise Landscape of the Month Award Presentation

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

4. Consent Agenda

4.1. Approve Purchase Orders
Landscape Structures PO.pdf

4.2. Approve Lehi City Council Meeting Minutes

4.3. Appointment of Mayor Mark Johnson to the interlocal board for the creation of a new school district.

4.4. Approve changes to the Traverse Mountain Deed of Conservation Easement with Draper City.
Agreement-TM Conservation Easement 05.16.24.docx

Regular Agenda

5. Consideration of Resolution #2024-30 adopting the Budget and Consolidated Fee Schedule for the City of Lehi for Fiscal Year 2025 (July 1, 2024 - June 30, 2025).
Petitioner: Lehi City
Res 2024-30.docx
FY 2025 MAYOR'S TENTATIVE BUDGET.pdf
2025 Fee Schedule.pdf

6. Consideration of Resolution #2024-28 approving an agreement with Lehi BP to lease space for the Lehi Library.
Petitioner: Lehi City
Resolution-Library Lease (Lehi BP LLC).docx
Final Agreement for Council - Lehi City Library lease Suite 110 Lehi BP LL response to tenant comments.docx

7. Consideration of Resolution #2024-29 approving a real estate purchase contract for 2.76 acres located at approximately 1729 N 600 E.
Petitioner: Lehi City
Res 2024-29.docx
Land-Purchase-Contract Family Park Estates Final.docx

8. Consideration of Ordinance #38-2024 approval of the Triple B Investment Group General Plan Amendment on 15-acres of property located at approximately 1630 South 500 East, changing the land use designation from ESA (environmentally sensitive area) to VLDRA (very low density residential agriculture).
Petitioner: Bill Elton
CC Staff Report Triple B Investment General Plan Amendment 05.28.24.docx
Triple B Investment Group General Plan Amendment DRC 4.17.2024.docx
Ord 38-2024.docx
Triple B Aerial.pdf
Triple B GP.pdf

Triple B Zoning.pdf
Triple B narrative.pdf
Triple B Investment GPA Update 04.10.24.pdf

9. Consideration of approval for the LFAB2 grading permit on a 668-acre parcel located at 4000 North Flash Drive.
   Petitioner: Texas Instrument
   CC Staff Report TI LFAB2 Grading 05.28.24.docx
   TI LFAB2 Grading DRC 4.24.24.docx
   Grading Narrative.pdf
   TI LFAB2 Mass Grading Updated.pdf
   Texas Instruments LFAB2 Preliminary Site Plan (for reference only).pdf
   Aerial Map.pdf
   General Plan Map.pdf
   Zoning Map.pdf

10. Consideration of Final Subdivision approval for the River Point Phase 5, a PUD consisting of 33 single-family lots located at approximately 1050 North 3750 West.
    Petitioner: Edge Homes
    CC Staff Report River Point Phase 5 Final Subdivision 05.28.24.docx
    River Point Phase 5 Final DRC 5.15.2024.docx
    River Point Phase 5 Narrative.pdf
    Aerial Map.pdf
    General Plan Map.pdf
    Zoning Map.pdf

11. Consideration of Ordinance #39-2024 approval of updates to several standard drawings in the Design Standards and Public Improvement Specifications Manual.
    Petitioner: Lehi City
    CC Staff Report Design Standards Update 05.28.24.docx
    Design Standards Updates DRC 4.24.2024.docx
    Ord 39-2024.docx
    Design Standard Updates - May 2022.pdf

12. Consideration of Ordinance #37-2024 approval of updates to the Goals, Strategies, and Timeline for Moderate Income Housing.
    Petitioner: Lehi City
    CC Staff Report Updated Moderate Income Housing 05.28.24.docx
    Moderate Income Housing Goals Update DRC 5.1.2024.docx
    Ord 37-2024.docx
    Moderate Income Housing Goals Update.pdf

13. Adjournment

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

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: May 28, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
North Point Solid Waste Special Service District Annual Report

Suggested Action:

Attachments:

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: May 28, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Heart Saver Award Presentation

Suggested Action:

Attachments:

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: May 28, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Waterwise Landscape of the Month Award Presentation

Suggested Action:

Attachments:

Agenda Item No: 4.1

City Council Agenda Item Report

Meeting Date: May 28, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Purchase Orders

Suggested Action:

Attachments:

Landscape Structures PO.pdf

Lehi City Purchase Requisition Request

Supplier	**Name**	Landscape Structures		**Vendor #**	5397
	Street	601 7th St. South		**Date**	5/21/2024
	City	Delano, MN	**State**	UT	
	Zip	55328	**Phone**	763-972-3391	Dean Lundell

Stephen Marchbanks

PARKS	47-70-70-117	
Requesting Department	**Dept. Account No.**	**Department Head Signature**

Quantity	Unit	Materials and Description	Price	Total
		Shadow Ridge Playground Design, Supply, Install	$161,624.75	$161,624.75
		Total	$161,624.75	$161,624.75

Justification:	**Price Determination**	
This is through state contract pricing, specified with the landscape architect, so we did not get a formal bid. This will be part of the Shadow Ridge Park budget paid by impact fees.	**Verbal Quote**	
	Informal Bid	
	Written Bid	✓
	State Bid	
	Other	

Signature: Stephen Marchbanks (May 21, 2024 10:49 MDT)

Email: smarchbanks@lehi-ut.gov

landscape structures®

ALL PURCHASE ORDERS, CONTRACTS, AND CHECKS TO BE MADE OUT TO:
LANDSCAPE STRUCTURES, INC.
601 7TH STREET SOUTH
DELANO, MN 55328 U.S.A.
763-972-3391 800-328-0035

PROPOSAL

NASPO ValuePoint

Master Agreement No. PA4316
Quote #24056

Customer Information

CONTACT: Trenton Dyer
PHONE 385-201-2714
EMAIL: tdyer@lehi-ut.gov

SHIP TO: **Shadow Ridge Park**
Maintenance Kit/Info ?

BILL TO: **City of Lehi**
Accounts Payable

F.O.B.
FREIGHT ☑ Prepaid ☐ Collect

Net 30 days upon credit approv., deposit may be required
TERMS (Subject To Credit Approval By LSI)

24-28 Weeks ARO
SHIPPING TIME

Pricing Good for 60 days from Date of Proposal

We are pleased to submit this proposal to supply the following items:

QTY	ITEM NO.	DESCRIPTION	UNIT WT	UNIT PRICE	WEIGHT	EXTENDED AMT
	Project Name:					
1	1181904-02	LSI Shadow Ridge Design #1181904-02			-	$ 81,095.00
1	PIP Surfacing	Provide & install 2171 SF of 3.5" TOTAL		$25.25	-	$ 54,817.75
		3.5" thickness is rated for a 8' fall height			-	
		color is 50% black / 50% standard color			-	
1	Installation	Installation of playground equipment			-	$ 25,000.00
					-	$ -
					-	$ -
					-	$ -
					-	$ -
					-	$ -

No sub-base prep, material, or site excavation included in pricing
NASPO STATE CONTRACT PRICING APPLIED #PA4316

	Total Weight	-
	SUBTOTAL MATERIAL	$ 160,912.75
	NAPSO Discount	($6,488.00)
	FREIGHT	$ 7,200.00
	TOTAL	$ 161,624.75

SIGNATURE BELOW ACCEPTING THIS PROPOSAL WILL CONSTITUTE A PURCHASE ORDER ONLY UPON APPROVAL BY LANDSCAPE STRUCTURES, INC. CUSTOMER RECEIPT OF AN ORDER ACKNOWLEDGEMENT CONSTITUTES SUCH APPROVAL.

ACCEPTED BY CUSTOMER DATE
Trenton Dyer
PRINT NAME

PROPOSED BY LSI REPRESENTATIVE DATE
Jeremiah Webb
PRINT NAME

Taxable: Freight _____ Installation _____

Agenda Item No: 4.2

City Council Agenda Item Report

Meeting Date: May 28, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Lehi City Council Meeting Minutes

Suggested Action:

Attachments:

Agenda Item No: 4.3

City Council Agenda Item Report

Meeting Date: May 28, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Appointment of Mayor Mark Johnson to the interlocal board for the creation of a new school district.

Suggested Action:

Attachments:

Agenda Item No: 4.4

City Council Agenda Item Report

Meeting Date: May 28, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve changes to the Traverse Mountain Deed of Conservation Easement with Draper City.

Suggested Action:

Attachments:

Agreement-TM Conservation Easement 05.16.24.docx

When Recorded Return to:
Lehi City
153 N 100 E
Lehi, Ut. 84043

DEED OF CONSERVATION EASEMENT

THIS DEED OF CONSERVATION EASEMENT (this "**Easement**"), made as of this 26th day of March, 2024, by Lehi City, a political subdivision of the State of Utah ("**Grantor**"), whose address is 153 N 100 E, Lehi, Utah 84043 and Draper City, a political subdivision of the State of Utah ("**Grantee**"), whose address is 1020 Pioneer Rd, Draper, Utah 84020. Collectively Grantor and Grantee are referred to as the "**Parties**."

EXHIBITS AS FOLLOWS

Exhibit A: Legal Descriptions of Parcels

Exhibit B: Property Location Map

WITNESSETH:

WHEREAS, Grantor is the owner of several tracts of land, located in Lehi City, State of Utah, known as the Traverse Mountain City-owned open space, described in the attached Exhibit A and located on the "**Property Map**" attached as Exhibit B which together constitute the "**Property**"; and

WHEREAS, Grantor intends to convey this Easement under the Utah Land Conservation Easement Act, Utah Code Sections 57-18-2 through -7 (2018) Utah statutory and common law; and

WHEREAS, the Property possesses natural open space with wildlife habitat, educational and recreational values (collectively referred to as the "**Conservation Values**") and considered of great importance to Grantor, Grantee and the residents of Lehi City and the State of Utah. These Conservation Values include but are not limited to the following:

A. Preservation of relatively natural habitat appropriate for several priority wildlife species for conservation in Utah, including mule deer (Odocoileus hemionus), which have been documented on the Property;

B. Preservation of critical winter range for Elk (Cervus Canadensis), as the Utah Division of Wildlife Resources has identified that the Property provides;

C. Preservation of habitat for numerous species of neotropical songbirds, other species of songbirds, Ferriginous hawk, raptors, game and non-game species which benefit from the abundance of foothill scrub oak (quercus Gambelli), savannah, and oak woodland on the Property;

D. Protection of scenic and aesthetic open space through the protection of views of the Property which can be enjoyed from several vantage points including the I-15 interstate corridor, Timpanogos Highway, Redwood Road, Lone Peak Wilderness Area and numerous other vantage points within Lehi, Utah Valley, and the Salt Lake Valley;

E. Protection of public recreation and education values as this Property has served as a place for multiple-use non-motorized recreation and is accessible to the public for mountain biking, horseback riding, and hiking among other passive recreational experiences; and

F. Preservation of the Property's proximity to several permanently protected open spaces including Corner Canyon Regional Park, Little Valley, Forest Service Land, the Salt Lake County Flight Park; and Flight Park State Recreation Area; and

WHEREAS, Grantor desires and intends that the Conservation Values be preserved by the continuation, initiation, or introduction of activities on the Property that sustain said values, including, but not limited to wildlife viewing, public recreation, education and ecological interpretive use; and

WHEREAS, Grantor, as the fee owner of the Property, holds the right to identify, conserve, enhance, and protect in perpetuity the Conservation Values of the Property; and

WHEREAS, Grantor values the undeveloped nature of the property and its recreational value; and

WHEREAS, the State of Utah has recognized the importance of both public and private efforts to conserve and protect the state's natural resources by the enactment of Utah Code Sections 57-18-1 to 57-18-7; and

WHEREAS, Grantee has agreed to accept this Easement upon the condition and understanding that the mutual intentions of Grantor and Grantee regarding the future preservation of the Property as expressed in this Easement shall be forever honored and defended; and

WHEREAS, the Parties desire that any interpretation of this Easement be construed to further the conservation, protection, and enhancement of the Property's Conservation Values;

NOW, THEREFORE, in consideration of the recitals as set forth above and the covenants terms and conditions and restrictions contained herein, which the Parties hereby agree constitute adequate consideration for this agreement and pursuant to the laws of the State of Utah and in particular Utah Code Sections 57-18-1, *et seq*. (2018), Grantor hereby irrevocably grants and conveys to Grantee and its successors in interest a perpetual conservation easement (this "**Easement**"). This Easement is made over, under and across all of the Property to preserve and protect the natural, ecological, watershed, habitat, riparian, educational, public access, open space, scenic and other conservation values present on the Property. This Easement shall forever bind Grantor and Grantor's successors in ownership and use of the Property as well as Grantee and any qualified successor of Grantee as identified in Section IX below. This Easement is granted in perpetuity, and any mortgage lien or other encumbrance other than encumbrances of sight or record existing at the time of this instrument's signing, shall be subordinate to this Easement, to the rights

and intentions of the Parties to this Easement and to Grantee's ability to enforce the protection of the Conservation Values described herein. The scope of this Easement is set forth in this Easement.

SECTION I - PURPOSE

The purpose of this Easement is to enable the Property to remain forever open and accessible to the public for recreation and scenic enjoyment, protecting in perpetuity its unique natural, wildlife habitat, open space, educational, public recreational, public access and scenic Conservation Values, preventing any use of the Property that may materially impair or interfere with its Conservation Values and that this Easement constitutes a public trust in the perpetual protection of the Property.

SECTION II - RIGHTS OF GRANTEE

Affirmative Rights of Grantee. Grantor hereby grants the following rights to Grantee, which rights shall be in addition to and not in limitation of, all other rights and remedies available to Grantee:

A. To prevent Grantor or third persons (whether or not claiming by, through, or under Grantor) from conducting any activity on or use of the Property that is inconsistent with the purpose of this Easement, and to require of Grantor or third persons the restoration of such areas or features of the Property that may be damaged by any inconsistent activity or use;

B. Upon two (2) business days prior notice to Grantor, to enter upon the Property at reasonable times and in a reasonable manner in order to monitor Grantor's compliance with and otherwise enforce the terms of this Easement, provided that in the absence of evidence which gives Grantee a reasonable basis to believe there has been a violation of the provisions of this Easement (which evidence shall be made available to Grantor), such entry shall not occur more often than twice annually;

C. To enter onto the Property in the case of an emergency as determined by Grantee, in which event Grantee shall notify Grantor prior to entering onto the Property, if possible, or as soon thereafter as is reasonably practical;

D. To obtain injunctive and other equitable relief against any violations, including restoration of the Property to the condition that existed prior to any such violation (it being agreed that Grantee will have no adequate remedy at law); and

E. To enforce this Easement in the case of breaches by Grantor or by third persons (whether or not claiming by, through, or under Grantor) by appropriate legal proceedings, after providing Grantor with reasonable notice and a reasonable opportunity to cure.

SECTION III - PERMITTED USES AND PRACTICES

A. The uses and practices described in this Section III may not be precluded or prevented by this Easement, except the uses and practices in this Section III may be precluded if Grantee believes that a certain use or practice is occurring in a manner, or to a degree that causes harm to the Conservation Values.

B. The uses and practices may be precluded when such uses or practices are conducted or allowed to take place in a manner which violates the terms of this Easement, poses a serious threat of material damage to the Conservation Values protected by this Easement, constitutes a prohibited use or practice as set forth in Section V of this Easement.

C. While not an exhaustive recital of permitted uses and practices, and subject to the limitations listed above, the following uses are consistent with this Easement:

i. **Public Access and Education**. The right to construct trailheads and define access points including restroom facilities, picnic tables, benches, shelters, scenic overlooks, trash cans and other trailhead related facilities provided that these trailheads and access points comply with the Lehi City Trails Master Plan or any subsequent plans as adopted by the City considered to update the City Trails Master Plan and that all trailheads are subject to the prior approval provisions in this document under Section IV requiring Grantee approval. The right to engage in passive wildlife viewing and wildlife and nature related educational activities on the Property.

ii. **Recreation**. The right to engage in any recreational activities including but not limited to hiking, mountain biking, equestrian use, playgrounds, disc golf, group pavilions, picnic shelters, off-leash dog areas, zip lines, ropes courses or similar uses.

iii. **Trails**. The right to construct new trails and maintain developed trails as identified in the Trails Master Plan, subject to the following provisions:

a. All new trails shall be constructed in accordance with adopted Lehi City trail standards;

b. All trails shall remain pervious to the soil in the material used;

c. Electric assisted bicycles (not including electric dirt bikes or electric ATVs) are allowed for use on trails.

d. Grantor retains the right to close, reroute, restore and relocate existing trails as may be necessary to ensure safe recreational use, avoid or eliminate erosion, or for any other reason deemed appropriate by Grantor.

iv. **Trail-related Structures**. The right to construct trail improvements including, but not limited to: bridging, boardwalks, culverts, separated street crossings, gates, or other trail related improvements.

v. **Signs**. The right to place signs for regulatory purposes stating the rules and regulations, wayfinding, safety or hazardous conditions or to identify trails or interpretive sites on the Property.

vi. **Event Related Temporary Structures**. Temporary structures associated with an event approved by Grantor and compliant with all applicable local and State laws

are permitted provided that their location minimizes impacts to the natural environment and are located to the extent possible in areas where adequate infrastructure already exists such as at trail head or public pavilions.

vii. **Maintenance and Restoration of the Native Ecosystem**. Grantor may use techniques and methods recognized as effective in restoring and maintaining the native biological diversity of the Property including but not limited to invasive weed suppression, restoring existing cuts, erosion, and successional forest, oak brush foothill and savannah complex restoration and passive restoration.

viii. **Chemicals and Biological Controls**. Grantor may use agrichemicals and biological controls on the Property as necessary to control noxious weeds, invasive insects, or mosquitoes. Chemical and biological controls may only be used in accordance with all applicable laws, and in those amounts and with that frequency of application constituting the minimum necessary to accomplish reasonable noxious weed objectives. The use of such agents shall be conducted in a manner to minimize any adverse effect on the natural values of the Property and to avoid any impairment of the natural ecosystems and their processes.

ix. **Problem or Diseased Animals**. Grantor may use legal methods to control diseased and problem animals as permitted by state and federal laws.

x. **Fire Suppression**. Grantor may remove brush and vegetation necessary to minimize the risk of wildfire on the Property while maintaining to the extent possible deadfall and brush considered valuable for wildlife. Potential means to reduce or remove high risk fuel loads may include, but would not be limited to: biological controls, including short-duration grazing; and non-mechanized methods of removal of deadfall, and limited mechanized methods.

xi. **Utilities**. Grantor may install new utilities based on all adopted Lehi City utility master plans. Existing Utilities may be maintained or relocated provided any disturbance to the property is restored, as much as is practical to the original undisturbed nature of the Property. Included in this Utilities Section is the right to provide utility connections deemed necessary and appropriate for any approved use allowed in this Section by Grantor provided that all Lehi City approvals are granted and provided that the minimum disturbance is achieved even if in achieving that minimum disturbance requires additional cost to a third party.

SECTION IV - PRIOR APPROVAL

If any provision of this Easement requires Grantor to obtain Grantee's approval prior to performing any act or undertaking any enterprise, Grantor shall not perform that act or undertake that enterprise until the notice and approval provisions of this Section have been fully satisfied. Nothing in this Section shall in any way prohibit or limit the Grantee's ability to obtain writs or injunctive relief relating to any violation of this Easement.

A. Grantor's Written Notice.

Prior to the commencement of any activity, use, or enterprise, which requires Grantee's approval, Grantor will first notify Grantee in writing of the proposed activity, use, or enterprise. The notice must fully inform Grantee of all material aspects of the proposed activity, use or enterprise. Grantor will send such notices to Grantee by registered or certified mail, return receipt requested, addressed to Draper City, 1020 Pioneer Rd, Draper, Utah 84020, Attention: Draper City Administrator, or to such other address as Grantee may designate in writing.

B. Grantee's Response.

Grantee shall have forty five (45)forty five (45) days from the date such notice is received (as indicated by the registered or certified return receipt) to review the proposed activity, use, or enterprise and to notify Grantor of any objections it may have to the activity, use, or enterprise. The objections, if any, shall be based upon Grantee's opinion that the proposed activity, use or enterprise is likely to cause material damage to the Property's Conservation Values or is otherwise inconsistent with the purpose and/or provisions of this Easement. If, in the Grantee's judgment, the proposal presented by Grantor can be modified to avoid material damage to the Conservation Values and otherwise comply with the purpose and provisions of this Easement, then the response shall inform Grantor how the proposed activity, use or enterprise may be modified to conform with this Easement. Except as provided in Subsection C of this Section IV, Grantor may commence the proposed activity, use, or enterprise only after it receives Grantee's express written approval, and only in the manner explicitly proposed by the Grantor and approved by Grantee. The Grantee will send such response to Grantor by registered or certified mail, return receipt requested, addressed to Grantor at Grantor's address as set forth on page one, or to such other address as Grantor may designate in writing.

C. Grantee's Failure to Respond.

If Grantee fails to post its response to a proposal presented by Grantor within forty five (45) days after it receives the proposal by registered or certified mail, or within forty five (45) days after Grantee has received adequate information to evaluate the proposed activity, whichever is later, then the proposed activity, use or enterprise shall be deemed consistent with the terms of this Easement, and Grantee will have no further right to object to the activity, use or enterprise described in the proposal. The forty five (45) day period shall not begin to run for purposes of this Subsection C until such time that Grantee has received adequate information from Grantor to effectively evaluate the proposed activity. In the event the Grantee requires additional information to evaluate the proposed activity, Grantee shall request the information from Grantor as soon as practicable and in any case not later than forty five (45) days after the receipt of the notice of the proposed activity.

D. Force Majeure.

Grantor will not be obligated to send a notice to Grantee, and Grantee will not be entitled to bring an action against Grantor for undertaking any prudent activity in a bona fide emergency situation to prevent, abate, or mitigate the immediate threat of significant damage to the Property resulting from causes beyond Grantor's control, including fire, flood, storm, and earth movement.

Grantor will promptly notify Grantee of any injury to the Property caused by such events or the efforts to prevent, abate, or mitigate any damage caused by such events.

SECTION V - PROHIBITED USES AND PRACTICES

Any activity on or use of the Property inconsistent with the purpose of this Easement and which is likely to cause material damage to the Conservation Values is expressly prohibited. Grantor agrees that the following uses and practices, though not an exhaustive recital of inconsistent uses and practices, are explicitly deemed inconsistent with the purposes of this Easement, and shall be prohibited.

A. Subdivision.

Grantor does not have the right nor will any attempt be made to divide, subdivide, or take any action, which creates an actual or *de facto* subdivision of the Property.

B. Construction.

Grantor will not construct any structures or facilities on the Property for use in human habitation or industrial activities. Only structures permitted under Section III, which are in accordance with a permitted use, are permitted.

C. Wildlife Disturbance or Harassment.

Harassment of wildlife on the Property by people, vehicles or domestic animals is prohibited. The taking, removal, translocation or captivation of wildlife is prohibited, except as allowed by law. Hunting is prohibited by ordinance within Lehi City limits; however, nothing within this provision shall restrict Lehi City from working with the Division of Wildlife Resources to determine healthy carrying capacities of big game species on the land and appropriate culling methods deemed appropriate and in consideration of Lehi City ordinances.

D. Alteration of Watercourses and Topography.

Grantor will not change, disturb, alter, excavate, or impair any watercourse or the topography of the ground on the Property, except as expressly permitted by Section III of this Easement. Grantor shall conform to all state and federal laws when constructing or altering watercourses and habitat.

E. Non-native Species.

Grantor will not introduce into the Property any non-native plant or animal species.

F. Roads.

No new roads over, through, or across the Property are permitted, except for the express purpose of providing necessary access to the Property for the Permitted Uses and Practices described in Section III.

G. Motorized Vehicles.

Motorized vehicles are not permitted to access the Property, except for the following:

i. Emergency vehicles;

ii. Vehicles used in routine maintenance and management of the Property;

iii. Vehicles necessary to carry out a permitted use as identified under Section III of this Easement; and

iv. Vehicles associated with a recorded right of access.

H. Agricultural Uses.

Agricultural uses are prohibited on the Property, except as it may be consistent with management practices for fire reduction or noxious weed management in conjunction with a permitted use as identified in Section III.

I. Dumping.

Trash, debris, and other non-compostable refuse may not be dumped or otherwise disposed of on the Property.

J. Utilities.

New utilities and new utility corridors are prohibited, except as expressly permitted by Section III of this Easement.

K. Mineral Activities.

Exploration, mining, mass grading, or extraction of oil, gas, rock, gravel, sand, minerals, artifacts, or other materials found in, on, or under the Property by Grantor is prohibited. No surface or sub-surface exploration or extraction of oil, gas, rock, gravel, sand, minerals, artifacts, or other materials (including the lease, sale, or other disposition of the rights to such materials) are permitted by this Easement.

L. Billboards.

M. Grantor will not construct, maintain, lease, or erect any commercial signs, political signs, or billboards on the Property. Not limiting the generality of the foregoing, a limited number of signs for the purpose of protecting the property and identifying trails, ecological and heritage values on the property are allowed.Hazardous Waste.

Grantor will not store, dump, or otherwise dispose of any toxic and/or hazardous material on the property. Neither this specific prohibition nor any other right granted in this Easement makes Grantee an owner of the property. Nor does it permit Grantee to control any use of the Property by the Grantor, which may result in the storage, dumping or disposal of hazardous or toxic materials; provided, however, Grantee may bring an action to protect the Conservation

Values of the Property. This prohibition does not impose liability on Grantee, nor shall Grantee be construed as having liability as a "responsible party" under CERCLA or other similar State or federal statutes.

SECTION VI - BREACH, RESTORATION, AND REMEDIES

A. Breach and Restoration.

Where Grantee becomes aware of a violation or potential violation of any restriction contained in this Easement, or becomes aware of any damage or potential damage to the Conservation Values associated with the Property, whether precipitated by Grantor or by a third party, Grantee may notify Grantor in writing of such violation, potential violation, damage or potential damage. Upon Grantor's receipt of such notice, Grantor agrees to immediately take action to prevent or stop the activity, which potentially or actually violates the terms or intent of this Easement.

Grantor shall have forty five (45) days after receipt of such notice to undertake actions, including restoration of the Property, that are reasonably calculated to swiftly correct the conditions caused by such violation. If Grantor fails to take such corrective action, Grantee may undertake appropriate action, including legal action, to effect such corrections. Grantor shall pay the cost of such corrections, including Grantee's expenses, court costs, and attorney's fees.

B. Injunctive and Other Relief.

In the event Grantor undertakes or causes to be undertaken any activity on the Property that requires Grantee's prior approval and such approval is not obtained consistent with Section IV of this Easement, or where Grantor undertakes or causes to be undertaken any activity in violation or potential violation of the terms of this Easement; Grantee shall have the right to obtain injunctive relief or writs from courts of competent jurisdiction to stop any unauthorized activities and/or to force the restoration of that portion of the Property affected by such activity to a similar or equivalent condition that existed prior to the unauthorized activity. Such restoration may include, but is not limited to, restoring soils, replanting suitable native vegetation, and/or taking such other action, as Grantee deems necessary to achieve restoration. In such case, the costs of restoration and litigation, including reasonable attorney's fees, shall be borne by Grantor or those of its successors or assigns against whom a judgment is entered. In the event a judgment is entered against Grantee in an effort to seek injunctive relief or restoration, then Grantor is not in violation of this Easement.

C. Actual or Threatened Non-Compliance

Grantor acknowledges that actual or threatened instances of non-compliance under this Easement constitute immediate and irreparable harm. Grantee is entitled to invoke the equitable jurisdiction of any court to enforce this Easement.

D. Cumulative Remedies.

Grantee's remedies set forth in this Easement are cumulative. Any, or all, of the remedies may be invoked by Grantee if there is an actual or threatened violation of this Easement.

E. Delay in Enforcement.

A delay in enforcement shall not be construed as a waiver of Grantee's right to enforce the terms of this Easement.

SECTION VII - MAINTENANCE COSTS, TAXES & FEES

Grantor retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep and maintenance of the Property, including responsibility for the control of noxious weeds in accordance with all applicable Utah laws. Grantor agrees to bear all costs of operation, upkeep and maintenance of the Property, and agrees to reimburse Grantee and its successors and assigns for all claims and obligations arising from the operation, upkeep, and maintenance of the Property. Grantor shall pay any and all lawful assessments, fees, and charges levied by a relevant authority.

SECTION VIII - INDEMNITY AND INSURANCE

Grantor agrees to defend, indemnify and save harmless Grantee from and against any damage, liability and loss occasioned by, growing out of, or arising or resulting from any negligent, grossly negligent, intentional act or omission by Grantor, its agents or employees while on the Property.

SECTION IX - ASSIGNMENT OF EASEMENT

Grantee may not transfer or assign its interest in this Easement upon the Property created by this Easement except to a qualified non-profit or other governmental organization which is organized or operated primarily or substantially for one or more of the Conservation Values or the stated purposes in Section I of this Easement. Any such qualified organization shall agree to enforce the conservation purposes protected by this Easement. Grantee may not transfer its rights under this Easement, in whole or in part, without the prior written consent of Grantor, which consent shall not be unreasonably withheld.

SECTION X - AMENDMENTS

If circumstances arise under which an amendment to or modification of this Easement would be appropriate, Grantor and Grantee may by mutual written agreement jointly amend this Easement; provided that no amendment shall be made that will adversely affect the qualification of this Easement under the laws of the State of Utah. Any such amendment shall be consistent with the purpose of this Easement, shall not affect its perpetual duration, shall not permit residential, commercial or industrial development or any type of mining or grading of the Property and shall not permit any impairment of the significant Conservation Values of the Property. Any such amendment shall be filed in the County Recorder's office of Utah County, Utah. Nothing in this Section X shall require Grantor or Grantee to agree to any amendment or to consult or negotiate regarding any amendment.

SECTION XI - MISCELLANEOUS PROVISIONS

A. Partial Invalidity.

If any provision of this Easement, or the application of this Easement to any person or circumstance, is found to be invalid, the remainder of the provisions of this Easement, and the application of such provisions to persons or circumstances other than those to which it is found to be invalid, shall not be affected thereby.

B. Enforcement.

Grantor intends that enforcement of the terms and provisions of this Easement shall be at the discretion of Grantee, and that Grantee's failure to exercise its rights under this Easement, in the event of any breach by Grantor, shall not be considered a waiver of Grantee's rights under this Easement in the event of any subsequent breach.

C. "Grantor" and "Grantee".

The term "**Grantor**", as used in this Easement, and any pronouns used in place thereof shall mean and include the above-named Grantor and its successors and assigns. The term "**Grantee**," as used in this Easement and any pronouns used in place thereof shall mean and include the above-named Grantee and its successors and assigns.

D. Titles.

Section and Subsection titles and subtitles are for convenience only and shall not be deemed to have legal effect.

E. Liberal Construction.

This Easement shall be liberally construed in favor of maintaining the Conservation Values of the Property, and in accordance with Utah Code Sections 57-18-1 to 57-18-7. The Parties acknowledge that each has reviewed and revised this Easement with the assistance of counsel, and that no rule of construction resolving ambiguities against the drafting party shall be employed in interpreting this Easement.

F. Successors.

This Easement is binding upon and will inure to the benefit of Grantor's and Grantee's successors in interest and assigns. All subsequent owners of the Property are bound by all provisions of this Easement to the same extent as Grantor.

G. Governing Law.

This Easement will be interpreted and construed in accordance with applicable Utah laws.

H. Entire Agreement.

This Easement sets forth the entire agreement of the Parties. It is intended to supersede all prior discussions or understandings between the Parties pertaining to the subject matter of this Easement.

I. Compliance With Law.

All uses and practices permitted by this Easement shall comply with all applicable state and federal laws.

J. Effective Date.

The effective date of this Easement will be the date on which it has been signed by all of the Parties.

K. Notice Requirements.

Grantor hereby acknowledges that Grantee, at least three days prior to the execution of this Easement, discussed with it the types of conservation easements available, the legal effect of each easement, and the advisability of consulting legal counsel concerning the possible legal and tax implications associated with granting this Easement.

L. Merger.

The Parties intend that this Easement will not merge. It is the intent of the Parties that the Easement shall never be extinguished, but this Easement shall remain in full force requiring Grantor and Grantee and their successors in interest to perpetually comply with the terms and conditions of this Easement, regardless of who holds title to the underlying fee interest of the Property.

M. Change of Conditions.

The fact that any use of the Property expressly prohibited by this Easement or otherwise determined inconsistent with the purpose of this Easement may become significantly more valuable or economical than permitted uses, or that neighboring properties may in the future be put entirely to uses inconsistent with this Easement, has been considered by Grantor in granting this Easement. It is Grantor's belief that any such changes will increase the public's benefit and interest in the continuation of this Easement, and it is the intent of both Grantor and Grantee that any such changes shall not be considered circumstances sufficient to terminate this Easement, in whole or in part. In addition, the inability to carry on any or all of the permitted uses, or the unprofitability of doing so, shall not impair the validity of this Easement or be considered grounds for its termination.

N. Superiority of Easement.

Any mortgage, trust deed, lien, judgment, or other financial interest executed that encumbers or affects the Property, subject to the date that this Easement is recorded in the Office

of the Recorder of Utah County, shall be subordinate to this Easement and in no way shall enable the holder of such interest or their successor(s) in interest to breach the terms of this Easement or otherwise compromise the Conservation Values protected hereby.

O. <u>Notices</u>.

Any notice, demand, request, consent, approval or communication shall be in writing and served personally or sent by first class mail addressed as follows:

Grantor: Mayor
Lehi City
153 N 100 E
Lehi, Ut. 84043

Grantee: Mayor
Draper City
1020 Pioneer Rd
Draper, Utah 84020

Draper Parks & Recreation Department
Draper City
1020 Pioneer Rd
Draper, Utah 84020

[*Remainder of page left intentionally blank; signature pages follow*]

IN WITNESS WHEREOF, the Parties have executed this Easement of Conservation Easement on the dates set forth below.

LEHI CITY

By: _____
Title: _____
Date: _____

STATE OF UTAH)
:
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this _____ day of _____, by _____ in such person's capacity as the _____ of Lehi City

_____
Notary Public

On this ____ day of _____, , _____, who is known to me to be the _____ of Lehi City Corporation , and the person whose name is subscribed to the instrument set forth above, personally appeared before me _____, a Notary Public for the State of Utah, and acknowledged that he executed the same on behalf of Lehi City .

IN WITNESS WHEREOF, I hereunto set my hand and affix my notary seal on the date above written.

DRAPER CITY

By: _____
Title: _____
Date: _____

Approved as to Form:

_____
City Attorney

STATE OF UTAH)
:
COUNTY OF SALT LAKE)

On this ____ day of _____, , _____, who is known to me to be the _____ of Draper City Corporation , and the person whose name is subscribed to the instrument set forth above, personally appeared before me _____, a Notary Public for the State of Utah, and acknowledged that he executed the same on behalf of Draper City .

IN WITNESS WHEREOF, I hereunto set my hand and affix my notary seal on the date above written.

_____
Notary Public

EXHIBIT A

LEGAL DESCRIPTIONS OF PARCELS

Serial Number: 11:013:0164
COM S 7.17 FT FR COM. SE COR. SEC.18, T4S, R1E, SLB&M.; S 89 DEG 58' 0" E 3492.49 FT; S 30 DEG 43' 31" W 5.75 FT; S 30 DEG 43' 27" W 1596.06 FT; S 12 DEG 36' 57" W 1532.3 FT; S 32 DEG 15' 47" W 816.56 FT; S 34 DEG 59' 54" W 490.31 FT; S 3 DEG 1' 38" W 370.25 FT; N 65 DEG 29' 27" W .81 FT; S 3 DEG 1' 38" W 306.08 FT; S 57 DEG 2' 6" W 4.98 FT; S 0 DEG 31' 51" W 147.07 FT; S 9 DEG 15' 0" E 122.57 FT; S 4 DEG 3' 41" W .11 FT; S 9 DEG 15' 0" E 354.24 FT; S 89 DEG 58' 12" W 45.25 FT; S 9 DEG 18' 28" E 173.93 FT; N 76 DEG 1' 50" W 134.89 FT; N 11 DEG 55' 39" E 202.11 FT; N 33 DEG 26' 13" W 157.87 FT; W 121.18 FT; S 25 DEG 10' 20" W 136.43 FT; S 8 DEG 17' 51" E 157.49 FT; N 76 DEG 1' 50" W 693.23 FT; N 13 DEG 30' 10" W 160.53 FT; N 55 DEG 21' 29" W 208.42 FT; S 72 DEG 9' 52" W 152.98 FT; N 76 DEG 1' 50" W 393.48 FT; N 44 DEG 39' 43" W 430.46 FT; N 77 DEG 22' 0" W 110.99 FT; N 23 DEG 49' 3" W 108.51 FT; N 36 DEG 37' 19" W 66.31 FT; N 53 DEG 55' 47" W 94.43 FT; N 68 DEG 31' 3" W 617.16 FT; N 39 DEG 20' 11" E 765.65 FT; N 13 DEG 7' 59" E 724.54 FT; N 14 DEG 4' 33" W 480.67 FT; N 14 DEG 4' 34" W 24.04 FT; N 57 DEG 20' 35" E 457.05 FT; N 1 DEG 23' 6" E 1076.84 FT; N 9 DEG 7' 45" W 917.42 FT; N 20 DEG 46' 8" W 868.04 FT; S 59 DEG 1' 24" W 312.98 FT; S 41 DEG 18' 41" W 661.68 FT; S 28 DEG 20' 55" W 226.84 FT; S 17 DEG 24' 5" W 389.56 FT; S 55 DEG 46' 52" W 581.42 FT; S 3 DEG 52' 50" W 1126.41 FT; S 31 DEG 43' 56" W 1453.54 FT; S 66 DEG 46' 43" W 1129.31 FT; N 17 DEG 50' 29" W 277.78 FT; N 89 DEG 49' 58" W 266.82 FT; N 0 DEG 5' 31" E 533.5 FT; N 35 DEG 44' 40" E 507.22 FT; N 9 DEG 48' 18" E 623.37 FT; N 18 DEG 48' 28" W 381.61 FT; N 37 DEG 25' 28" E 2259.05 FT; N 40 DEG 49' 46" W 1680.74 FT; W 223.01 FT; N 37 DEG 42' 18" E 312.79 FT; N 54 DEG 46' 19" E 1109.17 FT; N 27 DEG 48' 47" E 125.21 FT; N 89 DEG 37' 15" E 2939.22 FT; S 0 DEG 30' 34" W 2639.05 FT TO BEG. AREA 656.540 AC.

Serial Number: 11:013:0156
COM N 8804.56 FT & W 5355.53 FT FR SE COR. SEC. 30, T4S, R1E, SLB&M.; N 35 DEG 24' 40" W 100.48 FT; S 37 DEG 25' 28" W 333.01 FT; N 51 DEG 36' 30" W 1271.5 FT; S 43 DEG 28' 45" W 685.51 FT; S 46 DEG 31' 15" E 299.83 FT; S 30 DEG 42' 57" E 212.94 FT; S 12 DEG 2' 14" E 294.52 FT; S 89 DEG 47' 11" E 214.66 FT; S 56 DEG 40' 4" E 549.83 FT; N 70 DEG 35' 27" E 312.05 FT; N 35 DEG 57' 55" E 495.28 FT; N 12 DEG 36' 29" E 375.19 FT TO BEG. AREA 29.625 AC.

Serial Number: 68:126:0521
PARCEL B, PUBLIC OPEN SPACE, PLAT 5, HIDDEN CANYON, PHASE D SUB AREA 17.868 AC.

Serial Number: 68:032:0121
PARCEL A, OPEN SPACE, PLAT 1, HIDDEN CANYON, PHASE D SUB AREA 1.058 AC.

Serial Number: 68:005:0206
PARCEL B, OPEN SPACE, PLAT C, HIDDEN CANYON SUB AREA 1.273 AC.

Serial Number: 41:926:0158
PARCEL C, OPEN SPACE, PLAT B, HIDDEN CANYON SUB AREA 1.671 AC.

Serial Number: 41:901:0040
PARCEL A, PLAT A, HIDDEN CANYON SUB AREA 1.611 AC.

Serial Number: 68:005:0205
PARCEL A, PLAT C, HIDDEN CANYON SUB AREA 2.191 AC.

Serial Number: 11:013:0224
COM N 8622.2 FT & W 1353.59 FT FR SE COR. SEC. 30, T4S, R1E, SLB&M.; S 57 DEG 20' 42" W 457.02 FT; S 14 DEG 4' 25" E 23.33 FT; W 325.72 FT; S 58 DEG 52' 31" W 18.86 FT; N 9 DEG 30' 36" E 122.65 FT; N 69 DEG 12' 24" E 642.71 FT; S 55 DEG 6' 25" E 121.62 FT TO BEG. AREA 2.543 AC.

Serial Number: 68:040:0069
PARCEL A, PUBLIC OPEN SPACE, PLAT E, HIDDEN CANYON SUB AREA 17.744 AC.

Serial Number: 11:013:0179
COM N 5209.74 FT & W 348.7 FT FR SE COR. SEC. 30, T4S, R1E, SLB&M.; ALONG A CURVE TO L (CHORD BEARS: N 18 DEG 22' 5" W 61.62 FT, RADIUS = 127.5 FT); N 32 DEG 24' 33" W 232.1 FT; ALONG A CURVE TO R

(CHORD BEARS: N 19 DEG 7' 8" W 33.33 FT, RADIUS = 72.5 FT); N 5 DEG 49' 43" W 31.41 FT; ALONG A CURVE TO L (CHORD BEARS: N 56 DEG 49' 55" W 198.18 FT, RADIUS = 122.5 FT); S 72 DEG 9' 52" W 140.27 FT; ALONG A CURVE TO L (CHORD BEARS: S 61 DEG 58' 51" W 45.09 FT, RADIUS = 127.51 FT); S 51 DEG 47' 49" W 58.42 FT; N 38 DEG 12' 23" W 120.56 FT; N 38 DEG 23' 57" W 248.48 FT; S 76 DEG 1' 50" E 393.49 FT; N 72 DEG 9' 52" E 152.98 FT; S 55 DEG 21' 29" E 208.4 FT; S 13 DEG 30' 10" E 160.61 FT; S 76 DEG 1' 50" E 691.57 FT; S 8 DEG 17' 52" E 90.25 FT; E 31.09 FT; S 29 DEG 2' 55" W 78.94 FT; S 25 DEG 46' 25" W 29.05 FT; S 69 DEG 21' 25" W 34.46 FT; N 67 DEG 3' 35" W 336.17 FT; N 64 DEG 2' 17" W 283.86 FT; S 60 DEG 25' 8" W 100.37 FT; S 32 DEG 24' 32" E 19.9 FT; N 60 DEG 25' 9" E 75.74 FT; N 88 DEG 11' 26" E 23.3 FT; S 64 DEG 2' 17" E 260.92 FT; S 80 DEG 20' 33" W 119.89 FT; S 82 DEG 30' 19" W 161.95 FT TO BEG. AREA 5.622 AC.

Serial Number: 11:030:0074
COM N 4377.77 FT & E 1140.96 FT FR SE COR. SEC. 30, T4S, R1E, SLB&M.; N 36 DEG 34' 56" W 446.79 FT; N 72 DEG 23' 1" W 283.37 FT; S 32 DEG 0' 45" W 159.01 FT; N 45 DEG 39' 38" W 245.63 FT; ALONG A CURVE TO L (CHORD BEARS: N 52 DEG 31' 16" W 54.42 FT, RADIUS = 228.11 FT); N 13 DEG 30' 55" E 54.4 FT; N 25 DEG 46' 25" E 333.53 FT; E 21.34 FT; N 11 DEG 55' 31" E 39.15 FT; S 76 DEG 1' 50" E 161.6 FT; S 1 DEG 54' 25" W 87.08 FT; S 31 DEG 59' 51" E 374.86 FT; S 33 DEG 29' 51" E 520.06 FT; S 24 DEG 12' 46" E 31.14 FT TO BEG. AREA 4.316 AC.

Serial Number: 11:030:0166
COM N 2783.68 FT & E 992.75 FT FR SE COR. SEC. 30, T4S, R1E, SLB&M.; N 64 DEG 8' 32" W 181.97 FT; N 35 DEG 39' 9" W 131.92 FT; N 5 DEG 12' 53" W 218.58 FT; N 71 DEG 34' 48" W 170.15 FT; N 12 DEG 12' 49" W 213.7 FT; N 59 DEG 17' 7" W 245.17 FT; S 78 DEG 44' 46" W 393.52 FT; N 41 DEG 1' 23" W 243.25 FT; N 12 DEG 30' 45" W 5.72 FT; N 59 DEG 7' 1" E 150.34 FT; N 34 DEG 42' 53" W 127.74 FT; ALONG A CURVE TO R (CHORD BEARS: N 12 DEG 11' 46" W 174.62 FT, RADIUS = 227.96 FT); S 85 DEG 18' 8" E 66.83 FT; N 68 DEG 10' 50" E 5.79 FT; S 85 DEG 18' 9" E 25.71 FT; N 68 DEG 10' 49" E 80.41 FT; N 41 DEG 46' 6" E 80.41 FT; N 19 DEG 2' 7" E 110.27 FT; N 36 DEG 48' 36" E 1.88 FT; N 86 DEG 13' 34" E 267.08 FT; N 23 DEG 22' 20" E 428.37 FT; N 45 DEG 39' 38" W 253.44 FT; ALONG A CURVE TO L (CHORD BEARS: N 49 DEG 34' 58" W 23.59 FT, RADIUS = 165.56 FT); N 13 DEG 30' 54" E 59.52 FT; ALONG A CURVE TO R (CHORD BEARS: S 52 DEG 31' 9" E 54.41 FT, RADIUS = 227.95 FT); S 45 DEG 39' 38" E 245.63 FT; N 32 DEG 0' 45" E 159.01 FT; S 72 DEG 23' 1" E 283.35 FT; S 36 DEG 34' 56" E 446.84 FT; S 24 DEG 12' 47" E 422.95 FT; S 0 DEG 4' 40" E 231.53 FT; S 9 DEG 13' 9" W 400.69 FT; S 43 DEG 40' 36" W 201.75 FT; S 30 DEG 13' 46" W 61.73 FT; S 14 DEG 14' 34" E 200.24 FT; S 76 DEG 37' 19" W 149.85 FT; ALONG A CURVE TO R (CHORD BEARS: S 3 DEG 25' 24" E 153.46 FT, RADIUS = 328.59 FT) TO BEG. AREA 38.540 AC.

Serial Number: 11:030:0143
COM N 4248.75 FT & E 316.81 FT FR SW COR. SEC. 29, T4S, R1E, SLB&M.; S 86 DEG 13' 34" W 267.06 FT; N 36 DEG 48' 57" E 208.06 FT; N 50 DEG 52' 57" E 136.42 FT; N 14 DEG 51' 36" E 76.74 FT; N 10 DEG 19' 31" W 76.74 FT; N 35 DEG 36' 54" W 61.1 FT; N 13 DEG 30' 55" E 155.56 FT; ALONG A CURVE TO R (CHORD BEARS: S 49 DEG 34' 51" E 23.57 FT, RADIUS = 165.35 FT); S 45 DEG 39' 38" E 253.44 FT; S 23 DEG 22' 20" W 428.38 FT TO BEG. AREA 2.288 AC.

Serial Number: 11:031:0206
COM N 3765.42 FT & W 102.98 FT FR SE COR. SEC. 30, T4S, R1E, SLB&M.; S 59 DEG 6' 59" W 150.37 FT; S 12 DEG 30' 37" E 5.76 FT; N 41 DEG 1' 23" W 117.18 FT; S 76 DEG 16' 30" W 202.37 FT; N 29 DEG 54' 48" E 407.73 FT; S 65 DEG 8' 38" E 81.73 FT; S 85 DEG 18' 10" E 14.2 FT; ALONG A CURVE TO L (CHORD BEARS: S 12 DEG 13' 18" E 174.43 FT, RADIUS = 228.13 FT); S 34 DEG 42' 53" E 127.74 FT TO BEG. AREA 1.681 AC.

Serial Number: 11:031:0202
COM N 3692.61 FT & W 637.12 FT FR SE COR. SEC. 30, T4S, R1E, SLB&M.; N 29 DEG 54' 44" E 336.58 FT; N 32 DEG 26' 9" E 174.92 FT; S 53 DEG 11' 24" E 92.22 FT; S 65 DEG 8' 33" E .75 FT; S 29 DEG 54' 48" W 407.72 FT; S 29 DEG 54' 48" W 122.48 FT; S 63 DEG 10' 9" W 11.68 FT; N 37 DEG 10' 32" W 101.51 FT TO BEG. AREA 1.194 AC.

Serial Number: 11:031:0150
COM S 963.3 FT & W 1544.35 FT FR NE COR. SEC. 30, T4S, R1E, SLB&M.; S 65 DEG 54' 56" W 135.21 FT; S 55 DEG 33' 30" W 78.41 FT; N 60 DEG 48' 53" W 226.49 FT; S 31 DEG 6' 56" W 120 FT; S 22 DEG 27' 36" E 50.9 FT; ALONG A CURVE TO L (CHORD BEARS: S 20 DEG 55' 54" W 70.66 FT, RADIUS = 67 FT); N 87 DEG 17' 8" W 65.22 FT; S 19 DEG 7' 46" W 120 FT; S 85 DEG 43' 10" W 115.82 FT; S 16 DEG 11' 4" W 130.67 FT; S 61 DEG 52' 41" W 72.96 FT; S 32 DEG 30' 37" W 75.73 FT; N 57 DEG 28' 56" W 81.72 FT; N 82 DEG 24' 59" W 109.16 FT; S 87 DEG 39' 4" W 111.6 FT; S 87 DEG 39' 4" W 13.08 FT; N 45 DEG 49' 30" W 61.52 FT; ALONG A CURVE TO L (CHORD BEARS: N 60 DEG 15' 39" W 223.37 FT, RADIUS = 448 FT); N 8 DEG 44' 24" E 49.17 FT; N 14 DEG 18' 38" E 162.78 FT; N 55 DEG 39' 58" W 158.85 FT; N 52 DEG 1' 17" W 106.29 FT; N 50 DEG 32' 52" W 115.28 FT; N 21 DEG 19' 55"

W 115.16 FT; N 15 DEG 25' 29" W 166.84 FT; N 72 DEG 59' 4" W 33.98 FT; N 74 DEG 34' 20" W 292.35 FT; N 42 DEG 46' 29" W 118.33 FT; N 43 DEG 51' 6" W 78.67 FT; S 34 DEG 36' 13" W 145.76 FT; N 52 DEG 21' 1" W 476.63 FT; N 43 DEG 25' 55" E 300.41 FT; N 16 DEG 22' 5" W 123.82 FT; N 66 DEG 11' 10" E 292.7 FT; N 84 DEG 51' 21" E 130.94 FT; S 8 DEG 3' 6" E 105.73 FT; S 47 DEG 24' 56" E 216.96 FT; S 83 DEG 13' 41" E 435.6 FT; N 75 DEG 27' 14" E 192.77 FT; N 33 DEG 16' 32" E 194.22 FT; N 15 DEG 34' 50" E 170.78 FT; S 63 DEG 48' 52" E 188.54 FT; S 5 DEG 29' 43" E 44.28 FT; S 43 DEG 20' 50" E 132.95 FT; S 51 DEG 13' 7" E 120.89 FT; S 86 DEG 16' 14" E 235.23 FT; S 50 DEG 45' 3" E 183.96 FT; S 64 DEG 31' 18" E 13.6 FT; S 64 DEG 31' 18" E 55.99 FT; S 37 DEG 49' 55" E 113.8 FT; S 65 DEG 27' 52" E 88.44 FT; N 82 DEG 35' 38" E 53.67 FT; S 64 DEG 31' 18" E 179.57 FT; S 64 DEG 31' 18" E 73.08 FT; S 89 DEG 5' 46" E 84.88 FT; S 28 DEG 29' 25" E 59.31 FT; S 7 DEG 38' 32" E 132.04 FT; S 43 DEG 3' 3" W 334.21 FT; S 12 DEG 50' 58" W 190.37 FT TO BEG. AREA 59.750 AC.

Serial Number: 65:482:0901
LOT 901, OPEN SPACE, CANYON HILLS PUD, PHASE 9 SUB AREA 15.010 AC.

Serial Number: 66:646:0151
PARCEL C, PLAT A, SEASONS ESTATES SUB AREA 2.367 AC.

Serial Number: 66:873:0345
PARCEL A, PLAT D, SEASONS ESTATES SUB AREA 4.342 AC.

Serial Number: 66:705:0274
PARCEL C, PUBLIC OPEN SPACE, PLAT B, SEASONS ESTATES SUB AREA 0.760 AC.

Serial Number: 11:031:0157
COM N 3611.6 FT & W 575.75 FT FR SE COR. SEC. 30, T4S, R1E, SLB&M.; S 63 DEG 10' 16" W 168.81 FT; N 26 DEG 49' 44" W 100 FT; N 63 DEG 10' 16" E 150.61 FT; S 4 DEG 43' 28" W .08 FT; S 37 DEG 10' 33" E 101.58 FT TO BEG. AREA 0.366 AC.

Serial Number: 53:426:0053
PART LOT 40, TRAVERSE MOUNTAIN VIALETTO PHASE 1 SUB DESCRIBED AS FOLLOWS:; COM N 3572.26 FT & W 875.11 FT FR SE COR. SEC. 30, T4S, R1E, SLB&M.; N 35 DEG 19' 29" W 167 FT; S 54 DEG 47' 52" W 24.75 FT; N 25 DEG 43' 26" E 262.8 FT; S 67 DEG 47' 42" E 330.48 FT; S 29 DEG 54' 48" W 130.94 FT; S 63 DEG 10' 16" W 266.66 FT TO BEG. AREA 1.904 AC.

Serial Number: 53:581:0337
OPEN SPACE, TRAVERSE MOUNTAIN VIALETTO, PHASE 3 SUB AREA 2.564 AC.

Serial Number: 53:516:0231
PART LOT, OPEN SPACE, TRAVERSE MOUNTAIN VIALETTO, PHASE 2 SUB DESRCIBED AS FOLLOWS; COM S 737.21 FT & W 1252.21 FT FR NE COR. SEC. 30, T4S, R1E, SLB&M.; ALONG A CURVE TO R (CHORD BEARS: N 83 DEG 55' 7" E 225.74 FT, RADIUS = 172.5 FT); S 55 DEG 12' 49" E 106.96 FT; S 55 DEG 12' 49" E 81.01 FT; ALONG A CURVE TO L (CHORD BEARS: S 79 DEG 0' 45" W 25.8 FT, RADIUS = 18 FT); ALONG A CURVE TO L (CHORD BEARS: S 1 DEG 55' 48" E 83.67 FT, RADIUS = 72.63 FT); S 37 DEG 5' 56" E 49.21 FT; ALONG A CURVE TO R (CHORD BEARS: S 5 DEG 41' 14" E 185.02 FT, RADIUS = 177.5 FT); S 25 DEG 43' 29" W 468.63 FT; S 60 DEG 34' 58" W 78.74 FT; N 25 DEG 43' 26" E 453.25 FT; N 64 DEG 16' 34" W 114.19 FT; N 22 DEG 17' 39" E 13.63 FT; S 64 DEG 58' 31" W 241.27 FT; ALONG A CURVE TO L (CHORD BEARS: N 36 DEG 16' 20" W 25.96 FT, RADIUS = 127.5 FT); N 42 DEG 6' 51" W 54.73 FT; ALONG A CURVE TO R (CHORD BEARS: N 32 DEG 8' 21" W 77.09 FT, RADIUS = 222.51 FT); N 22 DEG 9' 50" W 83.53 FT; ALONG A CURVE TO R (CHORD BEARS: N 8 DEG 54' 25" W 88.29 FT, RADIUS = 192.5 FT); ALONG A CURVE TO R (CHORD BEARS: N 23 DEG 42' 3" E 127.57 FT, RADIUS = 192.5 FT); N 43 DEG 3' 4" E 108.71 FT TO BEG. AREA 5.315 AC.

Serial Number: 11:030:0164
COM N 4724.22 FT & E 160.28 FT FR SW COR. SEC. 29, T4S, R1E, SLB&M.; N 12 DEG 44' 41" E 145.49 FT; N 13 DEG 30' 53" E 2.84 FT; S 80 DEG 25' 22" E 15.64 FT; ALONG A CURVE TO R (CHORD BEARS: S 67 DEG 53' 30" E 85.35 FT, RADIUS = 172.08 FT); S 13 DEG 30' 55" W 155.43 FT; N 35 DEG 36' 57" W 16.3 FT; N 61 DEG 0' 36" W 59.72 FT; S 13 DEG 30' 56" W 15.61 FT; N 61 DEG 0' 39" W 29.22 FT TO BEG. AREA 0.341 AC.

Serial Number: 11:030:0069
COM N 4834.45 FT & E 287.55 FT FR SW COR. SEC. 29, T4S, R1E, SLB&M.; ALONG A CURVE TO L (CHORD BEARS: N 67 DEG 53' 29" W 85.35 FT, RADIUS = 171.9 FT); N 80 DEG 25' 21" W 15.61 FT; N 0 DEG 33' 35" E 45.42

FT; N 33 DEG 8' 36" E 11.56 FT; S 82 DEG 15' 20" E 16.32 FT; ALONG A CURVE TO R (CHORD BEARS: S 70 DEG 48' 25" E 90.47 FT, RADIUS = 228.11 FT); S 13 DEG 30' 55" W 59.52 FT TO BEG. AREA 0.137 AC.

Serial Number: 45:668:0138
PARCEL A, OPEN SPACE/COMMON AREA, PLAT A, LA RINGHIERA SUB AREA 3.448 AC.

Serial Number: 11:031:0153
COM N 3498.68 FT & W 1992.33 FT FR SE COR. SEC. 30, T4S, R1E, SLB&M.; ALONG A CURVE TO L (CHORD BEARS: N 62 DEG 44' 32" E 101.92 FT, RADIUS = 343.98 FT); S 15 DEG 57' 26" W 41.13 FT; S 17 DEG 1' 15" E 134.56 FT; S 0 DEG 39' 48" E 68.97 FT; S 32 DEG 16' 31" E 84.86 FT; S 12 DEG 0' 1" E 81.28 FT; S 50 DEG 54' 15" W 39.61 FT; S 22 DEG 11' 5" W 183.77 FT; S 20 DEG 50' 51" E 151.02 FT; S 53 DEG 2' 59" E 107.05 FT; S 26 DEG 12' 42" E 125.69 FT; S 80 DEG 9' 45" W 164.78 FT; S 33 DEG 6' 35" E 249.64 FT; S 37 DEG 6' 49" W 130.61 FT; S 51 DEG 32' 16" W 93.55 FT; S 86 DEG 9' 13" W 202.75 FT; N 60 DEG 31' 18" W 61.3 FT; N 19 DEG 3' 42" W 360 FT; N 45 DEG 0' 0" E 454.15 FT; N 20 DEG 6' 7" E 168.33 FT; N 18 DEG 47' 34" W 94.81 FT; N 53 DEG 31' 0" W 75.99 FT; N 74 DEG 55' 29" W 84.78 FT; N 45 DEG 48' 43" W 27.46 FT; N 35 DEG 37' 56" E 255.61 FT; N 59 DEG 46' 52" W 69.2 FT TO BEG. AREA 6.759 AC.

Serial Number: 11:031:0154
COM N 1621.77 FT & W 1381.66 FT FR SE COR. SEC. 30, T4S, R1E, SLB&M.; N 74 DEG 55' 12" W 174.34 FT; N 6 DEG 40' 7" W 233.41 FT; N 43 DEG 54' 51" E 142.86 FT; N 22 DEG 57' 36" E 109.37 FT; N 0 DEG 52' 26" E 114.72 FT; N 40 DEG 21' 39" E 89.43 FT; S 17 DEG 16' 5" E 71.74 FT; ALONG A CURVE TO L (CHORD BEARS: S 3 DEG 56' 31" E 171.91 FT, RADIUS = 207.5 FT); S 18 DEG 50' 12" W 94.04 FT; S 1 DEG 29' 33" W 334.76 FT TO BEG. AREA 1.937 AC.

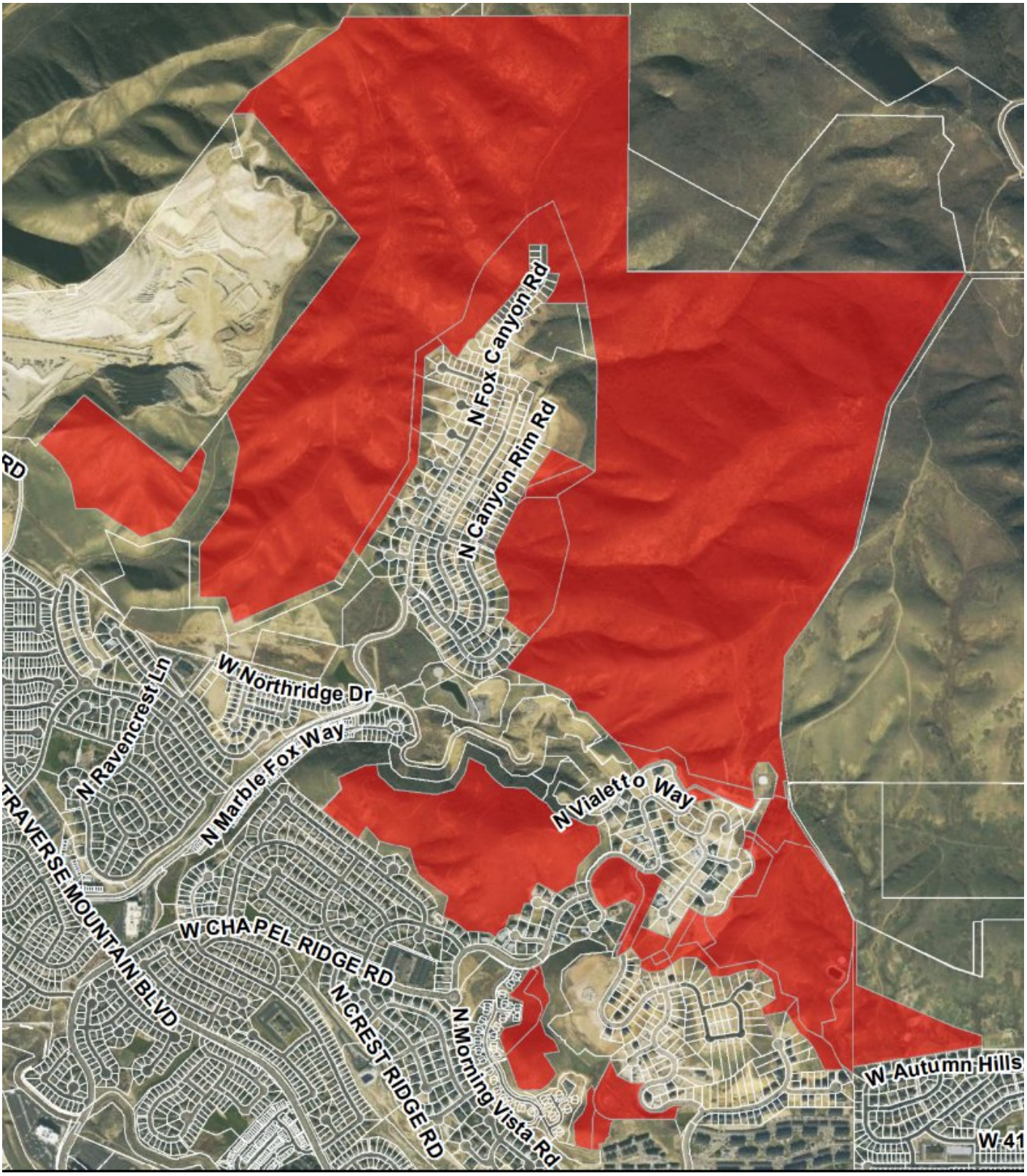
Serial Number: 45:820:0319
PARCEL A, PUBLIC OPEN SPACE, PLAT C, LA RINGHIERA SUB AREA 1.303 AC.

Serial Number: 11:030:0148
COM N 2401.11 FT & E 1314.09 FT FR SW COR. SEC. 29, T4S, R1E, SLB&M.; N 51 DEG 28' 35" W 182.24 FT; N 24 DEG 45' 26" W 201.28 FT; N 47 DEG 21' 56" W 126.66 FT; N 64 DEG 8' 42" W 1.35 FT; ALONG A CURVE TO L (CHORD BEARS: N 3 DEG 25' 11" W 153.5 FT, RADIUS = 327.61 FT); N 76 DEG 37' 18" E 149.85 FT; N 14 DEG 14' 35" W 200.24 FT; N 30 DEG 13' 50" E 61.73 FT; N 43 DEG 40' 36" E 201.75 FT; N 9 DEG 13' 9" E 393.89 FT; S 0 DEG 0' 59" W 1098.77 FT; S 0 DEG 9' 33" E 253.93 FT TO BEG. AREA 4.746 AC.

Serial Number: 66:705:0273
PARCEL B, PUBLIC OPEN SPACE, PLAT B, SEASONS ESTATES SUB AREA 5.497 AC.

EXHIBIT B

PROPERTY LOCATION MAP



Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: May 28, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2024-30 adopting the Budget and Consolidated Fee Schedule for the City of Lehi for Fiscal Year 2025 (July 1, 2024 - June 30, 2025).

Suggested Action:

Attachments:

Res 2024-30.docx

FY 2025 MAYOR'S TENTATIVE BUDGET.pdf

2025 Fee Schedule.pdf

LEHI CITY

RESOLUTION NO. 2024-30

A RESOLUTION ADOPTING THE BUDGET AND CONSOLIDATED FEE SCHEDULE FOR THE CITY OF LEHI FOR FISCAL YEAR 2025 (JULY 1, 2024 – JUNE 30, 2025).

WHEREAS, the City of Lehi has previously adopted a tentative budget and fee schedule for Fiscal Year 2025; and

WHEREAS, at the time said tentative budget and fee schedule were adopted, a public hearing was scheduled and notice was given 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:

A. The budgets as set forth for the fiscal year ending June 30, 2025 are hereby adopted as proposed; and

B. The final tax rate will not be adopted until Lehi City holds a truth in taxation hearing in August 2024.

This resolution shall take effect on July 1, 2024.

Approved and Adopted by the City Council of Lehi City this 28th day of May, 2024.

_____
Mayor Mark Johnson
Lehi City

Attest:

_____
Teisha Wilson, City Recorder

LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2025



LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2025

TABLE OF CONTENTS

	Page
Mayor's Letter to Council	1-2
Financial Policies	3-7
General Fund Revenues	8-10
General Fund Department Expenditures	11
Human Resources	12
Justice Court	13
City Recorder	14
Administration	15
Treasury	16
Finance	17
Mayor & City Council	18
Legal Services	19
Emergency Management	20
Information Center	21
Police	22
Fire	23
Planning & Zoning	24
Development Services (Building Inspection)	25
Economic Development	26
Streets	27
Engineering	28
Parks	29
Community Events	30
Senior Citizen	31
Library	32
Literacy Center	33
Cemetery	34
Museum	35
Non-departmental	36

LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2025

TABLE OF CONTENTS

	Page
Class "C" Roads Summary	37
Liquor Fund Summary	38
PARC Tax Fund Summary	39
Recreation Fund	40
Legacy Center Expenses	41-42
Outdoor Pool Expenses	43
Curtis Center Expenses	44
Ice Rink Expenses	45
Local Building Authority	46
Capital Projects Summary	47-48
Debt Service	49
State & Federal Grants Fund	50
Community Development Block Grant (CDBG)	51
Fire Impact Fees Summary	52
Park Impact Fees Summary	53
Police Impact Fees Summary	54
Road Impact Fees Summary	55
Culinary Water Summary	56
Culinary Water Expenses	57-58
Culinary Water Impact Fees	59
Sewer Summary	60
Sewer Expenses	61-62
Sewer Impact Fees	63
Electric Summary	64
Electric Expenses	65-66
Electric Impact Fees	67
Garbage Summary	68
Pressurized Irrigation Summary	69
Pressurized Irrigation Expenses	70-71
Pressurized Impact Fees	72

LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2025

TABLE OF CONTENTS

	Page
Drainage Summary	73
Drainage Expenses	74
Drainage Impact Fees	75
Payment in Lieu	76
Fiber Summary	77
Fiber Expenses	78-79
IT Summary	80
IT Expenses	81
Fleet Summary	82
Fleet Expenses	83
Risk Management Summary	84
Risk Management Expenses	85
Buildings/Grounds Summary	86
Buildings/Grounds Expenses	87
Budget Requests	88-91
RDA Budget Title Page	92
RDA Mill Pond	93
RDA Texas Instruments	94
CDA Xactware	95
EDA Thanksgiving Park	96
EDA Adobe	97
CDA Outlets at Traverse Mountain	98
CDA Meadow Pointe	99

LEHI CITY

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

April 09, 2024

Dear City Council members,

I am pleased to present to you a budget for the upcoming 2024-25 fiscal year. This budget is the culmination of many hours of work which began with the budget retreat in February. The budget is presented based on priorities identified by the City Council and proposals presented by City staff. I commend our City Departments for their dedication to providing quality services for our residents and keeping within budget restraints. All requests were made with this focus in mind to enhance services provided by the City. Unfortunately, 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.

Commercial and residential growth continues with 834 new permits for homes and businesses in the City. Current estimates place the City's population at 92,232 making Lehi the ninth largest City in the State of Utah. Rapid growth brings opportunities as well as challenges. More residents increase pressure on City infrastructure. Therefore, continued capital investments must occur. This budget reflects investment in parks, roads, utilities, and building assets. These investments need to occur now to prepare for the City's future.

While Lehi continues to experience economic development, growth in sales tax revenue slowed during calendar year 2023 and revenues from development are below levels experienced 2-3 years ago. However, demand for employees, particularly in public safety, requires the City to stay committed to keeping pace with the market for employee wages and benefits. Furthermore, as Lehi continues to add parks and recreation facilities, additional staff will be required to keep the facilities in good working order.

As a result of these economic conditions, a modest adjustment to property taxes is proposed. The increased revenue from the rate adjustment will fund market-driven adjustments to police and fire salaries as well as an additional employee to the parks department. Current estimates set the increase to a median-priced home in Lehi in the range of $1.75 to $2.00 per month. Actual amounts will be determined by growth and assessment values calculated by the County Assessor, which will be available later this year.

Budget forecasts continue to be made in a conservative manner in order for 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. This requires attention be paid to growth in both revenues and expenditures.

In evaluating the overall city budget, expenditures in all funds for the fiscal year 2025 total $350,748,800. A significant portion of this amount relates to capital projects begun in a previous year, which will continue into fiscal year 2025. This year's budget emphasizes an investment in city infrastructure as well as city employees. High inflation rates continue to impact costs paid to suppliers as well as employees. In response to these economic and market conditions, employees can realize a pay increase of up to 4.0% based on their performance.

The City is currently working on several capital projects throughout the City. The largest of these include Fire Station #84, City Hall, Family Park, and the municipal fiber network. Construction on these projects is progressing and I believe residents will be pleased with the results of the projects and the positive impact they will have on our community.

This budget is lighter on new capital projects than the last couple of years. The most significant new project is the expansion of capacity and facilities at the City's public works yard and offices. As the City grows, additional capacity is needed to protect equipment and provide workspaces for employees. This expansion is proposed to be funded via the issuance of revenue bonds from the water and pressurized irrigation funds. Additional investments will be made into city infrastructure throughout all enterprise funds.

The City continues to invest in expanding park infrastructure including Family Park, Shadow Ridge Park, Holbrook Farms Park, Cold Springs Ranch Park, and Lakeview Park. Combined, the commitment to these parks is just over $18 million in this year's budget. These new park facilities will be a great asset to the City and its residents. In order to support the commitment to park infrastructure, an additional three employees are proposed to be added to the current staff in this year's budget.

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

No increase in rates is considered for Culinary Water. This fund shows good reserve levels and operational coverage. The rate for Pressurized Irrigation is proposed to increase by 5%. The primary driver in this increase is the need for new and expanded infrastructure, including the State-mandated project to meter all connections. In January, the entity which processes our wastewater, Timpanogos Special Services District, increased their rates to the City by 40%. This increase forces the City to increase its rates to end users as well. The budget proposes a 25% increase in sewer rates. Finally, the Storm Drain rate will increase, as previously adopted, by $0.25 per month and garbage rates are proposed to increase 3.5% to keep pace with increases charge by the City's contracted provider. Even with these rate increases, Lehi City utilities will be one of the lowest rates as compared to neighboring cities.

