Lehi City Council Meeting
Agenda
January 14, 2020

4:00 PM - Lehi City Council Chambers (153 N. 100 E., Lehi, Utah)

Pre-Council, 4:00 p.m.

1. Welcome and Opening Comment

2. Swearing In Ceremony for City Council Members

3. Select a Mayor Pro Tempore

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

5. Administrative Report

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

7. Joint Work Session with the Planning Commission pertaining to the General Plan Update (4:30 p.m.)

8. Open Meetings Training with Planning Commission

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. 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.)

3. Consent Agenda

3.1. Approve Minutes from the December 3, 2019 Work Session, and the December 10, 2019 Council Meeting.
120619 WS.pdf
121019 CC.pdf

Regular Agenda

4. Fee Schedule Amendment
a. Public Hearing
b. Consideration of Resolution #2020-02, amending the Lehi City Fee Schedule for Waste Collection
Res 2020-02.docx
Fee Schedule - Garbage.pdf

5. Consideration of Concept Plan approval for the Clark Property, a 21-lot residential development located at 1940 West 1300 South.
Petitioner: Patterson Homes
CCR Clark Property Concept 01.14.20.docx
Clark Property Concept DRC 11.06.19.docx
Clark Property Concept Plan Narrative.pdf
Clark Concept plan.pdf
Clark Property Elevation.pdf
Clark Concept aerial.pdf
Clark Concept gp.pdf
Clark Concept zoning.pdf

6. Consideration of Preliminary subdivision approval for the Holbrook Farms Plat H, a 112-unit residential development located at approximately 3600 West 2650 North in a Planned Community zone.
Petitioner: Ivory Homes
CCR Holbrook Farms Plat H Preliminary Subdivision 1.14.20.docx
Holbrook Farm Plat H Preliminary Subdivision DRC 11.20.19.docx
Holbrook Plat H narrative.pdf
HOLBROOK PLAT H PRELIM PLANS.pdf

Holbrook Farms Plan H map - Aerial.pdf
Holbrook Farms Plan H map - General Plan.pdf
Holbrook Farms Plan H map - Zoning.pdf
IMG_5493.JPG
IMG_5494.JPG
IMG_5492.JPG

7. Consideration of Plat Amendment approval for Hidden Canyon Plat B lots 66, 67 and Parcel A, altering the trail connection location.

Petitioner: Toll Brothers

CCR Hidden Canyon Plat B Amendment 1.14.20.docx
Hidden Canyon Plat B Amendment DRC 12.04.19.docx
Hidden Canyon Amendment Narrative.pdf
Hidden Canyon Amendment Plat.pdf
Hidden Canyon Plat B-Aerial.pdf
Hidden Canyon Plat B-General Plan.pdf
Hidden Canyon Plat B-Zoning.pdf

8. Consideration of Resolution #2020-01, a resolution of Intent to Annex the Osmond Site, approximately 6.46 acres located on Digital Drive by the point of the mountain with proposed Commercial zoning.

Petitioner: Jared Osmond

CCR Osmond Annexation Resolution of Intent 1.14.20.docx
Res 2020-01.docx
Osmond Annexation DRC 12.11.19.docx
Annexation Narrative.pdf
Osmond Annexation Plat.pdf
Osmond Annexation- Aerial.pdf
Osmond Annexation- General Plan.pdf
Osmond Annexation- Existing City Boundary.pdf

9. Consideration of Preliminary subdivision approval for the Holbrook Farms Plat D, a 173-unit residential development located at approximately 2800 North 4000 West in a Planned Community zone.

Petitioner: Boyer Company

CCR Holbrook Farms Plat D Preliminary Subdivision 1.14.20.docx
Holbrook Farms Plat D DRC 11.20.19.docx
Holbrook Farms Plat D preliminary plans 11.14.19.pdf
Holbrook Farms Plat D map - Aerial.pdf
Holbrook Farms Plat D map - General Plan.pdf
Holbrook Farms Plat D map - Zoning.pdf
IMG_5496.JPG
IMG_5497.JPG
IMG_5495.JPG

10. Refractory Annexation

a. Public Hearing

b. Consideration of Ordinance #02-2020, approval of the Refractory Annexation with TH-5 (transitional holding) zoning on approximately 19.36-acres of property located at approximately 2200 North 1200 West.

Petitioner: Duaine Rasmussen

CCR Refractory Annexation - Final Approval 1.14.20.docx
Ord 02-2020.docx
Refractory Annexation DRC 10.23.19.docx
Refractory Annexation Narrative.pdf
Refractory Plat.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

11. Consideration of Preliminary subdivision approval for the Parkview Cottages, a 66-unit residential development located at 300 West 3200 North.

Petitioner: Ivory Development

CCR Parkview Cottages Preliminary Subdivision 01.14.20.docx
Parkview Cottages Preliminary DRC 11.13.19.docx
Parkview Cottages preliminary plat.pdf
Parkview Cottages Elevations.pdf
Parkview Cottages Elevations 2.pdf
Aerial.pdf
General Plan.pdf
Zoning.pdf

12. Consideration of Ordinance #01-2020, the Innovation Pointe General Plan Amendment, changing 16-acres located at approximately 1441 West Innovation Way from Business Park to Commercial.

Petitioner: Kent England

CCR Ipointe General Plan Amendment 1.14.20.docx
Ord 01-2020.docx
Innovation Pointe GPA DRC 12.04.19.docx
Innovation Pointe GP narrative.pdf
Innvoation Pointe maps.pdf
Aerial.pdf
General Plan.pdf
Zoning.pdf

13. Consideration of Resolution #2020-03, re-appointing Board Members to the Lehi City Planning Commission.

Petitioner: Lehi City

Res 2020-03.docx

14. Consideration of Resolution #2020-05, a parking spaces lease agreement between Lehi City and Brian Brown.

Petitioner: Lehi City

Res 2020-05.docx
Agreement - Parking Spaces Lease Brian Brown Modified Garbage Enclosure.docx

15. Consideration of Ordinance #03-2020, approving the Meadow Pointe Community Reinvestment Project Area Plan Amendment.

Petitioner: Lehi City

Ord 03-2020.docx

-Amended Meadow Pointe CRA Plan Draft 2019 Final.docx

16. Consideration of Resolution #2020-04, approving an Amendment to the Interlocal Agreement with Lehi City and the RDA.

Petitioner: Lehi City

Res 2020-04.docx

Amended Interlocal Agreement With Lehi City and RDA Jan 14 2020.docx

17. 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: January 14, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section:

Subject:
Approve Minutes from the December 3, 2019 Work Session, and the December 10, 2019 Council Meeting.

Suggested Action:

Attachments:
120619 WS.pdf

121019 CC.pdf

LEHI CITY

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

Minutes of the **Work Session** of the **Lehi City Council** held Tuesday, **December 3, 2019,** at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah. The meeting began at approximately 4:00 PM.

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

Others Present: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Ryan Wood, City Attorney; Kim Struthers, Community Development Director; Lorin Powell, City Engineer; Dean Lundell, Finance Director; Steve Marchbanks, Parks Superintendent; Beau Thomas, Assistant to the City Administrator; Shaye Ruitenbeek, Management Analyst; Teisha Wilson, City Recorder; and approximately 30 citizens.

1. Welcome and Opening Comment

Mayor Johnson welcomed everyone and noted that all Councilmembers were present expect for Councilor Hancock who will attend the meeting in progress. Steve Marchbanks gave the opening comment.

2. Discussion Items

2.a. Presentation of Banjo Software- Lehi Police Department

Chief Paul explained that this software can be used in a child abduction scenario and can significantly reduce the time it takes to find a missing child. He said that this is very innovative, and Lehi is interested in this possibility.

Brian Smith is the Banjo Government Relations Representative for Utah. He stated that he's been working with the State of Utah and they are now ready to pursue contracts with various entities in the state. He explained that this is the largest live data collection software. It's a way to bring in live data, then synthesize the data source to make sense of it and then send out the information for public safety. The best way to use this software is to shorten response times for public safety. He said that in an event, this software provides critical details to first responders, even before the first 911 call comes in.

Jason Walker stated that there is an agreement that will come to the Council for their approval at the next Council meeting.

2.b. Waste Collection Increase Discussion- Finance Department

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Dean Lundell, Finance Director, stated that the Council discussed the new Waste Management agreement at a previous meeting, but he wanted to clarify that the rates will need to increase to match the new increase from Waste Management and he is proposing that to be approved in January.

2.c. Discussion on Contract Extension with Stifle

Jason Walker stated that this company was formerly known as George K Baum, and that he is confident enough in their abilities to offer them an extension. He said this will be put on the agenda for approval at the next meeting.

2.d. Presentation by UTA- Trustee Kent Millington

This item was moved to the end of the agenda.

2.e. Lehi City Parks Presentation- Mark Vlasic and Ryan Hales

Mayor Johnson stated that he has asked Mr. Vlasic and Mr. Hales to reevaluate the surveys and studies previously done for the City's parks and asked that they identify again the best future use for the large-scale regional use facilities, based on studies and current conditions. Mayor Johnson stated that he is committed to building parks and would like the Council to agree on a direct path moving forward based on what makes sense.

Councilor Hancock arrived at 4:45 p.m.

Mark Vlasic with Landmark Design stated that he considered Peck Park and Mellor Rhodes Park as far as what the best future uses may be for those properties. He found that through open houses and surveys that the public would prefer the Mellor Rhodes location for a large scale sports facility and Peck Peck for more of a leisure, traditional and passive park.

He stated that they looked at the changes since that study was done in 2015 and considered the new addition of the multi use fields to Peck Peck. He said that they have learned from experience that soccer and muli-purpose fields have a longer season when they are used but their traffic impact is minimal. They've learned that baseball is a need in the community and some communities have offered to meet that need and others have not. Baseball has a shorter season and the fields cannot be multi-use. If the community is willing to invest millions of dollars in baseball then it needs to be in the right location. He stated that Mellor Rhodes is ideal if the City wants to draw in large regional tournaments because of the proximity to the Saratoga Springs fields and the Sports Park fields. Mellor Rhodes is also the preferred site for a baseball complex because of its size, location, and better traffic conditions. He stated that Peck Park was generally supported for multi-purpose field play and unprogrammed park use and those conditions appear to remain the same today.

Mayor Johnson noted that Saratoga Springs changed the location of their baseball complex to better facilitate tournament play that would include the Mellor Rhodes complex.

Ryan Hales conducted a traffic study on the two park locations. He looked at traffic flows and the distribution of traffic. He stated that having the baseball complex near the Saratoga Springs complex would decrease the travel between baseball fields.

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Mayor Johnson stated that he needs to know what direction the Council would like to go. If they are going to build a baseball complex then attracting large scale tournaments are needed to sustain the maintenance. He also stated that they are looking at various ways of funding such as naming rights, advertising and bonds.

There was discussion about the field size needs. Mayor Johnson stated that other facilities are attracting tournaments with field size being less than 400 ft.

Councilor Southwick stated that we need to do something especially as the city continues to grow. Councilor Southwick and Condie agreed with moving forward on the baseball complex. Councilor Hancock stated that he would like more research on field sizes at other tournament locations. There was further discussion about funding options including a blended property tax rate and bonding.

Mr. Walker stated that they could look at funding options to propose to the Council.

Mayor Johnson stated that he would like to move forward on the park design and engineering. Councilor Hancock would like to explore the option of having pickleball facilities to host tournaments. Mayor Johnson is open to working with baseball leagues in building and using the facilities.

2.d. Presentation by UTA- Trustee Kent Millington

1. Kent Millington introduces himself as the Broad Trustee that represents Utah County. He wanted to report on some of the success they are having in Utah County and also inform them of future plans. He said that they are averaging 14,000 riders on the UVX bus system this year, which is reducing traffic and reducing the need for parking permits. He also stated that the BRT has been very successful. Another success is that they've been getting some circulator buses at Thanksgiving Point that run between offices, restaurants, and the frontrunner station. He stated that they will need to expand the transit capability in Lehi and will need the city's cooperation and input with this. UTA wants to work with Lehi City to provide the proper transit in and out of Lehi.

Motion: Councilor Revill moved to adjourn into a closed executive session for the purpose of holding a strategy session to discuss the purchase, exchange, or lease of real property. Councilor Albrecht seconded the motion.

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

3. Adjournment

With no further business to come before the City Council at this time the meeting adjourned at approximately 5:45 p.m.

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Approved:

Mark Johnson, Mayor

Attest:

Teisha Wilson, Deputy Recorder

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LEHI CITY

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

Minutes of the **Pre Council** and **Regular Session** of the **Lehi City Council** held Tuesday, **December 10, 2019,** at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah.

Members Present: Mark Johnson, Mayor
Paige Albrecht, Council Member
Chris Condie, Council Member
Paul Hancock, Council Member
Johnny Revill, Council Member
Mike Southwick, 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; Marlin Eldred, Economic Development Director; Joel Eves, Power Department Director; Chief Darren Paul, Police Department; Teisha Wilson, City Recorder and approximately 15 citizens.

Pre-Council, 5:30 p.m.

1. Council Christmas Dinner

2. Welcome and Opening Comment

Mayor Johnson welcomed everyone and noted that all Councilmembers were present, expect for Councilor Albrecht who will join the meeting in progress. Mayor Johnson gave the Opening Comment.

3. Presentation and Reports

3.1 Discussion of Lehi City Power Department Integrated Resource Plan (IRP)

Joel Eves, Power Director, informed the Council of the current power generation resources and what their outlook is for the future. The types of current resources include coal, natural gas, wind, and hydro. New projects coming online include the Red Mesa Solar and Nuclear power projects. Crystal Robinson, with the Power Department, showed a graph of the resources available now and in the future and how that may affect the City's projected growth. Mr. Eves stated that they are looking for direction to plan for the future. He wants to look at all options and consider all cost and variables so they can make a good decision when selecting resources. He said the goal is to stabilize rates and not increase rates. He wants to weigh the pros and cons of each power resource and consider all options in case of market changes.

3. Agenda Questions

None.

4. Administrative Report

None.

5. Mayor and Council Reports

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Mayor Johnson thanked Councilor Revill for his 16 years of service to the community.

The meeting recessed at approximately 6:45 p.m.
The meeting reconvened at approximately 7:00 p.m.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Keagan Worthen led the pledge of allegiance.

2. Citizen Input (for public comments on items not listed on the agenda)

None.

3. Consent Agenda

3.1. Approval of Minutes from the November 19, 2019 City Council Meeting

3.2. Declare certain Lehi City personal property as surplus

3.3. Re-approval of Ordinance #58-2019, the Jones Legacy Estates Annexation

3.4. Resolution #2019-75 pertaining to the re-adoption of a Water Conservation Plan

3.5. Resolution #2019-79, pertaining to the underwriter engagement agreement between Lehi City and Stifel Nicolaus & Company

3.6. Resolution #2019-81, pertaining to an agreement between Banjo Inc. and Lehi City for data sharing.

3.7. Approval of the Lehi City Council 2020 Annual Meeting Schedule

3.8. Approval of an agreement for supplying power distribution transformers between Codale Electric Supply and Lehi City

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

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

4. City of Lehi's Comprehensive Annual Financial Report (CAFR) for Fiscal Year 2019

a. Audit Presentation

Dean Lundell introduced Dana Howell, the City's auditor. She reported that nothing was over budget, and that there are two bonds for capital projects. In the letter it was mentioned that some additional controls were added to make the process even better.

b. Consideration and approval of the City of Lehi's Comprehensive Annual Financial Report (CAFR) for Fiscal Year 2019.

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Motion: Councilor Revill moved to approve the City of Lehi's Comprehensive Annual Financial Report (CAFR) for Fiscal Year 2019. Councilor Condie seconded the motion.

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

5. Fee Schedule Amendment

a. Public Hearing.

Mayor Johnson opened the public hearing on this item.

There were no comments from the public.

Mayor Johnson closed the public hearing.

b. Consideration of Resolution #2019-84, amending the Lehi City Fee Schedule for Storm Drain

Motion: Councilor Condie moved to approve Resolution #2019-84, amending the Lehi City Fee Schedule for Storm Drain. Councilor Albrecht seconded the motion.

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

6. Consideration of Resolution #2019-82, pertaining to an agreement between Lehi City and Curtis Miner Architecture for the Facilities Master Plan Update

Beau Thomas stated that the bid was awarded to Curtis Miner. He asked the Council allow staff to continue negotiating the public involvement portion of the contract. He stated that late spring or early summer is when they expect completion of the project.

Motion: Councilor Condie moved to approve Resolution #2019-82, pertaining to an agreement between Lehi City and Curtis Architecture for the Miner Facilities Master Plan Update, and authorized staff to negotiate the public involvement section of the contract. Councilor Hancock seconded the motion.

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

7. Consideration of Preliminary Subdivision approval of the Cold Spring MD2, a 192-unit residential development located at Old Ranch Road and Cold Spring Drive.

This item was heard later on the agenda.

8. Consideration of Preliminary subdivision approval for the Cold Spring Ranch MD3, a 63-unit residential development located at Cold Spring Drive and Canvasback Drive.

This item was heard later on the agenda.

9. Consideration of Ordinance #80-2019, a General Plan Amendment for the Newman Property, approximately 14.8-acres of property located at approximately 800 North

Redwood Road adding the property to the General Plan as LDR (low density residential) and C (Commercial).

Motion: Councilor Southwick moved to approve Ordinance #80-2019, a General Plan Amendment for the Newman Property, approximately 14.8-acres of property located at approximately 800 North Redwood Road adding the property to the General Plan as LDR (low density residential) and C (Commercial); subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

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

10. Consideration of Preliminary subdivision approval for the Hidden Canyon Plats C & D, a 163-lot residential development located at approximately 5800 North Fox Canyon Road in a Planned Community zone

Dylan Young was representing the applicant.

Motion: Councilor Condie moved to grant Preliminary subdivision approval for the Hidden Canyon Plats C & D, a 163-lot residential development located at approximately 5800 North Fox Canyon Road in a Planned Community zone; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

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

11. Consideration of Ordinance #81-2019, an Amendment to the Ivory Ridge Area Plan, adding an additional 56 units for an overall density of 3.86 units per acre.

Items 11-15 were heard and discussed together.

Brad Mackey with Ivory Development was representing the applicant. He stated that they've been working on this for a long time now and there has had to be some give and take to make everything work with the costs associated with development. There are a few moving parts that all need to happen in order for this to work. He stated that the majority of the density going to Holbrook Farms would be west of Redwood Road.

Shane Farnsworth with Alpine School District stated that townhomes often have less of an impact on schools in comparison to single family homes.

Mayor Johnson asked for public comments.

Kelly Jacklin, stated that if this passes then she would request that there be an agreement for townhomes only so that apartment building aren't added later. She also requested that the trail be moved.

Darwin Rehart read a section of the settlement lawsuit with Ivory Ridge for the planned community and believes Ivory should not be granted additional density.

Pat Huff would like Lehi to honor the agreements they made in the past and that the Holbrook Farms Area Plan shouldn't be amended. He stated that residents were told it would remain low density so it should stay that way.

Pamela Beach expressed concerns with changing the plans and believes Ivory is asking for too much density.

Eric Sabin stated that he is a resident of Holbrook Farms and said that there was an understanding that the density was set and the areas would not be changed. He's not against high density, however this overall package is a bait and switch deal. If this is approved he would like Ivory to stick with the raw number of units as triggers for amenities and not use a percentage that includes the additional density.

Rebecca Nesbit was against the change and doesn't want more density.

Jared Burr stated that he lives by the Jonsson farm where the density is low and this would be an island in the middle of low density. He was opposed to the change.

Lindsay Bolter recommended that the Council not move forward with this plan. She doesn't like the all or nothing agreement and doesn't feel right about it.

Monica Ingleby stated that this would increase traffic. She moved here because this was an ideal place for her family, and she doesn't want that to change.

Lauren Shriner stated that this is a confusing proposal to try and piece together, and she doesn't agree with the change.

Michelle Stallings stated that this is wrong according to the development code. If changes are made to an Area Plan, then those changes have to be based on certain criteria that are not being met here. Ivory needs to provide additional amenities if they are adding density.

Chris Brown was against the proposal. The Jonsson's farm is surrounded by low density and that's what the General Plan shows, so it should remain that way.

Michelle Miles stated that Lehi should not accommodate high density because it creates more issues and problems.

Paul Hardman stated that it's not right to change the Area Plan and add density to Holbrook Farms.

Rachel Rehart asked how the Ivory Area Plan change would affect traffic, and she doesn't agree with this being a walkable community.

Brad Mackey responded to some of the comments. He stated that the trails on the Jonsson Farm can be moved. He stated that the majority of density being added to the Holbrook Farms Area

Plan will be west of Redwood Road. He noted that Area Plans are amended often to accommodate various changes.

Mr. Mackey stated that for the Jonsson project, they would need to take the cost of the pool and clubhouse amenity and apply that amount to trail improvements and build what they can in the trail corridor and other improvements. If they can't acquire the right-of-way for the trail improvements from Rocky Mountain Power, then they would put that money back into the community.

Mr. Mackey stated that there are density ranges for each village in the overall Area Plan. He noted that the Estates village would not change in this proposal.

Mayor Johnson asked that Mr. Mackey identify each area that the changes are proposed for a development agreement. Mr. Mackey estimated that for Village 11 on the east side they would add 10 units total. Village 2 would add maybe 30 additional units. The rest of the units would be in the flex zone.

Mr. Mackey stated that UDOT has some corridor preservation funds that they are working on to acquire some of the property for the Mountain View Corridor. UDOT may also buy out density from Ivory Development.

Councilor Albrecht inquired about the infrastructure. Mr. Mackey stated that the infrastructure has the capacity to include the additional units.

Councilor Hancock inquired if Mr. Mackey would be willing to add in the development agreement that the triggers for the amenities be tied to original percentages and number of units. Mr. Mackey stated that he would be willing to include that and they are ahead of schedule for providing amenities with the dedication of the park property.

Councilor Hancock asked if there could be a way to phase in the density to align with the Mountain View Coordinator Construction. Mr. Mackey stated that 250 additional units to 1a and 1b would be insignificant from a traffic standpoint because of its proximity to Redwood Road.

Chris asked about the lack of amenities shown on the Ivory Ridge Plan Mr. Mackey explained that they want to build a pickleball court in lieu of other amenities.

Mayor Johnson would like to see a parking study for the proposed commercial and residential zones in Ivory Ridge. Mr. Mackey stated that they plan to conduct the study. He said that they will take suggestions from the Planning Commission and make those adjustments. Mr. Mackey stated that they would like to build a pickleball court next to the Ivory Ridge Clubhouse as part of the amenity package for this proposal, instead of offering another clubhouse and pool.

There was discussion regarding the planned cycle track on 700 South and how the Jonsson property would help with connecting the cycle track. Mr. Struthers stated that they need to secure more right of ways before they can construct the cycle track.

Mayor Johnson wanted to ensure that the lease agreement with Mr. Jonsson and Rocky Mountain Power is taken over by Ivory in the sales contract.

Mr. Farnsworth stated that this change would not have a significant affect on the schools because of the new Jr. High and there are plans for a new high school on the Beckstead property. Each high school would have about 5 elementary schools that feed into it.

Mayor Johnson asked for a motion first on items #14 and #15.

14. Consideration of Ordinance #83-2019, a General Plan Amendment to the Jonsson Mink Farm, located at approximately 700 South 1900 West on 5.3-acres of property, changing the land use designation from LDR to HDR.

Motion: Councilor Revill moved to approve Ordinance #83-2019, a General Plan Amendment to the Jonsson Mink Farm, located at approximately 700 South 1900 West on 5.3-acres of property, changing the land use designation from LDR to HDR; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

Amended Motion: Councilor Revill amended his motion to include that this approval be tied to a development agreement that would limit the total density to no higher than townhomes. Also, that Ivory would take over the lease that is currently between Mr. Jonsson and Rocky Mountain Power; and that Ivory would be responsible to build a preformed concrete fence between their property and the Jacklin property and also that the trail along the powerline corridor be on the south side as to not affect the Jacklin property and their lease; and also that the development agreement be non-assignable or assignable at the city's consent; and that this be contingent on the other items passing. Councilor Albrecht seconded the amendment to the motion.

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

15. Consideration of Concept approval for the Jonsson Mink Farm, a 59-unit residential development located at approximately 700 South 1900 West.

Motion: Councilor Revill moved to grant Concept Plan approval for the Concept approval for the Jonsson Mink Farm, a 59-unit residential development located at approximately 700 South 1900 West; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

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

11. Consideration of Ordinance #81-2019, an Amendment to the Ivory Ridge Area Plan, adding an additional 56 units for an overall density of 3.86 units per acre.

Motion: Councilor Condie moved to approve Ordinance #81-2019, an Amendment to the Ivory Ridge Area Plan, adding an additional 56 units for an overall density of 3.86 units per acre; subject to the completion of all Development Review Committee and Planning Commission comments; and that the City enter into a development agreement that is non-assignable and will have no higher density then townhomes; and that the amenities required by code be applied and that in lieu of a pool and clubhouse, they can construct a pickleball court and basketball hoops. Councilor Condie seconded the motion.

Amended Motion: Councilor Condie amended his motion to include findings of fact that 250 passes to the club house and swimming pool were retired, so these additional units will not place a burden on the current amenities; and include that s parking study be conducted and also include that the parking requirements exceed the minimum because of the commercial and residential zones.

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

12. Consideration of Concept approval for the Ivory Ridge, a 7.8-acre mixed-use development located at approximately 3360 North Center.

Motion: Councilor Condie moved to grant Concept approval for the Ivory Ridge, a 7.8-acre mixed-use development located at approximately 3360 North Center; subject to the completion of all Development Review Committee and Planning Commission comments; and note that the common green space will need to be relocated for safety and usability. Councilor Revill seconded the motion.

Amendment to the Motion: Councilor Condie amended his motion to include that the pickle court be constructed to the higher standard. Also, that this be contingent on the other items being approved. Councilor Revill seconded the amendment to the motion.

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

13. Consideration of Ordinance #82-2019, an Amendment to the Holbrook Farm Area Plan, adding an additional 250 units.

Motion: Councilor Revill moved to approve Ordinance #82-2019, an Amendment to the Holbrook Farm Area Plan, adding an additional 250 units; subject to the completion of all Development Review Committee and Planning Commission comments; noting that 210 units will be added to areas 1a and 1b; that village 2 will not exceed an additional 30 units and that they are to be town homes or less dense; that village 11 in the southwest area of the Turpin property would not exceed an additional 10 units that would be townhomes or less dense; and the amenity triggers would remain the same for the total of raw units and would not include these additional units in the percentages. Councilor Southwick seconded the motion.

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

14. Consideration of Ordinance #83-2019, a General Plan Amendment to the Jonsson Mink Farm, located at approximately 700 South 1900 West on 5.3-acres of property, changing the land use designation from LDR to HDR.

The motion for this item was made after the discussion of items 11-15.

15. Consideration of Concept approval for the Jonsson Mink Farm, a 59-unit residential development located at approximately 700 South 1900 West.

The motion for this item was made after the discussion of items 11-15.

7. Consideration of Preliminary Subdivision approval of the Cold Spring MD2, a 192-unit residential development located at Old Ranch Road and Cold Spring Drive.

Adam Loser was representing the applicant. Mr. Struthers stated that this would also require an Area Plan amendment.

Motion: Councilor Revill moved to grant Preliminary Subdivision approval of the Cold Spring MD2, a 192-unit residential development located at Old Ranch Road and Cold Spring Drive; subject to the completion of all Development Review Committee and Planning Commission comments; and add that the Area Plan be amended before Final approval. Councilor Albrecht seconded the motion.

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

8. Consideration of Preliminary subdivision approval for the Cold Spring Ranch MD3, a 63-unit residential development located at Cold Spring Drive and Canvasback Drive.

Motion: Councilor Southwick moved to grant Preliminary subdivision approval for the Cold Spring Ranch MD3, a 63-unit residential development located at Cold Spring Drive and Canvasback Drive; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Condie seconded the motion.

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

16. Consideration of Ordinance #84-2019, a General Plan Amendment for the Meadowbrook Land, approximately 2.25-acres of property located at 1600 East Center Pointe Drive changing the land use designation from C (Commercial) to HDR (High Density Residential) (tabled from the May 14, 2019 meeting).

Ross Welch was representing the applicant. He stated that that the traffic study showed that a commercial property would have a greater impact in contrast to the high density. Mayor Johnson would like to implement some of the safety measures on the road.

Councilor Hancock expressed concern that the town homes don't fit in with the surrounding area.

Councilor Condie stated that he thinks this is a great location for these units.

Councilor Hancock stated that he would like to entertain a property swap first before they consider approval.

Mayor Johnson asked for comments from the public.

Jared Scarbrow stated that his main concern is the parking from the new reservoir. He would like to explore other options or opportunities first.

Chelsea Jorgenson doesn't believe that sound planning practices would approve of this and feels like this is not the best place for townhomes. She stated that they need to do everything they can to best preserve the amenity.

Meagan Bradshaw stated that this approval could have unintended consequences, including increased crime. She believes the traffic study is invalid until they know more about the impact of the Dry Creek Reservoir.

Justin Bradshaw stated that this project doesn't fit in the area and it feels out of place. They would like to look at other options first. He wanted to note that the traffic study was based on counts from a year ago and it doesn't talk about the future impact from the reservoir.

Darwin Rehart asked the Council to consider who would be responsible if the hill were to slide.

Evalyn Badger was opposed to the development and believes it's not a good fit.

Matt Paulson stated that he thinks the lake will be used every month of the year.

Chad Bitter stated that if this is approved then there's no incentive for Patterson to pursue a land swap with the City.

Dave Cluff agrees with what's been said and believes it's not the right fit and that the added traffic would be a safety concern.

Stan Perkins stated that the developer intends to develop something that's an asset to the community and that the developer could make more on a commercial development. '

Ms. Poulsen stated that the high density doesn't fit in the area. She would like to wait and see what the future impact will be with the reservoir.

Rachel Summers stated that she would like living in that area and in the townhomes proposed. She said the proximity to the trail, grocery store, and reservoir would be ideal for walking.

