



Lehi City Council Meeting Agenda August 25, 2020

5:30 PM - This meeting will be held electronically in accordance with Utah Code Ann. §§ 52-4-210 et. seq., Open and Public Meetings Act. Pursuant to a written determination by the Mayor finding that conducting the meeting with an anchor location presents a substantial risk to the health and safety of those who may be present due to infectious and potentially dangerous nature of COVID-19 virus. To submit comments go to www.lehi-ut.gov/government/public-meetings/

Pre-Council, 5:30 p.m.

1. Welcome and Invocation
2. Presentations and Reports
 - 2.1. Presentation and Discussion of the Fluent Site Plan- McKay Christensen
 - 2.2. Discussion of the Lehi City Dump Pass Program for 2021
3. Agenda Questions
The Mayor and City Council discuss and ask questions on items on the Regular Session agenda.
4. Administrative Report
5. Mayor and Council Reports
Calendar items and outside Committee reports

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. Consent Agenda

2.1. Approve Minutes from the July 28, 2020 City Council Meeting.
[07282020CC2.pdf](#)

2.2. Approve Purchase Orders
[PO Index.pdf](#)
[Vehicle Lighting Solutions.pdf](#)
[TVS Pro.pdf](#)

Regular Agenda

3. Consideration of Concept approval for the Traverse Mountain Multi-Family, a 317-unit apartment development located at 3851 North Traverse Mountain Blvd.

Petitioner: Riverbend Management

[CC Staff Report Traverse Mountain Multi-Family Concept 07.28.20.docx](#)
[Traverse Mountain Multi-Family Concept DRC 06.24.2020.docx](#)
[Traverse Family Multi Family Concept.pdf](#)
[TM Multi-family Aerial.pdf](#)
[TM Multi-family General Plan.pdf](#)
[TM Multi-family Zoning.pdf](#)

4. Consideration of Resolution #2020-56, a notice of Withdrawal from the Carbon Free Power Project Power Sales Contract and JUMP allocation.

Petitioner: Lehi City

[Res 2020-56.docx](#)
[Form of Notice of Withdrawal \(Lehi\).pdf](#)

5. Adjournment

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

City Council Agenda Item Report

Meeting Date: August 25, 2020

Submitted by: Teisha Willson

Submitting Department:

Item Type: Presentation

Agenda Section:

Subject:

Presentation and Discussion of the Fluent Site Plan- McKay Christensen

Suggested Action:

Attachments:

City Council Agenda Item Report

Meeting Date: August 25, 2020

Submitted by: Teisha Willson

Submitting Department:

Item Type: Discussion

Agenda Section:

Subject:

Discussion of the Lehi City Dump Pass Program for 2021

Suggested Action:

Attachments:

City Council Agenda Item Report

Meeting Date: August 25, 2020

Submitted by: Teisha Willson

Submitting Department:

Item Type: Action Item

Agenda Section:

Subject:

Approve Minutes from the July 28, 2020 City Council Meeting.

Suggested Action:

Attachments:

[07282020CC2.pdf](#)



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

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **July 28, 2020**, online at www.lehi-ut.gov.

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

Excused: Chris Condie, Council Member

Others Present: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Beau Thomas, Assistant to the City Administrator; Ryan Wood, City Attorney; Kim Struthers, Community Development Director; Lorin Powell, City Engineer; Dean Lundell, Finance Director; Shaye Ruitenbeek, Management Analyst; Melanie Hansen, Events Coordinator; and Teisha Wilson, City Recorder.

Pre-Council, 5:30 p.m.

1. Trail Connection Ribbon Cutting

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Hancock led the Pledge.

2. Presentations and Reports

2.1 Waste Management Recycling Program.

Blake Leonelli, with Waste Management, reported on the city's recycling program. He stated that there are some good things that the residents are doing with recycling, but there is still room for improvement. He stated that plastic bags are the biggest issue right now. If they could educate residents not to throw the bags in the recycling that would make a big difference. Mayor Johnson stated that he's impressed with the work being done by the Lehi Environmental Sustainability Committee to educate residents.

3. Consent Agenda

3.1. Approve Minutes from the June 23, 2020 Council Meeting.

3.2 Reapproval of the Wasatch Front Annexation, Ordinance #39-2019

3.3. Declare certain Lehi City personal property as surplus

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

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

4. Consideration of Ordinance #41-2020, the Center Pointe Towns zone change, changing the zoning on approximately 2.25 -acres of property located at 1627 Center Pointe Drive from Commercial to R-3. (Tabled from the July 14th City Council meeting)

Ken Burg was representing the applicant. There was discussion regarding the traffic study that was conducted, and suggestions were made to improve the safety of that road such as constructing a raised median.

Councilor Koivisto stated that she was concerned about having high density in this location. She didn't feel like it was conducive to the area and that there are better locations than this for high density. Councilor Albrecht stated that many of the concerns were addressed when they did the General Plan Amendment. Councilor Koivisto stated for the record that she is not against high density, she just wants it done correctly

Motion: Councilor Southwick moved to approve Ordinance #41-2020, the Center Pointe Towns zone change, changing the zoning on approximately 2.25 -acres of property located at 1627 Center Pointe Drive from Commercial to R-3; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, No. The motion passed 3-1.

5. Consideration of Concept approval for the Traverse Mountain Multi-Family concept, a 317-unit apartment development located at 3851 North Traverse Mountain Blvd.

Devin Belnap was representing the applicant. He explained that this is for the density transfer that was done in the recent amendment to the Area Plan.

Councilor's Albrecht and Hancock expressed concerns with moving forward on the concept plan approval when the Area Plan has not been recorded. Mr. Struthers stated that they are close to getting it recorded, and that they are working with the applicant to resolve some issues. The Council agreed that they would prefer to table the item until the Area Plan has been recorded.

Motion: Councilor Hancock moved to table this item and directed staff to continue working with the applicant to get the Area Plan Amendment recorded. Councilor Koivisto seconded the motion.

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

96
97 **6. Consideration of Final subdivision approval for the Cedar Ridge Estates Plat B, a single**
98 **lot subdivision located at 957 East Mesa Avenue in an RA-1 zone.**

99 Tony Trane was representing the applicant.
100

101 **Motion:** Councilor Southwick moved to grant Final subdivision approval for the Cedar
102 Ridge Estates Plat B, a single lot subdivision located at 957 East Mesa Avenue in
103 an RA-1 zone; subject to the completion of all Development Review Committee
104 and Planning Commission comments. Councilor Koivisto seconded the motion.
105

106 **Roll Call Vote:** Councilor Albrecht, Yes; Councilor Southwick, Yes; Councilor Hancock,
107 Yes; and Councilor Koivisto, Yes. The motion passed unanimously.
108
109

110 **7. Consideration of Final Subdivision approval for the Ellsworth Farms Plat A, a single lot**
111 **subdivision located at approximately 958 East 1840 North in an RA-1 zone.**

112 Tony Trane was representing the applicant.
113

114 **Motion:** Councilor Koivisto moved to grant Final Subdivision approval for the Ellsworth
115 Farms Plat A, a single lot subdivision located at approximately 958 East 1840 North
116 in an RA-1 zone; subject to the completion of all Development Review Committee
117 and Planning Commission comments. Councilor Southwick seconded the motion.
118

119 **Roll Call Vote:** Councilor Albrecht, Yes; Councilor Southwick, Yes; Councilor Hancock,
120 Yes; and Councilor Koivisto, Yes. The motion passed unanimously.
121
122

123 **8. Consideration of Ordinance #42-2020, the Black zone change, changing the zoning on**
124 **1.52 acres from A-1 (agriculture) to R-1-12 (single family residential) at 1729 North**
125 **Trinnaman Lane.**

126 Trent Black was representing the applicant.
127

128 **Motion:** Councilor Southwick moved to approve Ordinance #42-2020, the Black zone
129 change, changing the zoning on 1.52 acres from A-1 (agriculture) to R-1-12 (single
130 family residential) at 1729 North Trinnaman Lane; subject to the completion of all
131 Development Review Committee and Planning Commission comments. Councilor
132 Albrecht seconded the motion.
133

134 **Roll Call Vote:** Councilor Albrecht, Yes; Councilor Southwick, Yes; Councilor Hancock,
135 Yes; and Councilor Koivisto, Yes. The motion passed unanimously.
136
137

138 **9. Consideration of Ordinance #43-2020, a General Plan Amendment on approximately**
139 **23.9-acres located at approximately 1402 West 900 North, changing the land use**
140 **designation from VLDRA (very low density residential agriculture) to VLDR (very low**
141 **density residential).**

142 Danny Gutierrez and Mike Dubois were the applicants. Mr. Gutierrez felt like other properties
143 in the area have been granted higher density and felt that this area may not be a priority. He

144 felt that their request was reasonable and that there are similar size lots in the area. Mr. Dubois
145 stated that they really aren't asking for very much and these will be more affordable than the
146 ½ lots. He also said that ½ acre lots are a lot to take care of for most people.

147
148 Mr. Struthers stated that the property to the south is zoned R-1-22, but the lots are smaller than
149 a ½ acre because the developer made improvements to the Waste Ditch for flood control. He
150 said that the higher density zones nearby, including the nearby R-1-8 that was rezoned in 1998,
151 was done before they decided that this would be a rural and less dense area.

152
153 Councilor Southwick stated that some residents were concerned with the traffic that would
154 come on 1220 North, because that road is small. Mr. Gutierrez expects most of the traffic to
155 exit on 900 North. He stated that once they stub a road to the east and west, they are only
156 asking for a difference of 7 lots. He also said that staff has requested that they bring water and
157 sewer to the homes on 1220 North. Councilor Hancock stated that improvements to 1220 North
158 would be helpful.

159
160 Mayor Johnson wanted to clarify that with a PUD or a PRD, the residents will get some
161 amenities with smaller lot sizes, but that doesn't mean more density. Mr. Struthers stated that
162 if they leave it zoned R-1-22, and the developer does a PUD, then they would get some
163 dedicated open space, but if it's changed to .33 acre lots, then there's no open space
164 requirement.

165
166 Mr. Gutierrez stated that there isn't a big difference from .5 acre to .33 acre lots and that most
167 people are priced out of the ½ lot sizes and can't afford it. He said most people don't want farm
168 animals and Mr. Dubois would put in the CC&Rs that there would be no animal rights.

169
170 Councilor Albrecht stated that the rural feel is going away regardless of what the lot sizes are.
171 Mr. Gutierrez stated that many ½ lots don't even have animals.

172
173 Councilor Hancock inquired about how much of the roadway would be left unwidened on 1220
174 North. He suggested that it be a condition of approval to have the entire length of that road
175 widened. Mr. Struthers stated that it would probably need to be a mix of the city doing the
176 improvements in front of the existing homes and the rest would be done by future
177 developments. Mr. Hancock suggested a condition of approval be that the road be widened to
178 700 West and that the utilities be improved. This could be what grants the additional density.

179
180 There was discussion regarding where the roads would be stubbed. It was suggested that there
181 not be an egress to 1220 North. Mr. Struthers stated that they would need to have that access
182 and also they cannot have double fronting lots, so some of the homes will need to face 1220
183 North.

184
185 Mr. Gutierrez stated that they are proposing this change because people don't know how to
186 take care of ½ acre lots and they are unaffordable.

187
188 Mr. Struthers stated that this area stays rural in the new draft General Plan. He said that if this
189 is approved then there is a high likelihood that the surrounding land would all want to do the
190 same thing, so this would set a large precedent and they should consider what that would do to
191 the surrounding properties. Mr. Struthers stated that there is an opportunity for some bonus

density if they agree to widen the road on 900 North, but 1220 North is just a local street so they typically don't allow density bonuses for that. They could do that with a development agreement.

Mr. Gutierrez stated that if he is asked to make utility improvements to 1220 North, it would be a tremendous expense to do so. He said that even though they are not offering a park, they are making improvements to the infrastructure. He also asked the Council to consider that the neighbors 1100 feet away were granted an R-1-8 zone without offering the city a park. He felt that the 1/3 acre lots were very reasonable.

Motion: Councilor Southwick moved to approve Ordinance #43-2020, a General Plan Amendment on approximately 23.9-acres located at approximately 1402 West 900 North, changing the land use designation from VLDRA (very low density residential agriculture) to VLDR (very low density residential); and subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Hancock seconded the motion.

Mr. Struthers stated that they may want to remove the Planning Commission comments because they moved to recommend denial.

Amended Motion: Councilor Southwick amended his motion to include Mr. Struthers's comments. Councilor Hancock seconded the amendment.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, No. The motion passed 3-1.

10. Consideration of Concept approval for the Hadfield Estates, a 51-lot residential subdivision at approximately 1402 West 900 North.

Danny Gutierrez and Mike Dubois were the applicants. Mr. Struthers stated that they would need to stub a road to the east and west to meet the block length standards. Mr. Powell stated that the double fronting lots would need to be addressed as well.

Motion: Councilor Hancock moved to approve the Concept for the Hadfield Estates, a 51-lot residential subdivision at approximately 1402 West 900 North; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

Councilor Koivisto suggested that they remove the DRC comment from the motion that recommends this remain a VLDRA zone.

Amended Motion: Councilor Hancock moved to amend his motion to include Councilor Koivisto's comment. Councilor Albrecht seconded the amendment to the motion.

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

239 **11. Consideration of Ordinance #44-2020, a Development Code Amendment to Chapters 6,**
240 **16, 17, and 37, amending the single-family residential design standards for (PC) Planned**
241 **Communities, (PRD) Planned Residential Development, and (PUD) Planned Unit**
242 **Development.**

243
244 **Motion:** Councilor Koivisto moved to approve Ordinance #44-2020, a Development Code
245 Amendment to Chapters 6, 16, 17, and 37, amending the single-family residential
246 design standards for (PC) Planned Communities, (PRD) Planned Residential
247 Development, and (PUD) Planned Unit Development; subject to the completion of
248 all Development Review Committee and Planning Commission comments.
249 Councilor Albrecht seconded the motion.

250
251 **Roll Call Vote:** Councilor Albrecht, Yes; Councilor Southwick, Yes; Councilor Hancock,
252 Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

253
254
255 **12. Consideration of Resolution #2020-52, appointing a Board Member to the Lehi City**
256 **Environmental Sustainability Committee.**

257
258 **Motion:** Councilor Albrecht moved to approve Resolution #2020-52, appointing a Board
259 Member to the Lehi City Environmental Sustainability Committee. Councilor
260 Koivisto seconded the motion.

261
262 **Roll Call Vote:** Councilor Albrecht, Yes; Councilor Southwick, Yes; Councilor Hancock,
263 Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

264
265
266 **13. Consideration of Resolution #2020-54, a real estate purchase contract between Lehi City**
267 **and Lake View Development, LLC.**

268 This item was pulled from the agenda.

269
270
271 **14. Consideration of Adjourning into a Closed Executive Session for the purpose of discussing**
272 **the purchase, exchange, of lease or real property.**

273
274 **Motion:** Councilor Hancock moved to Adjourn into a Closed Executive Session for the
275 purpose of discussing the purchase, exchange, or lease of real property. Councilor
276 Southwick seconded the motion.