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

Respectfully

Mayor Mark Johnson

Guiding Financial Principles

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

Budgeting

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

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

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

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

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

Taxation

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

Debt

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

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

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

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

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

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

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

Investment Policies

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

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

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

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

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

Reserves

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

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

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

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

Capital Expenditures

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

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

Proprietary Funds

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

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

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

Financial Planning

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

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

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

GENERAL FUND REVENUES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Taxes						
Current property taxes	$ 13,658,681	$ 13,797,201	$ 16,093,541	$ 16,093,541	27%	$ 2,296,340
911 Tax (pass through)	-	-	-	-	0%	-
General sales tax	22,449,472	21,270,096	23,770,096	23,770,096	40%	2,500,000
Franchise taxes	6,268,236	5,000,000	5,600,000	5,600,000	9%	600,000
Cell phone taxes	639,377	625,000	625,000	625,000	1%	-
Innkeeper taxes	363,595	230,000	230,000	230,000	0%	-
Total Taxes	**$ 43,379,361**	**$ 40,922,297**	**$ 46,318,637**	**$ 46,318,637**		
License and Permits						
Business licenses	$ 128,484	$ 115,000	$ 115,000	$ 115,000	0%	-
Building permits	2,180,781	3,229,000	3,229,000	3,229,000	5%	-
Accessory Dwelling Unit	12,759	-	-	-	0%	-
Plan reviews	1,239,404	1,625,000	1,625,000	1,625,000	3%	-
Micron plan review & inspection	75,000	75,000	75,000	75,000	0%	-
Inspection fees	402,657	700,000	700,000	700,000	1%	-
State 1% building permit fees	23,275	20,000	20,000	20,000	0%	-
Total License and Permits	**$ 4,062,359**	**$ 5,764,000**	**$ 5,764,000**	**$ 5,764,000**		
Intergovernmental Revenue						
COPS Grant	$ 84,905	$ -	$ 100,000	$ 100,000	0%	100,000
Library grant	17,595	-	15,000	15,000	0%	15,000
Fire department grants	21,109	268,568	-	-	0%	(268,568)
County recreation grants	-	32,000	137,000	137,000	0%	105,000
State grants	105,783	98,000	75,000	75,000	0%	(23,000)
Grants	16,905	215,500	10,000	10,000	0%	(205,500)
Sr citizen building rental income	-	5,000	5,000	5,000	0%	-
Senior citizen income	33,132	50,000	50,000	50,000	0%	-

GENERAL FUND REVENUES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Intergovernmental Revenue- Continued						
Alpine District / Police reimbursement	157,500	157,500	157,500	157,500	0%	-
County fire allocation	6,277	15,000	15,000	15,000	0%	-
Total Intergovernmental	**$ 443,207**	**$ 841,568**	**$ 564,500**	**$ 564,500**		
Charges For Service						
Library receipts	$ 21,611	$ 70,000	$ 70,000	$ 70,000	0%	-
Library video rental fees	4,555	25,000	25,000	25,000	0%	-
Special police revenue	74,493	50,000	50,000	50,000	0%	-
Sale of cemetery lots	217,750	250,000	250,000	250,000	0%	-
Headstone setting fee	7,325	4,500	4,500	4,500	0%	-
Cemetery burial fees	136,425	52,000	52,000	52,000	0%	-
Fire fees	158,934	195,600	195,600	195,600	0%	-
Ambulance fees	2,443,183	2,224,000	2,224,000	2,224,000	4%	-
Passports	78,604	100,000	100,000	100,000	0%	-
Total Charges for Service	**$ 3,142,880**	**$ 2,971,100**	**$ 2,971,100**	**$ 2,971,100**		
Fines and Forfeitures						
Court fines & forfeitures	$ 829,482	$ 732,500	$ 732,500	$ 732,500	1%	-
Enforcement fees	2,780	5,000	5,000	5,000	0%	-
Total Fines and Forfeitures	**$ 832,262**	**$ 737,500**	**$ 737,500**	**$ 737,500**		
Miscellaneous Revenues						
Interest earnings	$ 1,008,416	$ 100,000	$ 100,000	$ 100,000	0%	-
Traffic school	37,144	33,000	33,000	33,000	0%	-

GENERAL FUND REVENUES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Miscellaneous Revenues - continued						
Park rental	117,640	42,000	42,000	42,000	0%	-
Portable stage rental	1,000	5,500	5,500	5,500	0%	-
Cellular one tower/park fee	58	65,000	65,000	65,000	0%	-
Sale of fixed assets	137,603	10,000	10,000	10,000	0%	-
Sale of city property	10	-	-	-	0%	-
Sale of materials	-	500	500	500	0%	-
Sale of history books	-	500	500	500	0%	-
Frances Comer trust donations	-	2,750	2,750	2,750	0%	-
Literacy center revenue	85	3,250	3,250	3,250	0%	-
Miss Lehi revenue	8,895	21,000	21,000	21,000	0%	-
Lehi roundup revenue	41,239	64,500	64,500	64,500	0%	-
Misc revenue contractors	107,474	50,000	50,000	50,000	0%	-
Alpine School District Rec Fee	18,373	15,000	15,000	15,000	0%	-
Office building rental fee	12,082	40,000	40,000	40,000	0%	-
Miscellaneous revenue	55,221	80,000	80,000	80,000	0%	-
Total Miscellaneous Revenues	**$ 1,545,240**	**$ 533,000**	**$ 533,000**	**$ 533,000**		
Contributions, Transfers & Admin						
Allocation from water & sewer	$ 590,496	$ 590,500	$ 590,500	$ 590,500	1%	-
Allocation from electric	541,008	541,000	541,000	541,000	1%	-
Administrative charges RDA	767,535	1,600,000	1,600,000	1,600,000	3%	-
Fund balance reappropriation	-	497,616	-	-	0%	(497,616)
Total Contributions & Transfers	**$ 1,899,039**	**$ 3,229,116**	**$ 2,731,500**	**$ 2,731,500**		
Total General Fund Revenues	**$ 55,304,348**	**$ 54,998,581**	**$ 59,620,237**	**$ 59,620,237**	**100%**	**$ 4,621,656**

GENERAL FUND EXPENDITURES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Justice court	$ 602,798	$ 748,247	$ 754,315	$ 754,315	1%	$ 6,068
City recorder	212,641	411,677	229,650	229,650	0%	(182,027)
Administration	1,384,245	1,588,686	1,689,219	1,689,219	3%	100,533
Human resources	415,556	499,751	673,214	618,988	1%	119,237
Treasury	569,923	597,787	622,229	622,229	1%	24,442
Finance	695,866	761,849	801,747	801,747	1%	39,898
Mayor & City Council	353,383	427,668	449,122	449,122	1%	21,454
Legal services	704,776	807,092	993,428	989,428	2%	182,336
Emergency management	118,534	173,057	181,995	181,995	0%	8,938
Information Center	561,226	615,822	671,806	671,806	1%	55,984
Police	11,827,913	13,133,856	14,818,628	14,178,080	24%	1,044,224
Fire	8,798,436	10,851,937	12,959,514	12,659,977	21%	1,808,040
Planning & zoning	996,109	1,266,454	1,193,541	1,193,541	2%	(72,913)
Development Services (Building Dept)	1,535,241	1,838,414	1,951,387	1,951,387	3%	112,973
Economic development	236,331	271,522	294,009	275,618	0%	4,096
Streets & public improvements	1,986,497	2,407,015	2,519,131	2,497,312	4%	90,297
Engineering	1,063,866	1,105,884	1,160,399	1,160,399	2%	54,515
Parks	3,556,050	4,315,155	5,873,335	5,058,551	8%	743,396
Community events	474,997	500,700	500,700	500,700	1%	-
Senior citizen	254,358	395,336	420,926	420,926	1%	25,590
Library	1,638,892	1,721,929	1,835,551	1,820,551	3%	98,622
Literacy center	354,235	494,208	490,873	490,873	1%	(3,335)
Cemetery	551,144	679,818	686,216	695,216	1%	15,398
Museum	279,347	311,800	711,055	681,055	1%	369,255
Non-departmental	14,793,426	9,072,917	9,072,917	9,027,552	15%	(45,365)
Total General Fund Expenditures	**$ 53,965,791**	**$ 54,998,581**	**$ 61,554,907**	**$ 59,620,237**	**100%**	**$ 4,621,656**
Surplus/(Deficit)	**$ 1,338,557**	**$ -**	**$ (1,934,670)**	**$ (0)**		

HUMAN RESOURCES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	4	4	4.5	4		0
Salaries & Wages	$ 218,444	$ 269,833	$ 341,807	$ 325,318	53%	55,485
Employee Benefits	95,791	127,863	198,766	162,029	26%	34,166
Books, Subscriptions, Memberships	1,146	1,500	1,500	1,500	0%	-
Travel & Training	1,533	5,000	5,000	5,000	1%	-
Office Supplies	1,411	2,750	2,750	2,750	0%	-
IT Fund Charges	44,004	45,000	45,500	45,000	7%	-
Utilities	-	-	-	-	0%	-
Equipment Maintenance	-	800	800	800	0%	-
Risk Mgmt Fund Charges	996	5,000	5,500	5,000	1%	-
Professional & Technical	45,252	36,005	61,005	61,005	10%	25,000
Miscellaneous	6,979	6,000	10,585	10,585	2%	4,585
Total HR Expenditures	**$ 415,556**	**$ 499,751**	**$ 673,214**	**$ 618,988**	**100%**	**$ 119,237**

JUSTICE COURT

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTE's	5.5	5.5	5.5	5.5		0
Salaries & Wages	$ 334,715	$ 361,789	$ 386,031	$ 386,031	51%	$ 24,242
Overtime	-	750	750	750	0%	-
Employee Benefits	126,798	142,262	144,399	144,399	19%	2,137
Books, Subscriptions, Memberships	817	1,000	1,000	1,000	0%	-
Travel & Training	14,235	13,100	13,100	13,100	2%	-
Office Supplies	12,877	11,000	11,000	11,000	1%	-
Building & Grounds	24,996	90,000	90,000	90,000	12%	-
IT Fund Charges	35,004	35,000	35,000	35,000	5%	-
Utilities	30,470	18,000	18,000	18,000	2%	-
Equipment Maintenance	332	1,800	1,800	1,800	0%	-
Risk Mgmt Fund Charges	996	5,000	5,000	5,000	1%	-
Electricity - Lehi City Power	4,003	5,575	5,575	5,575	1%	-
Professional & Technical	12,902	23,460	34,660	34,660	5%	11,200
Witness & Jury Fees	857	4,000	4,000	4,000	1%	-
Miscellaneous	3,797	4,000	4,000	4,000	1%	-
Capital Outlay	-	31,511	-	-	0%	(31,511)
Total Justice Court Expenditures	**$ 602,798**	**$ 748,247**	**$ 754,315**	**$ 754,315**	**100%**	**$ 6,068**

CITY RECORDER

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	1	1	1	1		0
Salaries & Wages	$ 84,163	$ 89,337	$ 93,915	$ 93,915	41%	$ 4,578
Employee Benefits	44,817	49,440	52,835	52,835	23%	3,395
Books, Subscriptions, Memberships	1,580	5,000	5,000	5,000	2%	-
Public Notices	-	7,500	7,500	7,500	3%	-
Travel & Training	1,884	4,000	4,000	4,000	2%	-
Office Supplies	-	2,500	2,500	2,500	1%	-
IT Fund Charges	18,996	19,000	19,000	19,000	8%	-
Utilities	-	-	-	-	0%	-
Equipment Maintenance	31,639	20,800	20,800	20,800	9%	-
Risk Mgmt Fund Charges	996	1,000	1,000	1,000	0%	-
Professional & Technical	5,906	12,100	12,100	12,100	5%	-
Miscellaneous	22,660	11,000	11,000	11,000	5%	-
Election Expense	-	190,000	-	-	0%	(190,000)
Capital Outlay	-	-	-	-	0%	-
Total City Recorder Expenditures	**$ 212,641**	**$ 411,677**	**$ 229,650**	**$ 229,650**	**100%**	**$ (182,027)**

ADMINISTRATION

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	9	9.5	10	10		0.5
Salaries & Wages	$ 805,146	$ 892,064	$ 966,435	$ 966,435	57%	$ 74,371
Overtime	3,630	-	-	-	0%	-
Employee Benefits	341,892	395,759	431,921	431,921	26%	36,162
Books, Subcriptions, Memberships	15,026	6,500	6,500	6,500	0%	-
Public Notices	-	1,000	1,000	1,000	0%	-
Travel & Training	47,010	49,000	39,000	39,000	2%	(10,000)
Office Supplies	14,074	18,700	18,700	18,700	1%	-
Fleet Fund Charges	19,164	18,662	18,662	18,662	1%	-
Fuel	-	500	500	500	0%	-
IT Fund Charges	24,600	24,601	24,601	24,601	1%	-
Utilities	-	-	-	-	0%	-
Risk Mgmt Fund Charges	2,004	10,000	10,000	10,000	1%	-
Electricity - Lehi City Power	-	-	-	-	0%	-
Professional & Technical	30,144	40,000	40,000	40,000	2%	-
Public Defender	49,982	100,000	100,000	100,000	6%	-
Miscellaneous	31,574	31,900	31,900	31,900	2%	-
Capital	-	-	-	-	0%	-
Total Administration Expenditures	**$ 1,384,245**	**$ 1,588,686**	**$ 1,689,219**	**$ 1,689,219**	**100%**	**$ 100,533**

TREASURY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	5	5	5	5		0
Salaries & Wages	$ 299,765	$ 315,711	$ 336,852	$ 336,852	54%	$ 21,141
Employee Benefits	189,245	205,376	208,677	208,677	34%	3,301
Books, Subscriptions, Memberships	-	1,000	1,000	1,000	0%	-
Travel & Training	2,172	4,000	4,000	4,000	1%	-
Office Supplies	3,674	3,200	3,200	3,200	1%	-
IT Fund Charges	45,996	46,000	46,000	46,000	7%	-
Utilities	-	-	-	-	0%	-
Equipment Maintenance	-	500	500	500	0%	-
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	2%	-
Professional & Technical	17,661	11,000	11,000	11,000	2%	-
Miscellaneous	1,414	1,000	1,000	1,000	0%	-
Total Treasury Expenditures	**$ 569,923**	**$ 597,787**	**$ 622,229**	**$ 622,229**	**100%**	**$ 24,442**

FINANCE

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTE's	4	4	4	4		0
Salaries & Wages	$ 407,563	$ 427,847	$ 444,667	$ 444,667	55%	$ 16,820
Employee Benefits	172,077	188,217	211,295	211,295	26%	23,078
Books, Subscriptions, Memberships	1,463	2,246	2,246	2,246	0%	-
Travel & Training	4,715	6,500	6,500	6,500	1%	-
Office Supplies	4,753	10,000	10,000	10,000	1%	-
IT Fund Charges	40,488	40,489	40,489	40,489	5%	-
Utilities	-	-	-	-	0%	-
Equipment Maintenance	-	1,500	1,500	1,500	0%	-
Risk Mgmt Fund Charges	996	5,000	5,000	5,000	1%	-
Professional & Technical	10,760	30,000	30,000	30,000	4%	-
Yearly audit	51,345	46,000	46,000	46,000	6%	-
Budget award	-	550	550	550	0%	-
Miscellaneous	1,706	3,500	3,500	3,500	0%	-
Total Finance Expenditures	**$ 695,866**	**$ 761,849**	**$ 801,747**	**$ 801,747**	**100%**	**$ 39,898**

MAYOR & CITY COUNCIL

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	6	6	6	6		0
Salaries & Wages	$ 162,696	$ 170,551	$ 176,713	$ 176,713	39%	$ 6,162
Employee Benefits	128,585	142,117	147,409	147,409	33%	5,292
Books, Subscriptions, Memberships	1,313	35,000	35,000	35,000	8%	-
Travel & Training	11,962	-	10,000	10,000	2%	10,000
Office Supplies	1,021	3,000	3,000	3,000	1%	-
Reimb. Expenses	-	5,000	5,000	5,000	1%	-
Risk Mgmt Fund Charges	2,004	10,000	10,000	10,000	2%	-
IT Fund Charges	20,004	20,000	20,000	20,000	4%	-
Professional & Technical	20,839	25,000	25,000	25,000	6%	-
Miscellaneous	4,959	17,000	17,000	17,000	4%	-
Total City Council Expenditures	**$ 353,383**	**$ 427,668**	**$ 449,122**	**$ 449,122**	**100%**	**$ 21,454**

LEGAL SERVICES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	5.5	5.5	6.5	6.5		1
Salaries & Wages	$ 431,632	$ 475,745	$ 618,349	$ 618,349	62%	$ 142,604
Employee Benefits	184,206	201,313	271,045	271,045	27%	69,732
Books, Subscriptions, Memberships	7,107	8,500	8,500	8,500	1%	-
Travel & Training	2,778	5,500	5,500	5,500	1%	-
Office Supplies	3,192	10,000	14,000	10,000	1%	-
IT Fund Charges	23,532	23,534	23,534	23,534	2%	-
Utilities	-	-	-	-	0%	-
Risk Mgmt Fund Charges	2,004	10,000	10,000	10,000	1%	-
Professional & Technical	23,851	40,000	40,000	40,000	4%	-
Prosecutor Outside Counsel	24,962	30,000	-	-	0%	(30,000)
Miscellaneous	1,512	2,500	2,500	2,500	0%	-
Total Legal Services Expenditures	**$ 704,776**	**$ 807,092**	**$ 993,428**	**$ 989,428**	**100%**	**$ 182,336**

EMERGENCY MANAGEMENT

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	1	1	1	1		0
Salaries & Wages	$ 69,857	$ 73,222	$ 76,125	$ 76,125	42%	$ 2,903
Employee Benefits	39,529	45,135	48,171	48,171	26%	3,036
Books, Subscriptions & Memberships	-	-	-	-	0%	-
Travel & Training	460	3,500	3,500	3,500	2%	-
Office Supplies	-	500	500	500	0%	-
Professional & Technical	190	10,000	10,000	10,000	5%	-
Program Expenditures	-	-	3,000	3,000	2%	3,000
Miscellaneous	794	21,700	21,700	21,700	12%	-
Cert Program	3,508	12,500	6,000	6,000	3%	(6,500)
Rehab Program	4,196	6,500	13,000	13,000	7%	6,500
Capital Outlay	-	-	-	-	0%	-
Total Emergency Mgmt Expenditures	**$ 118,534**	**$ 173,057**	**$ 181,995**	**$ 181,995**	**100%**	**$ 8,938**

INFORMATION CENTER

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	7.5	7.5	7.5	7.5		0
Salaries & Wages	$ 341,931	$ 366,133	$ 388,748	$ 388,748	58%	$ 22,615
Overtime	-	-	-	-	0%	-
Employee Benefits	172,275	196,874	230,244	230,244	34%	33,370
Books, Subscriptions, Memberships	1,012	1,000	1,000	1,000	0%	-
Travel & Training	1,314	6,150	6,150	6,150	1%	-
Office Supplies	5,206	5,600	5,600	5,600	1%	-
IT Fund Charges	27,060	27,065	27,065	27,065	4%	-
Professional & Technical	5,495	4,000	4,000	4,000	1%	-
Miscellaneous	6,933	9,000	9,000	9,000	1%	-
Capital Outlay	-	-	-	-	0%	-
Total Information Center Expenditures	**$ 561,226**	**$ 615,822**	**$ 671,806**	**$ 671,806**	**100%**	**$ 55,984**

POLICE

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	75	77	81	77		0
Salaries & Wages	$ 6,056,598	$ 6,697,756	$ 7,645,046	$ 7,331,151	52%	$ 633,395
Overtime	586,901	311,370	333,166	333,166	2%	21,796
Employee Benefits	3,440,131	4,084,095	4,675,823	4,425,594	31%	341,499
Uniforms	94,774	69,020	69,020	69,020	0%	-
Tactical Equipment	13,290	29,875	61,400	23,100	0%	(6,775)
Books, Subscriptions, Memberships	6,369	4,338	4,338	4,338	0%	-
Travel & Training	74,060	65,550	65,550	65,550	0%	-
Office Supplies	43,638	31,000	31,000	31,000	0%	-
Fleet Fund Charges	628,980	490,589	574,451	546,399	4%	55,810
Fuel	-	206,000	206,000	206,000	1%	-
Buildings & Grounds O&M	75,628	175,000	175,000	175,000	1%	-
Utilities	17,009	17,500	17,500	17,500	0%	-
Equipment Maintenance	206,187	210,946	224,818	210,946	1%	-
Miscellaneous Supplies	30,671	30,890	30,890	30,890	0%	-
Electricity - Lehi City Power	83,370	60,000	60,000	60,000	0%	-
Professional & Technical	170,522	309,118	321,118	321,118	2%	12,000
IT Fund Charges	169,260	173,921	173,921	173,921	1%	-
Risk Mgmt Fund Charges	26,004	50,000	50,000	50,000	0%	-
K9 Supplies	10,210	25,500	12,000	12,000	0%	(13,500)
Firearms & Supplies	46,002	47,800	44,000	47,800	0%	-
Miscellaneous	33,321	25,588	25,588	25,588	0%	-
Capital Outlay	-	-	-	-	0%	-
Communities That Care	10,140	10,000	10,000	10,000	0%	-
NOVA Expenses	4,847	6,000	6,000	6,000	0%	-
RAD Kids Expenses	-	2,000	2,000	2,000	0%	-
Total Police Expenditures	**$ 11,827,913**	**$ 13,133,856**	**$ 14,818,628**	**$ 14,178,080**	**100%**	**$ 1,044,224**

FIRE

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	68	83	83	83		0
Salaries & Wages	$ 4,493,377	$ 5,384,718	$ 6,580,578	$ 6,325,578	50%	$ 940,860
Overtime	242,044	241,729	258,650	258,650	2%	16,921
Employee Benefits	2,252,138	2,782,296	3,443,355	3,409,518	27%	627,222
Uniforms	84,316	179,407	192,607	192,607	2%	13,200
Books, Subscriptions, Memberships	12,297	20,150	23,150	23,150	0%	3,000
Travel & Training	22,768	62,110	38,110	47,410	0%	(14,700)
Office Supplies	10,503	22,400	22,400	22,400	0%	-
Fleet Fund Charges	995,438	1,244,394	1,244,394	1,244,394	10%	-
Fuel	-	101,000	101,000	101,000	1%	-
Buildings & Grounds O&M	38,591	90,000	90,000	90,000	1%	-
Utilities	36,056	24,000	24,000	24,000	0%	-
Equipment Maintenance	85,352	74,500	74,500	74,500	1%	-
Electricity - Lehi City Power	45,100	50,000	50,000	50,000	0%	-
Professional & Technical	40,862	75,200	86,450	86,450	1%	11,250
IT Fund Charges	67,572	67,573	67,573	67,573	1%	-
Risk Mgmt Fund Charges	9,996	50,000	50,000	50,000	0%	-
Education	22,823	26,650	30,550	30,550	0%	3,900
First Aid Supplies	127,214	122,950	122,950	122,950	1%	-
Miscellaneous	211,989	232,860	252,860	232,860	2%	-
Capital Outlay	-	-	206,386	206,386	2%	206,386
Total Fire Expenditures	**$ 8,798,436**	**$ 10,851,937**	**$ 12,959,514**	**$ 12,659,977**	**100%**	**$ 1,808,040**

PLANNING & ZONING

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	7.25	7.25	7.25	7.25		0
Salaries & Wages	$ 612,880	$ 686,624	$ 724,661	$ 724,661	61%	$ 38,037
Employee Benefits	276,217	306,781	325,831	325,831	27%	19,050
Books, Subscriptions, Memberships	3,607	3,000	3,000	3,000	0%	-
Public Notices	79	9,000	9,000	9,000	1%	-
Travel & Training	13,874	13,300	13,300	13,300	1%	-
Office Supplies	13,643	12,500	12,500	12,500	1%	-
Fleet Fund Charges	3,996	3,500	3,500	3,500	0%	-
Fuel	-	500	500	500	0%	-
Buildings & Grounds O&M	-	-	-	-	0%	-
Equipment Maintenance	-	4,295	4,295	4,295	0%	-
Professional & Technical	32,377	32,320	32,320	32,320	3%	-
IT Fund Charges	29,532	29,534	29,534	29,534	2%	-
Risk Mgmt Fund Charges	3,996	10,000	10,000	10,000	1%	-
Recording Fees	2,898	6,000	6,000	6,000	1%	-
Standards Update	-	1,000	1,000	1,000	0%	-
Enviornmental Sustainablitity Program	-	15,600	15,600	15,600	1%	-
Miscellaneous	3,010	2,500	2,500	2,500	0%	-
Capital Outlay	-	130,000	-	-	0%	(130,000)
Total Planning Expenditures	**$ 996,109**	**$ 1,266,454**	**$ 1,193,541**	**$ 1,193,541**	**100%**	**$ (72,913)**

DEVELOPMENT SERVICES (BUILDING INSPECTION)

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	15	15	15	15		0
Salaries & Wages	$ 964,990	$ 1,150,738	$ 1,186,519	$ 1,186,519	61%	$ 35,781
Overtime	13,919	10,000	10,000	10,000	1%	-
Employee Benefits	458,368	555,183	620,375	620,375	32%	65,192
Uniforms	1,988	3,100	3,100	3,100	0%	-
Books, Subscriptions, Memberships	5,045	9,000	9,000	9,000	0%	-
Travel & Training	21,210	17,000	17,000	17,000	1%	-
Office Supplies	10,163	9,000	19,000	19,000	1%	10,000
Fleet Fund Charges	24,600	24,601	24,601	24,601	1%	-
Fuel	-	20,500	20,500	20,500	1%	-
Utilities	-	-	-	-	0%	-
Equipment Maintenance	-	2,200	2,200	2,200	0%	-
Risk Mgmt Fund Charges	5,004	10,000	10,000	10,000	1%	-
Professional & Technical	70	-	-	-	0%	-
State 1% Building Fees	-	-	-	-	0%	-
IT Fund Charges	22,884	22,882	22,882	22,882	1%	-
Miscellaneous	7,000	4,210	6,210	6,210	0%	2,000
Capital Outlay	-	-	-	-	0%	-
Total Building Inspection Expenditures	**$ 1,535,241**	**$ 1,838,414**	**$ 1,951,387**	**$ 1,951,387**	**100%**	**$ 112,973**

ECONOMIC DEVELOPMENT

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	1	1	1.5	1		0
Salaries & Wages	$ 136,369	$ 143,369	$ 171,873	$ 151,073	55%	$ 7,704
Employee Benefits	58,050	63,878	61,860	60,269	22%	(3,609)
Books, Subscriptions, Memberships	10,881	19,200	19,200	19,200	7%	-
Public Notices	-	1,200	1,200	1,200	0%	-
Travel & Training	7,948	7,875	7,875	7,875	3%	-
Office Supplies	855	1,500	1,500	1,500	1%	-
IT Fund Charges	9,996	10,000	10,000	10,000	4%	-
Permits & Licenses	-	1,500	1,500	1,500	1%	-
Risk Management Charges	996	5,000	1,000	5,000	2%	-
Professional & Technical	5,045	8,000	8,000	8,000	3%	-
Miscellaneous	6,192	10,000	10,000	10,000	4%	-
Total Economic Develop Expenditures	**$ 236,331**	**$ 271,522**	**$ 294,009**	**$ 275,618**	**100%**	**$ 4,096**

STREETS

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	17.75	17.75	18.75	18.75		1
Salaries & Wages	$ 856,628	$ 983,647	$ 1,083,296	$ 1,083,296	43%	$ 99,649
Overtime	84,335	70,000	85,000	70,000	3%	-
Employee Benefits	472,520	554,218	631,866	631,866	25%	77,648
Uniforms	7,005	8,700	8,700	8,700	0%	-
Books, Subscriptions, Memberships	-	200	200	200	0%	-
Travel & Training	15,168	25,000	27,000	27,000	1%	2,000
Office Supplies	3,803	5,500	5,500	5,500	0%	-
Fleet Fund Charges	378,912	437,234	444,053	437,234	18%	-
Fuel	-	77,000	-	-	0%	(77,000)
Buildings & Grounds	25,132	75,000	75,000	75,000	3%	-
Utilities	13,666	7,612	7,612	7,612	0%	-
Equipment Maintenance	27,320	25,000	25,000	25,000	1%	-
Risk Mgmt Fund Charges	11,496	25,000	25,000	25,000	1%	-
Electricity - Lehi City Power	27,819	30,000	30,000	30,000	1%	-
Professional & Technical	21,908	25,094	25,094	25,094	1%	-
IT Fund Charges	15,384	15,388	15,388	15,388	1%	-
Department Supplies	25,400	23,922	27,922	27,922	1%	4,000
Landfill Closure/Postclosure	-	2,500	2,500	2,500	0%	-
Capital	-	16,000	-	-	0%	(16,000)
Total Streets Expenditures	**$ 1,986,497**	**$ 2,407,015**	**$ 2,519,131**	**$ 2,497,312**	**100%**	**$ 90,297**

ENGINEERING

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	6	6.5	6.5	6.5		0
Salaries & Wages	$ 651,517	$ 675,649	$ 704,825	$ 704,825	61%	$ 29,176
Employee Benefits	313,903	323,113	342,952	342,952	30%	19,839
Uniforms	427	600	600	600	0%	-
Books, Subscriptions, Memberships	1,218	2,500	2,500	2,500	0%	-
Travel & Training	6,011	9,500	9,500	9,500	1%	-
Office Supplies	6,673	4,500	4,500	4,500	0%	-
Fleet Fund Charges	3,996	3,000	3,000	3,000	0%	-
Fuel	-	1,000	1,000	1,000	0%	-
IT Fund Charges	25,020	25,022	25,022	25,022	2%	-
Equipment Maintenance	35,831	27,500	31,000	31,000	3%	3,500
Risk Mgmt Fund Charges	2,004	10,000	10,000	10,000	1%	-
Professional & Technical	16,680	23,000	25,000	25,000	2%	2,000
Miscellaneous	586	500	500	500	0%	-
Capital Outlay	-	-	-	-	0%	-
Total Engineering Expenditures	**$ 1,063,866**	**$ 1,105,884**	**$ 1,160,399**	**$ 1,160,399**	**100%**	**$ 54,515**

PARKS

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	39	42	48	45		3
Salaries & Wages	$ 1,401,187	$ 1,840,309	$ 2,021,870	$ 1,872,296	37%	$ 31,987
Overtime	96,217	55,000	55,000	55,000	1%	-
Employee Benefits	641,853	807,319	1,109,581	989,443	20%	182,124
Uniforms	11,301	10,130	11,330	10,730	0%	600
Travel & Training	19,336	22,000	22,000	22,000	0%	-
Office Supplies	4,365	2,000	2,000	2,000	0%	-
Fleet Fund Charges	108,889	81,347	158,337	112,207	2%	30,860
Fuel	-	82,000	82,000	82,000	2%	-
Buildings & Grounds O&M	123,903	225,000	225,000	225,000	4%	-
Utilities	18,202	29,979	29,979	29,979	1%	-
Equipment Maintenance	58,936	40,000	44,526	44,526	1%	4,526
Risk Mgmt Fund Charges	5,004	25,000	25,000	25,000	0%	-
Electricity - Lehi City Power	107,987	100,000	100,000	100,000	2%	-
Professional & Technical	333,144	319,500	319,500	319,500	6%	-
IT Fund Charges	31,020	31,021	31,021	31,021	1%	-
Tree Care	124,111	168,000	168,000	168,000	3%	-
Miscellaneous	21,202	22,850	70,043	30,414	1%	7,564
Paved Trail & Parking Lot Maintenance	-	-	35,000	35,000	1%	35,000
Concrete Maintenance	-	-	25,000	25,000	0%	25,000
Snow Removal	-	-	25,000	25,000	0%	25,000
Park Maintenance	343,961	366,700	392,300	366,700	7%	-
Park Pavilion & Playground Upgrades	61,797	87,000	100,000	100,000	2%	13,000
Capital Outlay	43,638	-	820,848	387,735	8%	387,735
Total Parks Expenditures	**$ 3,556,050**	**$ 4,315,155**	**$ 5,873,335**	**$ 5,058,551**	**100%**	**$ 743,396**

COMMUNITY EVENTS

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Cultural Arts Council Expense	$ 78,000	$ 78,000	$ 78,000	$ 78,000	16%	$ -
Boys State Contribution	-	800	800	800	0%	-
Miss Lehi Pageant	26,112	22,000	22,000	22,000	4%	-
Lehi Float	14,000	16,000	16,000	16,000	3%	-
Lehi Parade & Events Committee	160,937	102,500	-	-	0%	(102,500)
Youth City Council	409	4,000	4,000	4,000	1%	-
Family Week	7,411	5,000	-	-	0%	(5,000)
Foam Day	-	13,000	-	-	0%	(13,000)
Lehi Silver Band	2,500	2,500	2,500	2,500	0%	-
Community Beautification	12,858	11,000	11,000	11,000	2%	-
Brochures Published	-	3,000	3,000	3,000	1%	-
Santa Parade	9,287	1,500	-	-	0%	(1,500)
Special Projects	3,267	90,000	90,000	90,000	18%	-
Summer Splash Party	35,730	20,000	-	-	0%	(20,000)
Teen Event	4,325	2,500	-	-	0%	(2,500)
National Night Out Event	5,333	5,000	5,000	5,000	1%	-
Outdoor Movies	2,899	12,200	-	-	0%	(12,200)
Archives Donation	33,000	38,000	38,000	38,000	8%	-
Fireworks Show	25,000	25,000	25,000	25,000	5%	-
Parks & Trails Committee	-	1,700	1,700	1,700	0%	-
Christmas in Lehi	294	1,000	-	-	0%	(1,000)
Easter Egg Hunt	8,356	7,000	-	-	0%	(7,000)
Special Events	25,279	10,000	174,700	174,700	35%	164,700
Just for Kids	20,000	20,000	20,000	20,000	4%	-
Volunteer Celebration	-	4,000	4,000	4,000	1%	-
Veteran's Day Celebration	-	5,000	5,000	5,000	1%	-
Total Comm Events Expenditures	**$ 474,997**	**$ 500,700**	**$ 500,700**	**$ 500,700**	**100%**	**$ -**

SENIOR CITIZEN

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	3.5	3.5	3.5	3.5		0
Salaries & Wages	$ 135,489	$ 182,458	$ 189,205	$ 189,205	45%	$ 6,747
Overtime	902	-	-	-	0%	-
Employee Benefits	52,946	59,076	62,223	62,223	15%	3,147
Travel & Training	1,547	12,000	12,000	12,000	3%	-
Office Supplies	1,307	4,000	4,000	4,000	1%	-
Senior Citizen - Bldgs & Grounds	15,000	25,000	25,000	25,000	6%	-
Utilities	-	-	-	-	0%	-
IT Fund Charges	-	-	-	-	0%	-
Electricity - Lehi City Power	-	-	-	-	0%	-
Professional & Technical	4,115	1,650	1,650	1,650	0%	-
Program Expenditures	25,353	79,152	94,848	94,848	23%	15,696
Meal Management	8,968	23,000	23,000	23,000	5%	-
Miscellaneous	24	9,000	9,000	9,000	2%	-
Capital Outlay	8,709	-	-	-	0%	-
Total Senior Citizen Expenditures	**$ 254,358**	**$ 395,336**	**$ 420,926**	**$ 420,926**	**100%**	**$ 25,590**

LIBRARY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	22	22	22	22		0
Salaries & Wages	$ 823,762	$ 853,330	$ 894,707	$ 894,707	49%	$ 41,377
Employee Benefits	314,907	344,192	362,327	362,327	20%	18,135
Books	223,853	210,000	240,000	225,000	12%	15,000
Subscriptions	7,965	10,000	11,998	11,998	1%	1,998
Travel & Training	2,667	7,000	7,000	7,000	0%	-
Office Supplies	30,732	26,000	41,000	41,000	2%	15,000
Equipment Maintenance	64,525	62,267	65,380	65,380	4%	3,113
Buildings & Grounds O&M	24,996	50,000	50,000	50,000	3%	-
Utilities	10,204	10,000	10,000	10,000	1%	-
Story Hour Expense	11,529	12,250	12,250	12,250	1%	-
Risk Mgmt Fund Charges	5,004	25,000	25,000	25,000	1%	-
Electricity - Lehi City Power	16,058	18,000	18,000	18,000	1%	-
Professional & Technical	11,385	15,000	15,000	15,000	1%	-
Collections	2,400	2,000	2,000	2,000	0%	-
IT Fund Charges	66,564	66,560	66,560	66,560	4%	-
Miscellaneous	11,293	10,330	14,330	14,330	1%	4,000
Capital Outlay	11,048	-	-	-	0%	-
Total Library Expenditures	**$ 1,638,892**	**$ 1,721,929**	**$ 1,835,551**	**$ 1,820,551**	**100%**	**$ 98,622**

LITERACY CENTER

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	6.5	6.5	6.5	6.5		0
Salaries & Wages	$ 237,801	$ 288,885	$ 292,092	$ 292,092	60%	$ 3,207
Employee Benefits	54,250	98,573	104,030	104,030	21%	5,457
Books, Subscriptions, Memberships	-	500	500	500	0%	-
Travel & Training	-	1,000	1,000	1,000	0%	-
Office Supplies	5,054	5,000	5,000	5,000	1%	-
Buildings & Grounds O&M	15,000	25,000	25,000	25,000	5%	-
Utilities	7,368	5,500	5,500	5,500	1%	-
Equipment Maintenance	-	750	750	750	0%	-
Risk Mgmt Fund Charges	5,073	25,000	25,000	25,000	5%	-
Electricity - Lehi City Power	6,708	6,500	6,500	6,500	1%	-
Professional & Technical	-	2,500	2,500	2,500	1%	-
IT Fund Charges	20,004	20,000	20,000	20,000	4%	-
Miscellaneous	2,976	3,000	3,000	3,000	1%	-
Capital Outlay	-	12,000	-	-	0%	(12,000)
Total Literacy Center Expenditures	**$ 354,235**	**$ 494,208**	**$ 490,873**	**$ 490,873**	**100%**	**$ (3,335)**

CEMETERY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	7	7	7	7		0
Salaries & Wages	$ 284,096	$ 324,038	$ 340,307	$ 340,307	49%	$ 16,269
Overtime	4,389	3,500	3,500	3,500	1%	-
Employee Benefits	124,815	138,423	147,552	147,552	21%	9,129
Uniforms	1,476	1,800	1,800	1,800	0%	-
Newspaper Expense	-	357	357	357	0%	-
Travel & Training	-	2,000	2,000	2,000	0%	-
Office Supplies	1,623	2,000	2,000	2,000	0%	-
Fleet Fund Charges	15,821	15,000	15,000	15,000	2%	-
Fuel	-	-	-	-	0%	-
Cemetery Maintenance	33,679	29,000	29,000	29,000	4%	-
Utilities	9,540	5,879	5,879	5,879	1%	-
Equipment Maintenance	8,386	16,000	16,000	16,000	2%	-
Risk Mgmt Fund Charges	2,004	20,000	2,000	20,000	3%	-
Electricity - Lehi City Power	4,300	3,000	3,000	3,000	0%	-
Professional & Technical	2,500	5,000	25,000	25,000	4%	20,000
IT Fund Charges	9,324	9,321	9,321	9,321	1%	-
Safety	-	-	-	-	0%	-
Purchase Trees	1,300	8,500	8,500	8,500	1%	-
Miscellaneous	1,160	9,000	9,000	9,000	1%	-
Capital Outlay	46,732	87,000	66,000	57,000	8%	(30,000)
Total Cemetery Expenditures	**$ 551,144**	**$ 679,818**	**$ 686,216**	**$ 695,216**	**100%**	**$ 15,398**

MUSEUM

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Buildings & Grounds O&M	$ 2,952	$ 15,000	$ 15,000	$ 15,000	2%	$ -
Utilities	5,033	6,800	6,800	6,800	1%	-
Electricity - Lehi City Power	11,362	10,000	10,000	10,000	1%	-
Professional & Technical	260,000	260,000	290,000	260,000	38%	-
Miscellaneous	-	20,000	20,000	20,000	3%	-
Capital	-	-	369,255	369,255	54%	369,255
Museum Contribution	-	-	-	-	0%	-
Total Museum Expenditures	**$ 279,347**	**$ 311,800**	**$ 711,055**	**$ 681,055**	**100%**	**369,255**

NON-DEPARTMENTAL

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Utilities	$ 263,753	$ 245,000	$ 245,000	$ 245,000	3%	$ -
Credit Card & Bank Charges	51,071	20,000	20,000	20,000	0%	-
Document Imaging	-	30,000	30,000	30,000	0%	-
Contribution to Risk Fund	518,016	385,000	385,000	635,000	7%	250,000
Contribution to Fleet Fund	-	-	-	-	0%	-
Employee Appreciation	54,711	100,000	100,000	100,000	1%	-
Contrib to Recreation Facilities Fund	1,931,724	2,082,226	2,082,226	2,302,434	26%	220,208
Museum Project Thanksgiving Point	100,000	100,000	100,000	100,000	1%	-
Contribution to Chamber	10,000	10,000	10,000	10,000	0%	-
Fox Hollow Golf Course	230,065	275,000	275,000	275,000	3%	-
Contingency	102,778	100,000	100,000	100,000	1%	-
MAG Contribution	39,645	25,000	25,000	25,000	0%	-
Branding	13,151	20,000	20,000	20,000	0%	-
Mayor/Council Special Projects	6,000	50,000	50,000	50,000	1%	-
Contribution to IT Fund	309,504	448,089	448,089	501,801	6%	53,712
Contribution to Capital Projects Fund	7,250,496	1,000,000	1,000,000	-	0%	(1,000,000)
Intergovernmental Relations	66,053	50,000	50,000	50,000	1%	-
Employee Wellness	141,171	152,000	152,000	152,000	2%	-
UVSSD dispatch costs	379,249	400,907	400,907	400,907	4%	-
Market Adjustment	-	180,000	180,000	180,000	2%	-
Youth Council	8,870	5,000	5,000	5,000	0%	-
Information fair	6,806	10,000	10,000	10,000	0%	-
VIPS	-	5,000	5,000	5,000	0%	-
Contribution to Bldgs/Grounds Fund	892,020	602,122	602,122	602,122	7%	-
Transfer to Local Building Authority	800,000	1,220,675	1,220,675	1,534,675	17%	314,000
Transfer to Debt Service	1,618,344	1,556,898	1,556,898	1,673,613	19%	116,715
Total Non-Departmental Expenditures	**$ 14,793,426**	**$ 9,072,917**	**$ 9,072,917**	**$ 9,027,552**	**100%**	**$ (45,365)**

CLASS "C" ROADS

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Class 'C" Road Allotment	$ 3,383,696	$ 3,000,000	$ 3,300,000	$ 3,300,000	55%	$ 300,000
Utah County Transportation Tax	2,050,181	1,600,000	2,000,000	2,000,000	33%	$ 400,000
Lehi Trasportation Tax	-	-	750,000	750,000		
Interest Earnings	150,686	-	-	-	0%	-
Re-appropriate balance	-	-	-	-	0%	-
Total Revenues	$ 5,584,563	$ 4,600,000	$ 6,050,000	$ 6,050,000	88%	$ 700,000
Expenditures						
Road Maintenance	$ 1,628,634	$ 1,700,000	$ 1,700,000	$ 1,700,000	28%	-
Snow Removal & Salt	160,738	140,000	160,000	160,000	3%	20,000
Striping	200,070	250,000	300,000	250,000	4%	-
Equipment rental	43,128	75,000	90,000	75,000	1%	-
Street signs	107,567	105,000	125,000	125,000	2%	20,000
Traffic Control Updates	19,397	-	20,000	20,000	0%	20,000
Road Reconstruction Projects	3,068,479	1,800,000	2,380,000	2,380,000	39%	580,000
Signal Lights & Signal Development	252,192	550,000	300,000	300,000	5%	(250,000)
Future Site Plan Land Purchase	-	3,500,000	-	-	0%	(3,500,000)
ADA Sidewalks/Sidewalk Replacement	-	-	750,000	750,000	12%	750,000
Fleet Fund Charges	47,016	47,017	119,488	119,488	2%	72,471
Fuel	-	-	77,000	77,000	1%	77,000
Reserves	-	-	28,512	93,512	2%	93,512
Total Expenditures	$ 5,527,220	$ 8,167,017	$ 6,050,000	$ 6,050,000	100%	$ (2,117,017)
Surplus(Deficit)	**$ 57,343**	**$ (3,567,017)**	**$ -**	**$ -**		

LIQUOR FUND

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Interest Income	$ -	$ -	$ -	$ -	0%	$ -
Liquor fund allottment	94,142	70,000	70,000	70,000	100%	-
Re-appropriate fund balance	-	-	-	-	0%	-
Total Revenues	$ 94,142	$ 70,000	$ 70,000	$ 70,000	100%	$ -
Expenditures						
Wages > DUI enforcement	$ 48,426	$ 28,000	$ 28,000	$ 28,000	40%	$ -
Benefits	12,106	6,500	6,500	6,500	9%	-
Miscellaneous	33,610	35,500	35,500	35,500	51%	-
Fund Balance	-	-	-	-	0%	-
Total Expenditures	$ 94,142	$ 70,000	$ 70,000	$ 70,000	100%	$ -
Surplus(Deficit)	**$ 0**	**$ -**	**$ -**	**$ -**		

PARC TAX

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
PARC Tax Revenue	$ 1,883,532	$ 1,500,000	$ 1,800,000	$ 1,800,000	100%	$ 300,000
Fund Balance Appropriation	-	-	-	-	0%	-
Total Revenues	$ 1,883,532	$ 1,500,000	$ 1,800,000	$ 1,800,000	100%	$ 300,000
Expenses						
PARC Tax Arts Programs	$ 395,266	$ 450,000	$ 540,000	$ 540,000	30%	$ 90,000
Transfer to Capital Projects Fund	1,050,000	1,050,000	1,260,000	1,260,000	70%	210,000
Total Expenses	$ 1,445,266	$ 1,500,000	$ 1,800,000	$ 1,800,000	100%	$ 300,000
Surplus(Deficit)	**$ 438,267**	**$ -**	**$ -**	**$ -**		

RECREATION FUND

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Interest Earnings	$ 25,323	$ 1,000	$ 1,000	$ 1,000	0%	$ -
Legacy Center Pass Sales	1,747,330	1,725,000	1,750,000	1,750,000	24%	25,000
Charges For Service	1,473,536	1,412,400	1,480,000	1,480,000	21%	67,600
Merchandise Sales	31,775	30,000	32,000	30,000	0%	-
Offsite Concession Sales	2,783	60,000	60,000	60,000	1%	-
Center Court Receipts	212,216	200,000	200,000	200,000	3%	-
Swim Program Revenue	404,798	325,000	350,000	350,000	5%	25,000
Outdoor Pool	186,495	207,068	207,068	207,068	3%	-
Ice Rink Revenue	248,796	275,000	320,000	320,000	4%	45,000
Curtis Center Revnues	-	-	341,746	92,529	1%	92,529
Contribution From General Fund	1,931,724	2,082,226	2,082,226	2,302,434	32%	220,208
Contribution From Fund Balance	-	420,000	-	359,435	5%	(60,565)
Total Revenues	$ 6,264,775	$ 6,737,694	$ 6,824,040	$ 7,152,466	100%	$ 414,772
Total Fund Expenses						
Legacy Center	$ 6,094,598	$ 6,042,378	$ 8,080,189	$ 6,227,581	87%	$ 185,203
Outdoor Pool	273,575	209,000	151,709	151,709	2%	(57,291)
Curtis Center	-	211,316	1,050,386	358,741	5%	-
Ice Rink	343,824	275,000	414,435	414,435	6%	139,435
Total Recreation Fund Expenses	**$ 6,711,997**	**$ 6,737,694**	**$ 9,696,719**	**$ 7,152,466**	**100%**	**$ 267,347**
Surplus/(Deficit)	**$ (447,222)**	**$ -**	**$ (2,872,679)**	**$ (0)**		

LEGACY CENTER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	76.77	81.05	81.05	81.05		0
Salaries & Wages	$ 3,187,902	$ 3,094,930	$ 3,398,958	$ 3,398,958	55%	$ 304,028
Overtime	1,446	1,000	1,000	1,000	0%	-
Employee Benefits	591,240	631,825	706,900	706,900	11%	75,075
Uniforms	4,304	3,700	5,000	5,000	0%	1,300
Fleet Fund Charges	2,004	2,000	2,000	2,000	0%	-
Fuel	-	2,500	2,500	2,500	0%	-
IT Fund Charges	67,908	67,608	67,608	67,608	1%	-
Risk Mgmt Fund Charges	65,004	65,000	65,000	65,000	1%	-
Books, Subscriptions, Memberships	5,037	4,000	5,500	5,500	0%	1,500
Recreation Public Notices	1,211	5,000	5,000	5,000	0%	-
Travel & Training	15,892	18,500	18,500	18,500	0%	-
Office Supplies	23,487	24,515	24,515	24,515	0%	-
Buildings & Grounds O&M	92,717	92,000	92,000	92,000	1%	-
Utilities	220,842	140,000	140,000	140,000	2%	-
Offsite Concession Expenses	2,227	64,000	64,000	64,000	1%	-
Center Court Expenses	175,028	165,500	181,000	181,000	3%	15,500
Electricity - Lehi City Power	207,620	230,000	230,000	230,000	4%	-
Professional & Technical	149,872	140,000	153,000	153,000	2%	13,000
Program Expenditures	140,441	148,000	156,000	156,000	3%	8,000
Gymnastics	61,525	76,000	76,000	76,000	1%	-
Dance	12,713	12,900	13,900	13,900	0%	1,000
Itty Bitty Ball	6,938	10,000	10,000	10,000	0%	-
Birthday Parties	10,225	8,500	9,500	9,500	0%	1,000
Facilities Stations	14,548	19,400	19,400	19,400	0%	-
Pool Operation & Maintenance	196,100	144,600	148,900	148,900	2%	4,300
Miscellaneous	10,254	23,000	23,000	23,000	0%	-
Swimming Program	110,024	100,800	103,800	103,800	2%	3,000
Tennis	1,742	6,000	6,000	6,000	0%	-

LEGACY CENTER-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Legacy Center - Expenditures continued						
Golf	7,162	7,800	7,800	7,800	0%	-
Adult Softball League	-	2,000	4,000	4,000	0%	2,000
Soccer Program Expense	21,600	26,000	26,000	26,000	0%	-
Volleyball Expense	7,415	10,200	10,200	10,200	0%	-
Baseball Expense	49,054	66,000	66,000	66,000	1%	-
Girls Softball	18,011	22,000	22,000	22,000	0%	-
Basketball Expense	143,165	150,000	150,000	150,000	2%	-
Flag Football Expense	6,181	9,600	9,600	9,600	0%	-
Wrestling Program Expense	2,313	2,500	3,000	3,000	0%	500
Debt Service	-	-	-	-	0%	-
Contribution to Outdoor Pool	-	-	-	-	0%	-
Capital Outlay	74,627	395,000	1,994,608	142,000	2%	(253,000)
Pool Capital Outlay	386,821	50,000	58,000	58,000	1%	8,000
Total Legacy Center Expenses	**$ 6,094,598**	**$ 6,042,378**	**$ 8,080,189**	**$ 6,227,581**	**100%**	**$ 185,203**

OUTDOOR POOL EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	4.28	4.28	0	0		0
Expenditures						
Salaries & Wages	$ -	$ -	$ -	$ -	0%	$ -
Employee benefits	-	-	-	-	0%	-
Outdoor Pool Operation & Maintenance	$ 239,405	$ 144,000	$ 151,709	$ 151,709	100%	$ 7,709
Capital Outlay	34,170	65,000	-	-	0%	(65,000)
Total Expenditures	$ 273,575	$ 209,000	$ 151,709	$ 151,709	100%	$ (57,291)

CURTIS CENTER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	0	0	3.5	0		0
Expenditures						
Salaries & Wages	$ -	$ 71,592	$ 449,533	$ 47,401	13%	$ (24,191)
Employee benefits	-	39,724	132,866	24,753	7%	(14,971)
Buildings & Grounds Fund	-	100,000	47,380	50,000	14%	(50,000)
Program Expenditures	-	-	76,220	-	0%	-
Curtis Center Operation & Maintenance	-	-	261,987	171,587	48%	171,587
Capital Outlay	-	-	82,400	65,000	18%	65,000
Total Expenditures	$ -	$ 211,316	$ 1,050,386	$ 358,741	100%	$ 147,425

ICE RINK EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	0	0	0	0		0
Expenditures						
Salaries & Wages	$ -	$ -	$ 47,300	$ 47,300	11%	$ 47,300
Employee benefits	-	-	-	-	0%	-
Program Expenditures	-	-	12,120	12,120	3%	12,120
Ice Rink Operation & Maintenance	-	275,000	355,015	355,015	86%	80,015
Capital Outlay	-	-	-	-	0%	-
Total Expenditures	$ -	$ 275,000	$ 414,435	$ 414,435	100%	$ 139,435

LOCAL BUILDING AUTHORITY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Interest Income	$ 865,220	$ -	$ -	$ -	0%	$ -
Bond Proceeds	31,763,115	-	-	-	0%	-
Tranfser from Capital Projects	-	7,000,000	-	-	0%	(7,000,000)
Transfer from General Fund	800,000	1,220,675	1,534,675	1,534,675	5%	314,000
Transfer from Fire Impact Fees	-	400,000	201,000	201,000	1%	(199,000)
Re-appropriate fund balance	-	-	31,500,000	31,500,000	95%	31,500,000
Total Revenues	$ 33,428,334	$ 8,620,675	$ 33,235,675	$ 33,235,675	100%	$ 24,615,000
Expenditures						
Cost of Issuance	$ 399,000	$ -	$ -	$ -	0%	$ -
Bond Fees	-	-	-	-	0%	-
Bank Charges & Fees	-	-	-	-	0%	-
Debt Service - Interest	798,354	100,000	1,515,675	1,515,675	5%	1,415,675
Debt Service - Principal	-	1,520,675	220,000	220,000	1%	(1,300,675)
Fire Station - Engineering	274,388	-	-	-	0%	-
Fire Station - Sitework	5,139	-	-	-	0%	-
Fire Station - FF & E	-	-	-	-	0%	-
Fire Station - Building Construction	-	-	9,400,000	9,400,000	28%	9,400,000
City Hall - Engineering	539,829	-	-	-	0%	-
City Hall - Sitework	14,550	-	-	-	0%	-
City Hall - FF & E	-	-	-	-	0%	-
City Hall - Building Construction	8,700	-	22,100,000	22,100,000	66%	22,100,000
Total Expenditures	$ 2,039,960	$ 1,620,675	$ 33,235,675	$ 33,235,675	100%	$ 31,615,000
Surplus(Deficit)	**$ 31,388,374**	**$ 7,000,000**	**$ -**	**$ -**		

CAPITAL PROJECTS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Grant Revenue	$ -	$ -	$ -	$ -	0%	$ -
Interest income	1,073,611	500	500	500	0%	-
Bond Proceeds	-	-	-	-	0%	-
Appropriation from fund balance	-	20,789,106	13,429,500	12,889,500	80%	(7,899,606)
Sales tax	368,040	432,500	432,500	432,500	3%	-
Transfer from General Fund	7,250,496	1,000,000	-	-	0%	(1,000,000)
Sale of Assets	-	-	-	-	0%	-
Bond Proceeds	-	-	-	-	0%	-
Transfer From PARC Tax Fund	1,050,000	1,050,000	1,260,000	1,260,000	8%	210,000
Miscellaneous	-	1,600,000	1,600,000	1,600,000	10%	-
Total Revenues	$ 8,692,147	$ 22,222,106	$ 16,722,500	$ 16,182,500	100%	$ (8,689,606)
Expenditures						
Transfer to Debt Service Fund	$ -	$ -	$ -	$ -	0%	$ -
Transfer to Fleet Fund	500,004	500,000	500,000	500,000	3%	-
Transfer to State & Federal Grant Fund	-	-	1,000,000	1,000,000	6%	1,000,000
Transfer to IT Fund	150,000	-	-	-	0%	-
Debt Service - Cabelas	188,931	427,500	427,500	427,500	3%	-
Debt Service - Fire Station	179,109	-	-	-	0%	-
Bond Costs	1,750	5,000	5,000	5,000	0%	-
Irrigation Central Control Upgrade	98,195	-	-	-	0%	-
Sidewalks	362,881	525,000	-	-	0%	(525,000)
Parks Building	2,330,355	2,425,000	2,425,000	2,425,000	15%	-

CAPITAL PROJECTS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Nuisance Trees & Damaged Sidewalks	119,812	259,000	225,000	225,000	1%	(34,000)
Playground Replacements	89,320	-	-	-	0%	-
Fencing Replacement at Vets Ball Park	37,554	-	-	-	0%	-
Mellor Rhoades Park Construction	51,048	-	-	-	0%	-
Park Construction	-	10,000,000	2,000,000	2,000,000	12%	(8,000,000)
Family Park - All Abilities Playground	907,236	7,000,000	7,000,000	7,000,000	43%	-
Frisbee Golf Course	17,592	-	-	-	0%	-
Vets Ballpark Parking Lot	376,737	-	-	-	0%	-
Hospital Loop Road	26,412	2,600,000	2,600,000	2,600,000	16%	-
Property Improvements	729,564	-	540,000	-	0%	-
Dog Park Improvements	16,280	50,000	-	-	0%	(50,000)
Court House Design	-	300,000	-	-	0%	(300,000)
SCBA Equipment - Station 84	-	610,606	-	-	0%	(610,606)
Reserves	-	-	-	-	0%	-
Total Expenditures	$ 6,182,957	$ 24,702,106	$ 16,722,500	$ 16,182,500	100%	$ (8,519,606)
Surplus(Deficit)	**$ 2,509,191**	**$ (2,480,000)**	**$ -**	**$ -**		

DEBT SERVICE

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Transfer from Capital Projects	$ -	$ -	$ -	$ -	0%	$ -
Transfer from Police Impact Fees	250,500	310,000	210,500	210,500	11%	$ (99,500)
Transfer from General Fund	1,618,344	1,556,898	1,673,613	1,673,613	89%	$ 116,715
Fund Balance Appropriation	-	-	-	-	0%	$ -
Total Revenues	$ 1,868,844	$ 1,866,898	$ 1,884,113	$ 1,884,113	100%	$ 17,215
Expenses						
Debt Service - Interest	$ 898,838	$ 871,898	$ 844,113	$ 844,113	45%	$ (27,785)
Debt Service - Principal	960,000	985,000	1,030,000	1,030,000	55%	45,000
Bond Costs	-	-	10,000	10,000	0%	10,000
Total Expenses	$ 1,858,838	$ 1,856,898	$ 1,884,113	$ 1,884,113	100%	$ 27,215
Surplus(Deficit)	**$ 10,007**	**$ 10,000**	**$ -**	**$ -**		

STATE & FEDERAL GRANTS

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
ARPA Grant Revenue	$ -	$ -	$ 1,000,000	$ 1,000,000	43%	$ 1,000,000
BRIC Grant Revenue	-	-	310,000	310,000	13%	$ 310,000
UDOT Grant Revenue	-	-	-	-	0%	$ -
Interest Earnings	64,340	-	-	-	0%	$ -
Fund Balance Appropriation	-	-	-	-	0%	$ -
Transfer from Capital Projects Fund	-	-	1,000,000	1,000,000	0%	$ 1,000,000
Total Revenues	$ 64,340	$ -	$ 2,310,000	$ 2,310,000	100%	$ 2,310,000
Expenses						
ARPA Grant Project Expenditure	$ 55,091	$ -	$ 2,000,000	$ 2,000,000	87%	$ 2,000,000
BRIC Grant Project Expenditure	58,484	-	310,000	310,000	13%	310,000
UDOT - 2100 N 2300 W	-	-	-	-	0%	-
Total Expenses	$ 113,574	$ -	$ 2,310,000	$ 2,310,000	100%	$ 2,310,000
Surplus(Deficit)	**$ (49,234)**	**$ -**	**$ -**	**$ -**		

CDBG

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Interest Income	$ -	$ -	$ -	$ -	0%	$ -
CDBG	375,826	304,000	345,000	345,000	100%	41,000
Re-appropriation of Fund Balance	-	-	-	-	100%	-
Total Revenues	$ 375,826	$ 304,000	$ 345,000	$ 345,000	100%	$ 41,000
Expenditures						
CDBG Project improvements	$ 108,062	$ 259,000	$ 300,000	$ 300,000	100%	$ 41,000
CDBG Adminstration Costs	$ 69,884	$ 40,000	$ 40,000	$ 40,000	100%	$ -
CDBG Program Expenses	$ 2,767	$ 5,000	$ 5,000	$ 5,000	100%	$ -
Total Expenditures	$ 180,713	$ 304,000	$ 345,000	$ 345,000	100%	$ -
Surplus(Deficit)	**$ 195,113**	**$ -**	**$ -**	**$ -**		

FIRE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Interest Income	$ 28,668	$ 1,000	$ 1,000	$ 1,000	0%	$ -
Impact Fees	160,532	400,000	200,000	200,000	100%	(200,000)
Fund balance appropriation	-	-	-	-	0%	-
Bond proceeds	-	-	-	-	0%	-
Total Revenues	$ 189,200	$ 401,000	$ 201,000	$ 201,000	100%	$ (200,000)
Expenditures						
Interest Expense	$ -	$ -	$ -	$ -	0%	$ -
Transfer to Local Building Authority	-	400,000	201,000	201,000	100%	(199,000)
Reserves	-	1,000	-	-	0%	(1,000)
Total Expenditures	$ -	$ 401,000	$ 201,000	$ 201,000	100%	$ (200,000)
Surplus(Deficit)	**$ 189,200**	**$ -**	**$ -**	**$ -**		

PARKS IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Interest Earnings	$ 250,108	$ 30,000	$ 30,000	$ 30,000	0%	$ -
Park Impact Fees	3,127,876	2,050,000	2,050,000	2,050,000	19%	-
Utah State Parks Grant	-	-	-	-	0%	-
Developer Contributions	-	4,683,693	-	-	0%	(4,683,693)
Proceeds from Sale of Land	-	-	-	-	0%	-
Reappropriate Fund Balance	-	1,300,000	8,659,693	8,659,693	81%	7,359,693
Total Revenues	$ 3,377,984	$ 8,063,693	$ 10,739,693	$ 10,739,693	100%	$ 2,676,000
Expenditures						
Debt Service - Principal	$ -	$ -	$ -	$ -	0%	$ -
Interest Expense	-	-	-	-	0%	-
Family Park	26,915	250,000	-	-	0%	(250,000)
Mellor Rhodes Park - Design	44,950	-	-	-	0%	-
Shadow Ridge	12,540	2,140,000	2,140,000	2,140,000	20%	-
Monument Park	46,753	-	-	-	0%	-
Parks, Trails, & Open Space Master Plan	-	325,000	325,000	325,000	3%	-
Upsizing Trails	-	105,000	105,000	105,000	1%	-
Mountain Bike Trails	13,571	200,000	50,000	50,000	0%	(150,000)
Willow Park Upgrades	187,219	100,000	100,000	100,000	1%	-
Holbrook Farms Park	512,979	2,208,548	2,208,548	2,208,548	21%	-
Cold Springs Ranch Park	-	2,475,145	2,475,145	2,475,145	23%	-
Steve Roll Rotary Park	75,486	70,000	-	-	0%	(70,000)
Northridge Park	-	-	640,000	640,000	6%	640,000
Fox Canyon Trailhead Park	-	-	356,000	356,000	3%	356,000
Lakeview Park	-	-	2,250,000	2,250,000	21%	2,250,000
Park Design Expense	-	190,000	90,000	90,000	1%	(100,000)
Reserves	-	-	-	-	0%	-
Total Expenditures	$ 920,414	$ 8,063,693	$ 10,739,693	$ 10,739,693	100%	$ 2,676,000
Surplus (Deficit)	**$ 2,457,570**	**$ -**	**$ -**	**$ -**		

POLICE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Interest Earnings	$ 13,659	$ 500	$ 500	$ 500	0%	$ -
Police Impact Fees	158,795	250,000	210,000	210,000	100%	(40,000)
Proceeds from Issuance of Debt	-	-	-	-	0%	-
Contribution from General Fund	-	-	-	-	0%	-
Reappropriate Fund Balance	-	59,500	-	-	0%	(59,500)
Total Revenues	$ 172,454	$ 310,000	$ 210,500	$ 210,500	100%	$ (99,500)
Expenditures						
Land Purchase	$ -	$ -	$ -	$ -	0%	$ -
Interest Expense	-	-	-	-	0%	-
New Police Building Design	-	-	-	-	0%	-
Transfer to Debt Service Fund	250,500	310,000	210,500	210,500	100%	(99,500)
Reserves	-	-	-	-	0%	-
Total Expenditures	$ 250,500	$ 310,000	$ 210,500	$ 210,500	100%	$ (99,500)
Surplus(Deficit)	**$ (78,046)**	**$ -**	**$ -**	**$ -**		

ROAD IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Interest Earnings	$ 1,110	$ -	$ -	$ -	0%	$ -
Road Impact Fees	1,132,951	2,000,000	2,000,000	2,000,000	14%	-
Contributions from Developers	-	-	-	-	0%	-
UDOT Contributions	-	50,000	20,000	20,000	0%	(30,000)
County Contributions	1,603,362	4,000,000	10,000,000	10,000,000	68%	6,000,000
Reappropriate Fund Balance	-	-	-	2,740,000	19%	2,740,000
Total Revenues	$ 2,737,423	$ 6,050,000	$ 12,020,000	$ 14,760,000	100%	$ 8,710,000
Expenditures						
Interest Expense	$ -	$ -	$ -	$ -	0%	$ -
Signals	-	275,000	250,000	250,000	2%	(25,000)
Streets Widening	886,384	275,000	260,000	260,000	2%	(15,000)
600 E North of Dry Creek	16,700	750,000	800,000	800,000	5%	50,000
Jordan Willows Conn Rd	-	10,000	10,000	10,000	0%	-
Center Street & SR92	-	30,000	700,000	700,000	5%	670,000
Accel/Deccel @ SR92 & 500 West	-	20,000	20,000	20,000	0%	-
Traverse Blvd TRAX Xing & Road	-	-	20,000	20,000	0%	20,000
Main Street 2300 W to Crossroads	397,369	-	-	-	0%	-
700 South Cycle Track Project	491,006	1,500,000	150,000	150,000	1%	(1,350,000)
1200 East Project	-	40,000	20,000	20,000	0%	(20,000)
2300 West - Main to 2100 North	556,516	2,500,000	11,000,000	11,000,000	75%	8,500,000
Thanksgiving Roads	-	100,000	1,000,000	1,000,000	7%	900,000
Flight Park Road - Fr Rd to Vista	-	-	400,000	400,000	3%	400,000
Accel/Decel - Redwood/2100N	-	200,000	100,000	100,000	1%	(100,000)
Road Master Plan & Impact Fee	57,769	60,000	30,000	30,000	0%	(30,000)
Reserves	-	290,000	-	-	0%	(290,000)
Total Expenditures	$ 2,405,744	$ 6,050,000	$ 14,760,000	$ 14,760,000	100%	$ 8,710,000
Surplus(Deficit)	**$ 331,679**	**$ -**	**$ (2,740,000)**	**$ -**		

CULINARY WATER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Miscellaneous	$ 81,531	$ 100,000	$ 100,000	$ 100,000	0%	$ -
Interest Income	639,323	-	-	-	0%	-
Water service charges	7,946,452	7,851,833	8,409,313	8,409,313	37%	557,480
Water hook up fees	303,872	650,000	650,000	650,000	3%	-
CWP Water Revenues	3,018,272	1,000,000	1,000,000	1,000,000	4%	-
Gain/Loss on Sale Fixed Assets	5,980	-	-	-	0%	-
Contributions from developers	1,545,875	-	-	-	0%	-
As Built Drawing Fees	71,900	135,000	135,000	135,000	1%	-
Bond Proceeds	-	-	11,500,000	11,500,000	51%	11,500,000
Contributions from developers	344,513	-	-	-	0%	-
Reappropriation of fund balance	-	94,335	759,442	759,442	3%	665,107
Total Revenues	$ 13,957,718	$ 9,831,168	$ 22,553,755	$ 22,553,755	100%	$ 12,722,587
Total Expenses	$ 14,093,974	$ 9,831,168	$ 22,553,755	$ 22,553,755		
Total Surplus/Deficit	**$ (136,256)**	**$ -**	**$ 0**	**$ (0)**		

CULINARY WATER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	16	18	19	19		1
Salaries	$ 1,306,515	$ 1,348,500	$ 1,494,474	$ 1,494,474	7%	$ 145,974
Overtime	70,509	56,000	70,000	70,000	0%	14,000
Employee Benefits	665,552	772,664	873,746	873,746	4%	101,082
Uniforms	7,294	8,400	8,400	8,400	0%	-
Bond Costs	-	-	-	-	0%	-
Books, Subscriptions, Memberships	13,995	20,750	20,750	20,750	0%	-
Travel & Training	28,278	33,500	33,500	33,500	0%	-
Office Supplies	6,170	12,768	12,768	12,768	0%	-
Fleet Fund Charges	260,004	255,581	266,743	266,743	1%	11,162
Fuel	-	31,000	31,000	31,000	0%	-
Buildings & Grounds O&M	202,367	150,000	150,000	150,000	1%	-
Utilities	48,196	42,000	42,000	42,000	0%	-
Supplies & Maintenance	8,214	83,000	83,000	83,000	0%	-
Water Purchase (Share Rent)	1,695,830	2,079,980	2,325,400	2,325,400	10%	245,420
Risk Mgmt Fund Charges	60,000	106,720	106,720	106,720	0%	-
Electricity - Lehi City Power	474,401	600,000	600,000	600,000	3%	-
Professional & Technical	172,975	210,000	210,000	210,000	1%	-
IT Fund Charges	52,068	70,000	80,742	80,742	0%	10,742
Bond Fees	1,000	6,500	6,500	6,500	0%	-
Billing Expense	83,479	50,000	50,000	50,000	0%	-
Bad Debt Expense	8,030	15,000	15,000	15,000	0%	-
Special Department Supplies	2,860	12,000	12,000	12,000	0%	-
Tools	7,740	35,000	35,000	35,000	0%	-
System Maintenance	831,454	650,000	650,000	650,000	3%	-
Debt Service	350,017	594,480	638,013	638,013	3%	43,533
Allocation to General Fund	300,000	300,000	300,000	300,000	1%	-
CWP Water Purchase	3,018,272	1,000,000	1,000,000	1,000,000	4%	-
Sensus Annual Maintenance	38,917	62,325	48,000	48,000	0%	(14,325)
Meter Replacement	-	125,000	250,000	250,000	1%	125,000

CULINARY WATER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Water expenses - continued						
Capital	-	-	-	-	0%	-
Spring Line Replace	-	300,000	300,000	300,000	1%	-
600 E Tank Replacement	-	-	-	-	0%	-
Springs Rehabilitation	-	350,000	350,000	350,000	2%	-
2300 W Pioneer Crossing CWP Connections	-	-	-	-	0%	-
Public Works Campus Improvements	-	-	11,500,000	11,500,000	51%	11,500,000
Security Equipment	-	-	-	-	0%	-
Dry Creek Well Rehabilitation	-	200,000	200,000	200,000	1%	-
SCADA Transition	-	250,000	250,000	250,000	1%	-
600 East Well Relocation	-	-	540,000	540,000	2%	540,000
Subdivision Development	-	-	-	-	0%	-
Depreciation & amoritization	2,594,671	-	-	-	0%	-
Reserves	-	-	-	-	0%	-
Total Culinary Water Expenses	**$ 14,093,974**	**$ 9,831,168**	**$ 22,553,755**	**$ 22,553,755**	**100%**	**$ 12,722,587**

CULINARY WATER IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Interest Earnings	$ 122,299	$ 25,000	$ 25,000	$ 25,000	0%	$ -
Water Impact Fees	504,243	1,000,000	1,000,000	1,000,000	10%	-
Contributions from Developers	-	4,700,000	4,700,000	4,700,000	47%	-
Reappropriate Fund Balance	-	2,567,000	4,295,000	4,295,000	43%	1,728,000
Total Revenues	$ 626,542	$ 8,292,000	$ 10,020,000	$ 10,020,000	100%	$ 1,728,000
Expenses						
Pipe Oversizing	$ -	$ 72,000	$ 70,000	$ 70,000	1%	$ (2,000)
Master plan and impact fee study	-	-	-	-	0%	-
Interest Expense	-	-	-	-	0%	-
Flight Park Well & Lines	-	2,400,000	1,700,000	1,700,000	17%	(700,000)
600 E Tank	-	500,000	-	-	0%	(500,000)
TP Booster Pump Station	-	20,000	-	-	0%	(20,000)
TM (PT) Flight Park Tank & Lines	-	2,300,000	2,300,000	2,300,000	23%	-
MICRON (SKYE) AP Well, BP, Lines	-	1,800,000	1,500,000	1,500,000	15%	(300,000)
1200 East Booster Pump Station	-	600,000	1,050,000	1,050,000	10%	450,000
West Side Tank #2	-	600,000	3,400,000	3,400,000	34%	2,800,000
Reserves	-	-	-	-	0%	-
Total Expenses	$ (1,785,165)	$ 8,292,000	$ 10,020,000	$ 10,020,000	100%	$ 1,728,000
Surplus(Deficit)	**$ 2,411,707**	**$ -**	**$ -**	**$ -**		

SEWER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Miscellaneous	$ 20,102	$ 25,000	$ 25,000	$ 25,000	0%	$ -
Interest Income	245,238	-	-	-	0%	-
Sewer charges	10,543,073	10,980,000	13,999,500	13,999,500	85%	3,019,500
Contributions capital funding	5,200,676	-	-	-	0%	-
Gain/Loss of Fixed Assets	5,043	-	-	-	0%	-
Reappropriation of Fund Balance	-	654,848	2,645,325	2,403,352	15%	1,748,504
Total Revenues	$ 16,014,131	$ 11,659,848	$ 16,669,825	$ 16,427,852	100%	$ 4,768,004
Total Expenses	$ 12,562,773	$ 11,659,848	$ 16,669,825	$ 16,427,852	100%	$ 4,768,004
Surplus(Deficit)	**$ 3,451,358**	**-**	**$ (0)**	**$ (0)**		

SEWER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTE's	8	10	11	10		0
Salaries & Wages	$ 381,847	$ 542,060	$ 625,031	$ 575,132	4%	$ 33,072
Overtime	20,846	20,000	20,000	20,000	0%	-
Employee Benefits	177,896	313,250	356,287	316,230	2%	2,980
Uniforms	2,901	7,400	7,400	7,400	0%	-
Books, Subscriptions, Memberships	1,240	1,400	1,400	1,400	0%	-
Travel & Training	12,868	16,200	16,200	16,200	0%	-
Office Supplies	2,616	5,500	11,500	11,500	0%	6,000
Fleet Fund Charges	167,280	178,558	196,156	184,139	1%	5,581
Fuel	-	31,000	31,000	31,000	0%	-
Buildings & Grounds O&M	74,499	90,000	90,000	90,000	1%	-
Utilities	18,864	7,865	7,865	7,865	0%	-
Supplies & Maintenance	54,778	50,000	50,000	50,000	0%	-
Risk Mgmt Fund Charges	50,004	80,000	80,000	80,000	0%	-
Electricity - Lehi City Power	62,500	5,000	5,000	5,000	0%	-
Professional & Technical	16,329	50,000	50,000	50,000	0%	-
IT Fund Charges	29,136	40,000	45,371	45,371	0%	5,371
Timpanogos Special Service District	8,488,978	9,200,000	14,100,000	14,100,000	86%	4,900,000
Billing Expense	163,175	35,000	35,000	35,000	0%	-
Bad Debt Expense	6,693	30,000	30,000	30,000	0%	-
Department Supplies	516	10,000	10,000	10,000	0%	-
System Maintenance	75,619	98,615	98,615	98,615	1%	-
Interest Expense	-	3,000	3,000	3,000	0%	-
Allocation to General Fund	150,000	150,000	150,000	150,000	1%	-
Amortization Expense	-	-	-	-	0%	-

SEWER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Sewer Expenses - continued						
Depreciation	2,604,190	-	-	-	0%	-
Reserves	-	-	-	-	0%	-
Manhole/Main Line Rehab	-	510,000	450,000	310,000	2%	(200,000)
Capital	-	185,000	-	-	0%	(185,000)
Capital Improvements	-	-	200,000	200,000	1%	200,000
Total Sewer Expenses	**$ 12,562,773**	**$ 11,659,848**	**$ 16,669,825**	**$ 16,427,852**	**100%**	**$ 4,768,004**

SEWER IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Interest Earnings	$ 139,380	$ 10,000	$ 10,000	$ 10,000	0%	$ -
Sewer Impact Fees	678,510	400,000	400,000	400,000	5%	-
Contributions From Developers	-	-	-	-	0%	-
Reappropriate Fund Balance	-	5,520,000	8,320,000	8,320,000	95%	2,800,000
Total Revenues	$ 817,890	$ 5,930,000	$ 8,730,000	$ 8,730,000	100%	$ 2,800,000
Expenses						
Oversizing Pipe	$ -	$ -	$ 90,000	$ 90,000	1%	$ 90,000
Interest Expense	-	-	-	-	0%	-
Master Plan & Impact Fee Study	10,429	-	-	-	0%	-
Jordan Willow Pump Station Addition	-	20,000	20,000	20,000	0%	-
Jordan Willow Pump Line	-	20,000	20,000	20,000	0%	-
850 E Sewer to 700 S	-	500,000	850,000	850,000	10%	350,000
2100 N Sewer 1200 W to 1700 W	-	300,000	500,000	500,000	6%	200,000
Jordan River Sewer (Main to 1900 S)	-	5,000,000	7,000,000	7,000,000	80%	2,000,000
Frontage Road Sewer @ Triumph	-	-	250,000	250,000	3%	250,000
Reserves	-	-	-	-	0%	-
Total Expenses	$ 10,429	$ 5,840,000	$ 8,730,000	$ 8,730,000	100%	$ 2,890,000
Surplus(Deficit)	**$ 807,461**	**$ 90,000**	**$ -**	**$ -**		