Jessica stated that there are still unanswered questions with the traffic study.

Mayor Johnson stated that there are some traffic calming measures that can be implemented.

Motion: Councilor Condie moved to approve Ordinance #84-2019, a General Plan Amendment for the Meadowbrook Land, approximately 2.25-acres of property located at 1600 East Center Pointe Drive changing the land use designation from C (Commercial) to HDR (High Density Residential); subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Revill seconded the motion.

Roll Call Vote: Councilor Condie, Yes; Councilor Albrecht, No; Councilor Southwick, Yes; Councilor Hancock, No; and Councilor Revill, Yes. The motion passed 3-2.

17. Consideration of Concept approval for the Center Point, a 25-unit residential development located at approximately 1600 East Center Pointe Drive (tabled from the May 14, 2019 meeting).

There was a new concept with 24-units and 2 access points that they want to move forward with.

Motion: Councilor Revill moved to grant Concept approval for the Center Point, a 24-unit residential development located at approximately 1600 East Center Pointe Drive; subject to the completion of all Development Review Committee and Planning Commission comments; and noting that there should be a traffic study to consider some traffic calming measures and also include the mid black crossing in the study to determine if a crosswalk should be striped as per the MUTCD; and also include that there be a development agreement to state that the max density on this property would be 24 unit town homes or less; and also include in the development agreement that Patterson be part of the HOA and the HOA would maintain the exterior and take care of snow removal. Councilor Condie seconded the motion.

Mr. Welch stated that they are still going to pursue a land swap or density swap and then deed this property to the City.

Roll Call Vote: Councilor Condie, Yes; Councilor Albrecht, No; Councilor Southwick, Yes; Councilor Hancock, No; and Councilor Revill, Yes. The motion passed 3-2.

18. Consideration of Ordinance #85-2019, a Development Code Amendment, removing 36-acres from the Urban Tech Mixed Use Design Designation and into the General Non-residential Design Designation

Kent England was representing the applicant.

Motion: Councilor Revill moved to approve Ordinance #85-2019, a Development Code Amendment, removing 36-acres from the Urban Tech Mixed Use Design Designation and into the General Non-residential Design Designation; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Condie seconded the motion.

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

19. Consideration of Preliminary and Final subdivision approval for the Lehi Block, a 6-lot commercial subdivision located at approximately 2300 North 1200 West.

Ryan Simms with the Boyer Company was representing the applicant, and stated that because of the road it would actually be an 8 parcel subdivision.

Motion: Councilor Condie moved to grant Preliminary and Final subdivision approval for the Lehi Block, an 8-lot commercial subdivision located at approximately 2300 North 1200 West; subject to the completion of all Development Review Committee and Planning Commission comments; and noting that the road should be based off the DRC determination. Councilor Hancock seconded the motion.

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

20. Consideration of a Condo Conversion approval for the Willow Park Medical Office Building located at 2183 West Main Street.

Tim Snow was representing the applicant.

Motion: Councilor Hancock moved to grant approval of the Condo Conversion for the Willow Park Medical Office Building located at 2183 West Main Street; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

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

21. Consideration of Resolution #2019-76, an Intent to annex the Taylor Legal Holdings 2nd Annexation, approximately 30-acres of property located at approximately 1600 South 500 West with R-1-22 zoning.

Dan Ford was the applicant.

Motion: Councilor Condie moved to approve Resolution #2019-76, an Intent to annex the Taylor Legal Holdings 2nd Annexation, approximately 30-acres of property located at approximately 1600 South 500 West with R-1-22 zoning; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

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

22. Consideration of Preliminary subdivision approval for the Summers subdivision, a 3-lot residential development located at 590 North 200 West in an R-2 (medium density residential) zone.

The applicant was not present.

Motion: Councilor Condie moved to grant Preliminary subdivision approval for the Summers subdivision, a 3-lot residential development located at 590 North 200 West in an R-2 (medium density residential) zone; subject to the completion of all

Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

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

23. Consideration of Concept plan approval for the Hunting Farms, an 8-lot residential subdivision located at 143 South 1100 West in an R-1-Flex (residential) zone.

Adam Albrecht was representing the applicant. He stated that the home will stay and there will be 7 homes built behind the current home.

Motion: Councilor Revill moved to grant Concept plan approval for the Hunting Farms, an 8-lot residential subdivision located at 143 South 1100 West in an R-1-Flex (residential) zone; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Condie seconded the motion.

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

24. Consideration of Final subdivision approval for the Exchange 20, a 37-unit residential development located at approximately 3950 West 1550 North

Jed Stewart was representing the applicant.

Motion: Councilor Southwick moved to grant Final subdivision approval for the Exchange 20, a 37-unit residential development located at approximately 3950 West 1550 North; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Hancock seconded the motion.

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

25. Consideration of Final approval for the Exchange II Phase 20 Condominium Plats MM, NN, OO, PP, 10-unit condo plats located at approximately 3950 West 1500 North.

Motion: Councilor Condie moved to grant Final approval for the Exchange II Phase 20 Condominium Plats MM, NN, OO, PP, 10-unit condo plats located at approximately 3950 West 1500 North.; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Hancock seconded the motion.

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

26. Consideration of Ordinance #86-2019, a General Plan Amendment for the KidConnect, on 0.10 acres of property located at 3118 North 1200 West, changing the land use designation from VLDR (very low density residential) to NC (neighborhood commercial)

Sean Johnson was representing the applicant. He stated that they are trying to meet parking requirements for the overall development. They want the medical office to work, but because

of that the daycare would need more parking. He stated that he'd be willing to do a deed restriction on this portion to limit it to parking only.

Mayor Johnson asked for public comment on this item.

Ryan Hill showed a video of what the detention basin looks like right now. He expressed frustration with the Neighborhood Commercial zone as it continues to push more and more into the neighborhood.

Shane Rowley doesn't like how the NC zone boundary line moves further back and he is not in favor of this proposal.

Jenna Rowley was opposed to this and doesn't like that commercial continues to pour into their neighborhood.

Lauren Shriner stated that this does not create a neighborhood feeling. She would like to see more options so that the owner can still develop their property while not negatively affecting the surrounding area. There should be a clear boundary line for the zoning.

Stan Perkins stated that he is a commercial real estate developer. He said that the owner wants to do the best thing he can for the neighborhood. He said a buffer area is planned to screen for the neighborhood. He asked that they consider the interests of the entire community.

Jessica Smolen stated that she is the owner of the Kid Connect daycare center. She said the additional parking will solve some safety concerns. She said it's under construction and not completed yet and the owner is willing to improve the area.

Heather Hill stated that they are not opposed to the day care. They just want the integrity of their neighborhood to stay intact. She read comments from the DRC and noted that the Planning Commission recommended denial.

Motion: Councilor Hancock moved to deny Ordinance #86-2019, and include as a findings of fact the Planning Commission comments and conversation around their recommendation to deny. Councilor Condie seconded the motion.

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

27. Consideration of Resolution #2019-77, approving a Development Agreement for The Hub development, approximately 20.75-acres of property located at approximately 4300 West 1800 North.

Boyd Brown was representing the applicant.

Motion: Councilor Condie moved to approve Resolution #2019-77, approving a Development Agreement for The Hub development, approximately 20.75-acres of property located at approximately 4300 West 1800 North. Councilor Southwick seconded the motion.

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

28. Consideration of Resolution #2019-83, approving a real estate purchase agreement between Lehi City and Brian Brown.

Marlin Eldred explained that this was needed for additional parking space.

Motion: Councilor Condie moved to approve Resolution #2019-83, approving a real estate purchase agreement between Lehi City and Brian Brown. Councilor Hancock seconded the motion.

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

29. Consideration of Resolution #2019-80, approving an Interlocal Cooperation agreement between Lehi City and Highland City for the widening of 1800 East, north of 900 North.

Motion: Councilor Revill moved to approve Resolution #2019-80, approving an Interlocal Cooperation agreement between Lehi City and Highland City for the widening of 1800 East, north of 900 North. Councilor Southwick seconded the motion.

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

Motion: Councilor Condie moved to recess into an RDA meeting. The motion was seconded by Councilor Revill. The motion passed with all in favor.

The meeting recessed at approximately 11:54 p.m.
The meeting reconvened at approximately 12:00 a.m.

30. Consideration of Ordinance #87-2019, approving the Meadow Pointe Community Reinvestment Project Area Plan

Motion: Councilor Condie moved to approve Ordinance #87-2019, approving the Meadow Pointe Community Reinvestment Project Area Plan. Councilor Hancock seconded the motion.

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

31. Consideration of Resolution #2019-78, approving an Interlocal agreement with Lehi City and the RDA

Motion: Councilor Revill moved to approve Resolution #2019-78, approving an Interlocal agreement with Lehi City and the RDA. Councilor Hancock seconded the motion.

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

30. Adjournment

With no further business to come before the City Council at this time, Councilor Revill moved to adjourn the meeting. Councilor Southwick seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 12:10 a.m.

Approved: January 14, 2020 Attest:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

DRAFT

City Council Agenda Item Report

Meeting Date: January 14, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section:

Subject:
Fee Schedule Amendment
a. Public Hearing
b. Consideration of Resolution #2020-02, amending the Lehi City Fee Schedule for Waste Collection

Suggested Action:

Attachments:
Res 2020-02.docx

Fee Schedule - Garbage.pdf

LEHI CITY

RESOLUTION NO. 2020-02

A RESOLUTION AMENDING THE LEHI CITY CONSOLIDATED FEE SCHEDULE FOR WASTE COLLECTION.

WHEREAS, Ordinances enacted by the Lehi City Council provide for the establishment and revision of the City Fee Schedule by Resolution; and

WHEREAS, it is necessary, from time to time, to update said fee schedule; and

THEREFORE, BE IT RESOLVED by the City Council of Lehi City that the following rates be hereby adopted and implemented as outlined in Exhibit A.

Approved and Adopted by the City Council of Lehi City this 14th day of January, 2020

_____
Mark Johnson, Mayor

Attest:

_____
Teisha Wilson, City Recorder

Lehi City FY 2019 Fee Schedule

Solid Waste

Fee Information	Approved FY 2017	Approved FY 2018	Approved FY 2019	Proposed FY 2019-20
First garbage tote / month	$10.50	$10.50	$10.50	$13.68
Additional garbage tote(s) each / month	$10	$10	$10	$10.65
Recyclables tote (bi-weekly collect) / month	Free	Free	Free	Free
Green waste tote / month (Apr. - Nov. only)	$6.50	$6.50	$6.50	$6.92

City Council Agenda Item Report

Meeting Date: January 14, 2020
Submitted by: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Concept Plan approval for the Clark Property, a 21-lot residential development located at 1940 West 1300 South.
Petitioner: Patterson Homes

Suggested Action:

Attachments:
CCR Clark Property Concept 01.14.20.docx

Clark Property Concept DRC 11.06.19.docx

Clark Property Concept Plan Narrative.pdf

Clark Concept plan.pdf

Clark Property Elevation.pdf

Clark Concept aerial.pdf

Clark Concept gp.pdf

Clark Concept zoning.pdf

CLARK PROPERTY CONCEPT
CITY COUNCIL REPORT

Applicant	Patterson Homes		
Meeting Date	January 14, 2020		
Requested Action/Purpose	Approval of a proposed concept plan		
Location	1940 West 1300 South		
Project Area	12.28 acres		
Existing Zoning	N/A (Proposed zone is R-1-22)		
General Plan Land Use Designation	VLDRA (Very Low Density Residential Agriculture)		
Adjacent Zoning and Land Use	*North*	RA-1/TH-5	Single family residential
	South	R-1-8	Meadows at Lakeside
	East	N/A	Single family home/Agriculture
	West	R-1-22	Snow's Springs
Date of DRC Review	November 6, 2019		
Date of Planning Commission Review	December 12, 2019		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.010. Concept Plan – Applicability:
The Concept Plan gives the applicant, staff, Planning Commission and City Council an opportunity to discuss the project in the conceptual stage. The applicant can use the Concept Plan meeting to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required for layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat.

PROPERTY HISTORY

This property has not been annexed into Lehi City and has no associated property history.

REPORT ANALYSIS

The applicant requests approval of the Clark Property concept plan, a proposed 21-lot residential development project located at 1940 West 1300 South.

The 21 proposed lots range in size from 15,000 to 21,839 square feet which does not meet the typical minimum lot size requirement for the R-1-22 zone. The proposed concept plan includes a proposed density bonus in lieu of reimbursement to the City for trail construction, property dedication of the trail corridor and park, and park improvements. State density bonus here - # lots The concept plan will have an overall density of approximately 1.71 units per acre which is consistent with the R-1-22 zone which allows a maximum density of 1.75 units per acre.

The proposed concept shows a park that will be dedicated to Lehi City and improved by the developer. A tot lot, pavilion, and a new parking lot are shown as part of the improvements. Additionally, the developer will improve the Lehi City parcel to the south with the installation of sod and irrigation.

The DRC had 28 comments on the proposed concept plan, including the following:

1. An annexation for this property and water dedication will be required before a preliminary subdivision can be filed.
2. Recommend a 2-rail or 3-rail fence at the top of bank. Could this be incorporated into the density bonus consideration?
3. A road stub is required to the east to meet the connectivity standards. The road connection across Dry Creek can qualify for an exception to the connectivity standards.
4. Consider shifting 1940 West slightly to the east to allow lots 1-6 to be larger because they are adjacent to existing 1/2 acre lots.
5. Add a note on the concept plan stating how many additional lots are proposed in lieu of reimbursement for the trail, park, etc.
6. Make sure to keep the edge of the trail at least 2' from the top of bank to avoid trail erosion and ensure safety of trail users.
7. Preserve as many of the existing native trees along Dry Creek as possible.
8. A dedication of Dry Creek channel will be required.
9. 6' right to farm fence will be required along agricultural properties.
10. Will need to work with Parks division to design park to city standards.

Please consider all DRC comments in the motion.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the proposed Clark Property Concept plan, including the DRC comments from November 6, 2019. This recommendation is based on the following findings:

1. The proposed Concept is consistent with the Lehi City Development Code
2. The proposed Concept conforms to the goals and policies of the General Plan.
3. The proposed Concept does not affect the health, safety, welfare, and morals of the City.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed concept plan on December 12, 2019. The minutes and motion from this meeting are as follows:

3.3 Public hearing and recommendation of Patterson Homes' request for review of the Clark Property Concept, a 21-lot residential development located at 1940 West 1300 South.

Brittney Harris presented information on agenda item. All of the property has not been annexed into the City so the subdivision will have to be developed after it is annexed.

The applicant, Scott Doug with Patterson Homes, was present. They have not done the annexation zone change. They would like to know if they would be able to proceed on to the next step and if the general layout looks acceptable. Commissioner Nielsen stated there are four other parcels that are affected but if they can work it out and the roads can connect there shouldn't be any negative impacts.

Commissioner Nielsen opened public hearing on agenda item 3.3.

Carl Clark shares a boundary with the subdivision of about 1200 feet and would like to see a half acre lot boundary enforced. He is concerned about the amount of fill that has been allowed. There is an 8 foot fill along Dry Creek Channel and he is concerned with flooding. He hopes the Commission doesn't allow for 8 foot fill and he stated there are about 30 more homes that borders the creek. He stated more consideration needs to be given to Dry Creek channel due to the flooding.

Justin Crop stated that the massive fill is an issue and he is also concerned with the flooding. He likes the idea of the

half acre lots. He shared the same concerns as Mr. Clark.

Annette Gong stated the area is zoned for half acre lots and the area is a high-water table. It has been an issue for several years. She was impressed with the thought of setbacks with the prior item. She is concerned about being put into an island and would like the zoned half acre lots to be taken into. She stated it is her understanding that the lots have to be half acre lots to have animal rights.

Steve Steadman stated he agrees with the neighbors about the zoning and would like to keep the half acre lots. He also asked if there was an ordinance to protect animal rights. Commissioner Nielsen stated that there is an ordinance and that it is called the Right to Farm Act.

Ken Bailey stated he understand there are many concerns that need to be addressed with property rights. He has property that he may be selling and thinks that there are many concerns that need to be addressed and asked that a lot of things be taken in to consideration, especially with prior developments that have been approved.

Commissioner Nielsen closed public hearing on agenda item 3.3.

Commissioner Nielsen asked Staff to address the issues that were brought up. Ross Dinsdale talked about ground water and the technicalities of road fill and the capacity of flooding, and dedication of property of Meadows at Lakeside to the City. Commissioner Nielsen asked about flooding and maintaining water on personal property. Ross detailed and explained improvements that the City has taken to lessen the flooding risks of Dry Creek.
Carl Clark stated the proposal is fine, but asked what happens if the water gets out on his property or other sections that are in between improved sections that gives the possibility of flooding homes. Ross Dinsdale acknowledged that some sections have not been improved or modified and that would create a problem if flooding occurred. Commissioner Nielsen inquired on half acre lots and open space. Staff stated as each development gets finished that sections of trails and parks would be completed. Commissioner Nielsen discussed future connectivity of parks and larger developments.

The applicant stated they have a lot of work to do when it comes to engineering and drainage. They are happy to work with Staff and make it work the best that they possibly can. If the concept is approved, they would be coming in under the half acre lot zoning and feel like this is a well thought out plan that fits the neighborhood that fits the parcel and community. They are trying to balance the concept plan out and like what they have worked out with Staff.

Motion: Commissioner Nielsen recommended approval of Patterson Homes' request for review of the Clark Property Concept, a 21-lot residential development located at 1940 West 1300 South, including all DRC comments from November 6, 2019 and findings stated in the reports; adding the findings that balance between reducing the size from the slight reduction from half acre from what is currently shown with that density bonus provides additional benefits in the use of open space, connectivity through trails and parks, as well as that it meets the character of surrounding development in neighborhoods, and that the width of the parcels are consistent with those that are adjacent to it. Commissioner Bunker seconded.

Vote: Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Eyre, no; Commissioner Jackson, yes. The motion passed 4-1.

Clark Property Concept
DRC Redline Comments

Patterson Homes – requests review of the Clark Property Concept, a 21-lot residential development located at 1940 West 1300 South.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: David Peterson
Date of Plans Reviewed: 10/29/19
Time Start: 1:04 pm
Time End: 1:30 pm

DRC REDLINE COMMENTS:

Glade – Power:

1. Will require circuit tie & equipment at 1300 S. (add switch)
2. Existing RMP overhead line may need to be relocated
3. RMP asset transfer (customer purchase) will be required. All RMP related costs are paid by the developer.

Kerry – Fire: No comments

Greg – Water/Sewer:

4. Master planned water mains in 1300 South, 12" culinary, 16" PI. 16" PI must be ductile iron pipe
5. Sewer main in 1300 South is 10"
6. Storm drain in 1300 South is 24"
7. Any existing well on the site must be capped by a certified well driller
8. Water mains stubbed to the site on 1450 South are 6" culinary, 8" PI
9. Sewer stubbed is 8"
10. Hard surface access with appropriately sized turn around will be required to any storm drain structures outside the Lehi City ROW

Kim – Planning:

11. An annexation for this property and water dedication will be required before a preliminary subdivision can be filed.
12. Recommend a 2-rail or 3-rail fence at the top of bank. Could this be incorporated into the density bonus consideration?
13. A road stub is required to the east to meet the connectivity standards. The road connection across Dry Creek can qualify for an exception to the connectivity standards.
14. Consider shifting 1940 West slightly to the east to allow lots 1-6 to be larger because they are adjacent to existing 1/2 acre lots.
15. Add a note on the concept plan stating how many additional lots are proposed in lieu of reimbursement for the trail, park, etc.
16. Make sure to keep the edge of the trail at least 2' from the top of bank to avoid trail erosion and ensure safety of trail users.
17. Preserve as many of the existing native trees along Dry Creek as possible.

Gary – Building/Inspections:

18. A soils report will be needed if this moves past concept.

JD – Streets: No comments

Ross – Engineering:

19. A dedication of Dry Creek channel will be required.
20. Dry Creek needs to pass a design flow of 300 cfs and meet current city requirements on the cross section.
21. The roads will likely need to be raised to match existing roads and stay above groundwater.
22. Flood plain development permit will be required.
23. Stream alteration permit will likely be required.
24. Work with adjacent property owner to improve the small part of Dry Creek on the south of the project.

Trent – Parks:

25. 6' right to farm fence will be required along agricultural properties.
26. 370' length of trail being constructed with development to the south. Coordinate detention basin layout with their plans.
27. Dry Creek Trail corridor is 20' from top of bank; 10' asphalt, 6' equestrian, 2' buffer on both sides.

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.

28. Will need to work with Parks division to design park to city standards.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON DECEMBER 12, 2019.

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.

Concept Plan Narrative

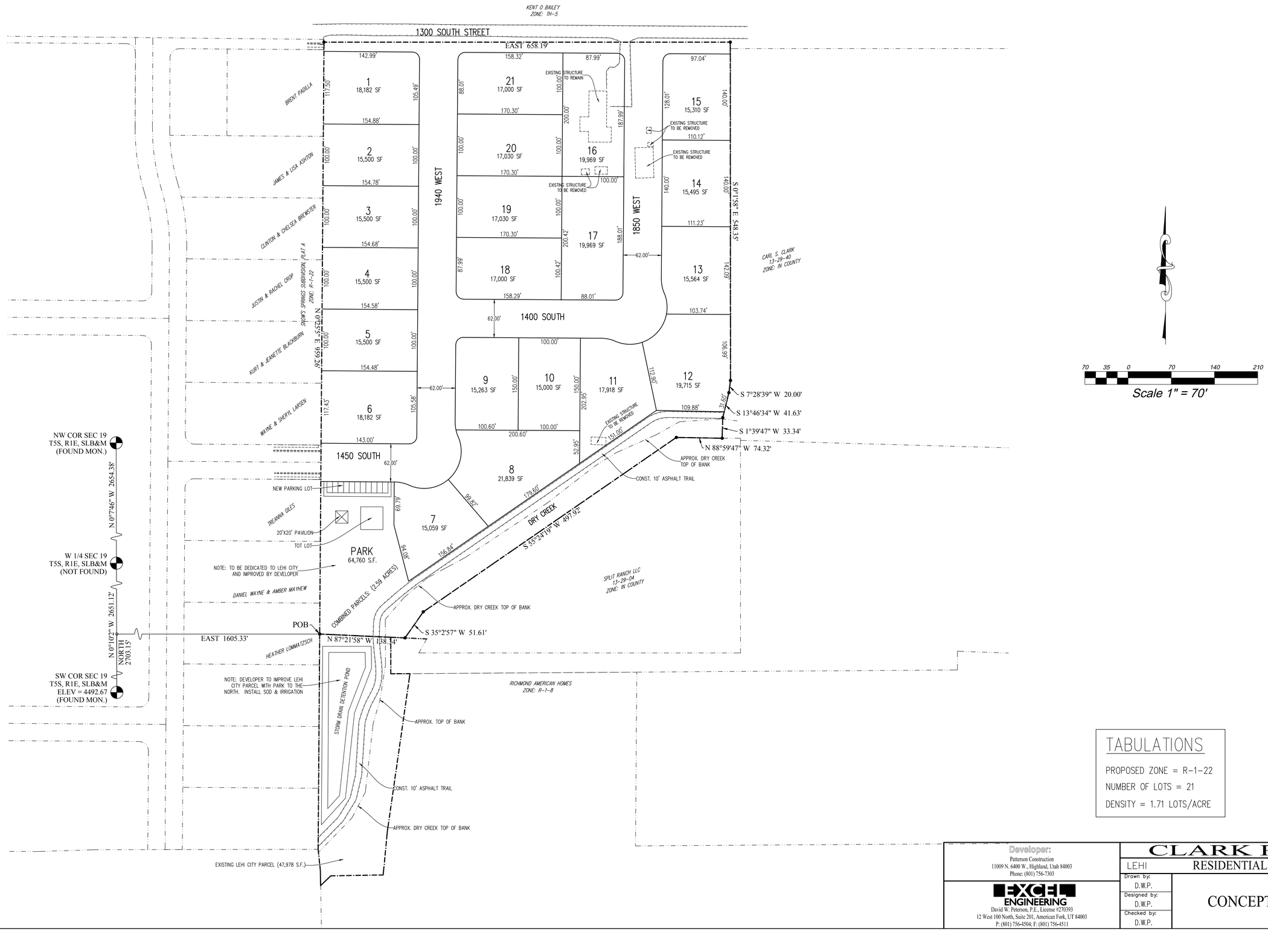
Clark Property – Lehi

Patterson Homes is proposing a new single-family residential subdivision for the Property generally located at 1300 South 1900 West. Patterson desires to submit an application for concept approval with the intent of discussing density in lieu of improvements associated with the dry creek ditch and any other capital improvements desired by the City.

The concept plan is for a standard subdivision. No specific design themes are being proposed at this time and no project amenities are being proposed at this time, except for the dry creek trail that developer would install in coordination with Lehi City. Patterson would expect to build homes that vary in size ranging from 4000 sf to 5000 sf. The homes would be constructed of materials and designs consistent with what consumers are demanding in the marketplace, which is expected to be of high quality hard surface siding, and masonry. There are no CCR's proposed at this time.

Building elevations and floor plans would be similar to those attached.

Please feel free to contact Scott Dunn with any questions at (801) 473-6421



TABULATIONS

PROPOSED ZONE = R-1-22

NUMBER OF LOTS = 21

DENSITY = 1.71 LOTS/ACRE

Current Property Owner:
Jacketta Clark
9287 West 7750 North
Lehi, UT 84043

Developer:
Patterson Construction
11009 N. 6400 W., Highland, Utah 84003
Phone: (801) 756-7303

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

CLARK PARCEL

LEHI RESIDENTIAL SUBDIVISION UTAH

CONCEPT PLAN

Drawn by:	Designed by:	Checked by:	Scale:	Date:
D.W.P.	D.W.P.	D.W.P.	1"=70'	10/29/19

C1

The Autumn



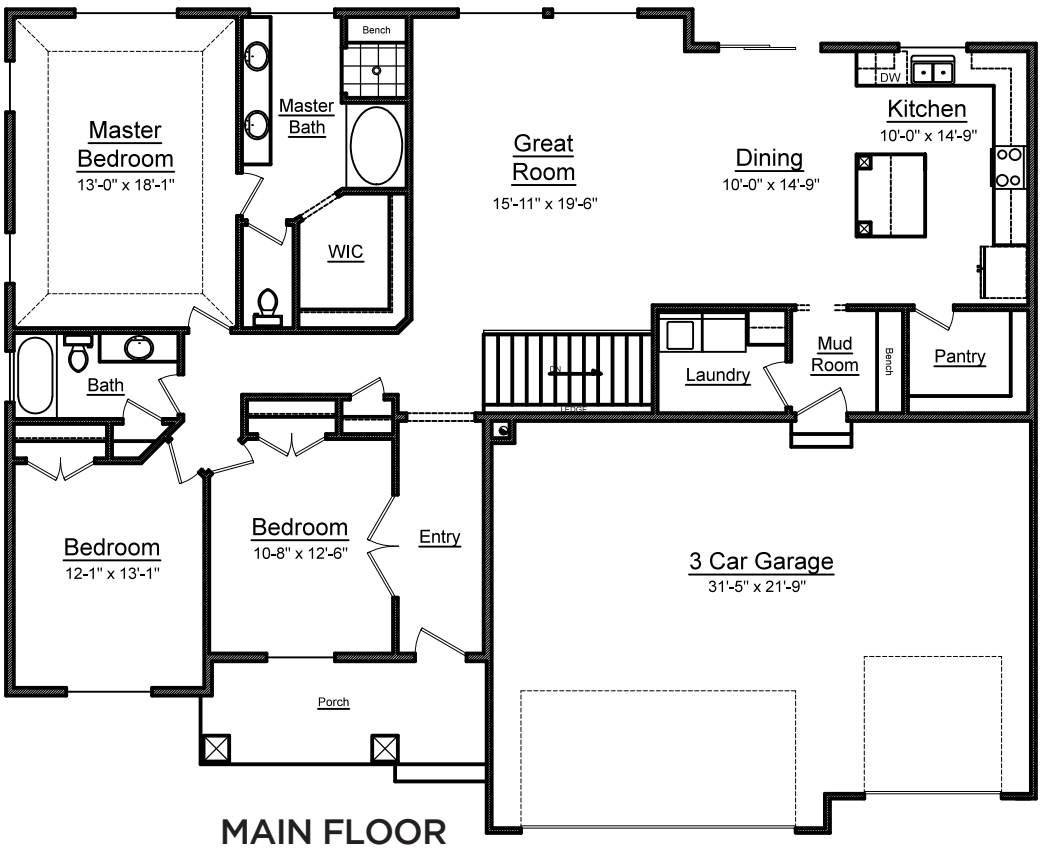




specs

3740 TOTAL SQ FT

- **1820 Finished**
- **1820 Main**
- **Basement**
  Unfinished
- **3 Bedrooms**
- **2 Bath**
  Optional Half Bath
- **3 Car Garage**



MAIN FLOOR

PATTERSON HOMES

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The Madison



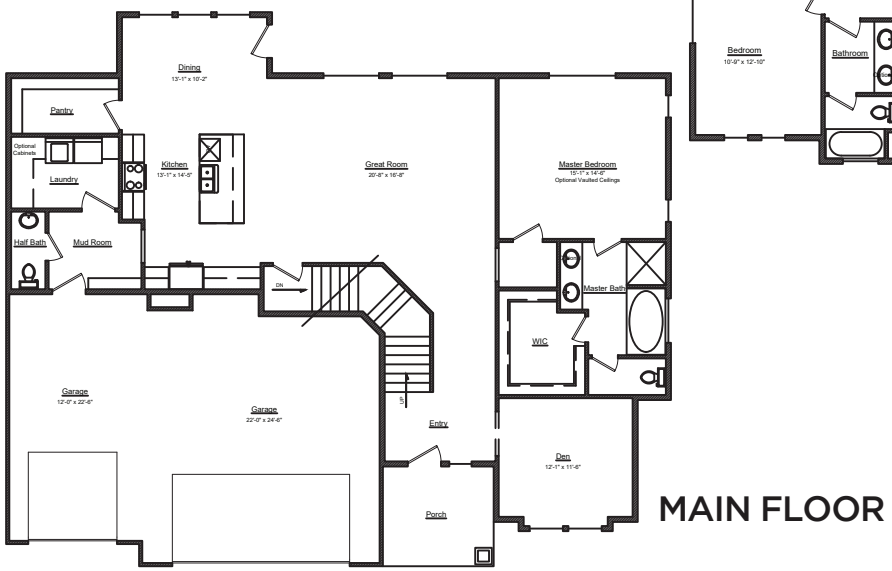


specs

4743 TOTAL SQ FT

- **3276 Finished**
- **1129 Upper**
- **1760 Main**
- **Basement** Unfinished
- **5 Bedrooms**
- **2.5 Bath**
- **3 Car Garage**