277
278 **Roll Call Vote:** Councilor Albrecht, Yes; Councilor Southwick, Yes; Councilor Hancock,
279 Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

280
281 The meeting adjourned into a closed session at 9:38 p.m.

282 The meeting reconvened at approximately 10:00 p.m.

13. Adjournment

With no further business to come before the City Council at this time, Councilor Albrecht moved to adjourn the meeting. Councilor Southwick seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 10:10 p.m.

Approved: August 28, 2020

Attest:

Mark Johnson, Mayor

Teisha Wilson, City Recorder

City Council Agenda Item Report

Meeting Date: August 25, 2020

Submitted by: Teisha Willson

Submitting Department:

Item Type: Action Item

Agenda Section:

Subject:

Approve Purchase Orders

Suggested Action:

Attachments:

[PO Index.pdf](#)

[Vehicle Lighting Solutions.pdf](#)

[TVS Pro.pdf](#)



LEHI CITY
CITY COUNCIL AGENDA
August 25, 2020

Consent Agenda: Approval of Purchase Orders

INFORMATION:

Company	Description	P O Amount	Budget Amt (before PO)
Vehicle Lighting Solutions	Lighting for 7 new Durangos, 4 replacements and 3 new	\$142,518.46	\$571,955.05
TVS Pro	A/V equipment for New Police Building	\$211,703.74	



PURCHASE ORDER
LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER
NUMBER
MUST APPEAR
ON YOUR
INVOICE # 6669

ISSUED TO: 54708
VEHICLE LIGHTING SOLUTIONS
668 WEST 9320 SOUTH, SUITE B

SANDY UT 84070

SHIP TO: FLEET
439 W 300 N
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 08/18/2020

<u>REQ #</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>	<u>GL ACCOUNT</u>
0	1.00	LIGHTING FOR 7 NEW DURANGOS, 4 REPLACEMENTS 3 NEW F	142,518.46	142,518.46	64-40-54-000

TOTAL 142,518.46

Authorized By:

Jeremy Estes

Department Head

City Council Approval Date *

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

Mayor or City Administrator

Lehi City Purchase Requisition Request

Supplier

Name

Vehicle Lighting Solutions

Vendor#

Street

Date _____

8/3/2020

City

State

Zip

Phone

Dean Lundell

Fleet

64-40-54

Jeremy Estes

Requesting Department

Dept. Account No.

Department Head Signature

[illegible]

Justification:	Price Determination	
	Verbal Quote	
State contracts	Informal Bid	
MA289	Written Bid	\$142,518.46
MA3048	State Bid	
	Other	



Vehicle Lighting Solutions, Inc.

Quotation

Date	Quotation #
7/30/20	14120

Customer
Lehi Police Department 580 West State Street Lehi, UT 84043

Terms		Rep	FOB	Vehicle Type	
Net 30		DG	Destination	2020 Dodge Durango	
Item	Description	Qty	Unit Price	Total	
	2020 Durango Patrol Package with 1/2 Cage				
Misc Sales	Dual Color Lightbar, Controller, and Siren Speaker Package	1	2,679.00	2,679.00T	
IB8DEDE	48" Liberty II Duo WeCan Super LED Series Lightbar with 4 Corner LED's (2 Red/White, 2 Blue/White) 6 Front Facing LED's (3 Red/White, 3 Blue/White), LED Alley Lights, and Duo Color Traffic Advisor.	1	0.00	0.00T	
STPKT#85	Dodge Durango Strap kit	1	0.00	0.00T	
UHF2150-A	Headlight Flasher	1	41.89	41.89T	
ETFBSSN-P	Solid State Taillight Flasher	1	44.66	44.66T	
AVC23RBC	Avenger II Trio Dual Light in Red/Blue/White mounted in rear window	1	276.71	276.71T	
VLS45	Universal 4 X 5 mounting bracket	1	9.95	9.95T	
SA315P	SA315 Series Siren Speaker	1	0.00	0.00T	
SAK1	Heavy-Duty Universal "L" Mounting Bracket	1	0.00	0.00T	
CCSRNT5	Whelen Carbide System with Canport Module	1	0.00	0.00T	
CC5K3	Carbide installation kit for Dodge vehicles.	1	0.00	0.00T	
C-VS-2000-DUR-...	2018 Dodge Durango Vehicle Specific 20" Console	1	309.30	309.30T	
EB25-XTL-1P	2 1/2' equipment bracket for Motorola XTL2500 W5 Remote Radio	1	0.00	0.00T	
EB40-CCS-1P	4' Equipment Bracket (1 Piece)	1	0.00	0.00T	
VLSLP3	2' Three Way Accessory Power Plate	1	7.90	7.90T	
I1013	USB Power Outlet	1	15.75	15.75T	
ACC12V	12V Power Outlet	2	5.50	11.00T	
FP-1	1' Filler Plate	1	0.00	0.00T	
C-CUP2-1001	4" Self Adjusting Dual Cupholder	1	39.37	39.37T	
C-AP-0325	Console, Accessory, Box, Internal mount, 3' Mounting space, 2.5' Deep	1	30.85	30.85T	
FP-15	1.5' Filler Plate	1	0.00	0.00T	
			Total		

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



Vehicle Lighting Solutions, Inc.

Quotation

Date	Quotation #
7/30/20	14120

Customer

Lehi Police Department
580 West State Street
Lehi, UT 84043

Terms		Rep	FOB	Vehicle Type	
Net 30		DG	Destination	2020 Dodge Durango	
Item	Description	Qty	Unit Price	Total	
EB20-WGD-1P	2' Equipment Bracket (1 piece) Fits Watchguard 4RE DVR	1	0.00	0.00T	
C-ARPB-101	Brother Arm Rest Printer Bracket, Top Mount.	1	193.14	193.14T	
VLSMMC	Magnetic Mic Kit	2	34.95	69.90T	
VLSMCB	Mic Clip Bracket	2	8.49	16.98T	
PKG-PSM-345	2020 Dodge Durango Premium Passenger Side Mount Package	1	434.43	434.43T	
UT-1001	Universal Rugged Cradle	1	184.13	184.13T	
DS-DA-421	Screen Support	1	49.66	49.66T	
L-9/12-LED	LED, Permanent Mount 12' Gooseneck, Automotive Wiring Kit	1	71.50	71.50T	
VLSMCB	Map light Bracket	1	8.49	8.49T	
1K0574DUR11	6VS SPT Coated Polycarbonate 2020 Dodge Durango	1	906.36	906.36T	
Misc. Sales Setina	Setina Model # PK0316DUR112ND, Cargo Area Partition with Coated Polycarbonate Stationary Window	1	402.36	402.36T	
Misc. Sales Setina	Setina - QK0634DUR11 - Full REPLACEMENT	1	729.96	729.96T	
Misc. Sales Setina	Transport Seat TPO Plastic With Center Pull Seat Belts	1	242.76	242.76T	
Misc. Sales Setina	Setina - WK0595DUR11 - Window Barrier Polycarbonate	1	225.96	225.96T	
Misc. Sales Setina	Setina - DK0100DUR11 - Door Panel TPO Plastic Black Installs Over OEM Door Panels	1	279.65	279.65T	
GK10271UHKSS...	Single Vertical Weapon System with Universal XL Lock and Handcuff Key Override for AR15	1	62.41	62.41T	
Misc Sales	Setina Model # GT1372DUR11. Forward Facing Partition Mount	1	414.92	414.92T	
Misc Sales	ProGard - PB67D18HD - HD Push Bumper with Cutout (3PB1318-2) for ION Lighthouse	2	96.17	192.34T	
I2J	ION DUO Series Linear LED Blue/Red, with Red Override and Black Housing.	1	79.00	79.00T	
Samlex 800	Samlex 800 Watt Modified Sine Wave Inverter	1			
			Total		

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



Vehicle Lighting Solutions, Inc.

Quotation

Date	Quotation #
7/30/20	14120

Customer

Lehi Police Department
580 West State Street
Lehi, UT 84043

		Terms	Rep	FOB	Vehicle Type
		Net 30	DG	Destination	2020 Dodge Durango
Item	Description	Qty	Unit Price	Total	
Misc Sales	WatchGaurd - VIS-EXT-WIF-BUN - VISTA HD WiFi and 4RE System Bundle. Includes 4RE Standard DVR Camera System with integrated 200GB automotive grade hard drive, ZSL camera, 16GB USB removable thumb drive, rear facing cabin camera, GPS, hardware, cabling and your choice of mounting bracket. It will also include the VISTA HD Wi-Fi Extended Capacity Wearable Camera with 9 hours continuous HD recording, one camera mount, 32 GB of storage, Wi-Fi docking base, Power over Ethernet Smart Switch	1	5,550.00	5,550.00T	
Misc Sales	CAM-4RE-PAN-NHD - Additional Front Camera, 4RE, HD Panoramic	1	200.00	200.00T	
Misc Sales	CAB-RIA-100-SRY - Radar Interface Cable for Stalker, Y-Cable, 10'	1	75.00	75.00T	
Misc Sales	WAR-VIS-CAM-1ST - Warranty, VISTA 1st Year (Months 1-12) Included	1	0.00	0.00T	
Misc Sales	KEY-EL4-DEV-004 - Evidence Library 4 Web VISTA Combo-Discout Device License Key	1	75.00	75.00T	
Misc Sales	KEY-EL4-DEV-001 - Evidence Library 4 Web 4RE In-Car Device License Key	1	150.00	150.00T	
Misc Sales	4RE-WRL-KIT-101 - 4RE In-Car 802.11n Wireless Kit, 5GHz (2.4	1	200.00	200.00T	
Shipping/Handling	Shipping Charge from Watchguard	1	55.00	55.00T	
DSR2X	DSR2X Radar with Dual Ka Band Antennas, 8' and 20' Cables	1	3,075.00	3,075.00T	
155-2211-00	Remote Display Cable	1	71.00	71.00T	
				Total	

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



Vehicle Lighting Solutions, Inc.

Quotation

Date	Quotation #
7/30/20	14120

Customer
Lehi Police Department 580 West State Street Lehi, UT 84043

Terms		Rep	FOB	Vehicle Type	
Net 30		DG	Destination	2020 Dodge Durango	
Item	Description	Qty	Unit Price	Total	
Misc Sales	Window Tint, Limo Rear and Legal Front	1	300.00	300.00T	
Misc Sales	Customer Supplied Radio	1	0.00	0.00T	
MB8U	17' Antenna Cable with NMO Mount	1	16.82	16.82T	
ETRA8063	Antenex Phantom Elite 800Mhz Blade Antenna-White	1	39.95	39.95T	
PDP-13	Power Distribution Panel	1	189.00	189.00T	
J Case Power Rela...	J Case Power Relay Module	1	37.73	37.73T	
CB-150	150A Circuit Breaker	1	24.95	24.95T	
Installation Supplies	Installation Hardware	1	125.00	125.00T	
Shop Labor-C	Installation Labor for Equipment Listed			2,145.00T	
	Sales Tax Exempt		0.00%	0.00	
Prices good for 30 days.			Total	\$20,359.78	

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



PURCHASE ORDER
LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER
NUMBER
MUST APPEAR
ON YOUR
INVOICE
6670

ISSUED TO: 691837
TV SPECIALISTS
180 EAST 2100 SOUTH
SALT LAKE CITY UT 84115

SHIP TO: POLICE
580 WEST STATE STREET
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 08/20/2020

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	AV EQUIPMENT FOR NEW POLICE BUILDING	211,703.74	211,703.74	32-70-70-222

TOTAL 211,703.74

Authorized By:

Dan P-O 8/20/20
Department Head

City Council Approval Date *

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

Mayor or City Administrator

Lehi City Purchase Requisition Request

Supplier

Name

TVS Pro

Vendor#

Street

180 East 2100 South

Date _____

8/20/2020

City

Salt Lake City

State

UT

Zip

84115

Phone

801.486.5757

Police Building

32-70-70-222

Dean Lundell

Requesting Department

Dept. Account No.

Department Head Signature

[illegible]

Public Safety Furniture. ^{Drawn} OK'd



TVS PRO

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Phone 801-486-5757 • www.tvspecialists.com

SALES QUOTE	
SQ-139917	6/11/2020

Customer		Contact		Ship To		
LEHI CITY ACCOUNTS PAYABLE 153 NORTH 100 EAST LEHI, UT 84043 Tel: (385) 201-1000 Fax: (801) 768-9404				SIRQ CONSTRUCTION ATTN: CHAD JONES 128 NORTH 100 EAST LEHI, UT 84043 Tel: (801) 597-1832		
Account	Terms	Pay Due Date	Account Rep	Schedule Date		
LCY	NET 20	7/1/2020	Dan A.	6/11/2020		
Quotation	PO #	Reference	Ship VIA	Page	Printed	
SQ-139917			INSTALL	1	8/19/2020 3:31:20PM	
L Item	Description	List Price	Qty	Price	UM	Amount
1	STATE CONTRACT MA-516		1	\$0.00	EA	\$0.00
2	Offices					
3	Chief of Police Office (206)					
4	SONY 65" 4K LED ELITE CONSUMER SMART TV	\$1,000	1	\$799.99	EA	\$799.99
5	*Customer to use TV remote to turn TV on/off & switch inputs					
6	CHIEF LARGE THIN SWING ARM MOUNT FOR 42"-75" TV's	\$549	1	\$417.00	EA	\$417.00
7	*Customer to provide Comcast Receiver to sit in back box					
8	BINARY 3M 4K UHD HIGH SPEED GRIPTEK HDMI CABLE (FROM COMCAST TO TV)		1	\$28.70	EA	\$28.70
9	BINARY 10M PRO ACTIVE 4K HDMI CABLE (FROM LAPTOP WALL PLATE TO TV)		1	\$112.95	EA	\$112.95
10	BINARY 10M PRO ACTIVE 4K HDMI CABLE (FROM DESKTOP WALL PLATE TO TV)		1	\$112.95	EA	\$112.95
11	BINARY 2M 4K UHD HIGH SPEED GRIPTEK HDMI CABLE (FROM LAPTOP TO WALL PLATE)	\$45	1	\$18.90	EA	\$18.90
12	BINARY 3M 4K UHD HIGH SPEED GRIPTEK HDMI CABLE (FROM DESKTOP TO WALL PLATE)		1	\$28.70	EA	\$28.70
13	*Customer to provide desktop in room with open HDMI output					
14	LIBERTY HDMI PRO METAL WALL PLATE (WHITE)	\$82	2	\$58.90	EA	\$117.80
15	SYSTEM INSTALLATION		1	\$450.00	EA	\$450.00
16	Every install comes with a standard 90 day warranty on all installation labor. Contact your salesman about 1 year or 2 year extensions on the labor warranty.					
17						
18						
TITLE TO MERCHANDISE HEREON SHALL REMAIN WITH THE SELLER UNTIL INVOICE AMOUNT IS PAID IN FULL. 2% PER MONTH 24% PER ANNUM SHALL BE CHARGED ON THE PAST DUE ACCOUNTS WHETHER INCURRED BEFORE OR AFTER JUDGEMENT. IN THE EVENT THAT THE BUYER DEFAULTS OR SELLER INCURS COLLECTION COSTS, WHETHER JUDICIAL OR NON-JUDICIAL, THE ABOVESIGNED, JOINTLY OR SEVERALLY, AGREES TO PAY ALL ATTORNEY FEES, LEGAL EXPENSES, AND COLLECTION COSTS INCLUDING ALL COSTS AND FEES INCURRED IN BANKRUPTCY COURT OR ON APPEAL. 20% RESTOCKING FEE ON RETURNED ITEMS. SPECIAL ORDERED ITEMS ARE NON-RETURNABLE.				Page 1 Sub Total	\$2,086.99	
Approval Signature _____						