ELECTRIC SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Electric sales taxable	$ 41,807,674	$ 47,074,717	$ 48,016,211	$ 48,016,211	84%	$ 941,494
Electric sales tax exempt	4,681,085	4,821,744	4,918,179	4,918,179	9%	96,435
Electric hook up fees	463,418	275,000	275,000	275,000	0%	-
Miscellaneous	270,282	175,000	175,000	175,000	0%	-
Temporary power charges	264,749	75,000	75,000	75,000	0%	-
Damage revenue	54,537	25,000	25,000	25,000	0%	-
Interest income	666,892	40,000	40,000	40,000	0%	-
Salvage revenue	50,244	25,000	25,000	25,000	0%	-
Contribution capital funding	534,899	-	-	-	0%	-
Late payment penalties	133,860	185,000	185,000	185,000	0%	-
Pole attachment	50,346	60,000	60,000	60,000	0%	-
Bond Proceeds	-	18,000,000	-	-	0%	(18,000,000)
Subdivision reimbursement	2,773,153	3,500,000	3,500,000	3,500,000	6%	-
Fund Balance Appropriation	-	-	-	-	0%	-
Total Revenues	$ 51,751,138	$ 74,256,461	$ 57,294,390	$ 57,294,390	100%	$ (16,962,071)
Total Expenses	$ 67,309,578	$ 74,256,461	$ 57,294,390	$ 57,294,390	100%	(16,962,071)
Surplus(Deficit)	**$ (15,558,440)**	**$ -**	**$ (0)**	**$ (0)**		

ELECTRIC EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTE's	39.5	40.5	41.5	41.5		1
Salaries & Wages	$ 3,123,194	$ 3,773,346	$ 4,079,256	$ 4,079,256	7%	$ 305,910
Overtime	230,447	276,847	276,847	276,847	0%	-
Employee Benefits	1,369,204	1,819,707	1,969,904	1,969,904	3%	150,197
Uniforms	27,835	48,215	48,215	48,215	0%	-
Books, Subscriptions, Memberships	2,573	3,000	3,000	3,000	0%	-
Travel & Training	59,101	83,600	103,600	103,600	0%	20,000
Office Supplies	152,140	21,000	21,000	21,000	0%	-
Fleet Fund Charges	526,644	466,274	495,928	495,928	1%	29,654
Fuel	-	72,000	72,000	72,000	0%	-
Buildings & Grounds O&M	202,722	225,000	225,000	225,000	0%	-
Utilities	81,212	35,000	35,000	35,000	0%	-
Supplies & Maintenance	3,355	6,500	6,500	6,500	0%	-
Risk Mgmt Fund Charges	300,000	300,000	300,000	300,000	1%	-
Electricity - Lehi City Power	84,010	76,000	76,000	76,000	0%	-
Professional & Technical	231,057	356,100	356,100	356,100	1%	-
IT Fund Charges	56,964	70,000	91,485	91,485	0%	21,485
Computer Maintenance	-	-	-	-	0%	-
Bond Fees	2,253	2,500	2,500	2,500	0%	-
Contract Services Expense	116,032	330,000	330,000	330,000	1%	-
Internal Generation Maintenance	163,229	350,000	358,500	358,500	1%	8,500
Safety	27,494	49,150	49,150	49,150	0%	-
Billing Expense	405,919	340,000	340,000	340,000	1%	-
Bad Debt Expense	59,744	65,000	65,000	65,000	0%	-
System Maintenance	1,672,475	820,000	820,000	820,000	1%	-
Miscellaneous	28,241	29,800	29,800	29,800	0%	-
Resale Power Purchase	52,210,850	42,600,922	39,000,000	39,000,000	68%	(3,600,922)
Line Maintenance	63,148	70,500	65,500	65,500	0%	(5,000)
Substation Maintenance	68,780	53,500	53,500	53,500	0%	-
Power Locating	22,448	18,000	20,050	20,050	0%	2,050

ELECTRIC EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Expenses - Continued						
Debt Service	551,926	1,256,500	2,791,288	2,791,288	5%	1,534,788
Allocation to General Fund	541,008	541,000	541,000	541,000	1%	-
Depreciation	4,678,614	-	-	-	0%	-
Amorization Cost	243,825	-	-	-	0%	-
Reserves	-	-	2,345,567	2,345,567	4%	2,345,567
Improvements to system	-	400,000	615,700	615,700	1%	215,700
Capital outlay	-	380,000	665,000	665,000	1%	285,000
Street Light Project	-	350,000	350,000	350,000	1%	-
Subdivision Construction	-	300,000	300,000	300,000	1%	-
Rocky Mtn Power Line Purchases	-	150,000	150,000	150,000	0%	-
New Equipment	3,135	287,000	12,000	12,000	0%	(275,000)
Substation security	-	30,000	30,000	30,000	0%	-
Power Generation Facility	-	18,000,000	-	-	0%	(18,000,000)
Designated City Projects	-	200,000	200,000	200,000	0%	-
Total Electric Expenses	**$ 67,309,578**	**$ 74,256,461**	**$ 57,294,390**	**$ 57,294,390**	**100%**	**$ (16,962,071)**

ELECTRIC IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Interest Earnings	$ 209,736	$ 35,000	$ 35,000	$ 35,000	1%	$ -
Electric Impact Fees	2,748,357	3,000,000	3,000,000	3,000,000	99%	-
Reappropriate Fund Balance	-	7,532,000	-	-	0%	(7,532,000)
Total Revenues	$ 2,958,093	$ 10,567,000	$ 3,035,000	$ 3,035,000	100%	$ (7,532,000)
Expenses						
Ashton 6-21 & 6-22 Line Extension	$ -	$ 130,000	$ -	$ -	0%	$ (130,000)
Master Plan & Impact Fee Study	-	30,000	-	-	0%	(30,000)
River Crossing & Thanksgiving Point	-	550,000	-	-	0%	(550,000)
3-21 Circuit Reconductor (500W-1100W)	-	90,000	90,000	90,000	3%	-
3-11 Line Extension Upgrade	990	-	-	-	0%	-
900 N Reconductor	-	100,000	100,000	100,000	3%	-
North Point Substation	-	7,000,000	-	-	0%	(7,000,000)
North Point Getaways	-	942,000	942,000	942,000	31%	-
New Spring Creek 1012 circuit	-	450,000	450,000	450,000	15%	-
850 E Spring Creek Ranch Rd Re-Build	-	150,000	150,000	150,000	5%	-
Circuit 711 Reconductor	-	400,000	400,000	400,000	13%	-
Circuit 322 4/0 - 477 Reconductor	-	225,000	225,000	225,000	7%	-
Circuit 612 Recondcutor	-	300,000	300,000	300,000	10%	-
Traverse Mtn Circuit 7-21 Reconductor	-	200,000	200,000	200,000	7%	-
Reserves	-	-	178,000	178,000	6%	178,000
Total Expenses	$ 990	$ 10,567,000	$ 3,035,000	$ 3,035,000	100%	$ (7,532,000)
Surplus(Deficit)	**$ 2,957,103**	**$ -**	**$ -**	**$ -**		

GARBAGE SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Garbage Service Fees	$ 4,333,067	$ 4,460,842	$ 4,639,276	$ 4,639,276	93%	$ 178,434
Dump pass receipts	34,600	-	-	-	0%	-
Appropriate fund balance	-	383,025	353,476	353,476	7%	(29,549)
Interest Income	14,944	500	500	500	0%	-
Total Revenues	**$ 4,382,610**	**$ 4,844,367**	**$ 4,993,252**	**$ 4,993,252**	100%	$ 148,885
Expenses						
Garbage Contract Payment	$ 3,478,812	$ 3,722,120	$ 3,871,005	$ 3,871,005	78%	$ 148,885
Operations Exp/Tons Per Month	1,034,100	1,054,747	1,054,747	1,054,747	21%	-
Glass recyling	8,746	12,500	12,500	12,500	0%	-
Billing Expense	15,769	25,000	25,000	25,000	1%	-
Bad Debt Expense	4,384	10,000	10,000	10,000	0%	-
City Cleanup Expense	896	10,000	10,000	10,000	0%	-
Reserves	-	-	-		0%	-
Allocation to General Fund	9,996	10,000	10,000	10,000	0%	-
Total Garbage Expenses	**$ 4,552,702**	**$ 4,844,367**	**$ 4,993,252**	**$ 4,993,252**	100%	$ 148,885
Surplus(Deficit)	**$ (170,092)**	**$ -**	**$ (0)**	**$ -**		

PRESSURIZED IRRIGATION SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Miscellaneous	$ 36,480	$ 35,000	$ 35,000	$ 35,000	0%	$ -
Interest Income	95,400	1,500	1,500	1,500	0%	-
Secondary water hook ups	179,539	350,000	350,000	350,000	4%	-
Contributions from developers	2,507,480	-	-	-	0%	-
Pressurized service charges	4,696,406	5,088,840	5,450,148	5,450,148	57%	361,308
Gain/Loss of Fixed Assets	41,449	-	-	-	0%	-
Bond Proceeds	-	6,925,000	3,643,000	3,643,000	38%	(3,282,000)
Transfer from Culinary Water	-	-	-	-	0%	-
Reappropriated fund balance	-	358,655	-	-	0%	(358,655)
Total Revenues	$ 7,556,754	$ 12,758,995	$ 9,479,648	$ 9,479,648	100%	$ (3,279,347)
Total Expenses	$ 6,124,209	$ 12,758,995	$ 9,479,648	$ 9,479,648	100%	$ (3,279,347)
Surplus/(Deficit)	**$ 1,432,545**	**$ -**	**$ (0)**	**$ 0**		

PRESSURIZED IRRIGATION EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTE's	5	5	5	5		0
Salaries & Wages	$ 293,537	$ 335,551	$ 340,773	$ 340,773	4%	$ 5,222
Overtime	26,686	30,000	30,000	30,000	0%	-
Employee Benefits	167,014	209,944	206,838	206,838	2%	(3,106)
Uniforms	2,506	3,000	3,000	3,000	0%	-
Books, Subscriptions, Memberships	3,119	500	500	500	0%	-
Travel & Training	6,086	7,000	7,000	7,000	0%	-
Office Supplies	409	7,000	7,000	7,000	0%	-
Fleet Fund Charges	24,996	25,000	52,512	52,512	1%	27,512
Fuel	-	31,000	31,000	31,000	0%	-
Buildings & Grounds O&M	28,060	75,000	75,000	75,000	1%	-
Utilities	117	2,000	2,000	2,000	0%	-
Risk Mgmt Fund Charges	50,004	75,000	75,000	75,000	1%	-
Electricity - Lehi City Power	281,944	400,000	400,000	400,000	4%	-
Professional & Technical	32,356	40,000	40,000	40,000	0%	-
IT Fund Charges	26,604	40,000	50,742	50,742	1%	10,742
Bond Fees	37,770	3,000	3,000	3,000	0%	-
Billing Expense	11,942	15,000	15,000	15,000	0%	-
Bad Debt Expense	3,189	15,000	15,000	15,000	0%	-
Supplies & Maintenance	6,795	16,000	16,000	16,000	0%	-
PI Meters	-	7,000,000	3,643,000	3,643,000	38%	(3,357,000)
Water Share Assessments	1,199,218	1,300,000	1,500,000	1,500,000	16%	200,000
System Maintenance	453,904	400,000	400,000	400,000	4%	-
Interest Expense	-	-	-	-	0%	-
Debt Service	384,285	844,020	723,893	723,893	8%	(120,127)
Fire Hydrant/Mainline Replace	-	400,000	400,000	400,000	4%	-
SCADA Upgrades	19,393	20,000	20,000	20,000	0%	-
Reserves	-	-	157,410	157,410	2%	157,410

PRESSURIZED IRRIGATION EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
PI - expenses continued						
Depreciation	2,999,297	-	-	-	0%	-
Dry Creek Reservior	-	-	-	-	0%	-
Seasons Reservoir Repair	-	200,000	-	-	0%	(200,000)
Irrigation Well Low Hills Zone-Vibbert	-	1,200,000	1,200,000	1,200,000	13%	-
Subdivision Development	-	-	-	-	0%	-
Capital	-	-	-	-	0%	-
Cost of Issuance	-	-	-	-	0%	-
Allocation to General Fund	64,980	64,980	64,980	64,980	1%	-
Total PI Expenses	**$ 6,124,209**	**$ 12,758,995**	**$ 9,479,648**	**$ 9,479,648**	**100%**	**$ (3,279,347)**

PRESSURIZED IRRIGATION IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Interest Earnings	$ -	$ 25,000	$ 25,000	$ 25,000	0%	$ -
PI Impact Fees	522,066	900,000	900,000	900,000	14%	-
Appropriated Fund balance	-	-	2,895,000	2,895,000	46%	2,895,000
Contributions From Developers	-	3,820,000	2,460,000	2,460,000	39%	(1,360,000)
Total Revenues	$ 522,066	$ 4,745,000	$ 6,280,000	$ 6,280,000	100%	$ 1,535,000
Expenses						
Interest Expense	$ 68,300	$ -	$ -	$ -	0%	$ -
Master Plan & Impact Fee Study	5,221	-	-	-	0%	$ -
Pipe Oversizing	-	105,000	105,000	105,000	2%	-
Low Hills expansion & piping	-	20,000	10,000	10,000	0%	(10,000)
Railroad Well & Piping	-	10,000	5,000	5,000	0%	(5,000)
West Side PI Reservoir	-	400,000	50,000	50,000	1%	(350,000)
Flight Park Reservoir & Pipeline	-	1,600,000	2,400,000	2,400,000	38%	800,000
Vialetto Reservoir & Pumps	-	1,800,000	2,500,000	2,500,000	40%	700,000
Brooks Res Expansion & PS	-	20,000	10,000	10,000	0%	(10,000)
Cedar Hollow Well	-	20,000	600,000	600,000	10%	580,000
Skye Reservior	-	50,000	600,000	600,000	10%	550,000
Reserves	-	720,000	-	-	0%	(720,000)
Total Expenses	$ 73,520	$ 4,745,000	$ 6,280,000	$ 6,280,000	100%	$ 1,535,000
Surplus(Deficit)	**$ 448,546**	**$ -**	**$ -**	**$ -**		

DRAINAGE SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Interest Income	$ 168,439	$ 4,000	$ 4,000	$ 4,000	0%	$ -
Contributed capital	1,008,500	-	-	-	0%	-
Drainage service charges	2,839,259	2,812,019	3,011,672	3,011,672	71%	199,653
Reappropriate Fund Balance	-	44,505	1,241,378	1,241,377	29%	1,196,872
Miscellaneous revenues	-	-	-	-	0%	-
Total Revenues	$ 4,016,197	$ 2,860,524	$ 4,257,050	$ 4,257,049	100%	1,396,525
Total Expenses	$ 3,453,198	$ 2,860,524	$ 4,257,050	$ 4,257,049	100%	$ 1,396,525
Surplus(Deficit)	**$ 562,999**	**-**	**$ 0**	**$ (0)**		

DRAINAGE EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTE's	12	12	12	12		0
Salaries & Wages	$ 602,922	$ 694,034	$ 746,947	$ 746,947	18%	$ 52,913
Overtime	29,931	20,000	30,000	30,000	1%	10,000
Employee Benefits	213,790	401,018	423,679	423,679	10%	22,661
Uniforms	5,116	7,800	7,800	7,800	0%	-
Books, Subscriptions, Memberships	2,261	3,500	3,500	3,500	0%	-
Travel & Training	11,140	25,000	25,000	25,000	1%	-
Office Supplies	255	800	800	800	0%	-
Fleet Fund Charges	170,004	139,000	144,581	144,581	3%	5,581
Fuel	-	31,000	31,000	31,000	1%	-
Buildings & Grounds	15,664	75,000	75,000	75,000	2%	-
Risk Mgmt Fund Charges	15,000	45,000	45,000	45,000	1%	-
Professional & Technical	49,220	60,000	60,000	60,000	1%	-
IT Fund Charges	27,900	40,000	45,371	45,371	1%	5,371
Bond Fees	1,650	2,750	2,750	2,750	0%	-
Billing Expense	-	7,895	7,895	7,895	0%	-
Bad Debt Expense	2,892	7,000	7,000	7,000	0%	-
Supplies	11,383	10,000	10,000	10,000	0%	-
System Maintenance	33,383	70,000	70,000	70,000	2%	-
Debt Service	20,611	214,216	214,216	214,216	5%	(1)
Detention Basin's Maintenance	25,701	42,000	42,000	42,000	1%	-
Reserves	-	-	-	-	0%	-
Remedial drainage	-	233,991	233,991	233,991	5%	-
Allocation to General Fund	65,520	65,520	65,520	65,520	2%	-
Capital outlay	-	350,000	1,650,000	1,650,000	39%	1,300,000
Depreciation	2,148,856	-	-	-	0%	-
Pipe rehabilitation	-	315,000	315,000	315,000	7%	-
Total Drainage Expenses	**$ 3,453,198**	**$ 2,860,524**	**$ 4,257,050**	**$ 4,257,049**	**100%**	**$ 1,396,525**

DRAINAGE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Interest Earnings	$ -	$ 5,000	$ 5,000	$ 5,000	1%	$ -
Drainage Impact Fees	130,759	350,000	350,000	350,000	67%	-
Contributions From Developers/Bonds	-	100,000	20,000	20,000	4%	(80,000)
UDOT Contributions	-	-	-	-	0%	-
Reappropriation fund balance	-	-	150,000	150,000	29%	150,000
Total Revenues	$ 130,759	$ 455,000	$ 525,000	$ 525,000	100%	$ 70,000
Expenses						
Interest Expense	$ 6,524	$ -	$ -	$ -	0%	$ -
Mainline Upsizing	-	55,000	55,000	55,000	10%	-
West Side Drains	-	50,000	10,000	10,000	2%	(40,000)
Traverse Mtn Drains	-	50,000	10,000	10,000	2%	(40,000)
Dry Creek 600 E Culvert	-	200,000	450,000	450,000	86%	250,000
Reserves	-	100,000	-	-	0%	(100,000)
Total Expenses	$ 6,524	$ 455,000	$ 525,000	$ 525,000	100%	$ 70,000
Surplus(Deficit)	**$ 124,235**	**$ -**	**$ -**	**$ -**		

PAYMENT IN LIEU

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Interest Earnings	$ 15,407	$ -	$ -	$ -	0%	$ -
Re-Appropriation of Fund Balance	-	400,000	500,000	500,000	83%	100,000
Payment in Lieu of Detention	26,214	100,000	100,000	100,000	17%	-
Total Revenues	$ 41,621	$ 500,000	$ 600,000	600,000	100%	$ 100,000
Expenses						
Jordan Narrow Detention Basin	$ 590	$ 150,000	$ 200,000	$ 200,000	33%	$ 50,000
Misc Detention Projects	-	50,000	50,000	50,000	8%	-
Lambert Detention Basin	4,665	300,000	350,000	350,000	58%	50,000
Contribution to fund balance	-	-	-	-	0%	-
Total Expenses	$ 5,255	$ 500,000	$ 600,000	$ 600,000	100%	$ 100,000
Surplus(Deficit)	**$ 36,366**	**$ -**	**$ -**	**$ -**		

FIBER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Fiber Revenue	$ 1,280	$ 550,000	$ 1,397,279	$ 1,397,279	3%	$ 847,279
Interest Earned	1,975,254	-	-	-	0%	-
Bond Proceeds	-	-	-	-	0%	-
Fund Balance Appropriation	-	39,347,439	50,358,632	50,358,632	97%	11,011,193
Total Revenues	$ 1,976,534	$ 39,897,439	$ 51,755,911	$ 51,755,911	100%	$ 11,858,472
Total Expenses	**$ 2,290,377**	**$ 39,906,259**	**$ 51,755,911**	**$ 51,755,911**	**100%**	**$ 11,849,652**
Surplus(Deficit)	**$ (313,843)**	**$ (8,820)**	**$ 0**	**$ 0**	**$ -**	**$ 8,820**

FIBER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTEs	2	5	5.5	5.5		0.5
Salaries & Wages	$ 264,533	$ 415,443	$ 461,576	$ 461,576	1%	$ 46,133
Overtime	-	15,513	15,513	15,513	0%	-
Benefits	83,230	215,590	234,952	234,952	0%	19,362
Uniforms	-	1,450	3,650	3,650	0%	2,200
Books, Subscriptions, Memberships	2,250	2,435	2,555	2,555	0%	120
Travel & Training	2,868	17,457	19,600	19,600	0%	2,143
Office Supplies	8,119	1,170	3,080	3,080	0%	1,910
Fleet Fund Charges	-	22,619	22,619	22,619	0%	-
Buildings & Grounds O&M	-	2,000	2,000	2,000	0%	-
Utilities	-	4,250	12,856	12,856	0%	8,606
Supplies & Maintenance	484	20,725	2,500	2,500	0%	(18,225)
Risk Management Charges	-	-	-	-	0%	-
Professional & Technical	41,942	148,745	144,465	144,465	0%	(4,280)
IT Fund Charges	-	6,820	6,820	6,820	0%	-
Computer Maintenance	-	1,000	1,000	1,000	0%	-
Bond Fees/Admin Fees	-	3,000	3,000	3,000	0%	-
Contract Services Expense	-	20,000	20,000	20,000	0%	-
Safety	-	500	500	500	0%	-
System Maintenance	-	5,000	5,000	5,000	0%	-
Miscellaneous	14,893	11,130	16,000	16,000	0%	4,870
Fiber Locating	-	10,000	10,000	10,000	0%	-
Reserves	-	-	-	-	0%	-

FIBER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Expenses - Continued						
New Equipment	-	18,500	-	-	0%	(18,500)
Debt Service	1,848,027	3,085,150	3,090,150	3,090,150	6%	5,000
Fiber System - Engineering	-	1,138,049	3,391,381	3,391,381	7%	2,253,332
Fiber System - Backbone	-	3,617,724	2,709,166	2,709,166	5%	(908,558)
Fiber System - Drops	-	5,797,918	7,923,821	7,923,821	15%	2,125,903
Fiber System - Distribution	-	25,324,071	33,653,706	33,653,706	65%	8,329,635
Cost of Issuance	24,032	-	-	-	0%	-
Total Fiber Expenses	**$ 2,290,377**	**$ 39,906,259**	**$ 51,755,911**	**$ 51,755,911**	**100%**	**$ 11,849,652**

IT FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Charge to General Fund	$ 1,055,748	$ 1,200,000	$ 1,253,712	$ 1,253,712	70%	$ 53,712
Charge to Legacy Fund	67,908	67,608	67,608	67,608	4%	-
Charge to Water Fund	52,068	70,000	80,742	80,742	5%	10,742
Charge to Sewer Fund	29,136	40,000	45,371	45,371	3%	5,371
Charge to Electric Fund	56,964	70,000	91,485	91,485	5%	21,485
Charge to PI Fund	26,604	40,000	50,742	50,742	3%	10,742
Charge to Drainage Fund	27,900	40,000	45,371	45,371	3%	5,371
Charge to Fleet Fund	3,156	3,155	3,155	3,155	0%	-
Charge to Risk Mgt Fund	4,596	4,600	4,600	4,600	0%	-
Charge to Bldgs & Grounds Fund	7,140	7,140	7,140	7,140	0%	-
Charge to Fiber Fund	-	6,820	6,820	6,820	0%	-
Transfer from Capital Projects Fund	-	-	-		0%	-
Miscellaneous Revenue	2,975	-	-	-	0%	-
Reserves	-	161,035	122,667	122,667	7%	(38,368)
Interest Income	8,502	7,500	7,500	7,500	0%	-
Total Revenues	$ 1,342,697	$ 1,717,858	$ 1,786,913	$ 1,786,913	100%	$ 69,055
IT Operations Expenses	$ 1,327,176	$ 1,711,038	$ 1,786,913	$ 1,786,913	100%	$ 75,875
Surplus(Deficit)	**$ 15,520**	**$ 6,820**	**$ 0**	**$ 0**		

IT FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTE's	5	5	6	6		1
Salaries & Wages	$ 332,718	$ 361,017	$ 435,424	$ 435,424	24%	$ 74,407
Employee Benefits	155,212	224,313	282,178	282,178	16%	57,865
Books, Subscriptions, Memberships	-	2,000	2,000	2,000	0%	-
Travel & Training	6,488	15,000	15,000	15,000	1%	-
Office Supplies	-	1,500	1,500	1,500	0%	-
Fleet Fund Charges	3,000	3,000	3,000	3,000	0%	-
Fuel	-	500	500	500	0%	-
Utilities	-	5,000	5,000	5,000	0%	-
Supplies & Maintenance	323,206	303,483	303,483	303,483	17%	-
Risk Mgmt Fund Charges	5,004	5,000	18,603	18,603	1%	13,603
Professional & Technical	9,354	75,000	75,000	75,000	4%	-
Software Maintenance	169,070	45,000	45,000	45,000	3%	-
Miscellaneous	14,023	43,049	43,049	43,049	2%	-
Software Licensing	214,092	257,176	257,176	257,176	14%	-
O & M - Hardware	50,729	200,000	200,000	200,000	11%	-
Hardware Replacement	-	-	-	-	0%	-
Reserves	-	-	-	-	0%	-
Depreciation	44,280	-	-	-	0%	-
Software Upgrade	-	170,000	100,000	100,000	6%	(70,000)
Total IT Expenses	**$ 1,327,176**	**$ 1,711,038**	**$ 1,786,913**	**$ 1,786,913**	**100%**	**$ 75,875**

FLEET FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Charge to General Fund	$ 2,175,588	$ 2,318,327	$ 2,404,997	$ 2,404,997	36%	$ 86,670
Charge to Legacy Fund	2,004	2,000	2,000	2,000	0%	-
Charge to Water Fund	260,004	255,581	266,743	266,743	4%	11,162
Charge to Sewer Fund	167,280	178,558	184,139	184,139	3%	5,581
Charge to Electric Fund	526,644	466,274	495,928	495,928	7%	29,654
Charge to Drainage Fund	170,004	139,000	144,581	144,581	2%	5,581
Charge to IT Fund	3,000	3,000	3,000	3,000	0%	-
Charge to Risk Mgt Fund	5,004	5,000	5,000	5,000	0%	-
Charge to PI Fund	24,996	25,000	52,412	52,412	1%	27,412
Charge to Bldgs & Grounds Fund	35,868	35,867	35,867	33,867	1%	(2,000)
Charge to Class C Roads	47,016	47,017	119,488	119,488	2%	72,471
Charge to Fiber Fund	-	22,619	22,619	22,619	0%	-
Transfer from Capital Projects	-	500,000	-	500,000	7%	-
Fund Balance Appropriation	-	239,000	-	-	0%	(239,000)
Miscellaneous	1,782	-	-	-	0%	-
Capital Lease	-	-	2,514,000	2,514,000	37%	2,514,000
Gain/Loss on Disposal of Fixed Assets	74,656	-	-	-	0%	-
Interest Income	72,975	20,000	20,000	20,000	0%	-
Total Revenues	$ 3,566,820	$ 4,257,243	$ 6,270,774	$ 6,768,774	100%	$ 2,511,531
Total Expenses	$ 3,552,419	$ 4,257,243	$ 15,307,103	$ 6,768,774	100%	$ 2,511,531
Surplus(Deficit)	**$ 14,402**	**$ -**	**$ (9,036,329)**	**$ 0**		

FLEET FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTE's	4.5	4.5	6.5	5.5		1
Salaries & Wages	$ 297,412	$ 304,236	$ 543,796	$ 432,176	6%	$ 127,940
Overtime	21,564	-	-	-	0%	-
Employee Benefits	141,425	173,031	176,389	176,389	3%	3,358
Books, Subscriptions, Memberships	9,629	8,190	8,190	8,190	0%	-
Travel & Training	11,400	13,331	13,331	13,331	0%	-
Office Supplies	711	1,260	1,260	1,260	0%	-
Operating Expenses	762,439	722,875	831,063	831,063	12%	108,188
Fuel	859,885	10,000	10,000	10,000	0%	-
IT Fund Charges	3,244	3,155	3,155	3,155	0%	-
Utilities	4,304	-	-	-	0%	-
Supplies & Maintenance & Tires	96,219	75,000	75,000	75,000	1%	-
Risk Mgmt Fund Charges	5,004	5,000	5,000	45,000	1%	40,000
Professional & Technical	404	-	-	-	0%	-
Miscellaneous	14,828	12,911	12,911	12,911	0%	-
Capital	-	46,645	88,519	32,519	0%	(14,126)
New Vehicle Purchases	-	554,458	1,613,040	205,490	3%	(348,968)
Equipment Replacement	-	1,294,559	8,652,857	1,500,000	22%	205,441
Capital Lease Payments	69,604	1,032,592	732,592	732,592	11%	(300,000)
Capital Lease Purchases	-	-	2,540,000	2,540,000	38%	2,540,000
Reserves	-	-	-	149,698	2%	149,698
Depreciation	1,254,349	-	-	-	0%	-
Total Fleet Expenses	**$ 3,552,419**	**$ 4,257,243**	**$ 15,307,103**	**$ 6,768,774**	**100%**	**$ 2,511,531**

RISK MANAGEMENT FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Charge to General Fund	$ 614,520	$ 696,000	$ 946,000	$ 946,000	55%	$ 250,000
Charge to Legacy Fund	65,004	65,000	65,000	65,000	4%	-
Charge to Water Fund	60,000	106,720	106,720	106,720	6%	-
Charge to Sewer Fund	50,004	80,000	80,000	80,000	5%	-
Charge to Electric Fund	300,000	300,000	300,000	300,000	17%	-
Charge to PI Fund	50,004	75,000	75,000	75,000	4%	-
Charge to Drainage Fund	15,000	45,000	45,000	45,000	3%	-
Charge to IT fund	5,004	18,603	18,603	18,603	1%	-
Charge to Fleet Fund	5,004	45,000	45,000	45,000	3%	-
Charge to Bldgs & Grounds Fund	2,496	30,000	30,000	30,000	2%	-
Appropriated Fund Balance	-	9,123	16,448	16,448	1%	7,325
Miscellaneous revenue	136,442	-	-	-	0%	-
Interest Income	-	4,099	4,099	4,099	0%	-
Total Revenues	$ 1,303,478	$ 1,474,545	$ 1,731,870	$ 1,731,870	100%	$ 257,325
Total Expenses	$ 1,757,016	$ 1,474,545	$ 1,731,870	$ 1,731,870	100%	$ 257,325
Surplus (Deficit)	**$ (453,538)**	**$ -**	**$ (0)**	**$ (0)**		

RISK MANAGEMENT FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTE's	1	1	1	1		
Salaries & Wages	$ 102,016	$ 103,713	$ 107,835	$ 107,835	6%	$ 4,122
Employee Benefits	45,423	53,282	56,485	56,485	3%	3,203
Books, Subscriptions, Memberships	1,157	2,950	2,950	2,950	0%	-
Travel & Training	2,868	5,000	5,000	5,000	0%	-
Office Supplies	-	500	500	500	0%	-
Fleet Fund Charges	5,004	5,000	5,000	5,000	0%	-
Fuel	-	3,500	3,500	3,500	0%	-
Damage Repairs	183,653	45,000	45,000	45,000	3%	-
Utilities	-	500	500	500	0%	-
Safety	-	20,000	20,000	20,000	1%	-
IT Fund Charges	4,596	4,600	4,600	4,600	0%	-
Electricity - Lehi City Power	-	500	500	500	0%	-
Professional & Technical	21,966	15,500	15,500	15,500	1%	-
Litigation Claims Mgmt	59,796	40,000	40,000	40,000	2%	-
Insurance Expense	1,324,724	1,157,500	1,407,500	1,407,500	81%	250,000
Miscellaneous	5,812	17,000	17,000	17,000	1%	-
Reserves	-	-	-	-	0%	-
Total Risk Mgmt Expenses	**$ 1,757,016**	**$ 1,474,545**	**$ 1,731,870**	**$ 1,731,870**	**100%**	**$ 257,325**

BUILDING/GROUNDS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Charge to General Fund	$ 1,197,120	$ 1,372,122	$ 1,372,122	$ 1,372,122	54%	$ -
Charge to Legacy Fund	92,004	150,000	150,000	150,000	6%	-
Charge to Water Fund	163,368	150,000	150,000	150,000	6%	-
Charge to Sewer Fund	60,000	90,000	90,000	90,000	4%	-
Charge to Electric Fund	162,504	225,000	225,000	225,000	9%	-
Charge to PI Fund	20,004	75,000	75,000	75,000	3%	-
Charge to Drainage Fund	9,996	75,000	75,000	75,000	3%	-
Charge to Fiber Fund	-	2,000	2,000	2,000	0%	-
Transfer from Capital Projects	-	-	-	-	0%	-
Interest Income	12,096	-	-	-	0%	-
Grants	10,000	-	-	-	0%	-
Reserves	-	313,327	570,464	402,604	16%	89,277
Total Revenues	$ 1,727,092	$ 2,452,449	$ 2,709,586	$ 2,541,726	100%	$ 89,277
Total Expenses	$ 1,927,923	$ 2,450,449	$ 2,709,586	$ 2,541,726	99%	$ 91,277
Surplus (Deficit)	**$ (200,831)**	**$ 2,000**	**$ (0)**	**$ (0)**		

BUILDING/GROUNDS FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Personnel FTE's	18.5	19.5	21.5	20.5		1
Salaries & Wages	$ 875,307	$ 1,258,748	$ 1,420,465	$ 1,289,010	51%	$ 30,262
Overtime	36,727	20,000	20,000	20,000	0%	-
Employee Benefits	351,316	573,541	581,751	543,696	21%	(29,845)
Uniforms	1,391	6,400	7,250	6,400	0%	-
Books, Subscriptions, Memberships	2,488	500	500	500	0%	-
Travel & Training	13,852	4,500	4,500	4,500	0%	-
Office Supplies	1,399	3,000	3,000	3,000	0%	-
Fleet Fund Charges	35,868	33,867	33,867	33,867	1%	-
Repairs	74,448	270,000	270,000	270,000	11%	-
Utilities	65,603	4,000	4,000	4,000	0%	-
Supplies	335,304	115,000	140,000	140,000	6%	25,000
IT Fund Charges	7,140	7,140	7,140	7,140	0%	-
Risk Mgmt Fund Charges	2,496	2,500	2,500	30,000	1%	27,500
Equipment Maintenance	18,205	107,900	107,900	107,900	4%	-
Bldg Beautification Expenses	25,734	21,500	21,500	21,500	1%	-
Miscellaneous	6,713	21,853	21,853	21,853	1%	-
Capital Outlay	-	-	63,360	38,360	2%	38,360
Depreciation	-	-	-	-	0%	-
Reserves	73,932	-	-	-	0%	-
Total Buildings/Grounds Expenses	**$ 1,927,923**	**$ 2,450,449**	**$ 2,709,586**	**$ 2,541,726**	**99%**	**$ 91,277**

2025 LEHI CITY BUDGET REQUESTS

5/9/2024 8:14

DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED	TAX INCREASE FUNDED	REVENUE
HUMAN RESOURCES	1	BENEFITS STUDY CONSULTANT	25,000		25,000		
HUMAN RESOURCES	2	LEARNING MANAGEMENT SOFTWARE (NICHE ACADEMY)	4,585		4,585		
HUMAN RESOURCES	3	PART TIME TO FULL TIME HR TECHNICIAN	54,226	54,226			
ADMIN/EVENTS		PART TIME STAFF FOR EVENTS	12,000		12,000		
COURT		PROFESSIONAL & TECHNICAL LINE ITEM INCREASE	11,200		11,200		
LEGAL		FULL TIME PROSECUTING ATTORNEY	174,000		174,000		
POLICE	1	MARKET STUDY WAGE ADJUSTMENT	601,628	68,324		533,304	
POLICE	2	SPECIAL VICTIMS DETECTIVE - ONGOING	140,917	140,917			
POLICE	2	SPECIAL VICTIMS DETECTIVE - ONE TIME	9,575	9,575			
POLICE	3	NEW POLICE OFFICER - ONGOING	155,499	155,499			
POLICE	3	NEW POLICE OFFICER - ONE TIME	9,575	9,575			
POLICE	4	NEW POLICE OFFICER - ONGOING	155,499	155,499			
POLICE	4	NEW POLICE OFFICER - ONE TIME	9,575	9,575			
POLICE	5	FULL TIME SRO - ONGOING	141,618	141,618			
POLICE	5	FULL TIME SRO - ONE TIME	9,575	9,575			
POLICE	6	PROFESSIONAL & TECHNICAL LINE ITEM INCREASE	12,000		12,000		
FIRE	1	AMBULANCE EQUIPMENT LEASE - ONGOING	20,000	20,000			
FIRE	2	AMBULANCE EQUIPMENT REPLACEMENT - ONE TIME	206,386		206,386		
FIRE	3	LINE ITEM INCREASES	40,650		40,650		
FIRE		MARKET STUDY WAGE ADJUSTMENT	650,000	288,837		361,163	
PLANNING		PLANNER II SERIES PROMOTION	8,458		8,458		
INSPECTIONS	1	INTERNAL SERIES PROMOTIONS	19,213		19,213		
INSPECTIONS	2	OFFICE CHAIRS	10,000		10,000		
INSPECTIONS	3	PUBLIC AWARENESS	2,000		2,000		
ECONOMIC DEVELOPMENT		INTERN	22,391	22,391			
STREETS	2	NEW FULL TIME EMPLOYEE	81,586		81,586		
STREETS	4	OVERTIME LINE ITEM INCREASE	15,000		15,000		
STREETS		LINE ITEM INCREASES	6,000		6,000		
ENGINEERING		LINE ITEM INCREASE	5,500		5,500		
PARKS	1	LEISURE PARKS MAINTENANCE I - GARDNER - EXISTING	105,533		105,533		
PARKS	2	TRAILS/PARKS MAINTENANCE I - TRAILS - EXISTING	105,533		105,533		
PARKS	3	FAMILY PARK MAINTENANCE I - GARDNER	105,533			105,533	
PARKS	4	IRRIGATION MAINTENANCE I	90,103	90,103			
PARKS	5	SPORTS PARK MAINTENANCE I	105,533	105,533			
PARKS	6	LEISURE PARKS MAINTENANCE SERIES PROMOTION	11,016		11,016		
PARKS	7	IRRIGATION MAINTENANCE SERIES PROMOTION	11,016		11,016		
PARKS	8	VOLUNTEER TRAILER & TOOLS	18,094		18,094		
PARKS	9	TRAILS 4x4 UTV	26,000		26,000		
PARKS	10	HARPER HAWK SELF-PROPELLED SWEEPER	75,167		75,167		
PARKS	11	SAND PRO 3040 BALLFIELD GROOMER	7,564		7,564		
PARKS	12	HAUL IT WORKHORSE TRAILER	25,400	25,400			
PARKS	13	MINI SKID STEER & ATTACHMENTS	63,354	63,354			
PARKS	14	LEAF DEBRIS LOADER	10,000	10,000			
PARKS	15	IRRIGATION FILTER ENCLOSURES	25,600	25,600			
PARKS	16	PORTABLE STORAGE CONTAINERS	8,000		8,000		
PARKS	17	NEW LINE ITEM - PAVED TRAIL & PARKING LOT MAINTENANCE	35,000		35,000		
PARKS	18	NEW LINE ITEM - CONCRETE MAINTENANCE	25,000		25,000		
PARKS	19	PARK PAVILION & PLAYGROUND UPGRADE LINE ITEM INCREASE	13,000		13,000		
PARKS	20	SPORTS COMPLEX - PROTECTIVE NETTING	100,000	100,000			

2025 LEHI CITY BUDGET REQUESTS

5/9/2024 8:14

DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED	TAX INCREASE FUNDED	REVENUE
PARKS	21	MAIN STREET CHRISTMAS POLE LIGHTS DISPLAY	14,000	14,000			
PARKS	22	NEW LINE ITEM - SNOW REMOVAL	25,000		25,000		
PARKS	23	TORO 4500 BIG MOWER	25,629	25,629			
PARKS	24	TRUCK MOUNTED SALT SPREADER FOR SNOW REMOVAL	10,000	10,000			
PARKS	25	FULL TIME PLANT HEALTH CARE & ARBORIST TECHNICIAN	89,943	89,943			
PARKS/FACILITIES	1	HUTCHINGS MUSEUM - ROOF REPLACEMENT	369,255		369,255		
PARKS/FACILITIES	2	PLAYGROUND REPLACEMENTS (SUMMERCREST & PILGRIMS LANDING)	295,000	295,000			
PARKS/FACILITIES	3	PICKLE BALL - RESURFACING COURTS	88,000		88,000		
PARKS/FACILITIES	4	SPORTS PARK TOWER NEW ROOF	40,000		40,000		
PARKS/FACILITIES	6	EXTENSION OF DRY CREEK TRAIL (UT CO RECREATION GRANT)	137,000		137,000		137,000
SENIOR CENTER		PROGRAM EXPENDITURES LINE ITEM INCREASE	15,696		15,696		
LIBRARY	1	LIBCAL 5/20 (ONE TIME & ONGOING COSTS)	5,998		5,998		
LIBRARY	2	OVERDRIVE DIGITAL COLLECTION - BOOK BUDGET INCREASE	30,000	15,000	15,000		
LIBRARY	3	OFFICE SUPPLIES LINE ITEM INCREASE	15,000		15,000		
LIBRARY	4	EQUIPMENT MAINTENANCE LINE ITEM INCREASE	3,113		3,113		
CEMETERY	1	PROFESSIONAL & TECHNICAL LINE ITEM INCREASE	20,000		20,000		
CEMETERY	2	GATOR 4x4 WITH CAB	35,000		35,000		
CEMETERY	3	GRASSHOPPER MOWER	22,000		22,000		
CEMETERY	4	4 WHEELER	9,000	9,000			
MUSEUM		INCREASE CONTRIBUTION TO HUTCHINGS MUSEUM	30,000	30,000			
CLASS C ROADS	1	ADA SIDEWALKS/SIDEWALK REPAIR	750,000		750,000		
CLASS C ROADS	1	ASPHALT ROLLER	19,650		19,650		
CLASS C ROADS	2	STRIPING LINE ITEM INCREASE	50,000		50,000		
CLASS C ROADS	3	10 WHEELER W/PLOW & WING PLOW	46,002		46,002		
CLASS C ROADS	3-B	2 WING PLOWS	150,000	150,000			
CLASS C ROADS	4	FUTURE SITE LAND DEVELOPMENT (DESIGN & ENGINEERING COSTS)	100,000	100,000			
CLASS C ROADS	5	STREET SIGN LINE ITEM INCREASE	20,000		20,000		
CLASS C ROADS	6	EQUIPMENT RENTAL LINE ITEM INCREASE	15,000	15,000			
CLASS C ROADS	7	SNOW REMOVAL & SALT LINE ITEM INCREASE	20,000		20,000		
CLASS C ROADS		ENCLOSED TRAILER	1,892		1,892		
CLASS C ROADS		SIDE CAST BROOM	4,827		4,827		
CLASS C ROADS		ROAD CONSTRUCTION PROJECTS - PROJECT COST INCREASE	580,000		580,000		
RECREATION/LEGACY CENTER		LINE ITEM INCREASES	51,100		51,100		
RECREATION/LC POOL	1	FINAL PAYMENT POOL LINER	18,000		18,000		
RECREATION/LEGACY CENTER	2	MULTIPURPOSE ROOM ACCORDION WALL DIVIDER REPLACEMENT	32,000		32,000		
RECREATION/LC POOL	3	LEGACY CENTER OUTDOOR SPLASH POOL RE-PLASTER	15,000		15,000		
RECREATION/LEGACY CENTER	4	DAYCARE PLAYGROUND REPLACEMENT	130,000	130,000			
RECREATION/LEGACY CENTER	5	REPAINT AEROBICS ROOM & PURPLE TRIM WORK	25,000	25,000			
RECREATION/LEGACY CENTER	6	MITY-LITE FOLDING CHAIRS & CHAIR RACK REPLACEMENT	35,000	35,000			
RECREATION/LEGACY CENTER	7	STRUCTURAL BEAM REPAIR SOLUTION LAP POOL AREA	25,000		25,000		
RECREATION/LEGACY CENTER	8	MEN'S LOCKER REPLACEMENT ADDITIONAL FUNDING	22,000	22,000			
RECREATION/LEGACY CENTER	9	LOCKER ROOM TO FAMILY CHANGING ROOM CONVERSION	1,550,608	1,550,608			
RECREATION/OUTDOOR POOL		OPERATIONS & MAINTENANCE LINE ITEM INCREASE	7,709		7,709		
RECREATION/CURTIS CENTER		OPTION 4 FULL FUNDING OF PROGRAMS AT CURTIS CENTER	839,070	572,859	266,211		
RECREATION/ICE RINK		COST INCREASE LARGE ICE RINK OPTION	414,435		414,435		320,000
CAPTIAL PROJECTS	3	NUISANCE TREES	225,000		225,000		
CAPTIAL PROJECTS		600 E SUBDIVISION REPLACEMENT WELL	540,000				
CDBG		200 W - 600 N TO STATE (WEST SIDE) - PROJECT COST INCREASE	41,000		41,000		

2025 LEHI CITY BUDGET REQUESTS

5/9/2024 8:14

DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED	TAX INCREASE FUNDED	REVENUE
PARK IMPACT FEES	1	NORTHRIDGE PARK	640,000		640,000		
PARK IMPACT FEES	1	FOX CANYON TRAILHEAD PARK	356,000		356,000		
PARK IMPACT FEES	1	LAKEVIEW PARK	2,250,000		2,250,000		
ROAD IMPACT FEES		2300 W - MAIN ST TO 2100 N - PROJECT COST INCREASE	7,500,000		7,500,000		6,975,000
ROAD IMPACT FEES		TRAVERSE BLVD WIDENING - PROJECT COST INCREASE	20,000		20,000		
ROAD IMPACT FEES		600 E NORTH OF DRY CREEK - PROJECT COST INCREASE	50,000		50,000		
ROAD IMPACT FEES		CENTER STREET & SR 92 - PROJECT COST INCREASE	670,000		670,000		
ROAD IMPACT FEES		TP ROADS (2300 W/2150 N) - PROJECT COST INCREASE	1,700,000		1,700,000		
ROAD IMPACT FEES		FLIGHT PARK ROAD - FRONTAGE RD TO VISTA SUBDIVISION	400,000		400,000		
WATER	1	PUBLIC WORKS CAMPUS IMPROVEMENTS	11,500,000		11,500,000		
WATER	2	METER REPLACEMENTS LINE ITEM INCREASE	125,000		125,000		
WATER	3	COMPLIANCE LEAD OPERATOR	108,342		108,342		
WATER	5	OVERTIME LINE ITEM INCREASE	14,000		14,000		
WATER		WATER SHARE RENTAL LINE ITEM INCREASE	245,420		245,420		
WATER/CAPTIAL		600 E SUBDIVISION REPLACEMENT WELL	540,000		540,000		
WATER IMPACT FEES		WEST SIDE TANK #2 - PROJECT COST INCREASE	2,800,000		2,800,000		
WATER IMPACT FEES		FAMILY PARK WELL UPSIZE	450,000		450,000		
SEWER	1	JORDAN NARROWS LIFT STATION RETROFIT	200,000		200,000		
SEWER	2	REHABILITATION LINE ITEM INCREASE	140,000	140,000			
SEWER	2	LAPTOPS FOR LEAD POSITIONS	6,000		6,000		
SEWER	3	FULL TIME WASTEWATER OPERATOR	90,705	90,705			
SEWER	4	F350 MAINTAINER	12,017	12,017			
SEWER IMPACT FEES		850 E SEWER TO 700 S - PROJECT COST INCREASE	350,000		350,000		
SEWER IMPACT FEES		2100 N SEWER 1200 W TO 1700 W - PROJECT COST INCREASE	200,000		200,000		
SEWER IMPACT FEES		JORDAN RIVER SEWER (MAIN TO 1900 S) - PROJECT COST INCREASE	2,000,000		2,000,000		
SEWER IMPACT FEES		FRONTAGE ROAD SEWER @ TRIUMPH	250,000		25,000		
POWER	1	LEAD BLUE STAKE TECHNICIAN - ONGOING	117,463		117,463		
POWER	1	LEAD BLUE STAKE TECHNICIAN - ONE TIME	15,295		15,295		
POWER	2	BACK UP REGULATORS	120,000		120,000		
POWER	3	BULL RIVER RECLOSER & SPARE RECLOSER	95,700		95,700		
POWER	4	CATE SPECIALTY TOOLING	8,500		8,500		
POWER	5	FULL TIME RESOURCE SCHEDULER	22,000		22,000		
POWER	6	TRAVEL & TRAINING LINE ITEM INCREASE	20,000		20,000		
POWER	7	LOAD BALANCING PROJECT	60,000		60,000		
POWER	8	CIRCUIT TIE 5-22/8-11	65,000		65,000		
POWER	9	CIRCUIT 312 RECONDUCTOR	160,000		160,000		
PRESSURIZED IRRIGATION	1	WATER SHARE ASSESSMENTS LINE ITEM INCREASE	200,000		200,000		
PRESSURIZED IRRIGATION	4	CAT FOUR WHEEL DRIVE FORKLIFT	16,250		16,250		
PI IMPACT FEES		FLIGHT PARK RESERVOIR & PIPELINE - PROJECT COST INCREASE	800,000		800,000		
PI IMPACT FEES		VIALETTO RESERVOIR & PUMPS - PROJECT COST INCREASE	700,000		700,000		
PI IMPACT FEES		CEDAR HOLLOW WELL - PROJECT COST INCREASE	580,000		580,000		
PI IMPACT FEES		SKYE RESERVOIR - PROJECT COST INCREASE	550,000		550,000		
DRAINAGE	1	LAND ACQUISTION FOR OFFSITE PW STORM DRAIN DETENTION	500,000		500,000		
DRAINAGE	2	WASTE DITCH CHANNEL IMPROVEMENTS	650,000		650,000		
DRAINAGE	3	WILLOW PARK 300 NORTH BOX CULVERT	500,000		500,000		
DRAINAGE	4	OVERTIME LINE ITEM INCREASE	10,000		10,000		
DRAINAGE IMPACT FEES		DRY CREEK 600 E CULVERT - PROJECT COST INCREASE	200,000		200,000		
DRAINAGE/DETENTION		JORDAN NARROW DETENTION BASIN - PROJECT COST INCREASE	50,000		50,000		
DRAINAGE/DETENTION		LAMBERT DETENTION BASIN - PROJECT COST INCREASE	50,000		50,000		

2025 LEHI CITY BUDGET REQUESTS

5/9/2024 8:14

DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED	TAX INCREASE FUNDED	REVENUE
FIBER	1	MATCHING MARKETING PROGRAM	10,000		10,000		
FIBER	2	TEMPORARY HIRE - PT FIBER INSPECTOR	34,263		34,263		
IT	1	FULL TIME EMPLOYEE	107,424		107,424		
FLEET	1	FULL TIME MECHANIC	111,620		111,620		
FLEET	1	FULL TIME MECHANIC	111,620	111,620			
FLEET	2	REPLACE EXISTING 2 POST LIFT	32,519		32,519		
FLEET	3	PARKING LOT ASPHALT & DRAINAGE	56,000	56,000			
FLEET		OPERATING EXPENSE LINE ITEM INCREASE	72,288		72,888		
FLEET		REPLACEMENT VEHCILES	8,652,857	7,152,857	1,500,000		
FLEET		ADDITIONAL DEPARTMENT VEHICLE REQUESTS	1,613,040	891,275	721,765		
BUILDINGS/GROUNDS	1	FORKLIFT	20,000		20,000		
BUILDINGS/GROUNDS	2	SEASONAL JANITORIAL STAFF (FACILITIES BLDG & OUTDOOR POOL)	79,767		79,767		
BUILDINGS/GROUNDS	3	TOMCAT PROST RIDER SCRUBBER	18,360		18,360		
BUILDINGS/GROUNDS	4	MAINTENANCE SUPPLIES - FACILITIES BLDG - ONE TIME	11,000		11,000		
BUILDINGS/GROUNDS	4	MAINTENANCE SUPPLIES - FACILITIES BLDG - ONGOING	4,000		4,000		
BUILDINGS/GROUNDS	5	SUPPLIES LINE ITEM INCREASE	10,000		10,000		
BUILDINGS/GROUNDS	6	WATER STORAGE TANK REPLACEMENT - LEGACY CENTER	25,000	25,000			
BUILDINGS/GROUNDS	7	PLUMBER APPRENTICE	91,218	91,218			
			59,756,697	**13,165,332**	**44,826,965**	**1,000,000**	

LEHI CITY CORPORATION

MAYOR'S RDA TENTATIVE BUDGET FY 2025



RDA MILL POND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Property taxes	$ -	$ -	$ -	$ -	0%	-
Miscellaneous Revenue	-	-	-	-	0%	-
Reappropriation of Fund Balance	-	1,992,500	2,311,500	2,311,500	100%	319,000
Interest Income	75,059	7,500	7,500	7,500	0%	-
Total Revenues	$ 75,059	$ 2,000,000	$ 2,319,000	$ 2,319,000	100%	319,000
Expenses						
Millpond RDA engineering	$ -	$ -	$ -	$ -	0%	-
Millpond RDA streets	-	-	-	-	0%	-
Millpond RDA water	2,630	400,000	400,000	400,000	17%	-
Road/Pedestrian w/bridge to Meadows	-	1,300,000	800,000	800,000	34%	(500,000)
Millpond RDA Properties	2,860	300,000	1,119,000	1,119,000	48%	819,000
Reserves	-	-	-	-	0%	-
Total Expenses	$ 5,490	$ 2,000,000	$ 2,319,000	$ 2,319,000	100%	319,000
Surplus(Deficit)	**$ 69,569**	**$ -**	**$ -**	**$ -**		

TI RDA

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Property Taxes	$ 5,155,936	$ 13,000,000	$ 9,000,000	$ 9,000,000	100%	$ (4,000,000)
Total Revenues	$ 5,155,936	$ 13,000,000	$ 9,000,000	$ 9,000,000	100%	$ (4,000,000)
Expenses						
Texas Instruments	$ 3,609,156	$ 9,100,000	$ 6,300,000	$ 6,300,000	70%	$ (2,800,000)
Lehi City	669,026	1,723,800	1,193,400	1,193,400	13%	(530,400)
Alpine School District	683,677	1,723,800	1,193,400	1,193,400	13%	(530,400)
Utah County	119,102	300,300	207,900	207,900	2%	(92,400)
TSSD	60,324	152,100	105,300	105,300	1%	(46,800)
Total Expenses	$ 5,141,286	$ 13,000,000	$ 9,000,000	$ 9,000,000	100%	$ (4,000,000)
Surplus(Deficit)	**$ 14,650**	**$ -**	**$ -**	**$ -**		

CDA XACTWARE

ACCOUNT DESCRIPTION	ACTUAL FY 2022	ESTIMATED BUDGET FY 2023	DEPT REQ BUDGET FY 2024	FINAL BUDGET FY 2024	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2023-FY2024
Revenues						
Property taxes	$ 374,288	$ 325,000	$ 375,000	$ 375,000	100%	$ 50,000
Note proceeds	-	-	-	-	0%	-
Total Revenues	$ 374,288	$ 325,000	$ 375,000	$ 375,000	100%	$ 50,000
Expenses						
EDA costs	$ -	$ -	$ -	$ -	0%	$ -
Taxing entities	363,059	315,250	363,750	363,750	97%	48,500
Administration	11,229	9,750	11,250	11,250	3%	1,500
Redevelopment expenditures	-	-	-	-	0%	-
Total Expenses	$ 374,288	$ 325,000	$ 375,000	$ 375,000	100%	$ 50,000
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**		

EDA THANKSGIVING PARK

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Property taxes	$ 218,669	$ 300,000	$ 300,000	$ 300,000	100%	$ -
Interest Income	-	-	-	-	0%	-
Total Revenues	$ 218,669	$ 300,000	$ 300,000	$ 300,000	100%	$ -
Expenses						
EDA Administration Charges	$ 10,933	$ 15,000	$ 15,000	$ 15,000	5%	$ -
Thanksgiving Park	207,735	285,000	285,000	285,000	95%	-
Total Expenses	$ 218,669	$ 300,000	$ 300,000	$ 300,000	100%	$ -
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**		

EDA ADOBE

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Property taxes	$ 1,167,523	$ 675,000	$ 1,300,000	$ 1,300,000	100%	$ 625,000
Total Revenues	$ 1,167,523	$ 675,000	$ 1,300,000	$ 1,300,000	100%	$ 625,000
Expenses						
EDA costs	$ -	$ -	$ -	$ -	0%	$ -
Taxing entities	1,089,649	629,978	1,235,000	1,235,000	95%	605,022
Administration	77,874	45,022	65,000	65,000	5%	19,978
Redevelopment expenditures	-	-	-	-	0%	-
Total Expenses	$ 1,167,523	$ 675,000	$ 1,300,000	$ 1,300,000	100%	$ 625,000
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**		

CDA OUTLETS AT TRAVERSE MOUNTAIN

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ESTIMATED BUDGET FY 2024	DEPT REQ BUDGET FY 2025	FINAL BUDGET FY 2025	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2024-FY2025
Revenues						
Sales Tax	$ 183,319	$ 820,000	$ -	$ -	0%	$ -
Property Taxes	169,239	375,000	375,000	375,000	100%	-
Total Revenues	$ 352,558	$ 1,195,000	$ 375,000	$ 375,000	100%	$ -
Expenses						
Sales tax reimbursement	$ -	$ 820,000	$ -	$ -	0%	$ (820,000)
Property tax reimbursement	-	375,000	375,000	375,000	100%	-
Total Expenses	$ -	$ 1,195,000	$ 375,000	$ 375,000	100%	$ (820,000)
Surplus(Deficit)	**$ 352,558**	**$ -**	**$ -**	**$ -**		

CDA MEADOW POINTE

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

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2023	APPROVED FY 2024	PROPOSED FY 2025
BUILDING INSPECTIONS			
Building Permits (valuation based on 90% of the ICC Building Valuation Data - AUGUST 2023):			
Total Valuation of $1.00 - $500	$23.50	$23.50	$23.50
+ / $100 increase ($501 - $2,000)	$3.05	$3.05	$3.05
The first $2,000 of the Total Valuation	$69.25	$69.25	$69.25
+ / $1,000 increase ($2,001 - $25,000)	$14	$14	$14
The first $25,000 of the Total Valuation	$391.75	$391.75	$391.75
+ / $1,000 increase ($25,001 - $50,000)	$10.10	$10.10	$10.10
The first $50,000 of the Total Valuation	$643.75	$643.75	$643.75
+ / $1,000 increase ($50,001 - $100,000)	$7	$7	$7
The first $100,000 of the Total Valuation	$993.75	$993.75	$993.75
+ / $1,000 increase ($100,001 - $500,000)	$5.60	$5.60	$5.60
The first $500,000 of the Total Valuation	$3,233.75	$3,233.75	$3,233.75
+ / $1,000 increase ($500,001 - $1,000,000)	$4.75	$4.75	$4.75
The first $1,000,000 of the Total Valuation	$5,608.75	$5,608.75	$5,608.75
+ / $1,000 increase (above $1,000,001)	$3.65	$3.65	$3.65
Plan Review			
Residential (as % of permit fee)	40%	40%	40%
Non-Residential (as % of permit fee)	65%	65%	65%
+ State charge (as % of permit fee)	1%	1%	1%
Third-Party Plan Review (major commercial/industrial)	-	-	**Third Party Charges plus 10%**
Building Valuation Calculator:			
Single-Family Residential (/ sq. ft.)			
Main Floor	$133.50	$149.47	$149.47
Second Floor	$133.50	$149.47	$149.47
Unfinished Basement	$33.37	$37.37	$37.37
Semi-Finished Basement	$33.37	$37.37	$37.37
Finished Basement	$66.75	$74.74	$74.74
Garage - Wood Frame	$53.90	$59.83	$59.83
Open Carports	$43.12	$47.86	$47.86
Building Plans Copies - Flash Drive	$50	$50	$50
Retaining Wall Permits:			
Permit Fee	-	-	**$250**
Performance Bond (refundable)	-	-	**$2,000**
Sidewalk Bond (refundable)	$2,000	$2,000	$2,000
Reinspection Fee	$100	$100	$100
Temporary Power Setup	$80	$80	$80
CEMETERY			
Spaces			
Resident	$1,000	$1,000	$1,000
Non-Resident	$1,300	$1,300	$1,300
Infant (Resident or Non-Resident)	$250	$250	$250
Cremains (1/2 space)	$500	$500	$500
Title/Certificate Transfer	$75	$75	$75
Headstone Setting			
Resident	$50	$50	$50
Non-Resident	$50	$50	$50
Disinterment			
With a standard vault	$1,200	$1,200	$1,200
Infant	$800	$800	$800
Cremains	$600	$600	$600
Interment			
+ on Saturdays and Holidays	$350	$350	$350
Adult			
Resident	$500	$500	$500
Non-Resident	$850	$850	$850
Infant			
Resident	$300	$300	$300
Non-Resident	$400	$400	$400
Cremation			
Resident	$300	$300	$300
Non-Resident	$400	$400	$400

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2023	APPROVED FY 2024	PROPOSED FY 2025
Niche Cremation Wall/Boulder Niche			-
Resident	-	-	**$1,200**
Non-Resident	-	-	**$1,500**
First Opening	-	-	**$100**
Second Opening	-	-	**$300**
Niche pricing includes the engraving of the deceased on the wall and can hold 2 urns			

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

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2023	APPROVED FY 2024	PROPOSED FY 2025
CITY RECORDER			
Election Registration	$35	$35	$35
Audio Recording CD / meeting	$5	$5	$5
GRAMA Request rates / hour:			
Department Heads	$55	$55	$55
Supervisory Staff	$45	$45	$45
Professional Staff	$35	$35	$35
Support Staff	$25	$25	$25
GRAMA Request copies:			
GIS Maps:			
24" x 36" Color	$10	$10	$10
17" x 24" Color	$5	$5	$5
11" x 17" Color	$3	$3	$3
> 24" x 36" / linear foot	$2	$2	$2
Other GRAMA Copies:			
Up to 11" x 17" Color	$0.25	$0.25	$0.25
Up to 11" x 17" Black & White	$0.10	$0.10	$0.10
SPECIAL EVENTS			
Stage Rental (first day)	$1,000	$1,000	$1,000
+ Additional Day Fee (with move)	$1,000	$1,000	$1,000
+ Additional Day Fee (without move)	$750	$750	$750
Hourly Transportation Cost (if outside Lehi City limits)	$190	$190	$190
	Non-Resident / Resident	Non-Resident / Resident	Non-Resident / Resident
Legacy Center Overflow Parking Lot Reservation - South	$125 / $100	$125 / $100	$125 / $100
Small Special Event Permit base (less than 150 people)	$20	$20	$20
Small Special Event Permit deposit (refundable)	$100	$100	$100
Large Special Event Permit base (150+ people)	$100	$100	$100
Large Special Event Permit deposit (refundable)	$200	$200	$200
+ Police Service / officer (2 hour min) / hour	$90	$90	$90
+ / Sergeant / hour (any event requiring more than 3 officers must include a Sergeant)	$75	$75	$75
+ Additional Charge - Holidays	25% of Police Service Fee	25% of Police Service Fee	25% of Police Service Fee
+ Additional Charge - less than 72 hours notice of event	25% of Police Service Fee	25% of Police Service Fee	25% of Police Service Fee
+ Fire & EMS / person / hour	$50	$50	$50
+ / ambulance or brush truck / event	$100	$100	$100
+ / engine or tower / event	$200	$200	$200
+ Streets Service / hour	$25	$25	$25
+ Parks Service / hour	$25	$25	$25
FIRE			
Ambulance: (as established by the Utah Bureau of Emergency Medical Services)			
Basic Ground Ambulance / transport	$951	$951	$951
Intermediate Ground Ambulance / transport	$1,256	$1,256	$1,256
Paramedic Ground Ambulance / transport	$1,838	$1,838	$1,838
Standard Mileage Rate / mile	$36.90	$36.90	$36.90
+ Off-Road / mile (if >10 mi. traveled)	$1.50	$1.50	$1.50
Fuel Fluctuation / mile (if > $4.25 / gallon)	$0.25	$0.25	$0.25
AOS Assessment / treatment without transport	$225	$225	$225
Waiting time (per quarter hour)	$22.05	$22.05	$22.05
False Alarm:			
Fire/Smoke/CO2 (if>3 / yr. at business) / alarm	$150	$150	$150
Fire/Smoke/CO2 (if>3 / yr. at residence) / alarm	$50	$50	$50
Impact Fee:			
Per ERU	$198	$198	$198
Annual Operational Permits:			
Single Use Permit:			
Agricultural Burn Permit	$10	$10	**$25**
Fireworks Display (ground)	$125	$125	$125
Aerial Fireworks Display:			
< 250 devices	$140	$140	$140
> 250 devices	$215	$215	$215

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2023	APPROVED FY 2024	PROPOSED FY 2025
Pyrotechnics (other)	$110	$110	$110
Candles and open flames	$60	$60	$60
Carnivals:			
< 10 attractions	$60	$60	$60
> 10 attractions	$100	$100	$100
Tent, Canopy, and Air Supported Structures > 400 sq ft			**$100**
Fire Stand-by at Special Events	$80	$80	$80
Inspections & Enforcement:			
Exempt Child Care Facility	$25	$25	$25
Daycare/Pre-School	$25	$25	$25
Nursing Homes	$50	$50	$50
Assisted Living Facilities	$50	$50	$50
Boarding School	$100	$100	$100
Outpatient Provider	$75	$75	$75
Hospital	$200	$200	$200
Final for Occupancy - Life Safety Systems			
Base (2 hours)	-	-	**$60**
1 System	-	-	**$80**
2 Systems	-	-	**$100**
3 Systems	-	-	**$120**
Flammable Finish Operations:			
Spray Booth	$150	$150	$150
Powder Coating	$150	$150	$150
Electrostatic Apparatus	$150	$150	$150
Dipping Tank / tank	$150	$150	$150
Amusement Building	$100	$100	$100
Combustible Fiber Storage	$60	$60	$60
Cutting and Welding	$60	$60	$60
Dry Cleaning Plant	$60	$60	$60
High Piled Storage	$60	$60	$60
Hot Work Operations	$60	$60	$60
Industrial Ovens / oven	$60	$60	$60
LPG Dispensing	$60	$60	$60
Spray Booths & Auto Painting	$60	$60	$60
Lumber Yards	$75	$75	$75
Woodworking Plants	$75	$75	$75
Alarm User Permit	$25	$25	$25
Fireworks Sales / location	$60	$60	**$125**
Automatic Fire Sprinkler Systems:			
Plan Review:			
< 100 heads	$125	$125	$125
100 - 199 heads	$175	$175	$175
200 - 299 heads	$225	$225	$225
≥ 300 heads	$275	$275	$275
+ / head	$0.50	$0.50	$0.50
Acceptance Testing:			
Underground Flush	$60	$60	$60
Final Occupancy - Hydrostatic, Acceptance, Any Acceptance per hour (over 2 hours)	$60	$60	**$80**
Other Fire Protection Systems:			
Additional Riser	$50	$50	$50
Standpipe (2 hour maximum)	$100	$100	$100
Automatic Fire Sprinkler System Remodel or Tenant Finish:			
Plan Review:			
< 5 heads	$65	$65	$65
5 - 50 heads	$125	$125	$125
> 50 heads	$150	$150	$150
+ / head	$0.50	$0.50	$0.50
Acceptance Testing:			
Final Occupancy - Hydrostatic, Acceptance (per hour over 2 hrs)	$60	$60	**$80**

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2023	APPROVED FY 2024	PROPOSED FY 2025
Fire Alarm Systems:			
Plan Review:			
New System	$115	$115	$115
Remodel	$65	$65	$65
Additional Floors	$60	$60	$60
Acceptance **(per hour over 2 hours)**	$60	$60	**$80**
Commercial Hood Systems:			
Plan Review / hood	$115	$115	$115
Acceptance **(per hour over 2 hours)**	$60	$60	**$80**
Fire Hydrant Installation and Testing:			
Fire Hydrant Flow Test	$60	$60	**$120**
LPG and Hazardous Materials:			
LPG Storage Tanks and Gas Systems:			
Plan Review	$50	$50	$50
< 500 gallons (private use)	$140	$140	$140
< 500 gallons (retail use)	$140	$140	$140
> 500 gallons (private use)	$165	$165	$165
> 500 gallons (retail use)	$215	$215	$215
> 2000 gallons (plans)	$215	$215	$215
> 4000 gallons (plans)	$265	$265	$265
Hazardous Materials Storage Annual Permit:			
Minimal Storage	$80	$80	$80
Haz Mat Storage	$165	$165	$165
Haz Mat Dispensing	$215	$215	$215
Manufacturing	$265	$265	$265
Haz Mat Production	$265	$265	$265
Waste Production	$300	$300	$300
Multiple-Use Site	$315	$315	$315
Liquid Storage Tank / tank (installation and closure):			
Plan Review	$50	$50	$50
Underground:			
≤ 500 gallons	$115	$115	$115
501 - 1000 gallons	$165	$165	$165
> 1000 gallons	$265	$265	$265
Above Ground:			
≤ 500 gallons	$115	$115	$115
501 - 1000 gallons	$165	$165	$165
> 1000 gallons	$265	$265	$265
Explosives and Blasting / project	$75	$75	$75
Explosives and Blasting annually	$365	$365	$365
Compressed Gas Systems:			
Compressed Gas	$115	$115	$115
Medical Gas	$115	$115	$115
Combustible and Flammable Liquid Systems:			
Plan Review	$50	$50	$50
If not UST or AST	$215	$215	$215
+ / additional hour for reviews, inspections, approvals, etc. > 2 hours	$60	$60	$60
Fire Report Copy	$15	$15	$15
Plan Review Rush - Alarm	$100	$100	$100
Plan Review Rush - Sprinkler	$200	$200	$200
Stop Work Removal	$100	$100	$100
After-Hrs. Inspection / hour (2 hour min.)	$75	$75	$75
Installation without Permit			

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2023	APPROVED FY 2024	PROPOSED FY 2025
Open Burning: (for violations only)			
Type 1 Equipment / hour	$230	$230	$230
Type 2 Equipment / hour	$150	$150	$150
Type 6 Equipment / hour	$120	$120	$120
Fire Chief or Marshal / **hour**	$95	$95	$95
EMT-Paramedic / hour	$25	$25	$25
EMT-Intermediate / hour	$22	$22	$22
Community Emergency Response Team Training			
Resident	$35	$35	$35
Nonresidents	$40	$40	$40
POLICE			
Traffic School (+ Plea in Abeyance fine)	$65	$65	$65
Small Claims: (as established by the Utah State Courts)			
Up to $2,000	$60	$60	$60
$2,001 - $7,499	$100	$100	$100
$7,500 - $10,000	$185	$185	$185
Counterclaim up to $2,000	$50	$50	$50
Counterclaim $2,001 - $7,499	$70	$70	$70
Counterclaim $7,500 - $10,000	$120	$120	$120
Appeal	$10	$10	$10
Police Reports:			
Accident Reports (DI9)	-	-	**$15**
Police Report copies	$5	$25	$25
or / page (whichever is greater)	$0.25	$0.25	$0.25
Audio/Video Recordings - body cam, etc / storage device (copy)	$30	$30	$30
Video Redaction, research time (Per Utah GRAMA § 63G-2-203)	-	actual labor cost	actual labor cost
Processed Color Photo	$25	$25	$25
Digital Color Photo Printout / page	$5	$5	$5
False Alarm:			
Intrusion/Burglar (if > 3 / year) / alarm	$100	$100	$100
Duress/Hold-Up (if > 3 / year) / alarm	$100	$100	$100
Intrusion/Burglar (if > 10 / year) / alarm	$200	$200	$200
Duress/Hold-Up (if > 10 / year) / alarm	$200	$200	$200
Animal Control:			
Large Animal Trap - refundable deposit	-	-	$250
Small Animal Trap - refundable deposit	$100	$100	$100
Animal Trap - per week charge	$10	$10	$10
Impact Fee:			
Per ERU	$98	$98	$98
Broadbent Community Room Rental			
Resident/Lehi City Employee - per hour	$50	$50	$50
Non Resident - per hour	$60	$60	$60
Deposit	$200	$200	$200
LIBRARY			
Library Card			
Resident	Free	Free	Free
Non-Resident / year	$80	$100	$100
Non-Resident / 6 months	$40	$50	$50
Replacement of Card	$3	$3	$3
Check Out Fees			
Inter-Library Loan / item	$5	$5	**$7**
Inter-Library Loan kits / kit	$10	$10	**$15**
Copies			
Letter size	$0.10	$0.10	$0.10
Legal size	$0.15	$0.15	$0.15
Printing	$0.10	$0.10	$0.10
Used book sales	$0.50 - $1.00	$0.50 - $1.00	$0.50 - $1.00
Damage			
Repairable Damage	up to full cost of item	up to full cost of item	up to full cost of item
Major Damage (not repairable)	full cost of item	full cost of item	full cost of item

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2023	APPROVED FY 2024	PROPOSED FY 2025
PLANNING & ZONING			
Annexation base	$200	$200	$200
+ / acre <50 acres	$20	$20	$20
+ / acre >50 acres	$5	$5	$5
Area Plan base	$3,000	$3,000	$3,000
+ / acre	$10	$10	$10
Area Plan Amendment			
Minor (affecting 3 pages or less)	$400	$400	$400
Intermediate (affecting 4 pages or more)	$1,000	$1,000	$1,000
Major (addition of new property) base	$1,500	$1,500	$1,500
+ / acre	$10	$10	$10
Amendments to:			
General Plan	$400	$400	$400
Zone District Maps	$400	$400	$400
Development Code	$400	$400	$400
Accessory Dwelling Units (Apartments)			
Application Fee	$25	$25	$25
Accessory Dwelling Units - Detached			
Application Fee	$25	$25	$25
Impact Fees	$4,253	$4,253	$4,253
Concept (Charge applies as a credit to Preliminary Subdivision or Site Plan)			
Single Family Residential / lot	$20	$20	$20
Multi-Family Residential base	$100	$100	$100
+ / unit	$5	$5	$5
Non-Residential base	$100	$100	$100
+ / acre	$10	$10	$10
Concept PC base	$500	$500	$500
+ / acre	$2	$2	$2
Preliminary Subdivision Plat			
Residential Single Family detached lots base	$250	$250	$250
+ / lot	$60	$60	$60
Residential Multi-Family attached units base	$250	$250	$250
+ / unit	$50	$50	$50
Non-Residential base	$250	$250	$250
+ / lot or unit	$75	$75	$75
Final Subdivision Plat			
Residential Single Family detached lots base	$350	$350	$350
+ / lot	$80	$80	$80
Residential Multi-Family attached units base	$350	$350	$350
+ / unit	$70	$70	$70
Condominium base	$300	$300	$300
+ / lot or unit	$55	$55	$55
Non-Residential base	$350	$350	$350
+ / lot or unit	$100	$100	$100
No Improvements	-	$350	$350
+ / lot or unit	-	$100	$100
Site Plan			
Single Family Residential base	$350	$350	$350
+ / lot or unit	$75	$75	$75
Multi Family Residential base	$500	$500	$500
+ / lot or unit	$10	$10	$10
Non-Residential / acre	$350	$350	$350
or / 1,000 bldg. sq. ft. (if greater)	$50	$50	$50
Lot Line Adjustments (not requiring a plat)	$200	$200	$200
Final Plat Revision, Amend, Vacation base	$200	$200	$200
+ / lot or unit	$100	$100	$100