PATTERSON HOMES

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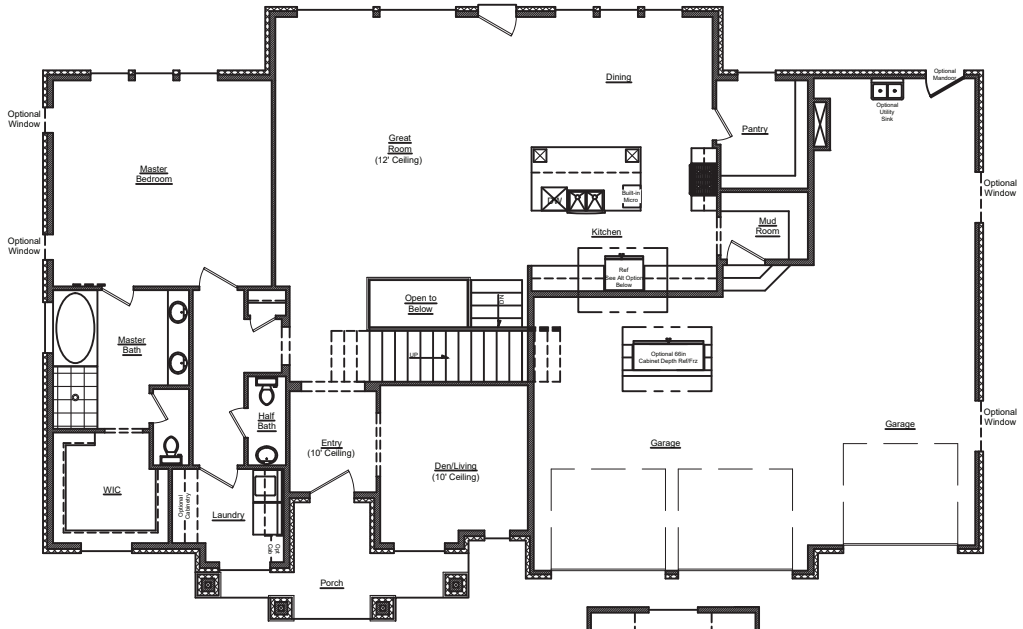
The Eisenhower



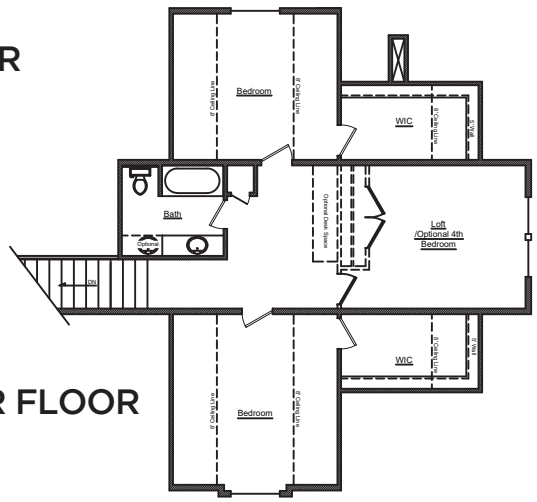
specs

5059 TOTAL SQ FT

- **3158 Finished**
- **954 Upper**
- **2005 Main**
- **Basement** Unfinished
- **4 Bedrooms**
- **2.5 Bath**
- **3 Car Garage**



MAIN FLOOR



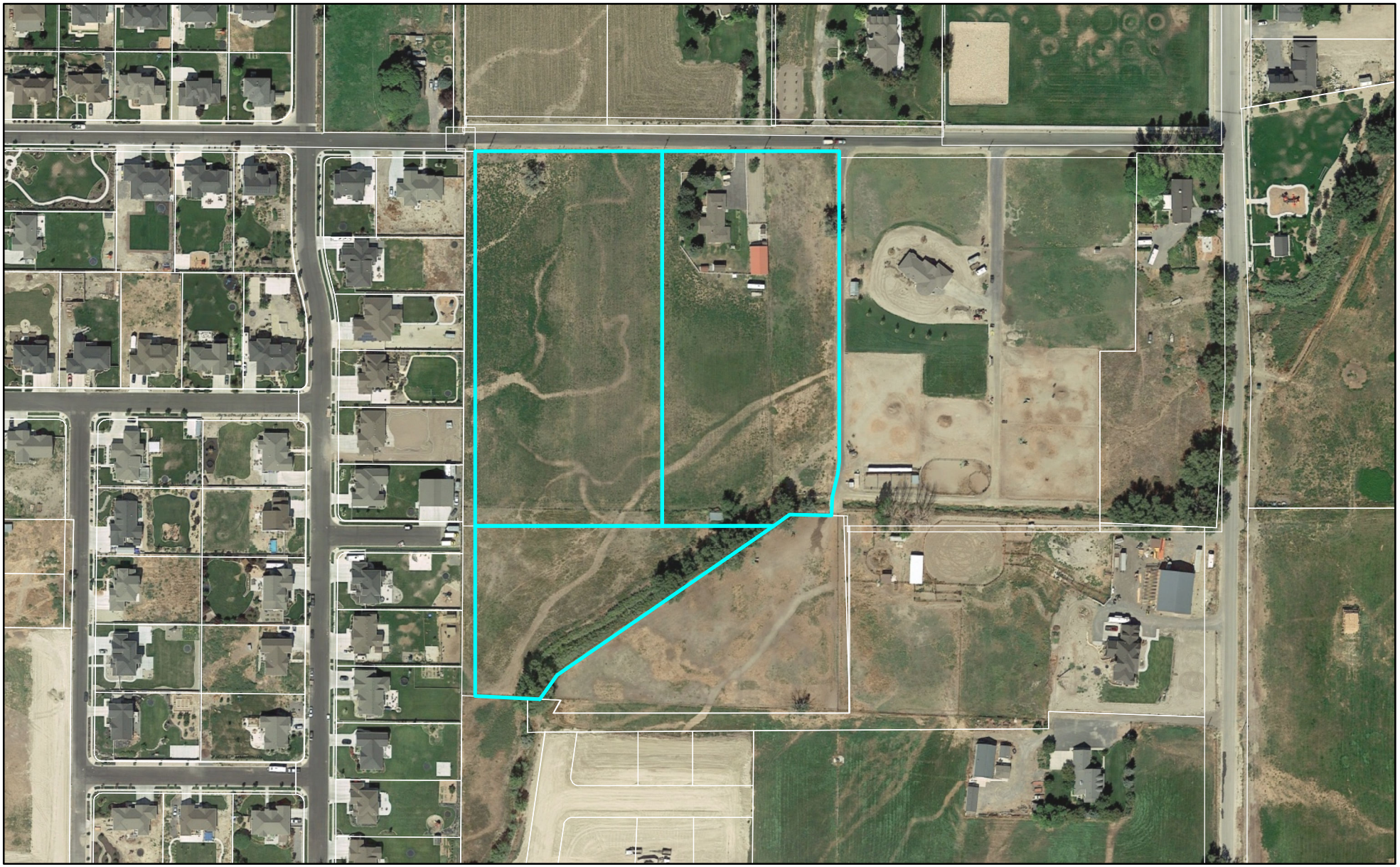
UPPER FLOOR

PATTERSON HOMES

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Clark Property Concept

Aerial

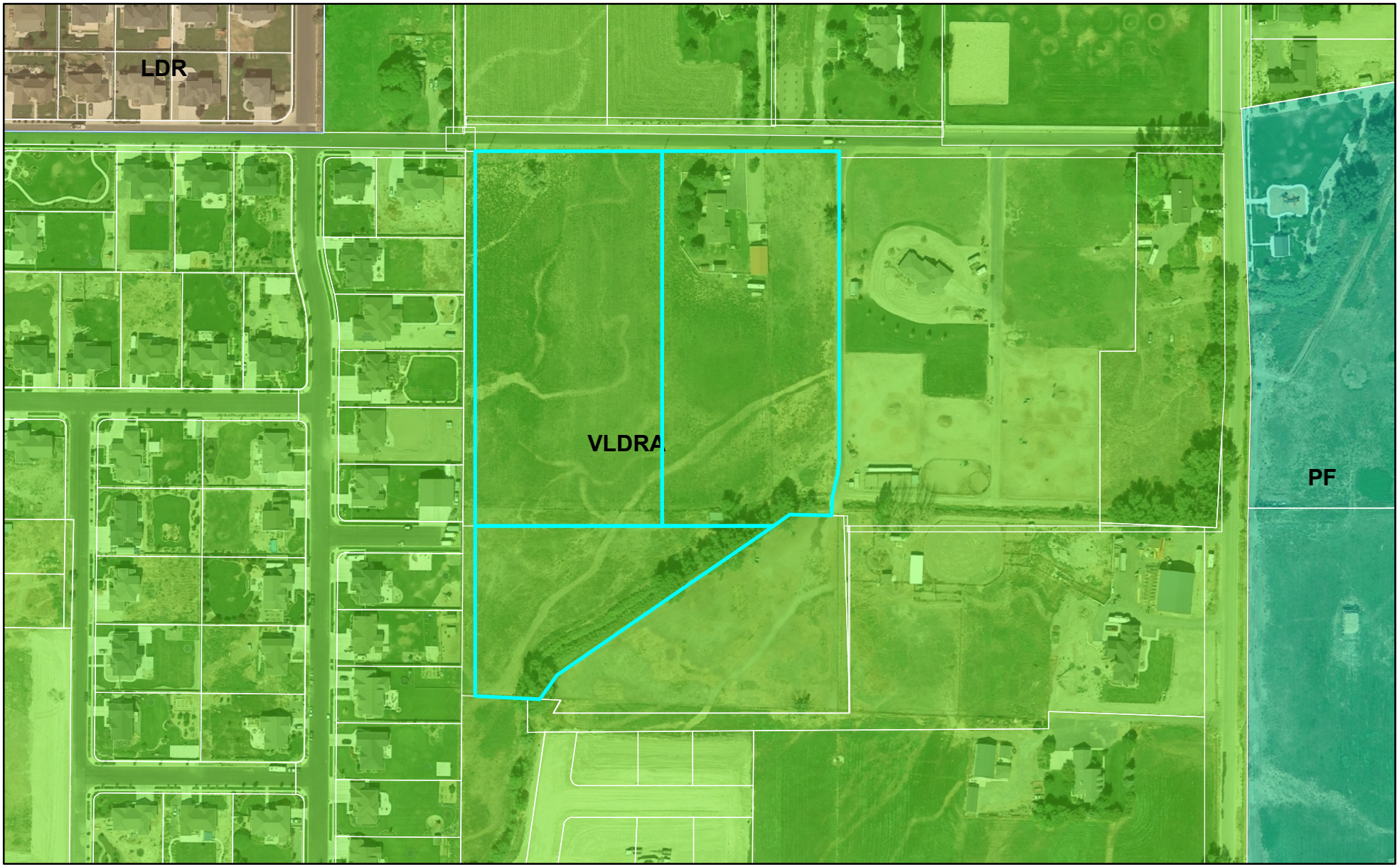


0 290 580 Feet

LEHI CITY

Clark Property Concept

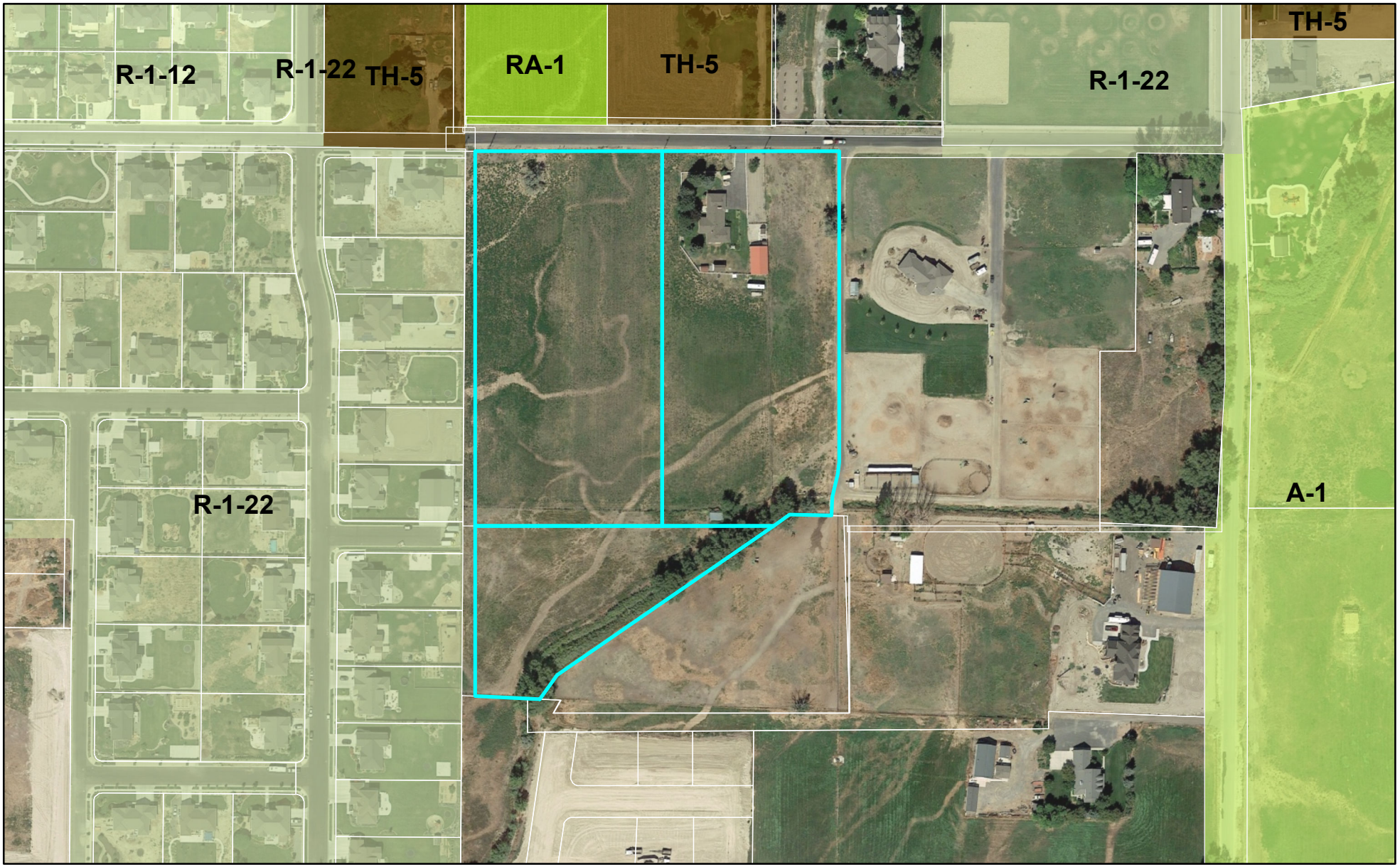
General Plan



LEHI CITY

Clark Property Concept

Zoning



City Council Agenda Item Report

Meeting Date: January 14, 2020
Submitted by: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Preliminary subdivision approval for the Holbrook Farms Plat H, a 112-unit residential development located at approximately 3600 West 2650 North in a Planned Community zone.
Petitioner: Ivory Homes

Suggested Action:

Attachments:
CCR Holbrook Farms Plat H Preliminary Subdivision 1.14.20.docx

Holbrook Farm Plat H Preliminary Subdivision DRC 11.20.19.docx

Holbrook Plat H narrative.pdf

HOLBROOK PLAT H PRELIM PLANS.pdf

Holbrook Farms Plan H map - Aerial.pdf

Holbrook Farms Plan H map - General Plan.pdf

Holbrook Farms Plan H map - Zoning.pdf

IMG_5493.JPG

IMG_5494.JPG

IMG_5492.JPG

HOLBROOK FARMS PLAT H PRELIMINARY SUBDIVISION
CITY COUNCIL REPORT

Applicant	Ivory Development		
Meeting Date	January 14, 2019		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Location	Approximately 3600 West 2650 North		
Existing General Plan Designation	Low Density Residential (LDR) & Neighborhood Commercial Node (NCN) with a Planned Community (PC) Overlay		
Existing Zoning	Planned Community (PC)		
Existing Land Use	Agriculture		
Number of Lots/Units	112-units		
Adjacent Zoning and Land Use	*North*	PC	Holbrook Place Phases 1 and 2
	South	R-3	North Pointe Village
	East	PC	Holbrook Farms Plat A
	West	PC	Powerline Corridor
Date of DRC Review	November 20, 2019		
Date of Planning Commission Review	December 12, 2019		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

Section 37.030. Connectivity Standards

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

1. Maximum Block Lengths. Maximum block lengths allowed shall be required based on the project density as identified on the following table of maximum block lengths:

Density	Block Length
0-2.5 DU/AC	1,000 ft.
2.6-4 DU/AC	800 ft.
4.1+ DU/AC	600 ft.

a. Increase in Block Length. The maximum allowed block length may be increased if the applicant provides clear and convincing evidence that it is impracticable to achieve due to:
    i. road grades that exceed ten percent;
    ii. Jordan River;
    iii. Utah Lake;
    iv. delineated wetlands;
    v. other significant natural and historic features;
    vi. existing adjacent development;
    vii. rail corridors; or
    viii. limited access roadways.

b. Increases in block length will be reviewed on a case-by-case basis and shall require positive recommendations from the reviewing departments and Planning Commission and approval by the City Council.

PROPERTY HISTORY

September 26, 2008: This property was annexed into Lehi City as part of the Holbrook Annexation

November 10, 2016: The Holbrook Farms Area Plan was approved by the City Council

REPORT ANALYSIS

The applicant requests preliminary subdivision approval of Holbrook Farms Plat H, a single-family residential development located at approximately 2650 North 3600 West. The proposed plan has 112-units on approximately 36.45 acres. The Area Plan designates this area as low density and the proposed plan has a density of 3.07 units per acre. The density of the plan meets the requirements of the Holbrook Farms Area Plan, which has a maximum density of four dwelling units per acre for this area. This report will discuss the proposed layout, connectivity standards, and DRC comments.

Proposed Layout

The proposed layout includes 112 single-family lots. The lots range in size from 8,000 to 12,600 square feet. The lots all front the internal streets. In the DRC review, the DRC requested that the developer consider rear-load units along the north side of Drexler Drive and the south side of 2700 North to capitalize on fronting the greenway and trail along those corridors. The proposed layout also includes open space and a 10-foot trail under the powerlines to connect to the Powerline Trail corridor. There are sidewalks on both sides of all roads and connections to the Powerline Trail to encourage walkability.

Connectivity Standards

As noted in the DRC review, the block lengths along Drexler Drive and 2700 North exceed the 800-foot maximum block length standards. The Connectivity Standards allow for exceptions on block length if the applicant provides clear and convincing evidence that it is impractical to achieve. Both roads are considered limited access roadways, which could allow for an exception to the block length; however, additional road connections must be provided if the roads would meet the access and spacing requirements from 3600 West. If road stubs do not meet the access and spacing requirements for Drexler Drive and 2700 North, then pedestrian accesses could be substituted in lieu of roads to provide a minimum level of connectivity for pedestrians to access the greenways. Aside from the block length standards, the proposed plans do meet the other connectivity standards.

DRC Comments

The DRC had 10 comments including the following:

1. The connectivity index looks to be met; however, the block lengths along Drexler Drive and 2700 North exceed the 800-foot maximum block length.
2. Street C from Plat D needs to live up with Street E from Plat H or be spaced 350 feet apart.
3. Add crosswalks and bike lane connections at round-a-bouts.
4. Trail should cross Drexler Drive at Street E/Northpointe Way and be striped accordingly. Align powerline trail closer to crosswalks, including where it will cross over to Plat D. Add crosswalks and connections to powerline trail from neighborhood.

Please consider all DRC comments in the motion.

PLANNING DIVISION RECOMMENDATION

Planning staff recommends **APPROVAL** of the Holbrook Farms Plat H preliminary subdivision including the DRC comments from November 20, 2019, and the condition that the access and spacing is reviewed with Lehi Engineering to determine whether additional road access would be required or if pedestrian access would be used in lieu. This recommendation is based on the following findings:

1. The proposed subdivision is consistent with the allowed density and use in the Holbrook Farms Area Plan.
2. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed subdivision meets the requirements of the Lehi City Development Code in regard to subdivision approvals, including the density in lieu.
4. Other findings based upon information presented at the public meeting.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on December 12, 2019. The minutes and motion from this meeting are as follows:

3.8 Public hearing and recommendation of Ivory Development's request for preliminary subdivision review of Holbrook Farms Plat H, a 112-unit residential development located at approximately 3600 West 2650 North in a Planned Community zone.

Brittney Harris presented information on agenda item. She stated that DRC requested that the applicant considered rear loading along Drexlar Ave and 2700 North. Meets connectivity standards.

The applicant, Brad Mackay, stated it is the same plan from the beginning. The access on the North West is adjusted so the intersections aren't offset. In the North East corner it was suggested that a trail access be added. The applicant stated they are not going with the suggested rear loading homes in this phase and is meant to match the existing homes in the other Ivory Homes phase.

Commissioner Nielsen had a question for Ross Dinsdale regarding the power lines near Street E. Ross stated that it isn't ideal, but it can be done safely if it is constructed correctly. Discussion ensued regarding the powerlines and continual construction.

Commissioner Nielsen opened public hearing on agenda item 3.8.

Commissioner Nielsen closed public hearing on agenda item 3.8.

The applicant readdressed the Commission regarding the power lines. He stated he has talked to Rocky Mountain Power on the location of the power lines.

Motion: Commissioner Eyre moved to recommend approval of Ivory Development's request for preliminary subdivi-

sion review of Holbrook Farms Plat H, a 112-unit residential development located at approximately 3600 West 2650 North in a Planned Community zone; noting that there were concerns of the location of the power lines that were discussed with the utility companies and including all DRC comments and findings stated in the reports. Commissioner Jackson seconded.

Vote: Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Jackson, yes. The motion passed unanimously.

Holbrook Farms Plat H Preliminary Subdivision
DRC Redline Comments

*Ivory Development – requests preliminary subdivision review of **Holbrook Farms Plat H**, a 112-unit residential development located at approximately 3600 West 2650 North in a Planned Community zone.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Taylor Morgan and Brad MacKay
Date of Plans Reviewed: 11/14/19
Time Start: 1:55PM
Time End: 2:28PM

CRITICAL COMMENTS:
1. The water pressures below are below safe firefighting standards. No more building on the west side of the river until the sediment basin and water connections at 2100 north are complete. Recommend that this plan set not move past final submittal.

DRC REDLINE COMMENTS:
Glade – Power:
1. Show and label existing Lehi Power equipment and lines
2. Provide RMP approval of pole located in roadway island
3. Provide a drawing showing the coordination of 2700 N. at Plat D and Plat H with consistent alignment, showing all existing and planned utilities, and trail alignment

Kerry – Fire: No comment
Greg – Water/Sewer:
4. Add a note on the plans addressing the well service line to the farm house.
5. Irrigation ditch must be eliminated at the head gate or turn out structure
6. 50 % sure your scale is wrong on sheet C3

Kim – Planning:
7. The connectivity index looks to be met; however, the block lengths along Drexler Drive and 2700 North exceed the 800 foot maximum block length.

Gary – Building/Inspections: No comment
JD – Streets: No comment
Ross – Engineering:
8. Street C from Plat D needs to line up with Street E from Plat H or be spaced 350 feet apart

Trent – Parks:
9. Add crosswalks and bike lane connections at round-a-bouts
10. Trail should cross Drexler Dr at Street E/Northpointe Way and be striped accordingly. Align powerline trail closer to crosswalks, including where it will cross over to Plat D. Add crosswalks and connections to powerline trail from neighborhood.

DRC GENERAL COMMENTS:
1. Can we consider some rear-load units along the north side of Drexler Drive and the south side of 2700 N? The south side of Drexler Drive has rear load units fronting the street and the north side would have a wall which would detract from the street scape. Rear-load units would capitalize on some value for fronting the greenway and trail. That is an asset to the area that this community cuts all relation to.
2. Add stop signs and stop bars to plans going out on 3600 west and 2700 north
3. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
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 set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.

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.

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. 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.
7. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
8. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
9. Residential developments shall complete all required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.
10. If the subject property is subject to the Gardner-Plumb agreement with Lehi City, the conditions of that agreement apply here.
11. 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.
12. 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 CAN BE SCHEDULED FOR PLANNING COMMISSION ON DECEMBER 12TH

Memorandum

To: Lehi City

CC: Ivory

From: Focus Engineering and Surveying

Date: 11/14/2019

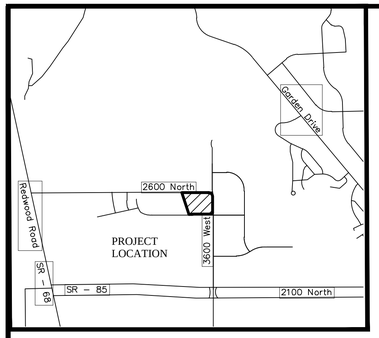
Re: Holbrook Farms Plat H Preliminary

The proposed development is approximately 36.45 acres located in Village F of the Holbrook Area plan. We are proposing a development of approximately 112 single family lots from approximately 8,000 to 12,600 SF. The proposed density for the Holbrook Farms Plat H is 3.07 units/ac.

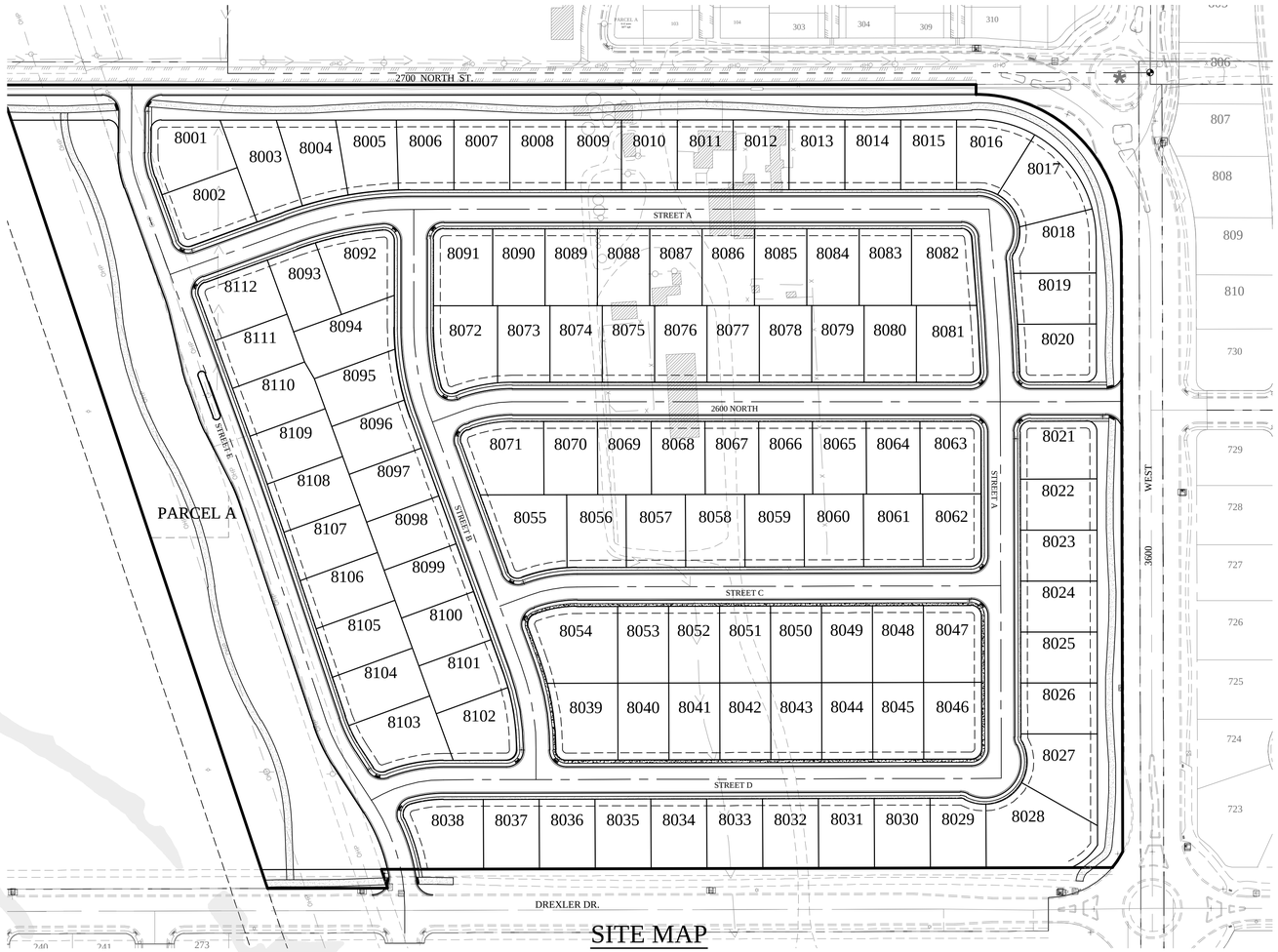
The proposed home construction will meet the Holbrook Area Plan architectural design requirements. The home construction will complement the existing developments in the Holbrook Area.