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SALES QUOTE	
SQ-139917	6/11/2020

Customer		Contact		Ship To			
LEHI CITY ACCOUNTS PAYABLE 153 NORTH 100 EAST LEHI, UT 84043 Tel: (385) 201-1000 Fax: (801) 768-9404				SIRQ CONSTRUCTION ATTN: CHAD JONES 128 NORTH 100 EAST LEHI, UT 84043 Tel: (801) 597-1832			
Account	Terms	Pay Due Date	Account Rep	Schedule Date			
LCY	NET 20	7/1/2020	Dan A.	6/11/2020			
Quotation	PO #	Reference	Ship VIA	Page	Printed		
SQ-139917			INSTALL	2	8/19/2020 3:31:20PM		
L	Item	Description	List Price	Qty	Price	UM	Amount
19	TVS21697	HARDWARE, MATERIALS & CONNECTORS		1	\$100.00	EA	\$100.00
20		Total for this office: \$2,348					
21							
22		Deputy Chief Office (207)					
23		SONY 65" 4K LED ELITE CONSUMER SMART TV	\$1,000	1	\$799.99	EA	\$799.99
24		*Customer to use TV remote to turn TV on/off & switch inputs					
25	TVS18058	CHIEF LARGE THIN SWING ARM MOUNT FOR 42"-75" TV's	\$549	1	\$417.00	EA	\$417.00
26		*Customer to provide Comcast Receiver to sit in back box					
27		BINARY 3M 4K UHD HIGH SPEED GRIPTEK HDMI CABLE (FROM COMCAST TO TV)		1	\$28.70	EA	\$28.70
28		BINARY 10M PRO ACTIVE 4K HDMI CABLE (FROM LAPTOP WALL PLATE TO TV)		1	\$112.95	EA	\$112.95
29		BINARY 10M PRO ACTIVE 4K HDMI CABLE (FROM DESKTOP WALL PLATE TO TV)		1	\$112.95	EA	\$112.95
30		BINARY 2M 4K UHD HIGH SPEED GRIPTEK HDMI CABLE (FROM LAPTOP TO WALL PLATE)	\$45	1	\$18.90	EA	\$18.90
31		BINARY 3M 4K UHD HIGH SPEED GRIPTEK HDMI CABLE (FROM DESKTOP TO WALL PLATE)		1	\$28.70	EA	\$28.70
32		*Customer to provide desktop in room with open HDMI output					
33	TVS18768	LIBERTY HDMI PRO METAL WALL PLATE (WHITE)	\$82	1	\$58.90	EA	\$58.90
34	TVS24361	LIBERTY CUSTOM PLATE WQ-597495 DUAL GANG HDMI PLATE (WHITE)		1	\$89.74	EA	\$89.74
35		SYSTEM INSTALLATION		1	\$450.00	EA	\$450.00
36		Every install comes with a standard 90 day warranty on all installation labor.					
TITLE TO MERCHANDISE HEREON SHALL REMAIN WITH THE SELLER UNTIL INVOICE AMOUNT IS PAID IN FULL. 2% PER MONTH 24% PER ANNUM SHALL BE CHARGED ON THE PAST DUE ACCOUNTS WHETHER INCURRED BEFORE OR AFTER JUDGEMENT. IN THE EVENT THAT THE BUYER DEFAULTS OR SELLER INCURS COLLECTION COSTS, WHETHER JUDICIAL OR NON-JUDICIAL, THE ABovesigned, JOINTLY OR SEVERALLY, AGREES TO PAY ALL ATTORNEY FEES, LEGAL EXPENSES, AND COLLECTION COSTS INCLUDING ALL COSTS AND FEES INCURRED IN BANKRUPTCY COURT OR ON APPEAL. 20% RESTOCKING FEE ON RETURNED ITEMS. SPECIAL ORDERED ITEMS ARE NON-RETURNABLE.						Page 2 Sub Total \$2,217.83 Running Sub Total \$4,304.82	
Approval Signature _____							



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SALES QUOTE

SQ-139917

6/11/2020

Customer		Contact		Ship To			
LEHI CITY ACCOUNTS PAYABLE 153 NORTH 100 EAST LEHI, UT 84043 Tel: (385) 201-1000 Fax: (801) 768-9404				SIRQ CONSTRUCTION ATTN: CHAD JONES 128 NORTH 100 EAST LEHI, UT 84043 Tel: (801) 597-1832			
Account	Terms	Pay Due Date	Account Rep	Schedule Date			
LCY	NET 20	7/1/2020	Dan A.	6/11/2020			
Quotation	PO #	Reference	Ship VIA	Page	Printed		
SQ-139917			INSTALL	3	8/19/2020 3:31:20PM		
L	Item	Description	List Price	Qty	Price	UM	Amount
37	TVS21697	Contact your salesman about 1 year or 2 year extensions on the labor warranty.		1	\$100.00	EA	\$100.00
38		HARDWARE, MATERIALS & CONNECTORS					
39		Total for this office: \$2,358.84					
40		Office (171)					
41		SONY 55" 4K LED ELITE CONSUMER SMART TV		1	\$639.99	EA	\$639.99
42		*Customer to use TV remote to turn TV on/off & switch inputs					
43	TVS18058	CHIEF LARGE THIN SWING ARM MOUNT FOR 42"-75" TV's	\$549	1	\$417.00	EA	\$417.00
44		*Customer to provide Comcast Receiver to sit in back box					
45		BINARY 3M 4K UHD HIGH SPEED GRIPTEK HDMI CABLE (FROM COMCAST TO TV)		1	\$28.70	EA	\$28.70
46		BINARY 10M PRO ACTIVE 4K HDMI CABLE (FROM DESKTOP WALL PLATE TO TV)		1	\$112.95	EA	\$112.95
47		BINARY 3M 4K UHD HIGH SPEED GRIPTEK HDMI CABLE (FROM DESKTOP TO WALL PLATE)		1	\$28.70	EA	\$28.70
48		*Customer to provide desktop in room with open HDMI output					
49	TVS18768	LIBERTY HDMI PRO METAL WALL PLATE (WHITE)	\$82	1	\$58.90	EA	\$58.90
50		SYSTEM INSTALLATION		1	\$375.00	EA	\$375.00
51		Every install comes with a standard 90 day warranty on all installation labor. Contact your salesman about 1 year or 2 year extensions on the labor warranty.					
52	TVS21697	HARDWARE, MATERIALS & CONNECTORS		1	\$100.00	EA	\$100.00
53		Total for this office: \$1,886.25					
TITLE TO MERCHANDISE HEREON SHALL REMAIN WITH THE SELLER UNTIL INVOICE AMOUNT IS PAID IN FULL. 2% PER MONTH 24% PER ANNUM SHALL BE CHARGED ON THE PAST DUE ACCOUNTS WHETHER INCURRED BEFORE OR AFTER JUDGEMENT. IN THE EVENT THAT THE BUYER DEFAULTS OR SELLER INCURS COLLECTION COSTS, WHETHER JUDICIAL OR NON-JUDICIAL, THE ABOVESIGNED, JOINTLY OR SEVERALLY, AGREES TO PAY ALL ATTORNEY FEES, LEGAL EXPENSES, AND COLLECTION COSTS INCLUDING ALL COSTS AND FEES INCURRED IN BANKRUPTCY COURT OR ON APPEAL. 20% RESTOCKING FEE ON RETURNED ITEMS. SPECIAL ORDERED ITEMS ARE NON-RETURNABLE.						Page 3 Sub Total \$1,861.24 Running Sub Total \$6,166.06	
Approval Signature _____							



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SALES QUOTE

SQ-139917

6/11/2020

Customer		Contact		Ship To			
LEHI CITY ACCOUNTS PAYABLE 153 NORTH 100 EAST LEHI, UT 84043 Tel: (385) 201-1000 Fax: (801) 768-9404				SIRQ CONSTRUCTION ATTN: CHAD JONES 128 NORTH 100 EAST LEHI, UT 84043 Tel: (801) 597-1832			
Account	Terms	Pay Due Date	Account Rep	Schedule Date			
LCY	NET 20	7/1/2020	Dan A.	6/11/2020			
Quotation	PO #	Reference	Ship VIA	Page	Printed		
SQ-139917			INSTALL	32	8/19/2020 3:31:20PM		
L	Item	Description	List Price	Qty	Price	UM	Amount
537	TVS21697	(60-1592-02-1) EXTRON CABLE CUBBY 100 US		1	\$280.00	EA	\$280.00
538	TVS18142	TABLE BOX WITH HDMI & POWER CONNECTIONS					
539	TVS19145	EXTRON MAAP HDMI F TO HDMI F 10" PIGTAIL	\$80	1	\$45.60	EA	\$45.60
540	TVS8114	EXTRON MAAP BLANK PLATE SINGLE	\$20	1	\$11.40	EA	\$11.40
541		10FT RS-232 CONTROL CABLE (FROM HCA 404		1	\$11.95	EA	\$11.95
542		RX BEHIND MONITOR TO MONITOR)					
		SYSTEM INSTALLATION		1	\$625.00	EA	\$625.00
		Every install comes with a standard 90					
		day warranty on all installation labor.					
		Contact your salesman about 1 year or 2					
		year extensions on the labor warranty.					
543		EXTRON CONTROL SYSTEM PROGRAMMING		1	\$375.00	EA	\$375.00
544	TVS21697	HARDWARE, MATERIALS & CONNECTORS		1	\$50.00	EA	\$50.00
545		Total for this room: \$5,128.93					
TITLE TO MERCHANDISE HEREON SHALL REMAIN WITH THE SELLER UNTIL INVOICE AMOUNT IS PAID IN FULL. 2% PER MONTH 24% PER ANNUM SHALL BE CHARGED ON THE PAST DUE ACCOUNTS WHETHER INCURRED BEFORE OR AFTER JUDGEMENT. IN THE EVENT THAT THE BUYER DEFAULTS OR SELLER INCURS COLLECTION COSTS, WHETHER JUDICIAL OR NON-JUDICIAL, THE ABovesIGNED, JOINTLY OR SEVERALLY, AGREES TO PAY ALL ATTORNEY FEES, LEGAL EXPENSES, AND COLLECTION COSTS INCLUDING ALL COSTS AND FEES INCURRED IN BANKRUPTCY COURT OR ON APPEAL. 20% RESTOCKING FEE ON RETURNED ITEMS. SPECIAL ORDERED ITEMS ARE NON-RETURNABLE.			Tax Details EXEMPT \$0.000		Taxable Total Tax \$0.00 Exempt \$211,703.74 Total \$211,703.74 Balance \$211,703.74		

City Council Agenda Item Report

Meeting Date: August 25, 2020

Submitted by: Brittney Harris

Submitting Department: Planning Division

Item Type: Action Item

Agenda Section:

Subject:

Consideration of Concept approval for the Traverse Mountain Multi-Family, a 317-unit apartment development located at 3851 North Traverse Mountain Blvd.

Petitioner: Riverbend Management

Suggested Action:

Attachments:

[CC Staff Report Traverse Mountain Multi-Family Concept 07.28.20.docx](#)

[Traverse Mountain Multi-Family Concept DRC 06.24.2020.docx](#)

[Traverse Family Multi Family Concept.pdf](#)

[TM Multi-family Aerial.pdf](#)

[TM Multi-family General Plan.pdf](#)

[TM Multi-family Zoning.pdf](#)

TRAVERSE MOUNTAIN MULTI-FAMILY CONCEPT CITY COUNCIL REPORT

Applicant	Riverbend Management		
Meeting Date	August 25, 2020		
Requested Action/Purpose	Approval of a proposed concept plan		
Location	3851 North Traverse Mountain Blvd		
Project Area	9.74 acres		
Existing Zoning	Planned Community (PC)		
General Plan Land Use Designation	High Density Residential (HDR)		
Adjacent Zoning and Land Use	<i>North</i>	PC (Commercial)	Offices/ Fire Station 83
	<i>South</i>	PC (Commercial)	Terrace Retail Center
	<i>East</i>	PC(Commercial)	Undeveloped
	<i>West</i>	PC (Commercial)	Townhomes
Date of DRC Review	June 24, 2020		
Date of Planning Commission	July 9, 2020		
Assigned Planner	Brittney Harris		
REQUIRED ACTION			
Planning Commission	Final approval- provided a recommendation		
City Council	Final approval		

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.010. Concept Plan – Applicability:

The Concept Plan gives the applicant, staff, Planning Commission and City Council an opportunity to discuss the project in the conceptual stage. The applicant can use the Concept Plan meeting to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required for layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat.

Section 37.020. Multi-Family Residential Design Standards

A. Purpose and Application. This section is intended to create multi-family developments that will establish permanent neighborhoods, with sustained quality and adequate amenities, and to enhance a sense of community. The provisions of this section shall be applied to all new multi-family residential and mixed use developments, unless otherwise modified by an approved Area Plan, and for exterior remodels.

B. Architectural Standards.

1. General Design Concepts. New development shall be designed for its specific context with a design unique to Lehi City. Developments containing two or more buildings shall possess a similar design theme, and the site shall be designed such that the overall development is cohesive. Building architecture, exterior materials and colors shall coordinate. If a development contains more than one building, structures shall be varied to prevent repetitive design.
2. Side and Rear Facades. These design standards shall be applicable to all sides of a building, with each facade being required to meet the terms of this section.
3. Building Materials. The majority of each facade, meaning 51 percent or more of the wall area excluding windows and doors, shall be constructed of brick, stone, architectural textured concrete, fiber cement siding, wood, or other durable building material as approved by the Planning Commission. Stucco, EIFS, or untreated concrete block (CMU) shall be allowed only as an accent or secondary material. Stucco and EIFS shall not be

used on hierarchal architectural features, pop-outs in a facade, or for wainscots, but shall be allowed on recessed wall areas, walls between entrances, and between hierarchal architectural features. The Planning Commission may approve metal as an exterior building material and as a primary material on a case-by-case basis if an applicant can show that the type of metal is of a high grade and provides architectural quality to a building. Vinyl siding and standing seam metal are prohibited for use as exterior building materials. Building materials shall coordinate; however, materials shall be varied to give diversity and variety to the project. Buildings shall be constructed from differing percentages and combinations of materials.