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2023	APPROVED FY 2024	PROPOSED FY 2025
Cellular Facilites			
New Cell Towers	-	$200	$200
Revision or Collocation	-	$50	$50
Model Homes	-	$50	$50
Moving a Building	-	$200	$200
Two-Lot Subdivision with an Existing Home	$350	$350	$350
Short Term Rental Application Fee	$50	$50	$50
Permitted Use (existing bldgs. only)	$50	$50	$50
Conditional Use	$300	$300	$300
Modification of Existing Conditional Use	$150	$150	$150
Residential Facility for Persons with a Disability	-	$200	$200
Preliminary Site Plan/Final Granding & Utility Plan Approval	-	$100	$100
Temporary Uses	$40	$40	$40
Vacat a Public Street	$200	$200	$200
Zoning Verification Letters	$50	$50	$50
Sign Permits:			
Temporary Special Event	$25	$25	$25
Temporary On Premise Project Sign	$100	$100	$100
Temporary Directional Sign for Project	$100	$100	$100
Temporary Weekend Directional Sign	$10	$10	$10
Hearing Examiner	$200	$200	$200
Construction Drawing Revision (first page)	$100	$100	$100
+ each subsequent page	$20	$20	$20
Revision to Approved Dev. Agreement or CC&Rs	$2,500	$2,500	$2,500
Replacement of Development Bonds / bond	$350	$350	$350
Pub. Improvement Inspection base (% of bond)	1.4%	1.4%	1.4%
+ / linear ft. T.V. fee for sewer lines	$0.45	$0.45	$0.45
+ / linear ft. T.V. fee for storm drain lines	$0.45	$0.45	$0.45
First Extension of Development Approval	$250	$250	$250
If made after original expiration date	$500	$500	$500
+ additional extension requests	$500	$500	$500
Grading Permit first 20 acres	$100	$100	$100
+ / each additional 20 acres	$100	$100	$100
GIS Maps:			
24" x 36" Color	$10	$10	$10
17" x 24" Color	$5	$5	$5
11" x 17" Color	$3	$3	$3
> 24" x 36" / linear foot	$2	$2	$2
Copies:			
11" x 17" Color	$0.25	$0.25	$0.25
11" x 17" Black & White	$0.10	$0.10	$0.10
8.5" x 11" Color	$0.25	$0.25	$0.25
8.5" x 11" Black & White	$0.10	$0.10	$0.10
Flash Drive (For pre-construction plans copies only)	$75	$75	$75
SENIOR CITIZEN CENTER			
Membership - Annual	$5	$5	$5
Facility Rental			
Small room rental	$25	$25	$25
Over 60 / hour (Birthday or Anniversary)	$25	$25	$25
Other / hour	$50	$50	$50
Non-Resident / hour	$60	$60	$60
+ deposit	$200	$200	$200
TREASURER			
Utility Sign-up Processing	$30	$30	$30
Disconnect/connect fee (Water and Power)	$50	$50	$50
Overdue Charge / month (if past 30 days)	1.5%	1.5%	1.5%
Returned Check	Max Allowed by Law	Max Allowed by Law	Max Allowed by Law

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2023	APPROVED FY 2024	PROPOSED FY 2025
STREETS			
Encroachment Fees (previously Road Cut Fees)			
Age Based Fee (Base Fee plus square foot)			
Asphalt/Concrete - Less than 1 year	-	-	**$1000 + $4.00 per sq ft**
Asphalt/Concrete - 2 - 5 years	-	-	**$500 + $3.00 per sq ft**
Asphalt/Concrete - 5 + years	-	-	**$400 + $2.00 per sq ft**
Bore Directional Base Fee	$150	$150	**$250**
Bore per linear foot (Base fee plus)	$0.25	$0.25	**$0.50**
Pothole per Core	$25	$25	$25
Road Closure **(per lane / per day / per block) - Minor Arterial / Collector**	$250	$250	$300
Road Closure (per lane / per day / per block) - Major Arterial / Collector	-	-	**$1,000**
Shoulder / Bike Lane / Sidewalk Closure (per day)	-	-	**$250**
Closure Extension - Due to Anything Outside of Weather	$150	$150	**$1,000**
Driveway Approach Permit (existing curb, gutter, & sidewalk)	-	-	**$50**
Driveway Approach Permit - Past City Standard (per linear foot)	-	-	**$40**
No Driveway Approach Permit (per linear foot)	-	-	**$80**
Dumpster / Moving Pod with Approved Traffic Control (per week)	-	-	**$500**
Dumpster / Moving Pod with Approved Traffic Control (per month)	-	-	**$2,500**
No Permit Fee **(if found working without ANY City permits)**	$500	$500	**$2,500**
Franchise Agreement Permits - Separate Permit Request Created) (must have Franchise Agreement with the City)	-	-	**$350-400**
Transportation Impact Fee:			
Single family residential (per dwelling unit)	$1,163	$1,163	$1,163
Multi family residential (per dwelling unit)	$708	$708	$708
General office	$363	$363	$363
Hotel	$318	$318	$318
Industry	$73	$73	$73
Light industry	$266	$266	$266
Specialty retail	$878	$878	$878
Supermarket	$1,556	$1,556	$1,556
Superstore	$469	$469	$469
Warehousing	$197	$197	$197
Medical / Dental Bldg	$920	$920	$920
Drive in Bank	$2,710	$2,710	$2,710
Drugstore w/Drive	$1,477	$1,477	$1,477
Auto Parts	$1,407	$1,407	$1,407
Tire Store	$756	$756	$756
Gas Station w/Convenience Store	$1,983	$1,983	$1,983
High Turnover Restaurant	$1,939	$1,939	$1,939
Fast Food w/Drive	$7,558	$7,558	$7,558
Church	$212	$212	$212
Elementary School	$169	$169	$169
Middle School	$214	$214	$214
GARBAGE			
First garbage tote / month	$13.68	$14.43	**$14.94**
Additional garbage tote(s) each / month	$10.65	$9.65	**$9.00**
Recyclables tote (bi-weekly collect) / month	Free	Free	Free
Green waste tote / month (Mar. - Nov. only)	Discontinue	$7.92	**$8.50**
STORM DRAIN			
Impact Fee / acre (.25 acre minimum)	$1,391	$1,391	$1,391
Service Charge:			
Residential / month	$5.25	$5.50	**$5.75**
Commercial / 1,000 sq. ft. of impervious surface	$1.75	$1.83	**$1.92**

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2023	APPROVED FY 2024	PROPOSED FY 2025
CULINARY WATER			
Water Connection Fee:			
3/4" Meter	$425.62	$425.62	$425.62
1" Meter	$514.67	$514.67	$514.67
1 1/2" Meter	$1,691.38	$1,691.38	$1,691.38
2" Meter	$1,906.68	$1,906.68	**$2,713.39**
3" Meter	$2,278.10	$2,278.10	**$2,989.27**
4" Meter	$3,785.21	$3,785.21	**$6,865.63**
6" Meter	$6,368.80	$6,368.80	**$7,402.91**
8" Meter	$9,455.76	$9,455.76	**$8,584.94**
Water Impact Fee:			
Residential / dwelling unit	$1,194.07	$1,194.07	$1,194.07
Non-Residential			
3/4" Meter	$1,194.07	$1,194.07	$1,194.07
1" Meter	$3,184.19	$3,184.19	$3,184.19
1 1/2" Meter	$3,980.23	$3,980.23	$3,980.23
2" Meter	$12,736.75	$12,736.75	$12,736.75
3" Meter	$27,861.64	$27,861.64	$27,861.64
4" Meter	$50,150.95	$50,150.95	$50,150.95
6" Meter	$111,446.56	$111,446.56	$111,446.56
8" Meter	$191,051.25	$191,051.25	$191,051.25
Water Service Charge:			
Residential			
Base rate / connection / month	$18.84	$18.84	$18.84
per 1,000 gallon used from 1 - 30,000 gallons	$1.26	$1.26	$1.26
per 1,000 gallon > 30,000 gallons	$2.53	$2.53	$2.53
Commercial			
Base rate / connection / month	$18.84	$18.84	$18.84
per 1,000 gallon used	$1.26	$1.26	$1.26
PRESSURIZED IRRIGATION			
PI Connection Fee:			
1" Lateral	$541.66	$541.66	$541.66
1 1/2" Lateral	$2,493.58	$2,493.58	$2,493.58
2" Lateral	$2,586.91	$2,586.91	**$2,713.39**
3" Lateral	$5,195.12	$5,195.12	**$2,989.27**
4" Lateral	$5,908.68	$5,908.68	**$6,865.63**
6" Lateral	$6,352.87	$6,352.87	**$7,402.91**
8" Lateral	$7,672.42	$7,672.42	**$8,584.94**
10" Lateral	$9,079.94	$9,079.94	$9,079.94
PI Impact Fee:			
Residential (Single and Multi-Family) / acre effective 8/1/2024 (.25 acre minimum)	$4,378.63	$4,378.63	**$5,834.04**
Non-Residential / pervious acre including Fire Flow Fee effective 8/1/2024 (per one acre)	$4,378.63	$4,378.63	**$8,839.06**
Fire Flow Fee per ERU (included in impact fee above)	-	-	**$253.28**
PI Service Charge:			
Base rate / connection / month	$5.63	$5.90	**$6.20**
+ / sq ft of lot divided by 43560	$51.59	$54.17	**$56.88**
Minimum / month charge	$15.95	$16.74	**$20.42**
Pre-construction water permit base	$85	$85	$85
+ / 1,000 sq ft of lot	$1	$1	$1
or + / lot (whichever is less)	$25	$25	$25
Fire Hydrant Non-Metered Usage	$110	$110	$110
Additional cost per lot (if greater than 1)	$25	$25	$25
Hydrant meter deposit	$1,550	$1,550	**$2,300**
Base rate / metered fire hydrant connection / month	$5.63	$5.90	**$6.20**
+ / 1,000 gallons used	$0.80	$0.80	**$1.26**
Minimum / month charge	$15.95	$16.74	**$20.42**
Shareholder Charge base	$7.88	$8.27	**$8.68**
+ / month / share	$7.23	$7.59	**$7.97**

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2023	APPROVED FY 2024	PROPOSED FY 2025
Penalty for violation of secondary water conservation code			
First violation	Written notice	Written notice	Written notice
Second violation	$100	$100	$100
Third	Class C misdemeanor	$500	$500
SEWER			
Impact Fee:			
Residential / dwelling unit (fee effective date 8/1/2024)	$761.43	$761.43	**$867.88**
Non-Residential			
3/4" Meter (fee effective date 8/1/2024)	$761.43	$761.43	**$867.88**
1" Meter (fee effective date 8/1/2024)	$2,059.65	$2,059.65	**$2,347.60**
1 1/2" Meter (fee effective date 8/1/2024)	$2,568.54	$2,568.54	**$2,927.63**
2" Meter (fee effective date 8/1/2024)	$8,184.05	$8,184.05	**$9,328.21**
3" Meter (fee effective date 8/1/2024)	$17,995.01	$17,995.01	**$20,510.79**
4" Meter (fee effective date 8/1/2024)	$30,852.95	$30,852.95	**$35,166.31**
6" Meter (fee effective date 8/1/2024)	$71,988.30	$71,988.30	**$82,052.56**
8" Meter (fee effective date 8/1/2024)	$123,412.42	$123,412.42	**$140,665.98**
Service Charge:			
Base rate / connection / month	$20	$20.60	**$25.75**
+ /1,000 gallons used	$2.06	$2.12	**$2.65**
Timpanogos Special Service District			
Impact Fee:			
Single Family Housing / house	See T.S.S.D.	See T.S.S.D.	See T.S.S.D.
Multi Unit Residential / dwelling unit	See T.S.S.D.	See T.S.S.D.	See T.S.S.D.
Commercial, Industrial, Institutional	See T.S.S.D.	See T.S.S.D.	See T.S.S.D.
ELECTRIC			
Connection Fee:			
Residential Single Phase up to 200 AMPS (self contained)	$374.02	$374.02	$374.02
Residential Single Phase 201-400 AMPS (self contained)	$442.02	$442.02	$442.02
Commercial Single Phase up to 200 AMPS (self contained)	$264.02	$264.02	$264.02
Commercial Single Phase 201-400 AMPS (self contained)	$280.02	$280.02	$280.02
Commercial Single Phase 201-400 AMPS (instrament rated)	$1,588.17	$1,588.17	$1,588.17
Commercial 3 Phase up to 400 AMP (self contained)	$575.62	$575.62	$575.62
Commercial 3 Phase 401-800 AMP (instrament rated)	$1,764.17	$1,764.17	$1,764.17
Commercial 3 Phase 801-4000 AMP (intrament rated)	$1,582.17	$1,582.17	$1,582.17
Single Phase Multimeter / meter	$140	$140	$140
(AMPS cost schedule same as single meter)			
3 Phase Multimeter / meter	$365	$365	$365
(AMPS cost schedule same as single meter)			
Net Meter	$394.81	$394.81	$394.81
Impact Fee:			
Residential Single Phase (120/240) Service Sizes:			
AMPS KVA Peak Demand			
100 24 5	$1,187.71	$1,187.71	$1,187.71
125 30 6	$1,484.64	$1,484.64	$1,484.64
150 36 7	$1,732.08	$1,732.08	$1,732.08
200 48 8	$1,979.52	$1,979.52	$1,979.52
225 54 10	$2,474.40	$2,474.40	$2,474.40
250 60 11	$2,721.84	$2,721.84	$2,721.84
300 72 12	$2,969.28	$2,969.28	$2,969.28
350 84 13	$3,216.72	$3,216.72	$3,216.72
400 96 14	$3,464.16	$3,464.16	$3,464.16
Commercial Single Phase (120/240) Service Sizes:			
AMPS KVA Peak Demand			
100 24 5	$1,187.71	$1,187.71	$1,187.71
125 30 7	$1,732.08	$1,732.08	$1,732.08
150 36 9	$2,226.96	$2,226.96	$2,226.96
200 48 14	$3,464.16	$3,464.16	$3,464.16
250 60 15	$3,712.05	$3,712.05	$3,712.05
300 72 17	$4,206.99	$4,206.99	$4,206.99
350 84 18	$4,454.46	$4,454.46	$4,454.46
400 96 19	$4,701.36	$4,701.36	$4,701.36

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2023	APPROVED FY 2024	PROPOSED FY 2025
Commercial/Residential 3 Phase (120/240) Service Sizes:			
AMPS KVA Peak Demand			
125 45 16	$3,959.04	$3,959.04	$3,959.04
150 54 24	$5,938.56	$5,938.56	$5,938.56
200 72 31	$7,670.64	$7,670.64	$7,670.64
225 81 35	$8,658.30	$8,658.30	$8,658.30
250 90 39	$9,662.49	$9,662.49	$9,662.49
300 108 47	$11,670.86	$11,670.86	$11,670.86
350 126 55	$13,679.23	$13,679.23	$13,679.23
400 144 63	$15,588.72	$15,588.72	$15,588.72
500 180 80	$19,701.95	$19,701.95	$19,701.95
600 216 94	$23,259.36	$23,259.36	$23,259.36
800 288 126	$31,177.44	$31,177.44	$31,177.44
Commercial/Residential 3 Phase (120/208) Service Sizes:			
AMPS KVA Peak Demand			
1000 360 157	$38,848.07	$38,848.07	$38,848.07
1200 432 189	$46,766.15	$46,766.15	$46,766.15
1600 576 252	$62,354.87	$62,354.87	$62,354.87
2000 721 315	$77,943.59	$77,943.59	$77,943.59
2500 901 394	$97,491.35	$97,491.35	$97,491.35
Commercial/Residential 3 Phase (277/480V) Service Sizes:			
AMPS KVA Peak Demand			
125 104 35	$8,660.40	$8,660.40	$8,660.40
150 125 52	$12,866.88	$12,866.88	$12,866.88
200 166 73	$18,063.12	$18,063.12	$18,063.12
225 187 84	$20,784.96	$20,784.96	$20,784.96
250 208 93	$23,011.92	$23,011.92	$23,011.92
300 250 112	$27,713.28	$27,713.28	$27,713.28
350 291 131	$32,414.64	$32,414.64	$32,414.64
400 333 145	$35,878.79	$35,878.79	$35,878.79
500 416 187	$46,271.28	$46,271.28	$46,271.28
600 499 219	$54,189.35	$54,189.35	$54,189.35
800 665 290	$71,757.59	$71,757.59	$71,757.59
1000 831 364	$90,068.15	$90,068.15	$90,068.15
1200 998 436	$107,883.82	$107,883.82	$107,883.82
1600 1330 583	$144,257.50	$144,257.50	$144,257.50
2000 1663 728	$180,136.29	$180,136.29	$180,136.29
2500 2078 910	$225,170.37	$225,170.37	$225,170.37
3000 2494 1092	$270,204.44	$270,204.44	$270,204.44
3500 2910 1272	$314,743.63	$314,743.63	$314,743.63
3750 3118 1363	$337,260.67	$337,260.67	$337,260.67
4000 3326 1454	$359,777.70	$359,777.70	$359,777.70
Service Charge:			
Residential			
Monthly Customer Charge/Base	$2.50	$5.00	**$7.50**
Energy Charge (0-1,000 kWh) ($/kWh)	$0.104612	$0.101590	**$0.098440**
Energy Charge (over 1,000 kWh) ($/kWh)	$0.11020	$0.10994	**$0.10972**
Commercial			
Monthly Customer Charge/Base (if No Demand)	$10	$11	**$12**
+ / kWh, 1st 1,000 kWh (if no demand)	$0.114	$0.10998	**$0.10583**
+ / kWh, >1st 1,000 kWh (if no demand)	$0.0940	$0.10098	**$0.10583**
Monthly Customer Charge/Base (if Demand)	$14	$19	**$24**
+ / kWh, 1st 1,000 kWh (if demand)	$0.084	$0.08198	**$0.08033**
+ / kWh, > 1st 1,000 kWh (if demand)	$0.0840	$0.08198	**$0.08033**
+ Demand / kW	$8.75	$9.00	**$9.00**
Net Meter			
Monthly Customer Charge/Base	$2.50	$5.00	**$7.50**
Energy Charge (0-1,000 kWh) ($/kWh)	$0.104612	$0.101590	**$0.098440**
Energy Charge (over 1,000 kWh) ($/kWh)	$0.11020	$0.10994	**$0.10972**
kWh credit if generated by Customer exceeds consumption	$0.084590	$0.084590	**$0.081440**
Feed In Tariff			
Class 1 (1 kW to 10 kW) - credit per kWh	$0.05	$0.05	**$0.05**
Class 2 (>10 kW to 1,000 kW) - credit per kWh	$0.04	$0.04	**$0.04**
PPAC (all energy) ($0.017/kWh)	$0.017	$0.017	**$0.017**
included in all Energy Charges and all Rate Classes above			

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2023	APPROVED FY 2024	PROPOSED FY 2025
Meter Tampering	$100	$100	$100
Conduit Lease Fee (per foot, per year)	$0.75	$0.75	$0.75
Pole Attachment / year	$18	$18	$18
Solar Meter Fee (Connection Fee)	$500	$500	$500
10 kW to 50 kW Solar Interconnection Study	$350	$350	$350
Over 50 kW Solar Interconnection Study	$1,500	$1,500	$1,500
FIBER			
Residential Subscription Fees (network & infrastructure fees only - ISP fees to be charged separately by ISP)			
250 Mbps	-	$52	$52
1000 Mbps	-	$57	$57
2 Gbps	-	$67	$67
10 Gbps	-	$107	$107
Commerical Subscription Fees	-	varies based on service level	varies based on service level
LEGACY CENTER			
Rentals:			
Field Rental / day	$165	$165	**$175**
+ deposit	$125	$125	$125
Field Rental / hour / field	$33	$33	**$35**
+ deposit / hour / field	$25	$25	$25
Field Rental / 4 hours / field (Baseball only)	$99	$99	**Discontinue**
+ deposit / 4 hours / field (Baseball only)	$83	$83	**Discontinue**
Additional Field Prep / diamond (Baseball only)	$50	$50	**$53**
+ on Saturdays and Holidays (Baseball only)	$66	$66	**$70**
Field Lighting / hour / field	$28	$28	**$30**
Daily Pass			
Adult Full Facility (Ages 18-59)	$6	$6	$6
Youth Full Facility (Ages 12-17)	$6	$6	$6
Child Full Facility (Ages 3-11)	$5	$5	$5
Toddler (2 & under)	Free	Free	Free
Senior Full Facility (Ages 60+)	$5	$5	$5
Group Rate Discounts:			
10-29 People (discount / person)	$0.50	$0.50	$0.50
30-49 People (discount / person)	$1	$1	$1
50 or more (discount / person)	$1.50	$1.50	$1.50
Gym	$3.50	$3.50	$3.50
Weight & Cardio	$3.50	$3.50	$3.50
Aerobics Class	$4.50	$4.50	$4.50
Water Aerobics	$4.50	$4.50	$4.50
Cycling Class	$4.50	$4.50	$4.50
Track	$1.25	$1.25	$1.25
Climbing Wall	$8	$8	$8
Day Care, first child / hour	$2.50	$2.50	$2.50
+ / additional child / hour	$1.50	$1.50	$1.50
Punch Card			
Day Care	$36	$36	$36
Memberships:			
20% discount @ Health & Fitness Fair			
10% off annual pass during Member Appreciation Week			

Monthly Pass	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Family/Group	$56	$51	$85	$52	**$87**	**$53**
Additional Person	$4.00	$3.50	$5.00	$3.50	**$6.00**	$3.50
Adult Couple (18-59)	$45	$42	$69	$42	**$71**	**$43**
Adult Individual (18-59)	$31	$28	$47	$28	**$48**	**$29**
Youth Individual (12-17)	$17	$16	$27	$16	$27	**$17**
Child Individual (3-11)	$14	$13	$21	$13	**$22**	$13
Toddler (2 & under)	Free	Free	Free	Free	Free	Free
Senior Couple (60+)	$31	$28	$47	$28	**$48**	**$29**
Senior Individual (60+)	$17	$16	$27	$16	$27	**$17**

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2023		APPROVED FY 2024		PROPOSED FY 2025	
	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Annual Pass						
Family/Group	$565	$510	$860	$520	**$875**	**$530**
Additional Person	$35	$33	$56	$34	**$57**	$34
Adult Couple (18-59)	$455	$415	$695	$420	**$710**	**$430**
Adult Individual (18-59)	$315	$290	$480	$290	**$495**	**$300**
Youth Individual (12-17)	$175	$160	$265	$160	**$270**	**$165**
Child Individual (4-11)	$140	$130	$215	$130	**$225**	**$135**
Senior Couple (60+)	$315	$290	$480	$290	**$495**	**$300**
Senior Individual (60+)	$175	$160	$265	$160	**$270**	**$165**
Summer Pass						
Family/Group	Discontinue		$310	$188	**$320**	**$194**
Programs:						
Team Sports						
Women's Volleyball	$350	$290	$600	$400	**$615**	**$410**
Coed Volleyball	$350	$290	$600	$400	**$615**	**$410**
Men's Softball	-	-	$500	$750	**$765**	**$510**
Men's Basketball	$980	$815	$1,240	$825	**$1,270**	**$845**
Pickleball Tournament (per team)	-	-	$42	$35	$42	$35
Youth Sports						
Wrestling	$59	$49	$68	$50	**$69**	**$51**
(if member)	$53	$44	$61	$45	**$62**	**$46**
Girls Volleyball	$74	$55	$84	$56	**$86**	**$57**
(if member)	$67	$50	$76	$50	**$77**	**$51**
Volleyball Camp	$65	$48	$74	$49	$75	$50
Flag Football (K-6th)	$70	$52	$72	$53	**$73**	**$54**
(if member)	$63	$47	$65	$48	**$66**	**$49**
Flag Football (7th-8th)	$85	$63	$86	$64	**$88**	**$65**
(if member)	$77	$57	$77	$58	**$79**	**$59**
Flag Football (9th-10th Teams)	$837	$620	$845	$625	**$880**	**$650**
Indoor Soccer	$55	$41	$63	$42	**$65**	**$43**
(if member)	$50	$37	$57	$38	**$59**	**$39**
Outdoor Soccer (K-6th)	$55	$41	$57	$42	**$58**	**$43**
(if member)	$50	$37	$51	$38	**$52**	**$39**
Outdoor Soccer (7th-9th)	$72	$53	$73	$54	**$74**	**$55**
(if member)	$65	$48	$66	$49	**$67**	**$50**
Youth Track & Field	$88	$65	$99	$66	**$101**	**$67**
Cross Country	-	-	$69	$46	**$71**	**$47**
Golf - 7yrs & Under	$49	$41	$63	$42	**$69**	**$46**
Golf - 8yrs & Up	$86	$72	$110	$73	**$113**	**$75**
Golf - Intermediate	$115	$96	$146	$97	**$149**	**$99**
Women's Golf	-	-	-	-	**$120**	**$80**
Tennis **Lessons**	$82	$61	$84	$62	**$85**	**$63**
(if member)	$74	$55	$76	$56	**$77**	**$57**
Tennis League	-	-	-	-	**$135**	**$100**
Kids Sports Camp	$65	$54	$83	$55	**$84**	**$56**
(if member)	$59	$49	$75	$50	**$76**	$50
Basketball Camp - 3 Day (Skyridge) K-2nd	$68	$68	$65	$65	**$72**	**$72**
Basketball Camp - 3 Day (Skyridge) 3rd-**5th**	-	-	$65	$65	**$72**	**$72**
Basketball Camp - 3 Day (Skyridge) **6th**-8th	$82	$82	$95	$95	**$98**	**$98**
Basketball Camp - 3 Day (Skyridge) 9th-12th	$82	$82	$95	$95	**$98**	**$98**
Basketball Camp - 4 Day (LC) 1st-2nd	$82	$82	$80	$80	**$72**	**$72**
Basketball Camp - 4 Day (LC) 3rd-5th	$82	$82	$80	$80	**$98**	**$98**
Basketball Camp - 4 Day (LC) 6th-9th	$82	$82	$80	$80	**$98**	**$98**
Basketball Camp - Girls - 3 Day (Skyridge) K-2nd	$52	$52	$50	$50	**$51**	**$51**
Basketball Camp - Girls - 3 Day (Skyridge) 3rd-12th	$78	$78	$75	$75	**$77**	**$77**
Jr. Jazz Basketball (K-4th grade)	$65	$48	$69	$51	**$70**	**$52**
(if member)	$59	$43	$62	$46	**$63**	**$47**
Jr. Jazz Basketball (5th-6th grade)	$84	$62	$88	$65	**$89**	**$66**
(if member)	$76	$56	$79	$59	**$80**	$59
Jr. Jazz Basketball (7th-8th grade)	$101	$75	$105	$78	**$108**	**$80**
(if member)	$91	$68	$95	$70	**$97**	**$72**
Jr. Jazz Basketball (9th-12th)-Teams only	$800	$665	$1,053	$780	**$1,080**	**$800**

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2023		APPROVED FY 2024		PROPOSED FY 2025	
	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Baseball (3rd-8th grade)	$141	$94	$150	$100	**$153**	**$102**
(if member)	$127	$85	$135	$90	**$138**	**$92**
Baseball (2nd grade) - Machine Pitch	$81	$60	$82	$61	**$88**	**$65**
(if member)	$73	$54	$74	$55	**$79**	**$59**
Baseball (T-ball & coach pitch)	$63	$47	$65	$48	**$70**	**$52**
(if member)	$57	$42	$59	$43	**$63**	**$47**
Softball (3rd-11th grade)	$141	$94	$150	$100	**$153**	**$102**
(if member)	$127	$85	$135	$90	**$138**	**$92**
Swimming						
Summer Swimming Lessons	$59	$39	$60	$40	**$62**	**$41**
(if member)	$53	$35	$54	$36	**$56**	**$37**
School Year Swimming Lessons	$59	$39	$60	$40	**$62**	**$41**
(if member)	$53	$35	$54	$36	**$56**	**$37**
Summer Rec Swim Team	$179	$119	$183	$122	**$186**	**$124**
Summer Rec Swim Camp	$33	$22	$33	$22	**$35**	**$23**
Dance & Cheer Camp						
5 & 6 year olds	$52	$43	$59	$44	**$61**	**$45**
7-14 years old	$79	$79	$80	$80	**$82**	**$82**
Dance						
Enrollment Fee	$31	$31	$32	$32	**$35**	**$35**
40 minutes	$48	$40	$49	$41	**$50**	**$42**
50 minutes	$52	$43	$53	$44	**$54**	**$45**
Summer Dance - 40 minutes	-	-	$92	$68	**$95**	**$70**
Summer Dance - 50 minutes	-	-	$108	$80	**$111**	**$82**
Sessions:						
Babysitter Certification	$93	$69	$105	$70	**$107**	**$71**
CPR & First Aid	$79	$66	$90	$67	**$93**	**$69**
Hunter Safety	$12	$8	$12	$8	$12	$8
Itty Bitty Baseball	$50	$42	$52	$43	**$53**	**$44**
(if member)	$45	$38	$47	$39	**$48**	**$40**
Itty Bitty Soccer	$50	$42	$52	$43	**$53**	**$44**
(if member)	$45	$38	$47	$39	**$48**	**$40**
Itty Bitty Basketball	$50	$42	$52	$43	**$53**	**$44**
(if member)	$45	$38	$47	$39	**$48**	**$40**
Itty Bitty Football	$50	$42	$52	$43	**$53**	**$44**
(if member)	$45	$38	$47	$39	**$48**	**$40**
Itty Bitty Ball	$50	$42	$52	$43	**$53**	**$44**
(if member)	$45	$38	$47	$39	**$48**	**$40**
Parenting With Love & Logic	$47	$39	$48	$40	**$49**	**$41**
Sign Language	$60	$50	$69	$51	**$70**	**$52**
Women On Weights- members only	$180	$150	$180	$150	**$185**	**$155**
Summer Youth Camp	$65	$54	$83	$55	**$84**	**$56**
Princess & Superhero Party	$17	$14	$19	$14	**$20**	**$15**
Bunko Night	$18	$15	$18	$15	$18	$15
Safety On Wheels Fair	$18	$15	$18	$15	$18	$15
Adult Art Class	-	-	$34	$28	**$35**	**$29**
RAD Women	$42	$42	$42	$42	**$44**	**$44**
Science Class	$124	$89	$120	$89	**$123**	**$91**
Science Camp	-	-	$169	$125	**$173**	**$128**
Robotics Camp	-	-	$161	$134	**$164**	**$137**
Teen Night	$28	$24	$30	$25	**$31**	**$26**
Social Date Dance Night	$11	$11	$11	$11	**$13**	$11
Kids Hiking Club	$19	$16	$20	$17	$20	$17
Fishing Club	$37	$37	$46	$38	**$47**	**$39**
Skateboarding Camp	-	-	-	-	**$120**	**$120**
Computer Game Programming Classes	$185	$154	$186	$155	**$191**	**$159**
Lego Engineering Camp - 3 Hours	$195	$195	$266	$197	**$274**	**$203**
Lego Engineering Camp - 1 1/2 Hours	$108	$108	$149	$110	**$169**	**$125**
Lego Engineering Class	$97	$97	$132	$98	**$135**	**$100**

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2023		APPROVED FY 2024		PROPOSED FY 2025	
	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Magic Camp	$233	$233	$236	$236	**$243**	**$243**
Pop Up Magic Workshop	**-**	**-**	**-**	**-**	**$84**	**$70**
Youth Art Class	$45	$45	$63	$47	**$104**	**$70**
Youth Entrepreneur Fair	$11	$11	$17	$11	$17	$11
Sewing Camp	$46	$46	$71	$47	**$104**	**$70**
Gymnastics - Fall						
45 minutes 1 day per week	$57	$41	$63	$42	**$65**	**$43**
1 hour 1 day per week	$61	$45	$69	$46	**$71**	**$47**
1 hour 1 day per week - Ninja	$66	$49	$68	$50	**$69**	**$51**
1 1/4 hours 2 days per week (PreTeam)	$92	$84	$102	$85	**$104**	**$87**
1 1/2 hours 1 day per week	$68	$57	$70	$58	**$72**	**$60**
1 1/2 hours 2 days per week	$120	$100	$153	$102	**$125**	**$104**
1 1/2 hours 2 days per week (PreTeam)	$108	$98	$119	$99	**$122**	**$102**
2 hours 1 day per week	-	-	$83	$69	**$84**	**$70**
2 hours 3 days per week	$152	$145	$176	$147	**$182**	**$151**
3 hours 2 days per week	$161	$153	$186	$155	**$181**	**$151**
3 hours 3 days per week	$205	$195	$236	$197	**$242**	**$202**
5 hours per week	-	-	$160	$133	**$163**	**$136**
8 hours per week	-	-	$209	$174	**$214**	**$178**
Ninja Camp	-	-	$83	$69	**$89**	**$74**
Cheer						
Enrollment Fee	$16	$16	$16	$16	$16	$16
40 minutes (Fall)	$47	$39	$48	$40	**$49**	**$41**
50 minutes (Fall)	$52	$43	$53	$44	**$54**	**$45**
Cheer (Summer)						
40 minutes	$80	$67	$82	$68	**$84**	**$70**
50 minutes	$95	$79	$96	$80	**$98**	**$82**
Preschool						
2 days a week	$100	$83	$113	$84	**$116**	**$86**
3 days a week	$124	$103	$140	$104	**$144**	**$107**
Summer Preschool	$196	$163	$223	$165	**$230**	**$170**
Hap Ki-Do	$78	$65	$89	$80	**$92**	**$82**
Other Programs						
Concealed Weapons Permit Class	$53	$53	$54	$54	**$55**	**$55**
Personal & Home Safety Class	-	-	$34	$25	**$34**	**$26**
Adaptive Volleyball	$35	$35	$36	$36	$37	$37
Adaptive Basketball	$35	$35	$36	$36	$37	$37
Adaptive Bowling	$35	$35	$40	$40	**$50**	**$50**
Round-Up 3-on-3 Basketball Tournament	$20	$20	$20	$20	**$20**	**$20**
Round-Up Horseshoe Tournament	$15	$15	$15	$15	**$15**	**$15**
Round-Up Doubles Pickleball Tournament	$20	$20	$20	$20	**$20**	**$20**
Round-Up Tennis Tournament	$20	$20	$20	$20	**$20**	**$20**
Private Swim Lessons	$27	$27	$41	$27	**$42**	**$28**
Semi-Private Swim Lessons	$16	$16	$24	$16	**$26**	**$17**
Private Gymnastics Lessons	$27	$27	$41	$27	**$42**	**$28**
Semi-Private Gymnastics Lessons	$16	$16	$24	$16	**$26**	**$17**
Ski & Snowboarding School (established in conjunction with American Fork City)	$360	$300	$480	$320	**$525**	**$350**
Adaptive Swim Team	$59	$44	$55	$44	**$54**	$45
USA Swim Team - Stingrays	**-**	**-**	**-**	**-**	**$41**	**$30**
USA Swim Team - Dolphins	$105	$78	$107	$79	**$109**	**$81**
USA Swim Team - Sharks	$108	$80	$109	$81	**$112**	**$81**
USA Swim Team - Junior Prep	$119	$88	$120	$89	**$123**	**$91**
USA Swim Team - Juniors	$127	$94	$128	$95	**$132**	**$98**
USA Swim Team - Senior (Mar-Aug)	$147	$109	$149	$110	**$153**	**$113**
WSI	$180	$180	$185	$185	**$190**	**$190**
Lifeguard Class	$205	$205	$205	$205	**$210**	**$210**
Masters Swimming M/W/F	$43	$36	$49	$36	**$50**	**$37**
Masters Swimming T/TH	**-**	**-**	**-**	**-**	**$49**	**$36**
Facility Services:						
Body Fat Testing	$14		$21	$14	$21	$14
Personal Training	Per trainer		Per trainer		Per trainer	

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2023	APPROVED FY 2024	PROPOSED FY 2025
Birthday Party Packages			
Package 1 - Room	$90	$90	$90
Package 2 - Room & Rock Wall	$105	$105	**$110**
Package 3 - Room & Swim	$115	$115	**$120**
Package 4 - Room, Swim & Rock Wall	$145	$145	**$150**
Kid Fit - 1st Child	$2.50	$2.50	$2.50
Kid Fit - Each Additional Child	$1.50	$1.50	$1.50
Facility Rentals			
Pool Rental / 2 hour rental	$400	$400	$400
Pool Rental - Alpine School District meet	$500	$500	$500
Lap Lanes - Short Course - Alpine School District	$13	$13	$13
Lap Lanes - Long Course - Alpine School District	$15	$15	$15
Lap Lanes - Short Course	$15	$15	$15
Lap Lanes - Long Course	$15	$15	$15
Full Gymnasium / hour	$60	$60	$60
each additional after 3 hours	$30	$30	$30
all day	$265	$265	$265
Half Gymnasium	$45	$45	$45
each additional after 3 hours	$25	$25	$25
all day	$190	$190	$190
Full Multi - purpose Room	$60	$60	$60
each additional after 3 hours	$30	$30	$30
all day	$265	$265	$265
Half Multi - purpose Room	$45	$45	$45
each additional after 3 hours	$25	$25	$25
all day	$190	$190	$190
Small Conference Room	$45	$45	$45
each additional after 3 hours	$25	$25	$25
all day	$190	$190	$190
Climbing Wall / hour	$45	$45	$45

OUTDOOR POOL

	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Season Pass						
Family (up to 6 people)	$212	$185	$310	$188	**$320**	**$194**
+ each additional family member	$33	$33	$56	$34	**$57**	$34
If Legacy Center year-round pass holder (30 % discount)	$148	$130	$217	$132	**$224**	**$136**
Individual	$121	$92	$153	$93	**$158**	**$96**
Pool Rental (2 hr rental)	$450		$450		$450	
Daily Admission						
Ages 2 and under	Free		Free		Free	
Individual (Ages 3-11)	$5		$5		$5	
Individual (Ages 12-59)	$6		$6		$6	
Seniors (Ages 60+)	$5		$5		$5	
Lap Swimming	$4.50		$4.50		$4.50	
Water Aerobics	$4.50		$4.50		$4.50	
Group Rate Discounts:						
Group Rate Discounts:						
10-29 People (discount / person)	$0.50		$0.50		$0.50	
30-49 People (discount / person)	$1		$1		$1	
50 or more (discount / person)	$1.50		$1.50		$1.50	
Monday Family Night 4:00 pm - 6:50 pm (up to 8 people)	$25		$25		$25	

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2023		APPROVED FY 2024		PROPOSED FY 2025	
ICE RINK						
Admission						
Ages 2 and under (skating admission only)	-		-		**Free**	
Skating	-		$8		$8	
Skate Rental	-		$6		$6	
Helmet	-		$6		$6	
Skate Aid Rental	-		$12		$12	
Half Price Days	-		1/2 off skating & skate rental		1/2 off skating & skate rental	
Group Rate Discounts:						
Group Rate Discounts:						
10-29 People (discount / person)	-		-		**$0.50**	
30-49 People (discount / person)	-		-		**$1**	
50 or more (discount / person)	-		-		**$1.50**	
Private rentals	-		-			
Cost / hr up to 50 skaters	-		-		**$350**	
Cost / hr up to 100 skaters	-		-		**$700**	
Cost / hr up to 150 skaters	-		-		**$1,050**	
Cost / hr up to 200 skaters	-		-		**$1,400**	
Learn to skate lessons	-	-	$60	$40	**$84**	**$70**
Learn to skate camp	-	-	$60	$40	**$84**	**$70**
INFORMATION CENTER						
Dumpster Rental/dumpster (for residents who pay garbage to Lehi City	$200		$200		**$250**	
Landfill Transfer Station Punch Card:						
Punch Card (1 card per year for residents who pay garbage to Lehi City)	Free		Free		Free	
Fingerprinting:						
Resident	$10		$10		$10	
Non-Resident	$25		$25		$25	
Lehi History Book (Earlier Version)	$15		$15		$15	
Lehi History Book (Latest Version)	$35		$35		$35	
Both History Books	$40		$40		$40	
Business License						
Home-Occupied Business (no impact)	No Fee		No Fee		No Fee	
Home-Occupied Business (impact) - fire inspection fee	No Fee		$10		**$50**	
General	$80		$100		**$140**	
Base Fee	$80		$100		**$140**	
Fireworks	$40		$60		**$100**	
Seasonal/Temporary (Christmas tree lot, snow cone shack, etc)	$40		$40		**$100**	
Beer License	$150		$175		$175	
Single event alcohol	$50		$100		$100	
Alcohol License	$300		$320		$320	
Solicitor (per person)	$50		$50		$50	
Reactivation Fee (license closed after 90 days of non-payment - fee assessed after all license fees are paid in full)	-		$25		**$50**	
Fine - Operating a Business without a license	-		-		**$100**	
Late Fee	25% of the renewal fee if not paid within 45 days of renewal date		35% of the renewal fee if not paid within 45 days of renewal date		35% of the renewal fee if not paid within 45 days of renewal date	
Animal Licenses: (licenses issued through NUVAS)						
Passport						
Passport Application Fees* (In addition to State Department Charges**)	$35		$35		$35	
Photo Fee	$10		$12		$12	
Overnight Fee	Fee set by USPS		Fee set by USPS		Fee set by USPS	

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

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

LEHI CITY FY 2025 FEE SCHEDULE

FEE INFORMATION	APPROVED FY 2023	APPROVED FY 2024	PROPOSED FY 2025
CIVIL FINE SCHEDULE			
Parking Violations:			
If paid within 5 business days:			
Overtime Parking (7-1-1)	$25	$25	$25
Snow Removal (7-1-1)	$25	$25	$25
Restricted Vehicles in Residential Zone (7-1-2)	$25	$25	$25
Trailer on Roadway 12 hrs (7-1-2)	$25	$25	$25
Parking Within 30' Sign or Signal (41-6A-1401)	$25	$25	$25
Double Parking (41-6A-1401)	$25	$25	$25
Parking Within Intersection (41-6A-1401)	$25	$25	$25
Parking Out of Stall (41-6A-1401)	$25	$25	$25
Parking Within 20' of Crosswalk (41-6A-1401)	$25	$25	$25
Blocking Driveway (41-6A-1401)	$25	$25	$25
Abandoned Vehicle 48 hrs (41-6A-1408)	$25	$25	$25
Red Curb, Yellow Curb, Sign (41-6A-1401)	$30	$30	$30
Parking On or Over Sidewalk (41-6A-1401)	$30	$30	$30
Parking in Firelane (41-6A-1401)	$30	$30	$30
Parking Within 15' Fire Hydrant (41-6A-1401)	$30	$30	$30
Parked Facing Traffic (41-6A-1402)	$30	$30	$30
Disability Space (41-1A-414)	$125	$125	$125
Any Other Parking Violation under City Code or State Law	$25	$25	$25
If Applicable; +/ any towing and storage fees	100%	100%	100%
If Paid Between 6-10 business days (multiplied by base fine amt)	x2	x2	x2
If Paid After 10 business days (multiplied by base fine amt)	x3	x3	x3

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: May 28, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2024-28 approving an agreement with Lehi BP to lease space for the Lehi Library.

Suggested Action:

Attachments:

Resolution-Library Lease (Lehi BP LLC).docx

Final Agreement for Council - Lehi City Library lease Suite 110 Lehi BP LL response to tenant comments.docx

LEHI CITY

RESOLUTION NO. 2024-28

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING
A REAL AGREEMENT WITH LEHI BP, LCC FOR THE LEHI LIBRARY

WHEREAS, Lehi City needs to relocate the library during the construction of a new library and city hall;

WHEREAS, Lehi BP, LLC is willing to lease space to Lehi City for the relocated library,; and

WHEREAS, on May 28, 2024, 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 a Lease Agreement with Lehi BP, LLC; 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 Lease Agreement between Lehi City and Lehi BP, LLC 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 28th day of May, 2024.

LEHI CITY

_____
Mark Johnson, Mayor

ATTEST

_____
Teisha Wilson, City Recorder

EXHIBIT “A”

LEHI BUSINESS PARK
LEASE SUMMARY SHEET

Item 1. **Landlord** and notice address: LEHI BP, LLC
5100 Old Oak Lane, Highland UT 84042
All notices to be sent via e-mail: <mccolm@gmail.com> and text (801) 969-8000

Item 2. **Tenant** and notice address: LEHI CITY CORP
_____
Lehi, UT 84043
All notices to be sent via e-mail: _____ and text::_____

Item 3. **Premises**: 870 NORTH 100 EAST, SUITE # 110
LEHI, UTAH 84043 (see exhibit A-site plan)

Item 4. **Dimensions:** {see exhibit A}
a. Width: ± 70‘ b. Depth: ± 120’ plus approx. 1,400 square foot mezzanine
Approximate total square footage of Premises; ± 9,800 square feet
(measurements above are approximate only. Rent will not adjust up or down if actual size varies more or less than these estimates.)

Item 5. **Use**: Lehi City Library

Item 6. **Term of Lease:** Twenty Four Months.

Item 7. **Commencement:** 7.A) June 1, 2024 and 7.B) expires May 30, 2026

Item 8. **Ratio of space occupied** by Tenant to total rentable area of Building; 12%

Item 9. **Security Deposit:** $10,000.00

Item 10. **Riders to Lease**: Exhibit A - Site Plan; Exhibit B Sign Criteria

Item 11: **Rent** is due on the 1st of each month. A 10% late fee shall be added to any payments made after the 5th.

RENT SCHEDULE:	DATES	MONTHLY GROSS RENT
Months 1-12	6/1/2024 – 5/31/2025	$9,700.00 Gross per month
Months 13-24	6/1/2025 – 5/31/2026	$9,995.00 Gross per month

Gross rent includes all common area expenses of Property taxes, building fire insurance, garbage, water, and common area maintenance expenses, outside lighting, parking lot sweeping and repairs, landscape maintenance, and snow removal only if over 1" storms. Landlord shall pay all costs to maintain the exterior and Tenant shall pay all costs to maintain the interior of the premises.

Item 12: **Rent.** Rent shall be payable to Lehi BP LLC via Landlord's RENT-APP by Appfolio®. Tenant shall pay by e-check (free, no fee). Select the 'auto-pay' feature to repeat monthly payments automatically. Payment histories are download-able anytime on the app. Upon signing this lease Tenant will receive an email with the RENT-APP login instructions.

Landlord: **LEHI BP, LLC**

By:_____

Larry McColm, manager

Tenant: **Lehi City**

By:_____

_____,_____

LEHI BUSINESS PARK

LEASE AGREEMENT

THIS LEASE AGREEMENT (this "Lease") is entered as of the date signed between Lehi BP, LLC as "Landlord" dba LehiBusinessPark.com, and Lehi City as "Tenant".

1. PREMISES. Subject to the provisions of this Lease, Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, space in the Lehi Business Park known as;

870 NORTH 100 EAST, SUITE # 110, LEHI UT 84043

Said Premises are outlined on the floor plan attached hereto as Exhibit A - Site Plan (referred to hereafter as the "Premises"), together with Tenant's Share of the parking spaces available (on a non-exclusive basis) in the parking areas adjoining the Building as shown on the Building Site Plan. In connection with such demise, Landlord hereby grants to Tenant the non-exclusive right to use during the Term the Common Area designed for the use of all tenants in the Building, in common with all tenants in the Building and their invitees, for the purposes for which the Common Area is designed and in accordance with all Legal Requirements. By occupying the Premises, Tenant accepts the Premises as being suitable for Tenant's intended use of the Premises.

2. TERM. The Term of this Lease shall commence on the Commencement Date shown in Item 7 of the Summary Sheet and shall continue for a period as shown in Item 6 of the Summary Sheet. and shall terminate on the date shown in Item 7.b of the Summary Sheet.

3. USE. Tenant shall occupy and use the Premises solely for the purposes stated in Item 5 of the Summary Sheet, or any other use that the Landlord and the Tenant may agree upon in writing in the future, in compliance with the Declaration and all Legal requirements.

4. SECURITY DEPOSIT. Tenant shall pay the amount shown in Item 9 of the Summary Sheet as security deposit to be held by Landlord as security for the faithful performance by Tenant under this Lease. The Security Deposit shall be returned without interest to Tenant within 30 days after the expiration of the Term together with a statement of any offsets against it. Any unpaid Late Fees shall be deducted from the Security Deposit, as well as the actual cost to clean the premises to prepare it for delivery to the next tenant.

5. RENT. Tenant shall pay to Landlord monthly rent according to item 11 of the summary sheet on page 1. Gross Rent shall include Property Taxes, Insurance, and Common Area Maintenance, water, garbage, snow removal, landscape maintenance, outside lighting, and property management, which shall be paid by Landlord.

5.1 Utilities paid by Tenant - Tenant shall pay tenant's own utilities for electricity and gas on their own meter. Water shall be paid by Landlord and is included in the gross rent stated above.

5.1 Rent Payment Instructions: Payment Method. It is agreed that Monthly Rent shall be paid via landlord's Rent-Pay-App. All e-check payments via the app are free of charge. Tenants may also use Visa credit or debit-card for small bank processing fee. Tenant may select "auto-pay" to repeat payments automatically each month. All payments paid via the app are saved and viewable anytime by Tenant under "payment history."

5.3 Late Fee for Delinquent Payments and Interest Charge. All Rent and other payments required of Tenant hereunder are due on the first day of each month and shall be late if not paid via Landlord's Rent-App® on or before 5:00 pm the fifth (5th) of each month, at which time a Late Fee of Ten (10%) percent of

the past due amount shall automatically be added to the amount due as additional rent. In addition to said mutually agreed Late Fee, all past due rent payments shall also accrue a daily fee of $10.00 per day from the 6th until paid in full. Said Late Fees are mutually agreed to be a reasonable sum as reimbursement to Landlord for the cost and time to enforce collections and the inconvenience incurred as a consequence of Tenant's delinquency. In no event, however, shall the charges permitted under this Section 5.5 or elsewhere in this Lease, to the extent the same are considered to be interest under applicable law, exceed the maximum rate of interest allowable under applicable law. Any checks returned as insufficient funds (NSF) shall incur an additional $50 fee which shall be added in addition to the late fee. Any unpaid Late Fees shall be deducted from the Security Deposit

6. IMPROVEMENT ALLOWANCE.
None, Tenant shall take possession of Premises in "As Is" condition.

7. SERVICES TO BE FURNISHED BY LANDLORD. Landlord shall use all reasonable efforts to furnish the following services, to be paid for by Landlord, as Common Area Expenses:

(a) Parking lot sweeping & pot hole repairs.
(b) Once weekly trash removal in a 3 yard container shared in common behind the building. Any need for additional capacity shall be Tenant's expense;
(c) Landscape maintenance and irrigation.
(d) Snow removal for storms more than 1". Less than 1" shall be tenants duty
(e) Exterior lighting.
(f) Annual exterior glass cleaning, (interior glass cleaning is tenant's duty)
(a) Roof leak repairs, except leaks caused by Tenant's work.
(b) HVAC periodic maintenance, filter changes, and repairs.

If any of the services described above or elsewhere in this Lease are interrupted, Landlord shall use reasonable diligence to promptly restore the same. However, neither the interruption nor cessation of such services, nor the failure of Landlord to restore same, shall render Landlord liable for damages to person or property, or be construed as an eviction of Tenant, or work an abatement of Rent or relieve Tenant from fulfilling any of its other obligations hereunder, unless such damage is caused by Landlord's negligence, gross negligence, or intentional conduct. If not previously installed, Landlord may cause an electric and/or water meter(s) to be installed in the Premises in order to measure the amount of electricity and/or water consumed for any such use, and the cost of such meter(s) shall be paid promptly by Tenant.

8. REPAIRS AND MAINTENANCE.

8.1 Landlord's Duties. Landlord shall maintain in good condition all EXTERIOR portions of the premises including roof leaks, concrete foundation & slab, exterior walls, parking lot maintenance and repairs, exterior plumbing lines, HVAC maintenance and repairs, once weekly trash removal 3 yard common container, landscape maintenance and irrigation, snow removal, exterior lighting maintenance & electricity, and annual exterior glass cleaning, (interior glass cleaning is tenant's duty. This Section 4.1 shall not apply to damage resulting from Tenant or Tenants' employees or associates (as to which Section 14.1 shall apply), or to damage for which Tenant is otherwise responsible under this Lease.

8.2 Tenant's Duties. Tenant shall maintain in good condition all INTERIOR portions of the Premises including interior flooring, walls, ceilings, glass surface cleaning and replacement if broken, doors, locks, signage, interior plumbing fixtures & drain blockages caused by Tenant, and all interior improvements in good condition and repair. Tenant will not commit or allow to remain any waste or damage to any portion of the Premises. Tenant shall repair or replace, subject to Landlord's direction and supervision, any damage to the Building caused by Tenant or Tenant's employees or associates. If Tenant fails to make such repairs or replacements caused by Tenant or Tenant's associates, Landlord may make such repairs at Tenant's cost. Tenant agrees that the toilets, urinals, wash bowls and other plumbing fixtures will not be used for any purposes other than

those for which they were constructed, and shall place no rubbish, rags or other foreign substances in them. All damages resulting from any misuse of such fixtures will be borne by the Tenant who, or whose servants, employees, agents, visitors or licensees, have caused the damage.

Maintenance Requests / Emergency Procedures;
1. For fire or other emergencies call 911
2. For Important but non-urgent matters please enter requests at www.lehibusinesspark.com/maintenance
3. For more urgent maintenance matters please text management staff as follows:
* JENELLE MCCOLM - Property Manager call / text (858) 951-8200
* MANAGEMENT OFFICE call / text (801) 969-8000

* Overhead Door Procedures -
* DANGER MAY RESULT FROM IMPROPER USE OF GARAGE DOORS.
* USE CHAIN ONLY to slowly open/ close garage door.
* DO NOT manually push up or pull door down as it may cause damage
* DO NOT attempt to repair off-track door yourself. These are HIGH TENSION springs that requires special tools and expertise to repair.
* Door malfunctions are Tenants responsibility. (service calls are tenant's expense)
* For service, call All-Star Garage Door at 801-763-1114

9. TENANT'S OBLIGATIONS. Tenant shall be liable for and shall pay, before they become delinquent, all taxes and assessments levied against any personal property placed by Tenant in the Premises (even if same becomes a fixture by operation of law or the property of Landlord by operation of this Lease), including any additional impositions which may be assessed, levied, charged or imposed against Landlord or the Building by reason of non-Building Standard Items in the Premises. Tenant may withhold payments of any taxes and assessments described in this Section 9 so long as Tenant contests its obligation to pay in accordance with applicable law and the non-payment thereof does not pose a threat of loss or seizure of the Building or any interest of Landlord therein. Tenant shall also be liable for and shall pay, before they become delinquent, all charges, fees and franchises taxes with respect to GAS utilities serving the Premises (water is included in rent).

10. ALTERATIONS. Tenant shall not make (or permit to be made) any change, addition or improvement to the Premises (excepting such minor changes that do not require a building permit) .unless such change, addition or improvement (a) equals or exceeds the Building Standard and utilizes only new and first-grade materials, (b) is in conformity with all Legal Requirements, and is made after obtaining any required permits and licenses, (c) is made with the prior written consent of Landlord, (d) is made pursuant to plans and specifications approved in writing in advance by Landlord, (e) is made after Tenant has provided to Landlord such indemnification and/or bonds requested by Landlord, including, without limitation, a performance and completion bond in such form and amount as may be satisfactory to Landlord to protect against claims and liens for labor performed and materials furnished, and to insure the completion of any change, addition or improvement, (f) is carried out by persons approved in writing by Landlord, if required by Landlord, deliver to Landlord before commencement of their work proof of such insurance coverage as Landlord may require, with Landlord named as an additional insured, and (g) is done only at such time and in such manner as Landlord may reasonably specify. All such alterations, improvements and additions (including all articles attached to the floor, wall or ceiling of the Premises) shall become the property of Landlord and shall, at Landlord's election, be (i) surrendered with the Premises as part thereof at the termination or expiration of the Term, without any payment, reimbursement or compensation therefore, or (ii) removed by Tenant, at Tenant's expense, with all damage caused by such removal repaired by Tenant. Tenant may remove Tenant's trade fixtures, office supplies, movable office furniture and equipment not attached to the Building, provided such removal is made prior to the expiration of the Term, no uncured Event of Default has occurred and Tenant promptly repairs all damage caused by such removal. Tenant shall indemnify, defend and hold harmless Landlord from and against all liens,

claims, damages, losses, liabilities and expenses, including attorneys' fees, which may arise out of, or be connected in any way with, any such change, addition or improvement. Within ten (10) days following the imposition of any lien resulting from any such change, addition or improvement, Tenant shall cause such lien to be released of record by payment of money or posting of a proper bond. Notwithstanding, Landlord acknowledges Tenant desires to install at Tenants cost, adequate amount of 220v electrical outlets for machines, 3 clean rooms (three walls and a ceiling included), some plumbing (drains in the floor of clean rooms, possibly a couple of hose bibs, hookups for sinks). Tenant shall submit plans prior to commencing work to landlord for approval, which shall not unreasonably be withheld. Landlord may, at Landlord option, require improvements to be removed upon expiration of lease. Landlord shall give notice prior to expiration of lease if improvements are to be removed.

11. RESTRICTIONS.

11.1 Parking. Tenant shall not be allowed to park any employee or customer vehicles in any places other than the stalls in the front parking lot along the freeway and in the back of the building in Tenant's dock and directly in front of Tenant's ground level door. Tenant will not allow any parking by its employees, agents and invitees except in these designated areas. No overnight parking of vehicles is allowed. No storage of vehicles, RV's, or trailers is allowed outside overnight, but must be kept inside Tenant's warehouse.

11.2 Signs. Tenant shall not place or allow to be placed on any exterior wall of the Premises, or elsewhere on the Building, any signs, banners, decorations, lettering, attachments, advertising matter or other thing of any kind without landlords consent, which shall not be unreasonably withheld.

11.3 Garbage. Tenant shall dispose of trash in the shared common area trash bin behind building #2. Tenant agrees to not leave or store any trash outside upon any of the common areas. No material will be placed in the trash boxes or receptacles if such material is of such nature that it may not be disposed of in the ordinary and customary manner of removing and disposing of garbage without being in violation of any law or ordinance governing such disposal. All garbage and refuse disposal will be made only through entryways provided for such purposes and at such times as Landlord may designate. No furniture, appliances, equipment or flammable products of any type may be disposed of in the Building trash receptacles.

11.4 General. Tenant will not, through its acts or omissions, (a) use, occupy or permit the use or occupancy of the Premises for any purpose or in any manner which is or may be, directly or indirectly, violative of any Legal Requirement, or dangerous to life or property, or a public or private nuisance, or disruptive or obstructive of any other tenant of the Building, (b) cause or permit any "Hazardous Materials" to be placed, held, located, "Released" or disposed of on, under or at the Premises, the Building or any Common Area; provided, however, that Tenant may, in compliance with all applicable laws, use of minimal quantities of commonly available cleaning and maintenance products in the Premises in the ordinary course of maintaining the Premises, (c) keep or permit to be kept any substance in, or conduct or permit to be conducted any operation from, the Premises which might emit offensive odors or conditions into other portions of the Building, or make undue noise or create undue vibrations, (d) commit or permit to remain any waste to the Premises, (e) install or permit to remain any improvements to the Premises (other than window coverings which have first been approved by Landlord) which are visible from the outside of the Premises, or exceed the structural loads of floors or walls of the Building, or adversely affect the mechanical, plumbing or electrical systems of the Building, or affect the structural integrity of the Building in any way, or (f) commit or permit to be committed any action or circumstance in or about the Building which, directly or indirectly, would or might justify any insurance carrier in canceling or increasing the premium on the fire and extended coverage insurance policy maintained by Landlord on the Building or contents, and if any increase results from any act of Tenant, then Tenant shall pay such increase promptly upon demand therefor by Landlord.

12. ACCESS BY LANDLORD. After giving reasonable notice to Tenant and with Tenants permission, which shall not be unreasonably withheld, Landlord, its employees, contractors, agents and representatives, shall have the right (and Landlord, for itself and such persons and firms, hereby reserves the right) **165**

to enter the Premises during business hours (a) to inspect, clean, maintain, repair, replace or alter the Premises or the Building, (b) to show the Premises to prospective purchasers (or, during the last six (6) months of the Term, to prospective tenants), (c) to determine whether Tenant is performing its obligations hereunder and, if it is not, to perform same at Landlord's option and Tenant's expense, or (d) for any other purpose deemed reasonable by Landlord. In an emergency, Landlord (and such persons and firms) may use any means to open any door into or in the Premises without any liability therefore. Entry into the Premises by Landlord or any other person or firm named in the first sentence of this Section 12 for any purpose permitted herein shall not constitute a trespass or an eviction (constructive or otherwise), or entitle Tenant to any abatement or reduction of Rent, or constitute grounds for any claim (and Tenant hereby waives any claim) for damages for any injury to or interference with Tenant's business, for loss of occupancy or quiet enjoyment, or for consequential damages.

13. CONDEMNATION. If all of the Building is Taken, or if so much of the Building is Taken that, in Landlord's opinion, the remainder cannot be restored to an economically viable, quality multi-tenant office and warehouse facility, or if the awards payable to Landlord as a result of any Taking are, in Landlord's opinion, inadequate to restore the remainder to an economically viable, quality multi-tenant office and warehouse facility, Landlord may, at its election, exercisable by the giving of written notice to Tenant within sixty (60) days after the date of the Taking, terminate this Lease as of the date of the Taking or the date Tenant is deprived of possession of the Premises (whichever is later). If this Lease is not terminated as a result of a Taking, Landlord shall restore the Premises remaining after the Taking to a Building Standard condition. During the period of restoration, Base Rent shall be abated to the extent the Premises are rendered un-tenantable and, after the period of restoration, Base Rent and Tenant's Share shall be reduced in the proportion that the area of the Premises Taken or otherwise rendered un-tenantable bears to the area of the Premises just prior to the Taking. If any portion of Base Rent is abated under this Section 13, Landlord may elect to extend the expiration date of the Term for the period of the abatement. All awards, proceeds, compensation or other payments from or with respect to any Taking of the Building or any portion thereof shall belong to Landlord, and Tenant hereby assigns to Landlord all of its right, title, interest and claim to same. Whether or not this Lease is terminated as a consequence of a Taking, all damages or compensation awarded for a partial or total Taking, including any award for severance damage and any sums compensating for diminution in the value of or deprivation of the leasehold estate under this Lease, shall be the sole and exclusive property of Landlord. Tenant may assert a claim for and recover from the condemning authority, but not from Landlord, such compensation as may be awarded on account of Tenant's moving and relocation expenses, and depreciation to and loss of Tenant's moveable personal property. Tenant shall have no claim against Landlord for the occurrence of any Taking, or for the termination of this Lease or a reduction in the Premises as a result of any Taking.

14. CASUALTY.

14.1 General. Tenant shall give prompt written notice to Landlord of any casualty to the Building of which Tenant is aware and any casualty to the Premises. If the Building or the Premises are totally destroyed, or if the Building or the Premises are partially destroyed but in Landlord's opinion they cannot be restored to an economically viable, quality multi-tenant office and warehouse facility, or if the insurance proceeds payable to Landlord as a result of any casualty are, in Landlord's opinion, inadequate to restore the portion remaining to an economically viable, quality multi-tenant office and warehouse facility, Landlord may, at its election exercisable by the giving of written notice to Tenant within sixty (60) days after the casualty, terminate this Lease as of the date of the casualty or the date Tenant is deprived of possession of the Premises (whichever is later). If this Lease is not terminated as a result of a casualty, Landlord shall (subject to Section 14.2) restore the Premises to a Building Standard condition. During the period of restoration, Base Rent shall be abated to the extent the Premises are rendered un-tenantable and, after the period of restoration, Base Rent and Tenant's Share shall be reduced in the proportion that the area of the Premises remaining tenantable after the casualty bears to the area of the Premises just prior to the casualty. If any portion of Base Rent is abated under this Section 14.1, Landlord may elect to extend the expiration date of the Term for the period of the abatement. Except for abatement of Base Rent, if any, Tenant shall have no claim against Landlord for any loss suffered by reason of any such damage, destruction, repair or restoration, nor may Tenant terminate this Lease as the result of any statutory provision in effect on or after the

date of this Lease pertaining to the damage and destruction of the Premises or the Building. The proceeds of all insurance carried by Tenant on Tenant's furnishings, trade fixtures, leasehold improvements, equipment, merchandise and other personal property shall be held in trust by Tenant for the purpose of the repair and replacement of the same. Landlord shall not be required to repair any damage or to make any restoration or replacement of any furnishings, trade fixtures, leasehold improvements, equipment, merchandise and other personal property installed in the Premises by Tenant or at the direct or indirect expense of Tenant.

14.2 Acts of Tenant. Notwithstanding any provisions of this Lease to the contrary, if the Premises or the Building are damaged or destroyed as a result of a casualty arising from the acts or omissions of Tenant, or any of Tenant's officers, directors, shareholders, partners, employees, contractors, agents, invitees or representatives, (a) Tenant's obligation to pay Rent and to perform its other obligations under this Lease shall not be abated, reduced or altered in any manner, (b) Landlord shall not be obligated to repair or restore the Premises or the Building, and (c) subject to Section 16.2, Tenant shall be obligated, at Tenant's cost, to repair and restore the Premises or the Building to the condition they were in just prior to the damage or destruction under the direction and supervision of, and to the satisfaction of, Landlord and any Landlord's Mortgagee.

15. SUBORDINATION, ATTORNMENT, AND ASSIGNMENT.

15.1 General. This Lease, Tenant's leasehold estate created hereby, and all of Tenant's rights, titles and interests hereunder and in and to the Premises are subject and subordinate to any Mortgage presently existing or hereafter placed upon all or any portion of the Building. However, Landlord and Landlord's Mortgagee may, at any time upon the giving of written notice to Tenant and without any compensation or consideration being payable to Tenant, make this Lease, and the aforesaid leasehold estate and rights, titles and interests, superior to any Mortgage. Upon the written request by Landlord or by Landlord's Mortgagee to Tenant, and within five (5) days of the date of such request, and without any compensation or consideration being payable to Tenant, Tenant shall execute, have acknowledged and deliver (a) a recordable instrument confirming that this Lease, Tenant's leasehold estate in the Premises and all of Tenant's rights, titles and interests hereunder are subject and subordinate (or, at the election of Landlord or Landlord's Mortgagee, superior) to the Mortgage benefitting Landlord's Mortgagee, provided Landlord's Mortgagee shall agree to recognize Tenant's rights hereunder so long as Tenant is not in default, and (b) Landlord's Mortgagee's standard form of subordination, non-disturbance and attornment agreement.

15.2 Attornment. Upon the written request of any person or party succeeding to the interest of Landlord under this Lease, Tenant shall automatically become the tenant of and attorn to such successor in interest without any change in any of the terms of this Lease. No successor in interest shall be subject to any offset, defense or damages arising out of a default or any obligations of any preceding Landlord. The subordination, attornment and mortgagee protection clauses of this Section 15 shall be self-operative and no further instruments of subordination, attornment or mortgagee protection need be required by any Landlord's Mortgagee or successor in interest thereto. Nevertheless, upon the written request therefor and without any compensation or consideration being payable to Tenant, Tenant agrees to execute, have acknowledged and deliver such instruments as may be requested to confirm the same. Tenant shall from time to time, if so requested by Landlord and if doing so will not materially and adversely affect Tenant's economic interests under this Lease, join with Landlord in amending this Lease so as to meet the needs or requirements of any lender that is considering making or that has made a loan secured by all or any portion of the Building.

15.3. ASSIGNMENT AND SUBLETTING. Tenant shall not assign this lease or sublet any portion of the premises without prior written consent of the Landlord, which shall not be unreasonably withheld. Any such assignment or subletting without consent shall be void and, at the option of the Landlord, may terminate this lease. An assignment or sublet shall be defined as any transfer of Tenant's interest in this Lease (in whole or in part) or of a fifty percent (50%) or greater interest in Tenant (whether stock, partnership interest or otherwise) shall be deemed an assignment of this Lease within meaning of this Article. The issuance of shares of stock to other

than the existing shareholders is deemed to be transfer of that stock for the purpose of this Article. In the event Landlord consents to the assignment or subletting of the leased premises, any such subletting or assignment shall be subject to and conditioned upon the following: (i) at the time of any proposed subletting or assignment, Tenant shall not be in default under any of the terms, provisions or conditions of this Lease; (ii) the sublessee or assignee shall occupy only the leased premises and conduct its business in accordance with uses permitted under this Lease. (iii) The Assignee Tenant shall have at least the same or better financial condition as the current Tenant with regard to net worth, sales, profit, and length of operating history. At the time Tenant requests consent of Landlord, Tenant shall submit in writing to Landlord: (a) a completed lease application form as found on Landlord's website (www.lehibusinesspark.com) with the name and legal composition of the proposed subtenant entity; (b) the nature of the proposed subtenant's business to be carried on in the premises; (c) the terms and provisions of the proposed sublease; (d) such reasonable financial information as Landlord may request concerning the proposed subtenant establishing that such proposed subtenant is at lease as creditworthy as Tenant. (e) payment of $750.00 to reimburse Landlord for time, costs and expenses, including attorney's fees, incurred in connection with reviewing Tenant's request for consent of an assignment.

15.4 No Release of Tenant in Event of Assignment.

The consent by Landlord to any assignment or subletting shall not relieve Tenant of any obligations to be performed by Tenant under this Lease through the end of the term of this lease. The acceptance of rent by Landlord from any other person shall not be deemed to be a waiver by Landlord of any provisions of this Lease or to be a consent to any assignment or subletting. Consent to one assignment shall not be deemed to constitute consent to any subsequent assignment.

16. INSURANCE AND INDEMNITY.

16.1 General. Tenant shall maintain throughout the Term the following policies of insurance: (a) commercial general liability insurance with a combined single limit for bodily injury and property damage of not less than One Million Dollars ($1,000,000) per occurrence, including, without limitation, contractual liability coverage for the performance by Tenant of the indemnity agreements set forth in section 10;

(b) hazard insurance with special causes of loss, including theft coverage, insuring against fire, extended coverage risks, vandalism and malicious mischief, and including boiler and sprinkler leakage coverage, in an amount equal to the full replacement cost (without deduction for depreciation) of all furnishings, trade fixtures, leasehold improvements, equipment, merchandise and other personal property from time to time situated in or on the Premises;

(c). workers' compensation insurance satisfying Tenant's obligations under the workers' compensation laws of the State of Utah; and

(d) such other policy or policies of insurance as Landlord's lender may require. Such minimum limits shall in no event limit the liability of Tenant under this Lease. Such liability insurance shall name Landlord, and any other person specified from time to time by Landlord, as an additional insured; such property insurance shall name Landlord as a loss payee as Landlord's interests may appear; and both such liability and property insurance shall be with companies acceptable to Landlord, having a rating of not less than A:XII in the most recent issue of Best's Key Rating Guide, Property-Casualty. All liability policies maintained by Tenant shall contain a provision that Landlord and any other additional insured, although named as an insured, shall nevertheless be entitled to recover under such policies for any loss sustained by Landlord and Landlord's agents and employees as a result of the acts or omissions of Tenant. Tenant shall furnish Landlord with certificates of coverage. No such policy shall be cancelable or subject to reduction of coverage or other modification except after thirty (30) days' prior written notice to Landlord by the insurer. All such policies shall be written as primary policies, not contributing with and not in excess of the coverage which Landlord may carry, and shall only be subject to such deductibles as may be approved in writing in advance by Landlord. Tenant shall, at least ten (10) days prior to the expiration of such policies, furnish Landlord with renewals of, or binders for, such policies. Landlord and Tenant waive all

rights to recover against each other, against any other tenant or occupant of the Building, and against the officers, directors, shareholders, partners, joint venturers, employees, agents, customers, invitees or business visitors of each other, or of any other tenant or occupant of the Building, for any loss or damage arising from any cause covered by any insurance carried by the waiving party, to the extent that such loss or damage is actually covered. Any Landlord's Mortgagee may, at Landlord's option, be afforded coverage under any policy required to be secured by Tenant under this Lease by use of a mortgagee's endorsement to the policy concerned.

16.2 Waiver of Subrogation. Landlord and Tenant hereby waive all claims, rights of recovery and causes of action that either party or any party claiming by, through or under such party may now or hereafter have by subrogation or otherwise against the other party or against any of the other party's officers, directors, shareholders, partners or employees for any loss or damage that may occur to the Building, the Premises, Tenant's improvements or any of the contents of any of the foregoing by reason of fire or other casualty, or by reason of any other cause except gross negligence or willful misconduct (thus including simple negligence of the parties hereto or their officers, directors, shareholders, partners or employees), that (a) in the case of Landlord, are insured against under its fire and extended coverage insurance policies at the time of the casualty, and (b) in the case of Tenant, could have been insured against under the terms of the fire and extended coverage insurance policies required to be obtained and maintained under Section 16.1; provided, however, that the waiver set forth in this Section 16.2 shall not apply to any deductibles on insurance policies carried by Landlord or to any coinsurance penalty which Landlord might sustain. Landlord and Tenant shall cause an endorsement to be issued to their respective insurance policies recognizing this waiver of subrogation.

16.3 Tenant's Indemnity. Subject to Section 16.2, Tenant shall defend, indemnify and hold harmless Landlord and Landlord's officers, directors, shareholders, partners and employees from and against all liabilities, obligations, losses, damages, penalties, claims, actions, suits, costs, expenses and disbursements (including court costs and reasonable attorneys' fees) resulting from any injuries to or death of any person or damage to any property occurring during the Term in or about the Premises that occurs as a result of Tenant's or Tenant's employees' negligence, gross negligence, or intentional conduct.

16.4 Third Parties; Acts of Force Majeure. Landlord shall have no liability to Tenant, or to Tenant's officers, directors, shareholders, partners, employees, agents, contractors or invitees, for bodily injury, death, property damage, business interruption, loss of profits, loss of trade secrets or other direct or consequential damages occasioned by (a) the acts or omissions of any other tenant or such other tenant's officers, directors, shareholders, partners, employees, agents, contractors or other invitees within the Building, (b) Force Majeure, (c) vandalism, theft, burglary and other criminal acts (other than those committed by Landlord and its employees), (d) water leakage, or (e) the repair, replacement, maintenance, damage, destruction or relocation of the Premises.

17. QUIET ENJOYMENT. Provided Tenant has performed all its obligations under this Lease, Tenant shall and may peaceably and quietly have, hold, occupy, use and enjoy the Premises during the Term subject to the provisions of this Lease. Landlord shall warrant and forever defend Tenant's right to occupancy of the Premises against the claims of any and all persons whosoever lawfully claiming the same or any part thereof, by, through or under Landlord, but not otherwise, subject to the provisions of this Lease.

18. DEFAULT BY TENANT.

18.1 Events of Default. Each of the following occurrences shall constitute an Event of Default (herein so called):

(a) the failure of Tenant to pay Rent as and when due hereunder and the continuance of such failure for a period of three days after written notice from Landlord to Tenant specifying the failure;

(b). the failure of Tenant to perform, comply with or observe any other agreement, obligation or undertaking of Tenant, or any other term, condition or provision in this Lease, and the continuance of such failure for a period

of thirty (30) days, or such longer time as is reasonable under the circumstances, after written notice from Landlord to Tenant specifying the failure;

(c). the abandonment of the Premises by Tenant or the failure of Tenant to occupy the Premises or any significant portion thereof;

(d). the filing of a petition by or against Tenant (the term "Tenant" also meaning, for the purpose of this Section 18.1(d), any Guarantors of the named Tenant's obligations hereunder) (i) in any bankruptcy or other insolvency proceeding, (ii) seeking any relief under the Bankruptcy Code or any similar debtor relief law, (iii) for the appointment of a liquidator or receiver for all or substantially all of Tenant's property or for Tenant's interest in this Lease, or (iv) to reorganize or modify Tenant's capital structure; and

(e). the admission by Tenant in writing that it cannot meet its obligations as they become due or the making by Tenant of an assignment for the benefit of its creditors.