HOLBROOK PLAT H PRELIMINARY

PREPARED FOR:
IVORY HOMES
LOCATED IN:
LEHI



VICINITY MAP



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER
C2	PRELIMINARY PLAT
C3	SITE & UTILITY PLAN
C4	CROSS SECTIONS
C5	PRELIMINARY REGIONAL PLAN
C6	PHASING PLAN
C7	CIRCULATION PLAN
C8	POWER PLAN

ENGINEER'S NOTES TO CONTRACTOR

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

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

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

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

GENERAL NOTES

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

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

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

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

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

LEHI CITY NOTES

1. ONE (1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF 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 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2016 LEHI CITY POWER SPECIFICATIONS.
3. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS.
4. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL WHICH IS INCLUDED IN SHEETS M6-D1.
5. PRIOR TO COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.

NOTICE

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

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
CONTACT: TAYLOR MORGAN

OWNER/DEVELOPER
IVORY HOMES
978 WOODOAK LANE
SALT LAKE CITY, UTAH 84117
CONTACT: BRAD MACKAY



GRAPHIC SCALE

100 0 50 100 100 400

(IN FEET)
1 inch = 100ft.

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

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

HOLBROOK PLAT H PRELIMINARY
LEHI
COVER

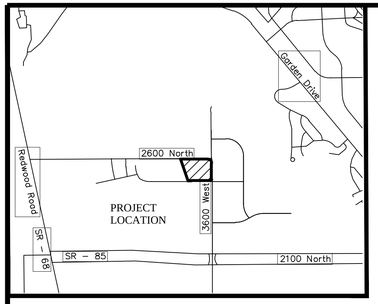
REVISION BLOCK

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

COVER

Scale: 1"=100' | Drawn: AC
Date: 11/14/19 | Job #: 19-0390
Sheet: C1

Z:\...2019\19-0390 Holbrook Plat H Prelim sheets\C1 - COVER.dwg



VICINITY MAP
N.T.S

TABULATIONS:

CURRENT ZONE:	PC
VILLAGE:	F
TOTAL AREA:	36.45 ACRES
SINGLE FAMILY LOTS:	112
OPEN SPACE:	3.51 ACRES
DENSITY:	3.07 UNITS/ACRE
ROADWAY AREA:	10.72 ACRES
ROADWAY LENGTH:	6761.13 FEET
DEVELOPMENT TYPE:	RESIDENTIAL

LOW/MEDIUM DENSITY SINGLE FAMILY SETBACKS	
FRONT YARD	20'
REAR YARD (INTERIOR LOTS)	25'
REAR YARD (CORNER LOTS)	15'
SIDE YARD (PERIMETER)	RESIDENTIAL USES 8'. TOTAL SIDE YARDS NOT LESS THAN 16'. OTHER ALLOWED USES 20 FT. TOTAL SIDE YARDS NOT LESS THAN 40 FT.
SIDE YARD (CORNER LOT)	20'

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

LEGEND

- BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- BOUNDARY MARKERS

NOTE:

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

HOLBROOK PLAT H

A portion of the NE1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point on the North line of Drexler Drive as Dedicated by the HOLBROOK FARMS BACKBONE PLAT "B", Roadway Dedication Plat recorded February 6, 2018 as Entry No. 11812:2018 in the Office of the Utah County Recorder, located N0°08'15"W along the Section line 1,522.46 feet and West 56.99 feet from the East ¼ Corner of Section 2, T5S, R1W, S.L.B.& M; thence along said street the following 3 (three) courses: 1) S89°51'07"W 1,047.20 feet; 2) S18°33'00"E 28.46 feet; 3) S89°51'07"W 171.93 feet to the Easterly line of that Real Property described in Deed Entry No. 63306:2017 of the Official Records of Utah County; thence N18°27'36"W along said deed 1,213.67 feet to a point 16.50 feet perpendicularly distant from the Section line; thence N89°57'58"E parallel with and 16.50 feet perpendicularly distant from the Section line 1,399.11 feet; thence S00°05'45"W 14.50 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 208.00 feet (radius bears: S00°02'02"E) a distance of 326.35 feet through a central angle of 89°53'47" Chord: S45°05'08"E 293.89 feet to the West line of 3600 West ; thence S00°08'16"E along said street 877.26 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 120.00 feet (radius bears: N63°06'50"W) a distance of 27.20 feet through a central angle of 12°59'20" Chord: S33°22'50"W 27.15 feet to the point of beginning.

Contains: 36.45 acres+/-



GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

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HOLBROOK FARMS PLAT H
LEHI
PRELIMINARY PLAT

REVISION BLOCK

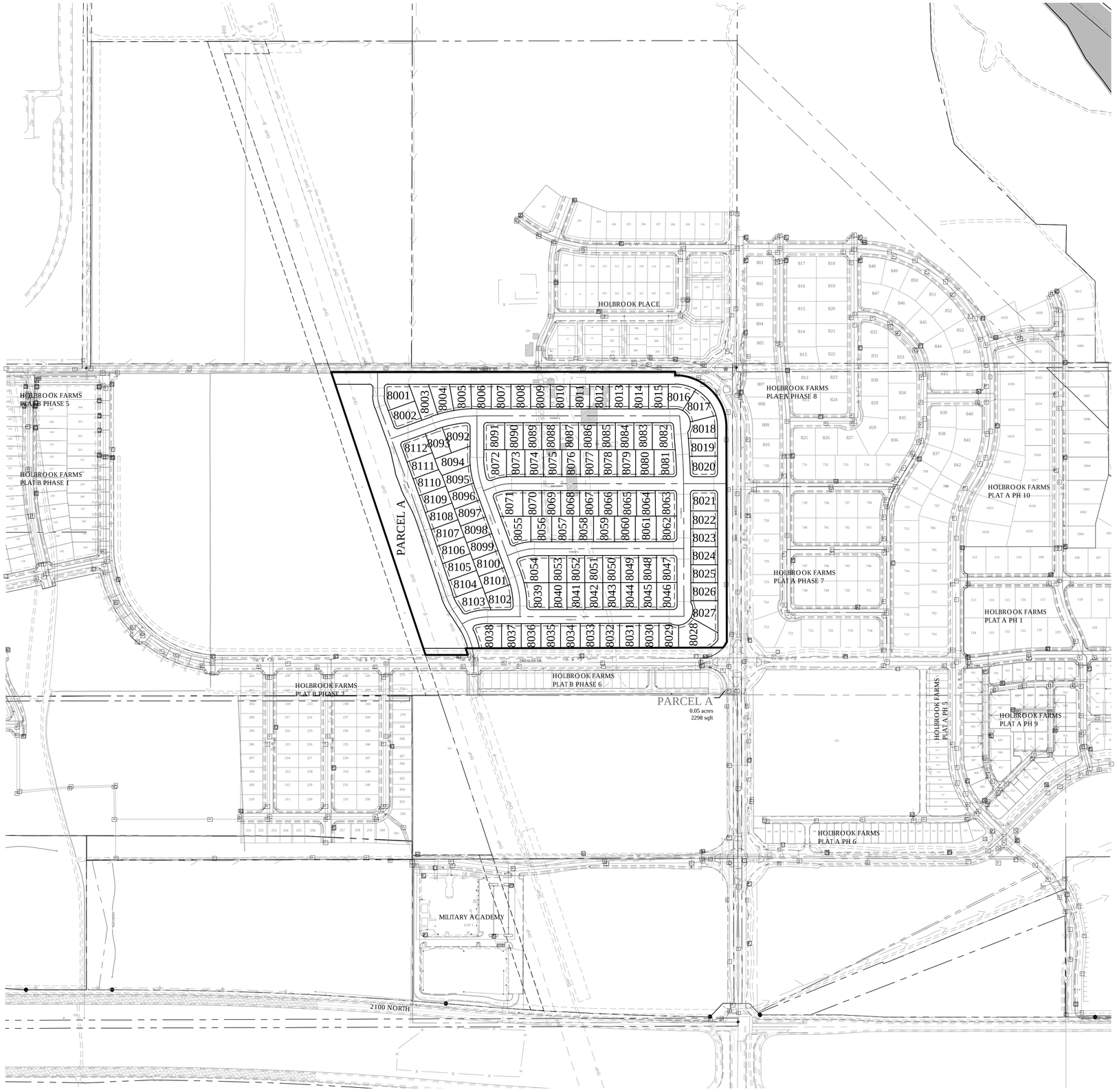
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5	----	----
6	----	----

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

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

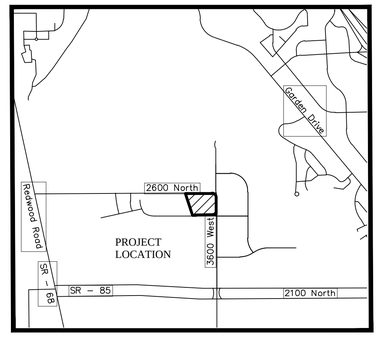
PRELIMINARY PLAT

Scale:	1"=80'	Drawn:	JPW
Date:	11/14/19	Job #:	19-0390
Sheet:	C 2.0		



LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 12"RCP SD	Ex 12 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 10" SDR-35 SEWER	Ex 10 SS
EXIST. 8" DR-18 C900 WATER	Ex 8 W
EXIST. 10" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 10 SW
EXIST. FENCE	X X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX



VICINITY MAP

N

S

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200ft.

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

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HOLBROOK PLAT H PRELIMINARY

LEHI

PRELIMINARY REGIONAL PLAN

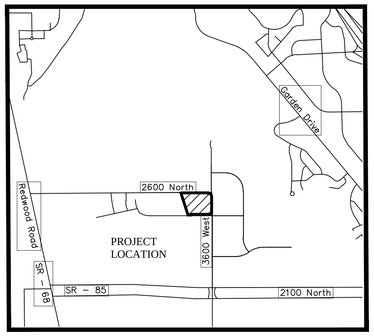
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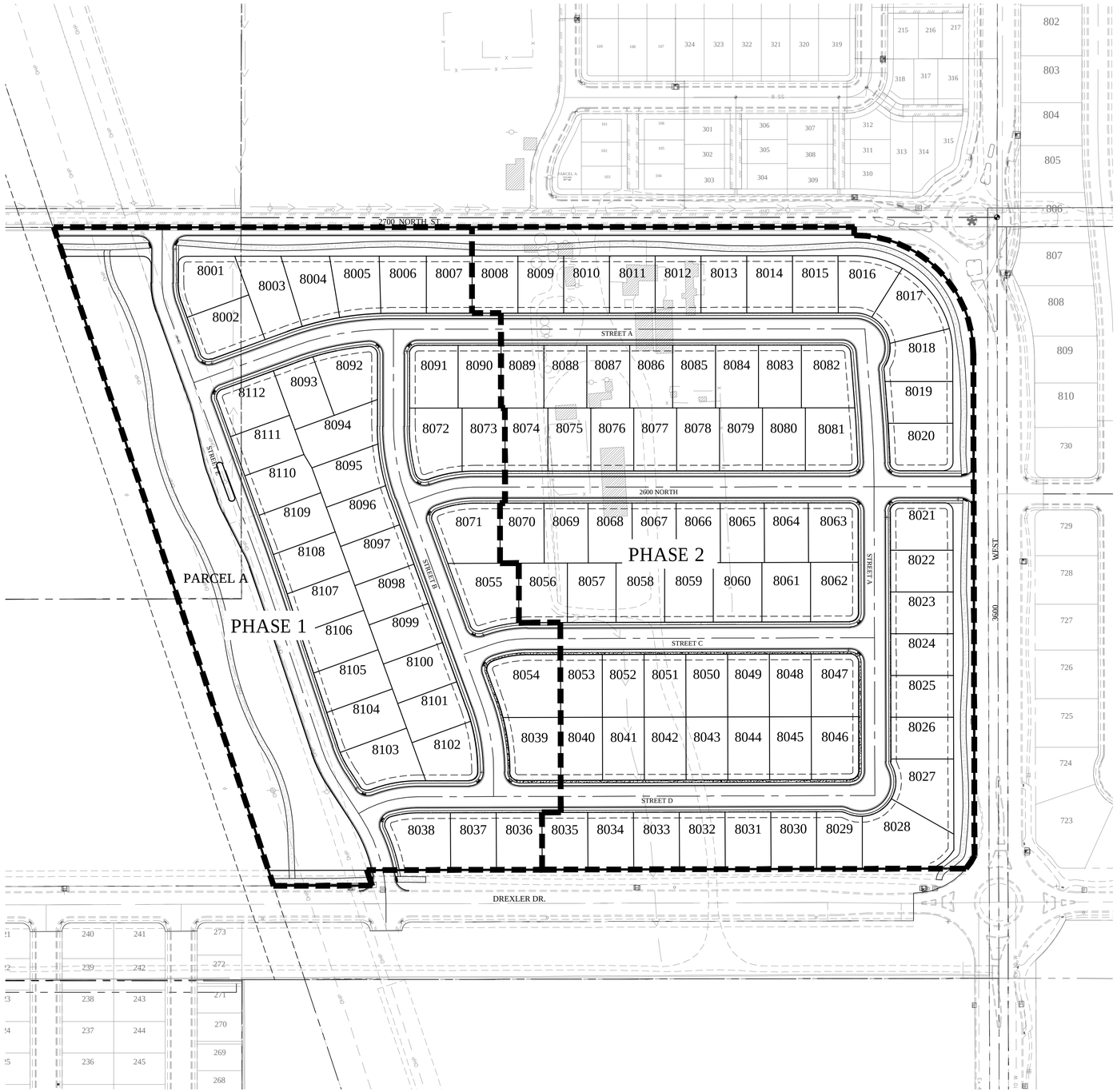
PRELIMINARY REGIONAL PLAN

Scale:	1"=200'	Drawn:	AC
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Sheet:	C5		

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VICINITY MAP



LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 12"RCP SD	Ex 12 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 10" SDR-35 SEWER	Ex 10 SS
EXIST. 8" DR-18 C900 WATER	Ex 8 W
EXIST. 10" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 10 SW
EXIST. FENCE	X X X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX

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N

S

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150ft.

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HOLBROOK PLAT H PRELIMINARY

LEHI

PHASING PLAN

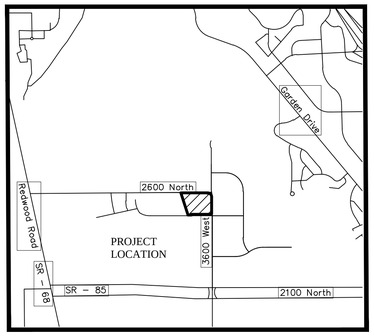
REVISION BLOCK

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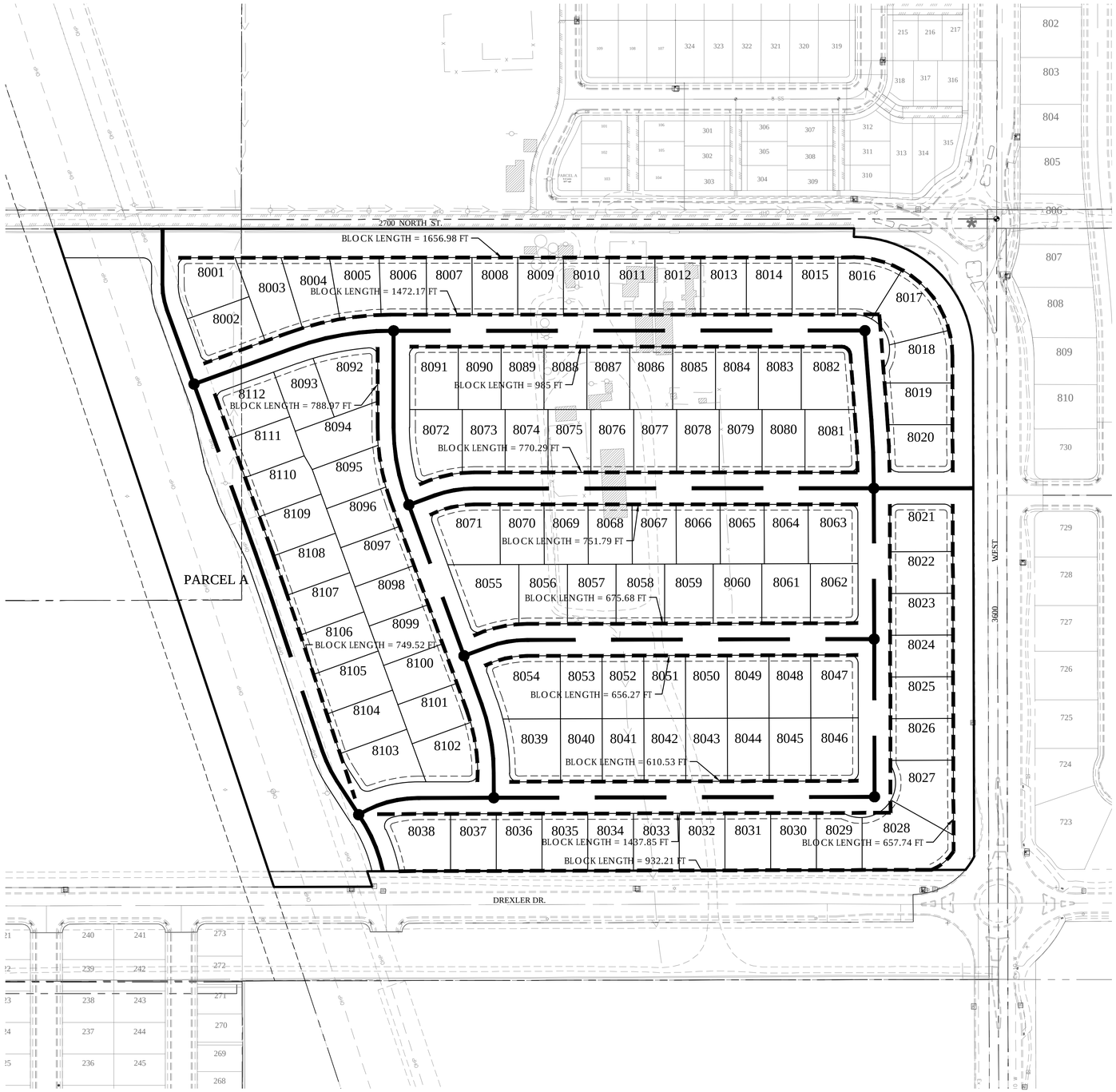
PHASING PLAN

Scale:	1"=150'	Drawn:	AC
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Sheet:	C6		

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VICINITY MAP



LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 12"RCP SD	Ex 12 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 10" SDR-35 SEWER	Ex 10 SS
EXIST. 8" DR-18 C900 WATER	Ex 8 W
EXIST. 10" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 10 SW
EXIST. FENCE	X X X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX

CONNECTIVITY TABULATIONS:

CURRENT ZONE:	PC
VILLAGES:	F
DENSITY:	3.02 UNITS/ACRE
ALLOWABLE BLOCK LENGTH	800 FT
MINIMUM INDEX SCORE	1.6
CONNECTIVITY LINKS	15
CONNECTIVITY NODES	9
CONNECTIVITY INDEX SCORE	1.66

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N

S

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100ft.

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HOLBROOK PLAT H PRELIMINARY

LEHI

CIRCULATION PLAN

REVISION BLOCK

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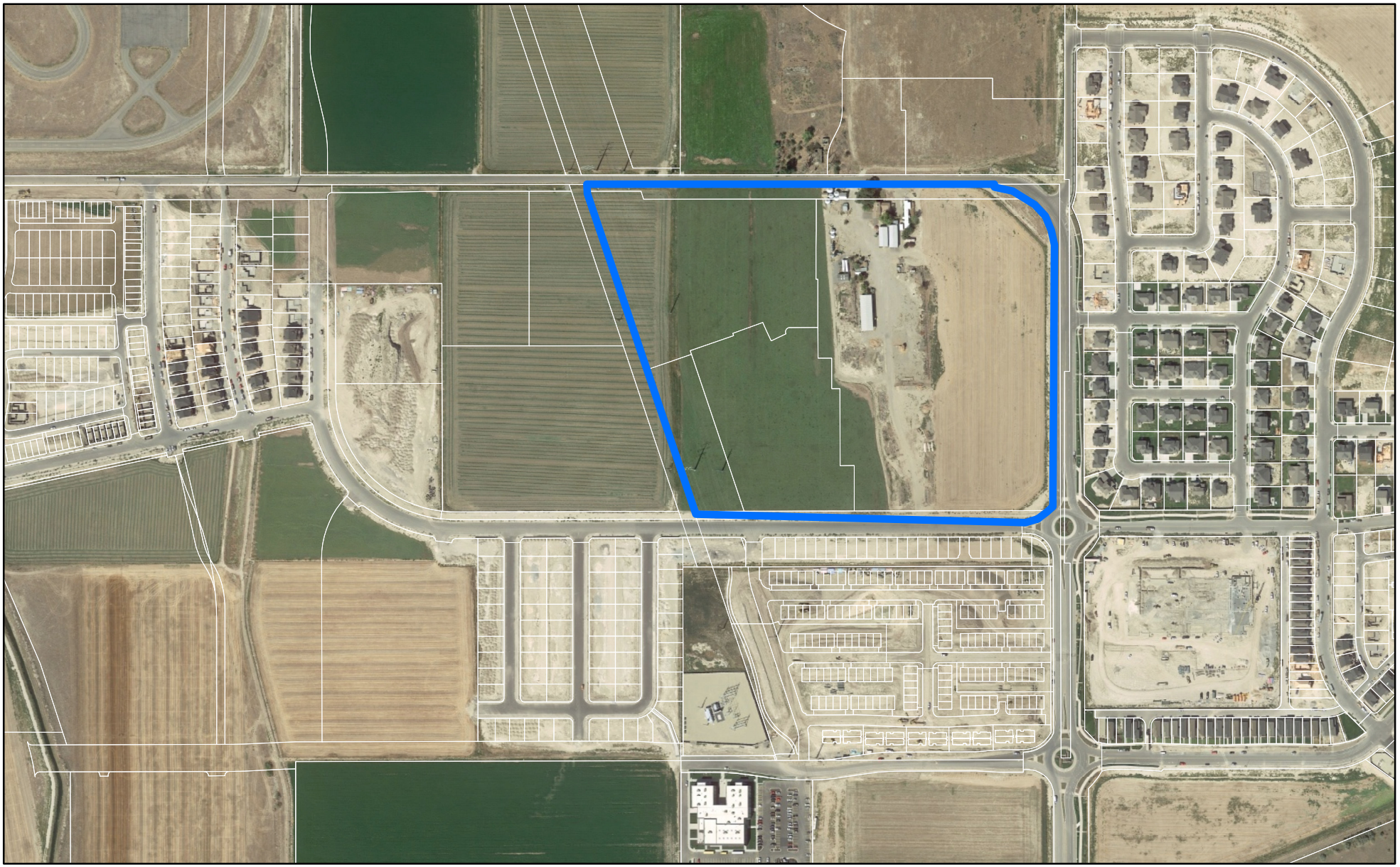
CIRCULATION PLAN

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Sheet:	C7		

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Holbrook Farms Plat H Preliminary Subdivision

Aerial

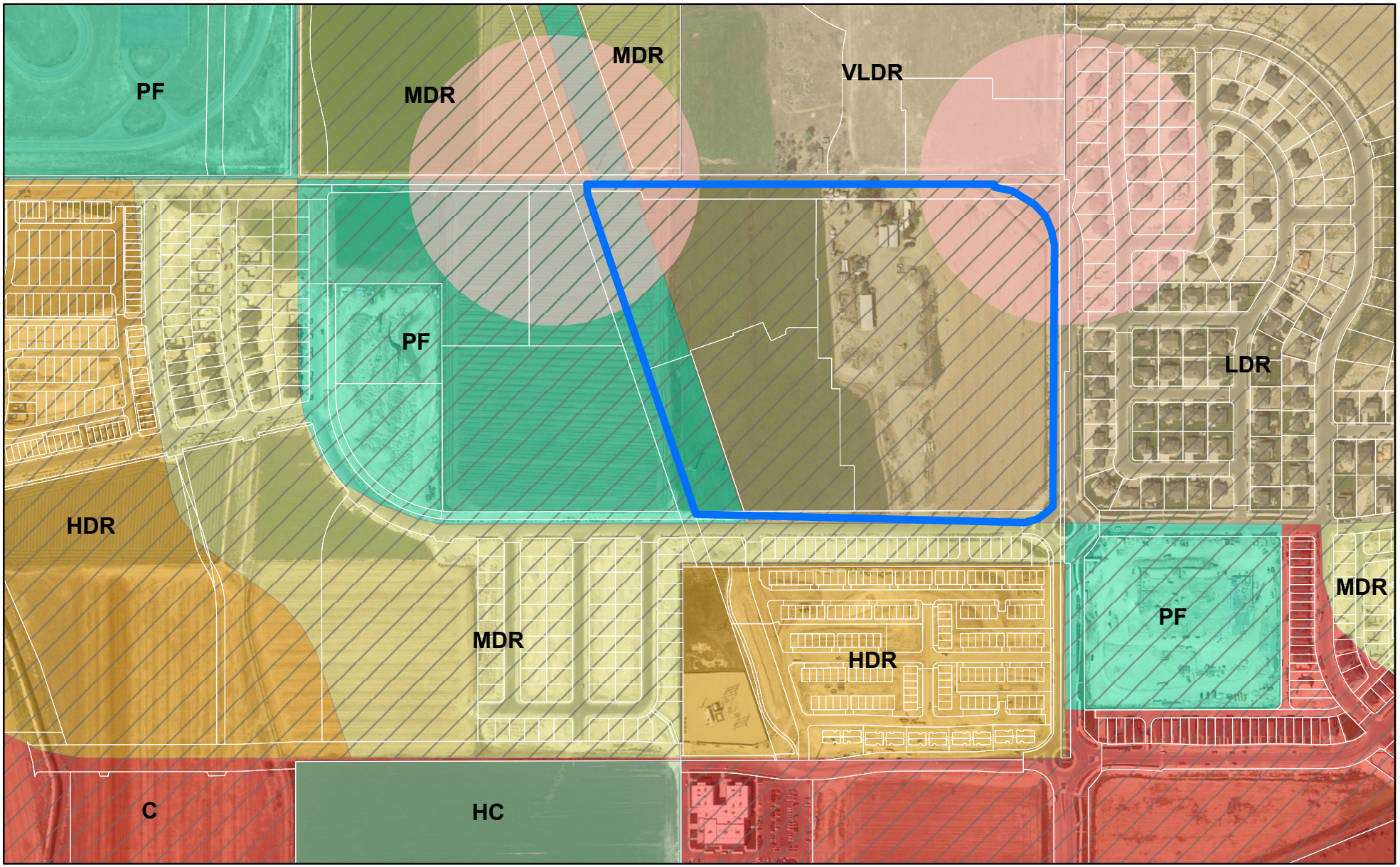


0 560 1,120 Feet

LEHI CITY

Holbrook Farms Plat H Preliminary Subdivision

General Plan

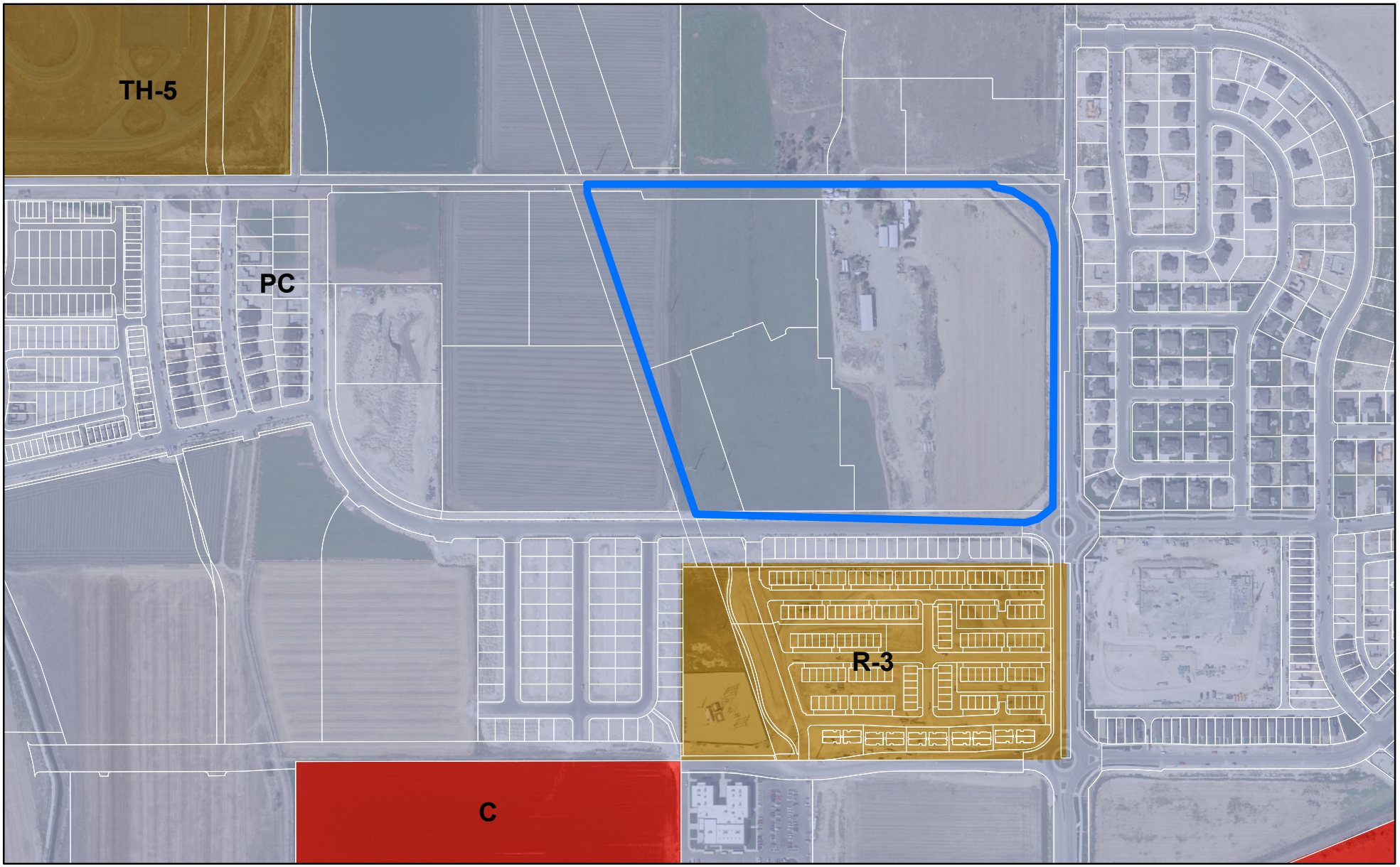


0 560 1,120 Feet

LEHI CITY

Holbrook Farms Plat H Preliminary Subdivision

Zoning



0 560 1,120 Feet

LEHI CITY






PUBLIC
NOTICE

City Council Agenda Item Report

Meeting Date: January 14, 2020
Submitted by: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Plat Amendment approval for Hidden Canyon Plat B lots 66, 67 and Parcel A, altering the trail connection location.
Petitioner: Toll Brothers

Suggested Action:

Attachments:
CCR Hidden Canyon Plat B Amendment 1.14.20.docx

Hidden Canyon Plat B Amendment DRC 12.04.19.docx

Hidden Canyon Amendment Narrative.pdf

Hidden Canyon Amendment Plat.pdf

Hidden Canyon Plat B-Aerial.pdf

Hidden Canyon Plat B-General Plan.pdf

Hidden Canyon Plat B-Zoning.pdf

HIDDEN CANYON B AMENDMENT TO RECORDED PLAT

CITY COUNCIL REPORT

Applicant	Toll Brothers		
Meeting Date	January 14, 2020		
Requested Action/Purpose	Approval of an amendment to a recorded subdivision plat		
Location	5648 N Canyon Rim Road		
Existing General Plan Designation	MDR/ESA		
Existing Zoning	PC		
Number of Amended Lots/Units	3 Lots		
Adjacent Zoning and Land Use	*North*	PC	Single-family residential lots
	South	PC	Single-family residential lots
	East	PC	Open Space
	West	PC	Single-family residential lots
Date of DRC Review	December 4, 2019		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.340. Vacating, Altering, or Amending a Recorded Subdivision Plat. (Amended 07/10/12)
The City Council may consider, after Reviewing Departments review, any proposed vacation, alteration, or amendment of a subdivision plat, any portion of a subdivision plat, or any road or lot, contained in a subdivision plat.