4. Condominium and Apartment Building Entrances. Condominium and apartment buildings shall provide the following building entrances facing a street:
 - a. primary street entrance connecting to interior hallways, stairwells, and elevators for all units to use; and
 - b. individual street entrances and sidewalk connections for each ground floor unit (see Figure 135).
5. Architectural Variation. Design diversity adds lasting value to residential neighborhoods. The following standards shall be applied to all multifamily dwelling units:
 - a. Multi-family dwellings greater than three units, constructed as apartment or condominium style, shall be designed with architectural wall variations spaced at intervals of 30 to 50 feet in linear width, depending on the size of the project (see Figure 137).
6. Site Planning and Design Standards.
7. Condominium and Apartment Building Orientation. Condominium and apartment buildings shall be oriented towards the street in order to create a “street wall” along the street edge with a minor front yard setback to allow for landscaped areas, courtyards, or plazas. Off-street parking shall not be located between the buildings and street sidewalk and shall be placed at the interior portion of the property (see Figure 139). Buildings shall be setback to allow for required public utility easements unless an alternative option is approved by the Reviewing Departments. No permanent structure shall be allowed within the required public utility easement.
8. Garages. Condominium and apartment buildings shall have garages incorporated into the primary structure with a minimum of 30 percent of the lower level gross floor area utilized as garage areas. Garages shall be placed on the rear sides of buildings accessed by an alley way or parking area. Additional garages may be detached from the principal structure. A common parking garage or structure attached to or incorporated into the building may be utilized in lieu of the 30 percent garage requirement (see Figure 140).
1. Open Space. Common open space is an essential design feature of all multi-family projects, and the following standards shall be met for all new multi-family developments:
 - a. Open space areas shall respect and maintain natural features, such as trees and significant vegetation, hills, drainages, wetlands, water bodies, water ways, and other natures features.
 - b. All open space areas within multi-family developments shall be designed to have two or more sides of the open space fronting primary internal public or private streets to ensure that open space is visible and available to all residents in the area (see Figure 141).
 - c. Open spaces shall be centrally located so they are accessible as a community amenity to all units in the development.
 - d. Pedestrian and bicycle connectivity shall be designed into open space areas to interconnect adjacent units, roadways, master planned trails, and greenway corridors.
2. Amenities. Each multi-family project with ten units or more shall include amenities for the residents of the project as per Table 37.080 of the Development Code. Because each project will be different in nature, the amenities are likely to be different. The amount of amenities required shall be in proportion to the proposed number of units in the development. The required number of amenities is listed in Table 37.080 Multi-Family Development Amenities Requirements. Amenities shall be provided according to project size or comparable equivalent amenities as required or recommended by the Planning Commission and, as approved by the City

Council, if required. Amenities included are:

- a. picnic areas, which shall consist of a barbeque and two tables on a concrete pad with a cover;
- b. sports court, which shall be at least 500 square feet and constructed with concrete or an equivalent hard surface area;
- c. playground which shall be constructed of commercial grade materials and include equipment for younger children and older children;
- d. club house used for gatherings of residents, which shall be at least 750 square feet in size complete with restrooms;
- e. swimming pool, which shall be sub-surface and be no less than 20 feet by 40 feet in size;
- f. tennis courts shall be professional regulation size and be constructed of concrete or equivalent hard surface area; and
- g. splash pads shall be at least 300 square feet in size, include a minimum of three vertical spray features, and be constructed of concrete.

PROPERTY HISTORY

July 26, 1997 Area brought into the City as part of the Deerfield Annexation

June 11, 2019 City Council approved the Traverse Mountain Area Plan Amendment allowing 317 residential units to transfer from the Riverbend Planning District to the Highway Commercial District.

June 28, 2020 City Council tabled this item during a regular session for the Area Plan Amendment to be finalized.

REPORT ANALYSIS

The applicant requests approval of the proposed Traverse Mountain Multi-Family Concept plan located at 3851 North Traverse Mountain Boulevard in the Traverse Mountain Planned Community. Planning Commission reviewed this and forwarded it with a recommendation instead of granting final approval in part because of the proposed exception to the connectivity standards. The concept shows 317 units located in six buildings, parking garages and covered parking, amenities, the proposed street layout, as well as proposed elevations. DRC members had concerns with servicing this concept plan with utilities in the future. The applicant updated their concept and provided a 3D fly over to show how grading is addressed. Planning Staff feels their updated plans adequately addressed some of the major concerns.

City Council during the last meeting brought up concerns with the area plan amendment not being recorded after receiving approval a year ago. Concerns were also brought up regarding the change of ownership and changes in the master declarant. Planning Staff worked with the applicant on both concerns. In speaking with the City's legal team, Staff determined there are no requirements in the Development Code or in the Traverse Mountain Area Plan that require the master declarant to sign off on an area plan amendment. An HOA may require a signature, but the City does not enforce CC&R's or any other HOA requirement not otherwise specified in the Development Code or in the area plan.

Planning Staff has also worked with the applicant to get the area plan amendment ready to record. Staff reviewed the existing amendment, the minutes and motion from the original City Council meeting when the area plan amendment was approved, and comments from the last City Council meeting when it was tabled. The City's legal team has also reviewed the final version. The area plan amendment will be recorded prior to the City Council meeting.

Review of the concept plan allows for the applicant to receive feedback from the City Council on the layout, parking,

amenities, street layout, elevations and utility layout prior to full site plan review.

Units and Overall Layout

317 units are shown on 9.74 acres leading to a density of 32.5 units per acre. These units are in six separate buildings, and they range in size from one to three bedrooms. The grade on this site creates some challenges. The ground floor units closest to Traverse Mountain Boulevard will be below the grade of the street. Staff has some concerns with the street engagement and feeling of safety with this design. However, the grade may warrant an exception in this case.

The applicant shows the main amenity and open space in the middle of the site with a pedestrian pathway connecting it to the units on the north and south and a promenade that leads from the leasing building to the proposed section of the Murdock Canal Connector Trail. Staff has expressed concern with the amenity's location between the garages as it limits visibility into the space. Though not specified in the Development Code, Staff sees potential issues as it related to crime prevention through environmental design (CPTED) principles as there is limited natural surveillance and a potential entrapment area. Staff has expressed their concerns with the applicant and recommended finding a different solution for parking.

Parking

Parking is shown provided in 61 tuck under garages, 86 podium parking stalls, 76 garage parking stalls, 94 surface covered parking stalls, and 182 surface parking spaces. This meets the parking requirements in Table 37.070 and the 30 percent minimum parking garage requirement for multi-family.

Amenities

The proposed concept shows several amenities including a clubhouse, pool, bocce ball, play pad for kids, terraced landscaping, community gardens, fire pits with covered seating, and a dog park. One of the DRC comments is they will need to meet the multi-family amenity requirements of 12 picnic areas, 2 sports courts, 5 playgrounds, at least a 1,500 square foot, and 2 pools/tennis court/splash pad or amenities at an equivalent cost. Planning Commission will review these amenities with their site plan application.

Street Layout

The proposed street layout exceeds the maximum 600-foot length along Traverse Mountain Boulevard. The applicant has expressed concern with the grade in that area and may warrant an exception for the block length. DRC members also expressed concern with the southeastern access, as it appears the potential exists for sight distance hazards. This requires further evaluation and study to ensure all safety requirements are met.

Elevations

The proposed elevations include tuck under garages, balconies, and articulations in the façade. It meets the requirement of 50 percent or less of the façade being stucco. The developer also included more variation on the sides of the building to add visual interest. The ground floor units have gated porches and if they include gates will meet the requirement for all ground level units having access to a public street.

Utilities

Staff had several concerns with utilities and suggested that the applicant submit a basic utility plan with their concept to ensure this layout works. The applicant declined the request and will submit the utility plan for review with the site plan. Staff's concerns include concerns with the public utility easement along Traverse Mountain Boulevard, looping of PI services, and the location of storm drain, PI, and other infrastructure. These issues can be evaluated at final site plan, and utility requirements and Development Code requirements will be reviewed for compliance with the final site plan.

The DRC reviewed the proposed concept and had 17 redline comments including:

1. Doubtful that the PUE space along Traverse Mtn. Blvd. works.
2. Concept plan at 6-23-2020 DRC shows no utilities, all comments and requirements for utilities will be given at preliminary submittal.
3. Need to incorporate LID into project
4. A traffic study will need to be provided.
5. Easternmost drive access will need to line up with driveway across the street
6. Southeastern access will need to be evaluated, appears to have very poor sight distance. Will need to meet safety standards
7. PI line must loop through site, eliminate long dead end run on South side

8. Storm drain, PI and sewer main will probably not be allowed within the PRWUA easement
9. Will need to meet Multi-family amenities requirement including: 12 picnic areas, 2 sports courts, 5 playgrounds, at least a 1,500 square foot, and 2 pools/tennis court/splash pad.
10. The 600' block length is exceeded along Traverse Mountain Boulevard, an exception would be required to allow the layout as proposed.
11. Multi-family design standards need to be met for building architecture.
12. Recommend angled on-street parking along south drive.
13. Show individual entrances and sidewalk accesses to the street on all ground floor units.
14. Provide elevations of the carports and detached garages. The elevations need to match the buildings as far as color, materials and quality.
15. The Area Plan amendment needs to be recorded prior to site plan or subdivision applications being submitted.
16. Consider wrapping the building around the corner of TM Blvd. and Traverse Parkway with a stepped building going down the slope.

Please consider including all DRC comments in your motion.

PLANNING DIVISION RECOMMENDATION

Planning Division staff recommends **CONDITIONED APPROVAL** of the proposed Traverse Mountain Multi-Family Concept Plan, with the conditions that the layout be modified to accommodate utilities and meet applicable Development Code requirements. This recommendation is based on the following findings:

1. The proposed concept may be difficult for utilities as drafted.
2. The proposed concept does not meet the Connectivity Standards in the Development Code and requires an exception.
3. The proposed concept has safety concerns with sight distance on the proposed roadway.
4. The proposed concept will provide needed apartment style housing in an optimal location.
5. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

Planning Commission reviewed the Traverse Mountain Multi Family Concept Plan on July 9, 2020 below are the minutes and motion from that meeting:

2.4 Public hearing and recommendation of Riverbend Management's request for review of the Traverse Mountain Multi-Family concept, a 317-unit apartment development located at 3851 North Traverse Mountain Blvd.

Applicant Devin Belnap, Rob Cottle and Katie Belnap were present for questions.

Commissioner Hemmert opened public hearing.

Commissioner Hemmert closed public hearing.

Commissioner Nielsen was concerned about where the connection was. He felt that it would be nice if it was in an area to be in a more pedestrian friendly area with the retail.

Scott motioned recommend conditional approval with the conditions that it be made to modify utilities and address Commissioner Nielsen's concerns of connectivity.

Abe second.

Motion: Commissioner Bunker motioned to recommend approval of Riverbend Management's request for review of the Traverse Mountain Multi-Family concept, a 317-unit apartment development located at 3851 North Traverse Mountain Blvd., with the conditions that it be made to modify utilities and address Commissioner Nielsen's concerns of connectivity. including all DRC comments and findings stated in the report. Commissioner Nielsen seconded.

Vote: Commissioner Hemmert, yes; Commissioner Nielsen, yes; Commissioner Petersen, yes; Commissioner Ellis, yes; Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Hereth, yes. The motion passed unanimously.

**Traverse Mountain Multi-Family Concept
DRC Redline Comments**

Riverbend Management - requests review of the Traverse Mountain Multi-Family concept, a 317-unit apartment development located at 3851 North Traverse Mountain Blvd.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer

Representatives of the Applicant Present: None due to Covid-19

Date of Plans Reviewed: 06/15/2020

Time Start: n/a

Time End: n/a

DRC REDLINE COMMENTS:

Glade – Power:

1. Doubtful that the PUE space along Traverse Mtn. Blvd. works.
2. Circ. Study Required– over 1MW. For details call or e-mail: gkirkham@lehi-ut.gov 385.201.2616

Kerry – Fire: No comments

Greg – Water/Sewer:

3. Concept plan at 6-23-2020 DRC shows no utilities, all comments and requirements for utilities will be given at preliminary submittal.

Trent – Parks: No comments

Gary – Building/Inspections: No comments

JD – Streets:

Ross – Engineering:

4. Need to incorporate LID into project
5. A traffic study will need to be provided.
6. Westernmost drive access will need to line up with driveway across the street
7. Southeastern access will need to be evaluated, appears to have very poor sight distance. Will need to meet safety standards
8. PI line must loop through site, eliminate long dead end run on South side
9. Storm drain, PI and sewer main will probably not be allowed within the PRWUA easement.

Kim – Planning:

10. Will need to meet Multi-family amenities requirement including: 12 picnic areas, 2 sports courts, 5 playgrounds, at least a 1,500 square foot, and 2 pools/tennis court/splash pad.
11. The 600' block length is exceeded along Traverse Mountain Boulevard, an exception would be required to allow the layout as proposed.
12. Multi-family design standards need to be met for building architecture.
13. Recommend angled on-street parking along south drive.
14. Show individual entrances and sidewalk accesses to the street on all ground floor units.
15. Provide elevations of the carports and detached garages. The elevations need to match the buildings as far as color, materials and quality.
16. The Area Plan amendment needs to be recorded prior to site plan or subdivision applications being submitted.
17. Consider wrapping the building around the corner of TM Blvd. and Traverse Parkway with a stepped building going down the slope.

GENERAL COMMENTS:

1. A soils report will be needed if this moves past concept.
2. The DRC feels like it would be in the best interest of the applicant to look into utilities, PUE's, site access, etc. and how this site can be serviced prior to going beyond a concept plan.