18.2 Remedies of Landlord. Upon any Event of Default, Landlord may, at Landlord's option and in addition to all other rights, remedies and recourses afforded Landlord hereunder or by law or equity, do any one or more of the following:

(a). terminate this Lease by the giving of written notice to Tenant, in which event Tenant shall pay to Landlord the sum of (i) all Rent and other amounts accrued hereunder to the date of termination, (ii) all amounts due under Section 18.3, and (iii) liquidated damages in an amount equal to (A) the total Rent that Tenant would have been required to pay for the remainder of the Term discounted to present value at the prime lending rate (or equivalent rate, however denominated) in effect on the date of termination at the largest national bank in the state where the Building is located, minus (B) the then-present fair rental value of the Premises for such period, similarly discounted;

(b). terminate Tenant's right to possession of the Premises without terminating this Lease by the giving of written notice to Tenant, in which event Tenant shall pay to Landlord (i) all Rent and other amounts accrued hereunder to the date of termination of possession, (ii) all amounts due from time to time under Section 18.3, and (iii) all Rent and other sums required hereunder to be paid by Tenant during the remainder of the Term, diminished by any net sums thereafter received by Landlord through reletting the Premises during said period. Re-entry by Landlord in the Premises will not affect the obligations of Tenant hereunder for the unexpired Term. Landlord may bring action against Tenant to collect amounts due by Tenant on one or more occasions, without the necessity of Landlord's waiting until expiration of the Term. If Landlord elects to proceed under this Section 18.2(b), it may at any time elect to terminate this Lease pursuant to Section 18.2(a);

(c) with 5 days notice, alter any and all locks and other security devices at the Premises without being obligated to deliver new keys to the Premises, unless Tenant has cured all Events of Default before Landlord has terminated this Lease under Section 18.2(a) or has entered into a lease to relet all or a portion of the Premises; and/or

(d) if an Event of Default specified in Section 18.1(c) occurs, Landlord may remove and store any property that remains on the Premises and, if Tenant does not claim such property within ten (10) days after Landlord has delivered to Tenant notice of such storage, Landlord may appropriate, sell, destroy or otherwise dispose of the property in question without notice to Tenant or any other person, and without any obligation to account for such property.

18.3 Payment by Tenant. Upon any Event of Default, Tenant shall also pay to Landlord all costs and expenses incurred by Landlord, including court costs and reasonable attorneys' fees, in (a) retaking or otherwise obtaining possession of the Premises, (b) removing and storing Tenant's or any other occupant's property, (c) repairing, restoring, altering, remodeling or otherwise putting the Premises into condition acceptable to a new tenant or tenants, (d) reletting all or any part of the Premises, including brokers' commissions and advertising, (e) paying

or performing the underlying obligation which Tenant failed to pay or perform, and (f) enforcing any of Landlord's rights, remedies or recourses arising as a consequence of the Event of Default.

18.4 Reletting. Upon termination of this Lease or upon termination of Tenant's right to possession of the Premises, Landlord shall use reasonable efforts to relet the Premises on such terms and conditions as Landlord in its sole discretion may determine (including a term different than the Term, rental concessions, and alterations to and improvements of the Premises); however, Landlord shall not be obligated to relet the Premises before leasing other portions of the Building. Landlord shall not be liable for, nor shall Tenant's obligations hereunder be diminished because of, Landlord's failure to relet the Premises or collect rent due with respect to such reletting. If Landlord relets the Premises, rent Landlord receives from such reletting shall be applied to the payment of: first, any indebtedness from Tenant to Landlord other than Rent (if any); second, all costs, including for maintenance and alterations, incurred by Landlord in reletting; and third, Rent due and unpaid. In no event shall Tenant be entitled to the excess of any rent obtained by reletting over the Rent herein reserved.

18.5 Landlord's Right to Pay or Perform. Upon an Event of Default, Landlord may, but without obligation to do so and without thereby waiving or curing such Event of Default, pay or perform the underlying obligation for the account of Tenant, and enter the Premises and expend the Security Deposit and any other sums for such purpose.

18.6 No Waiver; No Implied Surrender. Provisions of this Lease may only be waived by the party entitled to the benefit of the provision evidencing the waiver in writing. Thus, neither the acceptance of Rent by Landlord following an Event of Default (whether known to Landlord or not), nor any other custom or practice followed in connection with this Lease, shall constitute a waiver by Landlord of such Event of Default or any other Event of Default. Further, the failure by Landlord to complain of any action or inaction by Tenant, or to assert that any action or inaction by Tenant constitutes (or would constitute, with the giving of notice and the passage of time) an Event of Default, regardless of how long such failure continues, shall not extinguish, waive or in any way diminish the rights, remedies and recourses of Landlord with respect to such action or inaction. No waiver by Landlord of any provision of this Lease or of any breach by Tenant of any obligation of Tenant hereunder shall be deemed to be a waiver of any other provision hereof, or of any subsequent breach by Tenant of the same or any other provision hereof. Landlord's consent to any act by Tenant requiring Landlord's consent shall not be deemed to render unnecessary the obtaining of Landlord's consent to any subsequent act of Tenant. No act or omission by Landlord (other than Landlord's execution of a document acknowledging such surrender) or Landlord's agents, including the delivery of the keys to the Premises, shall constitute an acceptance of a surrender of the Premises.

19. Security Deposit. On the date of this Lease, Tenant has on deposit with Landlord as security for the faithful performance by Tenant under this Lease the amount shown in Item 9 of the Summary Sheet as Security Deposit. The Security Deposit shall be returned without interest to Tenant after the expiration of the Term, or sooner termination of this Lease and delivery of possession of the Premises to Landlord in accordance with Section 18 if Tenant is not in default of this Lease. If Landlord's interest in this Lease is conveyed, transferred or assigned, Landlord shall transfer or credit the Security Deposit to Landlord's successor in interest, and Landlord shall be released from any liability for the return of the Security Deposit. Landlord may intermingle the Security Deposit with Landlord's own funds, and shall not be deemed to be a trustee of the Security Deposit. If Tenant fails to timely pay or perform any obligation under this Lease, Landlord may, prior to, concurrently with or subsequent to exercising any other right or remedy, use, apply or retain all or any part of the Security Deposit for the payment of any monetary obligation due under this Lease, or to compensate Landlord for any other expense, loss or damage which Landlord may incur by reason of Tenant's failure, including any damage or deficiency in the reletting of the Premises. If all or any portion of the Security Deposit is so used, applied or retained, Tenant shall immediately deposit with Landlord cash in an amount sufficient to restore the Security Deposit to the original amount. Landlord may withhold the Security Deposit after the expiration of the Term or sooner termination of this Lease until Tenant has paid in full Tenant's Common Area Expenses for the Fiscal Year in which such expiration or sooner termination occurs and all other amounts payable under this Lease. The Security Deposit is

not a limitation on Landlord's damages or other rights under this Lease, a payment of liquidated damages or prepaid Rent, and shall not be applied by Tenant to the Rent for the last (or any) month of the Term, or to any other amount due under this Lease. If this Lease is terminated due to any default of Tenant, any portion of the Security Deposit remaining at the time of such termination shall immediately inure to the benefit of Landlord as partial compensation for the costs and expenses incurred by Landlord in connection with this Lease, and shall be in addition to any other damages to which Landlord is otherwise entitled.

20. RIGHT OF RE-ENTRY. Upon the expiration or termination of the Term for whatever cause, or upon the exercise by Landlord of its right to re-enter the Premises without terminating this Lease, Tenant shall immediately, quietly and peaceably surrender to Landlord possession of the Premises in "broom clean" and good order, condition and repair, except only for ordinary wear and tear, damage by casualty not covered by Section 14.2 and repairs to be made by Landlord pursuant to Section 14.1. If Tenant is in default under this Lease, Landlord shall have a lien on such personal property, trade fixtures and other property as set forth in Section 38-3-1, et seq., of the Utah Code Ann. (or any replacement provision). Landlord may require Tenant to remove any personal property, trade fixtures, other property, alterations, additions and improvements made to the Premises by Tenant or by Landlord for Tenant, and to restore the Premises to their condition on the date of this Lease. All personal property, trade fixtures and other property of Tenant not removed from the Premises on the abandonment of the Premises or on the expiration of the Term or sooner termination of this Lease for any cause shall conclusively be deemed to have been abandoned and may be appropriated, sold, stored, destroyed or otherwise disposed of by Landlord without notice to, and without any obligation to account to, Tenant or any other person. Tenant shall pay to Landlord all expenses incurred in connection with the disposition of such property in excess of any amount received by Landlord from such disposition. Tenant shall not be released from Tenant's obligations under this Lease in connection with surrender of the Premises until Landlord has inspected the Premises and delivered to Tenant a written release. While Tenant remains in possession of the Premises after such expiration, termination or exercise by Landlord of its re-entry right, Tenant shall be deemed to be occupying the Premises as a tenant-at-sufferance, subject to all of the obligations of Tenant under this Lease, except that the daily Rent shall be twice the per-day Rent in effect immediately before such expiration, termination or exercise by Landlord. No such holding over shall extend the Term. If Tenant fails to surrender possession of the Premises in the condition herein required, Landlord may, at Tenant's expense, restore the Premises to such condition.

21. DEFAULTS BY LANDLORD. Landlord shall not be in default under this Lease, and Tenant shall not be entitled to exercise any right, remedy or recourse against Landlord or otherwise as a consequence of any alleged default by Landlord under this Lease, unless Landlord fails to perform any of its obligations hereunder and said failure continues for a period of thirty (30) days after Tenant gives Landlord and (provided that Tenant shall have been given the name and address of Landlord's Mortgagee) Landlord's Mortgagee written notice thereof specifying, with reasonable particularity, the nature of Landlord's failure. If, however, the failure cannot reasonably be cured within the thirty (30) day period, Landlord shall not be in default hereunder if Landlord or Landlord's Mortgagee commences to cure the failure within the thirty (30) days and thereafter pursues the curing of same diligently to completion. If Tenant recovers a money judgment against Landlord for Landlord's default of its obligations hereunder or otherwise, the judgment shall be limited to Tenant's actual direct, but not consequential, damages therefor and shall be satisfied only out of the interest of Landlord in the Building as the same may then be encumbered, and Landlord shall not otherwise be liable for any deficiency. In no event shall Tenant have the right to levy execution against any property of Landlord other than its interest in the Building. The foregoing shall not limit any right that Tenant might have to obtain specific performance of Landlord's obligations hereunder.

22. TRANSFER BY TENANT.

22.1 General. Without the prior written consent of Landlord, which shall not be unreasonably withheld, Tenant shall not effect or suffer any Transfer. Any attempted Transfer without such consent shall be void. If Tenant desires to effect a Transfer, it shall deliver to Landlord written notice thereof in advance of the date on which Tenant proposes to make the Transfer, together with all of the terms of the proposed Transfer and

the identity of the proposed Transferee. Landlord shall have thirty (30) days following receipt of the notice and information within which to notify Tenant in writing whether Landlord elects (a) to refuse to consent to the Transfer and to terminate this Lease as to the space proposed to be Transferred as of the date so specified by Tenant, in which event Tenant will be relieved of all further obligations hereunder as to such space, (b) to refuse to consent to the Transfer and to continue this Lease in full force as to the entire Premises, or (c) to permit Tenant to effect the proposed Transfer. If Landlord fails to notify Tenant of its election within said thirty (30) day period, Landlord shall be deemed to have elected option (b). The decision of whether or not to consent to any proposed Transfer shall be made by Landlord in its sole discretion based on factors it deems relevant and a weighing of such factors as it deems appropriate. The consent by Landlord to a particular Transfer shall not be deemed a consent to any other Transfer. If a Transfer occurs without the prior written consent of Landlord as provided herein, Landlord may nevertheless collect rent from the Transferee and apply the net amount collected to the Rent payable hereunder, but such collection and application shall not constitute a waiver of the provisions hereof or a release of Tenant from the further performance of its obligations hereunder.

22.2 Conditions. The following conditions shall automatically apply to each Transfer, without the necessity of same being stated or referred to in Landlord's written consent:

(a) Tenant shall execute, have acknowledged and deliver to Landlord, and cause the Transferee to execute, have acknowledged and deliver to Landlord, an instrument in form and substance acceptable to Landlord in which (i) the Transferee adopts this Lease and agrees to perform, jointly and severally with Tenant, all of the obligations of Tenant hereunder, as to the space Transferred to it, (ii) the Transferee grants Landlord an express first and prior security interest in its personal property brought into the transferred space to secure its obligations to Landlord hereunder, (iii) Tenant subordinates to Landlord's statutory lien and security interest any liens, security interests or other rights which Tenant may claim with respect to any property of the Transferee, (iv) Tenant agrees with Landlord that, if the rent or other consideration due by the Transferee exceeds the Rent for the transferred space, then Tenant shall pay Landlord as Additional Rent hereunder all such excess Rent and other consideration immediately upon Tenant's receipt thereof, (v) the Transferee agrees to use and occupy the Transferred space solely for the purpose specified in Section 4 and otherwise in strict accordance with this Lease, and (vi) Tenant acknowledges that, notwithstanding the Transfer, Tenant remains directly and primarily liable for the performance of all the obligations of Tenant hereunder (including, without limitation, the obligation to pay all Rent), and Landlord shall be permitted to enforce this Lease against Tenant or the Transferee, or both, without prior demand upon or proceeding in any way against any other persons; and

(b) Tenant shall deliver to Landlord a counterpart of all instruments relative to the Transfer executed by all parties to such transaction (except Landlord).

(c). If Tenant requests Landlord to consent to a proposed Transfer, Tenant shall pay to Landlord, whether or not consent is given, Landlord's reasonable attorneys' fees incurred in connection with such request.

22.3 Liens. Without in any way limiting the generality of the foregoing, Tenant shall not grant, place or suffer, or permit to be granted, placed or suffered, against the Building or any portion thereof, any lien, security interest, pledge, conditional sale contract, claim, charge or encumbrance (whether constitutional, statutory, contractual or otherwise) and, if any of the aforesaid does arise or is asserted, Tenant will, promptly upon demand by Landlord and at Tenant's expense, cause the same to be released.

23 MISCELLANEOUS.

23.1 Independent Obligations; No Offset. The obligations of Tenant to pay Rent and to perform the other undertakings of Tenant hereunder constitute independent unconditional obligations to be performed at the times specified hereunder, regardless of any breach or default by Landlord hereunder. Tenant shall have no right, and Tenant hereby waives and relinquishes all rights which Tenant might otherwise have, to claim any nature of lien against the Building or to withhold, deduct from or offset against any Rent or other sums to be paid to Landlord by Tenant, except as may be provided in paragraph 17 herein.

23.2 Time of Essence. Time is of the essence with respect to each date or time specified in this Lease by which an event is to occur.

23.3 Applicable Law. This Lease shall be governed by, and construed in accordance with, the laws of the State of Utah.

23.4 Assignment by Landlord. Landlord shall have the right to assign, in whole or in part, any or all of its rights, titles or interests in and to the Building or this Lease and, upon any such assignment, Landlord shall be relieved of all un-accrued liabilities and obligations hereunder to the extent of the interest so assigned.

23.5 Estoppel Certificates; Financial Statements. From time to time at the request of Landlord or Landlord's Mortgagor, Tenant will promptly and without compensation or consideration execute, have acknowledged and deliver a certificate setting forth the following: (a) a ratification of this Lease; (b) the Commencement Date and expiration date; (c) that this Lease is in full force and effect and has not been assigned, modified, supplemented or amended (except by such writing as shall be stated); (d) that all conditions under this Lease to be performed by Landlord have been satisfied or, in the alternative, those claimed by Tenant to be unsatisfied; (e) that no defenses or offsets exist against the enforcement of this Lease by Landlord or, in the alternative, those claimed by Tenant to exist; (f) whether within the knowledge of Tenant there are any existing breaches or defaults by Landlord hereunder and, if so, stating the defaults with reasonable particularity; (g) the amount of advance Rent, if any (or none if such is the case), paid by Tenant; (h) the date to which Rent has been paid; (i) the amount of the Security Deposit; and (j) such other information as Landlord or Landlord's Mortgagee may request. Landlord's Mortgagee and purchasers shall be entitled to rely on any estoppel certificate executed by Tenant. Tenant shall, within ten (10) days after Landlord's request, furnish to Landlord current financial statements for Tenant, prepared in accordance with generally accepted accounting principles consistently applied and certified by Tenant to be true and correct.

23.6 Notices. All notices and other communications given pursuant to this Lease shall be in writing and shall either be mailed by first class United States mail, postage prepaid, registered or certified with return receipt requested, and addressed as set forth below, or delivered in person to the intended addressee, or sent by prepaid overnight service by a nationally recognized courier service. Notice mailed in the aforesaid manner shall become effective three (3) business days after deposit; notice given in any other manner shall be effective only upon receipt by the intended addressee.

Landlord notice address: LEHI BP LLC

All notices to be sent via e-mail to: <mccolm@gmail.com> Office (801) 969-8000 and text (925) 734-6300

Tenant Notice address: Lehi City

_____

_____

Email: _____; phone:_____

Each party shall have the continuing right to change its address for notice hereunder by the giving of fifteen (15) days' prior written notice to the other party in accordance with this Section.

24. Entire Agreement, Amendment and Binding Effect. This Lease constitutes the entire agreement between Landlord and Tenant relating to the subject matter hereof, and all prior agreements relative hereto which are not contained herein are terminated. This Lease may be amended only by a written document duly executed by Landlord and Tenant (and, if a Mortgage is then in effect, by the Landlord's Mortgagee entitled to the benefits thereof), and any alleged amendment which is not so documented shall not be effective as to either party. The provisions of this Lease shall be binding upon and inure to the benefit of the parties hereto and their heirs, executors, administrators, successors and assigns; provided, however, that this Section 22.7 shall not negate, diminish or alter the restrictions on Transfers applicable to Tenant set forth elsewhere in this Lease.

25. Severability. This Lease is intended to be performed in accordance with and only to the extent permitted by all Legal Requirements. If any provision of this Lease or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, but the extent of the invalidity or unenforceability does not destroy the basis of the bargain between the parties as contained herein, the remainder of this Lease and the application of such provision to other persons or circumstances shall not be affected thereby, but rather shall be enforced to the extent permitted by law.

26. Number and Gender, Captions and References. As the context of this Lease may require, pronouns shall include natural persons and legal entities of every kind and character, the singular number shall include the plural, and the neuter shall include the masculine and the feminine gender. Section headings in this Lease are for convenience of reference only and are not intended, to any extent and for any purpose, to limit or define any section hereof. Whenever the terms "hereof," "hereby," "herein," "hereunder" or words of similar import are used in this Lease, they shall be construed as referring to this Lease in its entirety rather than to a particular section or provision, unless the context specifically indicates to the contrary. Any reference to a particular "Section" shall be construed as referring to the indicated section of this Lease.

27. Attorneys' Fees. In the event either party commences a legal proceeding to enforce any of the terms of this Lease, the prevailing party in such action shall have the right to recover reasonable attorneys' fees and costs from the other party, to be fixed by the court in the same action. "Legal proceedings" includes appeals from a lower court judgment as well as proceedings in the Federal Bankruptcy Court ("Bankruptcy Court"), whether or not they are adversary proceedings or contested matters. The "prevailing party" (i) as used in the context of proceedings in the Bankruptcy Court means the prevailing party in an adversary proceeding or contested matter, or any other actions taken by the non-bankrupt party which are reasonably necessary to protect its rights under this Lease, and (ii) as used in the context of proceedings in any court other than the Bankruptcy Court means the party that prevails in obtaining a remedy or relief which most nearly reflects the remedy or relief which the party sought; so that, for example, the prevailing party may be a party which is ordered to pay One Hundred Dollars ($100) where the obligation to pay Eighty Dollars ($80) was undisputed and the claiming party alleged that it was entitled to One Thousand Dollars ($1,000).

28. Interest on Tenant's Obligations. Any amount due from Tenant to Landlord which is not paid when due shall bear interest at ten percent (10%) per annum from the date such payment is due until paid, but the payment of such interest shall not excuse or cure the default in payment.

29. Authority. The person executing this Lease on behalf of Tenant personally warrants and represents to Landlord that (a) Tenant is a duly organized and existing legal entity, in good standing in the State of Utah, (b) Tenant has full right and authority to execute, deliver and perform this Lease, (c) the person executing this Lease on behalf of Tenant was authorized to do so, and (d) upon request of Landlord, such person will deliver to Landlord satisfactory evidence of his or her authority to execute this Lease on behalf of Tenant.

30. Holding Over. In the event Tenant remains in possession of the Demised Premises after the expiration of this Lease and without the execution of a new lease or any extension or renewal hereof, Landlord reserves the right to demand of Tenant for every month Tenant remains in possession one hundred and fifty percent (150%) of the Minimum Guaranteed Rent paid by Tenant under the terms of this Lease immediately prior to the expiration hereof, with resulting tenancy constituting a tenancy at sufferance on a 30 day, month to month basis. No daily proration. Full month only with 30 days advance written notice required.

32. Exhibits. All Exhibits and written addenda hereto are incorporated herein.

33. Brokers. No commissions other than to John Blatter of NAI Premier shall be due in this Lease. Commission equal to 3% of gross rents shall be paid by Landlord to NAI Premier.

IN WITNESS WHEREOF, the parties hereto have caused this Lease Agreement to be duly executed as of the date first above written.

Landlord: **LEHI BP, LLC**

By:_____

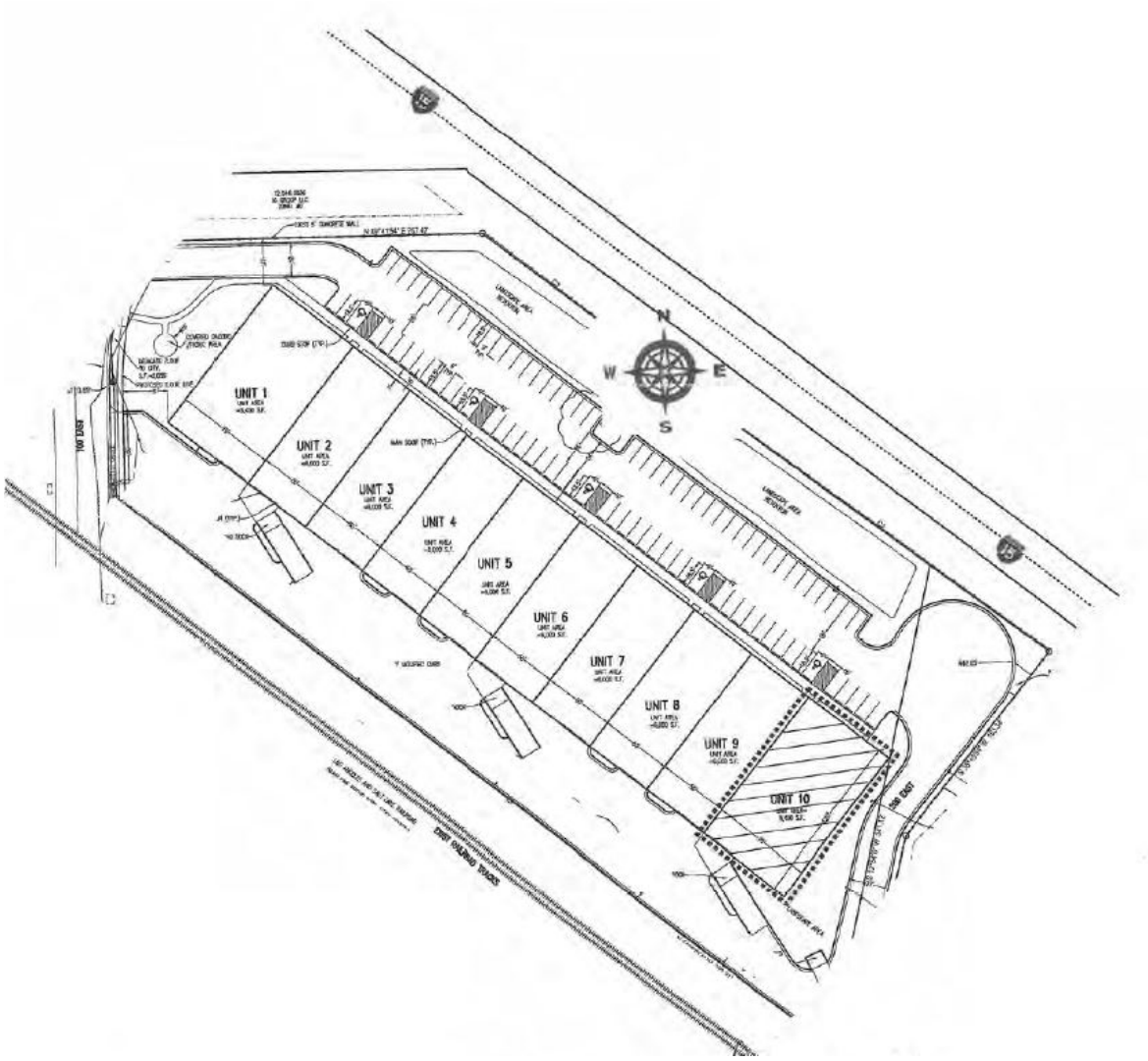
Larry McColm, manager

Tenant: **Lehi City**

By:_____

_____,_____

EXHIBIT A
SITE PLAN
Lehi Business Park
870 North 100 East # 110 LEHI, UT 84043



 Landlord: ____ Tenant: _____

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: May 28, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2024-29 approving a real estate purchase contract for 2.76 acres located at approximately 1729 N 600 E.

Suggested Action:

Attachments:

Res 2024-29.docx

Land-Purchase-Contract Family Park Estates Final.docx

RESOLUTION NO. 2024-29

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING
A REAL ESTATE PURCHASE CONTRACT FOR LAND WITH JOHN HADFIELD

WHEREAS, Lehi City is the sole owner in fee simple of 2.76 acres of real property located at approximately 1729 N 600 E in the City of Lehi ("Property");

WHEREAS, John Hadfield desires to purchase the Property; and

WHEREAS, the purchase is subject to the terms and conditions contained in the Land Purchase and Sale Contract attached as Exhibit A; and

WHEREAS, on May 28, 2024, 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 a Land Purchase and Sale Contract with John Hadfield; 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 Land Purchase and Sale Contract between Lehi City and John Hadfield 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 28th day of May, 2024.

LEHI CITY

_____
Mark Johnson, Mayor

ATTEST

_____
Teisha Wilson, City Recorder

EXHIBIT “A”

LAND PURCHASE AND SALE CONTRACT

I. The Parties. This Land Purchase and Sale Contract ("Agreement") made on May 28th, 2024 ("Effective Date") is between:

Buyer: **John Hadfield** ("Buyer") with a mailing address of 2404 N 600 E., City of Lehi, State of Utah who agrees to buy,

AND

Seller: **Lehi City Corporation** ("Seller") with a mailing address of 153 N 100 E, City of Lehi, State of Utah, who agrees to sell and convey the real property described in Section II. Buyer and Seller shall be collectively known as the "Parties."

II. Legal Description. The real property is described as vacant land with a total gross area of 2.76 ☐ Square Feet (SF) ☒ Acres (AC). The real property is further described as:

Boundary Description

Family Park Estates Plat "A" located in the Southwest Quarter Section 4, Township 5 South, Range 1 East, Salt Lake Base and Meridian

Plat "A" Family Park Estates A Residential Subdivision Lots1, 2, 3, 5, 6, 7.

Parcels contain: 2.76 acres total

See attached map.

Tax Parcel Information (i.e., "Parcel ID" or "Tax Map & Lot"): Plat "A" Family Park Estates A Residential Subdivision lots 1,2,3,5,6,7.

Other Description: See attached Meets and Bounds description and map

III. Purchase Price and Terms. The Buyer agrees to purchase the Property by payment of $1,590,000 (One Million Five Hundred Ninety Thousand Dollars and No Cents) as follows: (check one)

☒ - **All Cash Offer**. Buyer agrees to purchase property under the following conditions. 1. An initial payment of 1/3 of the total price (530,000.00) will be made within 30 days of acceptance of the Land Purchase and Sale Contract. Seller gives Buyer exclusive rights to install compaction plates and complete any needed grading on the land. 2. Once compaction plates are installed, compaction tests completed and a certified geotechnical report verifies the lots can be built upon, Buyer will make another 1/3 payment of ($530,000) within 30 days. If the geotechnical report concludes that the lots are not buildable, Buyer may terminate this agreement and all payments made by Buyer shall be returned. 3. Buyer will be required to make the last 1/3 payment of ($530,000) upon application for the first building permit.

I**V. Sale of Another Property**. Buyer's performance under this Agreement: (check one)

☒ - **Shall not** be contingent upon selling another property.

☐ - **Shall be** contingent upon selling another property with a mailing address of _____, City of _____, State of _____ within ____ days from the Effective Date.

V. Closing Costs. The costs attributed to the Closing of the Property shall be the responsibility of ☐ **Buyer** ☐ **Seller** ☒ **Both Parties**. The fees and costs related to the Closing shall include but not be limited to a title search (including the abstract and any owner's title policy), preparation of the deed, transfer taxes, recording fees, and any other costs by the title company that is in standard procedure with conducting the sale of a property.

VI. Funds at Closing. Buyer and Seller agree that before the recording can take place, funds provided shall be in one (1) of the following forms: cash, interbank electronic transfer, money order, certified check or cashier's check drawn on a financial institution located in the State, or any above combination that permits the Seller to convert the deposit to cash no later than the next business day.

VII. Closing. This transaction shall be closed at Lehi City Offices (153 N. 100 E., Lehi UT 84043) on or before the earlier of 27th of June, 2027 at 5:00 ☐ AM ☒ PM or within 30 days of the first application for a building permit ("Closing"). Any extension of the Closing must be agreed upon, in writing, by Buyer and Seller. Real estate taxes, rents, dues, fees, and expenses relating to the Property for the year in which the sale is closed shall be prorated as of the Closing. Taxes due for prior years shall be paid by Seller. No title company will be used, seller will provide a quick claim deed for property upon receipt of funds. Seller will be responsible to file quick claim deed with Utah County.

VIII. Survey. Buyer will obtain a survey of the Property before the Closing to assure that there are no defects, encroachments, overlaps, boundary line or acreage disputes, or other such matters, that would be disclosed by a survey ("Survey Problems"). The cost of the survey shall be paid by the Buyer. Not later than 10 business days prior to the Closing, Buyer shall notify Seller of any Survey Problems which shall be deemed to be a defect in

the title to the Property. Seller shall be required to remedy such defects within 10 business days and prior to the Closing.

If Seller does not or cannot remedy any such defect(s), Buyer shall have the option of canceling this Agreement, in which case the first installment shall be returned to Buyer.

IX. Mineral Rights. It is agreed and understood that all rights under the soil, including but not limited to water, gas, oil, and mineral rights shall be transferred by the Seller to the Buyer at Closing.

X. Title. Seller shall convey title to the property by warranty deed, quick claim deed or equivalent. The Property may be subject to restrictions contained on the plat, deed, covenants, conditions, and restrictions. Buyer will not provide a Title Search Report or Title Insurance for the property. Seller will be responsible for a Title Search Report or Title Insurance at their expense if required. Seller guarantees clear title and will remedy any concerns or issues at their expense.

XI. Property Condition. Seller agrees to maintain the Property in its current condition, subject to ordinary wear and tear, from the time this Agreement comes into effect until the Closing. Buyer recognizes that the Seller, along with any licensed real estate agent(s) involved in this transaction, make no claims as to the validity of any property disclosure information. Buyer is required to perform their own inspections, tests, and investigations to verify any information provided by the Seller. Afterward, the Buyer shall submit copies of all tests and reports to the Seller at no cost.

Therefore, Buyer shall have the plates installed, compaction finished and the geotechinical report completedby 27th of June, 2025 at 5:00 ☐ AM ☒ PM. If the geotechinical report conludes that the lots are buildable, Buyer will make the second 1/3 payment ($530,000) within 30 days.

XII. Seller's Indemnification. Except as otherwise stated in this Agreement, after recording, the Buyer shall accept the Property AS IS, WHERE IS, with all defects, latent or otherwise. Neither Seller nor their licensed real estate agent(s) or any other agent(s) of the Seller, shall be bound to any representation or warranty of any kind relating in any way to the Property or its condition, quality or quantity, except as specifically set forth in this Agreement or any property disclosure, which contains representations of the Seller only, and which is based upon the best of the Seller's personal knowledge.

XIII. Appraisal. Buyer's performance under this Agreement: (check one)

☒ - **Shall not** be contingent upon the appraisal of the Property being equal to or greater than the agreed upon Purchase Price.

☐ - **Shall** be contingent upon the appraisal of the Property being equal to or greater than the agreed upon Purchase Price. If the Property does not appraise to at least the amount of the Purchase Price, or if the appraisal discovers lender-required repairs, the Parties shall have ____ business days to re-negotiate this

Agreement (“Negotiation Period”). In such event the Parties cannot come to an agreement during the Negotiation Period, this Agreement shall terminate with the Earnest Money being returned to the Buyer.

XIV. Required Documents. Prior to the Closing, the Parties agree to authorize all necessary documents, in good faith, in order to record the transaction under the conditions required by the recorder, lender, or any other public or private entity.

XV. Termination. In the event this Agreement is terminated, as provided in this Agreement, absent of default, any Earnest Money shall be returned to the Buyer, in-full, within 30 business days with all parties being relieved of their obligations as set forth herein.

XVI. Sex Offenders. Section 2250 of Title 18, United States Code, makes it a federal offense for sex offenders required to register pursuant to the Sex Offender Registration and Notification Act (SORNA), to knowingly fail to register or update a registration as required. State convicted sex offenders may also be prosecuted under this statute if the sex offender knowingly fails to register or update a registration as required, and engages in interstate travel, foreign travel, or enters, leaves, or resides on an Indian reservation.

A sex offender who fails to properly register may face fines and up to ten (10) years in prison. Furthermore, if a sex offender knowingly fails to update or register as required and commits a violent federal crime, he or she may face up to thirty (30) years in prison under this statute. The Buyer may seek more information online by visiting https://www.nsopw.gov/.

XVII. Time. Time is of the essence. All understandings between the Parties are incorporated in this Agreement. Its terms are intended by the Parties as a final, complete and exclusive expression of their Agreement with respect to its subject matter and they may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement.

XVIII. Buyer’s Default. Seller’s remedies shall be limited to liquidated damages in the amount of the Earnest Money set forth in Section III. It is agreed that such payments and things of value are liquidated damages and are Seller’s sole and only remedy for Buyer’s failure to perform the obligations of this Agreement. The Parties agree that Seller’s actual damages in the event of Buyer’s default would be difficult to measure, and the amount of the liquidated damages herein provided for is a reasonable estimate of such damages.

XIX. Seller’s Default. Buyer may elect to treat this Agreement as cancelled, in which case all Earnest Money paid by Buyer hereunder shall be returned and Buyer may recover such damages as may be proper, or Buyer may elect to treat this Agreement as being in full force and effect and Buyer shall have the right to specific performance or damages, or both.

XX. Earnest Money Dispute. Notwithstanding any termination of this Agreement, the Parties agree that in the event of any controversy regarding the release of the Earnest Money that the matter shall be submitted to mediation as provided in Section

XXII.

XXI. Dispute Resolution. Buyer and Seller agree to mediate any dispute or claim arising out of this Agreement, or in any resulting transaction, before resorting to arbitration or court action.

a.) **Mediation**. If a dispute arises, between or among the Parties, and it is not resolved prior to or after recording, the Parties shall first proceed in good faith to submit the matter to mediation. Costs related to mediation shall be mutually shared between or among the Parties. Unless otherwise agreed in mediation, the Parties retain their rights to proceed to arbitration or litigation.

b.) **Arbitration**. The Parties agree that any dispute or claim in law or equity arising between them out of this Agreement or any resulting transaction, which is not settled through mediation, shall be decided by neutral, binding arbitration. The arbitrator is required to be a retired judge or justice, or an attorney with at least five (5) years of residential real estate law experience unless the Parties mutually agree to a different arbitrator. Under arbitration, the Parties shall have the right to discovery in accordance with State law. Judgment upon the award of the arbitrator(s) may be entered into any court having jurisdiction. Enforcement of this Agreement to arbitrate shall be governed by the Federal Arbitration Act.

c.) **Exclusions**. The following matters shall be excluded from the mediation and arbitration: (i) a judicial or non-judicial foreclosure or other action or proceeding to enforce a deed, mortgage or installment land sale contract as defined in accordance with State law; (ii) an unlawful detainer action, forcible entry detainer, eviction action, or equivalent; (iii) the filing or enforcement of a mechanic's lien; and (iv) any matter that is within the jurisdiction of a probate, small claims or bankruptcy court. The filing of a court action to enable the recording of a notice of pending action, for order of attachment, receivership, injunction, or other provisional remedies, shall not constitute a waiver or violation of the mediation and arbitration provisions of this Section.

XXII. Governing Law. This Agreement shall be interpreted in accordance with the laws in the State of Utah.

XXIII. Terms and Conditions of Offer. This is an offer to purchase the Property in accordance with the above stated terms and conditions of this Agreement. If at least one, but not all, of the Parties initial such pages, a counteroffer is required until an agreement is reached. Seller has the right to continue to offer the Property for sale and to accept any other offer at any time prior to notification of acceptance. If this offer is accepted and Buyer subsequently defaults. This Agreement and any supplement, addendum or modification, including any copy, may be signed in two or more counterparts, all of which shall constitute one and the same writing.

XXIV. Binding Effect. This Agreement shall be for the benefit of, and be binding upon, the Parties, their heirs, successors, legal representatives, and assigns, which therefore, constitutes the entire agreement between the Parties. No modification of this Agreement shall be binding unless signed by both Buyer and Seller.

XXV. Severability. In the event any provision or part of this Agreement is found to be invalid or unenforceable, only that particular provision or part so found, and not the entire Agreement, will be inoperative.

XXVI. Offer Expiration. This offer to purchase the Property as outlined in this Agreement shall be deemed revoked and the Earnest Money shall be returned unless this Agreement is signed by Seller and a copy of this Agreement is personally given to the Buyer by 11th of June, 2024 at 5:00 ☐ AM ☒ PM.

XXVII. Acceptance. Seller warrants that Seller is the owner of the Property or has the authority to execute this Agreement. Therefore, by the Seller's authorization below, he/she/they accepts the above offer and agrees to sell the Property on the above terms and conditions and agrees to the agency relationships in accordance with any agreement(s) made with licensed real estate agent(s). Seller has read and acknowledges receipt of a copy of this Agreement and will deliver a signed copy to the Buyer.

Delivery may be in any of the following: (i) hand delivery; (ii) email under the condition that the party transmitting the email receives electronic confirmation that the email was received to the intended recipient; and (iii) by facsimile to the other party or the other party's licensee, but only if the transmitting fax machine prints a confirmation that the transmission was successful.

XXVIII. Licensed Real Estate Agent(s). If Buyer or Seller have hired the services of licensed real estate agent(s) to perform representation on their behalf, he/she/they shall be entitled to payment for their services as outlined in their separate written agreement.

XXIX. Disclosures. It is acknowledged by the Parties that: (check one)

☒ - There are no attached addendums or disclosures to this Agreement.

☐ - The following addendums or disclosures are attached to this Agreement:

☐ - _____

☐ - _____

☐ - _____

XXX. Additional Terms and Conditions: Buyer will have until June 28th, 2025 to complete the soils compaction. If Buyer has not completed the soils compaction, buyer will notify seller and renegotiate in good faith a timeframe that allows the soils compaction testing to be completed. Buyer must obtain the first building permit by June 28th, 2027. If the buyer fails to meet the building permit requirement, they will notify seller and request an extension in good faith. Seller will have the right to allow up to a one-year extension at which time buyer will have to obtain the first building permit. If buyer fails to meet this condition they forfeit all monies paid (1,060,000.00). Buyer will make the first 1/3 payment upon acceptance of the agreement. Buyer will have one year to complete the soils

compaction. If the soils compaction fails and is shown by a certified Geotechnical Report, Seller will be required to release the first 1/3 payment (530,000.00) to buyer within 30 days of receipt of the Geotechnical Report. Upon the Geotechnical Report showing the soils compaction is complete and the lots are buildable and buyer makes the second 1/3 payment (530,000.00) the payments become non-refundable.

XXXI. Entire Agreement. This Agreement together with any attached addendums or disclosures shall supersede any and all other prior understandings and agreements, either oral or in writing, between the parties with respect to the subject matter hereof and shall constitute the sole and only agreements between the parties with respect to the said Property. All prior negotiations and agreements between the parties with respect to the Property hereof are merged into this Agreement. Each party to this Agreement acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made by any party or by anyone acting on behalf of any party, which are not embodied in this Agreement and that any agreement, statement or promise that is not contained in this Agreement shall not be valid or binding or of any force or effect.

XXXII. Signature

Date: _____ _____
Seller's Signature

_____
Print Name

Date: _____ _____
Seller's Signature

_____
Print Name

Date: _____ _____
Buyer's Signature

_____
Print Name

Date: _____ _____
Buyer's Signature

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: May 28, 2024
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #38-2024 approval of the Triple B Investment Group General Plan Amendment on 15-acres of property located at approximately 1630 South 500 East, changing the land use designation from ESA (environmentally sensitive area) to VLDRA (very low density residential agriculture).

Suggested Action:

Attachments:

CC Staff Report Triple B Investment General Plan Amendment 05.28.24.docx

Triple B Investment Group General Plan Amendment DRC 4.17.2024.docx

Ord 38-2024.docx

Triple B Aerial.pdf

Triple B GP.pdf

Triple B Zoning.pdf

Triple B narrative.pdf

Triple B Investment GPA Update 04.10.24.pdf

TRIPLE B INVESTMENT GENERAL PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	Triple B Investment Group		
Meeting Date	May 28, 2024		
Requested Action/Purpose	Approval of a proposed general plan amendment		
Location	1630 South 500 East		
Acreage	15		
Existing Zoning	A-5		
Existing General Plan Land Use Designation	ESA		
Proposed Land Use Designation	VLDRA		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	PC/PF	Quail Run Townhomes
	South	A-5	Utah Lake Shoreline
	East	PC	Spring Creek Ranch Subdivisions
	West	A-5	Undeveloped
Date of DRC Review	April 17, 2024		
Date of Planning Commission Review	May 9, 2024		
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

ENVIRONMENTALLY SENSITIVE AREA (ESA)

The Environmentally Sensitive Area (ESA) classification is intended to protect sensitive lands that are either prone

to natural hazards such as flooding and slope failure or are otherwise unsuitable for development due to ecological constraints. The ESA designation includes areas within the 100-year flood plains of the Jordan River and Dry Creek, areas below the high-water elevation of Utah Lake, and areas with slopes exceeding 30%.

Due to the characteristics of these Environmentally Sensitive Areas, development is limited. Where development is allowed in areas adjacent to an ESA, it should be approached with care to ensure there is no long-term loss of property or human life. Special consideration should be given to development along the Dry Creek corridor, due to flood hazards as well as the steep slopes along the creek ravine from Center Street to the Lehi/Highland boarder. New vehicular crossings of the creek should be limited. New cuts and fills for roads and building pads along the slopes of the ravine are highly discouraged. PRDs and PUDs will be encouraged to allow clustering of units on the least sensitive areas. The applicable Zoning District classification for areas identified as Environmentally Sensitive Area is A-5. At the discretion of the City, lot lines may extend into ESA's

VERY LOW DENSITY RESIDENTIAL AGRICULTURAL (VLDRA)

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

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

ENVIRONMENT

Create a built environment that pays special attention to the natural environment and its limited resources, natural hazards, and unique geography.

RESIDENTIAL DEVELOPMENT

Accommodate a range of housing and neighborhood types suitable for a variety of lifestyles, ages, affordability levels, and design options.

PROPERTY HISTORY

January 20, 1999- Property Annexed in Mill Pond Annexation

REPORT ANALYSIS

The applicant is requesting to amend the General Plan land use designation on a portion of this property from ESA to VLDRA. The 15 acres for the proposed change are above the 100-Year Flood Elevation line. This is consistent with the General Plan designation of VLDRA on the same parcel to the north of the proposed change.

The southern area of the property has been designated as ESA due to proximity to Utah Lake and the flood plain.

The applicant desires to expand the parks and trails in the area along with the development.

This application was initially made during the window of availability for General Plan amendments in February, but coordination between Staff and the applicant on the 100-Year Flood Elevation line resulted in minor delay until now.

The DRC redline comment on the General Plan amendment include:

- Indicate the number of acres that are proposed to change from ESA to VLDRA.

And DRC General Notes Include:

- Pony Express Parkway is anticipated to be either a 5-lane or a 7-lane roadway.
  The current plans show this roadway with a minimum 105' width, but there are also plans that show this as a 7-lane (wider) roadway.

Please consider all DRC Comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

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

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed general plan amendment on May 9, 2024. The minutes and motion from this meeting are as follows:

2.2) Public hearing and recommendation of Bill Elton's request for review of the Triple B Investment Group General Plan Amendment on 15-acres of property located at approximately 1630 South 500 East, changing the land use designation from ESA (environmentally sensitive area) to VLDRA (very low density residential agriculture).

Tony Trane was representing the applicant.

Kim Struthers's, Community Development Director, explained that the property is no longer in the floodplain due to elevation changes from infill. Mr. Struthers informed the Council that the applicant was granted a grading permit in 2007 to import fill on the property. The amendment would affect approximately 15 acres and any development would occur north of the future road.

Chairman Jackson opened the public hearing.

Wes Davey expressed concerns about the proposed development, citing environmental and traffic concerns. He also asked the Commission to consider potential impacts to the surrounding areas.

Theresa Mott inquired about the purpose and extent of the development. She expressed concerns with traffic congestion and potential impacts.

Nathan Luthi stated that he lives near the proposed development. He was concerned with traffic implications and adding additional density to the area.

Mr. Kolan stated that he is representing the Kolan family's interests as they own property next to the proposal. His concerns addressed changes to zoning and the implications of that.

Chairman Jackson closed the public hearing.

Mr. Trane answered questions and stated that this is Very Low Density Residential and they will preserve the right of way for a future road and that development will take place on the north side of the future road. There have been discussions to cluster the development creating more open space near the future road.

Brad Kenison, Assistant City Engineer, informed the Commission of regional traffic plans for the area which included widening and extending 1900 S (Pony Express Parkway), widening Pioneer Crossing, and an offshore roadway.

Mr. Struthers explained that the ESA designation no longer applied due to the elevation change and noted that the infill was done legally through a grading permit and confirmed that other federal requirements were met.

Commissioner Lockhart expressed frustration with the Commission's limited scope of decision-making and emphasized the importance of public input on future ESA decisions.

Commissioner Jones noted that he is inclined to recommend approval because the infill has already been placed, so the ESA designation no longer applies and the need for housing.

Commissioner Jackson stated that he believes the infill component is an important piece. It helps draw a sharp line in terms of setting precedent in the area.

Motion: Commissioner Jones moved to recommend approval of the Triple B Investment Group General Plan Amendment on 15-acres of property located at approximately 1630 South 500 East, changing the land use designation from ESA (environmentally sensitive area) to VLDRA (very low density residential agriculture); including the Development Review Committee comments; with the findings stated in the staff report, and also include the findings that the infill placed from an approved grading permit was heavily weighted in the decision; and noting that any future request for a grading permit would require any applicant to go through the appropriate approval process. Commissioner Lockhart seconded the motion.

Roll Call Vote: Commissioner Jackson, Yes; Commissioner Jones, Yes; Commissioner Kunze, Yes; Commissioner Lockhart, Yes; and Commissioner Roberts, Yes. The motion passed unanimously.

Triple B Investment Group General Plan Amendment
DRC Redline Comments

Bill Elton- requests review of the Triple B Investment Group General Plan Amendment on 51.47 acres of property located at approximately 1630 South 500 East, changing the land use designation from ESA & VLDRA to ESA & VLDRA.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, Trent Dyer
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: Tony Trane
Date of Plans Reviewed: 4/10/2024
Time Start: 2:43 pm
Time End: 2:47 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary – Building/Inspections: No comments
Shelbey – Public Works: No comments
Brad – Engineering:
Kim – Planning:
1. Add on the map/exhibit under the property description:
   Proposed designation: VLDRA
   Also indicate the number of acres that are proposed to change from ESA to VLDRA.

General Note:
1. Pony Express Parkway is anticipated to be either a 5-lane or a 7-lane roadway.
   The current plans show this roadway with a minimum 105' width, but there are also plans that show this as a 7-lane (wider) roadway.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MAY 9, 2024.
(NEED ENVELOPES BEFORE SCHEDULING)

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

ORDINANCE NO: 30-2024

ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP AT 1630 SOUTH 500 EAST

WHEREAS, on May 28, 2024, following all necessary public hearings, the Lehi City Council adopted an amendment to the Lehi City General Plan which included the 2022 Land Use Element together with the Lehi City General Plan Land Use Map; and

WHEREAS, the Lehi City Planning Commission held a public hearing on May 9, 2024, to review and make a recommendation on the General Plan Amendment located at 1630 South 500 East changing the land use designation from Environmentally Sensitive Area (ESA) to Very Low Density Residential Agriculture (VLDRA), as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on May 28, 2024, pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map from Environmentally Sensitive Area (ESA) to Very Low Density Residential Agriculture (VLDRA).

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

PART 1:

The Land Use Element of the Lehi City General Plan and General Plan Land Use Map is hereby amended to change the subject property from ESA to VLDRA. The total amendment will include 15-acres of property located at 1630 South 500 East, more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance 38 -2024 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 28th day of May 2024.

ATTEST

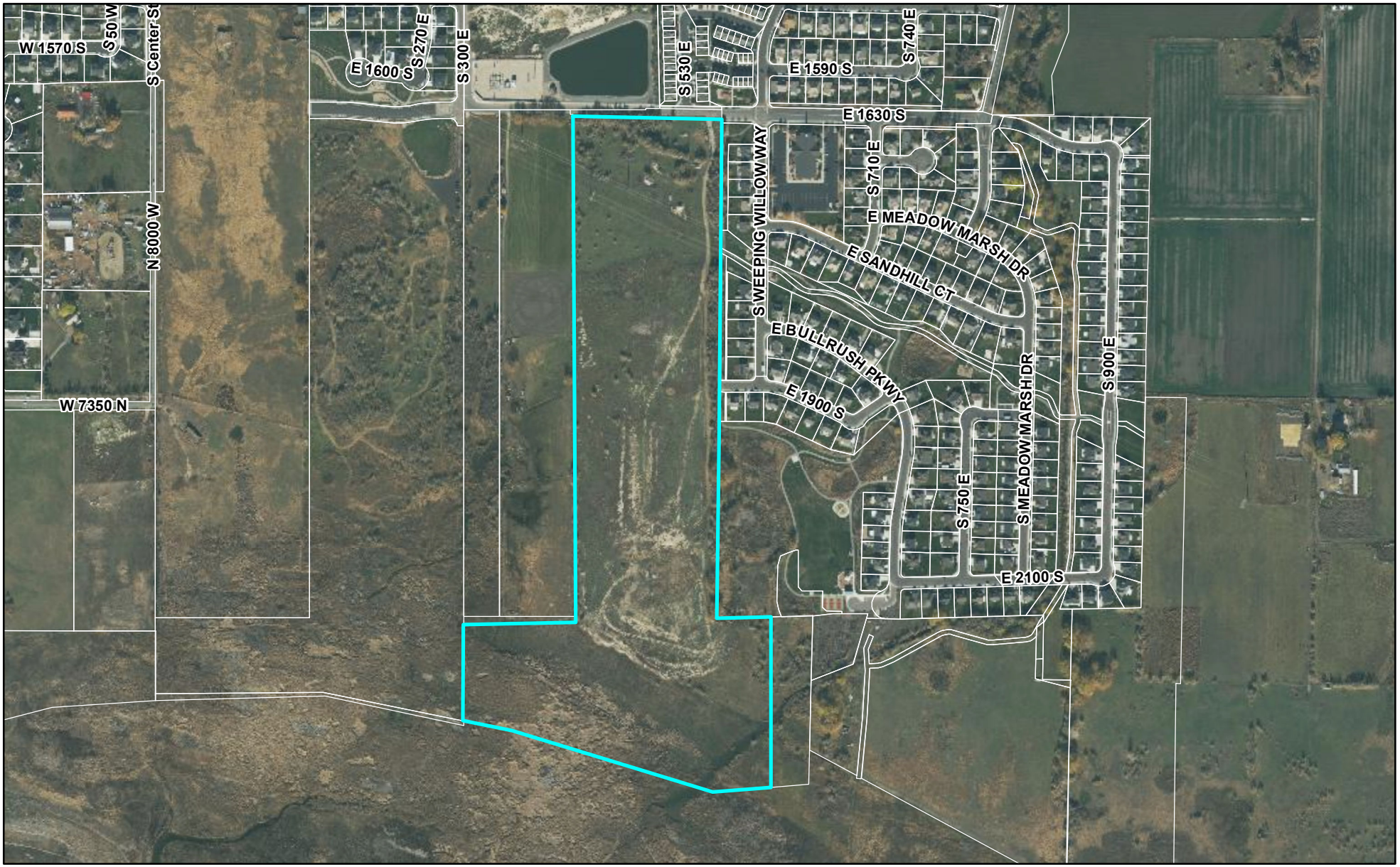
_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Exhibit A

Legal Description still needed

Triple B Investment General Plan Amendment

Aerial

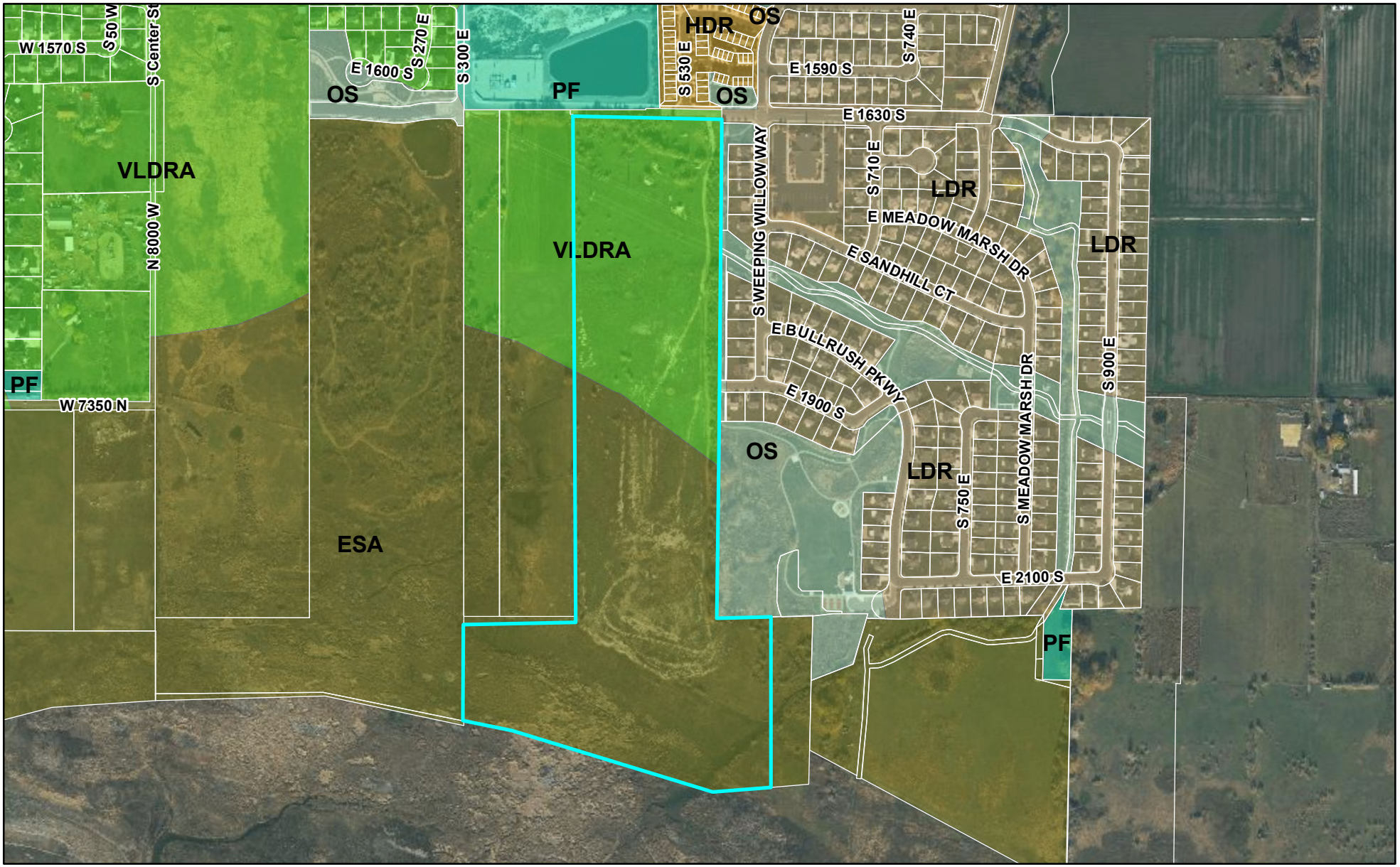


0 700 1,400 Feet

LEHI CITY

Triple B Investment General Plan Amendment

General Plan



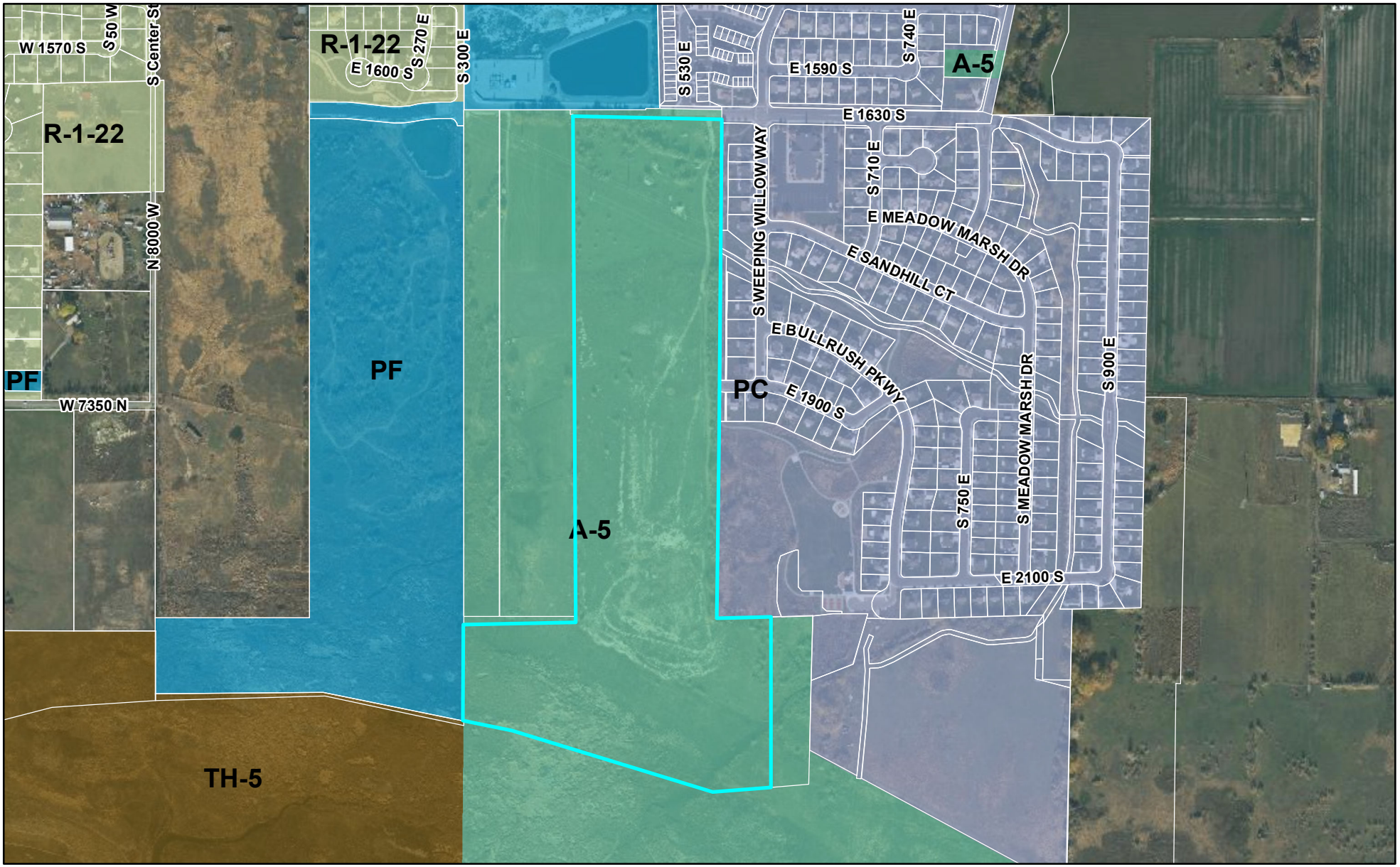
Feet

0 700 1,400

LEHI CITY

Triple B Investment General Plan Amendment

Zoning



0 700 1,400 Feet

LEHI CITY

4/2/2024

Lehi City
Attn: City Council and Staff

Subject: Triple B Investment Group General Plan Amendment

The property owned by Triple B Investment Group, located at 1630 South 500 East (serial numbers 13:036:0017 and 13:072:0021) is requesting a General Plan Amendment for the Lehi City General Plan map for the property of approximately 51.47 acres. The current general plan designation for this area has a VLDRA and ESA designation. The property to the north is designated as HDR and the property to the east is LDR. We also understand that there is a proposal to extend the Pony Express Roadway and have reached out to the City to define the corridor for the future roadway. The proposed amendment is to define the property north of this existing 100 yr flood zone to VLDRA and have the remaining property to the south remain as ESA. We feel this is an appropriate request based on the current conditions in the area, the need to coordinate with the City for the road right-of-way and to be in line with the existing developed areas.

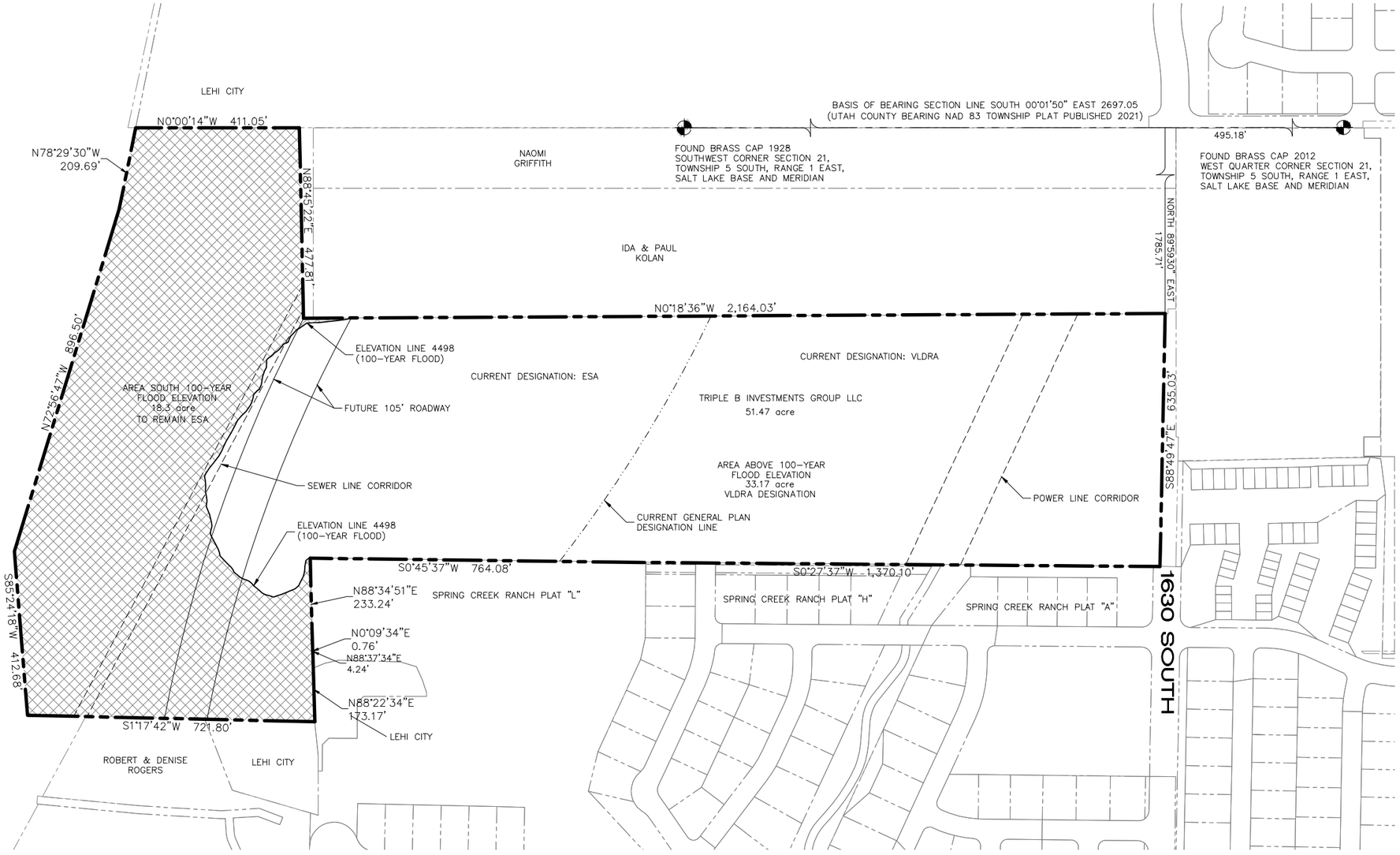
In general, the topography, vegetation, and other natural features present on the property of the proposed General Plan is flat farm land and the use of the property is farm land.

The potential residential density of the proposed area has been in discussions for many years. The original design concept submitted almost 20 years ago was based on a higher density designation. We feel that the adjustment to the designation line would be appropriate to in line with the current elevations.

The proposed amendment will comply with and achieve Lehi City's land use(s), goals and policies outlined in the Lehi City General Plan by helping to more clearly identify the location of ESA designation along with the future roadway alignment. The property is located next to city parks and trail corridors that connect them and the anticipation is that the future development will expand the parks and trail system.

The overall direction from Lehi City has been to coordinate this area for a cohesive development due to the surrounding features and amenities. We feel that this proposal is in line with the direction of the intent for the current conditions. The additions to the park and trail system will help to add connectivity and a community feel to the area.

TRIPLE B INVESTMENTS GROUP LLC
GENERAL PLAN AMENDMENT

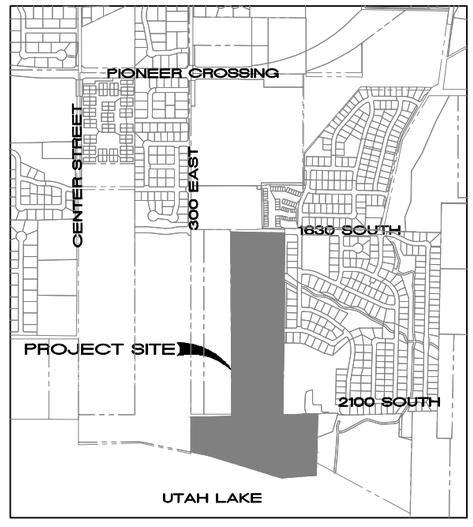


0 100 200 300

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

PROPERTY DESCRIPTION

Beginning at a point which is South 00°01'50" East 495.18 feet along the section line and North 89°59'30" East 1785.71 feet from the West Quarter Corner of Section 21, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence South 88°49'47" East 635.03 feet; thence along Spring Creek Ranch Plats the following six courses 1) South 00°27'37" West 1370.10 feet; 2) South 00°45'37" West 764.08 feet; 3) North 88°34'51" East 233.24 feet; 4) North 00°09'34" East 0.76 feet; 5) North 88°37'34" East 4.24 feet 6) North 88°22'34" East 173.17 feet; thence South 01°17'42" West 721.80 feet; thence South 85°24'18" West 412.68 feet; thence North 72°56'47" West 896.50 feet; thence North 78°29'30" West 209.69 feet; thence North 00°00'14" West 411.05 feet; thence North 88°45'22" East 477.81 feet; thence North 00°18'36" West 2,164.03 feet to the point of beginning.



VICINITY MAP

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

TRIPLE B INVESTMENTS GROUP LLC
GENERAL PLAN AMENDMENT

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: May 28, 2024
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of approval for the LFAB2 grading permit on a 668-acre parcel located at 4000 North Flash Drive.

Suggested Action:

Attachments:

CC Staff Report TI LFAB2 Grading 05.28.24.docx

TI LFAB2 Grading DRC 4.24.24.docx

Grading Narrative.pdf

TI LFAB2 Mass Grading Updated.pdf

Texas Instruments LFAB2 Preliminary Site Plan (for reference only).pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

TEXAS INSTRUMENTS LFAB2 GRADING PERMIT

CITY COUNCIL REPORT

Applicant	Texas Instruments
Meeting Date	May 28, 2024
Requested Action/Purpose	Approval of a proposed grading permit
Location	4000 N Flash Drive
Existing Zoning	Technical Manufacturing (T/M)
General Plan Designation	Technical Manufacturing (T/M)
Existing Land Use	Existing Texas Instruments Building and supporting infrastructure
Date of DRC Review	April 24, 2024
Date of Planning Commission Review	May 9, 2024
Assigned Planner	Brittney Harris

REQUIRED ACTION

Planning Commission	Public hearing and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 12-B.050 Grading Permit Issuance.

(a) When considering the approval of the grading permit the Public Works Director, Reviewing Departments, and (when applicable), Planning Commission and City Council, will verify that all of the following criteria are met (in addition to other applicable requirements of this code and other city codes):

(i) Approval of the proposal will not pose a threat to or be detrimental to the public health, safety, and welfare, nor be materially detrimental to fish and wildlife habitat and/or water resources as determined by an expert consultant.

(ii) The proposal is not in a sensitive lands area, as defined by Sections 12.060 (J) (K) of the Lehi City Development Code.

(iii) All subdivisions plats and/or site plans must have at least a preliminary approval prior to issuance of a grading permit

PROPERTY HISTORY

June 21, 1995 Property came into Lehi City as part of the Micron Annexation

March 25, 2010 Planning Commission approved the Micron Site Plan

REPORT ANALYSIS

The applicant requests approval of the proposed Texas Instruments LFAB2 Grading permit located around the existing Texas Instruments building at 4000 North Flash Drive in the Technical Manufacturing Zone.

The applicant has received DRC approval on a preliminary site plan. The preliminary site plan shows the future building, parking, and other high-level details. This was included for the City Council's reference and is not a part of the grading permit being considered. Preliminary site plan approval was required prior to being able to receive approval for a grading permit.

The applicant's narrative states that the grading will include approximately 1.2 million cubic yards and will be moved to a different location on site. They do not foresee the need for any off-site movement of dirt. The operation will take place for about 12 hours each day from June until October of 2024. They show on the map the location that the material will be moved to and stored as spoils piles. They also provided information on the plans for reseeding and the mixture that will be used.

The DRC had two redline comments include:
1. Add Note to all grading pages: Water and fire protection must be provide during all grading activities within the Wildland Urban Interface.
2. SWPPP needs to be in place before grading begins

The applicant has already added the note and indicated they will work on getting the SWPPP in place.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed grading will all take place on site with minimal impact on the surrounding properties.
2. The proposed grading permit is/is not in compliance with the requirements of the Lehi City Development Code.
3. The proposed use, at the proposed location, will/will not be detrimental or injurious to property or improvements in the vicinity.
4. The proposed use will be located and conducted in a manner in compliance with the goals and policies of the Lehi City General Plan and the purposes of this Code.
5. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed grading permit on May 9, 2024. The minutes and motion from that meeting follow.

2.4) Public hearing and recommendation of Texas Instrument's request for review of the LFAB2 grading permit on their 668-acre parcel located at 4000 North Flash Drive.

Eric Kemar was representing the applicant. He noted that most of the grading will stay on site to help blend with the natural terrain.

Chairman Jackson opened the public hearing. There were no comments.

Chairman Jackson closed the public hearing.

Motion: Commissioner Lockhart moved to recommend approval of the LFAB2 grading permit on a 668-acre parcel located at 4000 North Flash Drive; with the findings that the proposed grading will take place on site with minimal impact to the surrounding properties and that the grading permit is in compliance with the requirements of the Development Code; and that it will not be detrimental or injurious to the surrounding area; and include the Development Review Committee Comments. Commissioner Kunze seconded the motion.

Roll Call Vote: Commissioner Jackson, Yes; Commissioner Jones, Yes; Commissioner Kunze, Yes; Commissioner Lockhart, Yes; and Commissioner Roberts, Yes. The motion passed unanimously.

Texas Instruments LFAB2 Grading Permit
DRC Redline Comments

Texas Instruments- requests review of the Texas Instruments LFAB2 Grading Permit including 668 acres located at 4000 North Flash Drive.
DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Kelly Gibbons, Jordan Buescher, Amanda Risano
Date of Plans Reviewed: 4/16/2024
Time Start: 2:30pm
Time End: 2:43pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire:
1. Add Note to all grading pages: Water and fire protection must be provide during all grading activities within the Wildland Urban Interface.

Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary – Building/Inspections: No comments
Shelbey – Public Works:
2. SWPPP needs to be in place before grading begins

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MAY 9th

PRECON MEETING REQUIRED? (FULL)
1. Submit SWPPP through ComplianceGo or email it to Shelbey (sbrewer@lehi-ut.gov)

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.

Austin Commercial
An Austin Industries Company

Construction Manager/General Contractor
3535 Travis St. Suite 300
Dallas, TX 75204
214.443.5700

To Whom It May Concern:

Texas Instruments will be building a new state of the art manufacturing facility as an addition to their existing campus on Flash Drive in Lehi, UT. This project will be adding approximately 2.4 million square feet. This will require the excavation of the manufacturing area with approximately 25 feet below grade. We will excavate approximately 891,000 cubic bank yards of material translating into approximately 1.2 million cubic loose yards. Utilizing haul trucks with an approximate capacity of 30 cubic yards we will have approximately 40,000 trips on site. Depending on the results of the soon to be completed geotechnical report, we will be importing approximately 120,000 yards of select fill materials for approximately 7,500 trips or 100 trucks per day over 12 hours. Most of the traffic will be interior to the site since we will not be removing any spoils from the site. Imported material will follow the haul roads constructed as demonstrated in the drawings. Flagmen will be available to direct traffic as the shipments arrive. This work will take place from approximately June 1, 2024, to approximately October 1, 2024.

During this excavation period all vegetation within the construction area will be removed. Vegetation outside of the work will be fenced off with orange barrier fencing and where necessary K rail barriers.

We will have on site water tanks with full-time watering trucks to mitigate any fugitive dust. We will have one full-time water truck with an operator while work is underway to fight any brush fire that arises from our activities.

Please see attached pages which provide further detail to items listed on Lehi City's preliminary site plan and grading plan permit applications.