A. A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file an application to have some or all of the plat vacated or amended.
B. The City Council shall hold a public hearing within forty-five (45) days after the day on which the application is filed if:

1. Any owner within the plat notifies the City of the owner's objection in writing within ten (10) days of mailed notification; or
2. A public hearing is required because all of the owners in the subdivision have not signed the revised plat.

C. The public hearing requirement of Subsection B does not apply, and the City Council may consider at a public meeting an owner's request to vacate or amend a subdivision plat if the application seeks to:

1. Join two or more of the applicant fee owner's contiguous lots;
2. Subdivide one or more of the applying fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;
3. Adjust the lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or parcels join in the application, regardless of whether the lots or parcels are located in the same subdivision;
4. On a lot owned by the applying fee owner, adjust an internal lot restriction imposed by the City; or
5. Alter the plat in a manner that does not change existing boundaries or other attributes of lots within

the subdivision that are not:

a. owned by the applicant; or
b. designated as a common area

D. Each request to vacate or amend a plat that contains a request to vacate or amend a public street, right-of-way, or easement is also subject to the State Code requirements for vacation of a public right-of-way.

E. Each request to vacate or amend an entire plat or a portion of a plat shall include:

1. The name and address of each owner of record of the land contained in the entire plat or on that portion of the plat described in the application; and

2. The signature of each owner described in Subsection (E)(1) who consents to the application.

Section 11.350. Plat Amendment Approval Process and Recordation. (Amended 07/10/12)

A. Following a review by the Reviewing Departments, the City Council may approve the vacation or amendment of a plat by signing an amended plat showing the vacation or amendment if the Council finds that:

1. There is good cause for the vacation or amendment; and

2. No public street, right-of-way, or easement has been vacated or amended.

B. The City Council shall ensure that the amended plat showing the vacation or amendment is recorded in the office of the County Recorder.

C. An amended plat may not be submitted to the County Recorder for recording unless it is signed, acknowledged, and dedicated by each owner of record of the portion of the plat that is amended.

PROPERTY HISTORY

July 26, 1997 This property was annexed to Lehi City as the Deerfield Annexation

Dec. 4, 2000 The Fox Ridge Area Plan was recorded for what is now Traverse Mountain which designated Planned Community zoning to the subject property. The Traverse Mountain Area Plan was later amended in 2012 to the current plan.

March 27, 2018 City Council approved the Hidden Canyon Plat B Subdivision.

REPORT ANALYSIS

The applicant is requesting approval of the proposed amendment to the Hidden Canyon Plat B recorded plat. The proposed amendment will move the trail connection over one lot. The current plat shows it between lots 66 and 67, and the proposed amendment plat moves it between lots 67 and 68. This amendment will better align the trail connection with the recently completed trail going through parcel A, and thus better aligns the subdivision with the Traverse Mountain Trails Master Plan.

The DRC left the following comment:

1. Does this affect any existing or proposed utilities? Water/PI/Power?

Please consider the DRC comment as part of the motion.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Hidden Canyon Plat B Amendment to a recorded plat including the DRC comment from December 4, 2019. This recommendation is based on the following findings:

1. The proposed subdivision amendment will better align the subdivision with the Traverse Mountain Trail Master Plan.
2. The proposed subdivision amendment is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed subdivision amendment meets the requirements of the Development Code.
4. Other findings based upon information presented at the public meeting.

Hidden Canyon Plat B Subdivision Amendment
DRC Redline Comments

*Toll Brothers - requests review of a Plat Amendment for **Hidden Canyon Plat B**, lots 66, 67 and Parcel A, altering the trail connection location.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Dylan Young
Date of Plans Reviewed: **11/20/19**
Time Start: 1:11
Time End: 1:15

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer:
1. Does this affect any existing or proposed utilities? Water/PI/Power?

Kim – Planning: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Trent – Parks: No comments

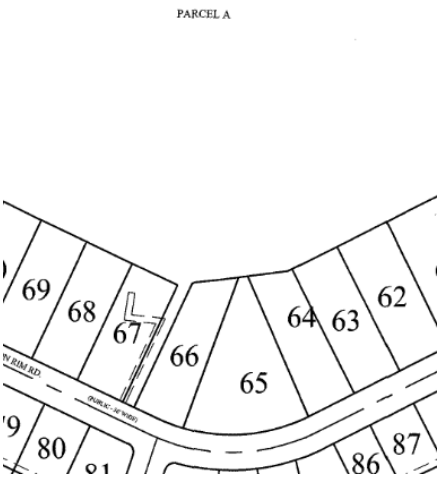
PRIOR TO RECORDING OF PLAT:
1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.

THIS ITEM NEEDS ENVELOPES AND WILL BE SCHEDULED FOR CITY COUNCIL ON JANUARY 14th

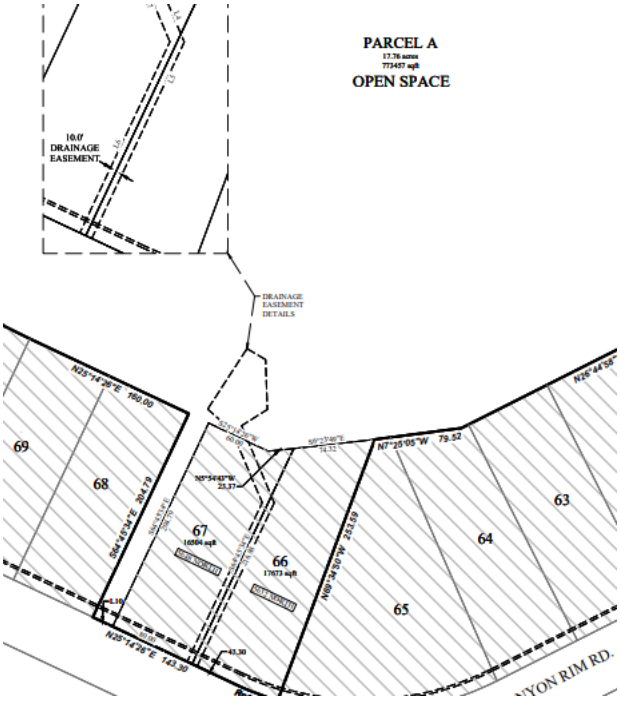
Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews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

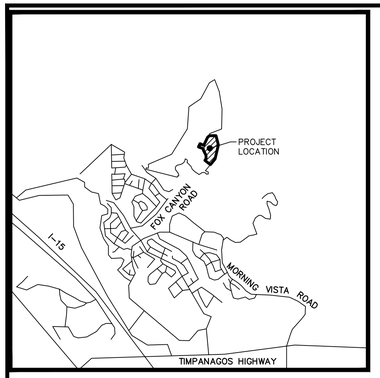
The Hidden Canyon Plat B amended moves the public access to Parcel A open space from between Lot 66 and 67 to between lot 67 and 68.

Original

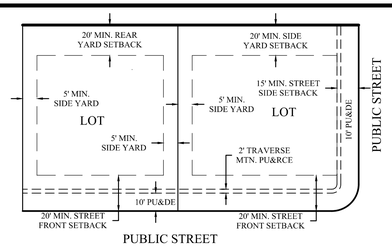


Proposed Amendment





VICINITY MAP
N.T.S



TYPICAL BUILDING SETBACKS
N.T.S.

NOTES:

1. PARCELS A IS HEREBY DEDICATED TO LEHI CITY AND WILL REMAIN AS NATURAL OPEN SPACE AND WILL NOT BE MAINTAINED BY LEHI CITY.
2. 10' PUBLIC UTILITY EASEMENT ALONG ALL PUBLIC ROADWAYS (AS SHOWN).
3. #5 REBAR AND CAP TO BE SET AT ALL REAR CORNERS. NAILS WILL BE SET IN TOP BACK OF CURB ON THE EXTENSION OF THE SIDE LOT LINES
4. ALL STREET LIGHTS THAT DO NOT CONFORM TO LEHI CITY STANDARDS SHALL BE MAINTAINED AND OPERATED BY TRAVERSE MOUNTAIN HOA.
5. LOTS 46-50, 59-73, 146-147, AND 152-153 ARE IN THE URBAN WILDLAND INTERFACE AND MAY REQUIRE A 1" CULINARY WATER SERVICE FOR INTERIOR FIRE SPRINKLERS.
6. HOMES ON LOTS 144,149,150 AND 155 WILL NEED TO FACE AND ACCESS FROM THE CUL-DE-SAC STUB ROAD, AND HAVE AN 18' STREET SIDE SETBACK.

HATCHED LOTS 46-50, 59-73, 146-147, AND 152-153 SHALL ADHERE TO THE URBAN WILDLAND INTERFACE CODE.

Line Table		
LINE	DIRECTION	LENGTH
L1	N30°48'32"E	19.74
L2	N87°59'56"E	45.29
L3	S32°21'03"E	27.78
L4	N67°02'19"E	76.19
L5	S64°45'34"E	164.58
L6	S64°45'34"E	160.10
L7	N67°02'19"E	71.60
L8	S41°22'50"W	28.93
L9	N56°59'46"W	65.73
L10	S25°14'26"W	20.00

TABULATIONS:

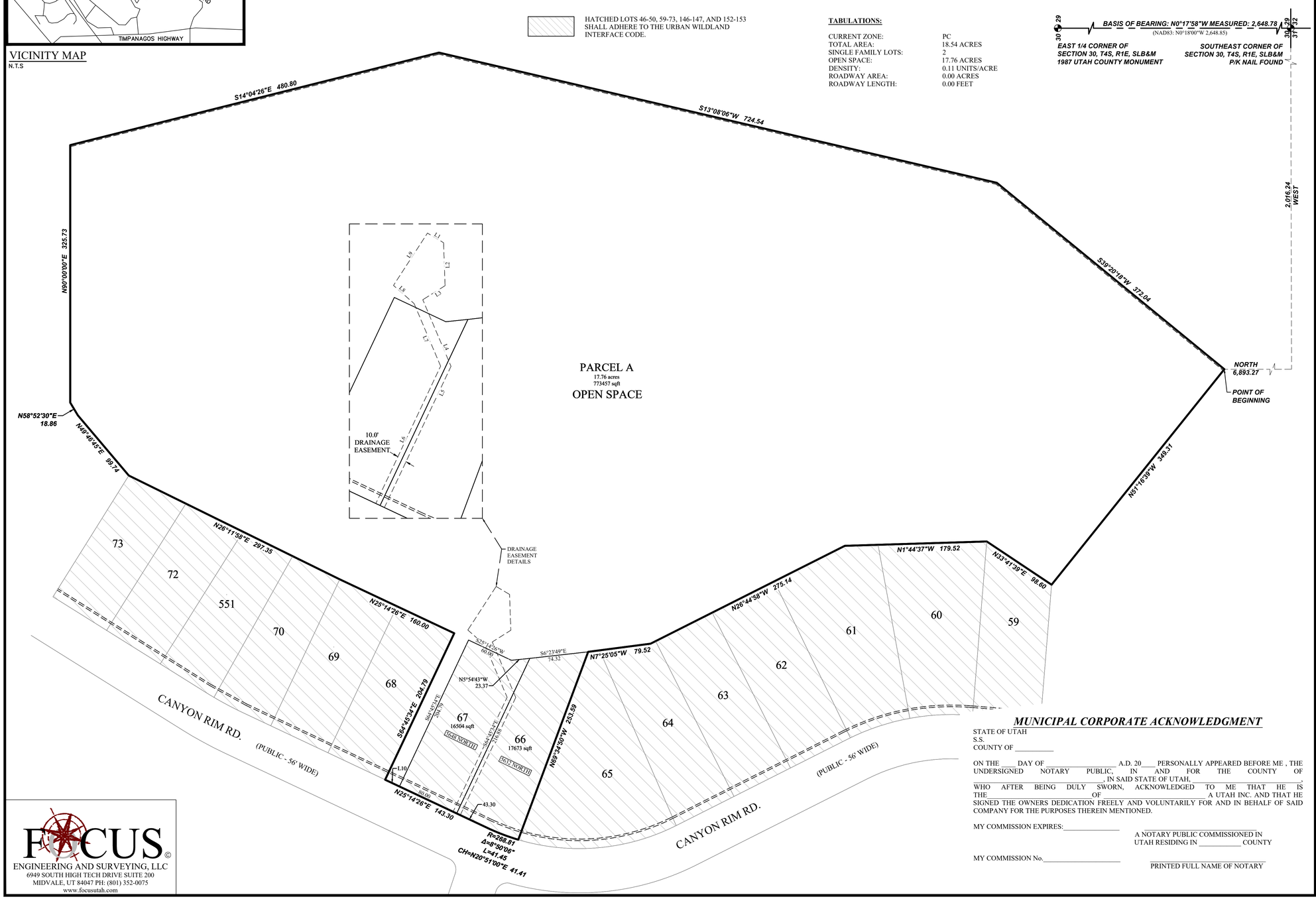
CURRENT ZONE:	PC
TOTAL AREA:	18.54 ACRES
SINGLE FAMILY LOTS:	2
OPEN SPACE:	17.76 ACRES
DENSITY:	0.11 UNITS/ACRE
ROADWAY AREA:	0.00 ACRES
ROADWAY LENGTH:	0.00 FEET



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



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SURVEYOR'S CERTIFICATE

I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

PRELIMINARY FOR REVIEW ONLY

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

All of Parcel A, Lot 66 and Lot 67, HIDDEN CANYON PHASE 2, according to the Official Plat thereof recorded in the Office of the Utah County Recorder, located in Section 19, Township 4 South, Range 1 East, Salt Lake Base & Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point located West 2,016.24 feet and North 6,893.27 feet from the Southeast Corner of Section 30, T4S, R1E, S.L.B.& M. (Basis of Bearing: N0°17'58"W along the Section line from said Southeast Corner to the East ¼ Corner of said Section 30, T4S, R1E, S.L.B.& M.); thence N51°16'39"W 349.31 feet; thence N33°41'39"E 98.60 feet; thence N01°44'37"W 179.52 feet; thence N26°44'58"W 275.14 feet; thence N07°25'05"W 79.52 feet; thence N69°34'50"W 253.59 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 268.81 feet (radius bears: S73°34'03"E) a distance of 41.45 feet through a central angle of 08°50'06" Chord: N20°51'00"E 41.41 feet; thence N25°14'26"E 143.30 feet; thence S64°45'34"E 204.79 feet; thence N25°14'26"E 160.00 feet; thence N26°11'58"E 297.35 feet; thence N49°46'45"E 99.74 feet; thence N58°52'30"E 18.86 feet; thence East 325.73 feet; thence S14°04'26"E 480.80 feet; thence S13°08'06"W 724.54 feet; thence S39°20'18"W 372.04 feet to the point of beginning.

Contains: 18.54 acres+/-

OWNER'S DEDICATION

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

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

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

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

MY COMMISSION EXPIRES:_____

NOTARY PUBLIC
RESIDING IN _____ COUNTY

MY COMMISSION No._____

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR

APPROVED BY ENGINEER
(SEE SEAL BELOW)

ATTEST_____
CLERK-RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

DIRECTOR - SECRETARY

CHAIRMAN, PLANNING COMMISSION

MUNICIPAL CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

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

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____

PRINTED FULL NAME OF NOTARY

HIDDEN CANYON

LOTS 66, 67 AND PARCEL A AMENDED

A RESIDENTIAL SUBDIVISION

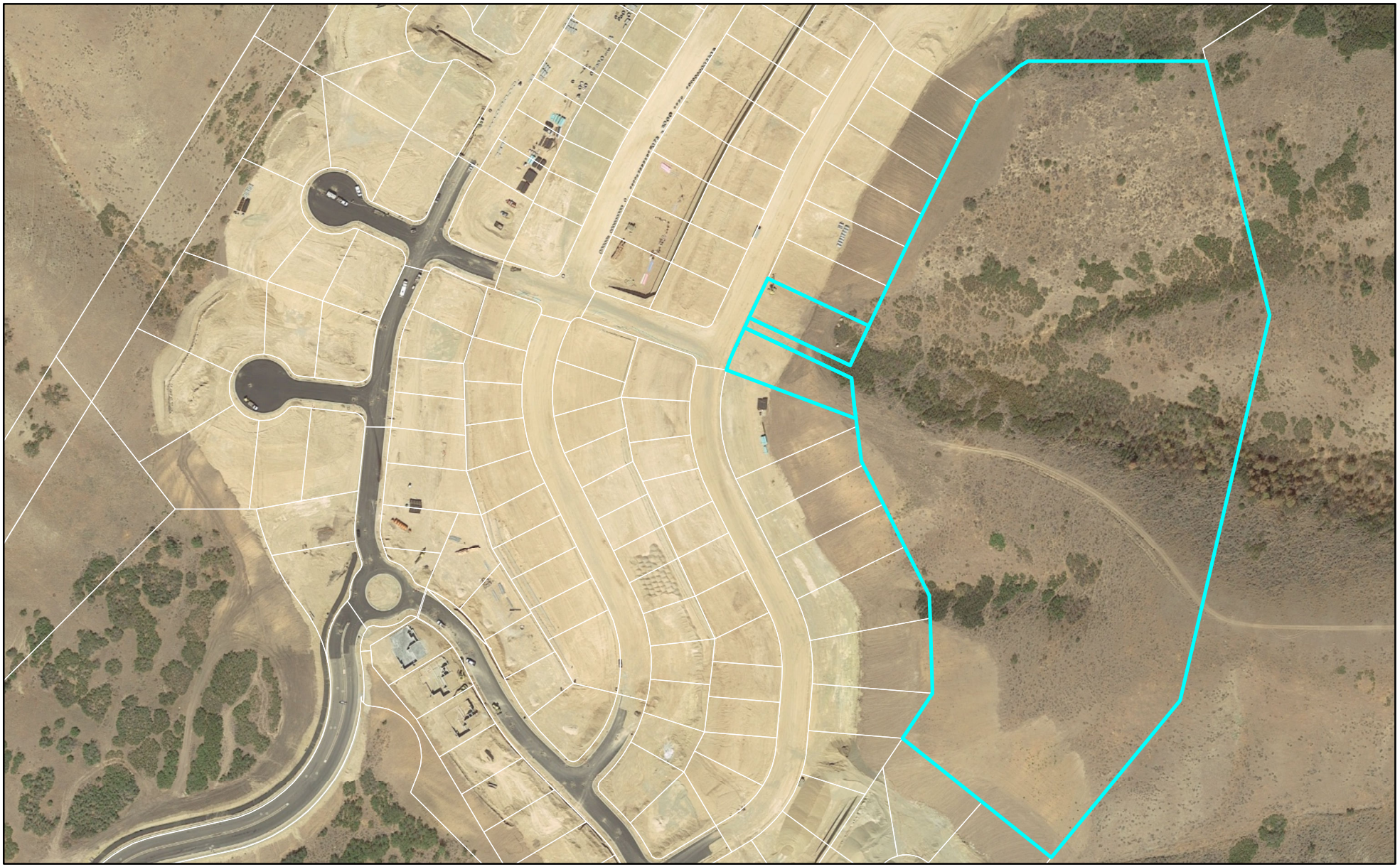
LEHI, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	LEHI CITY ENGINEER SEAL	LEHI CITY RECORDER SEAL

Z:_2017\17-440 Hidden Canyon Phase 2\design 17-440\dwg\amended\C2.0 Final Plat.dwg

Hidden Canyon Plat B Amendment

Aerial

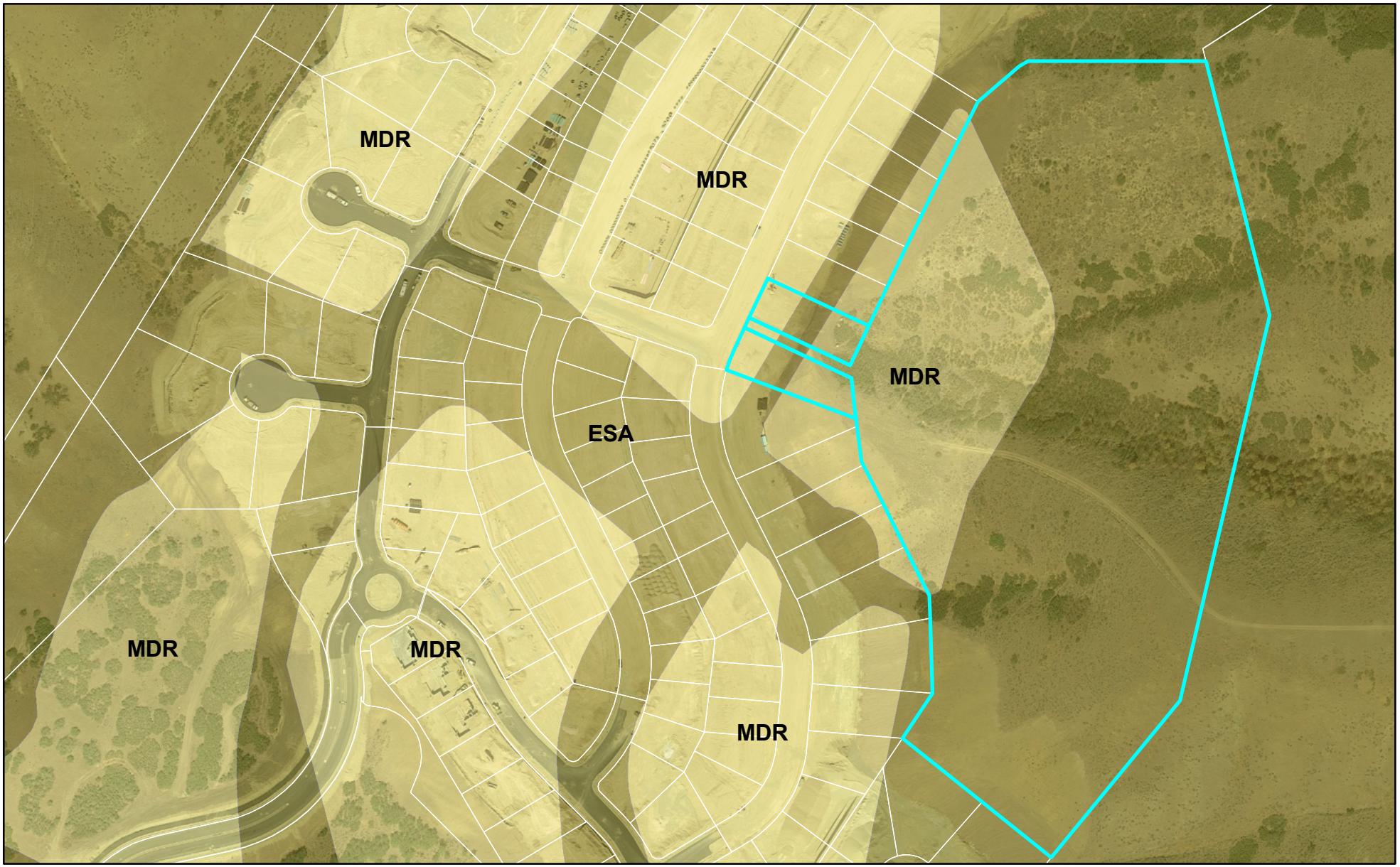


0 300 600 Feet

LEHI CITY

Hidden Canyon Plat B Amendment

General Plan



LEHI CITY

Hidden Canyon Plat B Amendment

General Plan



0 300 600 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: January 14, 2020
Submitted by: Brittney Harris
Submitting Department: Planning Division
Item Type: Resolution
Agenda Section:

Subject:
Consideration of Resolution #2020-01, a resolution of Intent to Annex the Osmond Site, approximately 6.46 acres located on Digital Drive by the point of the mountain with proposed Commercial zoning.
Petitioner: Jared Osmond

Suggested Action:

Attachments:
CCR Osmond Annexation Resolution of Intent 1.14.20.docx

Res 2020-01.docx

Osmond Annexation DRC 12.11.19.docx

Annexation Narrative.pdf

Osmond Annexation Plat.pdf

Osmond Annexation- Aerial.pdf

Osmond Annexation- General Plan.pdf

Osmond Annexation- Existing City Boundary.pdf

OSMOND ANNEXATION- RESOLUTION OF INTENT

CITY COUNCIL REPORT

Applicant	Jared Osmond		
Meeting Date	January 14, 2019		
Requested Action/Purpose	Acceptance of a resolution of intent to annex		
Location	South site of Digital Drive at the point of the mountain		
Requested Zoning	Business Park		
General Plan Land Use Designation	Business Park		
Acreage	6.464 acres		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	County	Undeveloped
	South	Th-5	Undeveloped
	East	County	Undeveloped
	West	I-15	I-15
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Acceptance of resolution
Planning Commission	Review and recommendation on proposed zoning
City Council	Final approval

REPORT ANALYSIS

The applicant requests acceptance of a resolution of intent to annex the Osmond Site located near the point of the mountain to the south of Digital Drive or approximately 5050 North 3700 West. This site exists on the periphery of the existing Lehi City Boundary, and thus requires annexation by petition. The proposed annexation includes 6.464 acres, and a Business Park zone designation upon annexation.

The resolution of intent is the first step in the annexation process. Upon determination that the City Council would like to accept the annexation for further review, the resolution of intent is adopted. Once adopted by the City Council, additional meetings will be held including public hearings at Planning Commission and City Council to consider the proposed zoning and any other areas of concern prior to the final annexation approval.

The applicant proposes a Business Park zone consistent with the current General Plan Land Use Designation. One of the DRC comments recommends a Commercial zone designation. As part of the General Plan Land Use Element update, the staff is proposing to remove the Business Park land use category, dissolving it into commercial. Designating this parcel as commercial will coordinate better with the applicants desired development of this site as well as the City's vision for this area.

Both the Commercial and Business Park zone designations require water dedication upon annexation to the amount of 1.35 culinary water rights per acre and 1.25 irrigation water rights per acre.

The property is currently not served by City utilities and considerable utility extensions would be required to develop the property. Utilities are master planned in this area and would be constructed with development.

The DRC had the following critical issue comment:

1. The northwest boundary of the property doesn't match the County parcels. Is there a boundary line agreement?

The DRC also had the following five general comments:

1. A Mylar copy of the annexation plat is required prior to scheduling the annexation for final City Council approval.
2. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting.
3. As a condition of recording the annexation and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the BP Zone. The amount of culinary water is 1.35 acre feet per acre and irrigation water is 1.25 acre feet per acre.
4. There are no Lehi City utilities in the vicinity of this parcel. Nearest sewer would be on the West side of I-15 Water and PI will require a large offsite extension and possibly a new culinary tank and PI pond. Nearest Storm drain is to the south near the old auto wrecking yard
5. No power utilities in the area. Conduit and line extension required per line extension policy. All off-site easements are the responsibility of the developer.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **ACCEPTANCE** of the resolution of intent to annex the Osmond site. This recommendation is based on the following findings:

1. The proposed annexation exists on the periphery of the existing Lehi City boundaries and is part of the General Plan Future Land Use map.
2. The proposed application conforms to the goals and policies of the General Plan.
3. The proposed application does not affect the health, safety, welfare, and morals of the City.
4. Other findings as determined by the public hearing.

RESOLUTION NO: 2020-01

RESOLUTION OF INTENT OF LEHI CITY COUNCIL TO ANNEX REAL PROPERTY ("OSMOND" ANNEXATION)

WHEREAS, the Lehi City Council has determined that a certain parcel of real property described on Attachment "A" constitutes a parcel on the periphery of the Lehi City Corporation boundary, should be annexed to Lehi City Corporation; and

WHEREAS, the area to be annexed exists within the area designated by the Lehi City Corporation General Plan Land Use designation as being part of the Lehi City Corporation; and

WHEREAS, Lehi City Corporation has the capacity to provide municipal-type services to the area; and

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. Pursuant to the provision of Section 10-2-418 of the Utah Code, the Lehi City Council hereby intends to annex the parcels of real property owned by 93 South Main LLC consisting of 6.464 acres and further described by Attachment "A".