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

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

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

LEHI MULTI-FAMILY

11 JUNE 2020



REVISION NARRATIVE - 5.29.2020

- Page 4:
- Under site narrative:
- Remved 45 degree parking
 - Added stand alone garages and car ports
- Building code narrative:
- Clubhouse SF changed
 - Added Stand alone garages construction type

- Page 5:
- Under Leasing / Fitness Building + Clubhouse Narrative:
- Clubhouse SF changed

- Page 7:
- Site Summary:
- Added Building Types A, B, C
 - Added overall efficiency calculation
 - Added carports and stand alone garages to site plan and to parking calculations (added a colored key to site plan for covered parking type)
 - Added note for trail at south side of easement

- Page 14:
- Pool House SF grew slightly – overall Clubhouse SF reflects that number

- Page 15:
- Now named Building A
 - Unit count remained the same, changed 1br types to reduce width of overall building to 233'-6"
 - Gross SF with and without Garages changed
 - Garages reduced from 19 to 16 garages
 - Hallway reduced from 6' to 5'
 - Reduced size of lobbies

- Page 16:
- Added a new building – Building B
 - Identical to Building A – except added a 3BR at ground level and 3 fewer garages at ground level

- Page 19:
- Now named Building C
 - Hallway reduced from 6' to 5'
 - Reduced overall Gross square footages – units remained the same

Page 21 – 25:

Revised Elevations

Page 28 – 35 :

Added Conceptual 3D imagery



GENERAL PROJECT INFORMATION

OWNER:	Traverse Mountain Commercial Venture LLC Devin Belnap VP of Development Riverbend Management Inc.
PROJECT NAME:	Lehi Traverse Mountain Multifamily
LOCAL AUTHORITY HAVING JURISDICTION:	Lehi City, Utah County Planning Division 153 North 100 East Lehi, UT 84043 385.201.1000
PLANNING CONTACT:	Brittney Harris 385.201.2516 bharris@lehi-ut.gov

GENERAL SITE INFORMATION

Property Information

PARCEL SERIAL	53:257:0001
PROPERTY ADDRESS	3851 N Traverse Mountain BLVD, Lehi, UT 84043
LEGAL DESCRIPTION	LOT 1, PLAT A, TRAVERSE MOUNTAIN SUBDV. AREA 9.455 AC
ACREAGE	9.455
PARCEL SERIAL	11:031:0197
Property Address	84043
ACREAGE	4.342
PARCEL SERIAL	53:305:0010
PROPERTY ADDRESS	3651 N Traverse Mountain BLVD
ACREAGE	5.007

LAND USE AND ZONING INFORMATION

PROJECT PROPERTY ZONING	PC – Planned Community District – Part of existing Traverse Mountain Area Plan as Amended by Riverbend
ALL SURROUNDING PROPERTY ZONING	PC – Planned Community District
GENERAL PLAN OVERLAY	C – Commercial District ESA – Environmentally Sensitive Area Provo Reservoir Canal (PRC) or a.k.a Murdock Canal

Provo River Water Users Association (PRWUA):
285 West 1100 North
Pleasant Grove, UT 84062
Dave Faux
Office: 801.796.8770 x 274
Cell: 801.376.1799
dwf@prwua.org
<https://www.prwua.org/>

There is a 120” diameter aqueduct running along the strip of land along the south edge of the project site which continues across W Traverse PKWY. This 90’ wide strip of land is owned by others.

Jordan Valley Water Conservancy District (JWCD):
Shane Swensen
801.565.4300
shanes@jvwcd.org
<https://jvwcd.org/>

Michele Guy
micheleg@jvwcd.org

There is an additional JWCD easement containing the Jordan Aqueduct that runs parallel to and just north of the PRWUA aqueduct. The easement has the following restrictions:

- 1. No buildings or anything permanent.
- 2. No large trees or vegetation.
- 3. If repairs need to be made to the aqueduct, large machinery will be required and anything we place on the easement would need to be replaced at the Owner’s cost.

ADOPTED CODES

- IBC 2011
- IFC 2012
- IPC 2012
- IMC 2012
- NEC 2017
- FGC 2012
- IECC 2012
- ICC/ANSI A117.1-2009

Traverse Mountain Area Plan:
<https://www.lehi-ut.gov/area-plans/>

Development Code:
<https://www.lehi-ut.gov/government/municipal-code/development-code/>

Per Chapter 5 Zoning Districts, Table 05-040-B Table of Bulk and Intensity Requirements Commercial, Industrial, and Business Park Zones:

- 1. Minimum Lot Width / Frontage - 60 Ft. Unless otherwise approved by the Reviewing Departments, Planning Commission and City Council.
- 2. Minimum Front Yard and Corner Yard - No minimum requirement; however, setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080.
- 3. Minimum Rear Yard - As allowed by IBC and must recognize any easements and comply with Chapter 12-080.
- 4. Minimum Side Yard - As allowed by IBC and must recognize any easements and comply with Chapter 12-08.
- 5. Minimum Open Space Requirement – 10%.

Per Chapter 12 Development Standards:

- 1. 35’ clear vision triangle at streets.
- 2. Apartment buildings shall be oriented towards the street in order to create a “street wall” along the street edge with a minor front yard setback to allow for landscaped areas, courtyards, or plazas. Off-street parking shall not be located between the buildings and street sidewalk and shall be placed at the interior portion of the property (see Figure 139). Buildings shall be setback to allow for required public utility easements unless an alternative option is approved by the Reviewing Departments. No permanent structure shall be allowed within the required public utility easement.
- 3. Garages. Condominium and apartment buildings shall have garages incorporated into the primary structure with a minimum of 30 percent of the lower level gross floor area utilized as garage areas. Garages shall be placed on the rear sides of buildings accessed by an alley way or parking area. Additional garages may be detached from the principal structure. A common parking garage or structure attached to or incorporated into the building may be utilized in lieu of the 30 percent garage requirement.
- 4. Landscaping Plan. Development plans shall include a landscaping plan for all multi-family developments, which shall be installed by the developer. For projects with more than ten units, the landscaping plan shall provide trees on the site equal to the number of dwelling units, 20 percent of which shall be coniferous evergreen trees and two shrubs of five-gallon size for each dwelling unit. The coniferous trees shall be at least six feet in height and the deciduous trees shall be at least two inches in caliper.

Per Chapter 37 Design Standards, Table 37.070 Table of Off-Street Parking Requirements:

- 1. Multifamily Dwellings – One bedroom or less
1 stall + 1 guest stall per 3 units. 1 covered.
- 2. Multifamily Dwellings – Two bedroom or more
2 stalls +1 guest stall per 3 units. 1 covered.
- 3. Tandem configuration not allowed.



SITE NARRATIVE

The project site occupies a portion of three parcels of land and is bordered by North Traverse Mountain Boulevard along the north, West Traverse Parkway along the east and a parcel of land owned by Provo River Water Users Association along the south. There is an additional JVVCD easement containing the Jordan Aqueduct that runs parallel to and just north of the PRWUA aqueduct.

The existing site grade has a high point elevation of 4860.00’ at the intersection of N Traverse Mountain Boulevard and North Traverse Mountain Boulevard and a low point of 4810.00’ running along the entire south property line. The 50’ grade differential requires the strategic use of retaining walls as well as using the building structures as soil retaining components where possible.

This project requires two fire access points with 26’ wide fire access drives throughout. A combination of parking has been provided in both options as follows:

- 1. 90-degree parking, 9’ x 18’ stalls.
- 2. Carports, 9’ x 18’ stalls; Stand alone Garages, 10’ x 20’ - refer to site plan for quantities
- 3. City approved typical 6” concrete curb and gutter throughout.
- 4. Asphaltic paving at drives throughout with valley gutters as needed.

The site plan is organized with one entry point west of the intersection of N Traverse Mountain Boulevard and North Traverse Mountain Boulevard and the second entry point at the southeast corner from West Traverse Parkway.

All apartment buildings and the leasing building are used as soil retaining components allowing the middle green open space to be relatively flat at 1:20 slope with amenities placed throughout. All parking areas and drives along parking stalls are at 1:20 slope or less. Drives that do not have parking are at 1:10 slope or less. The amenity spaces include a micro park at the west with retaining walls along main entry drive, sand volleyball court, clubhouse and fitness building with pool, paved plaza space with fire pits, seating and tension shade structures, pickleball court(s) and nicely landscaped green space throughout.

BUILDING CODE NARRATIVE

Project Building Areas		
49 Unit Building	15,096 s.f. (4 floors) =	64,384 s.f.
60 Unit Building	16,095 s.f. (5 floors) =	80,475 s.f.
Leasing / Fitness Building	4,345 s.f.	
Clubhouse Building	3,465 s.f.	
Grand Total Units:	317	

Use and Occupancy Classification
Group R-2 Apartment Buildings
Group U at tuck under private garages at (4) 49-unit buildings
Group S-2 at private ground level parking at (2) 60-unit buildings
Group B Leasing / Fitness and Clubhouse Buildings

Construction Type		
Apartment Buildings	Type VA	
Leasing / Fitness Building	Type VB	
Clubhouse	Type VB	
Ground Level Open Parking	Type 1A	
Stand alone Garages	Type VB	

Fire Sprinkling
Per NFPA 13

Building Height in Feet (Table 504.3):		
Apartment Buildings	Allowable 70’	Actual 64’
Leasing / Fitness Building	Allowable 60’	Actual 44’
Clubhouse	Allowable 60’	Actual 25’

Building Height in Stories (Table 504.4):		
Apartment Buildings	Allowable 4	Actual 4
Leasing / Fitness Building	Allowable 3	Actual 3
Clubhouse	Allowable 3	Actual 1

Area Per Floor (Table 506.2):		
R-2 Allowable 36,000 s.f.	Actual at 49 Unit Building 15,096 s.f.	
	Actual at 60 Unit Building 16,095 s.f.	
U Allowable 27,000 s.f.	Actual at 49 Unit Building 6,007 s.f.	
S-2 Allowable 316,000 s.f.	Actual at 60 Unit Building 16,095 s.f.	
B Allowable 27,000 s.f.	Actual at Leasing / Fitness Building 4,345 s.f.	
	Actual at Clubhouse Building 3,255 s.f.	

Building Area Modifications per 506.3 are not needed.

Per IBC 2011 Section 420.2, Demising walls shall be fire partitions rated one hour. Demising walls shall extend to underside of floor or roof decking.

Per IBC 2011 Section 420.3, Floor / ceiling and roof / ceiling assemblies shall be constructed as horizontal assemblies rated one hour.

Per IBC 2011 Table 601	Type VA	Type VB	Type IA
Primary Structural Frame	1 hour rated	0 rating	3 hour rated
Bearing Walls Exterior	1 hour rated	0 rating	3 hour rated
Bearing Walls Interior	1 hour rated	0 rating	3 hour rated
Nonbearing Walls and Partitions Interior	0 hour rated	0 rating	0 rating
Floor Construction	1 hour rated	0 rating	2 hour rated
Roof Construction	1 hour rated	0 rating	1 ½ hour rated

Per IBC 2011 Table 602
Separation distances from imaginary property line both directions to face of buildings is 10’ or greater and therefore exterior walls must be rated one hour.

Per IBC Table 705.8
Separation distances from imaginary property line both directions to face of buildings is 5’ or greater and therefore Unprotected Openings, Sprinklered, no more than 25% will be allowed.

Per IBC Table 708.3, Exception 1
Corridor walls shall be permitted to have 30-minute rating; however, corridor walls are bearing and shall be one hour rated. Unit doors in corridors shall be permitted to be 20-minute rated.

Per IBC Table 713.4
Elevator and Stair shaft enclosures connecting 4 stories shall be 2-hour rated. Where shaft occurs at an exterior wall, wall shall be one hour rated per IBC 2011 Table 601.



APARTMENT BUILDING NARRATIVE

All apartment buildings have double loaded corridors with one stair enclosure at each end. One elevator is provided at each building. Each elevator shall be 3,500# capacity with off-center operating door for gurney capability. One centrally located mechanical shaft shall be provided for corridor conditioning ductwork from RTU at roof above. Corridor floors shall have 1 ½” thick gypcrete topping and LVT flooring.

The 49-unit building has tuck under garages running along one side of the single loaded corridor at the ground level. These garages will be private, each with a garage door and opener. Refer to building sections to see the conditions that this occurs on the site. The floor of each garage may step 4” lower to assist in grade change at the adjacent drive. The concrete drive will be warped at the demising walls.

Parking at the 60-unit building shall be one open space at the ground level with a 23’ wide one-way drive and 90 degree 18’ deep stalls each side. Walls at three sides are to be 50% open air, while one side will be a concrete retaining wall; mechanical ventilation will not be required. This is the single location of Type IA construction in the project and occurs only at the ground level.

Each apartment unit shall have 20-minute rated 36” wide unit entry door and 2’-10” wide interior doors. Countertops shall be granite at kitchen and vanities. Floors shall have 1 ½” thick gypcrete topping and LVT flooring. Flooring shall be LVT in common areas and bathrooms, and carpet in bedrooms and closets.

Unit HVAC shall be heat pumps with fan coil in closets accessible from corridor with louvered return, ducted supply and heat pumps at roof directly above each unit. Water heaters are to be electric and shall be in same closet as HVAC and accessible from corridor side.

Exterior of buildings shall be a mix of stucco and Hardie board siding with vinyl windows and swinging glass doors at the balcony. Unit balconies shall be one hour rated at the bottom with fluid applied waterproofing at the walking surface.

ACCESS TO APARTMENT BUILDINGS

Due to the sloping grade of the site, access to each apartment building will be via a combination of steps, 1:12 switchback ramps, steps and sidewalks. The spaces created will be attractively landscaped with common spaces for BBQ stations and seating.

LANDSCAPING

Landscaping shall consist of a combination of sod with sprinkler irrigation in manicured area and natural grasses in others. Weed control fabric with rock mulch at 10% of area. Larger boulders at water retention areas. Native trees and bushes and flowers are to be provided in strategic locations.

LEASING / FITNESS BUILDING + CLUBHOUSE NARRATIVE

The leasing / fitness building has a unique configuration of serving as a soil retaining component and of being a three-story building totaling 4,345 SF. Spaces are as follows:

- 1. Reception desk
- 2. Leasing center
- 3. Lobby / waiting
- 4. Outdoor wrap-around balcony
- 5. On demand fitness
- 6. On demand yoga
- 7. On demand cycling
- 8. Free weights, tread mills, elliptical machines, and cycles.
- 9. Bouldering wall
- 10. Restrooms with showers

The clubhouse building serves as a central concentration of interior amenity spaces totaling 3,465 SF with an adjacent pool. Spaces are as follows:

- 1. Small management office
- 2. Small maintenance office
- 3. Conference room
- 4. Business center / co-working space / phone booths
- 5. Rentable room with small kitchenette
- 6. Small kitchenette
- 7. Central mail room
- 8. Central delivered package room
- 9. Pool restrooms with outdoor showers
- 10. Dog washing room
- 11. Mechanical room for pool condensing boiler, chemical storage, peristaltic pump and chemical distribution equipment.
- 12. Mechanical room for central control of house and site lighting.
- 13. 40,000-gallon heated pool.
- 14. Heated spa.

TRASH COLLECTION

Trash chutes will not be provided. Tenants shall be responsible for removal of their own waste and for depositing that waste at dumpster enclosure locations adjacent each building. Dumpster enclosures shall be split face CMU or thin coat stucco over CMU with steel double swing gates and man door. Enclosures to be large enough for (2) four-yard dumpsters. A roof cover shall be provided.