Steve Penson

Vice President

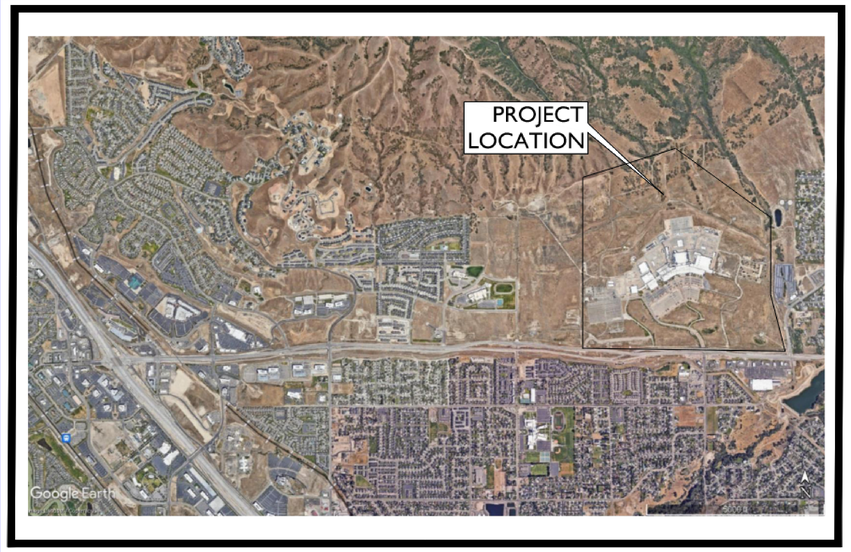
Austin Commercial LP

MASS GRADING PLANS

FOR

TEXAS INSTRUMENTS-LFAB2

4000 N FLASH DRIVE
LEHI, UT 84043



VICINITY MAP

NOT TO SCALE

NORTH

SHEET INDEX

99C-000	COVER SHEET
99C-001	GENERAL NOTES
99C-002	HAUL ROUTE PLAN
99C-003	MASS GRADING PLAN
99C-004	EROSION CONTROL PLAN
99C-005	EROSION CONTROL DETAILS

CONSULTANTS

PROPERTY OWNER:
TEXAS INSTRUMENTS, INC.
4000 N FLASH DRIVE
LEHI, UT, 84043
CONTACT: JORDAN BUESCHER
PHONE: (214) 406-9489

DEVELOPER:
TEXAS INSTRUMENTS, INC.
4000 N FLASH DRIVE
LEHI, UT, 84043
CONTACT: JORDAN BUESCHER
PHONE: (214) 406-9489

CIVIL ENGINEER:
KIMLEY-HORN
111 EAST BROADWAY, SUITE 600
SALT LAKE CITY, UT 84111
CONTACT: AMANDA ROSA, P.E.
PHONE: (385) 881-6521

ARCHITECT
PAGE
1100 LOUISIANA STREET, SUITE ONE
HOUSTON, TEXAS, 77002
CONTACT: ERIC KUEHMEIER
PHONE: (469) 621-4730

AGENCY CONTACTS

PLANNING/ ENGINEERING:
LEHI CITY PLANNING & ZONING
153 NORTH 100 EAST
LEHI, UT, 84043
CONTACT: MIKE WEST
PHONE: (385) 201-2518

ENGINEERING:
LEHI CITY ENGINEERING DIVISION
153 NORTH 100 EAST
LEHI, UT 84043
CONTACT: DAVE NORMAN
PHONE: (385) 201-1700

FIRE DEPARTMENT:
LEHI CITY FIRE DEPARTMENT
176 NORTH CENTER STREET
LEHI, UT, 84043
PHONE: (385) 201-1081

GAS SERVICE:
DOMINION ENERGY
180 EAST 100 SOUTH
SALT LAKE CITY, UT 84145
PHONE: (801) 324-5463

ELECTRIC:
LEHI CITY POWER DEPARTMENT
560 WEST GLEN CARTER DRIVE
LEHI, UT, 84043
CONTACT: GLADE KIRKHAM
PHONE: (385) 201-1040

TELEPHONE:
CENTURYLINK
855 WEST 1500 NORTH
LEHI, UT 84043
PHONE: (385) 489-0781

WATER DEPARTMENT:
LEHI CITY
2538 NORTH 300 WEST
LEHI, UT, 84043
CONTACT:RYAN ALLRED
EMAIL: RALLRED@LEHI-UT.GOV

SANITARY SEWER:
LEHI CITY
2538 NORTH 300 WEST
LEHI, UT, 84043
CONTACT:RYAN ALLRED
EMAIL: RALLRED@LEHI-UT.GOV

STORM DRAIN:
LEHI CITY
153 NORTH 100 EAST
LEHI, UT, 84043
CONTACT: DAVE NORMAN
PHONE: (385) 201-1700

BASIS OF BEARING

FROM SURVEY

BENCHMARK

FROM SURVEY

LEGAL DESCRIPTION

FROM SURVEY

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH
1-800-662-4111
www.bluestakes.org
Dig Safely.

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

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION 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 THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

The incorporation, use, and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Date: 5/5/2024 9:29 AM
Path: K:\SLC_Civil\193138002 TI-LFAB2\CAD\PRELIMINARY\DRAWINGS
File: 99C-000_COVER SHEET.dwg
User: BOYER, MORGAN

NO.	REVISIONS	DATE	BY

4000 N FLASH DRIVE
LEHI, UTAH

AMANDA RISANO
10406986-2202
05/02/2024
STATE OF UTAH

Kimley»Horn
1850 ASHTON BOULEVARD SUITE 150 | LEHI, UTAH 84043 | (385) 212-3176

KHA PROJECT	193138002
DATE	MAY 5, 2024
SCALE	AS SHOWN
DESIGNED BY	NKH
DRAWN BY	NKH
CHECKED BY	AR

COVER SHEET
MASS GRADING PLANS

TEXAS INSTRUMENTS-LFAB2
PREPARED FOR
TEXAS INSTRUMENTS
LEHI CITY UTAH

SHEET NUMBER
99C-000

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY LEHI CITY AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK WITHIN PUBLIC R.O.W. OR EASEMENTS SHALL BE INSPECTED AND APPROVED BY THE LEHI CITY PUBLIC WORKS INSPECTOR AND WITH THE DEPARTMENT OF TRANSPORTATION INSPECTOR. INSPECTION SERVICES AND CONSTRUCTION CERTIFICATION TO BE PROVIDED BY ENGINEER OF RECORD.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION 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 UPON 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 THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE LEHI CITY PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH LEHI CITY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
8. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
9. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE M.U.T.C.D. TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (CITY, COUNTY, OR STATE) FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE LEHI CITY PUBLIC WORKS INSPECTOR AT ALL TIMES. AS-BUILT INFORMATION TO BE GIVEN TO ENGINEER UPON PROJECT COMPLETION.
13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
14. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AT THE LIMITS OF CONSTRUCTION, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.
15. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
16. ALL WORK WITHIN THE SR-92 AND HIGHLAND BLVD ROADWAYS IS SUBJECT TO THE JURISDICTION OF THE UTAH DEPARTMENT OF TRANSPORTATION, REGION 3.
17. ALL WORK WITHIN THE ASHTON BOULEVARD ROADWAY IS SUBJECT TO THE JURISDICTION OF LEHI CITY.
18. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTH MOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED EQUIPMENT SHALL GENERALLY BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 10:00 P.M. EVERYDAY UNLESS OTHERWISE APPROVED BY THE CITY.
19. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTOR'S SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL TEMPORARY POWER, TELEPHONE AND WATER TO THE SITE, PAYING ALL FEES EXCLUDING TAP FEES AND SYSTEM DEVELOPMENT FEES, REFERRING TO ARCHITECTURAL PLANS FOR THE EXACT LOCATION AND DIMENSIONS OF BUILDING EXITS, RAMPS, TRUCK DOCKS, AND UTILITY ENTRANCE LOCATIONS.
21. IN GENERAL, LIMITS OF SITE WORK ARE UP TO THE FACE OF BUILDING.
22. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, RAMPS AND TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
23. CONTRACTOR TO MAINTAIN ALL SHRUB AND GROUND COVER AREAS FREE FROM WEEDS AND UNDESIRABLE VEGETATION THROUGH MAINTENANCE PERIOD.

STORM WATER POLLUTION PREVENTION PLAN GENERAL NOTES
EROSION CONTROL GENERAL NOTES

1. THE STORMWATER MANAGEMENT PLAN IN COMPRISED OF THESE DRAWINGS ("SITE MAP"). THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATION SECTION 02370 ("STORMWATER MANAGEMENT PLAN"). PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER MANAGEMENT SHALL OBTAIN A COPY OF THE STORMWATER MANAGEMENT PLAN AND THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (UPDES) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATE BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
5. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON-SITE OR SHALL BE READILY AVAILABLE TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SILLS AND LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS, MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THOUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORMWATER MANAGEMENT MEASURES PRESENTED ON THIS PLAN, AND IN THE STORMWATER MANAGEMENT PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 21 DAYS SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
17. CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DOWNSTREAM DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS HALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS. THE CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED WHEN THE SITE IS PAVED.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, DIVERSION SWALES, ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
22. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE CITY OF LEHI PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.
23. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
24. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES HALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED HEN ALL SOIL-DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% HAS BEEN EMPLOYED.
25. THE SITE IS LOCATED WITHIN ZONE X. ZONE X IS AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN. ZONING INFORMATION IS BASED ON FEMA MAP #49049C0155F, PANEL T4SR1ES28 AND T4SR1ES27, UTAH COUNTY, UT AND INCORPORATED AREAS. EFFECTIVE DATE 06/19/2020.
26. THERE WILL BE NO ASPHALT OR CONCRETE BATCH PLANTS ON SITE.
27. THE POTENTIAL FOR SOIL EROSION FOR THIS SITE IS SLIGHT TO MODERATE.
28. DAILY INSPECTIONS BY THE PROJECT SUPERINTENDENT, BI-WEEKLY INSPECTIONS BY THE CONTRACTOR'S COMPLIANCE OFFICER, AND MONTHLY INSPECTIONS BY THE OWNER'S CONSTRUCTION MANAGER MUST BE MADE TO DETERMINE THE EFFECTIVENESS OF THE SWPPP.

ENGINEERING GRADING NOTES

1. CONTOURS SHOWN ARE FOR FINISHED GRADES. CALCULATION TO ADJUST SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.
2. ALL DISTURBED AREAS THAT ARE UNSURFACED OR ARE NOT DESIGNATED AS LANDSCAPE AREAS ARE TO BE SEEDED, FERTILIZED UNTIL A HEALTHY STAND OF DRY LAND GRASS IS OBTAINED.
3. IF DURING THE GRADING PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE THAT AN UNIDENTIFIED SITUATION IS PRESENT, THE ENGINEER SHALL BE CONTACTED FOR RECOMMENDATIONS.
4. UNLESS OTHERWISE SHOWN, NO PROPOSED SLOPE SHALL EXCEED THREE (3) HORIZONTAL TO ONE (1) VERTICAL. ALL SLOPED AREAS MUST BE PROTECTED FROM EROSION BY CAT TRACKING & TEMPORARY STABILIZATION UNTIL FINAL LANDSCAPING INSTALLED.
5. IF STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS ARE STOCKPILED ON THE SITE, TOPSOIL MAY BE PLACED TO A HEIGHT OF EIGHT (8) FEET. SILT FENCE SHALL BE PLACED AROUND THE BASE OF THE STOCKPILE AND THE STOCKPILE SHALL BE SEEDED WITH NATIVE SEED MIX IMMEDIATELY AFTER STRIPPING OPERATIONS ARE COMPLETE.
6. ON – SITE MATERIALS SUITABLE FOR FILL BENEATH DRIVES AND PARKING AREAS BEYOND 5' (FT.) OF ANY BUILDING SHALL BE COMPACTED IN ACCORDANCE WITH GUIDELINES PRESENTED IN THE GEOTECHNICAL REPORT.
7. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS THAT DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGNS SHALL BE USED FOR SETTING ELEVATIONS OF CURB, GUTTER, AND UTILITIES.
8. ALL UTILITIES (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO FINAL GRADE AFTER TO THE FINAL LIFT OF ASPHALT PER THE DETAILS.
9. ALL EARTH MOVING AND PLACEMENT OPERATIONS SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS IDENTIFIED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL HAVE A SIGNED AND SEALED COPY OF THE GEOTECHNICAL REPORT ON SITE AT ALL TIMES AND SHALL FOLLOW ALL RECOMMENDATIONS.
10. THE CONTOURS SHOWN ON THE SITE REPRESENT FINAL GRADE, THE TOP SIX (6) INCHES OF MATERIAL IN LANDSCAPED AREAS SHALL BE TOPSOIL.
11. GRADES WITHIN THE ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.05 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS, SIDEWALKS AND PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
12. THE EARTHWORK QUANTITY IS AN ESTIMATE PROVIDED AS REQUIRED TO OBTAIN THE GRADING PERMIT. IT WAS DEVELOPED USING AN ORIGINAL SURVEY BY ROCKHILL, LLC. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EARTHWORK ESTIMATE. THE ENGINEER DOES NOT GUARANTEE FINAL QUANTITIES AND ANY DISAGREEMENT ABOUT QUANTITY ESTIMATE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO ANY SITE GRADING AND PROVIDING A BID ON THIS PROJECT EARTHWORK PAYMENT WILL BE MADE BASED ON A LUMP SUM AND THE BID PROVIDED SHALL BE BASED SOLELY ON THE CONTRACTORS EARTHWORK ESTIMATE.
13. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. THE CONTRACTOR SHALL SUBMIT THE SLOPES AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OF TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER PLACED WITHOUT THE APPROVAL OF THE ENGINEER.
14. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
15. THE CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE SMOOTH FIT AND CONTINUOUS GRADE BETWEEN NEW AND EXISTING CONSTRUCTION.
16. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM ANY STRUCTURES AND IN ALL NATURAL AND PAVED AREAS, INCLUDING WITHIN DETENTION PONDS.
17. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY ROCKHILL, LLC. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS HE SHALL HAVE MADE, WITHOUT EXCEPTION AND AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW PRIOR TO CONSTRUCTION.
18. THE CONTRACTOR SHALL TAKE NECESSARY STEPS TO INSURE THAT NO FLOODING OCCURS ON SITE AND ALL UTILITIES IN OPEN TRENCHES SHALL BE CAPPED DURING ANY STORM EVENTS DURING CONSTRUCTION.

ENGINEERING GENERAL CONSTRUCTION NOTES

1. ALL DISTANCES AND DATA SHALL BE CHECKED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. IN THE CASE OF ANY CONFLICTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT CLARIFICATION MAY BE MADE PRIOR TO THE START OF WORK.
2. THE CONTRACTOR SHALL RETAIN AND PROTECT OR REMOVE AND REPLACE ALL LANDSCAPING, TREES, DITCHES CULVERTS, SIGNS, MAILBOXES, UTILITIES, SIDEWALKS AND ANY OTHER MISCELLANEOUS ITEMS. ANY DAMAGE TO THESE ITEMS BY THE CONTRACTOR SHALL BE REPAIRED TO THE SATISFACTION OF THE PRIVATE OWNER WITHOUT ANY EXPENSE TO THE OWNERS.
3. WHERE WORK IS PERFORMED ON EASEMENTS, THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO ELIMINATE ANY ADVERSE IMPACTS TO THE ADJACENT PROPERTY AND RESTORE THE EASEMENT TO ITS ORIGINAL CONDITION. ALL BACKFILL SHALL BE COMPACTED TO 95% OF MAX DENSITY.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL WATER REQUIRED FOR DUST ABATEMENT, COMPACTION ETC. THROUGH THE COMPLETION OF THE PROJECT.
5. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN SHOWN ON THE PROJECT PLANS. THEY ARE TO BE USED FOR GENERAL INFORMATION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE APPROPRIATE UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO HAVE THE UTILITIES MARKED/LOCATED IN THE FIELD BY THE APPROPRIATE AGENCIES PRIOR TO THE START OF WORK. CONTACT "DIG-LINE" AT 1-800-662-4111. ANY DAMAGE OR DISTURBANCE OF EXISTING UTILITIES AND THE COST FOR IMPACTS AND RESTORATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY CONFLICTS OR DISCREPANCIES WITH EXISTING UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

   DIGLINE: (800) 662-4111 OR 811
   DOMINION ENERGY: (801) 324-3956
   LEHI CITY PUBLIC WORKS: (801) 804-4436
   CENTURYLINK: (801) 974-8171

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SOURCES FOR GRANULAR MATERIALS, WATER, WASTE SITES, AND ANY OTHER MATERIALS SOURCES AS REQUIRED FOR PROJECT COMPLETION.
7. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO ASSURE ADEQUATE INFORMATION ON SUBSURFACE CONDITIONS PRIOR TO BIDDING THE PROJECT AND SHALL CONDUCT WHATEVER SUBSURFACE INVESTIGATIONS ARE NECESSARY.
8. ANY WORK DONE WITHIN A PUBLIC RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE TRANSPORTATION AGENCY AND SHALL MEET THE REQUIREMENTS OF THAT AGENCY AND THE REQUIREMENTS OF ANY RIGHT-OF-WAY OR SPECIAL USE PERMITS.
9. THE CONTRACTOR IS RESPONSIBLE FOR DUST ABATEMENT AND ANY LIABILITY ISSUES RELATED TO DUST AT ANY LOCATION WHICH MAY BE CAUSED BY THIS PROJECT.
10. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACCESS AND RELATED TRAFFIC CONTROL WITH THE COUNTY, CITY, AND STATE ROADWAY DEPARTMENTS. THE ENGINEER SHALL REVIEW ALL TRAFFIC CONTROL PLANS.
11. CONTRACTOR SHALL HIRE A MATERIALS TESTING FIRM TO PROVIDE ALL TESTING NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THE CITY.
12. CONTRACTOR SHALL RECORD ANY CHANGES TO THESE PLANS ON A SET OF RECORD DRAWINGS. DRAWINGS SHALL BE RETURNED TO THE ENGINEER AT COMPLETION OF THE PROJECT.
13. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL NECESSARY TRAFFIC & PEDESTRIAN CONTROL FOR PROTECTION OF THE WORK AREA. THE CONTRACTOR SHOULD REFERENCE THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
14. ALL CONSTRUCTION ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY STANDARDS.
15. THE CONTRACTOR SHALL COORDINATE WITH THE CITY AND WITH THE ENGINEER FOR ALL NECESSARY INSPECTIONS PRIOR TO BACKFILLING.
16. THE CONTRACTOR SHALL COORDINATE ALL INSPECTIONS WITH THE CITY.
17. ACCEPTANCE OF ALL IMPROVEMENTS BY THE CITY & OWNER SHALL CONSTITUTE SUBSTANTIAL COMPLETION OF THIS PROJECT.

CITY OF LEHI GENERAL NOTES

1. ONE (1) COLOR ELECTRONIC COPY OF AS-BUILTS DRAWINGS, FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING, WATER, SEWER, STORM DRAIN AND POWER.
2. ALL CONSTRUCTION IS TO BE DONE AS PER THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
3. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS
4. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
5. PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
6. WATER AND FIRE PROTECTION MUST BE PROVIDED DURING ALL GRADING ACTIVITIES WITHIN THE WILDLAND URBAN INTERFACE

CALL BEFORE YOU DIG.
IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH
Utility Notification Center, Inc.
1-800-662-4111
www.bluestakes.org
Dig Safely.
811
Know what's below.
Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION 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 THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

No.	REVISIONS	DATE	BY

4000 N FLASH DRIVE
LEHI, UTAH

AMANDA RISANO
10406986-2202
05/02/2024
PROFESSIONAL ENGINEER, STATE OF UTAH

Kimley»Horn
1850 ASHTON BOULEVARD SUITE 150 | LEHI, UTAH 84043 | (385) 212-3176

KHA PROJECT 193138002
DATE MAY 5, 2024
SCALE AS SHOWN
DESIGNED BY NKH
DRAWN BY NKH
CHECKED BY AR

GENERAL NOTES
MASS GRADING PLANS

TEXAS INSTRUMENTS-LFAB2
PREPARED FOR
TEXAS INSTRUMENTS
LEHI CITY UTAH

SHEET NUMBER
99C-001

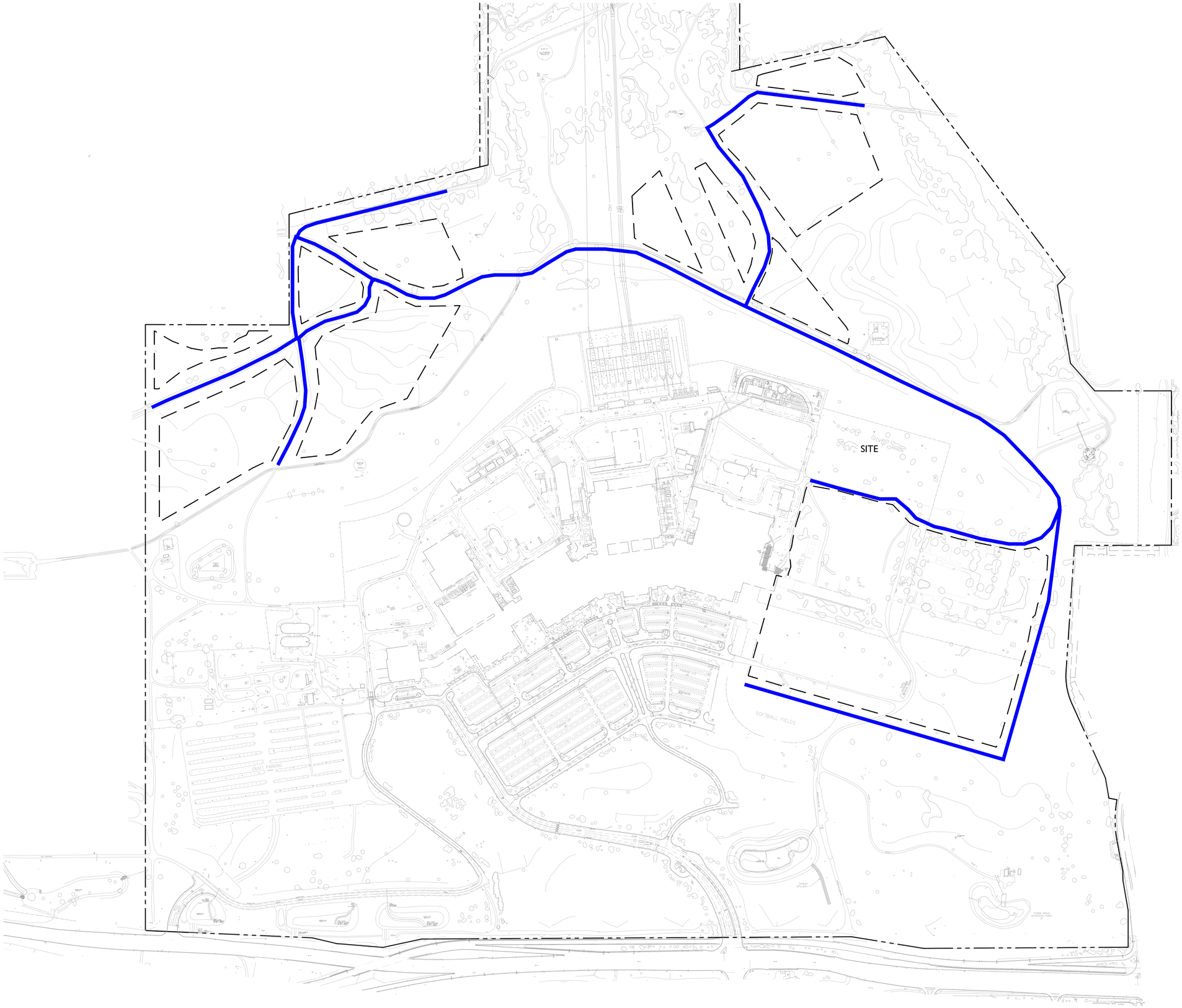
Date: 5/2/2024 9:29 AM User: BOYER, MORGAN
Path: K:\SLC_CIVIL\193138002 TI-LFAB2\CADD\PRELIMINARY\GN.DWG
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LEGEND

- ONSITE HAUL ROUTE
- LIMITS OF DISTURBANCE

NOTE:

ALL EARTH TO REMAIN ONSITE. NO OFF-SITE HAULING OF EARTH.



CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH
1-800-662-4111
Dig Safely.
811
Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION 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 THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

No.	REVISIONS	DATE	BY

4000 N FLASH DRIVE
LEHI, UTAH

STATE OF UTAH
AMANDA RISANO
10406986-2202
05/02/2024

Kimley»Horn
1800 ASHTON BOULEVARD SUITE 300 | LEHI, UTAH 84043 | (385) 215-3176

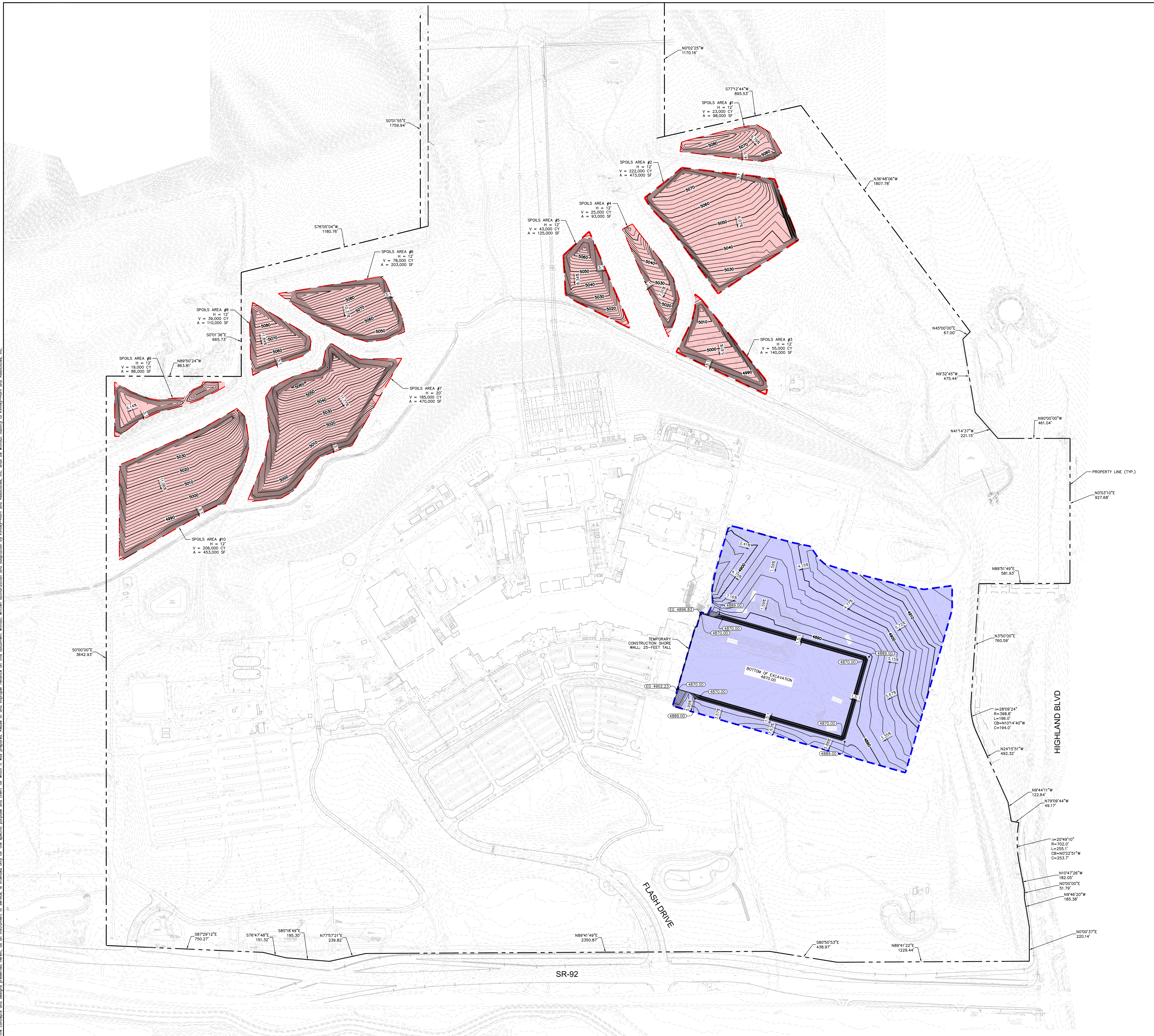
KHA PROJECT 193138002
DATE MAY 5, 2024
SCALE AS SHOWN
DESIGNED BY NKH
DRAWN BY NKH
CHECKED BY AR

HAUL ROUTE PLAN
MASS GRADING PLANS

TEXAS INSTRUMENTS-LFAB2
PREPARED FOR
TEXAS INSTRUMENTS
LEHI CITY UTAH

SHEET NUMBER
99C-002

Date: 5/2/2024 9:29 AM User: BOYER, MORGAN
Path: K:\SLC_CIVIL\193138002 TI-LFAB2\CADD\PRELIM\ANTVAR_REV2.DWG
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

PROPOSED	EXISTING	
		CENTERLINE
		PROPERTY / ROW LINE
		PUBLIC UTILITY EASEMENT (P.U.E.)
		BUILDING SETBACK LINE
		BUILDABLE AREA
		CURB AND GUTTER
		EDGE OF ASPHALT
6906	6910	CONTOUR LINE
SD — SD	sd — sd	STORM DRAIN LINE
SD		STORM DRAIN MANHOLE
S — S	S — S	SANITARY SEWER LINE
CO SS	S	SANITARY SEWER MANHOLE AND CLEANOUT
W — W	W — W	WATER LINE
W METER	W	WATER AND IRRIGATION METERS
WV	WV	WATER AND IRRIGATION VALVES
		FIRE HYDRANT
G — G	g — g	GAS LINE
G METER		GAS METER
E — E	e — e	ELECTRICAL LINE
E	E	ELECTRIC & TELECOM EQUIPMENT
		PROPOSED SPOILS PILE LOCATIONS
		PROPOSED LIMITS OF EXCAVATION

EARTHWORK

TOTAL CUT (EXPORT): 891,000 CY

TOTAL FILL (IMPORT): 119,000 CY

NOTES:

1. ALL EARTHWORK TO COMPLY WITH GEOTECHNICAL REPORT.
2. FILL SLOPES NOT TO EXCEED 3H:1V.
3. SEE GEOTECHNICAL REPORT FOR SPECIFICATIONS ON SPOILS PILE CONSTRUCTION
4. EARTHWORK ONLY PERMITTED.
5. SEE EXCAVATED MATERIAL PLACEMENT CRITERIA LIST THIS SHEET.
6. PROPOSED ELEVATION CONTOURS SHOWN AT 2-FOOT INTERVALS.
7. SPOIL PILES NOT TO EXCEED 12% IN TOP OF PILE SLOPE.
8. SPOIL PILES TO BE REVEGETATED PER SEED MIX SCHEDULE – SEE EROSION CONTROL PLAN.
9. EXCAVATED MATERIAL PLACEMENT CRITERIA:
   - 9.1. 50 FEET MINIMUM OF VEGETATED BUFFER BETWEEN NEW MATERIAL AND ROADS AND/OR UTILITIES.
   - 9.2. ONLY TWO ACCESS POINTS FOR EACH SPOIL PILE AREA – IN AND OUT.
   - 9.3. COMPACT FILL AS IT IS PLACED TO 95% MODIFIED OR PER THE GEOTECHNICAL REPORT.
   - 9.4. STOCKPILE EXISTING TOPSOIL PRIOR TO PLACEMENT FOR FUTURE USE.
   - 9.5. EVERY 200-FT (MAXIMUM) HORIZONTAL GRADE A FURROW AT 1% TO SLOW RUNOFF AND AVOID EROSION.
   - 9.6. COMPLETE ONLY ONE SPOIL AREA AT A TIME.
   - 9.7. AFTER THE COMPLETION OF A SPOIL AREA, PREPARE FOR REVEGETATION OF THE ENTIRE DISTURBED AREA WITHIN THE SPOIL AREA.
   - 9.8. PRESERVE OAKBRUSH FOR WILDLIFE AND POSITVE VISUAL AESTHETICS BY MAINTAINING POCKETS OF UNDISTURBED GROUND WITHIN SPOIL AREAS.
10. WATER AND FIRE PROTECTION MUST BE PROVIDED DURING ALL GRADING ACTIVITIES WITHIN THE WILDLAND URBAN INTERFACE.

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW. BLUE STAKES OF UTAH Utility Notification Center, Inc. 1-800-662-4111 www.bluestakes.org Dig Safely. 811 Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION 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 THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

No.	REVISIONS	DATE	BY

4000 N FLASH DRIVE
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER AMANDA RISANO 10406986-2202 05/02/2024 STATE OF UTAH

Kimley»Horn
1850 ASHTON BOULEVARD SUITE 150 | LEHI, UTAH 84043 | (385) 212-3176

KHA PROJECT 193138002
DATE MAY 5, 2024
SCALE AS SHOWN
DESIGNED BY NKH
DRAWN BY NKH
CHECKED BY AR

MASS GRADING PLAN
MASS GRADING PLANS

TEXAS INSTRUMENTS-LFAB2
PREPARED FOR
TEXAS INSTRUMENTS

LEHI CITY UTAH

SHEET NUMBER
99C-003

Date: 5/2/2024 9:30 AM User: BOYER, MORGAN
Path: K:\SLC_CIVIL\193138002 TI-LFAB2\CADD\PRELIMINARY\GD_REV2.DWG
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
4. CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES BEFORE CONSTRUCTION AND PROTECT IN PLACE UNLESS NOTED ON THE PLANS.
5. THE CONTRACTOR SHALL EXERCISE CAUTION AND USE CONSTRUCTION TECHNIQUES TO PROTECT AND PRESERVE EXISTING PERMANENT SURVEY MONUMENTS. ALL SURVEY MONUMENTS DISTURBED (PROPOSED AND EXISTING) SHALL BE REPLACED AND/OR REHABILITATED IN ACCORDANCE WITH STANDARDS BY A PROFESSIONAL LAND SURVEYOR RETAINED BY THE CONTRACTOR.
6. SLOPE STABILIZATION MEASURES FOR FILL SLOPES MAY UTILIZE EROSION CONTROL BLANKETS, ESTABLISHED HYDROSEED, STRAW WADDLES, OR OTHER MEASURES PROPOSED BY THE CONTRACTOR TO MITIGATE SEDIMENT RUNOFF FROM PLACED FILL SLOPES. WATERBARS, DIVERSION DIKES, OR OTHER MEASURES TO DIVERT RUNOFF MAY BE UTILIZED IN ADDITION TO SAID SLOPE STABILIZATION MEASURES.
7. WATER AND FIRE PROTECTION MUST BE PROVIDED DURING ALL GRADING ACTIVITIES WITHIN THE WILDLAND URBAN INTERFACE.

MAINTENANCE

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
2. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
3. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
4. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

LEGEND

- 5760 — EXISTING CONTOUR
- LD — LIMITS OF DISTURBANCE
- DIRECTION OF STORMWATER FLOW
- YTC — INSTALL VEHICLE TRACKING CONTROL – SEE DETAIL 3, SHEET C2.20
- SF — INSTALL SILT FENCE – SEE DETAIL 1 & DETAIL 2, SHEET C2.20
- CW — PROPOSED CONCRETE WASHOUT AREA – SEE DETAIL 4, SHEET C2.20
- IP — CONSTRUCT DROP INLET PROTECTION – SEE DETAIL 5, SHEET C2.20
- CB — CONSTRUCT TEMPORARY CONTINUOUS BERM WITH STRAW BALES. SEE DETAIL 6, SHEET C2.20
- RVG — REVEGETATE SOIL PER SEED MIX SCHEDULE THIS SHEET. INSTALL EROSION CONTROL BLANKETS ON SIDE SLOPES.

SEED MIX SCHEDULE

Hydroseed Native Hillside Seed Mix (seeding rate is 20 lbs / acre)

1. Slender wheatgrass (15%)
2. Western wheatgrass (17.5%)
3. Bluebunch wheatgrass (16.25%)
4. Sheep fescue (3.5%)
5. Sandberg bluegrass (2.75%)
6. Indian ricegrass (10%)
7. Rubber rabbit brush (5%)
8. Western sage (5%)
9. Blanket flower (5%)
10. Blue flax (10%)
11. California poppy (10%)

(Seedmix provided by Granite Seed, Lehi, Utah)

NORTH

0 200' 400' 800'

SCALE: 1" = 200'

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW. BLUE STAKES OF UTAH 811 1-800-662-4111 www.bluestakes.org Dig Safely. Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION 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 THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NO.	REVISIONS	DATE	BY

4000 N FLASH DRIVE
LEHI, UTAH

AMANDA RISANO — 10406986-2202 — 05/02/2024 — STATE OF UTAH — LICENSED PROFESSIONAL ENGINEER

Kimley»Horn
1850 ASHTON BOULEVARD SUITE 150 | LEHI, UTAH 84043 | (385) 212-3176

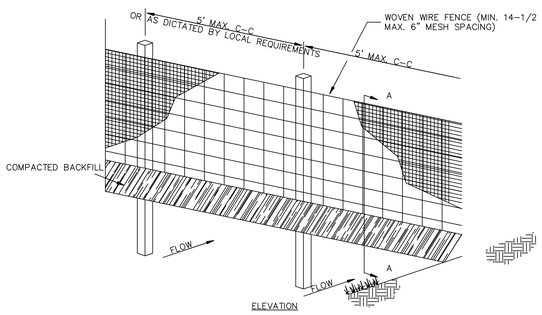
KHA PROJECT 193138002
DATE MAY 5, 2024
SCALE AS SHOWN
DESIGNED BY NKH
DRAWN BY NKH
CHECKED BY AR

EROSION CONTROL PLAN
MASS GRADING PLANS

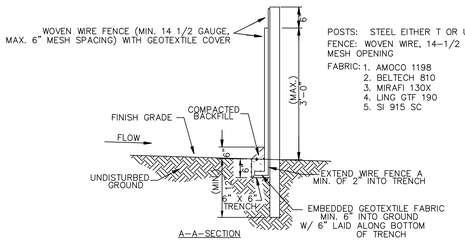
TEXAS INSTRUMENTS-LFAB2
PREPARED FOR
TEXAS INSTRUMENTS
LEHI CITY UTAH

SHEET NUMBER
99C-004

Date: 5/2/2024 9:40 AM User: BOYER, MORGAN
Path: K:\SLC_CIVIL\193138002 TI-LFAB2\CADD\PRELIMINARY\C.DWG
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. and be without liability to Kimley-Horn and Associates, Inc.



ELEVATION



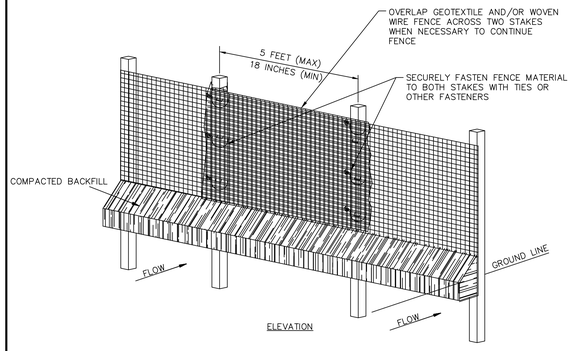
A-A-SECTION

POSTS: STEEL EITHER T OR U TYPE.
FENCE: WOVEN WIRE, 14-1/2 GA. 6" MAX MESH OPENING
FABRIC: 1. AMOCO 1198
2. BELTECH 810
3. MIRAFI 130X
4. LING GTF 190
5. SI 915 SC

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
2. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS INDICATED OTHERWISE

1 SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT

SCALE: NTS



ELEVATION

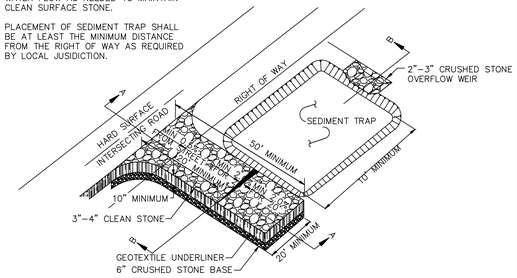
2 SILT FENCE OVERLAP DETAIL

SCALE: NTS

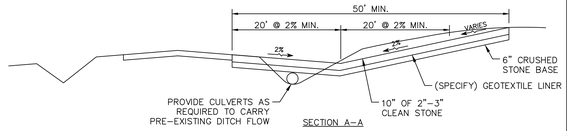
PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED.

FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.

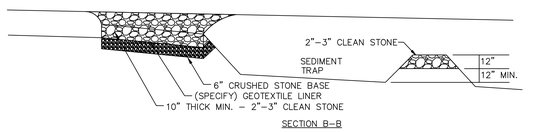
PLACEMENT OF SEDIMENT TRAP SHALL BE AT LEAST THE MINIMUM DISTANCE FROM THE RIGHT OF WAY AS REQUIRED BY LOCAL JUSIDICTION.



PLAN



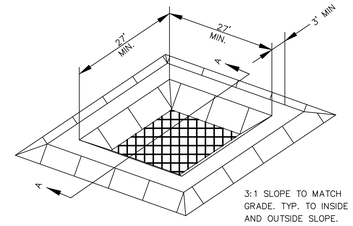
SECTION A-A

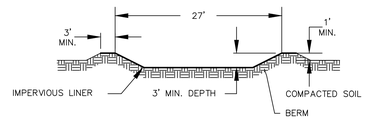


SECTION B-B

3 VEHICLE TRACKING CONTROL

SCALE: NTS





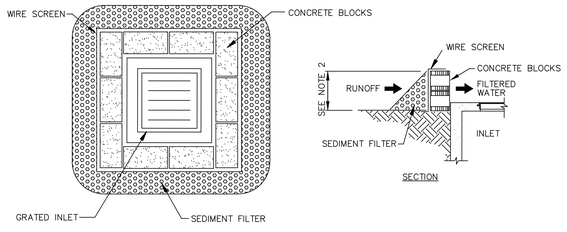
SECTION A-A

NOTES

1. IMPERVIOUS LINER SHOULD BE A MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

4 CONCRETE WASHOUT DETAIL

SCALE: NTS



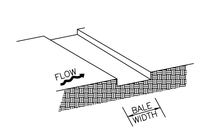
PLAN

SECTION

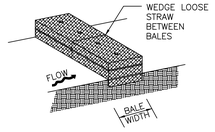
1. PLACE CONCRETE BLOCKS IN A SINGLE ROW AROUND PERIMETER OF INLET ON THEIR SIDES, WITH ENDS OF ADJACENT BLOCKS ABUTTING.
2. HEIGHT OF BARRIER VARIES. USE STACKS OF 4-INCH, 8-INCH, OR 12" BLOCKS. MIN. HEIGHT OF BARRIER 12" AND MAX. HEIGHT OF 24"
3. PLACE HARDWARE CLOTH/WIRE MESH W/ MAX. 1/2" OPENINGS OVER VERTICAL FACE OF CONCRETE BLOCKS.
4. THE SEDIMENT FILTER SHALL BE ANY NON-ERODIBLE MATERIAL SUCH AS LOOSE ROCK, BROKEN CONCRETE THAT WILL SLOW THE FLOW OF THE WATER AND ALLOW IT TO FILTER THROUGH AND OVER THE MATERIAL BEFORE ENTERING THE INLET.

5 BLOCK AND AGGREGATE DROP INLET SEDIMENT FILTER DETAIL

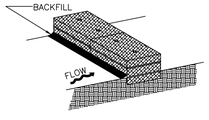
SCALE: NTS



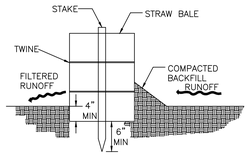
1. EXCAVATE TRENCH, 4" MINIMUM DEPTH



2. PLACE AND STAKE STRAW BALES



3. BACKFILL AND COMPACT EXCAVATED SOIL



CROSS-SECTION VIEW

NOTES:

1. WHEN USED AS A CONTINUOUS PERIMETER FILTER BARRIER THE MAXIMUM TRIBUTARY AREA IS LIMITED TO 0.25 ACRES PER 100 FEET OF BARRIER.
2. INSPECT, REPAIR, AND REPLACE (IF NECESSARY) THE FILTERS AFTER EACH STORM EVENT.
3. ALL BALES MUST BE REPLACED AFTER 12 MONTHS UNLESS APPROVAL IS GRANTED BY THE ENGINEERING DIVISION FOR LONGER USE.

6 STRAW BALE DIKE

SCALE: NTS

7 NOT USED

SCALE: NTS

8 NOT USED

SCALE: NTS

No.	REVISIONS	DATE	BY

4000 N FLASH DRIVE
LEHI, UTAH

Kimley»Horn
1800 ASHTON BOULEVARD SUITE 150 | LEHI, UTAH 84043 | (385) 212-3176



KHA PROJECT 193138002
DATE MAY 5, 2024
SCALE AS SHOWN
DESIGNED BY NKH
DRAWN BY NKH
CHECKED BY AR

EROSION CONTROL DETAILS
MASS GRADING PLANS

TEXAS INSTRUMENTS-LFAB2
PREPARED FOR
TEXAS INSTRUMENTS
LEHI CITY UTAH

SHEET NUMBER
99C-005

Date: 5/2/2024 8:31 AM User: BOYER, MORGAN
Path: K:\SLC_Civil\193138002 TI-LFAB2\CADD\PRELIMINARY\EC2.DWG
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Preliminary Site Plan for Reference Only

April 16, 2024

To Whom It May Concern:

In 2023 Texas Instruments (TI) announced plans to construct a new state of the art semiconductor fabrication facility on its existing campus in Lehi. This new facility is planned to be adjacent to the existing facility.

TI is now submitting for review by Lehi City a preliminary site plan. This preliminary site plan includes conceptual level drawings prepared to date. The design process for the new facility is still in its early stages with many details to still be determined in the coming months.

The attached checklist for this submittal will include many items that are marked as “checked”. A check in this instance refers to an acknowledgement of inclusion in the provided drawings or an explanation provided in the additional response to the checklist. TI has attempted to respond to all items on the checklist in the most thorough capacity based on the level of detail known in the design as of today. As information becomes available, TI can provide further clarification and detailed responses to questions from Lehi City.

Please let us know of any comments or questions arising from the review of this submittal.

Sincerely,

Jordan Buescher

TI Information – Selective Disclosure

LOT-LINE-ADJUSTMENT

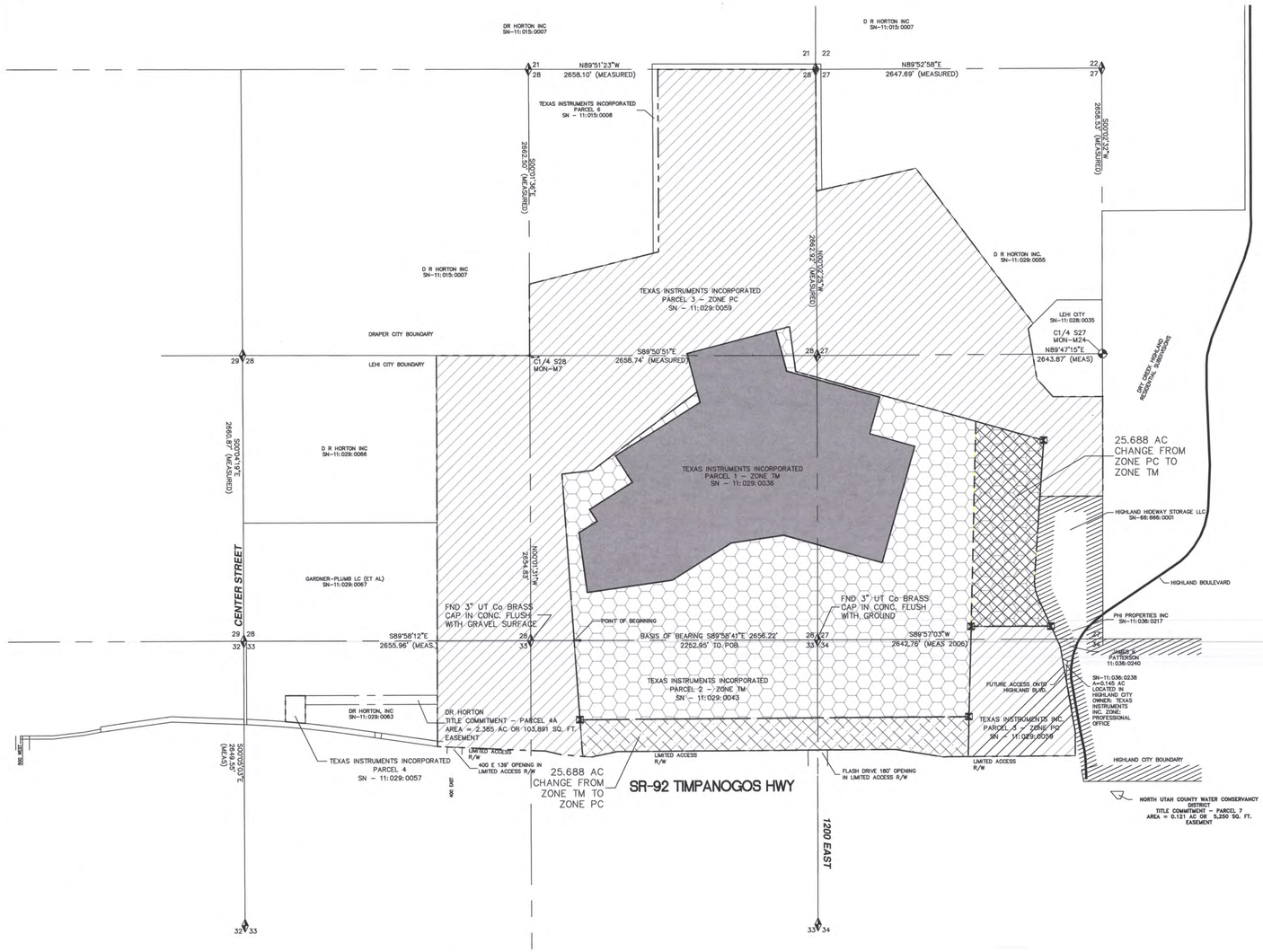
AFFECTING PARCELS 11:029:0043 AND 11:029:0059

TEXAS INSTRUMENTS INCORPORATED

LOCATED IN THE N1/2 S33, NW1/4 S34, S1/2 S28, NE1/4 S28, W1/2 S27, SW1/4 S22, SE1/4 S21, AND NE1/4 S35 T. 4 S., R. 1 E., SLB&M
4000 N FLASH DRIVE, LEHI, UTAH, 84043

NORTH

CLIENT:
TEXAS INSTRUMENTS INCORPORATED
ATTN: MR. RYAN DAVIS, CCIM
NORTH AMERICAN REAL ESTATE
WWF - DESIGN, SALES & REAL ESTATE
12500 TI BLVD, M/S B1000
DALLAS, TEXAS 75243
P.O. #4514470079



Preliminary Site Plan
for Reference Only

0' 600' 1200' 1800'
GRAPHIC SCALE

BASIS OF BEARING:

THE BASIS OF BEARING IS N89°55'41"W, 2656.22 FEET BETWEEN SECTION CORNERS ON THE SOUTH LINE OF SOUTHEAST 1/4 OF S28 TOWNSHIP 4 SOUTH; RANGE 1 EAST, SALT LAKE BEARING AND MERIDIAN.

PURPOSE AND NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO COMPLETE A LOT–LINE–ADJUSTMENT BETWEEN PARCELS 11:029:0043 AND 11:029:0059 WHICH ARE BOTH OWNED BY TEXAS INSTRUMENTS, INC. TEXAS INSTRUMENTS IS CURRENTLY PLANNING FOR THE UPCOMING LFAB2 PROJECT. THE LFAB2 PROJECT INCLUDES PROGRAMMING, DESIGNING, AND CONSTRUCTING A SECOND MANUFACTURING FACILITY AT THE LEHI SITE. PROGRAMMING FOR THE LFAB2 FACILITY INDICATES THAT NEW BUILDINGS WILL NEED TO BE CONSTRUCTED EAST OF THE EASTERNMOST PROPERTY LINE OF PARCEL 11:029:0043, WHICH IS ZONED AS TECHNICAL MANUFACTURING (TM). PARCEL 11:029:0059, WHICH SURROUNDS PARCEL 11:029:0043 ON 3 SIDES IS ZONED PLANNED COMMUNITY (PC) WITH A DESIGNATED TECHNICAL MANUFACTURING BUFFER (TMB) LAND USE . NO OCCUPIABLE STRUCTURES ARE ALLOWED IN THE TMB, SO TEXAS INSTRUMENTS IS COMPLETING A LOT–LINE–ADJUSTMENT TO EXTEND THE TM ZONE TO THE EAST. ON DECEMBER 12, 2023 THE LEHI CITY COUNCIL APPROVED A ZONE CHANGE AND AMENDMENT TO THE SKYE AREA PLAN. PREVIOUSLY BEFORE DECEMBER 12, 2023, LEHI CITY COUNCIL APPROVED THE LOT–LINE–ADJUSTMENT CONCEPT PLAN. NOW, WITH THE LOT–LINE–ADJUSTMENT CONCEPT PLAN, ZONE CHANGE, AND SKYE AREA PLAN AMENDMENT APPROVED BY LEHI CITY, TEXAS INSTRUMENTS IS NOW DOCUMENTING THE LOT–LINE–ADJUSTMENT WITH THIS SURVEY.

SURVEYOR'S CERTIFICATE

I, JOHN R BERRY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 172483 , AS PRESCRIBED UNDER THE 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 HEREON, AND HAVE COMPLETED A LOT–LINE–ADJUSTMENT OF SAID TRACT OF LAND, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

JOHN R. BERRY PE, PLS — DATE 3/4/24

NOTES:

1.) ON DECEMBER 12, 2023 DURING THE LEHI CITY COUNCIL MEETING A ZONE CHANGE ON TEXAS INSTRUMENTS PROPERTY WAS APPROVED AS ORDINANCE #69–2023. ORDINANCE 69–2023 AMENDS THE BOUNDARY OF THE TECHNICAL MANUFACTURING ZONE AND THE PLANNED COMMUNITY ZONE.

2.) ON DECEMBER 12, 2023 THE LEHI CITY COUNCIL APPROVED THE TEXAS INSTRUMENTS SKYE AREA PLAN AMENDMENT AS ORDINANCE #70–2023.

SHEET INDEX:

SHEET 1 – PARCEL ADJUSTMENT PLAN
SHEET 2 – RECORD METES AND BOUNDS
SHEET 3 – PARCEL 11:029:0043 ADJUSTED
SHEET 4 – PARCEL 11:028:0059 ADJUSTED

LEGEND

29 28 / 32 33	STD 3" DIA. UTAH COUNTY SECTION MONUMENT BRASS CAP
	MICRON MONUMENT, 2 1/2" BRASS CAP SET IN CONCRETE
	3" DIA. UDOT RIGHT OF WAY MARKER
	5/8" REBAR AND CAP, MARKED "ROCKHILL" (OTHER PROPERTY CORNERS SET BY PREVIOUS SURVEYS)
	SECTION LINE / PROPERTY LINE
	TEXAS INSTRUMENTS INCORPORATED PARCEL 1 – AS RECORDED
	TEXAS INSTRUMENTS INCORPORATED PARCEL 2 – ADJUSTMENT
	TEXAS INSTRUMENTS INCORPORATED PARCEL 3 – ADJUSTMENT
	AREA REMOVED FROM TM ZONE, ADDED TO PC ZONE = 25.688 ACRES
	AREA REMOVED FROM PC ZONE, ADDED TO TM ZONE = 25.688 ACRES

24-50

PROFESSIONAL LAND SURVEYOR No. 172483 JOHN R. BERRY STATE OF UTAH 3/4/24

JOHN R. BERRY
P.L.S. 172483

NO.	DATE	ISSUE OF RECORD
0	2/23/24	TRANSMITTED TO TEXAS INSTRUMENTS, 100% DRAFT

DRAWN BY SDJ
CHECKED TMW

Rockhill LAND DEVELOPMENT, LLC
898 E. RIPARIAN DRIVE, DRAPER, UT. 84020
801-706-5558
JOHN R. BERRY, PE, PLS

DATE: 02/23/2024

PROJECT: LOT LINE ADJUSTMENT AFFECTING PARCELS 11:029:0043 AND 11:029:0059
LOCATED IN THE N1/2 S33, NW1/4 S34, S1/2 S28, NE1/4 S28, W1/2 S27, SW1/4 S22, SE1/4 S21, AND NE1/4 S35 T. 4 S., R. 1 E., SLB&M
APPROVED
PROFESSIONAL LAND SURVEYOR

PROJECT NUMBER R210726
LOT LINE ADJUSTMENT PARCEL ADJUSTMENT PLAN
HZ SCALE = 1" = 600 FEET ON 24"X36" SHEET

SHEET NO. 1

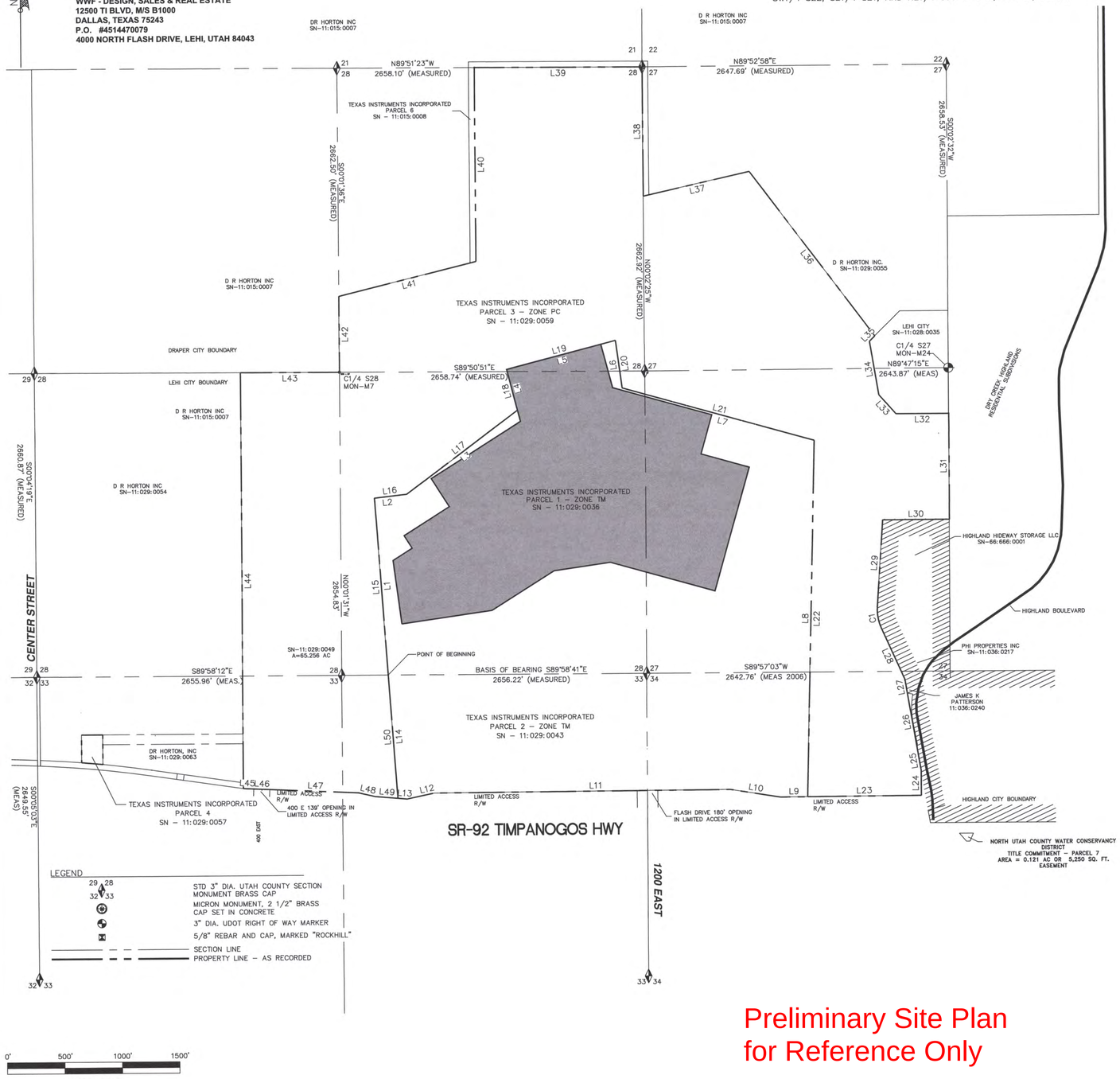
LOT-LINE-ADJUSTMENT

AFFECTING PARCELS 11:029:0043 AND 11:029:0059

TEXAS INSTRUMENTS INCORPORATED

LOCATED IN THE N1/2 S33, NW1/4 S34, S1/2 S28, NE1/4 S28, W1/2 S27, SW1/4 S22, SE1/4 S21, AND NE1/4 S35 T. 4 S., R. 1 E., SLB&M

CLIENT:
TEXAS INSTRUMENTS INCORPORATED
ATTN: MR. RYAN DAVIS, CCIM
NORTH AMERICAN REAL ESTATE
WWF - DESIGN, SALES & REAL ESTATE
12500 TI BLVD, M/S B1000
DALLAS, TEXAS 75243
P.O. #4514470079
4000 NORTH FLASH DRIVE, LEHI, UTAH 84043



Preliminary Site Plan
for Reference Only

RECORD PARCEL 2 LINE TABLE

LINE #	LENGTH	DIRECTION
L1	1554.33'	N4°02'40"W
L2	283.68'	N83°28'20"E
L3	1215.74'	N53°05'33"E
L4	368.81'	N14°38'07"W
L5	982.07'	N75°21'53"E
L6	420.33'	S7°33'50"E
L7	1731.40'	S74°14'09"E
L8	3123.24'	S1°24'45"W
L9	238.18'	S89°41'22"W
L10	438.97'	N80°50'53"W
L11	2350.87'	S89°41'49"W
L12	239.83'	S77°57'22"W
L13	82.28'	N85°18'45"W
L14	1082.74'	N4°02'40"W

RECORD PARCEL 3 LINE TABLE

LINE #	LENGTH	DIRECTION
L15	1554.33'	N4°02'40"W
L16	283.68'	N83°28'20"E
L17	1215.74'	N53°05'33"E
L18	368.81'	N14°38'07"W
L19	982.07'	N75°21'53"E
L20	420.33'	S7°33'50"E
L21	1731.40'	S74°14'09"E
L22	3123.24'	S1°24'45"W
L23	991.26'	N89°41'22"E
L24	220.14'	N0°00'37"E
L25	185.38'	N9°46'20"W
L26	500.65'	N9°40'00"W
L27	122.64'	N9°44'11"W
L28	492.32'	N24°15'51"W
L29	760.59'	N3°50'00"E
L30	581.93'	N89°51'49"E
L31	927.68'	N0°03'10"E
L32	461.04'	N90°00'00"W
L33	221.15'	N41°14'37"W
L34	475.44'	N9°32'45"W
L35	67.00'	N45°00'00"E
L36	1807.78'	N36°48'06"W
L37	946.80'	S77°12'44"W
L38	1131.64'	N0°02'25"W
L39	1462.02'	N89°51'24"W
L40	1697.42'	S0°01'55"E
L41	1232.26'	S76°05'04"W
L42	665.73'	S0°01'36"E
L43	863.81'	N89°50'24"W
L44	3642.93'	S0°00'00"E
L45	69.27'	S87°27'48"E
L46	184.07'	S87°29'59"E
L47	750.27'	S87°29'12"E
L48	151.32'	S76°47'48"E
L49	195.30'	S85°18'49"E
L50	1082.74'	N4°02'40"W

PARCEL 3 CURVE TABLLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	195.97'	398.77'	28°09'24"	N10°14'40"W	194.00'

24-50-2

JOHN R. BERRY
P.L.S. 172483

NO.	DATE	ISSUE OF RECORD
0	2/23/24	TRANSMITTED TO TEXAS INSTRUMENTS, 100% DRAFT

Rockhill LAND DEVELOPMENT
898 E. RIPARIAN DRIVE, DRAPER, UT. 84020
801-708-5658

DRAWN BY SDJ
CHECKED TMW
DATE: 02/23/2024

PROFESSIONAL LAND SURVEYOR
JOHN R. BERRY, PE, PLS
APPROVED

LOT LINE ADJUSTMENT AFFECTING PARCELS 11:029:0043 AND 11:029:0059
LOCATED IN THE N1/2 S33, NW1/4 S34, S1/2 S28, NE1/4 S28, W1/2 S27, SW1/4 S22, SE1/4 S21, AND NE1/4 S35 T. 4 S., R. 1 E., SLB&M

PROJECT
LOT LINE ADJUSTMENT
RECORD METES AND BOUNDS

PROJECT NUMBER R210726

HZ SCALE = 1" = 500 FEET ON 24"X36" SHEET

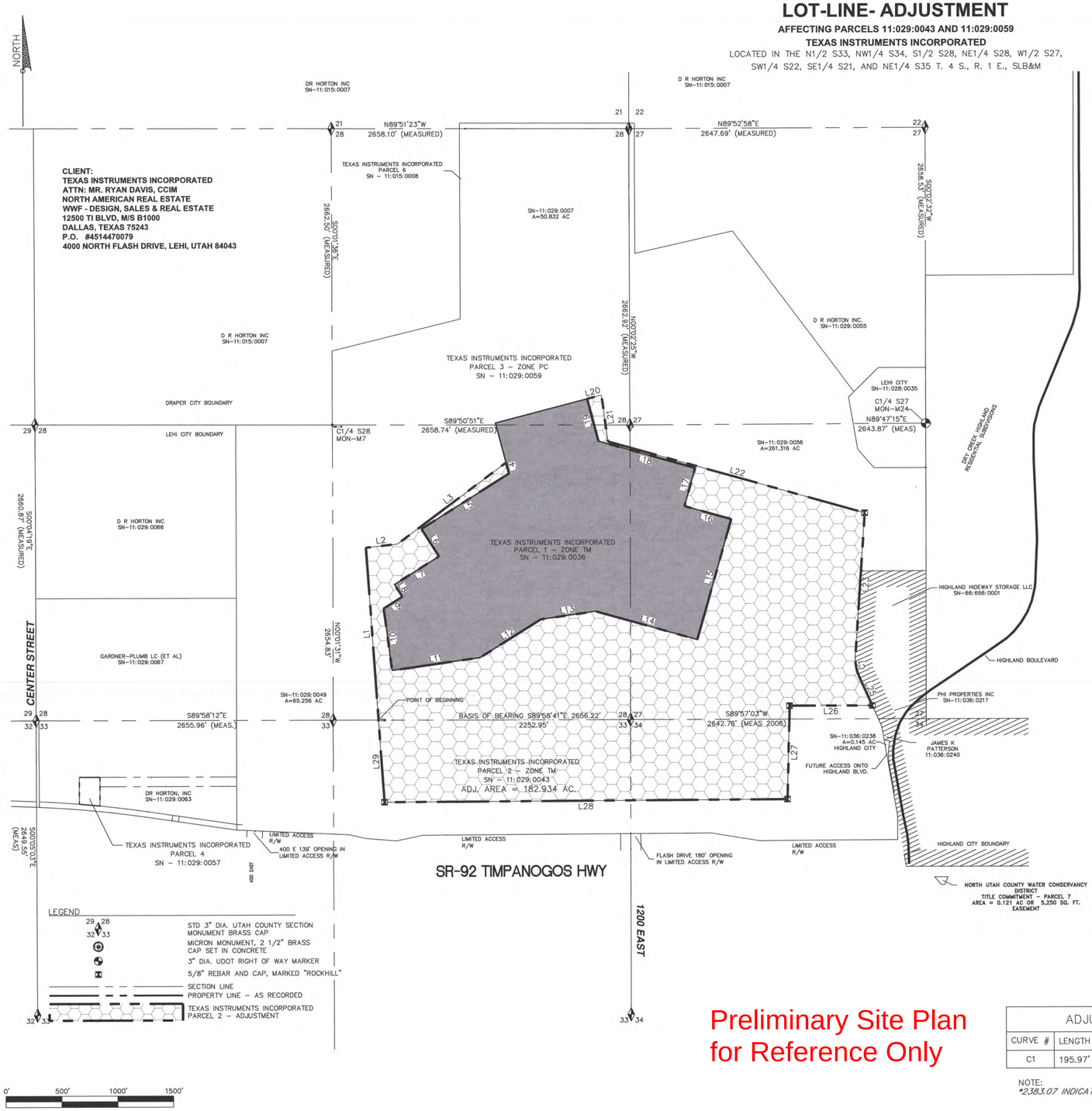
SHEET NO. 2

LOT-LINE- ADJUSTMENT

AFFECTING PARCELS 11:029:0043 AND 11:029:0059

TEXAS INSTRUMENTS INCORPORATED

LOCATED IN THE N1/2 S33, NW1/4 S34, S1/2 S28, NE1/4 S28, W1/2 S27, SW1/4 S22, SE1/4 S21, AND NE1/4 S35 T. 4 S., R. 1 E., SLB&M



PARCEL 11:029:0043 ADJUSTED

A parcel of land, situate in the NE1/4 and SE1/4 S28; and NE1/4 S33; and NW1/4 S34 and SW1/4 S27, T. 4 S., R. 1 E., SLB& M. The boundaries of said parcel are described as follows:

Beginning at a point that is N89°58'41"W 2252.95 feet along the section line from Southeast Corner of said Section 28; and running thence N04°02'40"W 1554.33 feet; thence N83° 28' 20"E 283.68 feet; thence N53° 05' 33"E 1215.74 feet; thence S14°38'07"E 102.06 feet; thence S57°40'47"W 927.50 feet; thence S32°19'13"E 292.14 feet; thence S57°40'51"W 470.00 feet; thence S32°19'13"E 130.00 feet; thence S57°40'47"W 197.97 feet; thence S7°36'13"E 561.63 feet; thence N81°48'12"E 794.60 feet; thence N57°45'51"E 643.51 feet; thence N81°45'51"E 494.19 feet; thence S74°14'09"E 945.26 feet; thence N15°45'51" E 1,123.803 feet; thence N74°14'09"W 434.88 feet; thence N15°45'51"E 356.20 feet; thence N74°14'09"W 895.77 feet; thence N14°38'07"W 393.20 feet; thence N75°21'53"E 132.07 feet; thence S07°33'50"E 420.33 feet; thence S74°14'09"E 2383.07 feet; thence S3°50'00"W 1285.76 feet; to the beginning of a curve to the left with a radius of 398.77 feet, thence along said curve 195.97 feet through a central angle of 28°09'24" with chord bearing S10°14'40"E 194.00 feet; thence S24°15'51"E 283.74 feet; thence N89°59'58"W 739.39 feet; thence S1°24'45"W 840.91 feet; thence S89°41'49"W 3602.97 feet; thence N4°02'40"W 740.36 feet to the point of beginning. Contains 8,012,165 square feet or 182.934 acres more or less.