2. Staff is directed to publish notice of this proposed annexation in a newspaper of general circulation within Lehi City, once a week for three successive weeks. Said notice shall comply with the requirements of Section 10-2-418(2)(b) of the Utah Code.

3. This Resolution shall be effective upon the date of its adoption.

PASSED AND APPROVED by the City Council of Lehi City, Utah this 14th day of January 2020.

ATTEST:

_____ _____

MARK JOHNSON, Mayor TEISHA WILSON, City Recorder

NOTICE OF INTENT TO ANNEX REAL PROPERTY

Notice is hereby given that Lehi City Corporation has adopted a resolution indicating its intent to annex real property owned by 93 South Main LLC located at approximately 5050 N and 3700 West consisting of 6.464 acres, and further described as follows:

Beginning at the Northeast corner of Section 26, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence along the Point of the Mountain Annexation and along the Lehi City boundary line the following two (2) Courses: (1) South 00°23'37" West 93.46 feet; (2) South 67°39'53" West 985.50 feet to the Northeasterly right of way line of Interstate 15; thence along said right of way North 39°25'00" West 299.49 feet; thence leaving said right of way North 73°21'01" East 139.18 feet; thence North 00°05'47" East 106.19 feet; thence along the arc of a 449.26 foot radius curve to the left 160.90 feet through a central angle of 20°31'12", the chord bears North 86 °17'44" East 160.04 feet; thence North 14°00'00" West 85.54 feet to the north line of said Section 26; thence South 89°48'21" East along said section line 829.83 feet to the point of beginning.

Area = 6.464 Acres

Legal Description:

A public hearing has been scheduled before the Lehi City Council on the 14th day of January, 2020, at 7 p.m. for the purpose of receiving public comment.

The Lehi City Council will annex the above described parcels unless, at or before the public hearing, written protests to the annexation are filed by the owners of real property located within the area proposed for annexation covering a majority of the total private land area within the entire area proposed for annexation and also is equal to at least ½ the value of all private real property within the entire area proposed for annexation.

Osmond Annexation
DRC Redline Comments

Jared Osmond requests review of the Osmond Annexation of approximately 6.46 acres located on East Frontage Road at the point of the mountain with proposed Commercial zoning.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Jared Osmond and Matt Brown
Date of Plans Reviewed: **12/5/19**
Time Start: 1:14
Time End: 1:25

DRC REPORT:

1. **Critical Issues:**
    1. The northwest boundary of the property doesn't match the County parcels. Is there a boundary line agreement?

2. **Location of existing and proposed City facilities:**
    a. Culinary water:
        i. Traverse Mountain Blvd
    b. Pressurized Irrigation Water:
        i. Traverse Mountain Blvd
    c. Sewer:
        i. Mayflower Avenue and Frontage Road on West Side of I-15
    d. Storm Drain:
        i. Near Transwest Auto on the North side of I-15
    e. Power:
        i. Frontage Road Substation

3. **Zoning required or recommended:**
    a. C - As part of the General Plan Land Use Element update, the City is proposing to remove the BP land use category. Staff recommends that that the zoning be Commercial.

4. **Distances to schools/parks/shopping:**
    a. Nearest Elementary: Traverse Mountain Elementary School- 2.6 miles
    b. Nearest Junior High: Lehi Junior High- 6.6 miles
    c. Nearest High School: Skyridge High School- 4.5 miles
    d. Nearest Park: Eagle Summit Park- 3.2 miles
    e. Nearest Shopping: Traver Mountain- 2.6 miles

5. **Transportation:**
    a. Fronting Digital Drive (North Frontage Road)- major arterial 86’ right of way with 56’ of asphalt
    b. Within half a mile of future TRAX station

DRC GENERAL COMMENTS:

1. A Mylar copy of the annexation plat is required prior to scheduling the annexation for final City Council approval.
2. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting.
3. As a condition of recording the annexation and prior to submission of an application for preliminary

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.

subdivision, the owner needs to complete the required water dedication for the BP Zone. The amount of culinary water is 1.35 acre feet per acre and irrigation water is 1.25 acre feet per acre.

4. There are no Lehi City utilities in the vicinity of this parcel. Nearest sewer would be on the West side of I-15 Water and PI will require a large offsite extension and possibly a new culinary tank and PI pond. Nearest Storm drain is to the south near the old auto wrecking yard
5. No power utilities in the area. Conduit and line extension required per line extension policy. All off-site easements are the responsibility of the developer.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JANUARY 14th.

(PLANNING STAFF - REMEMBER TO SEND AN ELECTRONIC COPY OF THE ANNEXATION PLAT TO THE COUNTY SURVEYOR'S OFFICE FOR THEIR "PRE CHECK")

MEMO

To: Lehi City
Date: December 4, 2019
Subject: Osmond Annexation

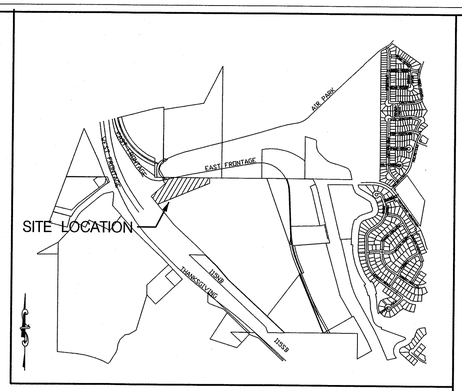
The Osmond Annexation is a 6.464 acre parcel on the south side of Frontage Road at the point of the mountain. It is located on the side of a hill with slopes, ranging from 20%-25%. The native vegetation is typical field grass and the existing use is native open space. It is proposed that this parcel will be developed into a commercial development. We are planning on constructing an office building for billing services and potentially a high-density residential development.

There is no existing population on this parcel. The potential population will be that typical to a business park, with employees and clients during the week with typical business traffic. It is proposed that it be zoned BP, which is consistent with other parcels along Frontage Road and with the Lehi General Plan.

Currently there are no facility demands on this property. The development will provide new facility access to the parcel for culinary water, irrigation water, wastewater, drainage and solid waste. City services will be used for transportation, fire protection, police protection and parks and recreation. The required water rights will be purchased from the city before the annexation is recorded. It is estimated that we will need 8.775 shares of culinary and 8.125 shares of irrigation water.

OSMOND ANNEXATION

LOCATED IN THE NORTHEAST QUARTER OF SECTIONS 26
TOWNSHIP 4 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH



VICINITY MAP

GENEVA ROCK PRODUCTS INC.
SERIAL NO. 58:001:0026

STAKER & PARSON COMPANIES
SERIAL NO. 58:001:0042

UTAH DEPARTMENT OF TRANSPORTATION
SERIAL NO. 58:0011:0067

UTAH DIVISION OF PARKS AND RECREATION
SERIAL NO. 58:001:0056

SOUTHWEST CORNER SECTION 24
TOWNSHIP 4 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
(FOUND COUNTY MONUMENT)

Edge of Existing Asphalt Road (Frontage Road)

BASIS OF BEARING: SECTION LINE S89°48'21"E 968.68'

829.83'

NORTHEAST CORNER SECTION 26
TOWNSHIP 4 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
(FOUND COUNTY MONUMENT)

SOUTH QUARTER CORNER SECTION 24
TOWNSHIP 4 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
(FOUND COUNTY MONUMENT)

SECTION LINE S89°49'01"E 1674.76'

(THIS AREA HAS NO OWNERSHIP ACCORDING TO UTAH COUNTY RECORDS)

N14°00'00"W
85.54'

S00°23'24"W
93.46'

LEHI CITY BOUNDARY LINE

N00°05'47"E
106.19'

N73°21'01"E
139.18'

93 SOUTH MAIN LLC
SERIAL NO. 58:004:0008

OSMOND ANNEXATION
(AREA = 6.464 ACRES)
PROPOSED ZONING: COMMERCIAL

N39°25'00"W - 299.49'

S67°39'53"W - 985.50'

LEHI CITY BOUNDARY LINE

INTERSTATE 15
RIGHT OF WAY LINE

POINT OF THE MOUNTAIN ANNEXATION
LEHI CITY
(TH-5 ZONE)

SAINT KATHERINE PRIVATE TRUST
SERIAL NO. 58:002:0147

INTERSTATE 15 (UDOT)

INTERSTATE 15
NORTHEAST
RIGHT OF WAY LINE

SCALE (FEET)
0 50 100 200 300

Curve Table					
Name	Delta	Radius	Length	Chord	Chord BRG
C1	20°31'12"	449.26	160.90	160.04	N 86°17'44" E

$FILE$ $FILE$

SURVEYOR'S CERTIFICATE

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 166572 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH AND THAT A SURVEY OF THE DESCRIBED PROPERTY HEREIN WAS PERFORMED UNDER MY DIRECTION AND THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT

BOUNDARY DESCRIPTION

Beginning at the Northeast corner of Section 26, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence along the Point of the Mountain Annexation and along the Lehi City boundary line the following two (2) Courses: (1) South 00°23'37" West 93.46 feet; (2) South 67°39'53" West 985.50 feet to the Northeasterly right of way line of Interstate 15; thence along said right of way North 39°25'00" West 299.49 feet; thence leaving said right of way North 73°21'01" East 139.18 feet; thence North 00°05'47" East 106.19 feet; thence along the arc of a 449.26 foot radius curve to the left 160.90 feet through a central angle of 20°31'12", the chord bears North 86 °17'44" East 160.04 feet; thence North 14°00'00" West 85.54 feet to the north line of said Section 26; thence South 89°48'21" East along said section line 829.83 feet to the point of beginning.

Area = 6.464 Acres

SURVEYOR

DEC 5, 2019
DATE

PROFESSIONAL LAND SURVEYOR
12/5/19
NO.166572
BARRY ANDREASON
STATE of UTAH
SURVEYOR'S SEAL

COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH COUNTY ANNEXATION & 17-23-20 AS AMENDED.

UTAH COUNTY SURVEYOR

DATE

COUNTY SURVEYOR'S SEAL

ACCEPTANCE BY THE MAYOR

THIS IS TO CERTIFY THAT i, THE UNDERSIGNED MAYOR OF LEHI CITY HAVE RECEIVED A PETITION SIGNED BY THE MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO THE CITY OF LEHI AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH THE UTAH BOUNDARY COMMISSION ACT (1979) 10-1-04 AND 10-2-401 THRU 423 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY

"OSMOND OFFICE" , ANNEXATION DATED THIS _____ DAY OF _____ A.D. 20___ .
BY RESOLUTION NO. 893-85

APPROVED BY MAYOR

ATTESTED _____
RECORDER

RECORDER'S SEAL

ANNEXATION PLAT

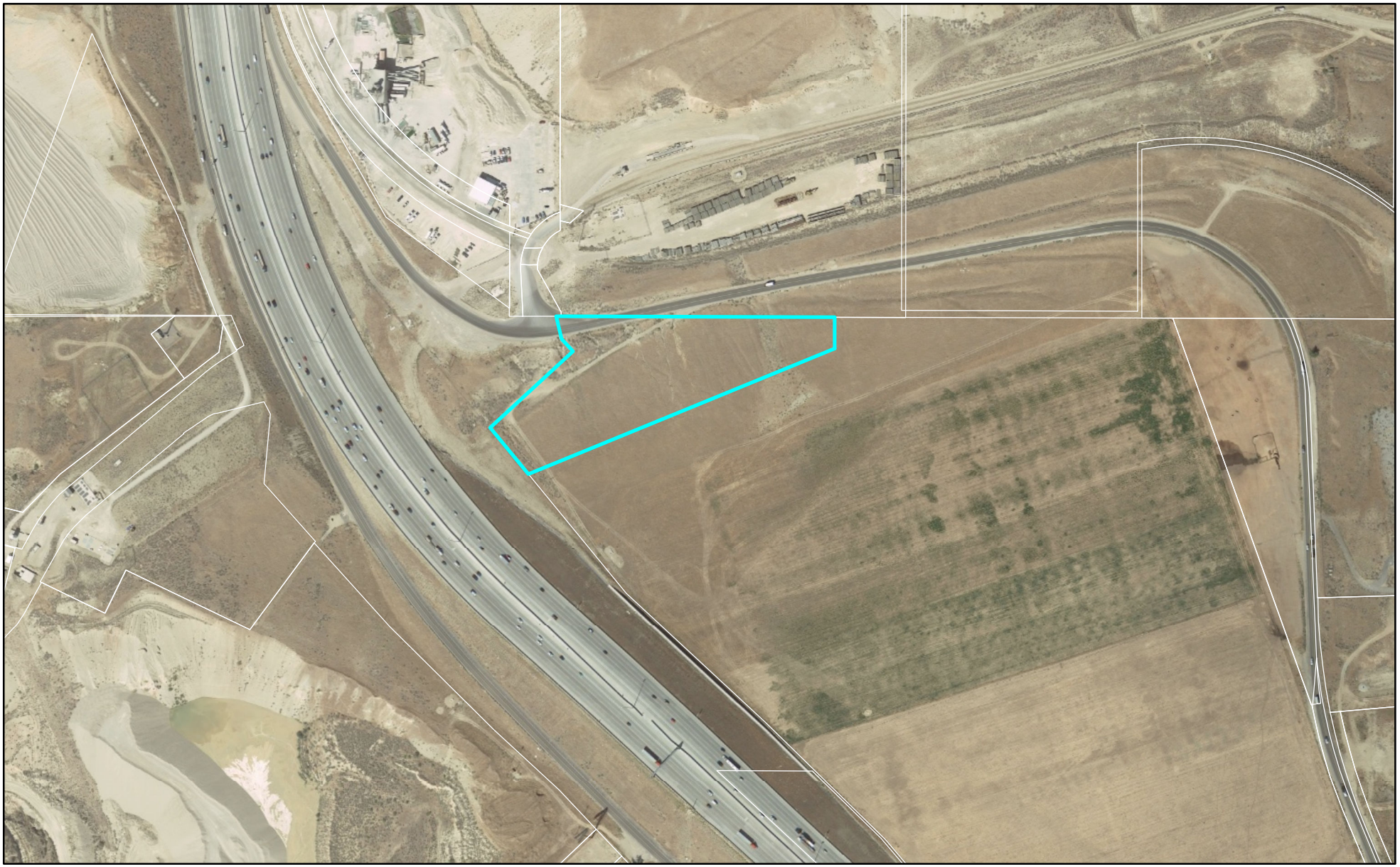
OSMOND ANNEXATION

THE CITY OF LEHI — UTAH COUNTY, UTAH
SCALE: 1" = 100 FEET

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

Osmond Annexation

Aerial

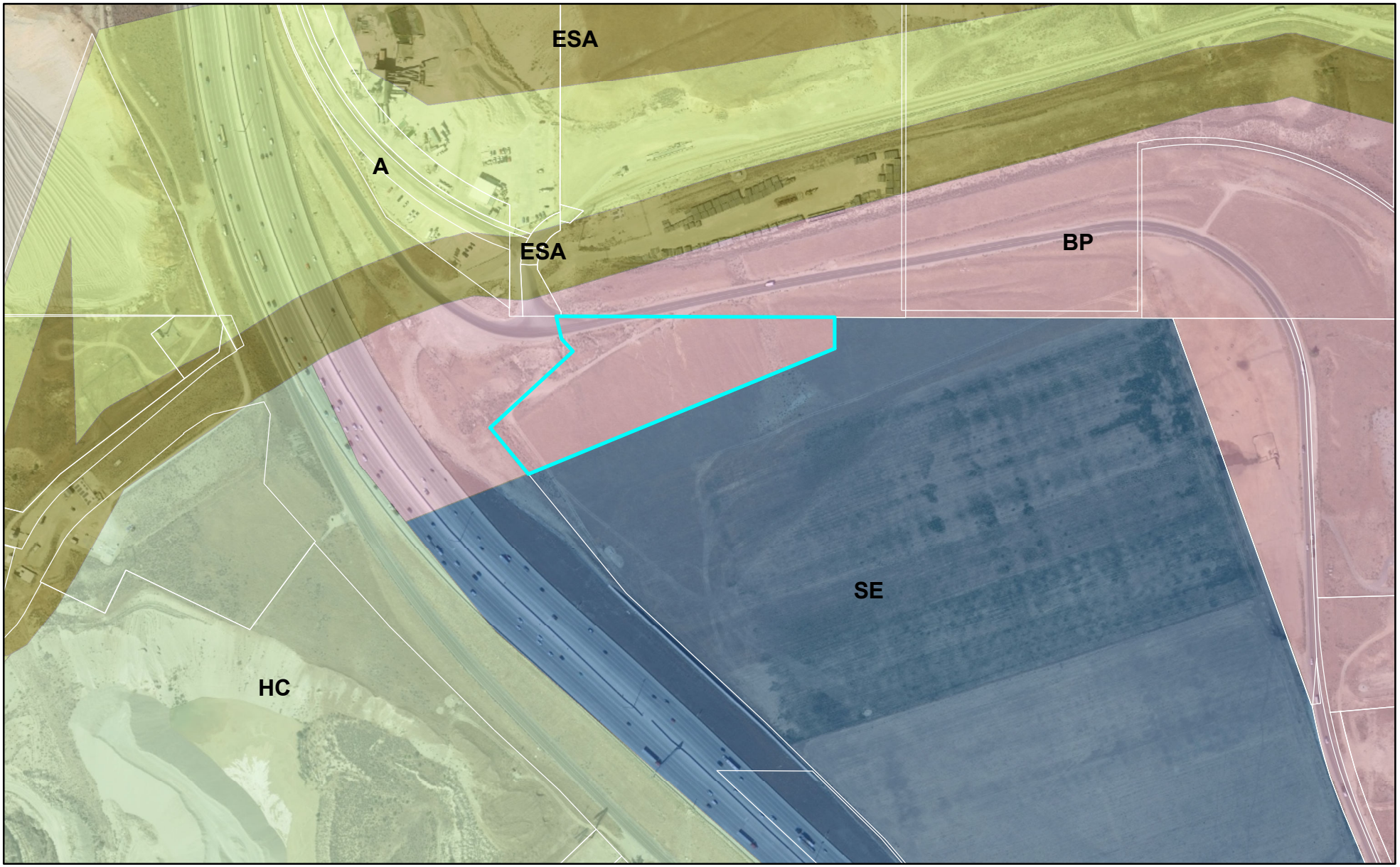


0 490 980 Feet

LEHI CITY

Osmond Annexation

General Plan

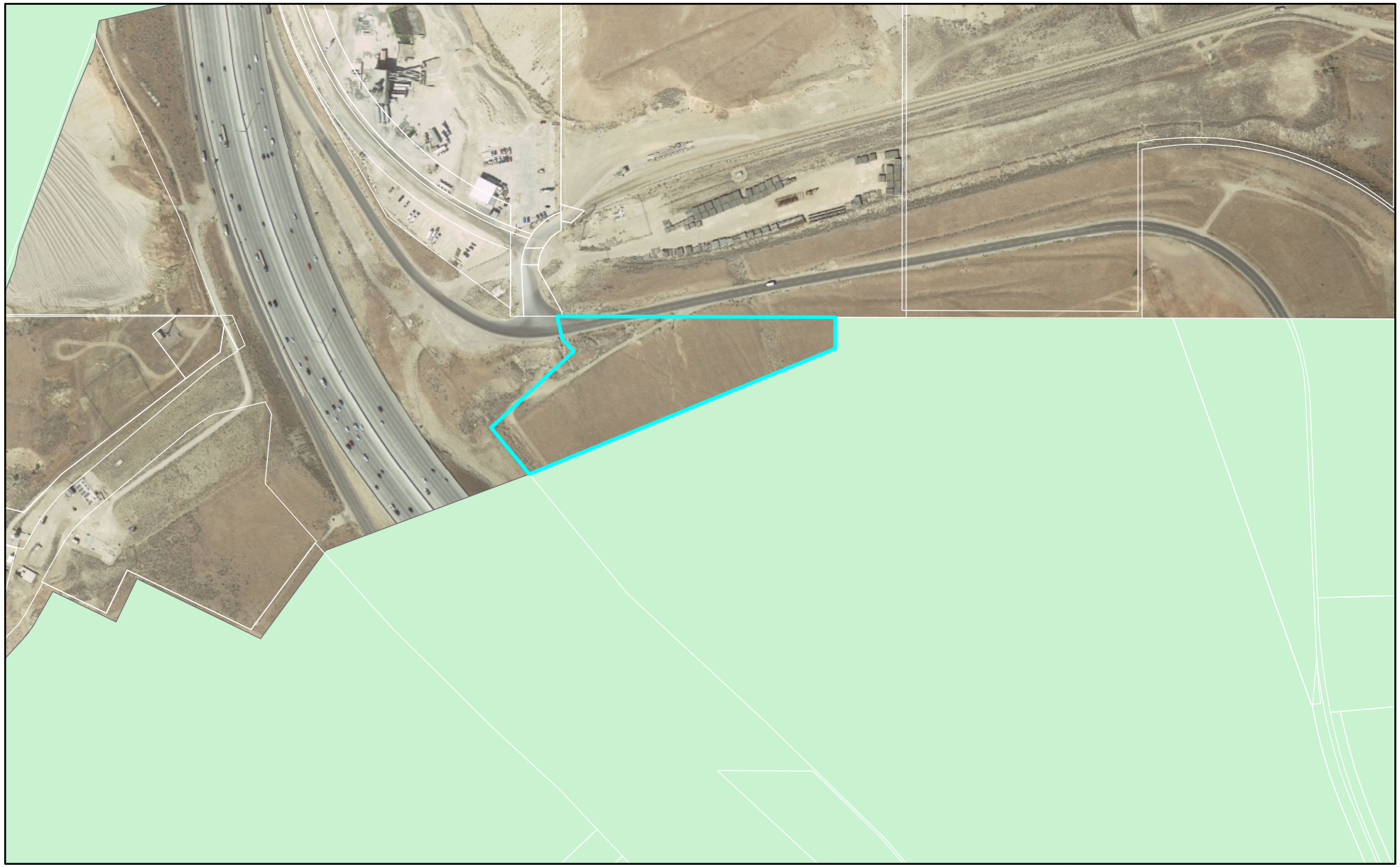


0 490 980 Feet

LEHI CITY

Osmond Annexation

City Boundary



0 490 980 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: January 14, 2020
Submitted by: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Preliminary subdivision approval for the Holbrook Farms Plat D, a 173-unit residential development located at approximately 2800 North 4000 West in a Planned Community zone.
Petitioner: Boyer Company

Suggested Action:

Attachments:
CCR Holbrook Farms Plat D Preliminary Subdivision 1.14.20.docx

Holbrook Farms Plat D DRC 11.20.19.docx

Holbrook Farms Plat D preliminary plans 11.14.19.pdf

Holbrook Farms Plat D map - Aerial.pdf

Holbrook Farms Plat D map - General Plan.pdf

Holbrook Farms Plat D map - Zoning.pdf

IMG_5496.JPG

IMG_5497.JPG

IMG_5495.JPG

HOLBROOK FARMS PLAT D PRELIMINARY SUBDIVISION

CITY COUNCIL REPORT

Applicant	Ivory Development		
Meeting Date	January 14, 2019		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Location	Approximately 2700 North 4000 West		
Existing General Plan Designation	Medium Density Residential (MDR) & Neighborhood Commercial Node (NCN) with a Planned Community Overlay		
Existing Zoning	Planned Community (PC)		
Existing Land Use	Agriculture		
Number of Lots/Units	173-units		
Adjacent Zoning and Land Use	*North*	R-1-8	Agriculture
	South	PC	Holbrook Farms Future Phase
	East	PC	Holbrook Farms Plat E
	West	TH-5	Undeveloped
Date of DRC Review	November 20, 2019		
Date of Planning Commission Review	December 12, 2019		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

Section 37.030. Connectivity Standards

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

2. Maximum Block Lengths. Maximum block lengths allowed shall be required based on the project density as identified on the following table of maximum block lengths:

Density	Block Length
0-2.5 DU/AC	1,000 ft.
2.6-4 DU/AC	800 ft.
4.1+ DU/AC	600 ft.

a. Increase in Block Length. The maximum allowed block length may be increased if the applicant provides clear and convincing evidence that it is impracticable to achieve due to:
    i. road grades that exceed ten percent;
    ii. Jordan River;
    iii. Utah Lake;
    iv. delineated wetlands;
    v. other significant natural and historic features;
    vi. existing adjacent development;
    vii. rail corridors; or
    viii. limited access roadways.

b. Increases in block length will be reviewed on a case-by-case basis and shall require positive recommendations from the reviewing departments and Planning Commission and approval by the City Council.

PROPERTY HISTORY

September 26, 2008: This property was annexed into Lehi City as part of the Holbrook Annexation

November 10, 2016: The Holbrook Farms Area Plan was approved by the City Council

REPORT ANALYSIS

The applicant requests preliminary subdivision approval for Holbrook Farms Plat D located at approximately 2700 North 4000 West. The proposed plan has 173-units on approximately 24.02 acres. The plan proposes a mixture of townhomes and single-family units. The proposed plan has a density of 7.20 units per acre, which meets the requirements of the Holbrook Farms Area Plan. The Area Plan designates this property as medium density, which has a maximum density of 12 dwelling units per acre. This report will discuss the proposed layout, connectivity standards, and DRC comments.

Proposed Layout

The proposed layout includes 57 single-family lots and 116 townhomes. The townhomes are located on the southern portion of the property, closer to 2700 North. The townhomes are all rear-loading and front onto open space, 2700 North, Drexler Drive, or internal streets. The single-family lots are located on the northern portion of the property, adjacent to other lower-density zones outside of the planned community. The single-family lots provide a transition from the townhomes to the low-density zone. The single-family lots all front internal streets. The proposed layout also includes open space and a 10-foot trail under the powerlines to connect to the Powerline Trail corridor. There are sidewalks on both sides of all roads and connections to the Powerline Trail to encourage walkability.

Connectivity Standards

As noted in the DRC review, the applicant is requesting an exception to the block length standards in Chapter 37 of the Development Code for the west side of the property. The exception would be required if there is not an additional street connection added to the west or if the City Council determines the southern alleyway is not considered a roadway connection. The Connectivity Standards allow for exceptions on block length if the applicant provides clear and convincing evidence that it is impractical to achieve. On the current plans, there is an existing power pole located where the additional street connection would need to be placed. The DRC also determined that Drexler Drive is a limited access roadway, which falls under the conditions to allow for an exception on block length. Aside from block length, the proposed plans do meet the other connectivity standards.

DRC Comments

The DRC had 8 comments including the following:

1. An exception to block length would be required to not have a street connecting where Parcel A is, or a determination that the alleyway to the south counts as roadway connection.
2. Trail should line up to cross road and meet up with Plat H. May need to cross road to next intersection to the East. 2700 N will need to be striped for crosswalk.
3. Street C from Plat D needs to line up with Street E from Plat H or be spaced 350 feet apart.

Please consider all DRC comments in the motion.

PLANNING DIVISION RECOMMENDATION

Planning staff recommends **APPROVAL** of the Holbrook Farms Plat D preliminary subdivision including the DRC comments from November 20, 2019. This recommendation is based on the following findings:

1. The proposed subdivision is consistent with the land use and density requirements of the Holbrook Farms Area Plan.
2. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed subdivision meets the requirements of the Lehi City Development Code in regard to subdivision approvals, including the density in lieu.
4. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on November 20, 2019. The minutes and motion from this meeting are as follows:

3.9 Public hearing and recommendation of Boyer Company's request for preliminary subdivision review of Holbrook Farms Plat D, a 173-unit residential development located at approximately 2800 North 4000 West in a Planned Community zone.

Brittney Harris presented information on agenda item. The development consists of mixed town homes and single family homes and meets connectivity standards.

The applicant, Spencer Moffit with the Boyer Company, was present.

Commissioner Nielsen opened public hearing on agenda item 3.9.

Lt. Colonel Toby Adamson with Camp Williams currently borders the West side of the development. They currently plan to move the main gate and intend to build and move the National Guard headquarters which will bring an additional 1,000 or so people to that area. He addressed some of the issues that it will create, one being transportation and traffic. There will be continued use of the area that will still be used for training. Commissioner Eyre asked about a time frame. Mr. Adamson stated a master plan is a top priority because of the current main intersection that is dangerous. It is a push to get it funded and moved immediately. He stated he can't give a time period because he is waiting for the government to approve the funding. The main access will be moved, and the light will most likely be moved as well. He said the State uses the building as an EOC so he isn't sure if the building will be moved, but suggested that it won't. Commissioner Everett asked if the new access will be off of 2700 North. Mr. Adamson stated it has been developed of off 2700 North to maximize that usage and to make a safer direction to Camp Williams. Commissioner Nielsen asked if that much traffic into residential neighborhood will negatively impact potential residents. Mr. Adamson stated that the driving course will be a four lane road and will be the access point to their driving course. Mr. Adamson just wanted to make it clear what Camp Williams' future plans and intentions are. He stated in the past the developers have told homebuyers and future residents that Camp Williams will no

longer be there, and he wants to make it clear that they are not going anywhere. He stated he wants to be good neighbors for those that border Camp Williams, but that they also need to protect the soldiers and employees and need to understand what they do and why they are there.

Paul Raymond, master planner for the National Guard, is getting ready to do a joint land use study. He stated the study came out of this development that came out of this area. He stated it will start next month and hopes that it will flush out a lot of the transportation issues.

Commissioner Nielsen closed public hearing on agenda item 3.9.

The applicant re addressed the Commission. Spencer stated he Sundstrand's that Camp Williams intends to expand and it is their responsibility to pass along that information.

Commissioner Everett asked about the limitation of the power pole. Ross stated that he can try to clarify and stated that the State has plans for a highway that has prohibited some access for placement of utilities. Commissioner Bunker asked about critical issues on the water supply. Ross clarified on the water issues.

Motion: Commissioner Bunker moved recommend approval of Boyer Company's request for preliminary subdivision review of Holbrook Farms Plat D, a 173-unit residential development located at approximately 2800 North 4000 West in a Planned Community zone; including all DRC comments and findings stated in the report. Commissioner Jackson seconded.