Parcel Serial: 11:031.0177
Address: Null



Parcel Serial: 11:031.0197
Address: 84043



Parcel Serial: 53:257:0001
Address: 3851 N Traverse Mountain BLVD

Traverse Mountain Road
 N Triumph BLVD
 W Traverse PKWY
 Harmons Grocery



Parcel Serial: 53:305:0010
Address: 3651 N Traverse Mountain BLVD

Provo River Water Users Association (PRWUA)
 Easement



Parcel Serial: 53:257:0014
Address: Lehi, UT 84043

ESA - Environmentally Sensitive area
 Owned by Provo River Water Users Association
 (PRWUA)





- STAND-ALONE SINGLE CAR GARAGES
- CARPORTS



SITE PLAN
LEHI, UTAH | RIVERBEND MANAGEMENT
11 JUNE 2020



site summary

Gross site area	9.74 acres
buildable area	8.24 acres
easement area	1.50 acres
Number of dwelling units	317
Overall Density	32.5 DU/AC
Density in Buildable Area	38.5 DU/AC

Units

TYPE	SF	# OF UNITS		TOTAL UNIT TYPE SF
studio	625	24	7.6%	15,000
1 bed 1 ba	776	128	40.4%	99,328
2 bed 1 ba	880	24	7.6%	21,120
2 bed 2 ba	1,045	120	37.9%	125,400
3 bed 2 ba	1,215	21	6.6%	25,515
Total		317	100%	286,363

903 average net SF

Gross Building

NET SF	# OF BLDGS	NET SF TOTAL	GROSS PER BLDG	GROSS TOTAL	GROSS W/ GARAGE
BUILDING A - 49 UNITS					
44,533	3	133,599	52,200	156,600	170,964
BUILDING B - 50 UNITS					
45,748	1	45,748	53,182	53,182	56,988
BUILDING C - 60 UNITS					
53,508	2	107,016	63,063	126,126	158,396
Total				335,908	386,348

efficiency:	85.25%	
	total SF w/ amenity	343,718
efficiency:	83.31%	

Parking

REQUIRED	#UNITS	SPACES PER UNIT	SPACES REQ'D
studio	24	1.0	24
1 bed 1 ba	128	1.0	128
2 bed 1 ba	24	2.0	48
2 bed 2 ba	120	2.0	240
3 bed 2 ba	21	2.0	42
total			482

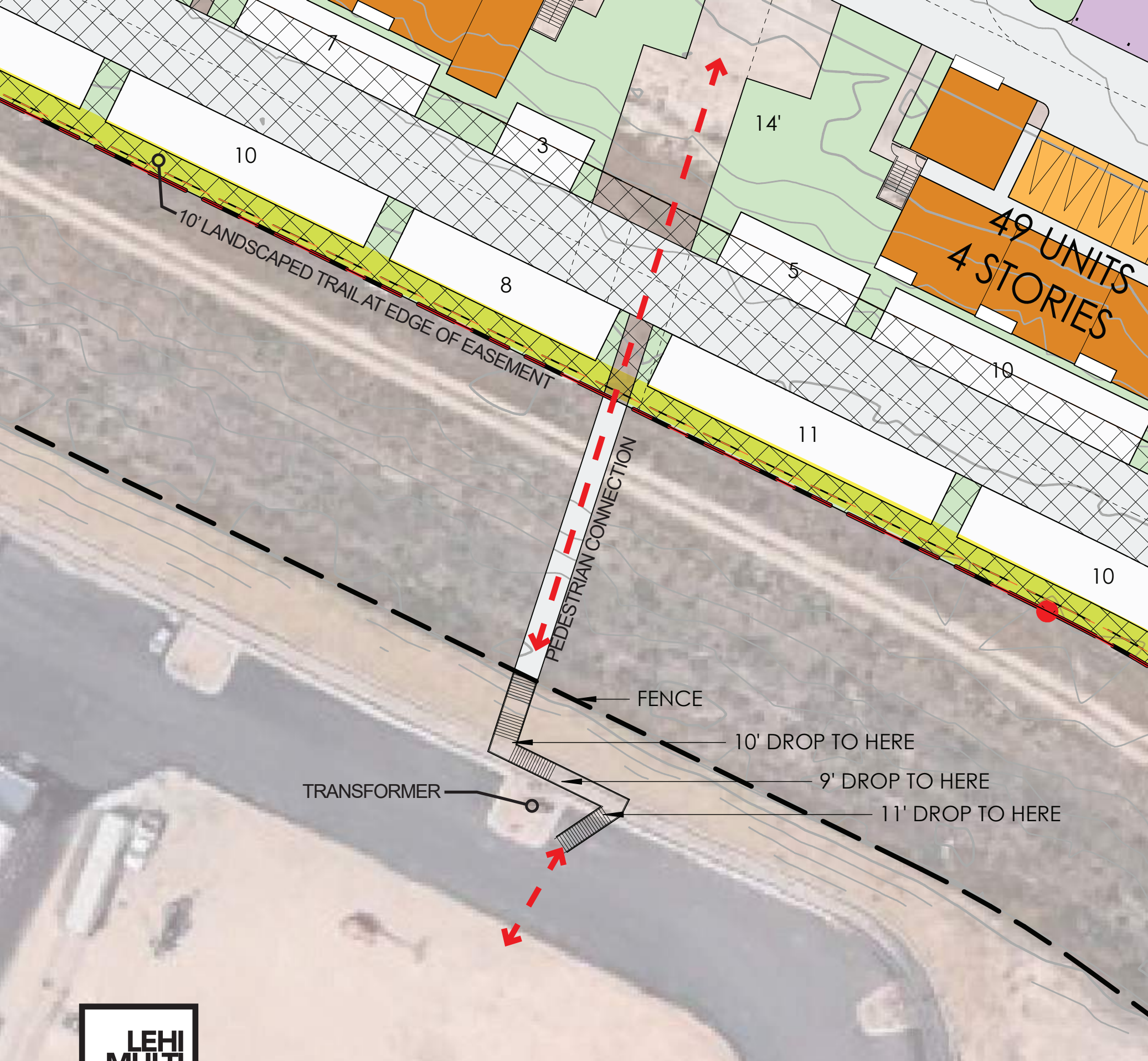
GUEST	17
TOTAL REQ'D	499

PARKING PROVIDED	1.57 stalls per unit
Surface covered parking	94
Tuck under garages (@Bldgs A & B)	61
Podium parking (@Bldg C)	86
Garage parking	76
total covered	317
Surface parking	14
Parking at easement	168
Total	499

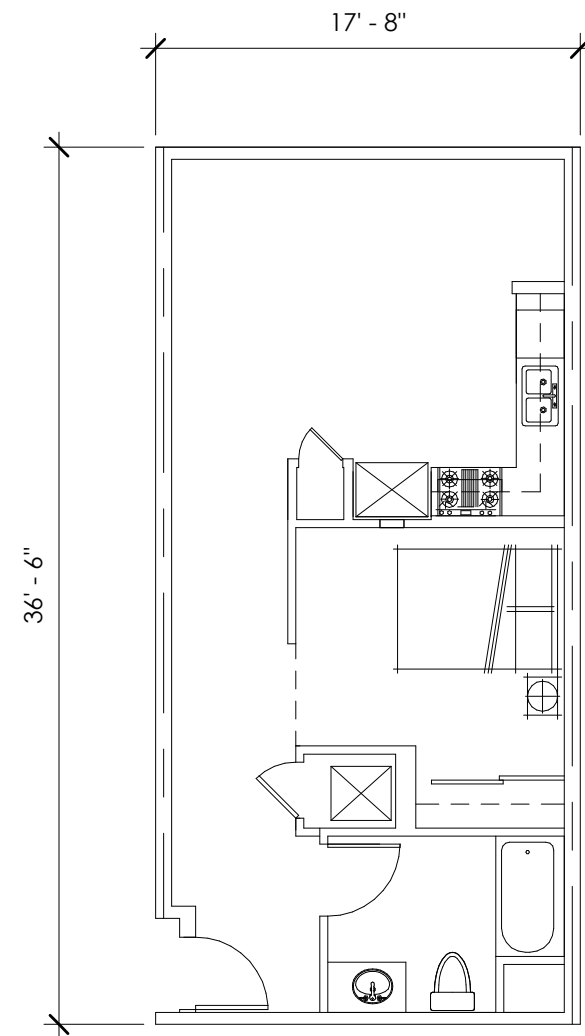


Babcock Design

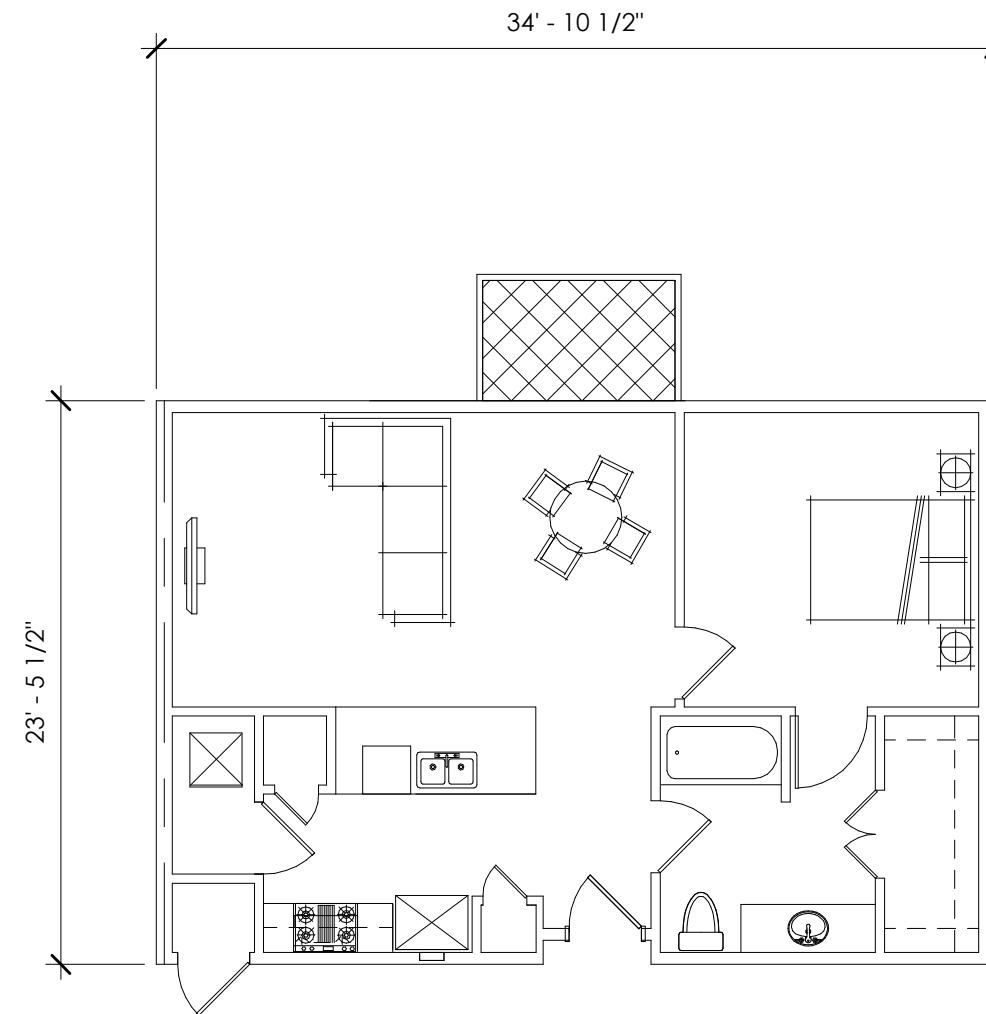




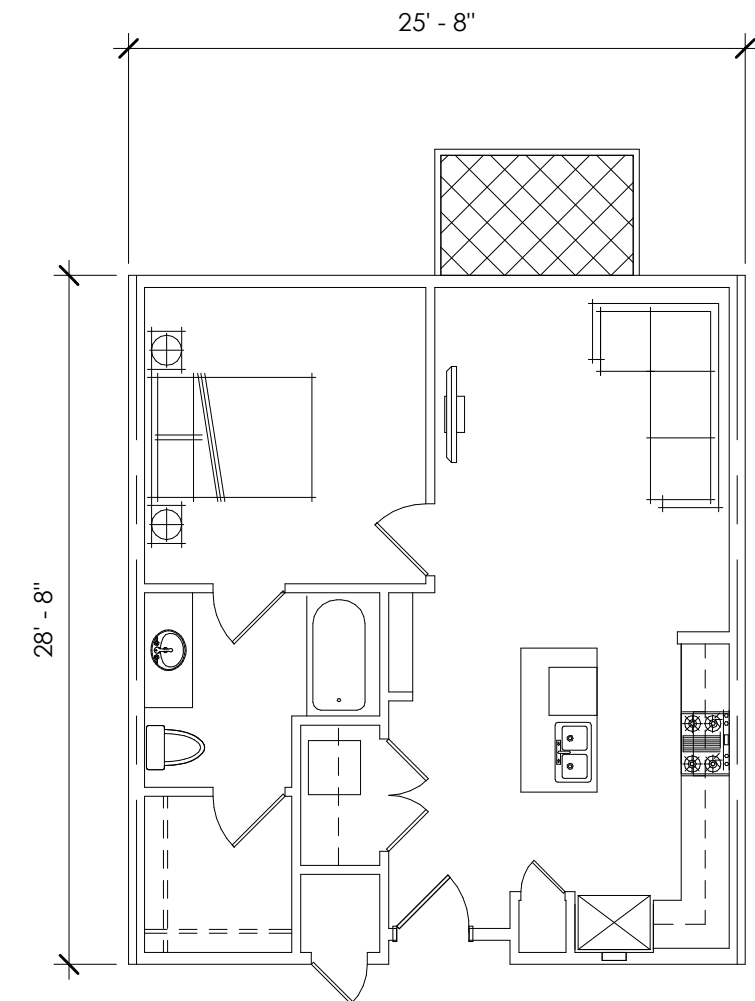
ENLARGED SITE PLAN - PEDESTRIAN ACCESS TO HARMON'S
 LEHI, UTAH | RIVERBEND MANAGEMENT
 11 JUNE 2020