ADJUST PARCEL 2 LINE TABLE

LINE #	LENGTH	DIRECTION
L1	1554.33'	N4°02'40"W
L2	283.68'	N83°28'20"E
L3	1215.74'	N53°05'33"E
L4	102.06'	S14°38'07"E
L5	927.50'	S57°40'47"W
L6	292.14'	S32°19'13"E
L7	470.00'	S57°40'51"W
L8	130.00'	S32°19'13"E
L9	197.97'	S57°40'47"W
L10	561.63'	S7°36'13"E
L11	794.60'	N81°48'12"E
L12	643.51'	N57°45'51"E
L13	494.19'	N81°45'51"E
L14	945.26'	S74°14'09"E
L15	1123.80'	N15°45'51"E
L16	434.88'	N74°14'09"W
L17	356.20'	N15°45'51"E
L18	895.77'	N74°14'09"W
L19	393.20'	N14°38'07"W
L20	132.07'	N75°21'53"E
L21	420.33'	S7°33'50"E
L22	*2383.07'	S74°14'09"E
L23	*1285.76'	S3°50'00"W
L25	*283.74'	S24°15'51"E
L26	*739.39'	*N89°59'58"W
L27	*840.91'	S1°24'45"W
L28	*3602.97'	*S89°41'49"W
L29	*740.36'	N4°02'40"W

ADJUST PARCEL 2 CURVE TABLLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	195.97'	398.77'	28°09'24"	S10°14'40"E'	194.00'

NOTE:
**2383.07 INDICATES CHANGE FROM RECORD*

Preliminary Site Plan
for Reference Only

24-50.3

PROFESSIONAL LAND SURVEYOR No. 172483 JOHN R. BERRY 3/4/24 STATE OF UTAH

JOHN R. BERRY
P.L.S. 172483

NO.	DATE	ISSUE OF RECORD
0	2/23/24	TRANSMITTED TO TEXAS INSTRUMENTS, 100% DRAFT

DRAWN BY SDJ
CHECKED TMW

Rockhill LAND DEVELOPMENT
898 E. RIPARIAN DRIVE, DRAPER, UT. 84020
801-706-8658

JOHN R. BERRY, PE, PLS
PROFESSIONAL LAND SURVEYOR

DATE: 02/23/2024

PROJECT
LOT LINE ADJUSTMENT AFFECTING PARCELS 11:029:0043 AND 11:029:0059
LOCATED IN THE N1/2 S33, NW1/4 S34, S1/2 S28, NE1/4 S28, W1/2, S27, SW1/4 S22, SE1/4 S21, AND NE1/4 S35 T. 4 S., R. 1 E., SLB&M

PROJECT NUMBER R210726

APPROVED
LOT LINE ADJUSTMENT
PARCEL 11:029:0043 ADJUSTED

HZ SCALE = 1" = 500 FEET ON 24"X36" SHEET

SHEET NO. 3

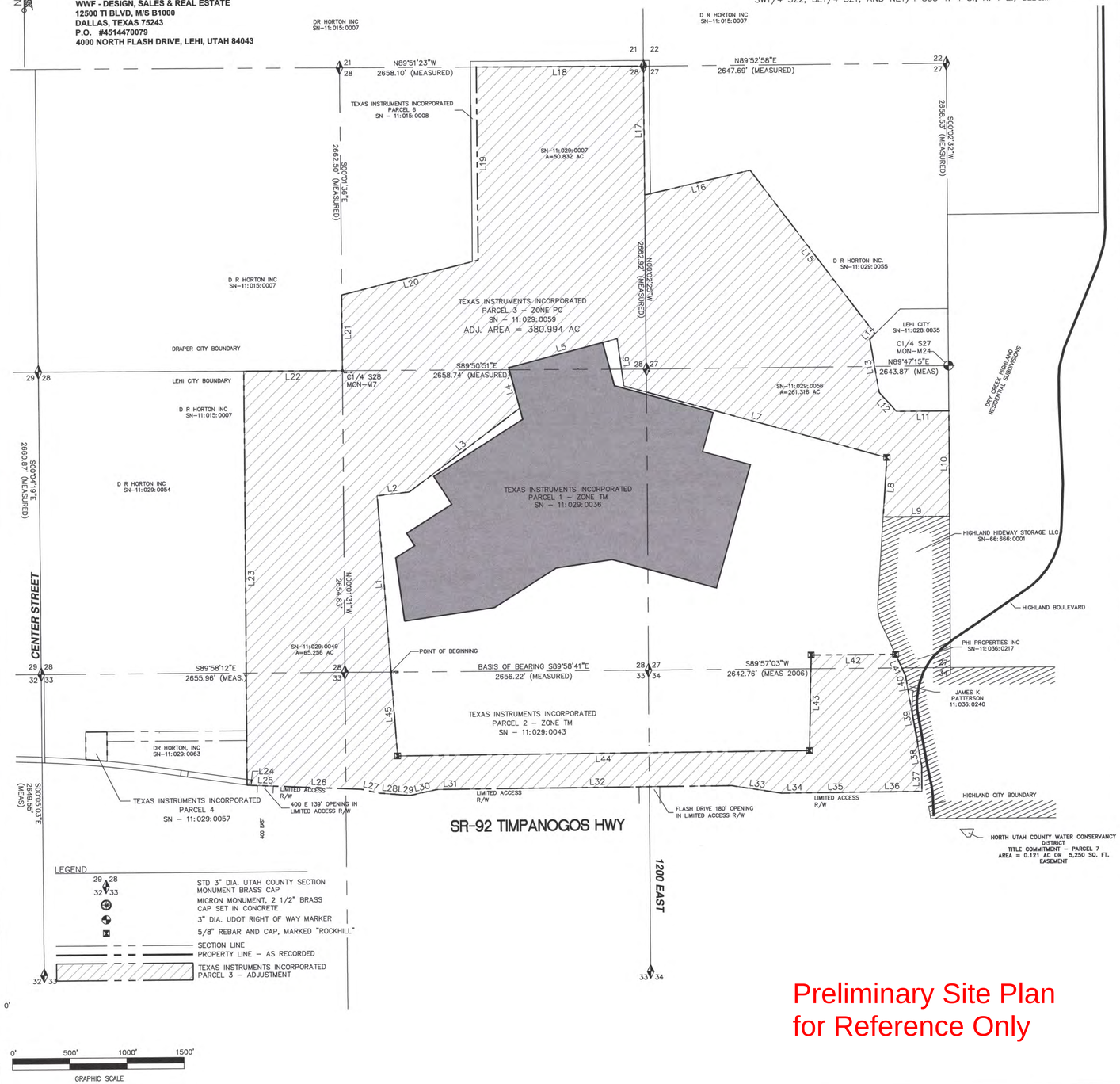
LOT-LINE-ADJUSTMENT

AFFECTING PARCELS 11:029:0043 AND 11:029:0059

TEXAS INSTRUMENTS INCORPORATED

LOCATED IN THE N1/2 S33, NW1/4 S34, S1/2 S28, NE1/4 S28, W1/2 S27, SW1/4 S22, SE1/4 S21, AND NE1/4 S35 T. 4 S., R. 1 E., SLB&M

CLIENT:
TEXAS INSTRUMENTS INCORPORATED
ATTN: MR. RYAN DAVIS, CCIM
NORTH AMERICAN REAL ESTATE
WWF - DESIGN, SALES & REAL ESTATE
12500 TI BLVD, M/S B1000
DALLAS, TEXAS 75243
P.O. #4514470079
4000 NORTH FLASH DRIVE, LEHI, UTAH 84043



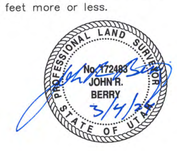
ADJUST PARCEL 3 LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	1554.33'	N4°02'40"W
L2	283.68'	N83°28'20"E
L3	1215.74'	N53°05'33"E
L4	368.81'	N14°38'07"W
L5	982.07'	N75°21'53"E
L6	420.33'	S7°33'50"E
L7	*2383.07'*	S74°14'09"E
L8	*525.17'*	*S3°50'00"W*
L9	581.93'	N89°51'49"E
L10	927.68'	N0°03'10"E
L11	461.04'	N90°00'00"W
L12	221.15'	N41°14'37"W
L13	475.44'	N9°32'45"W
L14	67.00'	N45°00'00"E
L15	1807.78'	N36°48'06"W
L16	946.80'	S77°12'44"W
L17	1131.64'	N0°02'25"W
L18	1462.02'	N89°51'23"W
L19	1697.42'	S0°01'55"E
L20	1232.27'	S76°05'04"W
L21	665.73'	S0°01'36"E
L22	863.81'	N89°50'24"W
L23	3642.93'	S0°00'00"E
L24	69.27'	S87°27'48"E
L25	184.07'	S87°29'59"E
L26	750.27'	S87°29'12"E
L27	151.32'	S76°47'48"E
L28	195.31'	S85°18'49"E
L29	82.28'	S85°18'45"E
L30	239.83'	N77°57'22"E
L31	230.65'	N89°41'38"E
L32	2350.87'	N89°41'49"E
L33	438.97'	S80°50'53"E
L34	238.18'	N89°41'22"E
L35	471.92'	N89°41'22"E
L36	519.34'	N89°41'22"E
L37	220.14'	N0°00'38"E
L38	185.38'	N9°46'20"W
L39	500.65'	N9°40'00"W
L40	122.64'	N9°44'11"W
L41	208.58'	N24°15'51"W
L42	*739.39'*	*N89°59'58"W*
L43	*840.91'*	S1°24'45"W
L44	*3602.97'*	*S89°41'49"W*
L45	740.35'	N4°02'40"W

NOTE:
*2383.07 INDICATES CHANGE FROM RECORD

PARCEL 11:029:0059 ADJUSTED

A parcel of land situate in the Northeast quarter and South half of Section 28; and the North half of Section 33; and Northwest quarter of Section 34 and the West half of Section 27, Township 4 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel are described as follows:

Beginning at a point on the Westerly boundary line of Parcel No. 11–029–0043 as recorded in the office of the Utah County Recorder's office as Entry No. 64308:2013, which is N 89°58'41" W 2252.95 feet along the section line from the Southeast corner of said Section 28; and running thence along the boundary of said Parcel 11–029–0043 the following six (6) courses and distances: (1) N 04°02'40" W 1554.33 feet; thence (2) N 83°28'20" E 283.68 feet; thence (3) N 53°05'33" E 1215.74 feet; thence (4) N 14°38'07" W 368.81 feet; thence (5) N 75°21'53" E 982.07 feet; thence (6) S 07°33'50" E 420.33 feet; thence S74° 14' 09"E 2383.07 feet; thence S3° 50' 00"W 525.17 feet; thence N89° 51' 49"E 581.93 feet; thence N 00°03'10" E 927.68 feet along the quarter section line; thence WEST 461.04 feet; thence N 41°14'37" W 221.15 feet; thence N 09°32'45" W 475.44 feet; thence N 45°00'00" E 67.00 feet; thence N 36°48'06" W 1807.78 feet to a found monument stamped M12; thence S 77°12'44" W 946.80 feet; thence N00° 02' 25"W 1131.64 feet to Northeast Corner of said Section 28; thence N89° 51' 23"W 1462.02 feet; thence S00° 01' 55"E 1697.42 feet; thence S76° 05' 04"W 1232.265 feet; thence along said West line S 00°01'36" E 665.73 feet to the Center Quarter Corner of said Section 28 a found monument stamped M7; thence N 89°50'24" W 863.82 feet along the North line of the Southwest quarter of said Section 28; thence SOUTH 3642.93 feet to the Northerly right–of–way line of State Route 92 Timpanogos Highway; thence along said Northerly SR–92 right of way the following nine (9) courses and distances: (1) S 87°27'48" E 69.27 feet to a found UDOT right–of–way monument; thence (2) S 87°29'59" E 184.07 feet to a UDOT right–of–way monument; thence (3) S 87°29'12" E 750.27 feet to a UDOT right–of–way monument; thence (4) S 76°47'48" E 151.32 feet to a UDOT right–of–way monument; thence S85°18'49"E 195.31 feet; thence S85° 18' 45"E 82.28 feet; thence N77° 57' 22"E 239.83 feet; thence N89° 41' 38"E 230.65 feet; thence N89° 41' 49"E 2350.87 feet; thence S80° 50' 53"E 438.97 feet; thence: N89° 41' 22"E 238.18 feet; thence N89° 41' 22"E 471.92 feet; thence N89° 41' 22"E 519.34 feet; thence N 00°00'38" E 220.14 feet to a found State Route 92 right of way monument; thence N 09°46'20" W 185.38 feet; thence N 09°40'00" W 500.65 feet; thence N 09°44'11" W 122.64 feet to a monument stamped M30; thence N 24°15'51" W 208.58 feet; thence N89° 59' 58"W 739.39 feet; thence S1° 24' 45"W 840.91 feet; thence S89° 41' 49"W 3602.97 feet; thence N4° 02' 40"W 740.36 feet to the point of beginning. The above described parcel contains 380.994 acres or 16,596,111 square feet more or less.



JOHN R. BERRY
P.L.S. 172483

Preliminary Site Plan
for Reference Only

24-50.4

NO.	DATE	ISSUE OF RECORD
0	2/23/24	TRANSMITTED TO TEXAS INSTRUMENTS. 100% DRAFT

Rockhill LAND DEVELOPMENT LLC
898 E. RIPARIAN DRIVE, DRAPER, UT, 84020
801-708-5658

DRAWN BY: SDJ
CHECKED: TMW
APPROVED: JOHN R. BERRY, PE, PLS
DATE: 02/23/2024
PROFESSIONAL LAND SURVEYOR

PROJECT: LOT LINE ADJUSTMENT AFFECTING PARCELS 11:029:0043 AND 11:029:0059
LOCATED IN THE N1/2 S33, NW1/4 S34, S1/2 S28, NE1/4 S28, W1/2 S27, SW1/4 S22, SE1/4 S21, AND NE1/4 S35 T. 4 S., R. 1 E., SLB&M
PROJECT NUMBER: R210726
LOT LINE ADJUSTMENT PARCEL 11:029:0053 ADJUSTED

SHEET NO. 4

DR HORTON INC
SN-11:015:0007

D R HORTON INC
SN-11:015:0007

21 22
28 27

N89°51'23"W
2658.10' (MEASURED)

N89°52'58"E
2647.69' (MEASURED)

S00°01'36"E
2662.50' (MEASURED)

S00°02'32"W
2658.53' (MEASURED)

TEXAS INSTRUMENTS INCORPORATED
PARCEL 6
SN – 11:015:0008

LEHI 20-FT WIDE
TRAIL & UTILITY
EASEMENT

SN-11:029:0007
A=50.832 AC

D R HORTON INC
SN-11:015:0007

N00°02'25"W
2662.92' (MEASURED)

D R HORTON INC.
SN-11:029:0055

TEXAS INSTRUMENTS INCORPORATED
PARCEL 3 – ZONE PC
SN – 11:029:0059

LEHI 20-FT WIDE
TRAIL EASEMENT

LEHI CITY
SN-11:028:0035

DRAPER CITY BOUNDARY

C1/4 S27
MON-M24

29 28
28 27

S89°50'51"E
2658.74' (MEASURED)

C1/4 S28
MON-M7

N89°47'15"E
2643.87' (MEAS)

LEHI CITY BOUNDARY

SN-11:029:0056
A=261.316 AC

DRY CREEK HIGHLAND
RESIDENTIAL SUBDIVISIONS

D R HORTON INC
SN-11:015:0007

S00°04'19"E
2669.87' (MEASURED)

D R HORTON INC
SN-11:029:0054

LEHI 20-FT WIDE
TRAIL AND SS
EASEMENT

TEXAS INSTRUMENTS INCORPORATED
PARCEL 1 – ZONE TM
SN – 11:029:0036

TI DRAINAGE
EASEMENTS

HIGHLAND HIDEWAY STORAGE LLC
SN-66:666:0001

RMP POWER
LINE
EASEMENT

N00°01'31"W
2654.83'

HIGHLAND BOULEVARD

SN-11:029:0049
A=65.256 AC

POINT OF BEGINNING

PHI PROPERTIES INC
SN-11:036:0217

29 28
32 33

S89°58'12"E
2655.96' (MEAS.)

28 27
33 34

BASIS OF BEARING S89°58'41"E
2656.22' (MEASURED)

S89°57'03"W
2642.76' (MEAS 2006)

JAMES K
PATTERSON
11:036:0240

TI ACCESS
EASEMENT

TEXAS INSTRUMENTS INCORPORATED
PARCEL 2 – ZONE TM
SN – 11:029:0043

TEXAS INSTRUMENTS INCORPORATED
PARCEL 5 – HIGHLAND CITY
SN – 11:036:0238
ZONE – PO

TI DRAINAGE
EASEMENT

DR HORTON, INC
SN-11:029:0063

LEHI 20-FT WIDE
TRAIL AND SS
EASEMENT

LEHI 50-FT WIDE
PUE EASEMENT

LEHI 20-FT WIDE
TRAIL EASEMENT

LIMITED ACCESS
R/W

LIMITED ACCESS
R/W

LIMITED ACCESS
R/W

HIGHLAND CITY BOUNDARY

S00°05'03"E
2649.55'
(MEAS)

TEXAS INSTRUMENTS INCORPORATED
PARCEL 4
SN – 11:029:0057

400 E 139' OPENING IN
LIMITED ACCESS R/W

FLASH DRIVE 180' OPENING
IN LIMITED ACCESS R/W

NORTH UTAH COUNTY WATER CONSERVANCY
DISTRICT
TITLE COMMITMENT – PARCEL 7
AREA = 0.121 AC OR 5,250 SQ. FT.
EASEMENT

CENTER STREET

400 EAST

1200 EAST

SR-92 TIMPANOGOS HWY

Preliminary Site Plan
for Reference Only

NORTH

0 250' 500' 1000'

SCALE: 1" = 250'

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	BY

4000 N FLASH DRIVE
LEHI, UTAH

Kimley»Horn
111 East Broadway, Suite 600 | Salt Lake City, UT 84111 | (385) 212-3176

KHA PROJECT	193138002
DATE	04.15.2024
SCALE	AS SHOWN
DESIGNED BY	NKH
DRAWN BY	NKH
CHECKED BY	AR

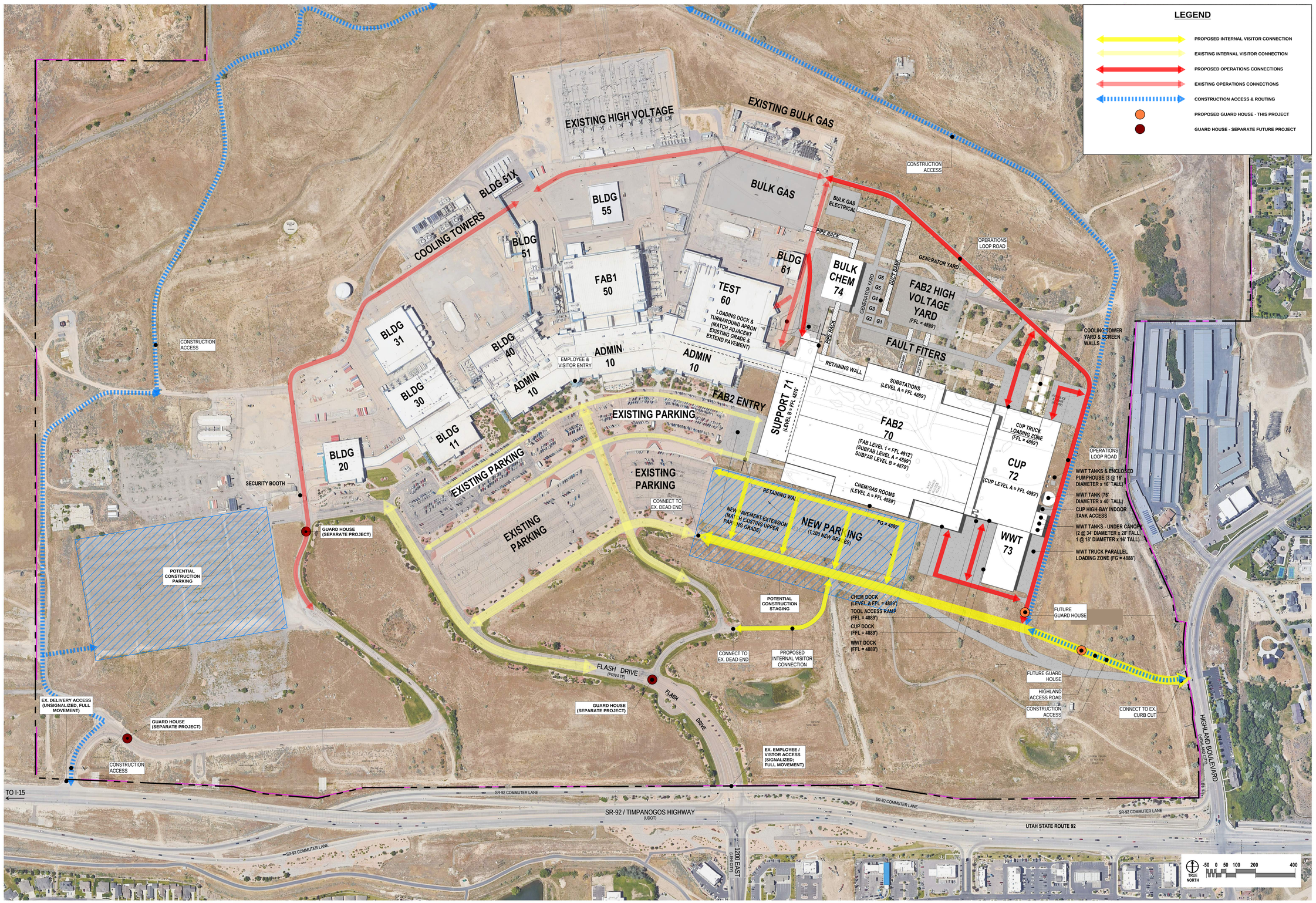
SITE BOUNDARY AND EASEMENTS

TEXAS INSTRUMENTS-LFAB2
PREPARED FOR
TEXAS INSTRUMENTS
LEHI CITY UTAH

SHEET NUMBER
SBE

C1 - CIVIL CONCEPTUAL SITE ACCESS

Preliminary Site Plan for Reference Only



Page/ Kimley»Horn

BOD 16 APRIL 2024

Project
LFAB2 | 300mm Wafer Semiconductor

Client
TEXAS INSTRUMENTS

Project Number
32AM23025 / 193138002 (KH)

MATCHLINE
SEE SHEET C2.2

EX. LEGEND

- EX. COMMUNICATIONS
- EX. FIRE WATER
- EX. NON-POTABLE WATER
- EX. POWER
- EX. POTABLE WATER
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. NATURAL GAS

PROPOSED LEGEND

- COMMUNICATIONS
- FIRE WATER
- NON-POTABLE WATER
- POWER
- POTABLE WATER
- SANITARY SEWER
- STORM DRAIN
- NATURAL GAS

EX. POTABLE WATER LINE TO LOOP
EX. POTABLE WATER LINE TO LOOP
EX. OVERHEAD POWER
LONE PEAK SUBSTATION EXISTING HIGH VOLTAGE
EXISTING BULK GAS
OVERHEAD HV LONE PEAK SUBSTATION TO FAB2 HV YARD
CONNECT REDUNDANT NON-POTABLE WATER TO EX. LOOP
BULK GAS
BULK GAS ELECTRICAL
RELOCATE EX. SANITARY SEWER
RELOCATED SANITARY SEWER
FIRE RACK
GAS LINE FROM BLDG TO PROP. GAS PAD (ALT 1)
BLDG 51A
COOLING TOWERS
BLDG 55
BLDG 51
FAB1 50
TEST 60
BLDG 61
BULK CHEM 74
DUCTBANK
FAB2 HIGH VOLTAGE YARD (FFL = 4890')
G6 G5 G4 G3 G2 G1
POTENTIAL GAS PAD
CONNECT PROP. TELECOM TO EXISTING.
GAS LINE FROM EX. SR-92 MAIN TO PROP. GAS PAD (ALT 2)
EX. POTABLE WELL (BACKUP SUPPLY)
PROPOSED SANITARY SEWER
PROPOSED POTABLE & FIRE WATER
FAULT FILTER
DUCTBANK CONNECTIONS TO SITE ELECTRICAL FACILITIES
PRIVATE OFFSITE DEVELOPMENT SANITARY SEWER IN EASEMENT
BLDG 31
BLDG 40
ADMIN 10
PROP. GAS LINE THROUGH EX. LFAB1 TO LFAB2 (ALT 1)
EX. DATA CENTER
RECONNECT TELECOMM TO EXISTING
RECONNECT TO EX. WATER LOOP
RELOCATE EX. POTABLE & FIRE WATER
FAB2 ENTRY
SUBSTATIONS (LEVEL A = FFL 4889')
SUPPORT (LEVEL B = FFL 4870')
RECONNECT RELOCATED TELECOMM TO EX.
RECONNECT TO EX. WATER LOOPS
RELOCATE EX. POTABLE & FIRE WATER
REDUNDANT TELECOMM TO WATER TANKS
BLDG 30
EX. GAS PAD
BLDG 11
EXISTING PARKING
FAB2 70
(FAB LEVEL 1 = FFL 4912')
(LEVEL A = FFL 4889')
SUBFAB LEVEL B = 4870')
RELOCATE EX. TELECOMM
RELOCATE EX. SANITARY SEWER
CUP 72
(CUP LEVEL A = FFL 4889')
RELOCATED TELECOMM
BLDG 20
EXISTING PARKING
EX. SANITARY SEWER
CHEM/GAS ROOM (LEVEL A = FFL 4889')
RELOCATE EX. TELECOMM
RELOCATED TELECOMM
RECONNECT POTABLE SUPPLY FROM WELL
RELOCATE EX. NON-POTABLE WATER
RELOCATED POTABLE, & FIRE WATER
WWT 73
RELOCATED POTABLE, NON-POTABLE, & FIRE WATER
EX. OVERHEAD POWER
EX. POTABLE BACKUP SUPPLY TO LOOP
EX. SANITARY SEWER
PROPOSED SANITARY SEWER
PROPOSED SANITARY SEWER
EX. NON-POTABLE LINE TO LOOP *POTENTIAL NON-POTABLE IMPROVEMENT REQUIRED
EX. NATURAL GAS
TERMINATE SANITARY SEWER AT PROPERTY LINE; OFFSITE EXTENSION TO OUTFALL BY SEPARATE PROJECT BY OTHERS
METERING FACILITY (E.G., PARSHALL FLUME)
POTENTIAL SLIP STREAM LOCATION
FLASH
DRIVE
EX. TELECOMM
PROPOSED TELECOMM
EX. NATURAL GAS
PROPOSED NATURAL GAS
EX. SANITARY SEWER OUTFALL
EX. CITY POTABLE WATER SUPPLY
HIGHLAND BLVD
UTAH STATE ROUTE 92

TEXAS INSTRUMENTS LFAB2 - 100% BASIS OF DESIGN - CIVIL CONCEPTUAL UTILITY C2.1

LEHI, UT

16 APR 2024

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

Kimley»Horn

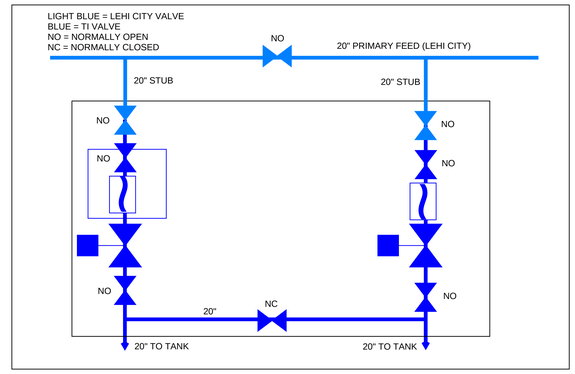
Date: April 16, 2024 - 11:00am / User: nko.karaman
Path: K:\SLC_Civil\193822 TI-LFAB2\CAD\Exhibits\Utility BOD Exhibits_1005.dwg

EX. LEGEND

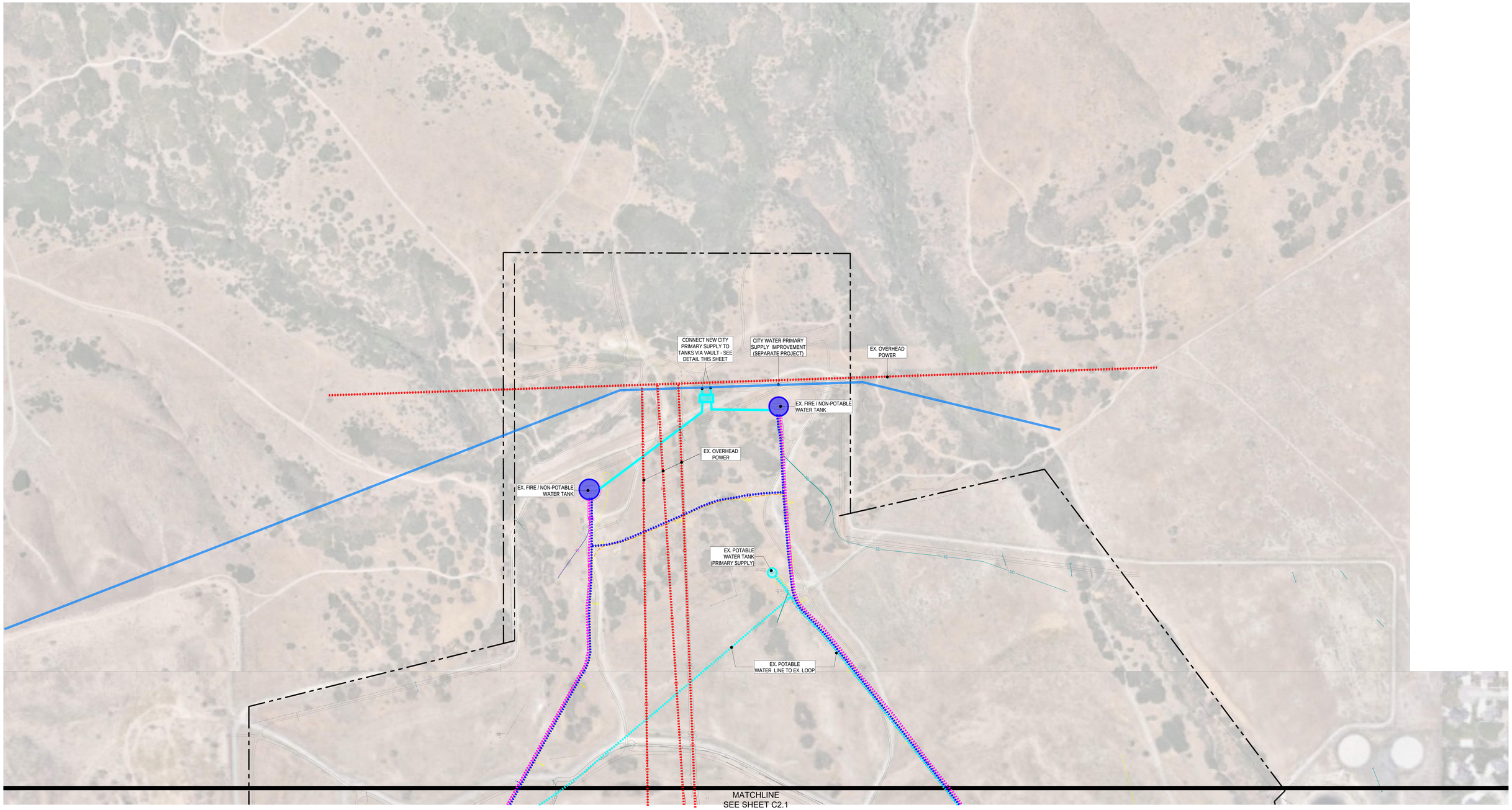
- EX. COMMUNICATIONS
- EX. FIRE WATER
- EX. NON-POTABLE WATER
- EX. POWER
- EX. POTABLE WATER
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. NATURAL GAS

PROPOSED LEGEND

- COMMUNICATIONS
- FIRE WATER
- NON-POTABLE WATER
- POWER
- POTABLE WATER
- SANITARY SEWER
- STORM DRAIN
- NATURAL GAS



PRELIMINARY WATER VAULT DETAIL



TEXAS INSTRUMENTS LFAB2 - 100% BASIS OF DESIGN - CIVIL CONCEPTUAL UTILITY C2.2

LEHI, UT

16 APR 2024

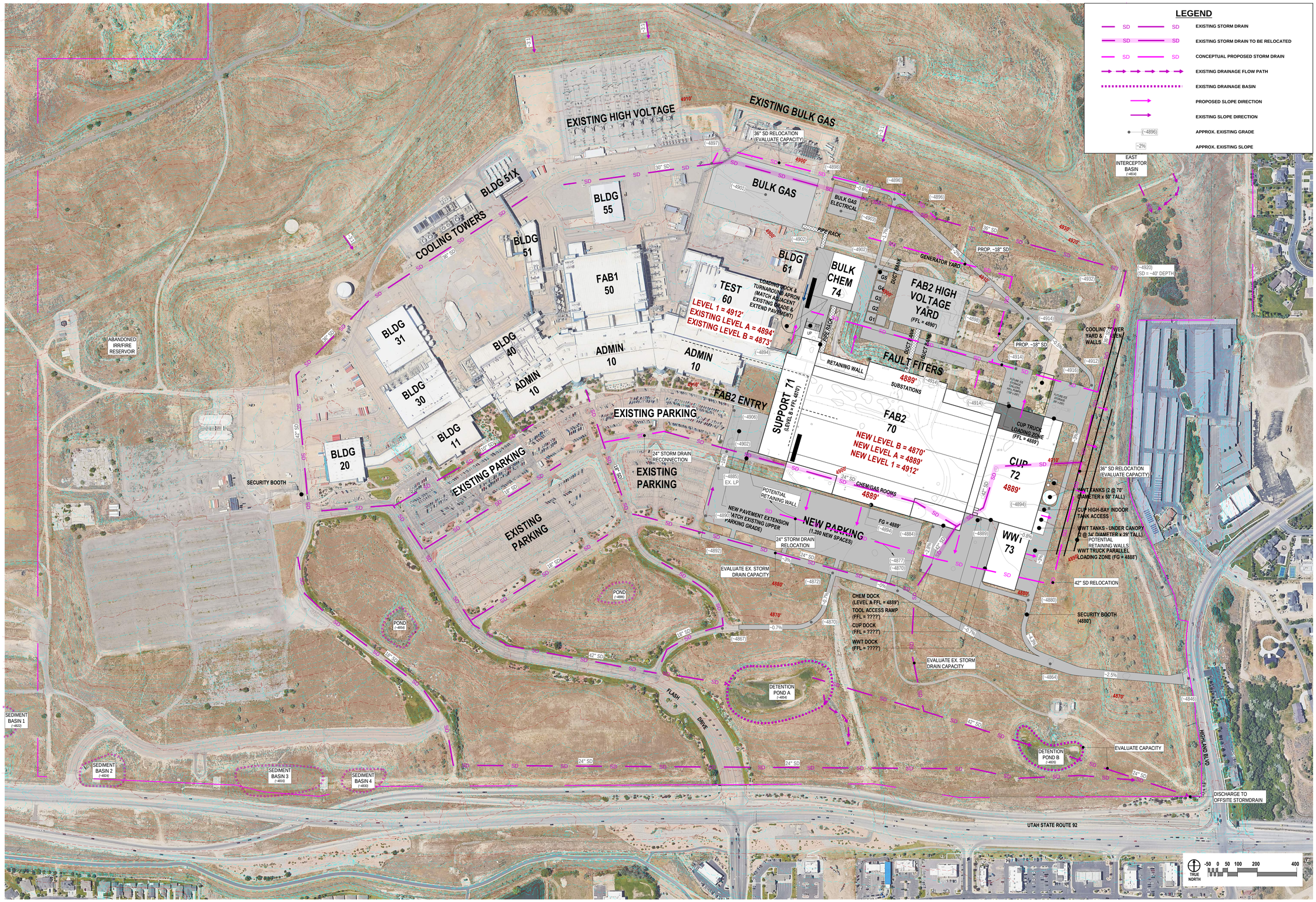
GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

Kimley»Horn

Date: April 16, 2024 – 11:01am / User: nika.hardman
Path: R:\SITE_Civil\130180022 - TI-LFAB2\CAD\Exhibits\Utility BOD Exhibit_100%.dwg

C3 - CIVIL GRADING & DRAINAGE



LEGEND

PROPOSED SPOILS PILE LOCATIONS

ANTICIPATED LIMITS OF EXCAVATION

CONCEPTUAL EARTHWORK

TOTAL CUT (EXPORT): 891,000 CY

TOTAL FILL (IMPORT): 119,000 CY

BULK GAS

BULK GAS ELECTRICAL

BULK CHEM 72

FAB2 HIGH VOLTAGE YARD

FAULT FITERS

SUPPORT 71

FAB2

CUP 73

WWT 74

NEW PARKING (1,200 NEW SPACES)

TEMP. CONSTRUCTION SHORING WALL HEIGHT = ~25'

6630 W

RASH DRIVE

HIGHLAND BLVD

UTAH STATE ROUTE 92

TEXAS INSTRUMENTS LFAB2 - 100% BASIS OF DESIGN - CIVIL CONCEPTUAL EXCAVATION C4

LEHI, UT

16 APR 2024

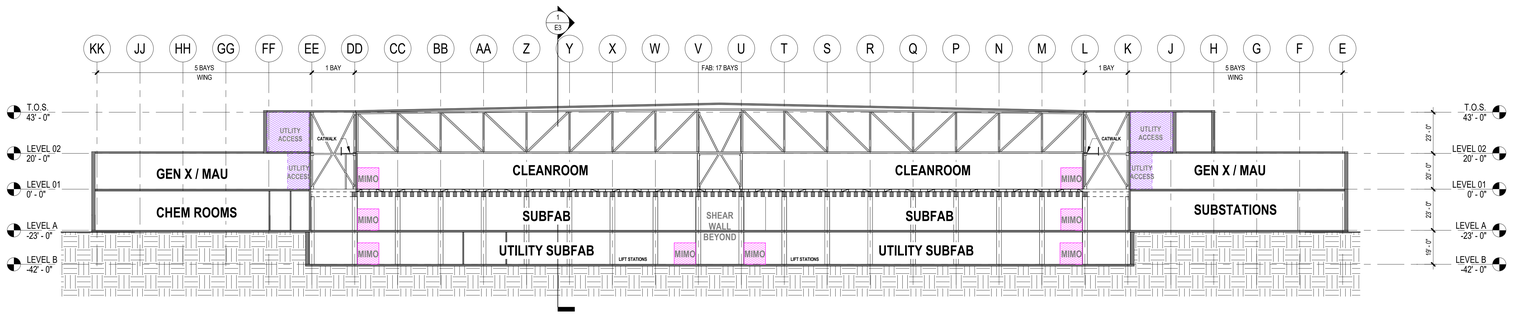
GRAPHIC SCALE IN FEET 0 100 200 400

NORTH

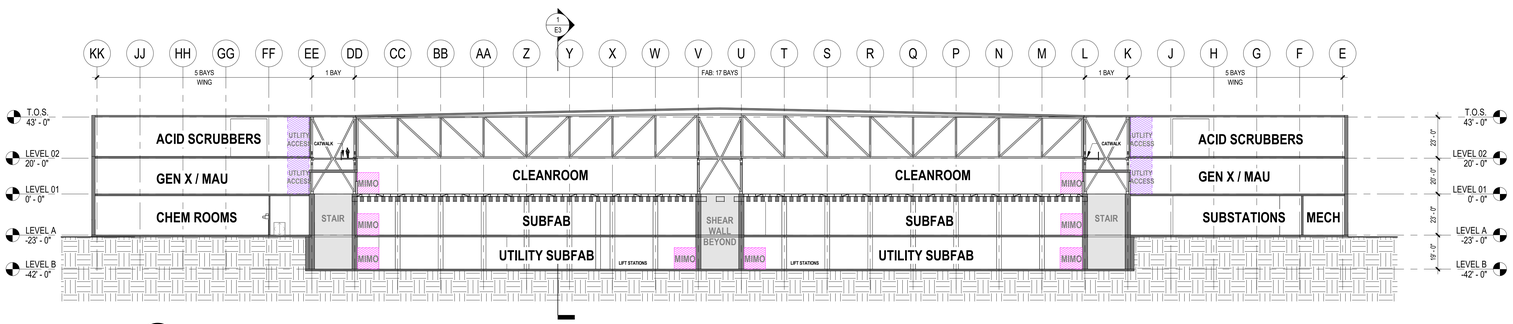
Kimley»Horn

Date: April 16, 2024 - 12:48pm / User: nikolandman
Path: K:\DEC_Civil\191338022 - LFAB2\4000 Exhibits\Excavation BOD Exhibit.dwg

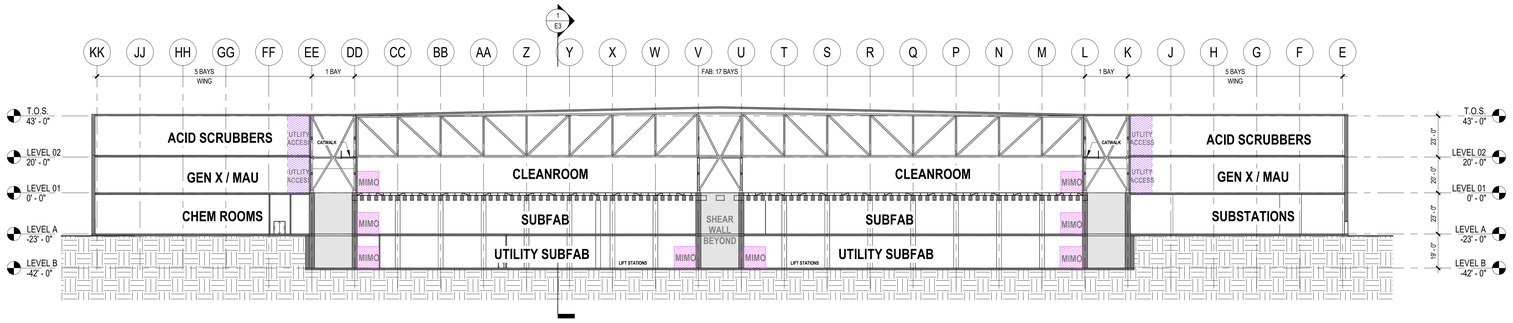
BUILDING SECTIONS



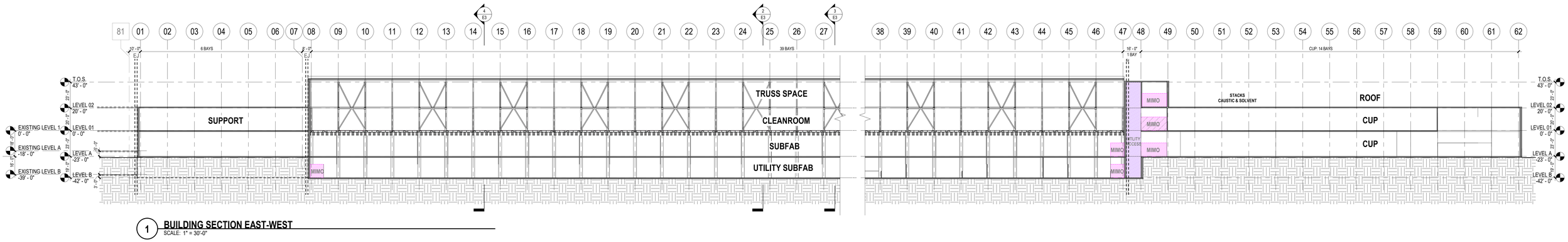
4 **BUILDING SECTION NORTH-SOUTH 3**
SCALE: 1" = 30'-0"



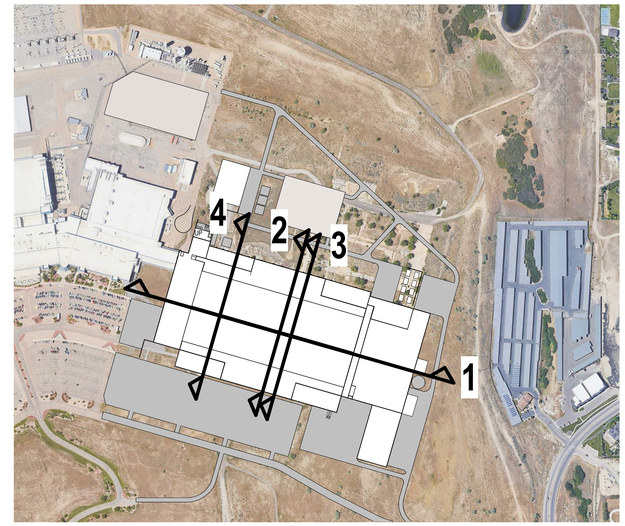
3 **BUILDING SECTION NORTH-SOUTH 2**
SCALE: 1" = 30'-0"



2 **BUILDING SECTION NORTH-SOUTH 1**
SCALE: 1" = 30'-0"



1 **BUILDING SECTION EAST-WEST**
SCALE: 1" = 30'-0"



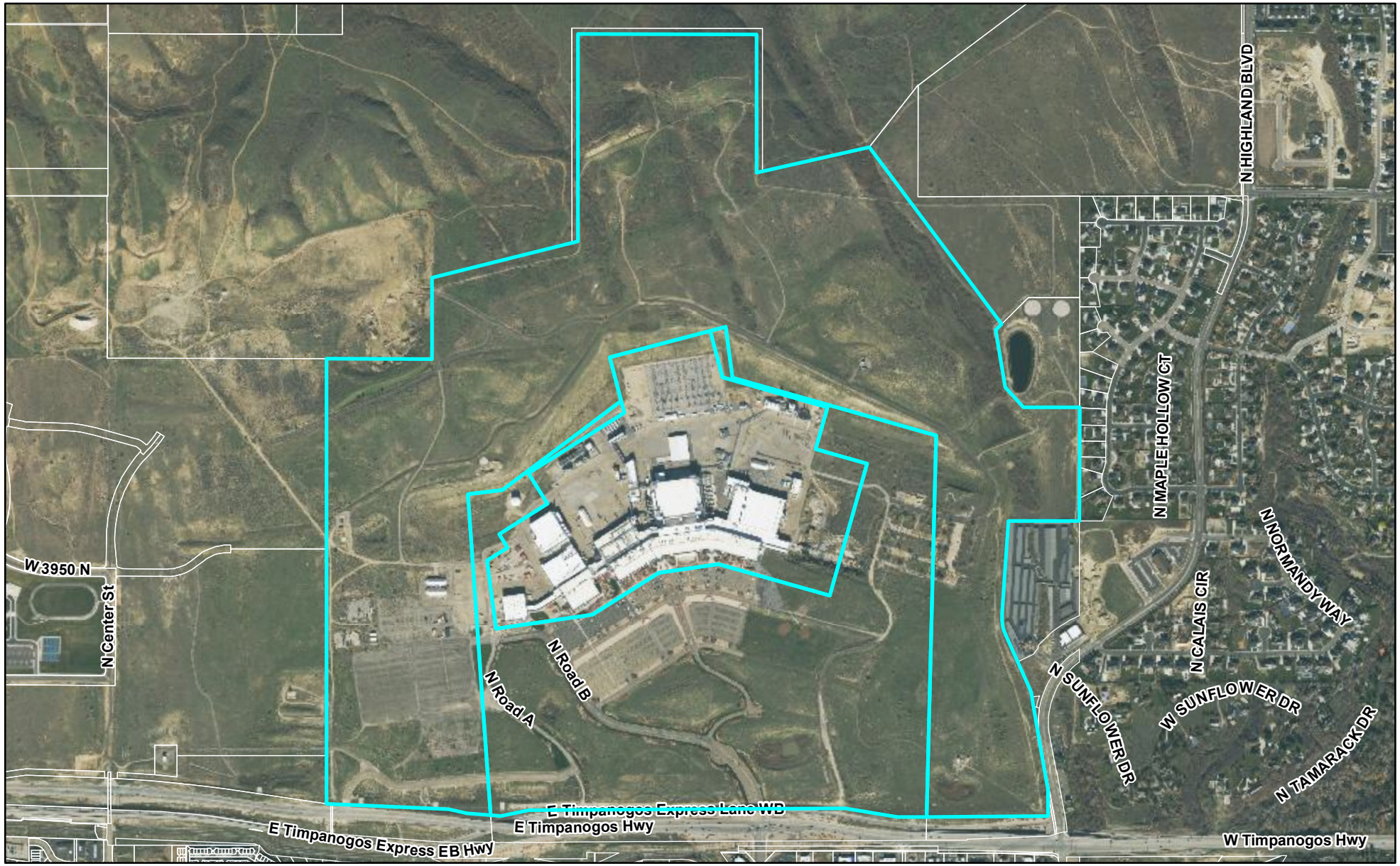
SITE KEYPLAN



Representative, high-level conceptual rendering of the Texas Instruments LFAB2 facility. This rendering was created prior to the beginning of conceptual design efforts and does not directly reflect the design of the facility as of today. The overall building magnitude remains largely representative of what the facility is planned to be upon completion. Colors, building materials, door placement, dock placement, landscaping, etc. remain subject to change as design progresses.

Texas Instruments LFAB2 Grading

Aerial



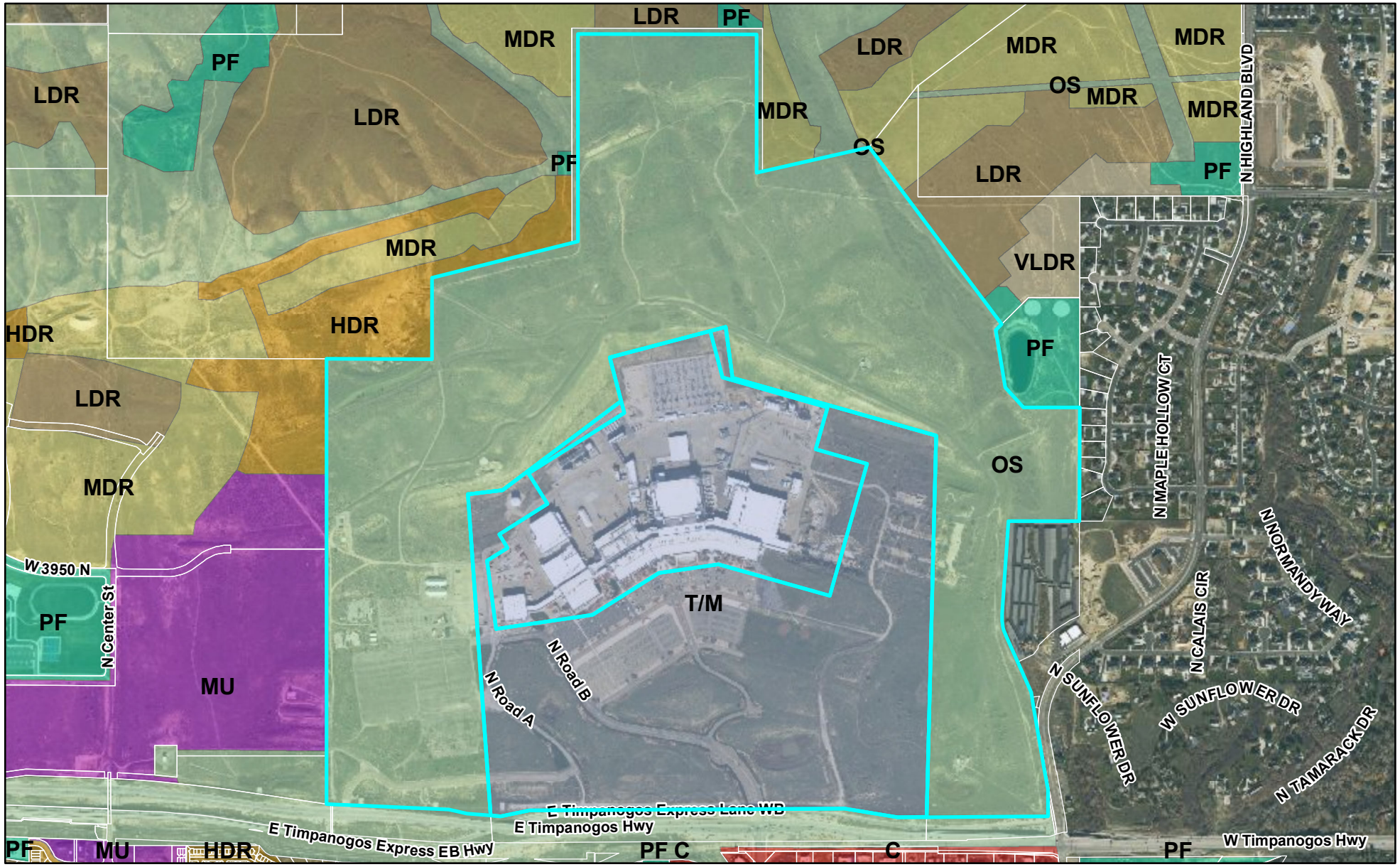
Feet

0 1,300 2,600

LEHI CITY

Texas Instruments LFAB2 Grading

General Plan

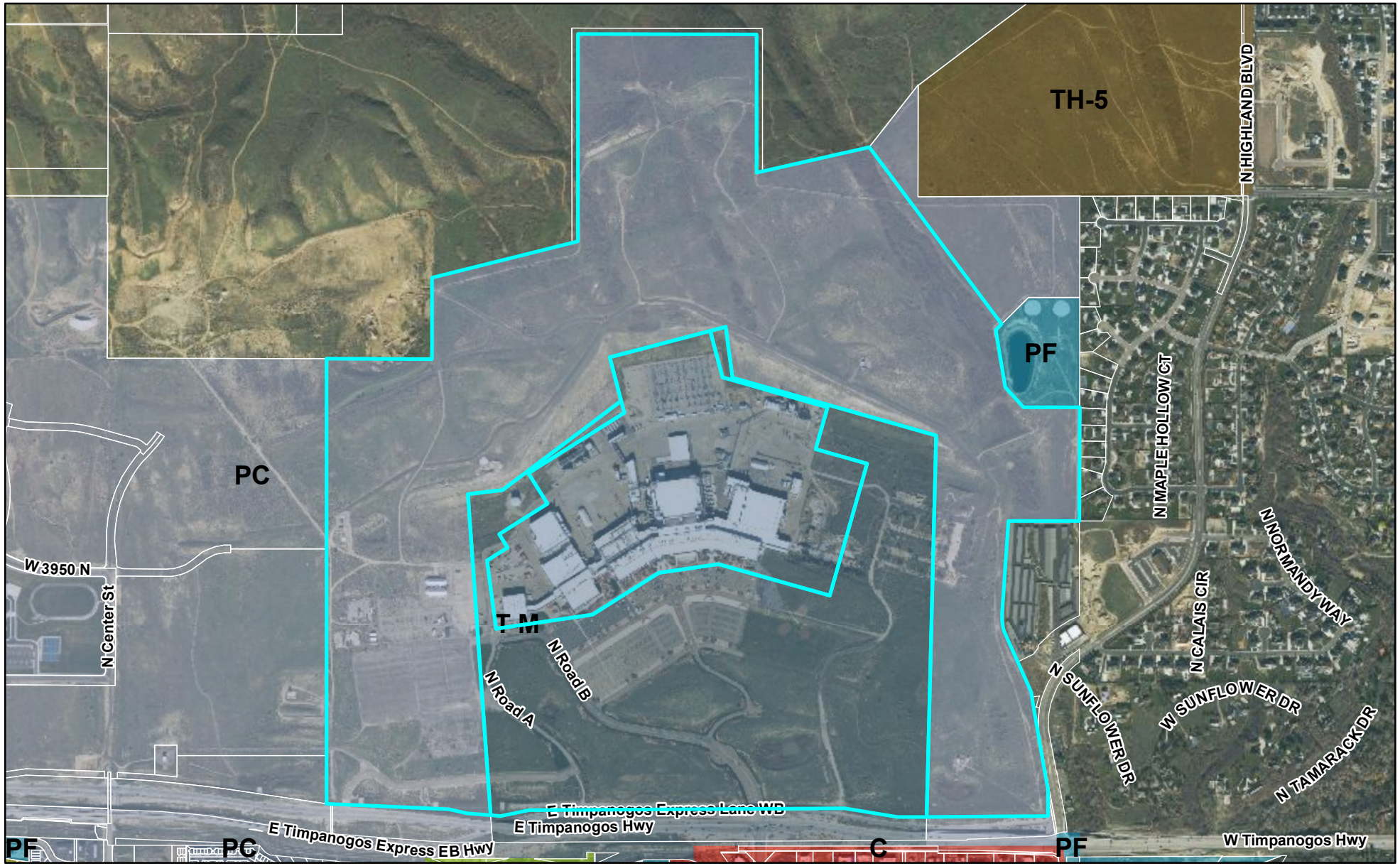


0 1,300 2,600 Feet

LEHI CITY

Texas Instruments LFAB2 Grading

Zoning



0 1,300 2,600 Feet

LEHI CITY

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: May 28, 2024
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final Subdivision approval for the River Point Phase 5, a PUD consisting of 33 single-family lots located at approximately 1050 North 3750 West.

Suggested Action:

Attachments:

CC Staff Report River Point Phase 5 Final Subdivision 05.28.24.docx

River Point Phase 5 Final DRC 5.15.2024.docx

River Point Phase 5 Narrative.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

RIVER POINT PHASE 5 PUD FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Edge Homes		
Meeting Date	May 28, 2024		
Requested Action/Purpose	Approval of a final subdivision		
Location	1050 North 3750 West		
Existing Land Use	Agriculture		
Existing Zoning	R-2		
General Plan Land Use Designation	MDR		
Number of Lots/Units	38 lots		
Adjacent Zoning and Land Use	*North*	R-2	Future River Point Phase 4
	South	PC	Harmony Townhomes
	East	PC	Cold Spring Ranch Townhomes
	West	R-3	Vacant
Date of DRC Review	May 15, 2024		
Assigned Planner	Katie Bussell		

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

November 16, 2021	City Council approved River Point Concept Plan.
August 23, 2022	City Council approved the River Point Phase 2 Preliminary Subdivision.
January 10, 2023	City Council approved River Point Phase 2 Final Subdivision.
November 13, 2023	City Council approved River Point Phase 3 Final Subdivision.
April 9, 2024	City Council approved River Point Phase 4 Final Subdivision.

REPORT ANALYSIS

The applicant is requesting final approval of the River Point Phase 5 PUD Subdivision. This is a Planned Unit Development subdivision, the concept of which received approval from City Council on November 16, 2021. It should be noted that River Point Phase 2 Preliminary Plat covered River Point Phase 5 as well. This report will describe the

PUD requirements, the number of units, and the DRC comments.

PUD Requirements
A Planned Unit Development (PUD) is a residential overlay that allows applicants to cluster development to provide varied lot sizes and a larger amount of open space than would be allowed by traditional zoning. The density for a PUD is determined based on the underlying zoning district. River Point Phase 2 Preliminary included final phases 2 through 5 and was approved to have 257 units. Phase's 2, 3, and 4 were approved to have 73, 76, and 70 units respectively. Phase 5 is proposing 38 units. Phases 2 through 5 therefore total 257 units, which meets the total number of units approved under the preliminary plat. The lots for this phase will be single-family lots only.

DRC Comments
The DRC had 13 redline comments, many pertaining to small items that need to be included on the final plat. Some of note include:
1. Add "No Parking" signs to both sides of Park Drive
2. Lots 518-522 along private road needs 15' PUE.

Please consider all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed subdivision does/does not meet the requirements of the Development Code in regard to subdivision approvals.
2. Other findings based upon information presented at the public meeting.

River Point Phase 5
DRC Redline Comments

*Edge- requests final subdivision review of **River Point Phase 5 resubmittal**, a 33-lot single-family subdivision located at approximately 1050 North 3750 West.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth
Assigned Planner: Katie Bussell
Representatives of the Applicant Present: Brandon Parr, Michael Budge
Date of Plans Reviewed: 5/6/2024
Time Start: 1:20 PM
Time End: 1:40 PM

DRC REDLINE COMMENTS:
Glade – Power:
1. Lots 518-522 along private road needs 15' PUE
2. We will need to update power plans due to design changes – informational comment

Garion – Fire: No comments.
Ryan – Water/Sewer:
3. Move 8" in line valve on pi main to avoid service to lot 511
4. Show three 6" valves flanged to tee. on 860 north.
5. Remove 8" valve note. valves are existing.
6. move services on lot 536 to avoid tee and valves on water mains.

James – Parks: No comments.
Gary – Building/Inspections:
7. On plat, update note number 5, and supply land drain letter.

Shelbey – Public Works: No comments.
Brad – Engineering:
8. Label "No On-Street Parking along Park Drive" for lots 518-522. - Final Plat
9. Add "No Parking" signs to both sides of Park Drive. - Site Plan
10. Increase the vertical curve length at PVI sta 146+14.7 to a minimum length of 120' to meet the minimum "K" value requirement of 20 - Sheet PP-4
11. Increase the vertical curve length at PVI sta 1+77.61 to a meet minimum "K" value of 20 - Sheet PP-6
12. Increase the vertical curve length at PVI sta 140+68 to a meet minimum of "K" value of 17 – Sheet PP-3
13. Change the notes on the hatching to indicate that no parking is allowed anytime along Park Drive – Sheet C-200B

Kim – Planning: No comments.

PRECON MEETING REQUIRED? (FULL, TAIILGATE, NONE)
PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Stefanie Daggs- Sdaggs@lehi-ut.gov or 385-201-2523)
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Reimbursement agreement needed for Canvasback Drive.
5. Incomplete landscaping and/or irrigation plans may require additional comments to be addressed as part of the check-off process.
6. Include surveyor's and engineer's stamps and signatures on the construction drawings.
7. Show lot addresses on the final plat (must coordinate with Planning Division).
8. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
9. Revise SWPPP for this phase.

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

10. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Submit to lehicitystormwater@gmail.com).
11. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073). This should be the last item completed prior to scheduling a preconstruction meeting.
12. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required.
    Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.
    Water dedication needs to be taken care of.
13. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled

PRIOR TO RECORDING OF PLAT:

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

DRC GENERAL COMMENTS:

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

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON MAY 28TH.

PLANNER REMEMBER TO SEND PLAN SET TO POWER

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.

Dear Lehi City,

The following narrative is intended to address the issues outlined in the Application for Final Subdivision Plat Application for the Riverpoint Phase 5 Subdivision.

Following the Preliminary Plat Approval and the Phases 1-4 Final Plat Approval by City Council, Edge Homes is excited for the opportunity to present Lehi City with our fourth Final Subdivision Plat Application for Riverpoint.

We were given many great suggestions from the planning department, Planning Commission, and City Council during the Concept Plan, Preliminary Plat, and Final Plat Approval processes. We believe these ideas will help enhance the look and feel of this community to both those passing through it and those who will call it home. We appreciate your input and expertise and are pleased to introduce these elements into Riverpoint.

The vision for this community is to add to the existing area currently developed or under development. The location and design of the green byways, community gathering areas, and future public parks and open space are a result of many productive meetings with Lehi City Planning and Engineering.

The fifth final plat submittal lies in current Lehi city boundaries and will consist of 38 single family lots.

The full buildout of this project will be substantial and will continue to serve the demand of the residents looking for all the conveniences Lehi has to offer. We are excited to continue to provide homes and communities to Lehi City and look forward to working through this project together.

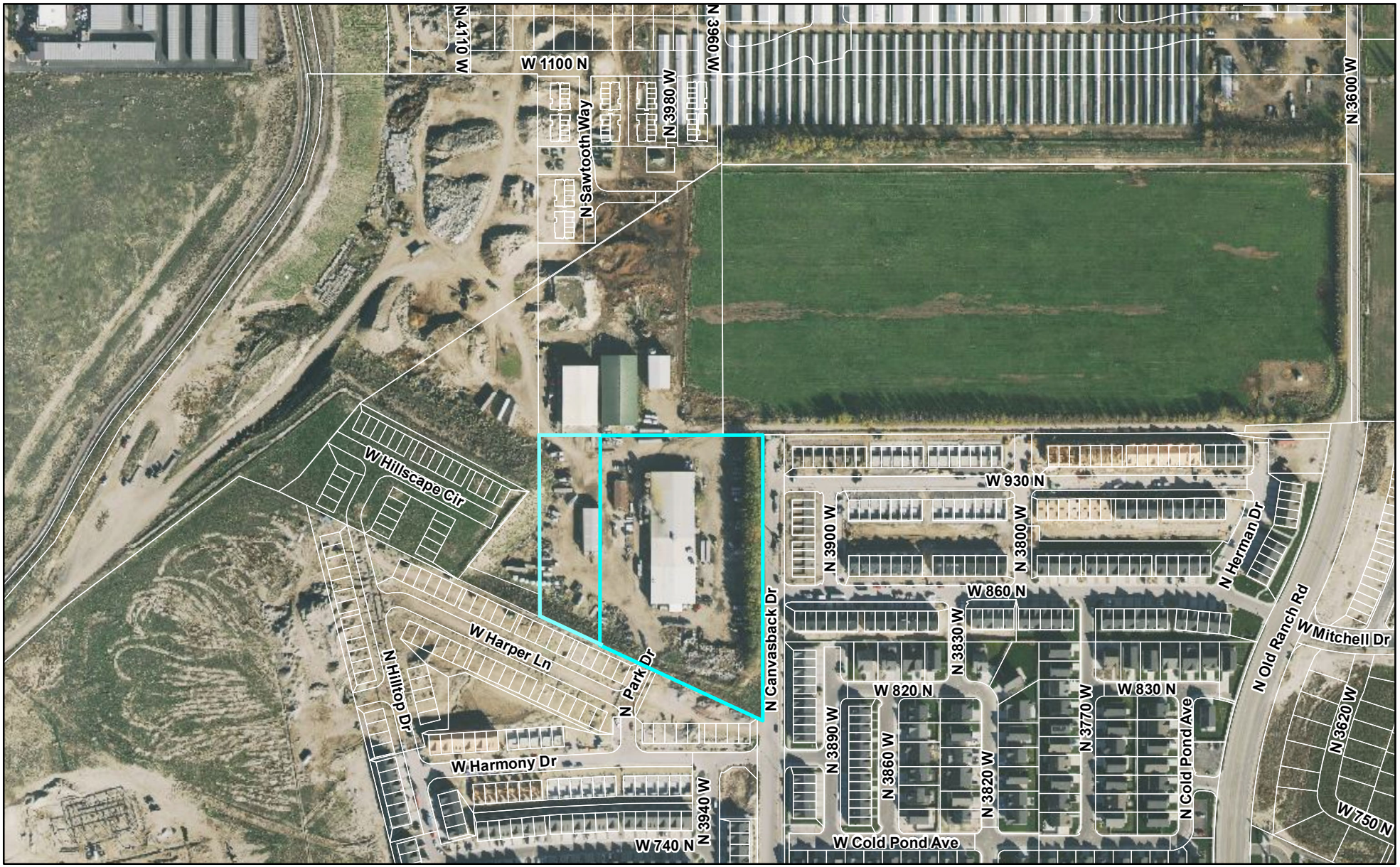
Respectfully,

Brandon Parr

Edge Homes

River Point Phase 5 PUD Final

Aerial Map



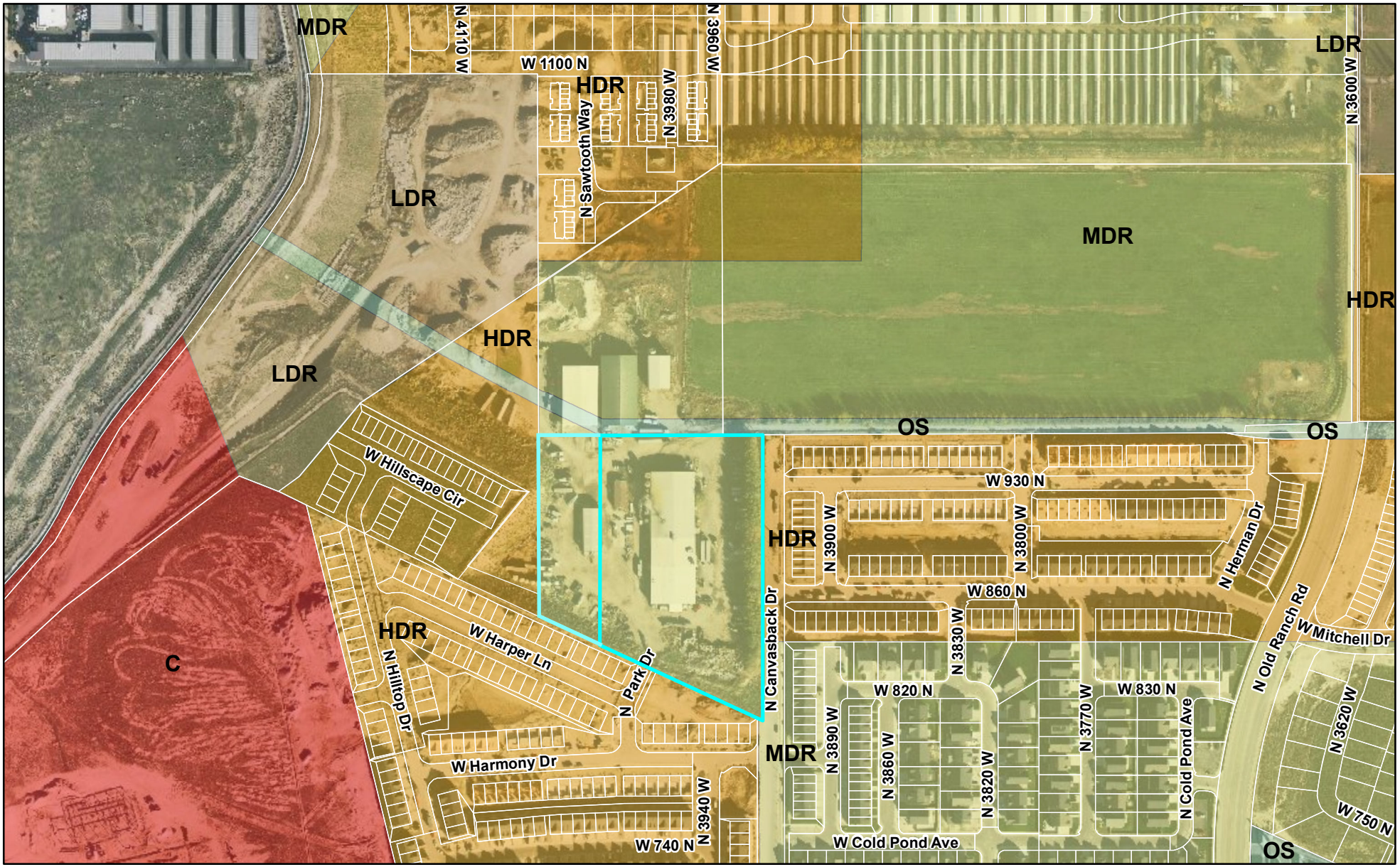
Feet

0 375 750

LEHI CITY

River Point Phase 5 PUD Final

General Plan Map

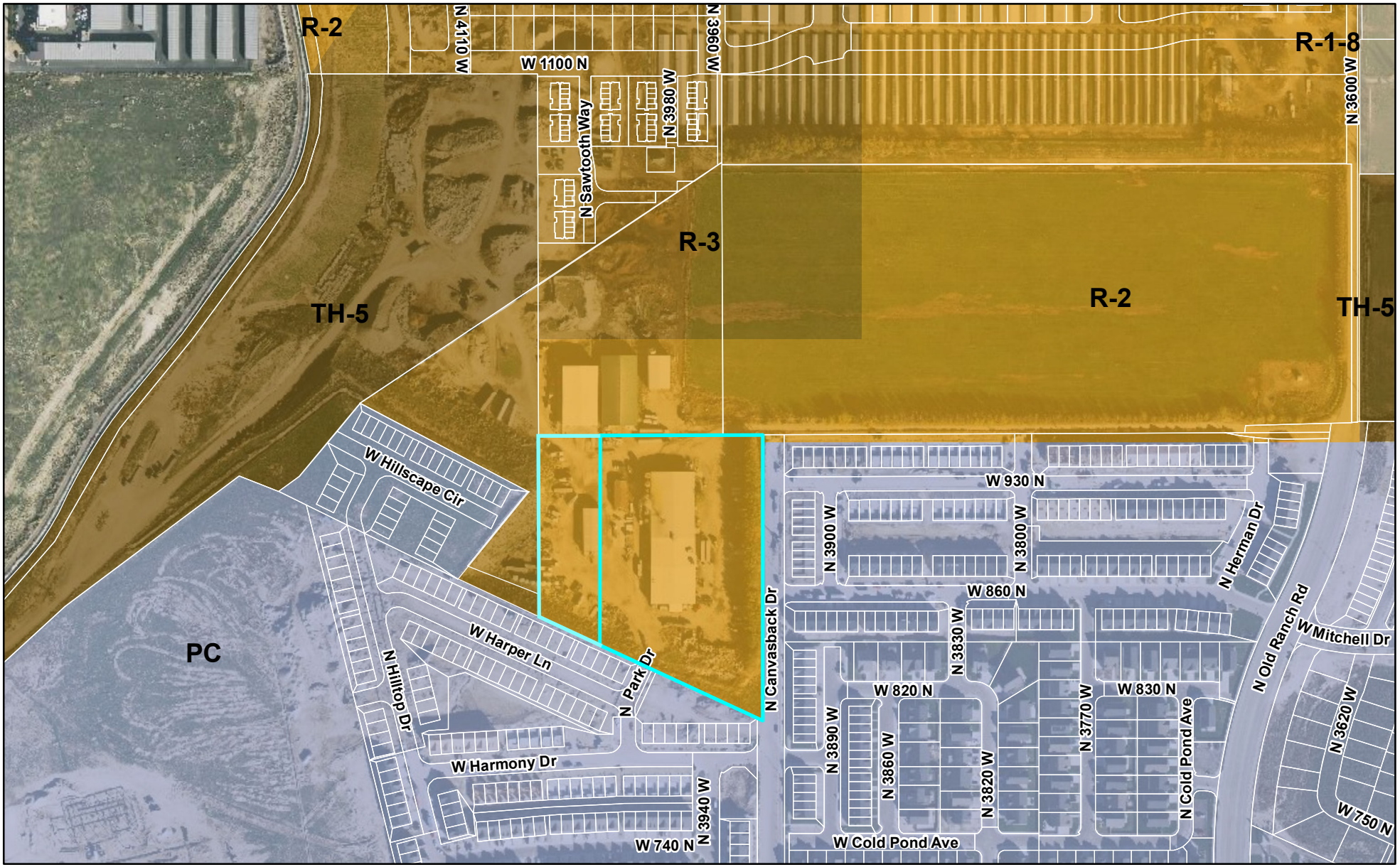


0 375 750 Feet

LEHI CITY

River Point Phase 5 PUD Final

Zoning Map



Feet

0 375 750

LEHI CITY

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: May 28, 2024
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #39-2024 approval of updates to several standard drawings in the Design Standards and Public Improvement Specifications Manual.

Suggested Action:

Attachments:

CC Staff Report Design Standards Update 05.28.24.docx

Design Standards Updates DRC 4.24.2024.docx

Ord 39-2024.docx

Design Standard Updates - May 2022.pdf

DESIGN STANDARDS UPDATE

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	May 28, 2024
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	April 24, 2024
Date of Planning Commission Review	May 9th, 2024

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 comprehensive updates to the Lehi City Standard Drawings. These updates include removing outdated information, such as equestrian trails from the Standard Trail details, and adding six-inch minimum road base for sidewalks. The updates also include updating the roadway widths to 32-feet to conform with state code. The other significant update was for the Master Planned Trail Crossing at Local Street detail (RD-17). There were conflicts with emergency vehicles and public works trucks to make the turns with the 20-foot road-width at the curb extensions, so the road-width has been widened to 22-feet at a mid-block crossing and 24-feet when coming from a roadway.

DRC Comments
There were nine redline comments from the DRC. They include:

1. Add note 7 “where applicable, gates will be required for utility access”
2. Change from “For Standpipe hose connections” to “FOR EXTERIOR FIRE DEPARTMENT CONNECTIONS”
3. Add note: purchase through local Knox vender or at knoxbox.com

Please consider all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

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

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on May 9th, 2024. The minutes and motion from this meeting are as follows:

2.6) Public hearing and recommendation of Lehi City's request for review of updates to several standard drawings in the Design Standards and Public Improvement Specifications Manual.

Katie Bussell presented the item and stated that the Engineering Department requested changes to modernize the design standards and meet state code.
Chairman Jackson opened the public hearing.

Marchal Gary highlighted the critical impact of speed on pedestrian safety, emphasizing that even small increases in vehicle speed can significantly increase the risk of serious injury or death. He stated that residents want safe and comfortable walking and cycling for themselves and their children. He suggested using traffic calming measures to slow traffic down and improve walkability and bike ability.

Chairman Jackson closed the public hearing.

The Commission discussed ideas to improve safety.

Motion: Commissioner Lockhart moved to recommend approval of updates to several standard drawings in the Design Standards and Public Improvement Specifications Manual; with the finding that it is in conformance with the purpose's intent and provisions of the General Plan and its various elements; and include all Development Review Committee Comments. Commissioner Kunze seconded the motion.

Roll Call Vote: Commissioner Jackson, Yes; Commissioner Jones, Yes; Commissioner Kunze, Yes; Commissioner Lockhart, Yes; and Commissioner Roberts, Yes. The motion passed unanimously.

Design Standards Public Improvement
DRC Redline Comments

Lehi City – requests review of updates to several standard drawings in the Design Standards and Public Improvement Specifications Manual.
DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner: Brad Kenison
Representatives of the Applicant Present: N/A
Date of Plans Reviewed: 4/16/2024
Time Start: 3:20 PM
Time End: 4:20 PM

DRC REDLINE COMMENTS:
Glade – Power:
1. Add note 7 "where applicable gates will be required for utility access"

Garion – Fire:
2. Knox brand STANDPIPE CAP
3. Add note: Purchase through local Knox vender or at knoxbox.com
4. Change from “For Standpipe hose connections” to “FOR EXTERIOR FIRE DEPARTMENT CONNECTIONS”
5. Knox Box- “to be mounted between 5’-6’” and Remote power shutoff for vehicle charging stations.

Ryan – Water/Sewer: No comments.
James – Parks:
6. Add callout for 12" concrete curbing under fencing.
7. Remove "equestrian" from title Bike/ Pedestrian title
8. 6'.0" high fence when required per city standards

Gary – Building/Inspections: No comments.
Shelbey – Public Works: No comments.
Brad – Engineering: No comments.
Luke- Traffic: No comments.
Kim – Planning:
9. Look at scenarios where trail TR-02 apply and consider whether two foot clear area is needed.

GENERAL COMMENTS:
1. Asphalt width should be updated as well from the written Design Standards text

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MAY 9TH.

PRECON MEETING REQUIRED? (FULL, TAIILGATE, NONE)

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

ORDINANCE NO: 39-2024

AN ORDINANCE AMENDING THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS MANUAL

WHEREAS, it has become necessary to the Design Standards and Public Improvement Specifications Manual; and

WHEREAS, this amendment seeks to update various drawings within the Design Standards; and

WHEREAS, following a public hearing on May 9th, 2024, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on May 28th, 2024, 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 9th, 2024, 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 Design Standards and Public Improvement Specifications Manual 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:

The Design Standards and Public Improvement Specifications Manual of the Lehi City Development Code are hereby amended.