Vote: Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Jackson, yes. The motion passed unanimously.

Holbrook Farm Plat D Preliminary Subdivision
DRC Redline Comments

*Boyer Company – requests preliminary subdivision review for **Holbrook Farm Plat D**, a 154-unit development located at approximately 2800 North 4000 West in a Planned Community zone.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Taylor Morgan
Date of Plans Reviewed: 11/14/19
Time Start: 2:51PM
Time End: 3:06PM

CRITICAL ISSUES:

1. The water pressures are below safe firefighting standards. No more building on the west side of the river until the sediment basin and water connections at 2100 North are complete. Recommend that this plan set not move past final submittal.
2. The Power Area Plan was required to be updated at the time the Turpin property was added to Holbrook Farms development. The updates to the Area Plan have not been received. Therefore, no additional plats will be approved, or bonded for power until the updated plan is received, reviewed and approved.

DRC REDLINE COMMENTS:

Glade – Power:

1. Locate, show and label existing Lehi Power equipment and lines
2. Relocate intersection of road 'C' and 2700 N. to better align trail
3. Provide drawing showing coordination of 2700 N. at plat H and plat D showing consistent alignment, showing all existing and planned utilities, and trail alignment

Kerry – Fire: No comment
Greg – Water/Sewer: No comment
Kim – Planning:

4. An exception to the block length would be required to not have a street connecting where Parcel A is, or a determination that the alleyway to the south counts as a roadway connection.

Gary – Building/Inspections: No comment
JD – Streets: No comment
Ross – Engineering:

5. Sheet C3 - Straighten out west curb line
6. Street C from Plat D needs to line up with Street E from Plat H or be spaced 350 feet apart
7. Label and identify all power poles along the west side

Trent – Parks:

8. Trail should line up to cross road and meet up with Plat H. May need to cross road to next intersection to the East. 2700 N will need to be striped for crosswalk.

GENERAL COMMENTS:

1. All Lehi Power infrastructure shall be placed in accordance with Lehi Power Standards. Developer responsible to coordinate location of Dominion Energy gas lines, and compliance to all separation and safety standards.

DRC GENERAL COMMENTS:

1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.

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

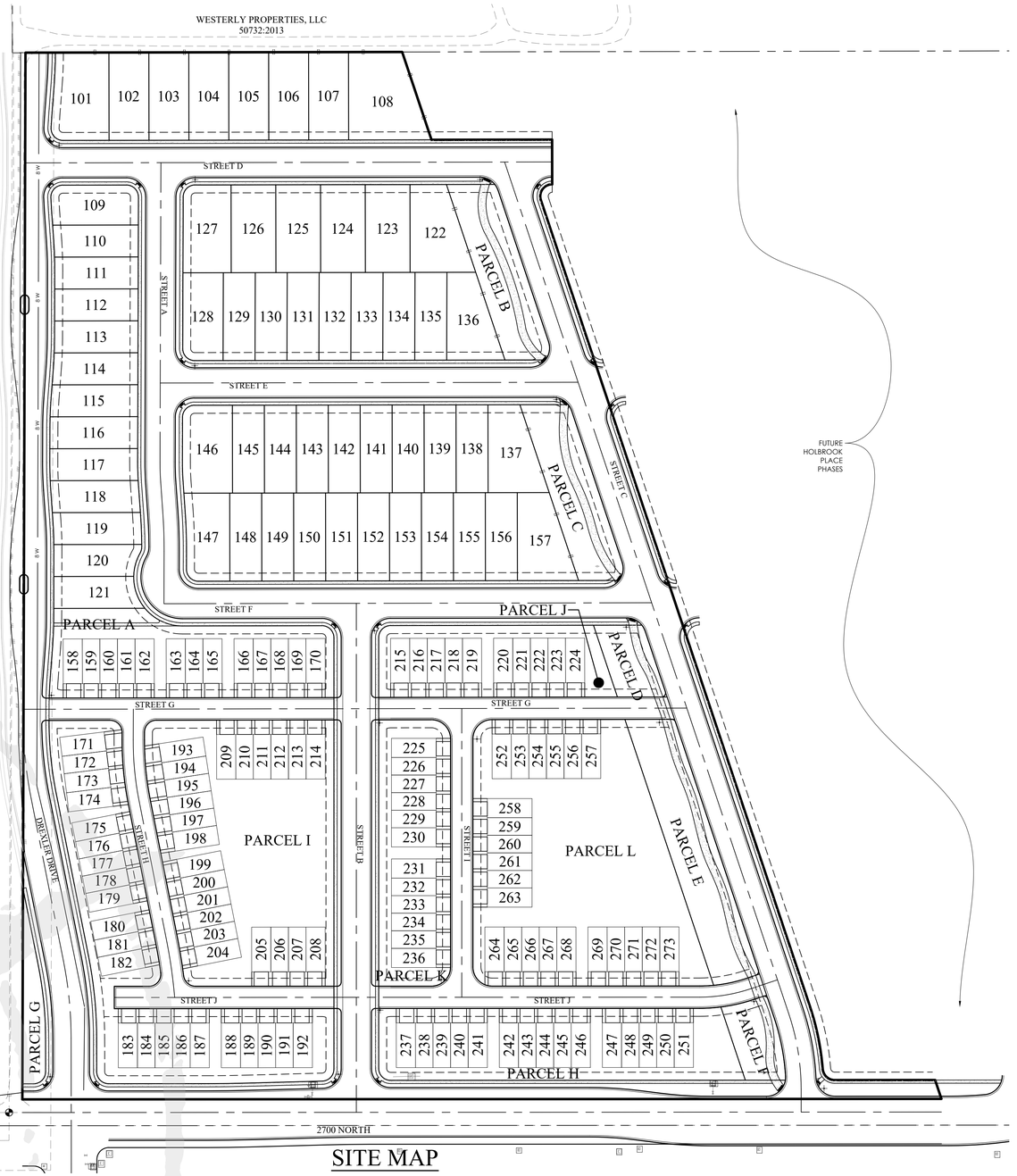
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
4. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
5. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
6. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
7. Residential developments shall complete all required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.
10. Lehi Irrigation Company signature will be required for all irrigation ditch piping/improvements (ditch on south side of property, ditch on west side of property and proposed outfall to open ditch to the North

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON DECEMBER 12TH

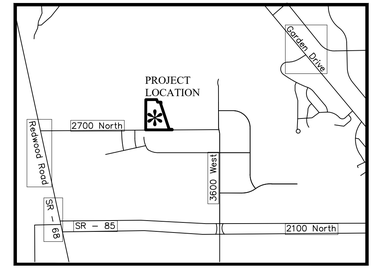
HOLBROOK PLAT D PRELIMINARY

PREPARED FOR:
BOYER COMPANY
LOCATED IN:
LEHI, UTAH

Sheet List Table	
Sheet Number	Sheet Title
C1	COVERSHEET
C2	PRELIMINARY PLAT
C3	PRELIMINARY SITE & UTILITY PLAN
C3.1	PRELIMINARY REGIONAL PLAN
C4	PRELIMINARY PHASING & BLOCK LENGTH PLAN
C5	PRELIMINARY CROSS SECTIONS PLAN
C6	PRELIMINARY CIRCULATION PLAN
C7	POWER PLAN



SITE MAP



VICINITY MAP
NTS

LEHI CITY NOTES

1. ONE (1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF 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 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2016 LEHI CITY POWER SPECIFICATIONS.
3. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS.
4. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL WHICH IS INCLUDED IN SHEETS M6-D1.
5. PRIOR TO COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.

GENERAL NOTES

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

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

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

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

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

NOTICE

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

ENGINEER'S NOTES TO CONTRACTOR

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

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

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

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

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING,LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047
(801) 352-0075
CONTACT: TAYLOR MORGAN

OWNER/DEVELOPER
THE BOYER COMPANY
101 SOUTH 200 EAST, SUITE 200
SALT LAKE CITY, UTAH 84111
(801) 521-5687
CONTACT: SPENCER MOFFAT



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

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

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

Holbrook Plat D Preliminary
Lehi, Utah
COVERSHEET

REVISION BLOCK

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

COVERSHEET

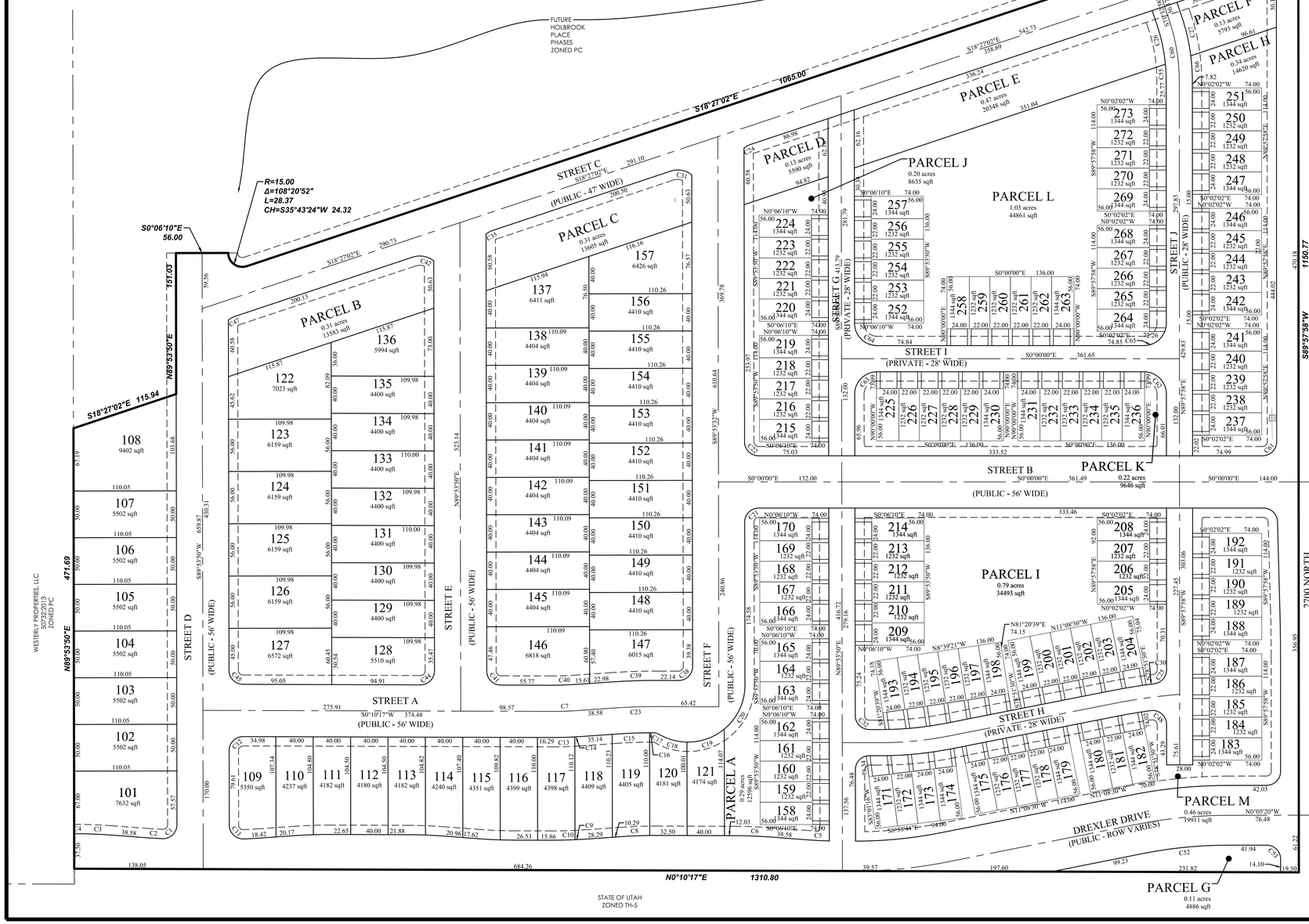
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Sheet:	C1		

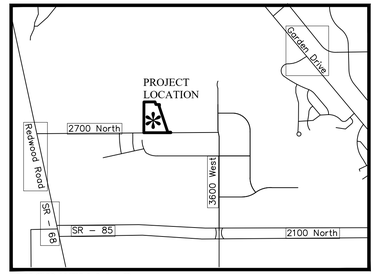
Z:_2018\18-165 Holbrook Village E West\design 18-165\dwg\sheets\Prelim\C1 - COVERSHEET.dwg

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	92°35'23"	24.24	S43°48'29"E	21.69
C2	491.00	1°52'43"	16.10	S03°25'34"W	16.10
C3	511.89	4°27'47"	39.87	S02°07'51"W	39.86
C4	511.89	4°27'47"	39.87	S02°07'51"W	39.86
C5	491.00	2°52'04"	24.58	S02°55'53"W	24.57
C6	509.00	4°11'39"	37.26	S02°16'06"W	37.25
C7	353.00	4°11'39"	25.84	S01°55'33"E	25.83
C8	509.00	3°20'58"	29.76	S02°20'53"E	29.75
C9	491.00	1°22'35"	11.80	S03°20'05"E	11.80
C10	491.00	2°49'04"	24.15	N01°14'15"W	24.14
C11	15.00	92°02'22"	24.10	S43°52'39"W	21.59
C12	15.00	90°16'27"	23.63	N44°57'57"W	21.26
C13	391.00	3°28'08"	23.67	S01°33'47"E	23.67
C14	391.00	0°43'31"	4.95	N03°39'37"W	4.95
C15	609.00	3°26'36"	36.60	N02°18'05"W	36.59
C16	609.00	0°18'19"	3.25	N00°25'37"W	3.25
C17	61.00	28°47'24"	30.65	N15°28'24"E	30.33
C18	61.00	28°47'24"	30.65	N15°28'24"E	30.33
C19	61.00	40°36'37"	43.24	N19°13'37"W	42.34
C20	61.00	50°34'14"	53.84	N64°49'03"W	52.11
C21	15.00	90°06'10"	23.59	N45°03'05"W	21.23

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C22	15.00	89°53'50"	23.54	S44°56'55"W	21.19
C23	647.00	4°15'30"	48.09	N01°53'38"W	48.07
C24	24.00	20°20'04"	8.52	N28°37'04"W	8.47
C25	15.00	82°56'29"	21.71	S48°33'46"E	19.87
C26	186.00	12°59'48"	42.19	N78°02'52"E	42.10
C27	214.00	11°16'19"	42.10	S77°11'08"W	42.03
C28	281.00	14°56'29"	73.28	N10°58'47"W	73.07
C29	24.00	12°35'50"	5.28	N02°47'23"E	5.27
C30	434.92	1°09'10"	8.75	S07°29'01"E	8.75
C31	24.00	57°01'48"	23.89	N10°03'52"E	22.91
C32	15.00	89°43'19"	23.49	S45°02'11"W	21.16
C35	24.00	20°20'04"	8.52	N28°37'04"W	8.47
C38	15.00	90°18'24"	23.64	S44°56'58"E	21.27
C39	675.00	4°15'25"	50.15	S01°53'40"E	50.14
C40	325.00	4°11'39"	23.79	S01°55'33"E	23.79
C41	15.00	89°43'34"	23.49	S45°02'03"W	21.16
C42	24.00	57°01'48"	23.89	N10°03'53"E	22.91
C44	15.00	90°16'26"	23.63	S44°57'57"E	21.26
C45	15.00	89°43'33"	23.49	S45°02'03"W	21.16
C47	24.00	20°20'04"	8.52	N28°37'04"W	8.47
C48	15.00	97°44'52"	25.59	N41°05'32"E	22.60

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C52	468.00	11°08'59"	91.07	S05°39'49"E	90.93
C53	15.00	90°03'18"	23.58	S44°56'19"W	21.22
C55	186.00	5°25'12"	17.60	N87°15'22"E	17.59
C60	200.00	18°25'00"	64.29	N80°45'28"E	64.01
C61	15.00	90°02'02"	23.57	S45°01'01"E	21.22
C62	24.00	88°17'09"	36.98	N45°49'24"E	33.43
C63	24.00	88°26'42"	37.05	N45°52'49"W	33.48
C64	24.00	89°52'49"	37.65	S44°56'24"W	33.91
C65	24.00	68°05'35"	28.52	S34°02'48"E	26.87
C66	214.00	7°08'41"	26.69	S86°23'38"W	26.67





VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- #5 REBAR AND CAP (PLS#XXXXXXX) TO BE SET
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)

TABULATIONS:

CURRENT ZONE:	PC
VILLAGES:	E
TOTAL AREA:	24.02 ACRES
SINGLE FAMILY LOTS:	57
TOWNHOMES	116
OPEN SPACE:	4.79 ACRES
DENSITY:	7.20 UNITS/ACRE
ROADWAY AREA:	8.10 ACRES
ROADWAY LENGTH:	9,248 FEET

ERU TABULATIONS:

VILLAGE E

ERU's PLANNED IN HOLBROOK PLACE	28
ERU's PLANNED IN HOLBROOK PLAT D	173
VILLAGE E ERU's REMAINING	3

NOTES:

1. BUILDING SETBACKS WILL FOLLOW THE APPROVED HOLBROOK FARMS AREA PLAN.
2. PARCELS A,B,C,D,E AND F ARE PARCELS THAT ARE OWNED & MAINTAINED BY LEHI POWER
3. PARCELS B, C, D, E, AND F ARE TO BE OWNED & MAINTAINED BY LEHI CITY
3. PARCELS A, G, H, I, J, K, L, AND M ARE TO BE OWNED & MAINTAINED BY THE HOLBROOK H.O.A.
4. THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT REVIEW:
   - 4.1. PLAN & PROFILES/CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS
   - 4.2. ALL PIPE TYPES, SPECIFIC LOCATIONS & DETAILS (BENDS, DETECTOR TAPE, ETC.)
   - 4.3. VALVES
   - 4.4. BLOWOFFS INCLUDING SIZE TYPE & PROTECTION
   - 4.5. MANHOLES, BOXES AND RELATED DETAILS
   - 4.6. WATER & SEWER SERVICE DETAILS
   - 4.7. FIRE HYDRANTS
   - 4.8. LOT LINE UTILITY EASEMENTS
   - 4.9. STREET LIGHTS/STREET SIGNS/TRAFFIC SIGNS
   - 4.10. POWER LINE EXTENSIONS & DOME/TRANSFORMER LOCATIONS
   - 4.11. LOT ADRESSES
   - 4.12. CBR VALUES AND ROAD SUB-BASE
   - 4.13. SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS
5. TRAIL TO BE BUILT A MIN. OF 7' AWAY FROM CURB ON ROAD C

GRAPHIC SCALE

40 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

N S

HOLBROOK PLAT D PRELIMINARY PLAT BOUNDARY

A PORTION OF THE SE1/4 OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN LEHI, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°57'58"W ALONG THE SECTION LINE 1,475.93 FEET AND NORTH 16.50 FEET FROM THE SOUTHEAST CORNER OF SECTION 35, T4S, R1W, S.L.B.& M.; THENCE S89°57'58"W PARALLEL WITH AND 16.5 FEET PERPENDICULARLY NORTH OF THE SECTION LINE 1,150.77 FEET; THENCE N0°10'17"E PARALLEL WITH AND 16.5 FEET PERPENDICULARLY EAST OF THE 1/4 SECTION LINE 1,310.80 FEET TO THE 1/16TH (40 ACRE) LINE; THENCE N89°53'50"E ALONG THE 1/16TH (40 ACRE) LINE 471.69 FEET; THENCE S18°27'02"E 115.94 FEET; THENCE N89°53'50"E 151.03 FEET; THENCE S00°06'10"E 56.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET (RADIUS BEARS: S00°06'10"E) A DISTANCE OF 28.37 FEET THROUGH A CENTRAL ANGLE OF 108°20'52" CHORD: S35°43'24"W 24.32 FEET; THENCE S18°27'02"E 1,065.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 328.00 FEET A DISTANCE OF 79.80 FEET THROUGH A CENTRAL ANGLE OF 13°56'23" CHORD: S11°28'50"E 79.60 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET A DISTANCE OF 22.39 FEET THROUGH A CENTRAL ANGLE OF 85°31'23" CHORD: S47°16'20"E 20.37 FEET; THENCE N89°57'58"E 125.80 FEET; THENCE S18°33'00"E 24.78 FEET TO THE POINT OF BEGINNING.

CONTAINS: 24.02 ACRES+/-

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

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

Holbrook Plat D Preliminary

Lehi, Utah

PRELIMINARY PLAT

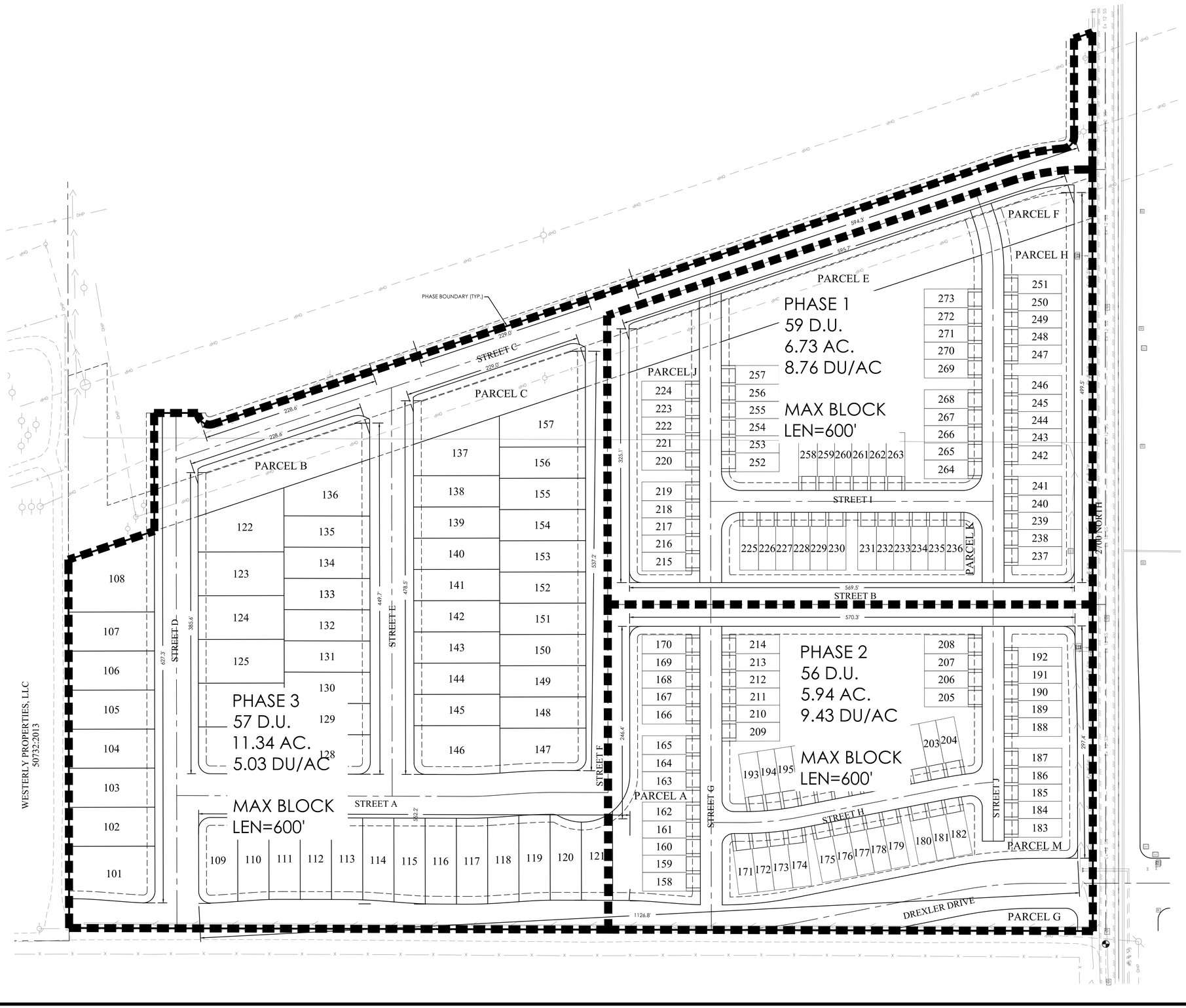
REVISION BLOCK

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PRELIMINARY PLAT

Scale:	1"=60'	Drawn:	TBM
Date:	10/24/2019	Job #:	18-165
Sheet:	C2		

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LEGEND

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

Density	Block Length
0-2.5 DU/AC	1,000 ft.
2.6-4 DU/AC	800 ft.
4.1+ DU/AC	600 ft.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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Holbrook Plat D Preliminary

Lehi, Utah

PRELIMINARY PHASING & BLOCK LENGTH PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
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PRELIMINARY PHASING & BLOCK LENGTH PLAN

Scale:	1"=60'	Drawn:	TBM
Date:	10/24/2019	Job #:	18-165
Sheet:	C4		

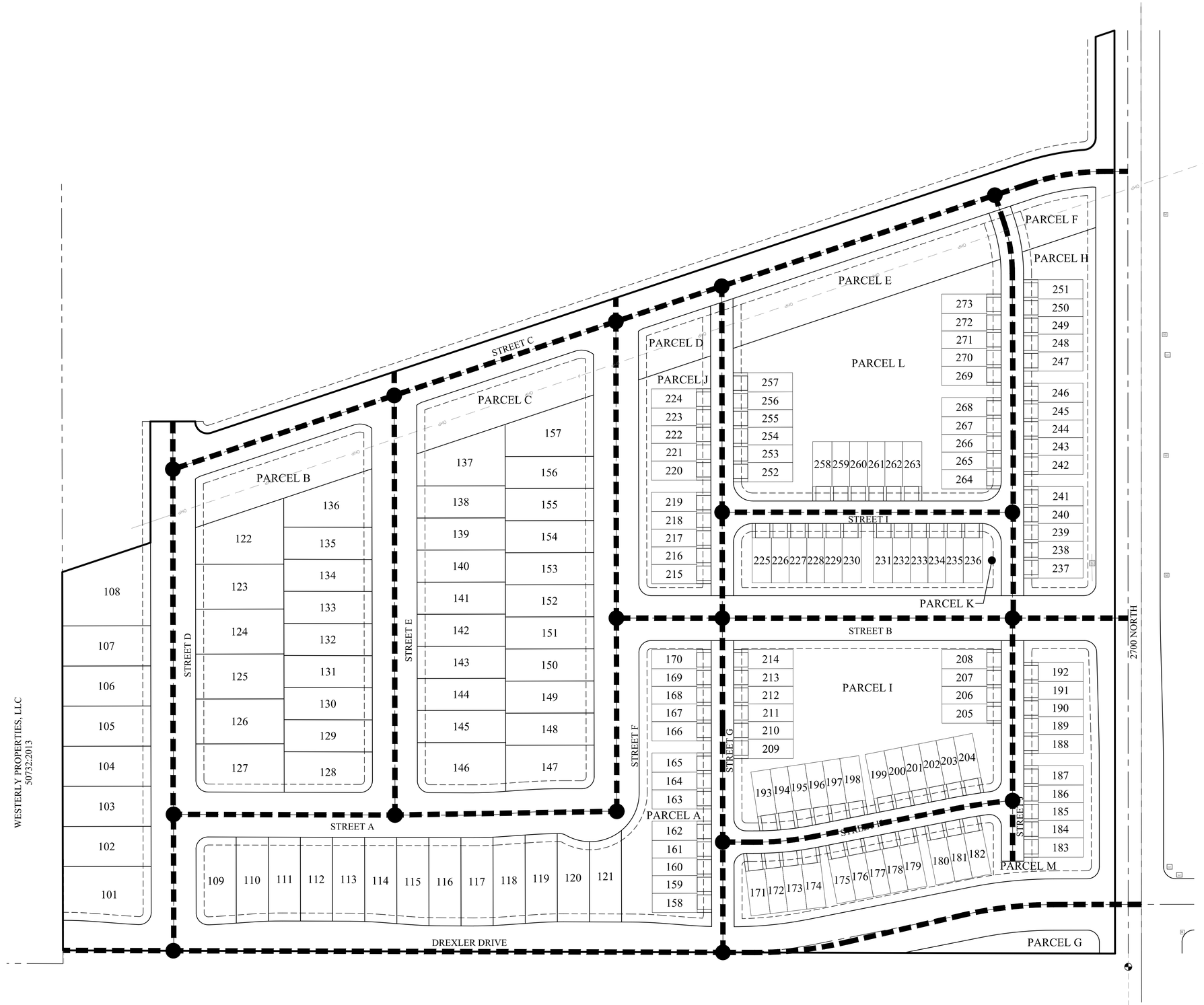
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LEGEND

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

CONNECTIVITY TABULATIONS:

CURRENT ZONE:	PC
VILLAGES:	E
DENSITY:	7.16 UNITS/ACRE
MINIMUM INDEX SCORE	1.75
CONNECTIVITY LINKS	30
CONNECTIVITY NODES	17
CONNECTIVITY INDEX SCORE	1.76