STUDIO
APPROX 625 SF

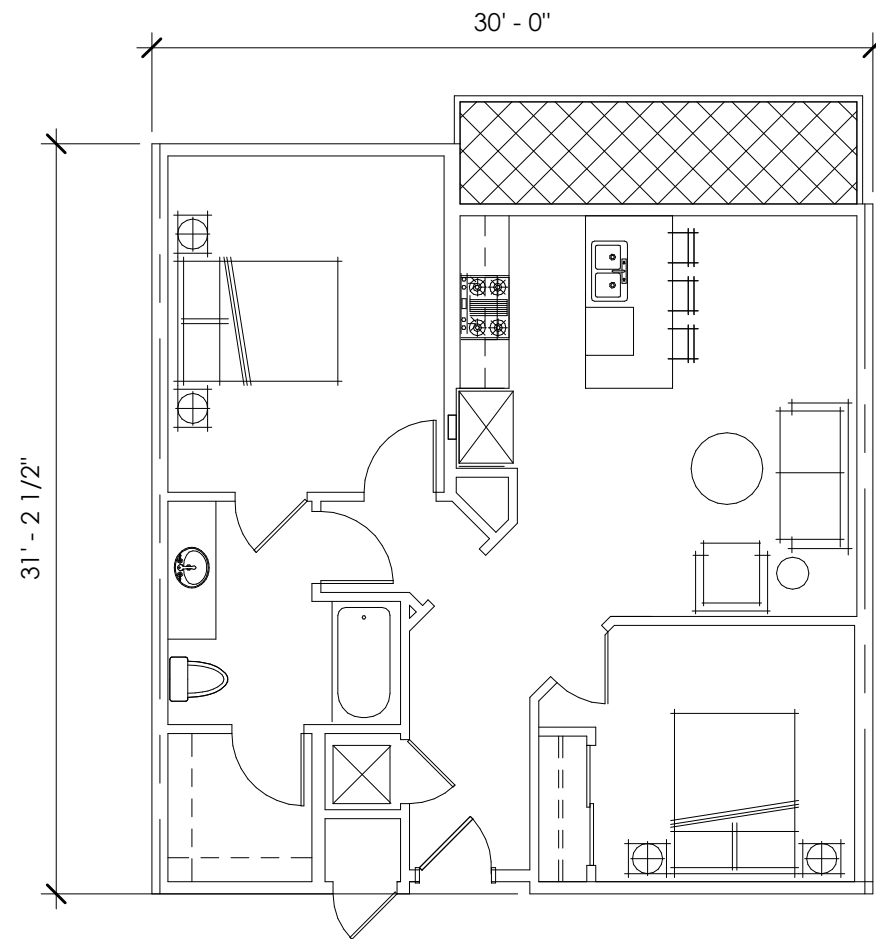


1 BED 1 BA
APPROX 818 SF

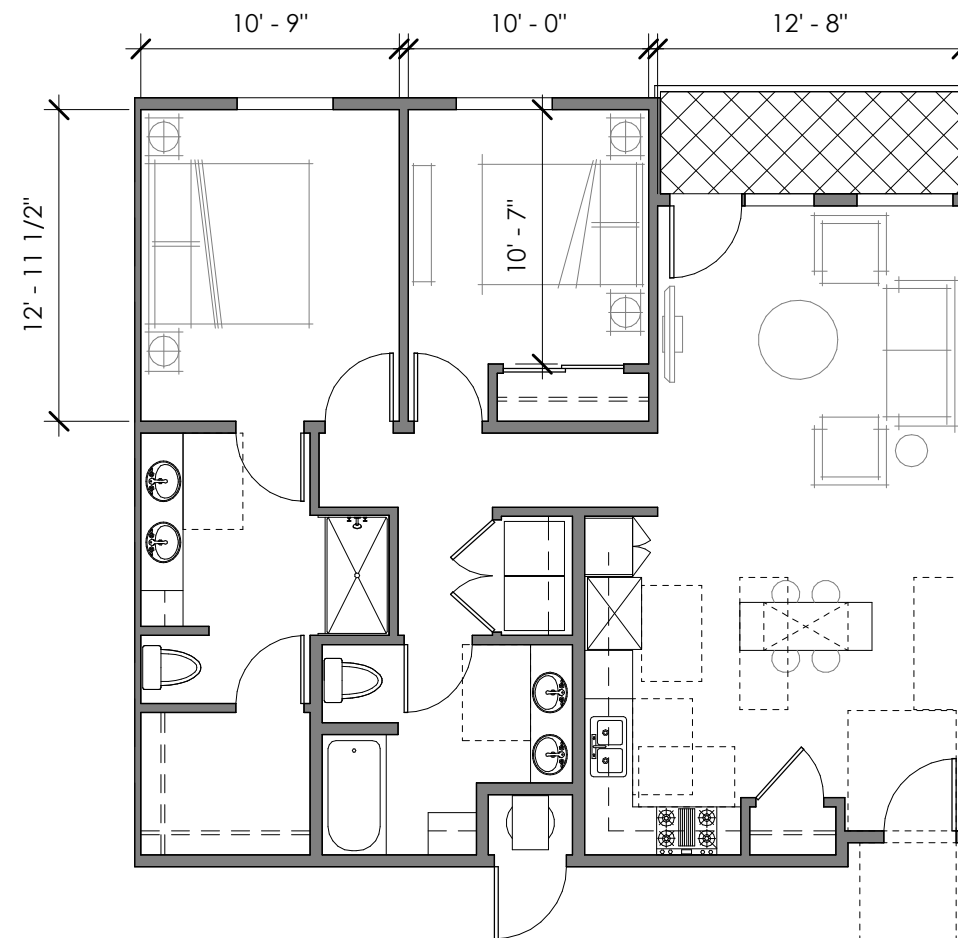


1 BED 1 BA
APPROX 735 SF



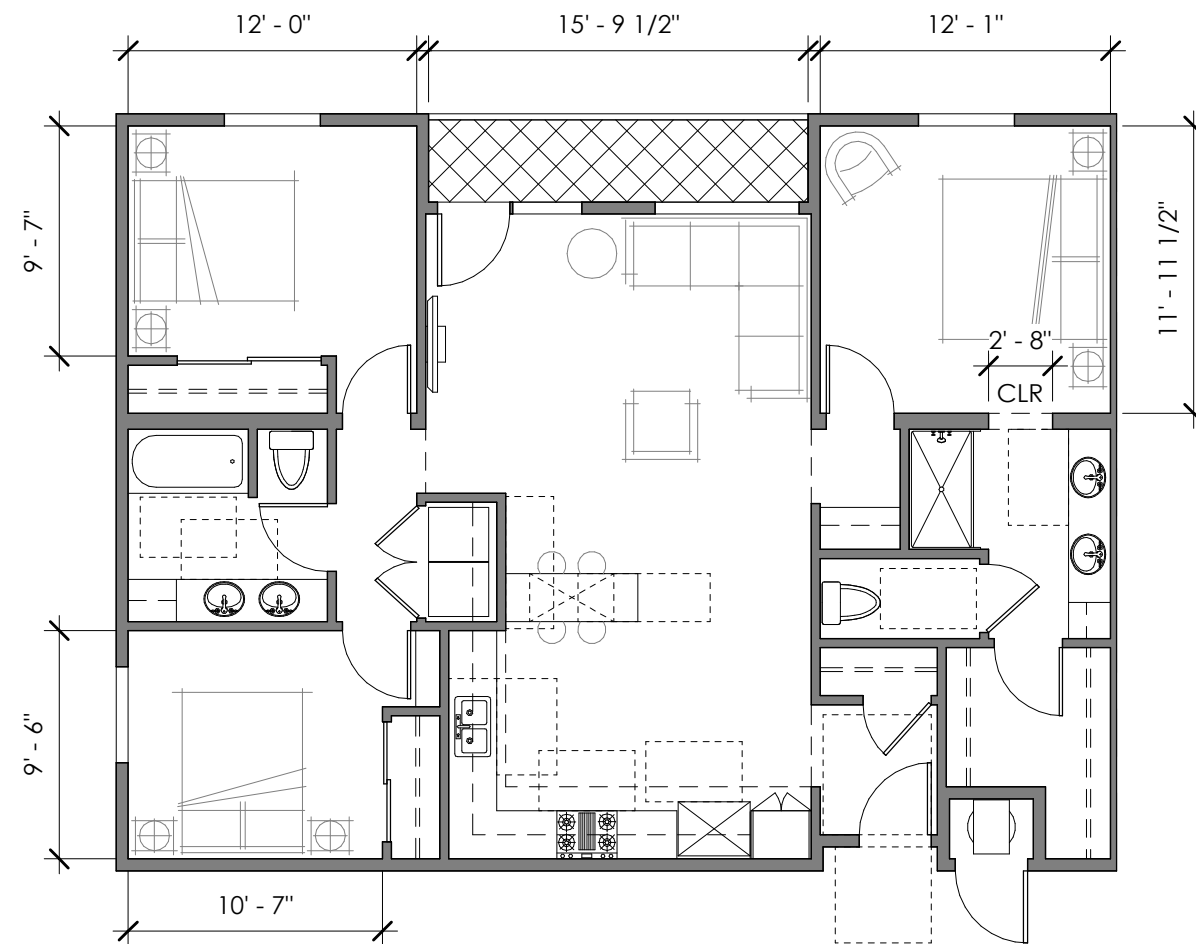


2 BED 1 BA
APPROX. 880 SF



2 BED 2 BA
APPROX. 1045 SF





3 BED 2 BA
APPROX. 1215 SF



Babcock Design

LEHI TRAVERSE MOUNTAIN MULTIFAMILY

UNIT PLANS - 3 BEDROOM, 2 BATH

Salt Lake City 52 Exchange Place Salt Lake City, UT 84111 801.531.1144 **Boise** 800 W. Main Street Suite 940 | Boise, ID 83702 208.424.7675 | babcockdesign.com

6.11.2020



FRONT ELEVATION



BACK ELEVATION





SIDE ELEVATION



SIDE ELEVATION





49 UNIT BUILDING
LEHI, UTAH | RIVERBEND MANAGEMENT
11 JUNE 2020



49 UNIT BUILDING
LEHI, UTAH | RIVERBEND MANAGEMENT
11 JUNE 2020



49 UNIT BUILDING
LEHI, UTAH | RIVERBEND MANAGEMENT
11 JUNE 2020



FRONT ELEVATION



BACK ELEVATION





SIDE ELEVATION



SIDE ELEVATION



60 UNIT BUILDING
LEHI, UTAH | RIVERBEND MANAGEMENT
11 JUNE 2020



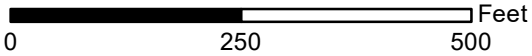
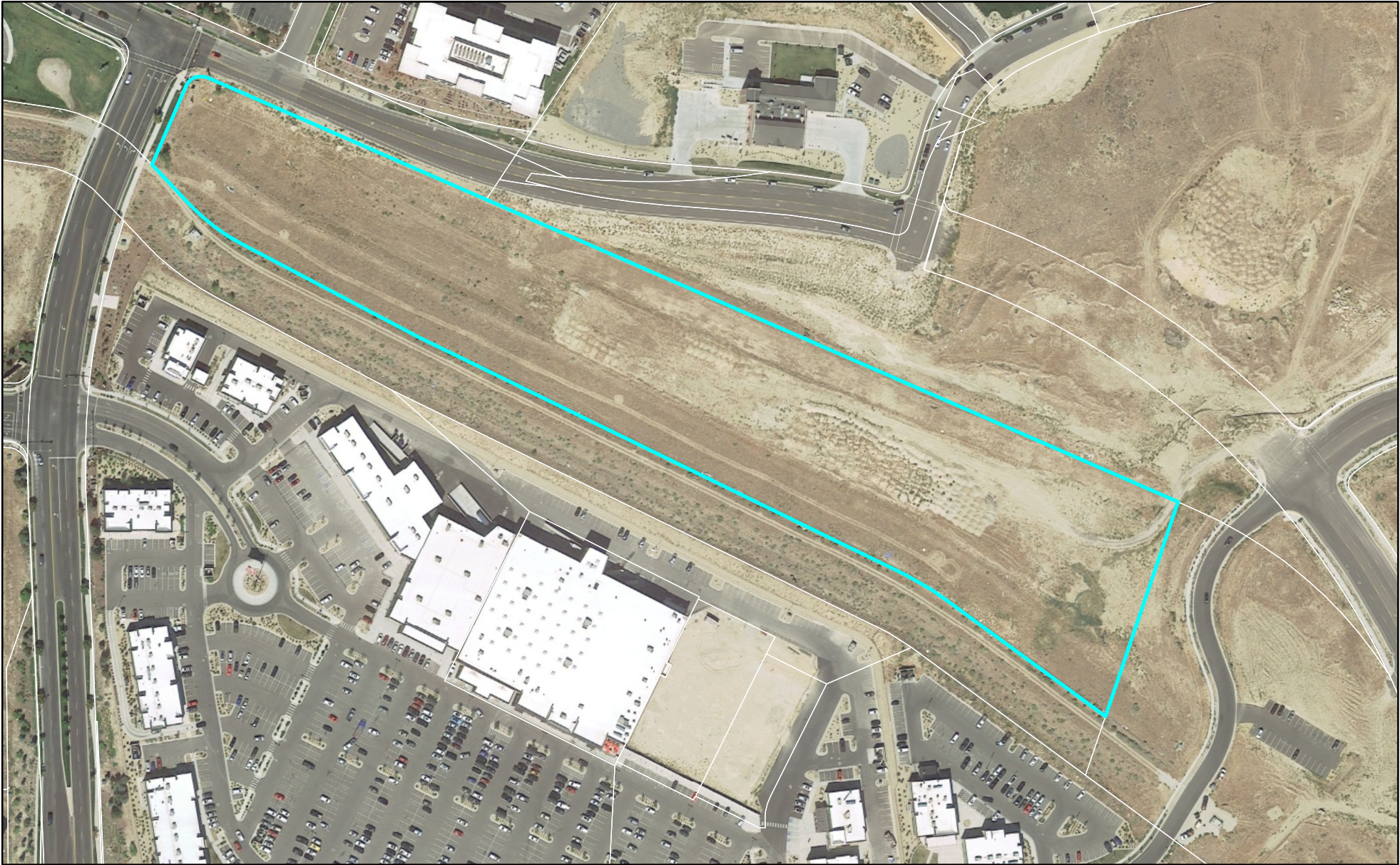
60 UNIT BUILDING
LEHI, UTAH | RIVERBEND MANAGEMENT
11 JUNE 2020