PART II:

A. If a provision of this Ordinance -2024 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.

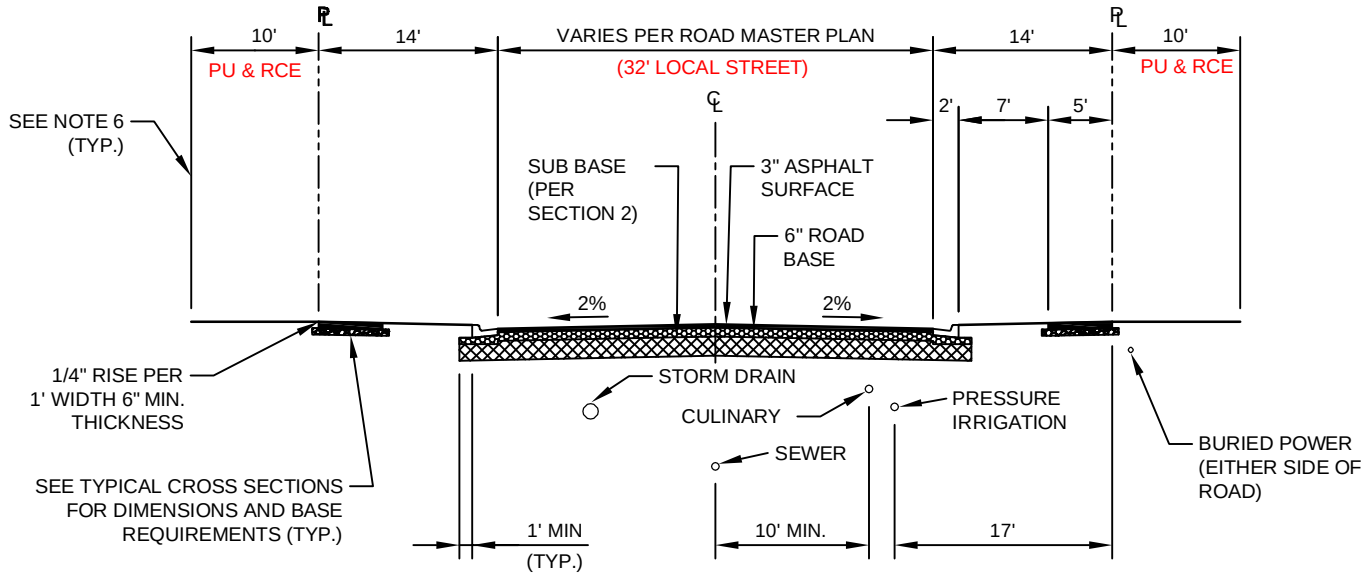
D. This Ordinance shall take effect immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 28th day of May 2024.

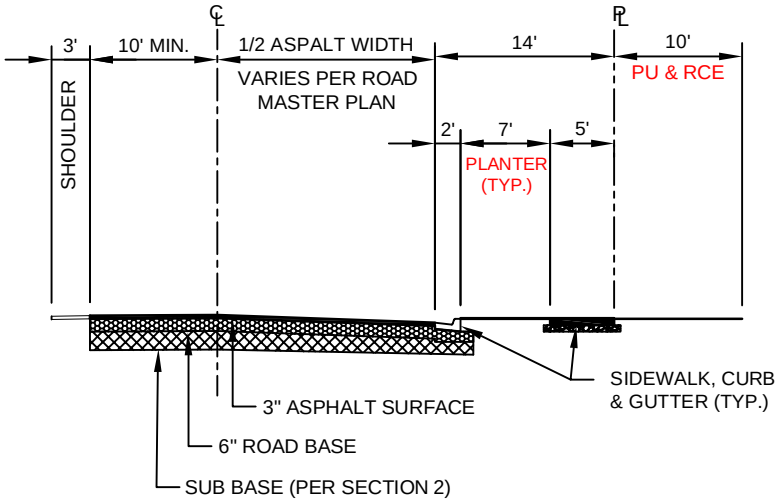
ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder



STANDARD STREET SECTION



HALF WIDTH STREET SECTION

NOTES:

1. VARIANCES TO THE UTILITY LOCATIONS OR CROSS SECTION SHOWN MUST BE APPROVED BY LEHI CITY.
2. SLOPE EASEMENTS REQUIRED FOR CUT OR FILL SLOPES WHICH EXTEND OUTSIDE RIGHT-OF-WAY.
3. SELECT GRAVEL SUBBASE AS REQUIRED BY SECTION 2.
4. FIRE HYDRANTS, BLOWOFFS, MAIL BOXES, ETC. MUST BE PLACED IN PLANTER STRIP OR FOR ROADWAYS WITHOUT PLANTERS, THESE ITEMS MUST BE PLACED BEHIND BACK OF SIDEWALK AS PER APPROPRIATE STANDARD DETAILS.
5. CURB AND SIDEWALK SHALL REMAIN UNOBSTRUCTED.
6. PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENT (PU & RCE).
7. REQUIREMENTS FOR SIDEWALK MAY BE WAIVED FOR DEVELOPMENTS WITHIN LIGHT INDUSTRIAL OR INDUSTRIAL ZONING DISTRICTS OR WITHIN NON-RESENTIAL P.U.D.'S AS DEEMED APPROPRIATE BY THE DEVELOPMENT REVIEW COMMITTEE AND PLANNING COMMISSION.

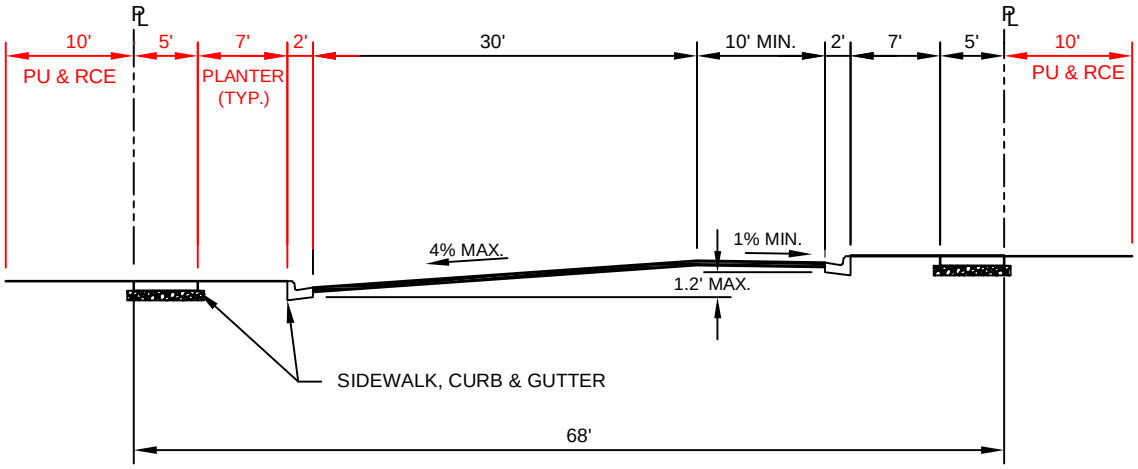
LEHI CITY

LEHI CITY STANDARD DETAIL

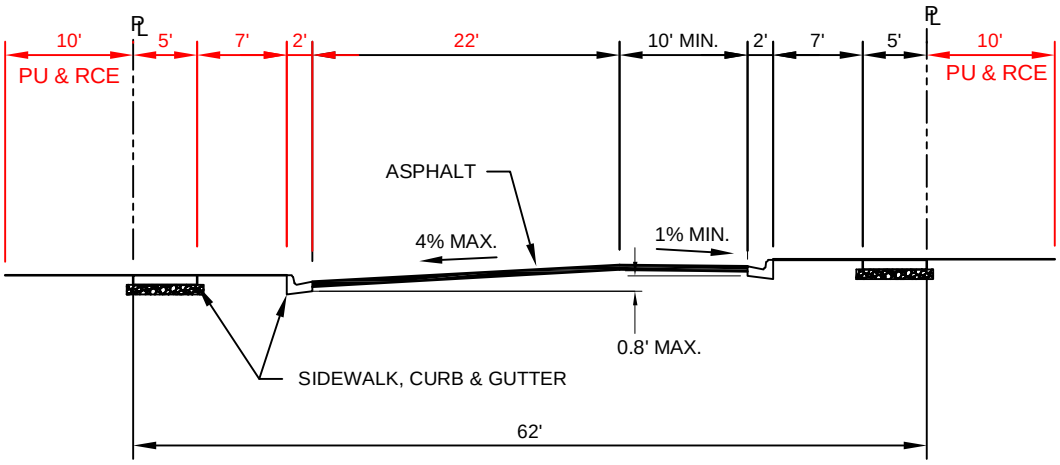
STANDARD STREET CROSS SECTION & UTILITY LOCATIONS

RD-02

DATE: MAY 2024



COLLECTOR ROAD



MINOR STREET

NOTES:

1. THE USE OF THESE CROSS SECTIONS IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
2. PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENT (PU & RCE).

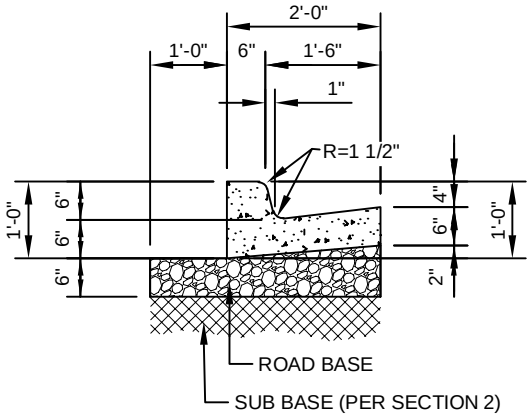
LEHI CITY

LEHI CITY STANDARD DETAIL

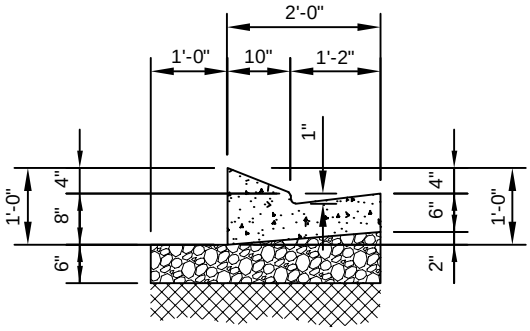
CURBS AT UNEQUAL ELEVATIONS

RD-03

DATE: MAY 2024



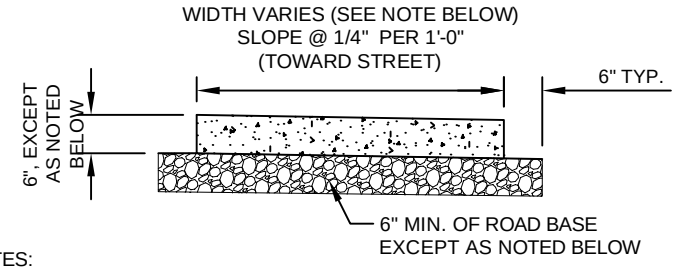
HIGH BACK CURB & GUTTER



NOTES:

1. THIS CROSS SECTION IS ONLY FOR COMMERCIAL, INDUSTRIAL ZONES AND TEMPORARY TURNAROUNDS.
2. THE USE OF THIS CROSS SECTION IS SUBJECT TO APPROVAL OF THE CITY ENGINEER

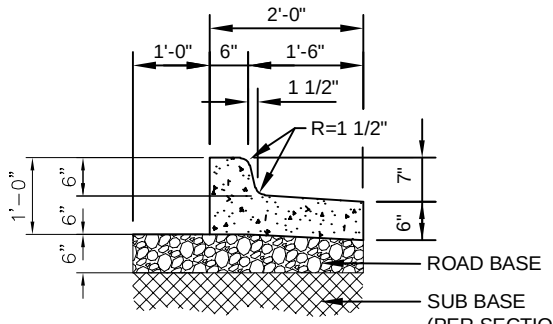
MODIFIED CURB & GUTTER (MOUNTABLE TYPE)



NOTES:

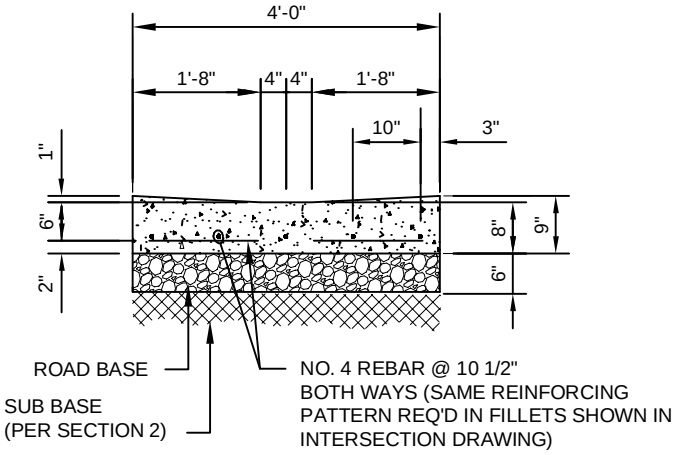
1. 5' SIDEWALK WIDTH WHEN USED IN CONJUNCTION WITH PLANTER.
   5' SIDEWALK WIDTH AGAINST CURB & GUTTER.
   6' SIDEWALK WIDTH WHEN USED AGAINST A CURB & GUTTER WITHIN A PARKING LOT.
2. SIDEWALK THICKNESS MAY BE 5" AND ROAD BASE THICKNESS 4" OUTSIDE OF SUBDIVISIONS IN AREA WITH NO ACCESSES AS APPROVED BY THE REVIEWING DEPARTMENTS.

SIDEWALK



NOTES:
1. THE USE OF THIS CROSS SECTION IS SUBJECT TO APPROVAL OF THE CITY ENGINEER

REVERSE SLOPE CURB & GUTTER



4' DRAIN GUTTER

GENERAL NOTES:

1. PLACE EXPANSION JOINTS (JOINT FILLER MATERIAL) EVERY 50' ALONG CURB, GUTTER & SIDEWALK SECTIONS. JOINTS TO BE PLACED THE FULL DEPTH OF CONCRETE PLUS 1", FLUSH WITH TOP OF CONCRETE.
2. CONTRACTION JOINTS ALONG CURB & GUTTER SECTIONS SHOULD BE PLACED AT INTERVALS NOT TO EXCEED 10'.
3. CONTRACTION JOINTS ALONG SIDEWALK SECTIONS SHOULD BE PLACED AT INTERVALS MATCHING THE SIDEWALK WIDTH, EXCEPT WITH VERY WIDE CONCRETE SECTIONS WHERE CONTRACTION JOINT SPACING SHALL NOT EXCEED 2 TIMES THE SLAB THICKNESS IN FEET. FOR EXAMPLE THE MAXIMUM JOINT SPACING FOR A 4" THICK CONCRETE SLAB WOULD BE 8 FEET.
4. WHEN CURB, GUTTER OR SIDEWALK MUST BE REMOVED & REPLACED, FOLLOW WRITTEN GUIDELINES IN SECTION 5.

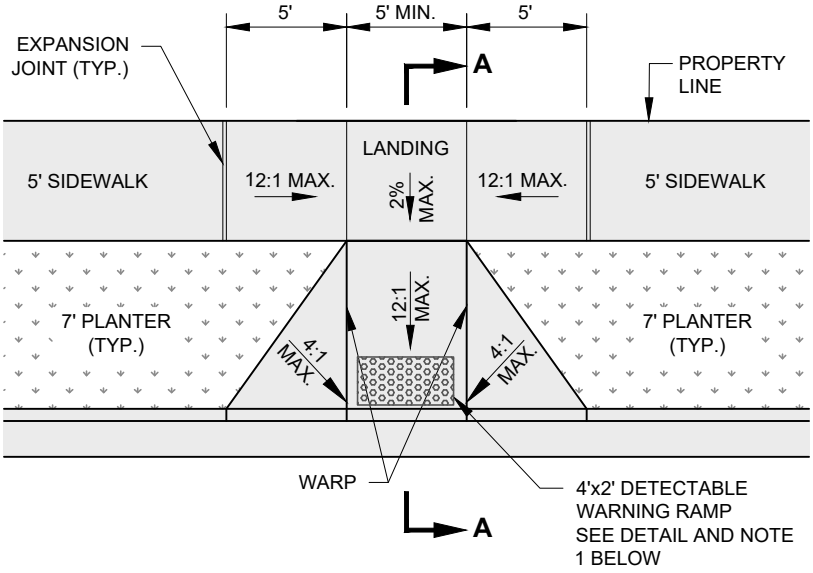
LEHI CITY

LEHI CITY STANDARD DETAIL

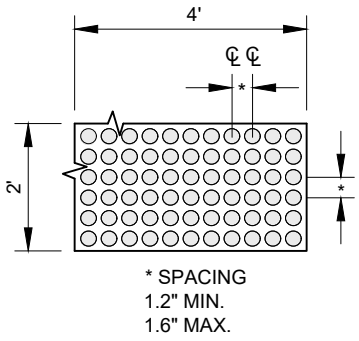
CURB, GUTTER AND SIDEWALK

RD-05

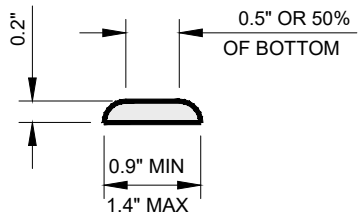
DATE: MAY 2024



PLAN VIEW

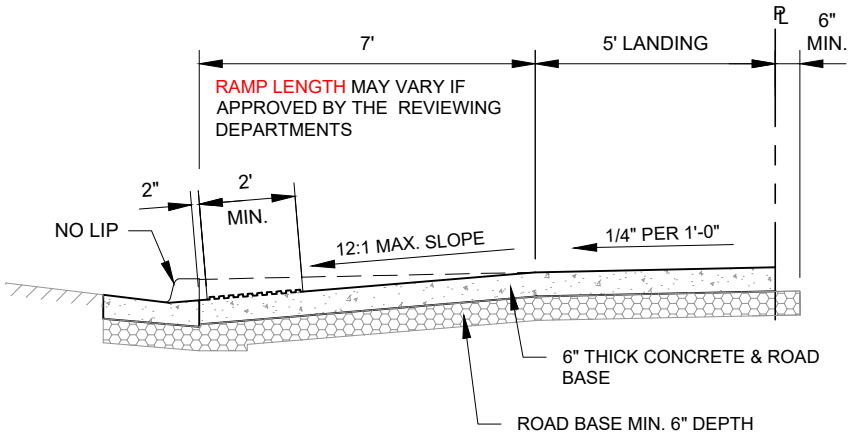


DETECTABLE RAMP DETAIL

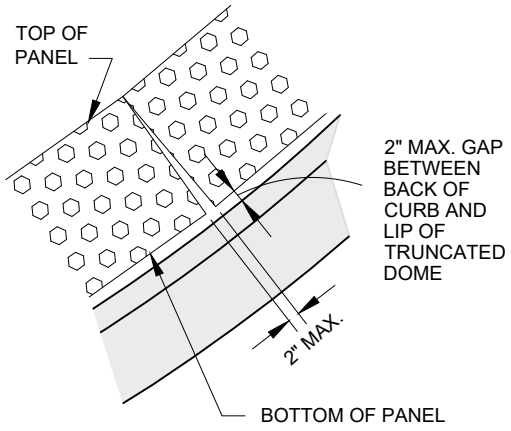


PUBLIC WORKS DEPARTMENT MUST APPROVE TYPES AND COLOR OF DETECTABLE WARNING DEVICES USED.

DETECTABLE WARNING DETAILS



SECTION A-A



DETECTABLE WARNING SURFACE PANEL GAP DETAIL

GENERAL NOTES:

1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT

2. DETECTABLE WARNING SURFACES SHALL BE PLACED WITHIN CONCRETE AND EXTEND 24 INCHES MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.

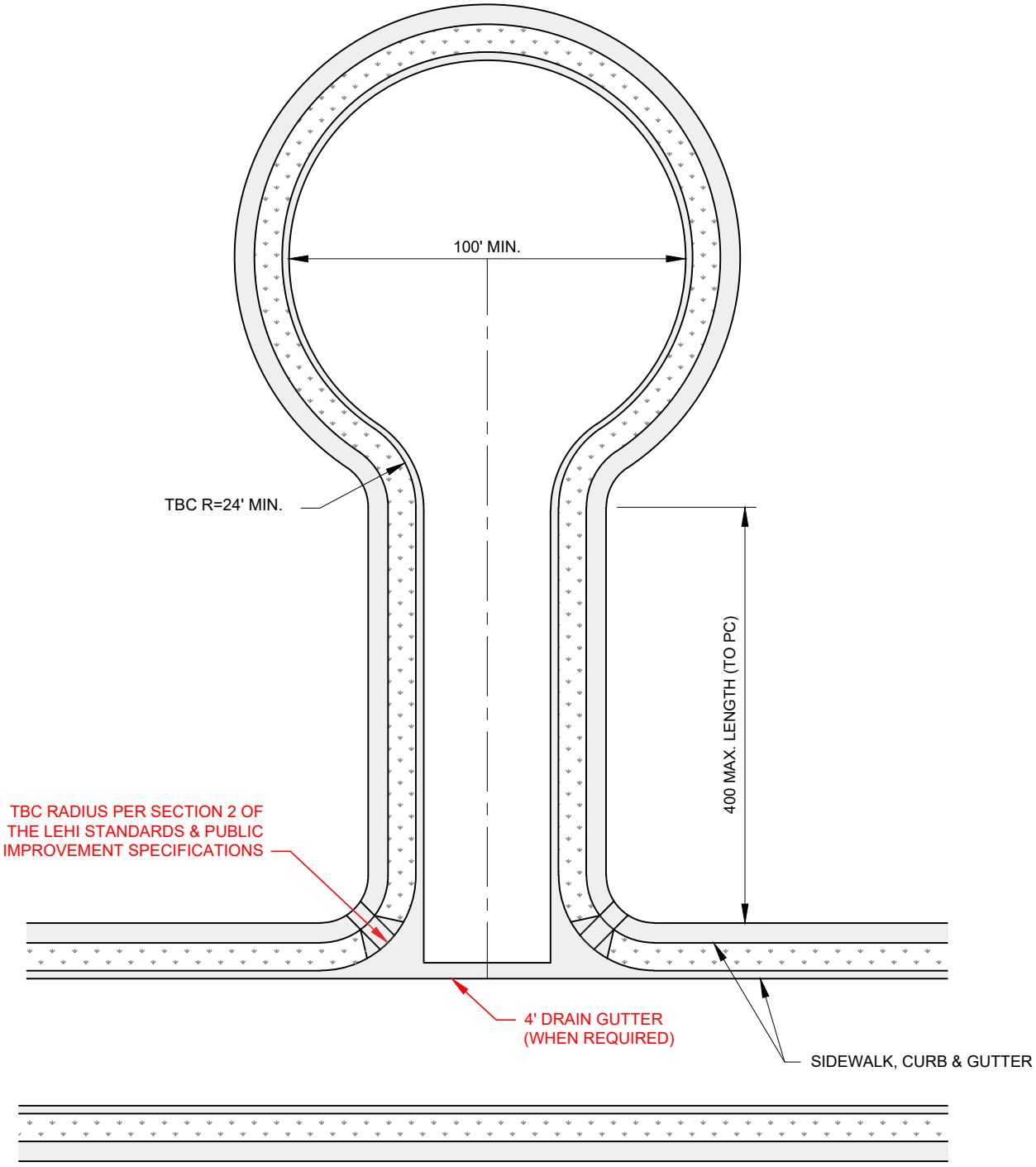
LEHI CITY

LEHI CITY STANDARD DETAIL

ADA RAMP PLANTER STRIP (MID BLOCK)

RD-09

DATE: MAY 2024



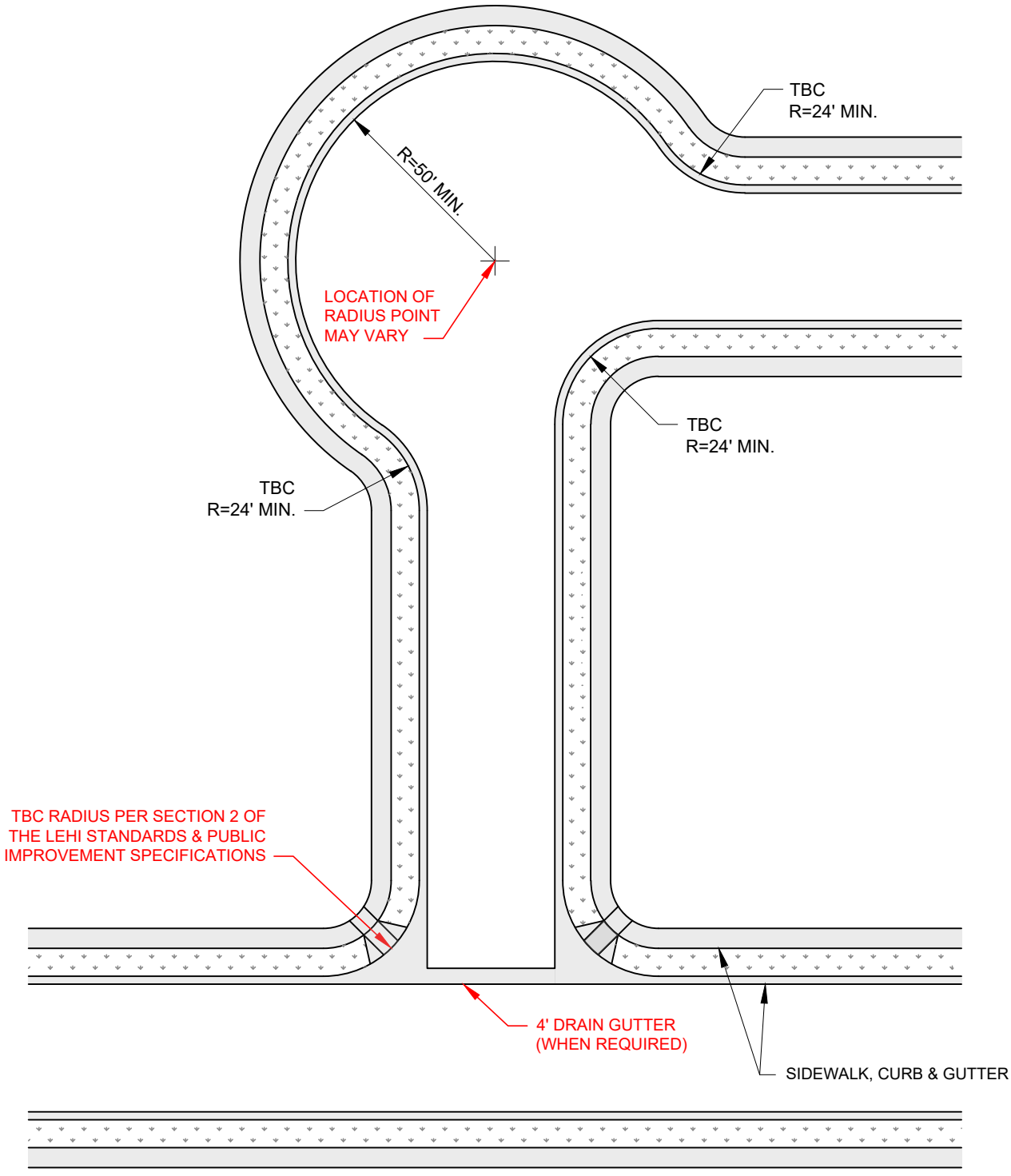
LEHI CITY

LEHI CITY STANDARD DETAIL

CUL-DE-SAC

RD-12

DATE: MAY 2024



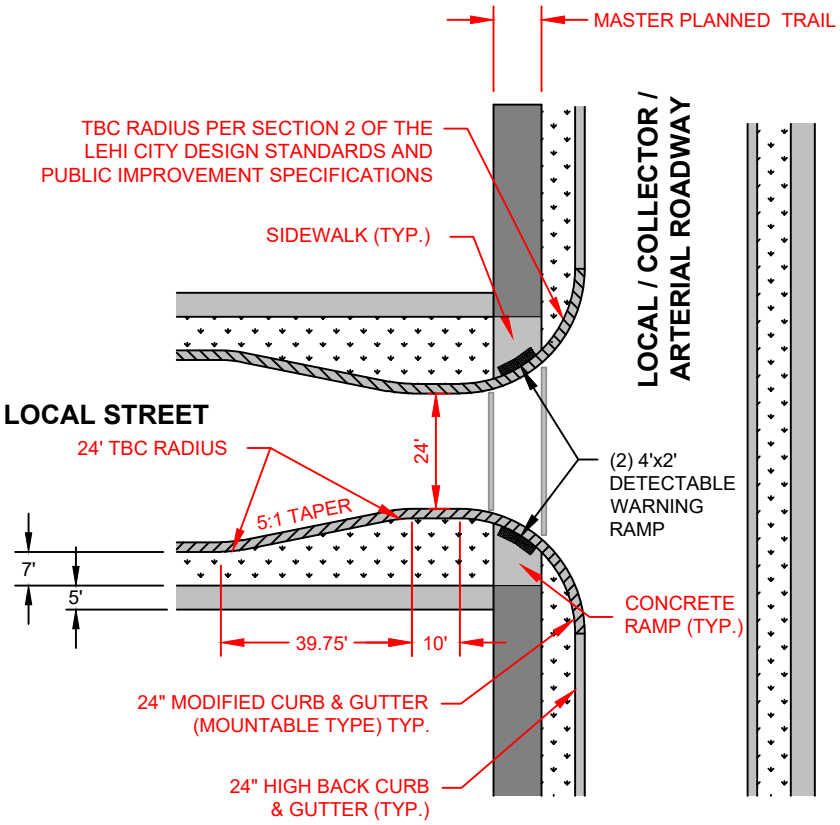
LEHI CITY

LEHI CITY STANDARD DETAIL

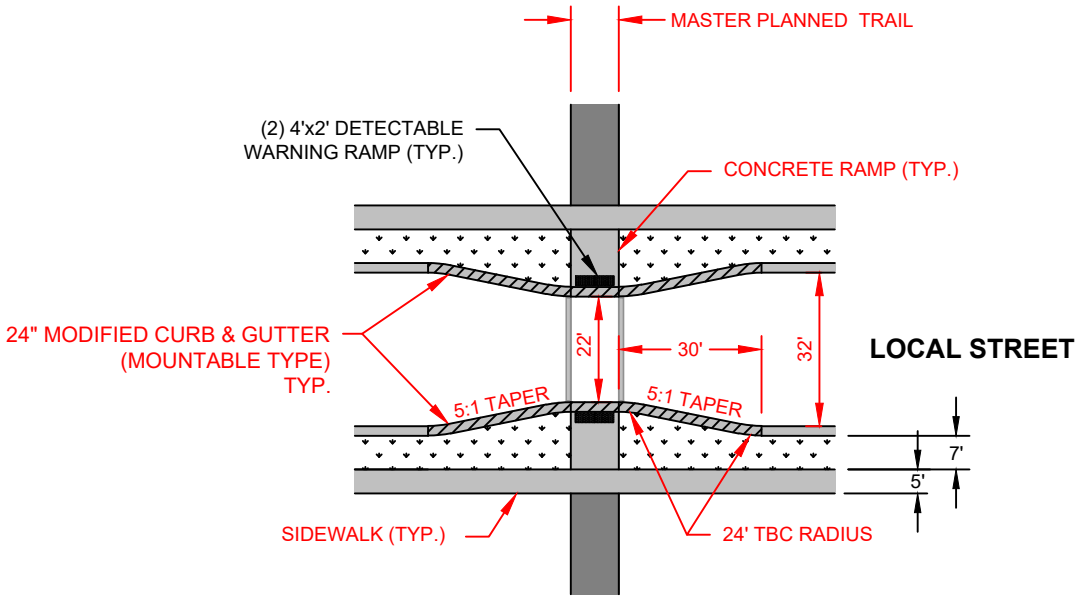
KNUCKLE

RD-13

DATE: MAY 2024



INTERSECTION TRAIL CROSSING



MID-BLOCK TRAIL CROSSING

GENERAL NOTES:

1. DETECTABLE WARNING SURFACES SHALL BE PLACED WITHIN CONCRETE AND EXTEND 24 INCHES MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.

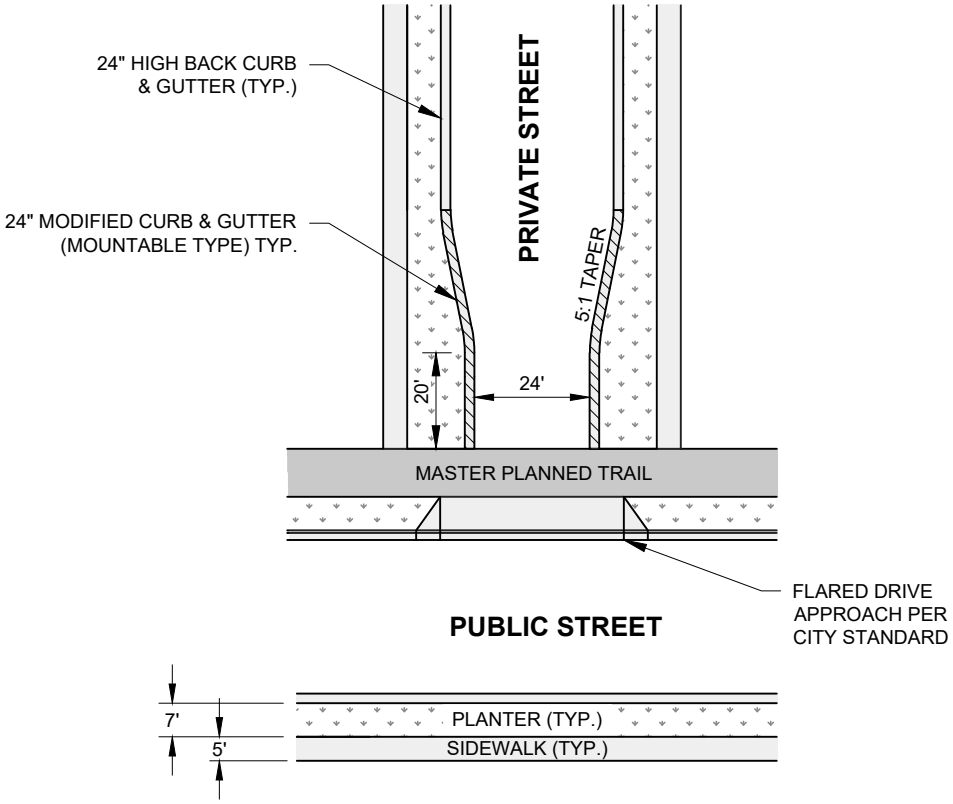
LEHI CITY

LEHI CITY STANDARD DETAIL

MASTER PLANNED TRAIL CROSSING AT LOCAL STREET

RD-17

DATE: MAY 2024



GENERAL NOTES:

1. THE USE OF THIS CROSS SECTION IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.

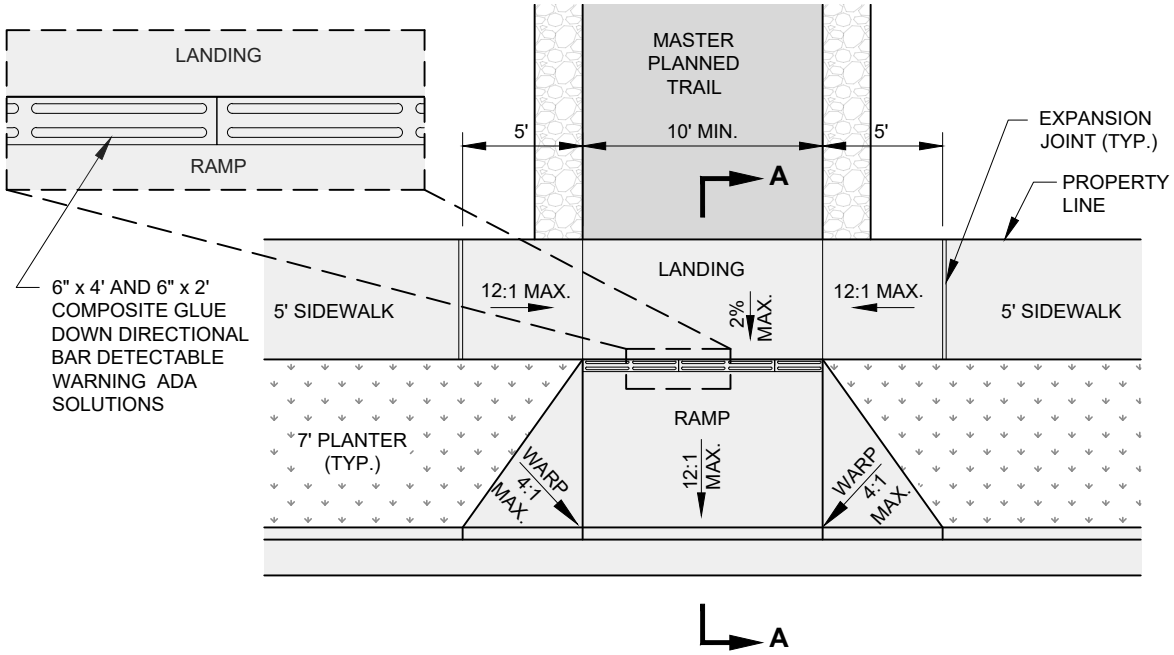
LEHI CITY

LEHI CITY STANDARD DETAIL

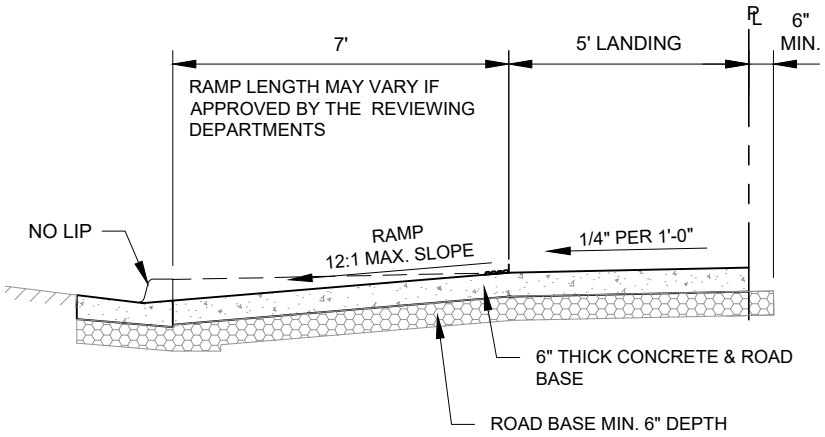
CONTINUOUS TRAIL CROSSING (PRIVATE STREETS ONLY)

RD-18

DATE: MAY 2024



PLAN VIEW



SECTION A-A

GENERAL NOTES:

1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. DETECTABLE WARNING SURFACES SHALL BE PLACED IN CONCRETE AND EXTEND THE FULL WIDTH OF THE RAMP (EXCLUSIVE OF FLARES, THE LANDING, OR THE BLENDED TRANSITION.)
3. PUBLIC WORKS DEPARTMENT MUST APPROVE TYPES AND COLOR OF DETECTABLE WARNING DEVICES USED.

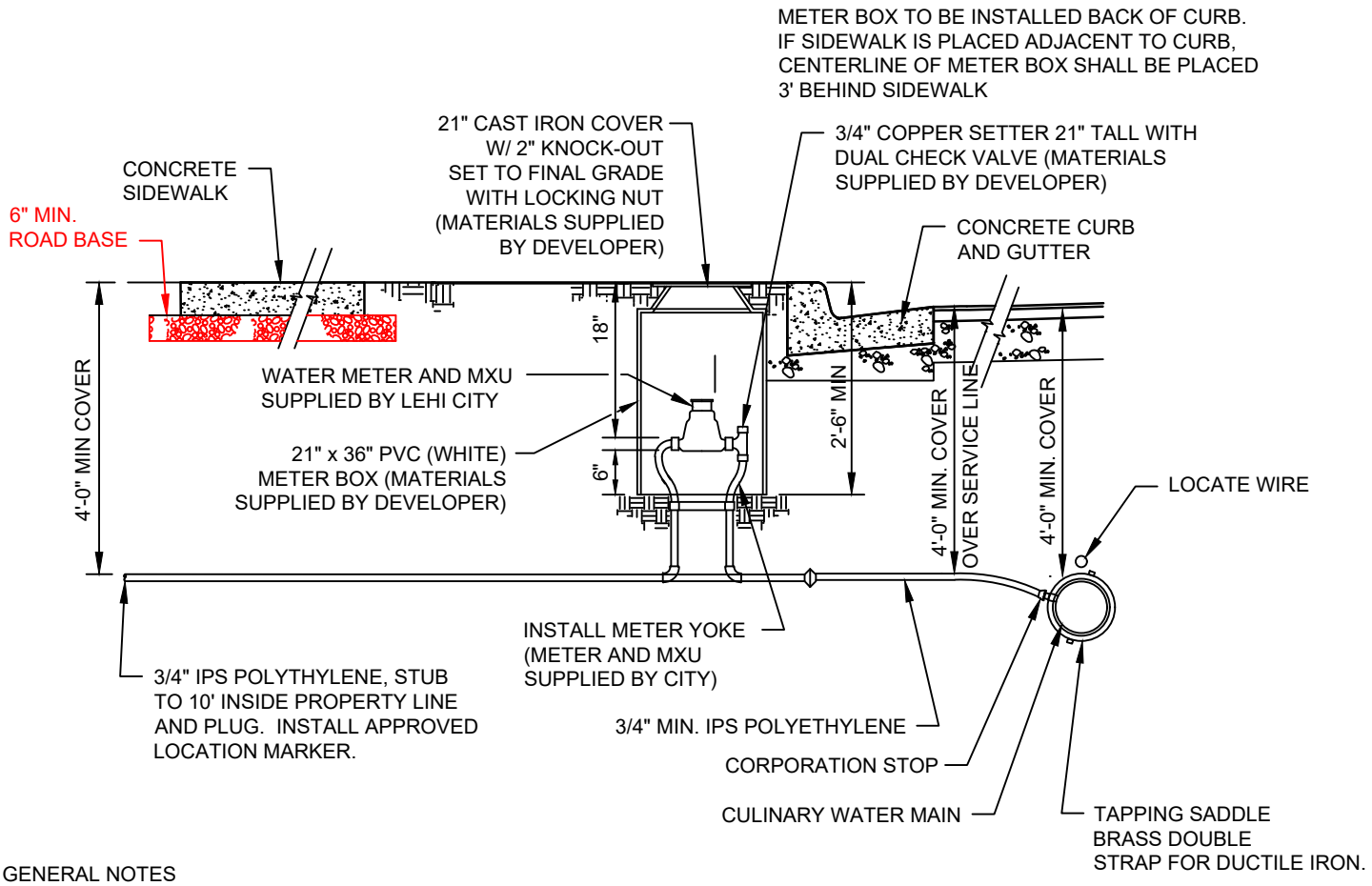
LEHI CITY

LEHI CITY STANDARD DETAIL

TRAIL RAMP (BIKE-TO-STREET ACCESS ONLY)

RD-19

DATE: MAY 2024



GENERAL NOTES

1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'-0" EITHER SIDE OF THE CROSSING POINT.
3. ALL CULINARY WATER METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE STREET, REGARDLESS OF WHETHER OR NOT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF WATER METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
6. CULINARY WATER METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.
7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.
8. METER AND MXU WILL BE SUPPLIED BY LEHI CITY.
9. ALL BRASS FITTINGS, VALVES, ETC. SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-800, LATEST REVISION. ALL BRASS PRODUCTS ARE TO BE CERTIFIED TO THE REQUIREMENTS OF NSF / ANSI 61 ANNEX F&G AND NSF / ANSI 372.
10. HOMES WITH FIRE SPRINKLERS REQUIRE A 1" OR LARGER WATER SERVICE AS REQUIRED BY FIRE SPRINKLER DESIGN.
11. NO SPLICES OR FITTINGS ALLOWED BETWEEN THE CORPORATION STOP AND THE METER SETTER.
12. METERS THAT FALL WITHIN DRIVEWAYS MAY BE RELOCATED A MAXIMUM OF 3' LATERALLY, OTHERWISE THE SERVICE MUST BE TERMINATED AT THE MAIN AND REINSTALLED OUTSIDE OF THE DRIVEWAY.

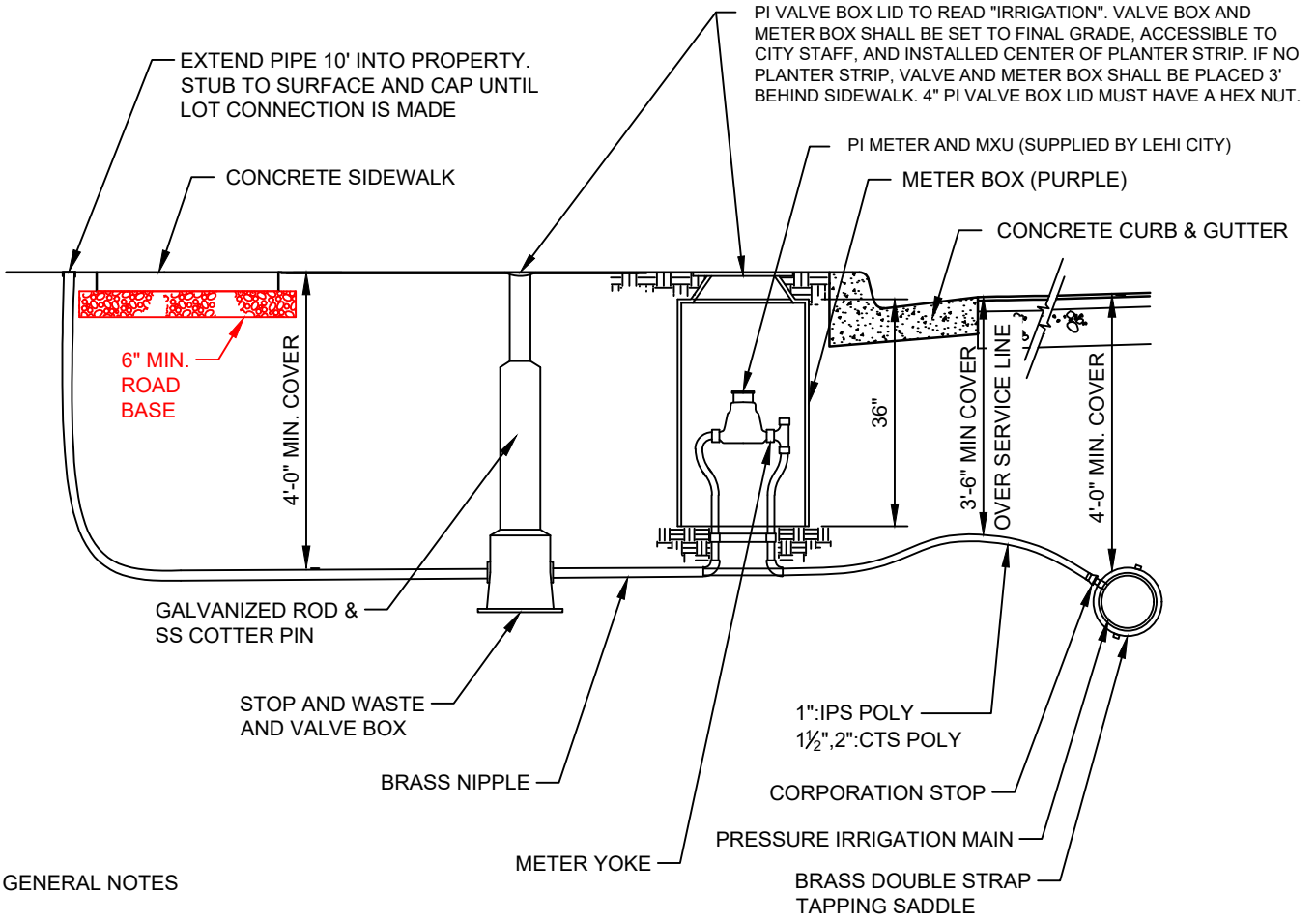
LEHI CITY

LEHI CITY STANDARD DETAIL

CULINARY SERVICE CONNECTION

WT-06

DATE: MAY 2024



GENERAL NOTES

1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.

2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'-0" EITHER SIDE OF THE CROSSING POINT.

3. ALL PRESSURE IRRIGATION METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE STREET, REGARDLESS OF WHETHER OR NOT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.

4. COORDINATE PLACEMENT OF PI METER WITH LEHI WATER DEPARTMENT.

5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.

6. PRESSURE IRRIGATION METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.

7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.

8. METER AND MXU WILL BE SUPPLIED BY LEHI CITY.

9. ALL BRASS FITTINGS, VALVES, ETC. SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-800, LATEST REVISION. ALL BRASS PRODUCTS ARE TO BE CERTIFIED TO THE REQUIREMENTS OF NSF / ANSI 61 ANNEX F&G AND NSF / ANSI 372.

10. METERS THAT FALL WITHIN DRIVEWAYS MAY BE RELOCATED A MAXIMUM OF 3' LATERALLY, OTHERWISE THE SERVICE MUST BE TERMINATED AT THE MAIN AND REINSTALLED OUTSIDE OF THE DRIVEWAY.

PARTS LIST			
PART NAME	METER SIZE		
	1" METER	1 1/2" METER	2" METER
SETTER	FORD VB-74-15W-11-44	FORD VBB76-15-11-66	FORD VBB77-15-11-77
NIPPLE	1X12 BRASS	1-1/2X12 BRASS	2X12 BRASS
STOP AND WASTE	FORD BC-11-444-SW 1	FORD B11-666SW-NL 1 1/2	Ford B11-777SW-NL 2
RING	D&L L-2244	D&L L-2242	
RING ADAPTER	NA	L-2336 30 CI MTR ADPT RING	
LID	DFW12AUT-5MW+T-IRRIG-LID PURPLE		
METER INSULATOR	4x28 FOAM	4x30 FOAM	
VALVE BOX	93D CAST IRON W/HEX NUT		
BASE	NA		M-9094-01
ROD	M-9080 W/COTTER OSW EXT KEY		
METER BOX	SIGMA RMP-212436-PTR	SIGMA RMP-203036-PTR	
SERVICE LINE	1" IPS POLY	1 1/2" CTS POLY	2" CTS POLY
*LISTED MODEL NUMBERS OR APPROVED EQUAL REQUIRED			

LEHI CITY

LEHI CITY STANDARD DETAIL

PRESSURE IRRIGATION SERVICE CONNECTION

WT-08

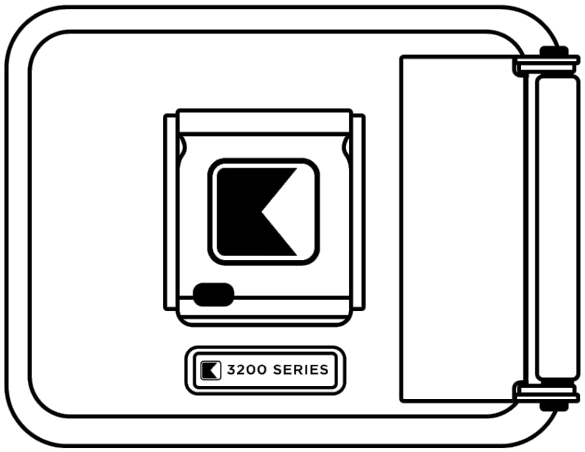
DATE: MAY 2024



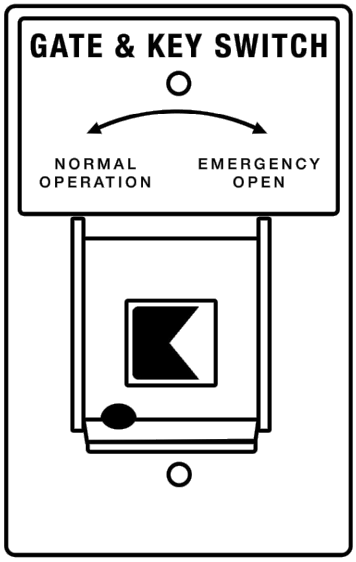
KNOX BRAND LOCKING FDC CAP
(FOR STANDPIPE HOSE CONNECTIONS)



KNOX BRAND LOCKING CAP
(FOR STANDPIPE HOSE CONNECTIONS)



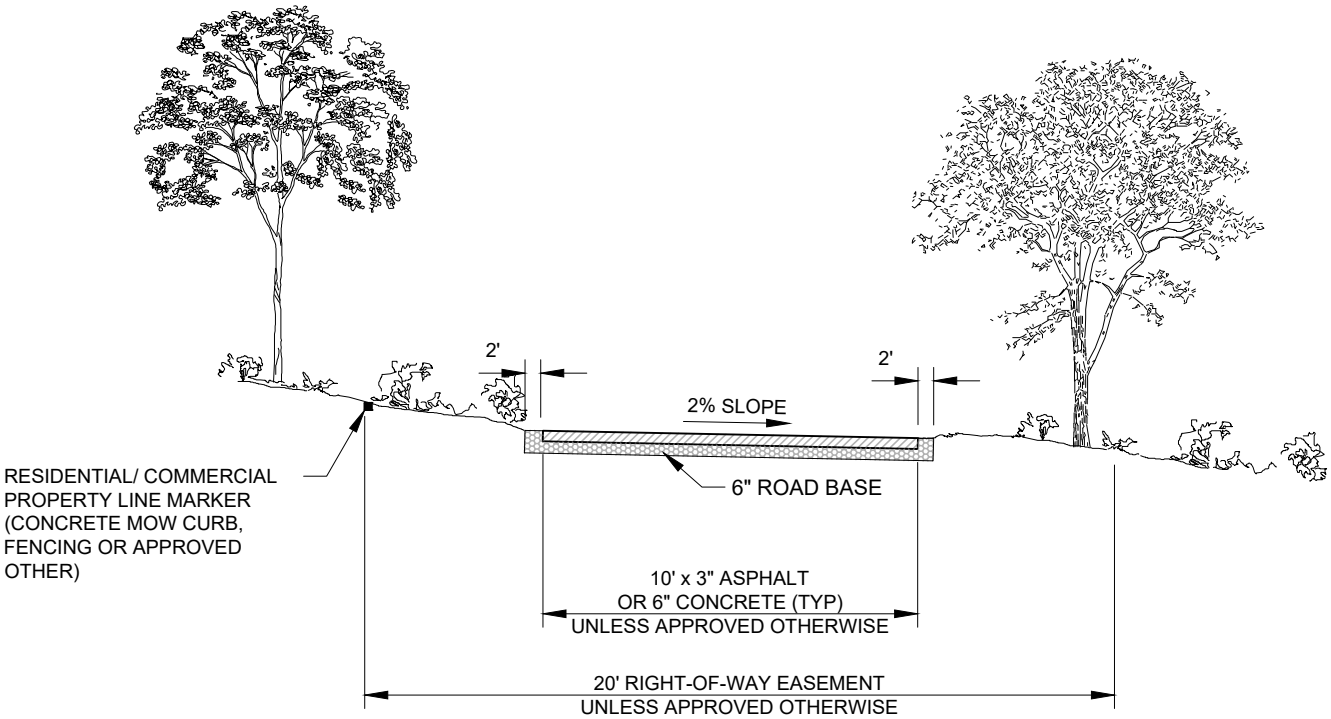
KNOX BOX, FLUSH OR SURFACE MOUNTED
(3200 SERIES)
(MULTIPLE BOXES MAY BE REQUIRED)



KNOX GATE SWITCH
(FOR ELECTRONIC GATE ACCESS)

LEHI CITY

LEHI CITY STANDARD DETAIL	
FIRE DEPARTMENT KNOX DETAILS	
WT-15	DATE: MAY 2024



NOTES:

1. CROSS SECTION MAY BE ADJUSTED DEPENDING ON EXISTING CONSTRAINTS AS APPROVED BY THE LEHI CITY ENGINEER.

2. 2' COMPACTED SHOULDER MUST SLOPE AT A 6:1 MAX SLOPE ON EACH SIDE OF THE PAVED TRAIL.

3. SLOPE TRAIL 2% TO AVOID PONDING. PROVIDE DRAINAGE IMPROVEMENTS ALONG TRAIL AS REQUIRED TO CONVEY POSSIBLE STORM FLOWS.

4. CONTRACTOR SHALL REMOVE ALL FOLIAGE, ROOTS AND WASTE MATERIALS WITHIN A 12" ZONE BENEATH BASE COURSE. 12" ZONE SHALL THEN BE COMPACTED PRIOR TO THE PLACEMENT OF ROAD BASE COURSE. CONTRACTOR SHALL ALSO PLACE GROUND STERILANT PRIOR TO PLACEMENT OF ROAD BASE.

5. ALL PEDESTRIAN TRAIL DESIGN PLANS SHALL BE REVIEWED AND APPROVED BY LEHI CITY STAFF PRIOR TO CONSTRUCTON.

6. ADA AND PEDESTRIAN RAMPS SHALL BE CONCRETE AND MATCH THE WIDTH OF THE TRAIL.

7. DETECTABLE WARNING SURFACES SHALL EXTEND (24 IN) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.

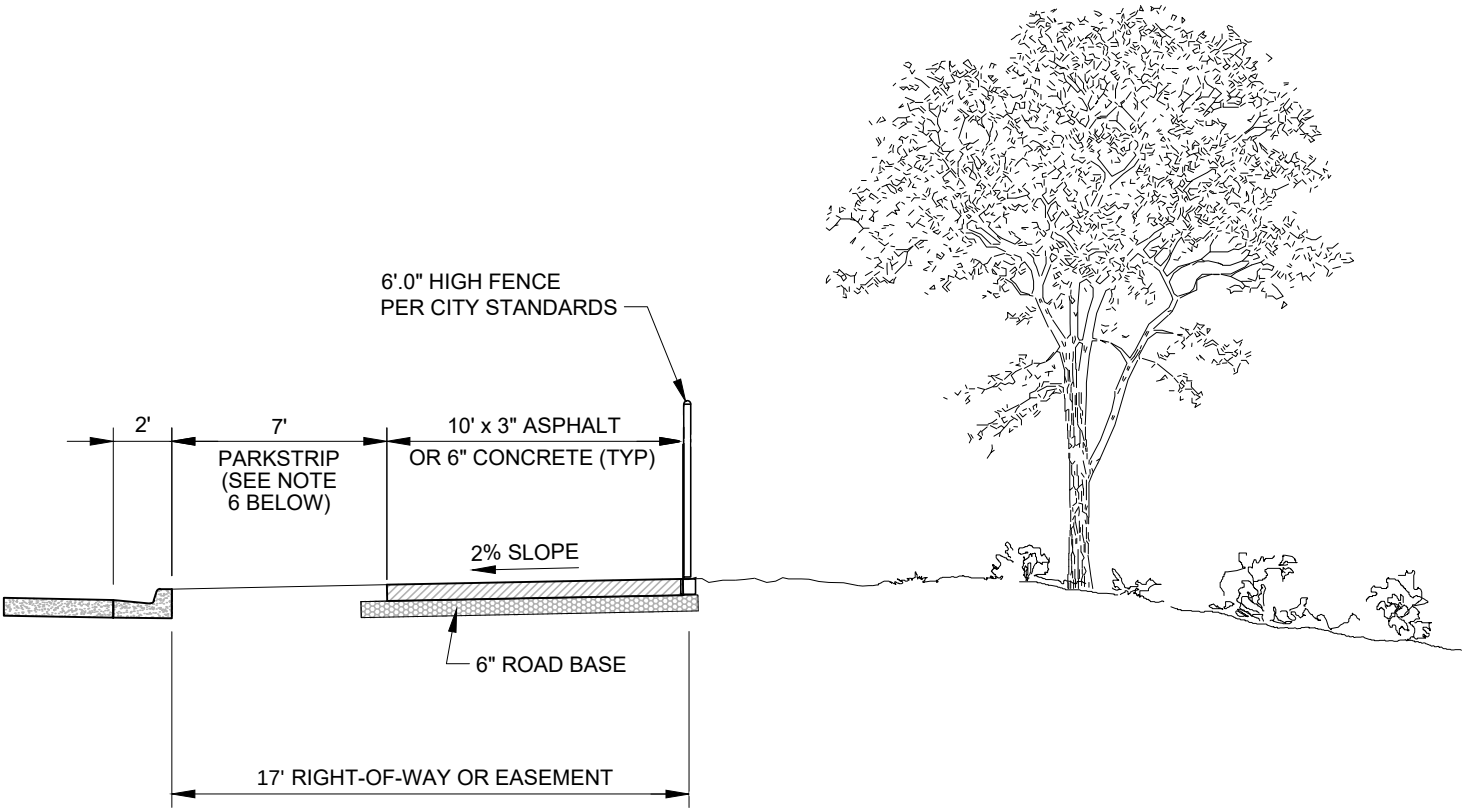
LEHI CITY

LEHI CITY STANDARD DETAIL

BICYCLE / PEDESTRIAN SHARED USE TRAIL

TR-01

DATE: MAY 2024



NOTES:

1. CROSS SECTION MAY BE ADJUSTED DEPENDING ON EXISTING CONSTRAINTS AS APPROVED BY THE LEHI CITY ENGINEER.

2. 2' COMPACTED SHOULDER MUST SLOPE AT A 6:1 MAX SLOPE ON EACH SIDE OF THE PAVED TRAIL.

3. SLOPE TRAIL 2% TO AVOID PONDING. PROVIDE DRAINAGE IMPROVEMENTS ALONG TRAIL AS REQUIRED TO CONVEY POSSIBLE STORM FLOWS.

4. CONTRACTOR SHALL REMOVE ALL FOLIAGE, ROOTS AND WASTE MATERIALS WITHIN A 12" ZONE BENEATH BASE COURSE. 12" ZONE SHALL THEN BE COMPACTED PRIOR TO THE PLACEMENT OF ROAD BASE COURSE. CONTRACTOR SHALL ALSO PLACE GROUND STERILANT PRIOR TO PLACEMENT OF ROAD BASE.

5. ALL PEDESTRIAN TRAIL DESIGN PLANS SHALL BE REVIEWED AND APPROVED BY LEHI CITY STAFF PRIOR TO CONSTRUCTON.

6. SEE SECTION 2 OF WRITTEN STANDARDS FOR GUIDELINES REGARDING RECOMMENDED PARK STRIP TREATMENTS.

LEHI CITY

LEHI CITY STANDARD DETAIL

BICYCLE / PEDESTRIAN & EQUESTRIAN SHARED USE TRAIL ALONG ARTERIAL ROAD

TR-02

DATE: MAY 2024

Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: May 28, 2024
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #37-2024 approval of updates to the Goals, Strategies, and Timeline for Moderate Income Housing.

Suggested Action:

Attachments:

CC Staff Report Updated Moderate Income Housing 05.28.24.docx

Moderate Income Housing Goals Update DRC 5.1.2024.docx

Ord 37-2024.docx

Moderate Income Housing Goals Update.pdf

UPDATED MODERATE INCOME HOUSING GOALS, STRATEGIES, TIMELINE

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	May 28, 2024
Requested Action/Purpose	Approval of proposed updates to the Moderate-Income Housing Goals
Decision Type	Legislative
Date of DRC Review	May 1, 2024
Date of Planning Commission Review	May 9, 2024

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE STATE CODE

Utah Code Title 10 Chapter 9a Part 4 Section 403

(b) In drafting the moderate income housing element, the planning commission:

(i) shall consider the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:

(A) to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and

(B) to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life;

(ii) for a town, may include, and for a specified municipality as defined in Section 10-9a-408, shall include, an analysis of how the municipality will provide a realistic opportunity for the development of moderate income housing within the next five years;

(iii) for a town, may include, and for other municipalities, shall include, a recommendation to implement three or more of the following moderate income housing strategies:

(A) rezone for densities necessary to facilitate the production of moderate income housing;

(B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing;

(C) demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing;

(D) identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate income housing;

(E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;

(F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers;

(G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors;

(H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;

(I) amend land use regulations to allow for single room occupancy developments;

(J) implement zoning incentives for moderate income units in new developments;

(K) preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund;

(L) reduce, waive, or eliminate impact fees related to moderate income housing;

(M) demonstrate creation of, or participation in, a community land trust program for moderate income housing;

(N) implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality;

(O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing;

(P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing;

(Q) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;

(R) eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530;

(S) create a program to transfer development rights for moderate income housing;

(T) ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing;

(U) develop a moderate income housing project for residents who are disabled or 55 years old or older;

(V) develop and adopt a station area plan in accordance with Section 10-9a-403.1;

(W) create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones; and

(X) demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing; and

(iv) in addition to the recommendations required under Subsection (2)(b)(iii), for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement:

(A) the strategy described in Subsection (2)(b)(iii)(V); and

(B) a strategy described in Subsection (2)(b)(iii)(G), (H), or (Q).

(c) (i) In drafting the implementation plan portion of the moderate income housing element as described in Subsection (2)(a)(iii)(C), the planning commission shall establish a timeline for implementing each of the moderate income housing strategies selected by the municipality for implementation.

(ii) The timeline described in Subsection (2)(c)(i) shall:

(A) identify specific measures and benchmarks for implementing each moderate income housing strategy selected by the municipality, whether one-time or ongoing; and

(B) provide flexibility for the municipality to make adjustments as needed.

APPLICABLE DEVELOPMENT CODE REGULATIONS

General Plan; General Procedures.

A. A proposed amendment to the Lehi City General Plan may be initiated by any property owner, any person residing in the City, any business owner, the Hearing Examiner, the Planning Commission, the City Council, the Reviewing Departments, or the City Staff by filing an application for a General Plan amendment.

B. An application for an amendment to the Lehi City General Plan or General Plan Land Use Map shall be filed with the City on the applicable application form as established pursuant to the provisions of this Code.

C. If such amendment is approved, the applicant may then proceed to file an application for development approval if the development is consistent with the approved General Plan amendment.

Section 04.020. Procedures for Amending the Lehi City General Plan Text and Maps.

A. The Planning Division shall prepare a report of the findings of the Reviewing Departments within 21 days and not less than seven days prior to the meeting with the Commission indicating whether the proposed amendment is consistent with the Elements of the General Plan including, the effect of the proposed amendment on the existing goals, objectives and policies of the General Plan, and listing any revisions to this Code that would be needed to implement the proposed amendment.

B. Prior to recommending the adoption, rejection or revision of any General Plan amendment, the Planning Commission shall hold a public hearing in accordance with the procedures of this Code and the Utah Code, after receiving the report of the findings of the Reviewing Departments and providing at least ten days' notice.

C. After the Planning Commission has reviewed the application and made its recommendation, the Planning Division shall submit a copy of the General Plan amendment as recommended by the Commission, the report of the findings of the Reviewing Departments, and the transcripts or minutes of the proceedings before the Commission to the City Council. The City Council shall then schedule a public meeting to consider the Planning Commission recommendation. The City Council shall consider the proposed General Plan amendment and the recommendation of the Commission pursuant to the procedures established by this Code and the Utah Code including the required notice for a public meeting. The City Council shall approve the amendment, revise and approve the proposed amendment, or reject the proposed amendment. If the City Council approves the proposed amendment as submitted or as revised, the City Council shall adopt the General Plan amendment by ordinance.

Section 04.040. Effect of General Plan Amendment.

From and after the effective date of a General Plan amendment, no amendments shall be made to this Code nor shall any development permit be approved or approved with conditions, unless such amendments, approvals and conditions are consistent with the adopted General Plan or Element or portion thereof as amended. A General Plan amendment does not authorize the development of land. After a General Plan amendment has been approved by the City Council, no development shall occur until the required development permits and licenses have been issued by the City.

REPORT ANALYSIS

City Staff requests approval of proposed updates to the Moderate-Income Housing Element of the General Plan updating the strategies and timelines for the seven goals.

This is a minor update to the goals, strategies, and timeline. None of the goals changed, some of the strategies changed slightly, and the timelines were updated for this year. This is all in preparation for the annual report due this summer.

City Staff formed an internal committee to discuss different solutions for housing affordability. Staff also worked with a few people in the development community and plan to continue to work with them to try to find a way to include market driven attainable housing that does not include government subsidies. The rest of the strategies remained pretty much the same with some of them switching to analyzing the impact of changes made last year.

Housing affordability continues to be a city, state, and national concern. A recent news article states that the projection for the median priced home in Utah is 1.1 million dollars in 2030. Measures need to be taken now to provide the opportunity for the workforce and other low income earners to live in the City.

The DRC reviewed the proposed updates and had one comment to update the wording on goal 3 to match the wording of the State Code.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed updates to the Lehi City Moderate Income Housing Plan. Any motion should include findings. Possible findings include:

1. The proposed Moderate Income Housing Goals, Strategies and Timeline are/are not in compliance with the State requirements.
2. The proposed Moderate Income Housing Goals, Strategies and Timeline will/will not increase affordability in Lehi.
3. The proposed Moderate Income Housing Goals, Strategies and Timeline is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
4. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Moderate Income Housing Goals on May 9, 2024. The minutes and motion from that meeting follow:

2.5) Public hearing and recommendation of Lehi City's request for review of updates to the Goals, Strategies, and Timeline for Moderate Income Housing.

Katie Bussell presented the item. She noted that this is a minor update to the strategies. None of the goals changed.

Chairman Jackson opened the public hearing.

Marshall Gary discussed the ineffectiveness of high-density housing solutions for affordability, citing market-rate sales and lack of affordable options. He expressed interest in focusing on transportation, economic opportunities, and infrastructure development. He advocated for people-oriented places and criticized sprawl. He argued that high-density housing can be cost-effective if built near existing infrastructure.

Chairman Jackson closed the public hearing.

Motion: Commissioner Kunze moved to recommend approval of updates to the Goals, Strategies, and Timeline for Moderate Income Housing to meeting the timeline for compliance as required by the State; with the findings that this will increase affordability and is in conformance with the purposes and

intent of the General Plan and its various elements; and also including Development Review Committee comments. Commissioner Jones seconded the motion.

Roll Call Vote: Commissioner Jackson, Yes; Commissioner Jones, Yes; Commissioner Kunze, Yes; Commissioner Lockhart, Yes; and Commissioner Roberts, Yes. The motion passed unanimously.

Moderate Income Housing Goals
DRC Redline Comments

Lehi City- requests review of updates to the Goals, Strategies and timeline for ***Moderate Income Housing***

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner: Brittney Harris
Representatives of the Applicant Present:
Date of Plans Reviewed: 4/24/2024
Time Start:
Time End:

DRC REDLINE COMMENTS:
Glade – Power:
1.
Garion – Fire:
2.
Ryan – Water/Sewer:
3.
James – Parks:
4.
Gary – Building/Inspections:
5.
Shelbey – Public Works:
6.
Brad – Engineering:
7.
Luke- Traffic:
8.
Kim – Planning:
9. Update goal 3 to say "higher" and "major"
"amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors;"

THIS ITEM WILL

PRECON MEETING REQUIRED? (FULL, TAIILGATE, NONE)

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

ORDINANCE NO: 37-2024

ORDINANCE UPDATING THE MODERATE-INCOME HOUSING ELEMENT OF THE GENERAL PLAN INCLUDING THE GOALS AND TIMELINE

WHEREAS, on May 28, 2024, following all necessary public hearings, the Lehi City Council adopted updated goals, strategies and timelines for the Moderate-Income Housing Element of the Lehi City General Plan; and

WHEREAS, the Lehi City Planning Commission held a public hearing on May 9, 2024, to review and make a recommendation on the updated Moderate Income Housing Goals and forwarded their positive recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on May 28, 2024, pursuant to the requirements for amendment of the Moderate Income Housing Element of the Lehi City General Plan;

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

PART 1:

The Moderate-Income Housing Element is hereby updated.

PART II:

If a provision of this Ordinance 37 -2024 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 28th day of May 2024.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

XI. LEHI'S GOALS, STRATEGIES, AND TIMELINE FOR MODERATE INCOME HOUSING (Updated DATE)

Goal 1 Develop and adopt a station area plan in accordance with Section 10-9a-403.1

Strategy 1: Update the Lehi Thanksgiving Point Frontrunner Station Area Plan to meet requirements for certification.

- Work with MAG to understand what updates are needed and make the updates.

Timeline

Summer 2024- Updates complete on the Station Area Plan.

Strategy 2: Continue work on the North Lehi, Hospital and 2100 North and the Downtown Area Plans

- Work with consultants on individual projects.
- Keep moving forward towards adoption on all three plans.
- Submit the North Lehi and the Hospital and 2100 North Station Area Plans for final approval.

Timeline

August 2023 and 2024- weekly meetings and work on the station area plan.
Fall 2024- Begin the process of approval for the North Lehi and Hospital and 2100 North Station Area Plans
Spring 2025- Begin the process of approval for the Downtown Lehi Station Area Plan

Goal 2 Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act

Strategy 1: Adopt a housing and transit reinvestment zone around the Lehi Frontrunner Station

- City Council adopt the HTRZ zone.
- Work on a Development Agreement with the HTRZ and the developers.

Timeline

September 2023- Adoption of the HTRZ zone by City Council
August 2024- Adoption of the Development Agreement with the HTRZ and developers
2024-2025 – Implementation of the HTRZ and evaluation of the resulting developments.

Goal 3 Amend land use regulations to allow for high density or new moderate income residential development in commercial or mixed-use zones near transit investment corridors

Strategy 1: Review the approved Mixed-Use projects, number of units, and the remaining density

- Create a map of proposed and approved mixed-use projects with the number of units. And how many units per acre each one was.

- Evaluate the units left.

Timeline

Spring and Summer 2024- create map of all proposed and approved mixed-use projects
Fall 2024- review numbers with the Planning Commission and City Council in work sessions. And evaluate the success of the new units in the Mixed-Use zone.

Goal 4 Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones

Strategy 1: Evaluate the potential to add more duplexes, twin homes, and other multifamily dwellings in the downtown area as part of the Downtown Area Plan

- Consultants evaluate density available for the downtown area and benefits of developing with smaller infill development.
- Consider design requirements for new construction in the downtown area that maintain the historic look and feel.

Timeline

Summer 2024- Analysis of the Downtown Area Plan density and development
Fall 2024- Recommendation of Design Requirements for new construction in historic downtown area.

Goal 5 Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

Strategy 1: Evaluate the impact of allowing Detached Accessory Dwelling Units (ADUs) on 1/3 acre lots

- Prepare a map of all of the detached ADUs approved, and the size of the lot
- Report to the City Council on the number of detached ADUs on 1/3 acre lots
- Conduct a survey to understand why people have not submitted for more detached ADUs

Timeline

Summer 2024-Analysis of the existing detached ADUs
Fall 2024-Survey to Lehi Residents about detached ADUs
Winter 2024-2025- Presentation to the Planning Commission and City Council on the number of ADUs

Goal 6 Demonstrate implementation of any other program or strategy to address the housing needs of residents of the county/municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing

Strategy 1: Work with the development community to create a proposal to amend the Development Code to create an affordable housing overlay zone

- Create a draft for an attainable housing overlay zone that allows a Development Agreement between the City and the Developer
- Work with the Planning Commission and City Council to get it approved

Timeline

Spring and Summer 2024-Work with different departments and development community to draft proposed wording for Development Code Amendment
Fall 2024- Submit the proposed Development Code Amendment for approval

Goal 7 Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing

Strategy 1: Continue to participate in the Utah Valley Home Consortium

- Review projects and vote on how to use funds available by the Home Consortium

Timeline

Strategy 1: Encourage developers, builders and residents in Lehi City to apply for the funds available through the Utah Valley Home Consortium

- Create information sheets to hand out encouraging people to apply
- Encourage those who might qualify to apply

Timeline

March 2024- Review and approve projects that were submitted for the Home Consortium funds.
Fall 2024- Put together an information sheet on the Home Consortium and how to apply for funds.