60 UNIT BUILDING
LEHI, UTAH | RIVERBEND MANAGEMENT
11 JUNE 2020

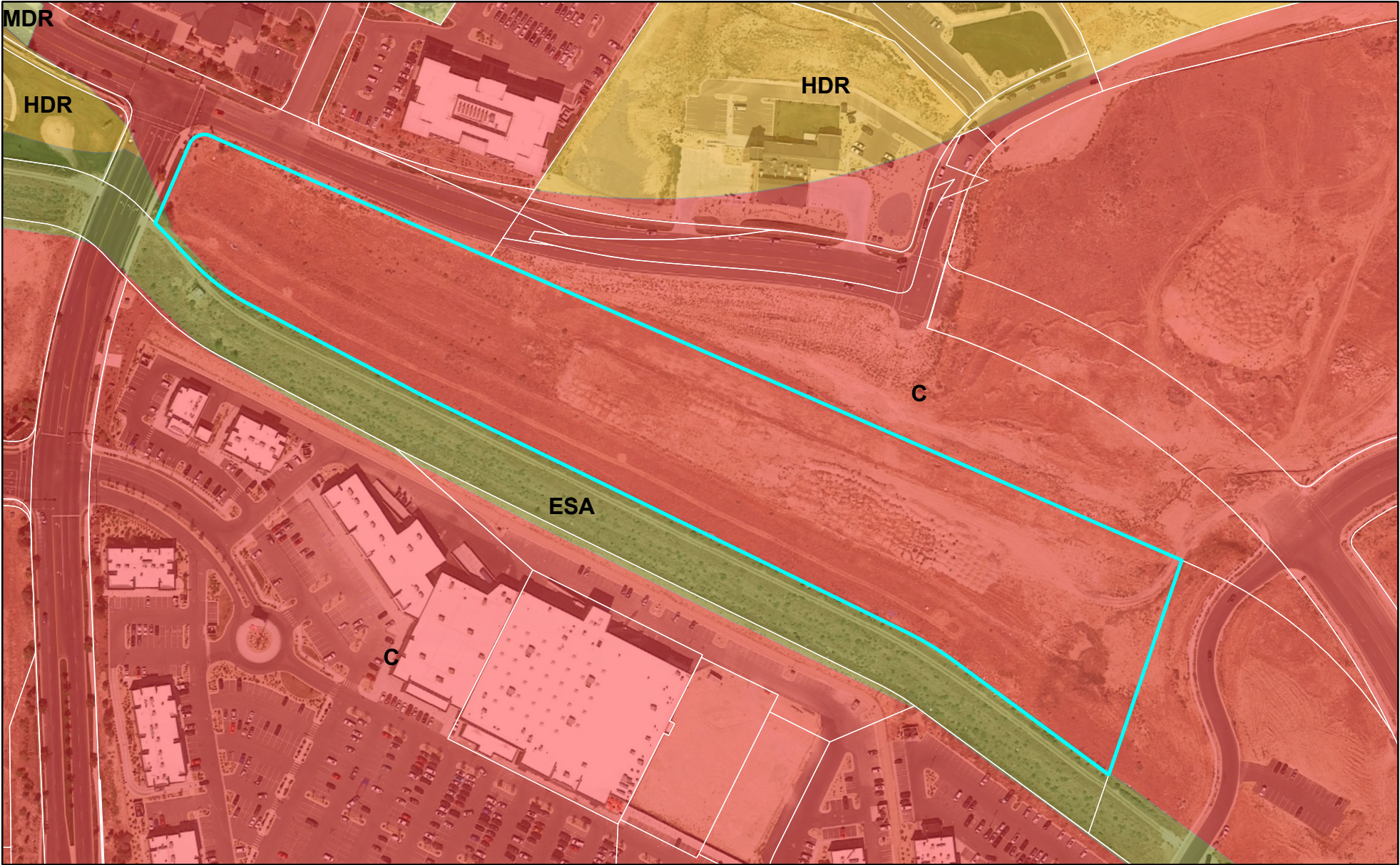


Traverse Mountain Multi-Family Concept
Aerial



Traverse Mountain Multi-Family Concept

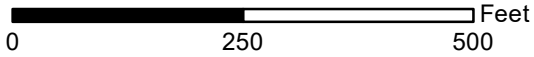
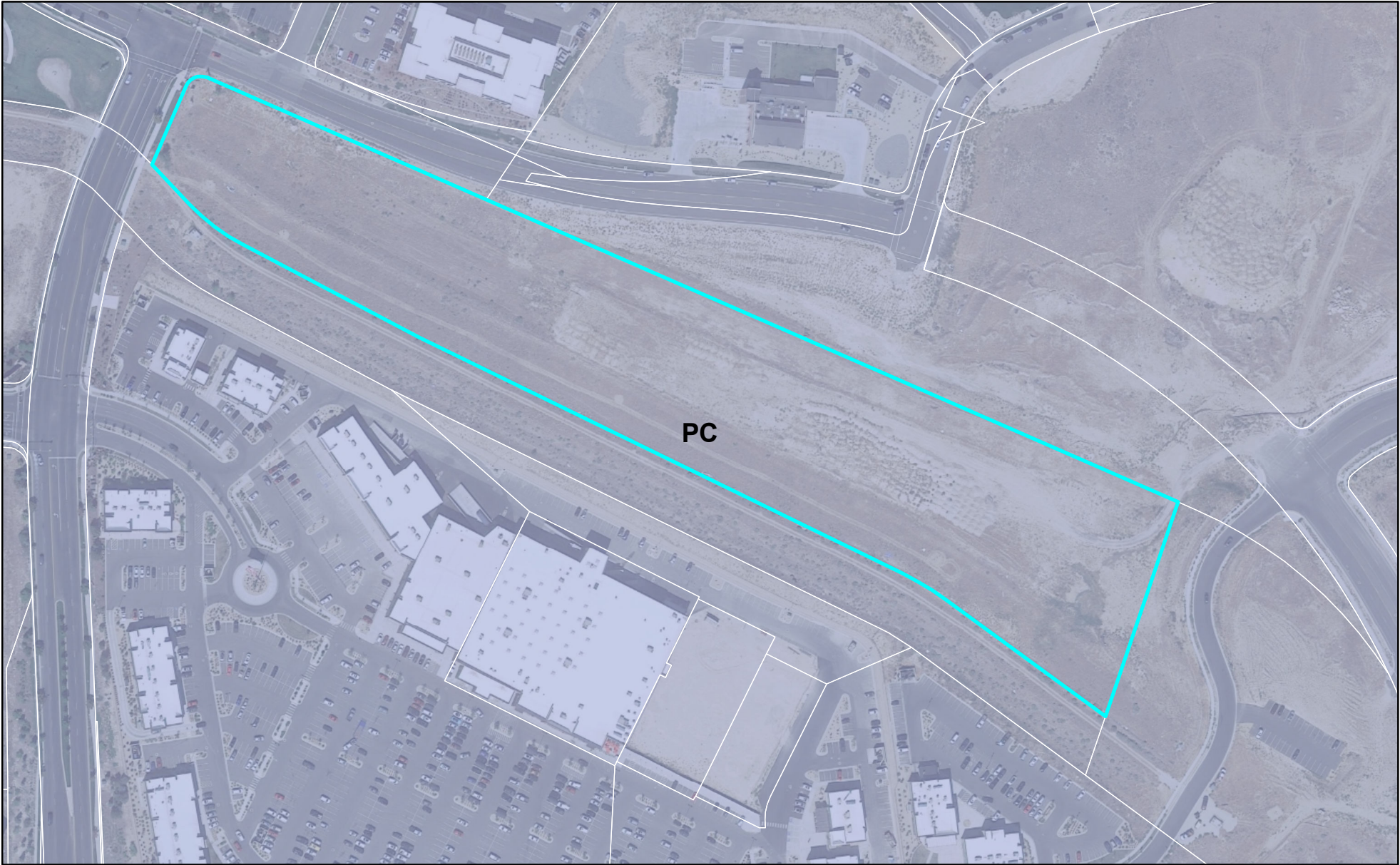
General Plan



0 250 500 Feet

Traverse Mountain Multi-Family Concept

Zoning



City Council Agenda Item Report

Meeting Date: August 25, 2020

Submitted by: Teisha Willson

Submitting Department:

Item Type: Resolution

Agenda Section:

Subject:

Consideration of Resolution #2020-56, a notice of Withdrawal from the Carbon Free Power Project Power Sales Contract and JUMP allocation.

Petitioner: Lehi City

Suggested Action:

Attachments:

[Res 2020-56.docx](#)

[Form of Notice of Withdrawal \(Lehi\).pdf](#)



RESOLUTION NO. 2020-56

**A RESOLUTION AUTHORIZING THE WITHDRAWAL FROM THE CARBON FREE
POWER PROJECT POWER SALES CONTRACT**

WHEREAS, Lehi City is a member of Utah Associated Municipal Power Systems (“UAMPS”) pursuant to the provisions of the Utah Associated Municipal Power Systems Amended and Restated Agreement for Joint and Cooperative Action, as amended (the “*Joint Action Agreement*”);

WHEREAS, Lehi City has previously approved, executed and delivered the Carbon Free Power Sales Contract dated as of April 1, 2018 (the “*Power Sales Contract*”) with UAMPS, including an Entitlement Share of approximately 20 MW of the capacity of the project contemplated by the Power Sales Contract;

WHEREAS, because of increased projected costs to the project, and the lack of other entities’ interest in subscribing to the project, Lehi City now desires to withdraw from the Power Sales Contract pursuant to the terms of the contract;

WHEREAS, on August 25, 2020, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should withdraw from the Carbon Free Power Project Power Sales Contract; 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. Lehi City hereby elects to withdraw from the Carbon Free Power Project pursuant to Section 204 of the above referenced Power Sales Contract.
2. The Mayor is authorized to execute the “Form of Notice of Withdrawal” of the above referenced Power Sales Contract attached as Exhibit “A” to this resolution and to take all other such action as is necessary to effect Lehi City’s withdrawal including the execution of any additional required documents.
3. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 25th day of August, 2020.

LEHI CITY

ATTEST

Mark Johnson, Mayor

Teisha Wilson, City Recorder

FORM OF NOTICE OF WITHDRAWAL

Date _____

Utah Associated Municipal Power Systems
155 North 400 West, Suite 480
Salt Lake City, Utah 84103
Attention: General Manager
General Counsel

Re: Carbon Free Power Project Power Sales Contract

Dear Gentlemen:

Pursuant to Section 204 of the above-referenced Power Sales Contract (the “*Power Sales Contract*”), Lehi City (the “*Participant*”) hereby gives notice of its election to withdraw from the Project.

The Participant hereby acknowledges and agrees that:

1. This Notice of Withdrawal shall be as of November 30, 2019.
2. By delivering this Notice of Withdrawal, the Participant waives its right to receive any reimbursement for Development Costs previously paid by it, except as otherwise provided in the Power Sales Contract.
3. The Participant shall remain responsible for the payment of an amount equal to its Development Cost Share of all Development Costs incurred, including its Development Cost Share of the amounts necessary to repay all Bonds issued and outstanding, in each case up to the effective date of the Participant’s withdrawal from the Project.
4. The Participant that shall, within twelve months of the effective date of its withdrawal, repay the amounts described in paragraph 3 above together with any interest expense on such amounts and any other charges incurred by UAMPS under the Financing Documents.
5. From and after the effective date of its withdrawal (a) the Participant’s Entitlement Share shall be terminated, (b) the Participant’s Representative shall have no right to participate in or vote at meetings of the Project Management Committee or meetings of the Board with respect to the Project, and (iii) this Contract will remain in effect only with respect to the Participant’s repayment obligations described in paragraph 4 above.

6. The Participant shall have no responsibility for the payment of Development Costs incurred or Bonds issued after the effective date of its withdrawal.

Capitalized terms used and not otherwise defined herein have the meanings assigned to them in the Power Sales Contract.

LEHI CITY

By _____
Authorized Officer

FORM OF NOTICE OF REDUCTION

Date _____

Utah Associated Municipal Power Systems
155 North 400 West, Suite 480
Salt Lake City, Utah 84103
Attention: General Manager
General Counsel

Re: Carbon Free Power Project Power Sales Contract

Dear Gentlemen:

Pursuant to Section 301(d) of the above-referenced Power Sales Contract (the "*Power Sales Contract*"), Lehi City (the "*Participant*") hereby gives notice of its election to reduce its Entitlement Share from 15,000 kilowatts (the "*Original Entitlement Share*") to _____ (the "*Reduced Entitlement Share*").

The Participant hereby acknowledges and agrees that:

1. This Notice of Reduction shall be as of November 30, 2019.
2. The Participant shall remain responsible for the payment of an amount equal to its Development Cost Share of all Development Costs incurred, including its Development Cost Share of the amounts necessary to repay all Bonds issued and outstanding, in each case based in its Original Entitlement Share and up to the effective date of the Participant's withdrawal from the Project.
3. From and after the effective date of this Notice of Reduction, the Participant's Reduced Entitlement Share shall apply for all purposes of the Power Sales Contract, including the calculation of the Participant's Development Cost Share.

Capitalized terms used and not otherwise defined herein have the meanings assigned to them in the Power Sales Contract.

LEHI CITY

By _____
Authorized Officer

**FORM OF NOTICE OF WITHDRAWAL
JUMP ALLOCATION**

Date _____

Utah Associated Municipal Power Systems
155 North 400 West, Suite 480
Salt Lake City, Utah 84103
Attention: General Manager
General Counsel

Re: Carbon Free Power Project Power Sales Contract

Dear Gentlemen:

Pursuant to Section 204 of the above-referenced Power Sales Contract (the "*Power Sales Contract*"), Lehi City (the "*Participant*") hereby gives notice of its election to withdraw from the Project.

The Participant hereby acknowledges and agrees that:

1. This Notice of Withdrawal shall be as of November 30, 2019.
2. By delivering this Notice of Withdrawal, the Participant waives its right to receive any reimbursement for Development Costs previously paid by it, except as otherwise provided in the Power Sales Contract.
3. The Participant shall remain responsible for the payment of an amount equal to its Development Cost Share of all Development Costs incurred, including its Development Cost Share of the amounts necessary to repay all Bonds issued and outstanding, in each case up to the effective date of the Participant's withdrawal from the Project.
4. The Participant shall, within twelve months of the effective date of its withdrawal, repay the amounts described in paragraph 3 above together with any interest expense on such amounts and any other charges incurred by UAMPS under the Financing Documents.
5. From and after the effective date of its withdrawal (a) the Participant's Entitlement Share shall be terminated, (b) the Participant's Representative shall have no right to participate in or vote at meetings of the Project Management Committee or meetings of the Board with respect to the Project, and (iii) this Contract will remain in

effect only with respect to the Participant's repayment obligations described in paragraph 4 above.

6. The Participant shall have no responsibility for the payment of Development Costs incurred or Bonds issued after the effective date of its withdrawal.

Capitalized terms used and not otherwise defined herein have the meanings assigned to them in the Power Sales Contract.

LEHI CITY

By _____
Authorized Officer

**FORM OF NOTICE OF REDUCTION
JUMP ALLOCATION**

Date _____

Utah Associated Municipal Power Systems
155 North 400 West, Suite 480
Salt Lake City, Utah 84103
Attention: General Manager
 General Counsel

Re: Carbon Free Power Project Power Sales Contract

Dear Gentlemen:

Pursuant to Section 301(d) of the above-referenced Power Sales Contract (the "*Power Sales Contract*"), Lehi City (the "*Participant*") hereby gives notice of its election to reduce its JUMP Entitlement Share from 5,974 kilowatts (the "*Original JUMP Entitlement Share*") to _____ (the "*Reduced JUMP Entitlement Share*").

The Participant hereby acknowledges and agrees that:

1. This Notice of Reduction shall be as of November 30, 2019.
2. The Participant shall remain responsible for the payment of an amount equal to its Development Cost Share of all Development Costs incurred, including its Development Cost Share of the amounts necessary to repay all Bonds issued and outstanding, in each case based in its Original JUMP Entitlement Share and up to the effective date of the Participant's withdrawal from the Project.
3. From and after the effective date of this Notice of Reduction, the Participant's Reduced JUMP Entitlement Share shall apply for all purposes of the Power Sales Contract, including the calculation of the Participant's Development Cost Share.

Capitalized terms used and not otherwise defined herein have the meanings assigned to them in the Power Sales Contract.

LEHI CITY

By _____
 Authorized Officer