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

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Holbrook Plat D Preliminary

Lehi, Utah

PRELIMINARY CIRCULATION PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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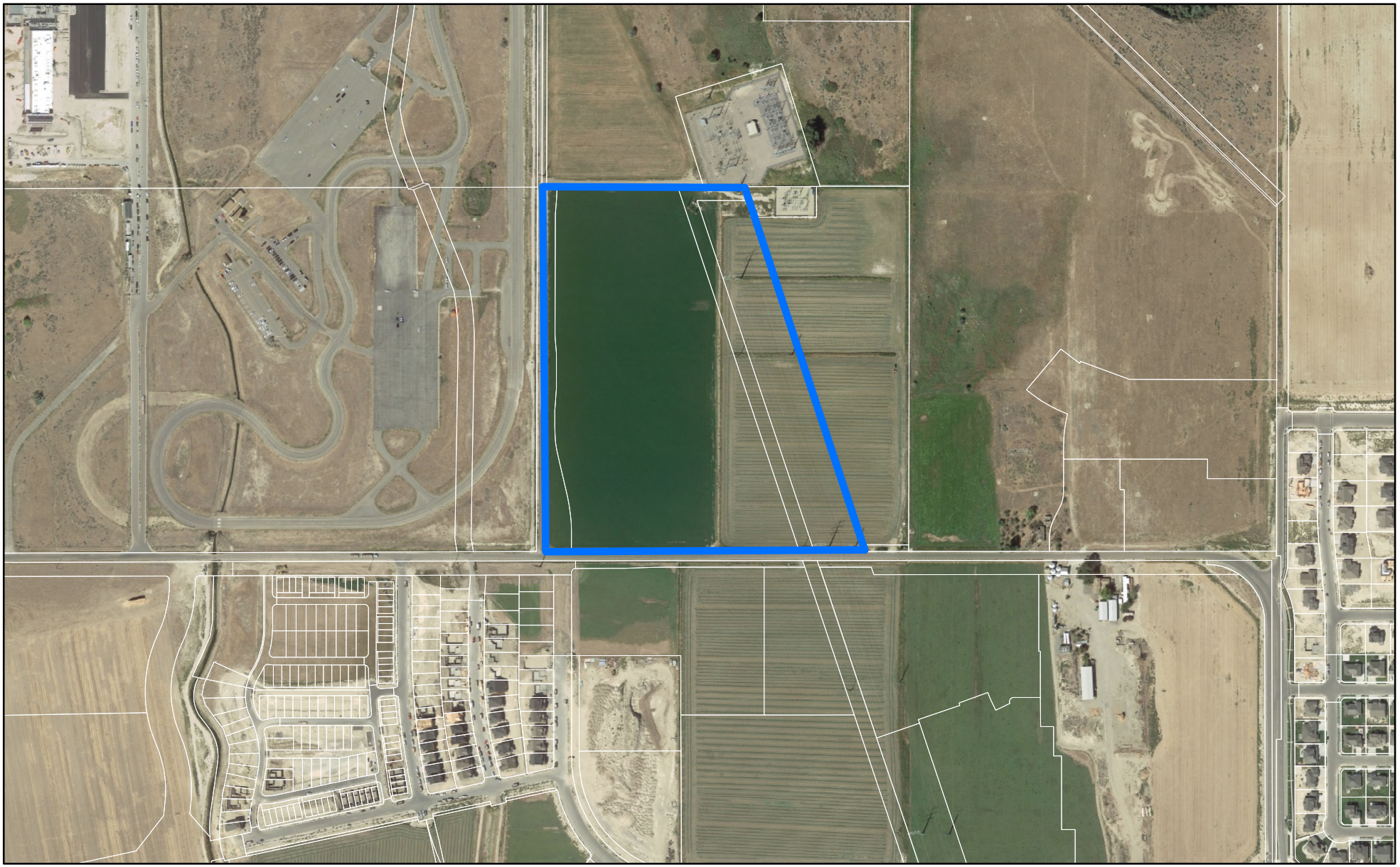
PRELIMINARY CIRCULATION PLAN

Scale: 1"=60' | Drawn: TBM
Date: 10/24/2019 | Job #: 18-165
Sheet: C6

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Holbrook Farms Plat D Preliminary Subdivision

Aerial

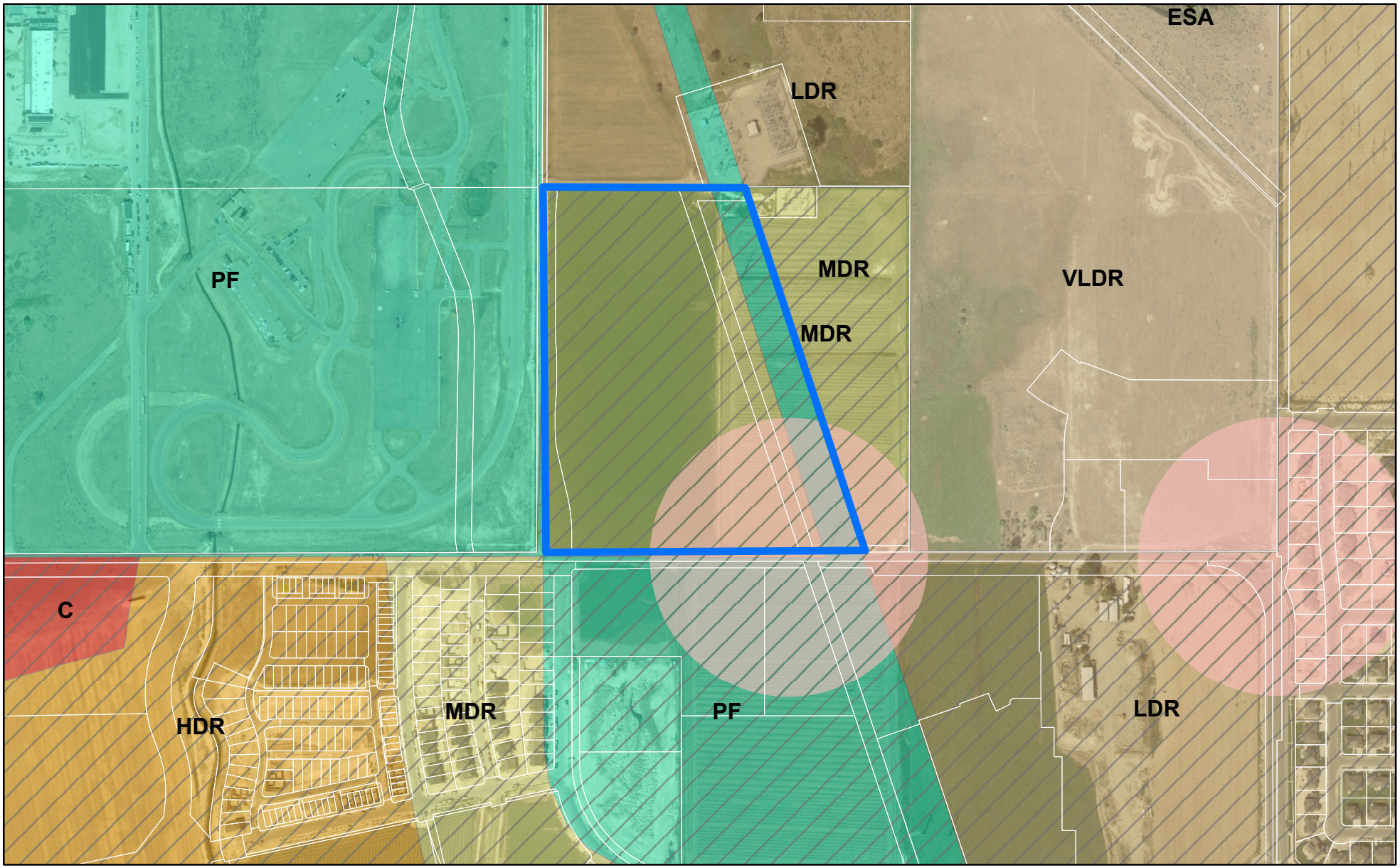


0 590 1,180 Feet

LEHI CITY

Holbrook Farms Plat D Preliminary Subdivision

Zoning

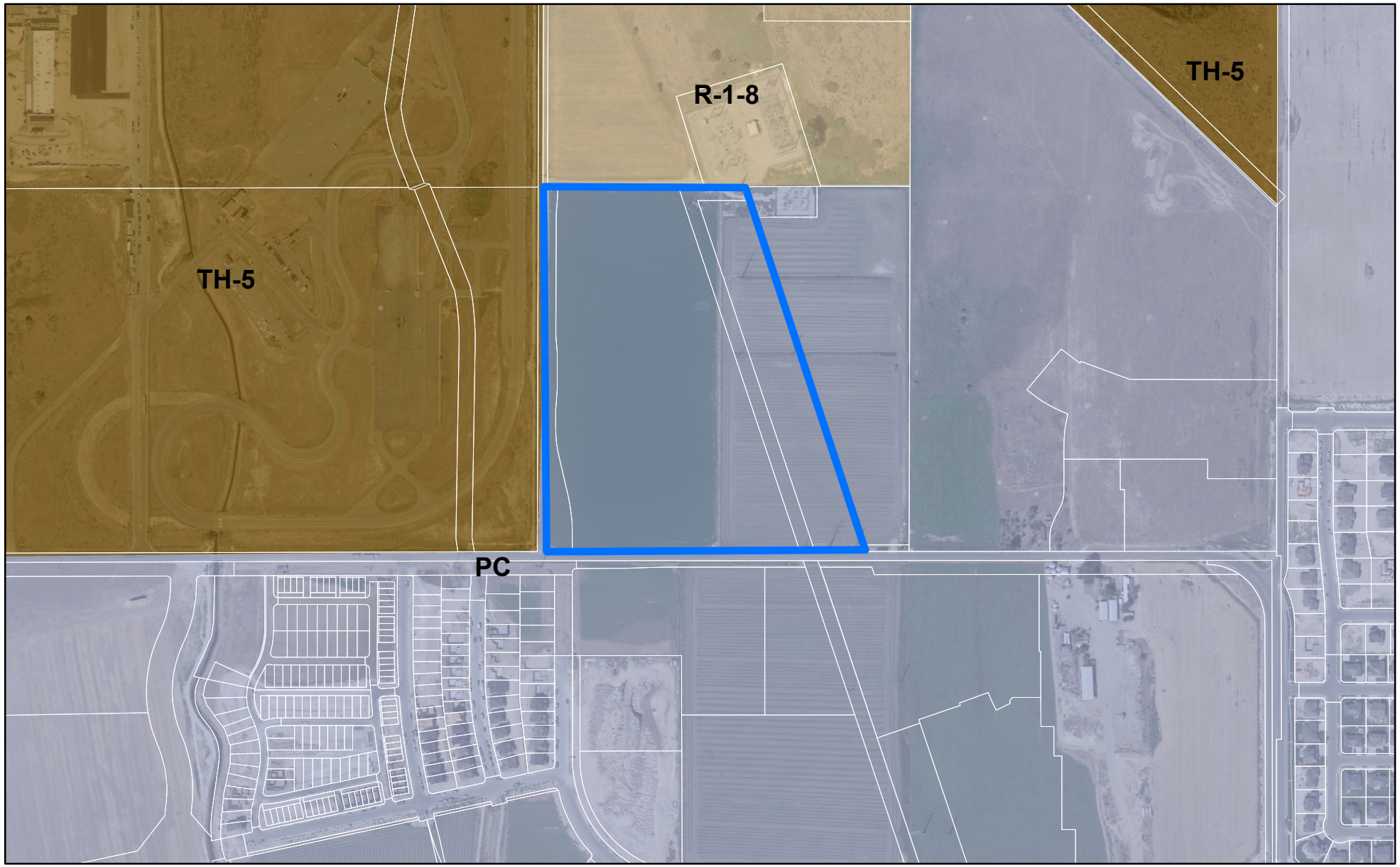


0 590 1,180 Feet

LEHI CITY

Holbrook Farms Plat D Preliminary Subdivision

Zoning



0 590 1,180 Feet

LEHI CITY


PUBLIC
NOTICE


PUBLIC
NOTICE



City Council Agenda Item Report

Meeting Date: January 14, 2020
Submitted by: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section:

Subject:
Refractory Annexation
a. Public Hearing
b. Consideration of Ordinance #02-2020, approval of the Refractory Annexation with TH-5 (transitional holding) zoning on approximately 19.36-acres of property located at approximately 2200 North 1200 West.
Petitioner: Duaine Rasmussen

Suggested Action:

Attachments:
CCR Refractory Annexation - Final Approval 1.14.20.docx

Ord 02-2020.docx

Refractory Annexation DRC 10.23.19.docx

Refractory Annexation Narrative.pdf

Refractory Plat.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

REFRACTORY ANNEXATION- FINAL APPROVAL

CITY COUNCIL REPORT

Applicant	Duaine Rasmussen		
Meeting Date	January 14, 2020		
Requested Action/Purpose	Approval of a proposed annexation		
Location	Approximately 2200 N 1200 W		
Requested Zoning	TH-5		
General Plan Land Use Designation	Regional Commercial/ TOD		
Acreage	26.75 acres		
Existing Land Use	Utah Refractories Corporation		
Adjacent Zoning and Land Use	*North*	Commercial	Fort Knox Storage Units
	South	Commercial	American Stone
	East	R-1-8	Single-family homes
	West	Industrial	Lehi Block Site
Date of DRC Review	October 23, 2019		
Date of City Council Acceptance	November 19. 2019		
Date of Planning Commission Review	December 12, 2019		
Assigned Planner	Brittney Harris		
Fiscal Impact			

REQUIRED ACTION

City Council	Acceptance of annexation
Planning Commission	Review and recommendation on proposed zoning
City Council	Final approval

REPORT ANALYSIS

The applicant seeks approval of the proposed annexation by resolution and TH-5 zone designation on the Refractory Annexation site. The applicant seeks annexation by resolution because this area represents an existing county island within the City of Lehi. The TH-5 zone designation allows for the annexation of the property into the City without dedicating water. Future development of the annexed site requires a rezone and water dedication to the amount specified by the zoning district.

The proposed Refractory Annexation resolution of intent went to City Council on November 19, 2019 and was unanimously approved. Planning Commission reviewed the proposed TH-5 zone designation on December 12, 2019 and provided a unanimous positive recommendation.

City Staff and the County Surveyor's office have also reviewed the plat and provided feedback. The feedback has related to the annexation plat, boundary description, and next steps upon and after annexation into the City. City Staff requested that the applicant include in their annexation that parcels owned by Lehi City, Union Pacific Railroad, and UDOT. Together with the applicant's parcel, these total 27.65 acres.

The DRC had 9 general comments on the proposed annexation. These relate more to future development that specifically to the annexation. They do not need to be considered in the motion.

a) RMP purchase/asset transfer required.
b) Any RMP relocations, (distribution or transmission) will be the responsibility of the developer.
c) Load (power requirements) study required prior to site plan. – May want to combine with the Boyer Co. study for the Lehi Block site.

d) Need to include the rail road ROW and City owned detention pond as part of the annexation so that its not left as a separate county island.
e) Recommend adding the UTA property and the Lehi City property to the East with this annexation.
f) More clearly delineate the existing city boundary with hatching or other means
g) Environmental Remediation may be required

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the proposed Refractory Annexation including the proposed TH-5 zoning. This recommendation is based on the following findings:

1. The proposed annexation zoning is consistent with the General Plan and Development Code for bringing parcels into the City without water dedication.
2. The proposed annexation further resolves a large portion of an existing County island
3. The proposed annexation conforms to the goals and policies of the General Plan.
4. The proposed annexation does not affect the health, safety, welfare, and morals of the City.
5. Other findings as determined by the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed annexation on December 12, 2019. The minutes and motion from this meeting are as follows:

Brittney Harris presented information on the agenda item. She stated the annexation included the refractory site, also parcels owned by UPRR and UDOT.

Commissioner Everett had a question about a DRC comment with environmental remediation.

Kim Struthers stated that it has been a brick manufacturing plant that used to supply Geneva Steel and that it is mostly a precautionary note.

The applicant, Clint McDonald with Duiane Rassmussen, was present and answered clarifying questions. Commissioner Nielsen asked about the bricks and if the applicant knew how toxic the bricks were. The applicant stated he did not know if they were toxic and stated he felt the site was appropriate for the site plan.

Commissioner Nielsen opened public hearing for agenda item 3.5.

Commissioner Nielsen closed public hearing for agenda item 3.5.

Motion: Commissioner Jackson recommended approval Duaine Rasmussen's request for review of TH-5 (transitional holding) zoning on the Refractory Annexation, approximately 19.36-acres of property located at approximately 2200 North 1200 West, including all DRC comments and findings stated in the report. Commissioner Eyre seconded.

Vote: Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Jackson, yes. The motion passed unanimously.

ORDINANCE NO: 02-2020

AN ORDINANCE APPROVING THE REFRACTORY ANNEXATION

WHEREAS, the Lehi City Council has adopted a resolution of intent to annex real property known as the Refractory Annexation, located at approximately 2200 North 1200 West and further identified by Exhibit "A" pursuant to the provisions of Section 10-2-418 of the Utah Code; and

WHEREAS, the Lehi City Council conducted a public hearing on the 14th day of January 2020, after having published notice as also required by Section 10-2-418 of the Utah Code; and

WHEREAS, the Lehi City Council noted that there were no protests filed to defeat the annexation as required by Section 10-2-418 of the Utah Code.

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

Section 1. The Lehi City Council finds that the proposed Refractory Annexation as more fully described on the transparent reproducible Annexation Plat and the attached Exhibit "A", in the judgment of Lehi City, meets the standards set forth in Section 10-2-418 of the Utah Code.

Section 2. The area as specifically described in the Annexation Plat is hereby annexed to Lehi City.

Section 3. Pursuant to Utah Code Ann. §10-9-406, the City Council hereby assigns the TH-5 zoning district designation to the territory depicted on the Annexation Plat which is being annexed to Lehi City by this ordinance, and further directs that the Official Zoning District Map of Lehi City be amended to show the area as part of Lehi City with the new zoning district designation.

Section 4. The Mayor is hereby authorized to sign this ordinance. Once all conditions precedent to the Annexation have been complied with, including the water dedication requirement described in Chapter 27 of the Lehi City Development Code, the City Recorder is directed to file the transparent reproducible Annexation Plat, together with a certified copy of this ordinance in the office of the Utah County Recorder

Section 5. This ordinance shall become effective on the date that it is filed in the office of the Utah County Recorder.

Approved and adopted by the Lehi City Council this 14th day of January 2020.

ATTEST

MARK JOHNSON, Mayor

Teisha Wilson, City Recorder

EXHIBIT “A”

Refractory Annexation Legal Description

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

BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF LEHI INDUSTRIAL PARK PLAT"A", A SUBDIVISION ON FILE WITH THE UTAH COUNTY RECORDER, RECORDED APRIL 3, 1978, SAID POINT BEING N 00°03'00" E ALONG THE SECTION LINE 880.70 FEET AND N 90°00'00" E 17.69 FEET, FROM THE WEST QUARTER CORNER OF SAID SECTION 5; THENCE ALONG SAID EAST LINE AND THE EAST LINE OF 1200 W, THE FOLLOWING THREE (3) COURSES: (1) N 0°17'51" E 227.14 FEET, (2) N 07°09'36" W 16.11 FEET, AND (3) N 00°02'31" E 612.97 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 2864.39 FEET AND CENTER BEARING OF S 27°44'03" W, (SAID CURVE BEING ON THE NORTH LINE OF SAID LEHI CITY PARCEL); THENCE SOUTHEASTERLY 28.86 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°34'38"; THENCE N 0°06'29" E 3.81 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 2763.50 FEET AND A CENTER BEARING OF S 27°39'52" W, SAID CURVE BEING ON THE SOUTH LINE OF FORT KNOX STORAGE PARCEL (PARCEL NO. 12-021-0118, 12-021-0119 AND 12-021-0120); THENCE ALONG SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTHEASTERLY 1160.70 FEET, THROUGH A CENTRAL ANGLE OF 24°03'54", AND (2) S 88°40'19" E 155.85 FEET, TO THE SOUTHEAST CORNER OF THE SAID FORT KNOX STORAGE PARCEL; THENCE N 87°50'58" E 135.93 FEET, TO THE SOUTHWEST CORNER OF SUNSET ESTATES PLAT “D”, RECORDED APRIL 27, 1993 AS ENTRY NO. 24865, MAP NO 4947; THENCE S 88°52'23" E ALONG THE SOUTH LINE OF SAID SUNSET ESTATES PLAT “D” 112.50 FEET, TO THE WEST LINE OF SAID SUNSET ESTATES PLAT “D”; THENCE S 25°30'56" E ALONG SAID LINE AND THE WEST LINE OF SUNSET ESTATES PLAT “C” RECORDED SEPTEMBER 8, 1992 AS ENTRY NO. 46823, AND WEST LINE SUNSET ESTATES PLAT “B” RECORDED MAY 21, 1992 AS ENTRY NO. 24986, AND WEST LINE OF SUNSET ESTATES PLAT “A” RECORDED DECEMBER 27, 1991 AS ENTRY NO. 4368 A DISTANCE OF 1091.23 FEET, TO A POINT ON THE SECTION LINE; THENCE S 89°49'21" W ALONG SAID LINE 337.33 FEET, TO THE WEST LINE OF UNION PACIFIC RAILROAD PARCEL; THENCE N 25°27'34" W ALONG SAID LINE 419.32 FEET, TO THE SOUTH LINE OF WORTHEN WILLIAMS LLC PARCEL NO. 12-02-0130; THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES: (1) N 66°37'05" W 75.05 FEET, (2) N 71°13'19" W 199.97 FEET, AND (3) S 88°51'14" W 144.79 FEET, TO THE SOUTHEAST CORNER OF WORTHEN WILLIAMS LLC PARCEL NO. 12-021-0142; THENCE ALONG THE SOUTH AND WEST LINE OF SAID PARCEL AND THE SOUTH LINE OF SAID UTAH DEPARTMENT OF TRANSPORTATION PARCEL THE FOLLOWING FOUR (4) COURSES: (1) S 44°35'43" W 252.40 FEET, (2) N 45°24'22" W 556.64 FEET, (3) N 41°59'34" W 163.72 FEET, AND (4) N 64°14'24" W 169.23 FEET, TO THE SOUTHWEST CORNER OF A PARCEL OF LAND ACQUIRED BY THE UTAH DEPARTMENT OF TRANSPORTATION IN THAT CERTAIN AMENDED FINAL JUDGEMENT OF JUST COMPENSATION AND CONDEMNATION AND SATISFACTION OF JUDGEMENT RECORDED FEBRUARY 8, 2019 AS ENTRY NO. 11009:2019, THENCE N 90°00'00" W 29.71 FEET, TO THE POINT OF BEGINNING.

CONTAINS 1,213,334 SQ FT, OR 27.85 ACRES, MORE OR LESS

Refractory Annexation
DRC Redline Comments

*Duaine Rasmussen- requests review of the **Refractory Annexation**, approximately 19.36-acres of property located at approximately 2200 North 1200 West with proposed TH-5 zoning.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Duaine Rasmussen, Melanie Johnson, Dave Mortenson, Brian Adams
Date of Plans Reviewed: 10/17/19
Time Start: 2:45
Time End: 3:05

DRC REPORT:

1. **Critical Issues:**

2. **Location of existing and proposed City facilities**
   a) Culinary water: 1200 West
   b) Pressurized Irrigation Water: 1200 West
   c) Sewer: 1200 West
   d) Storm Drain: 1200 West
   e) Power: 1200 West

3. **Zoning required or recommended**
   a) TH-5- the proposed TH-5 designation is consistent with the Lehi General Plan Land Use Element for the Transitional Holding Zone
   b) Future TOD- the TOD designation to be proposed in the future is consistent with the Lehi General Plan Land Use Element TOD overlay.

4. **Distances to schools/parks/shopping**
   c) Nearest Elementary: Eagle Crest Elementary—1.3 Miles
   d) Nearest Junior High: Lehi Junior High—2.5 Miles
   e) Nearest High School: Skyridge High School—1.9 Miles
   f) Nearest Park: Centennial Park—1.3 miles
   g) Nearest Shopping: Ridge Retail Development— 1.4 Miles

5. **Transportation**
   a) Adjacent to future TRAX station
   b) Adjacent to 1200 West Arterial Road and 2100 North Major Arterial Road

DRC GENERAL COMMENTS:

a) RMP purchase/asset transfer required. ***[]
b) Any RMP relocations, (distribution or transmission) will be the responsibility of the developer.
c) Load (power requirements) study required prior to site plan. – May want to combine with the Boyer Co. study for the Lehi Block site.
d) Need to include the rail road ROW and City owned detention pond as part of the annexation so that its not left as a separate county island.
e) Recommend adding the UTA property and the Lehi City property to the East with this annexation.
f) More clearly delineate the existing city boundary with hatching or other means

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.

g) The title block only needs stamps for the project surveyor, County surveyor, and the City Recorder. Signature lines are only needed for the Mayor and attesting. Use City template for the annexation plat title block.
h) Do we need a legal description for each individual parcel or can a legal description be provided for the overall boundary of the annexation?
i) Environmental Remediation may be required

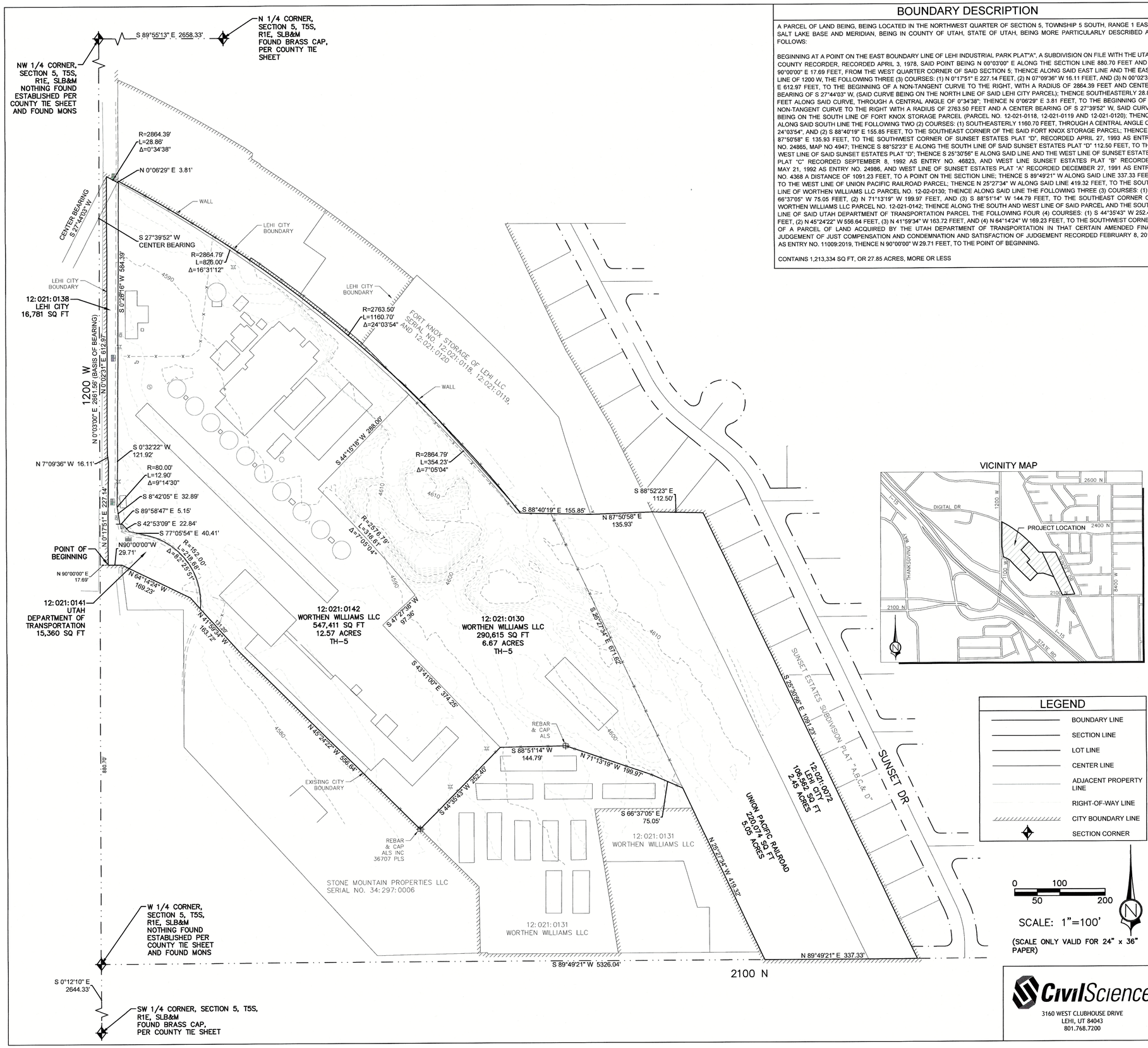
THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON NOVEMBER 19th (SEND IN NEW PLAT BY NOVEMBER 11th)

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.

Application Requirements

Annexation Information Requirements

(a) The property contains mild vegetation, existing structures, natural ground & asphalt.
(b) Industrial brick manufacturing.
(c) Mixed use commercial and up to 60 units/acre on multifamily residential.
(d) Slated to be a TOD development within Lehi City with mixed use commercial, office & residential components which will eventually comply.
(e) All utilities are available in 1200 West for connection and meetings with the City earlier this year indicated that capacities are available for this project.
(f) Water will be provided when the property changes from the TH-5 zone.



BOUNDARY DESCRIPTION

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

BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF LEHI INDUSTRIAL PARK PLAT"A", A SUBDIVISION ON FILE WITH THE UTAH COUNTY RECORDER, RECORDED APRIL 3, 1978, SAID POINT BEING N 00°03'00" E ALONG THE SECTION LINE 880.70 FEET AND N 90°00'00" E 17.69 FEET, FROM THE WEST QUARTER CORNER OF SAID SECTION 5; THENCE ALONG SAID EAST LINE AND THE EAST LINE OF 1200 W, THE FOLLOWING THREE (3) COURSES: (1) N 0°17'51" E 227.14 FEET, (2) N 07°09'36" W 16.11 FEET, AND (3) N 00°02'31" E 612.97 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 2864.39 FEET AND CENTER BEARING OF S 27°44'03" W, (SAID CURVE BEING ON THE NORTH LINE OF SAID LEHI CITY PARCEL); THENCE SOUTHEASTERLY 28.86 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°34'38", THENCE N 0°06'29" E 3.81 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 2763.50 FEET AND A CENTER BEARING OF S 27°39'52" W, SAID CURVE BEING ON THE SOUTH LINE OF FORT KNOX STORAGE PARCEL (PARCEL NO. 12-021-0118, 12-021-0119 AND 12-021-0120); THENCE ALONG SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTHEASTERLY 1160.70 FEET, THROUGH A CENTRAL ANGLE OF 24°03'54", AND (2) S 88°40'19" E 155.85 FEET, TO THE SOUTHEAST CORNER OF THE SAID FORT KNOX STORAGE PARCEL; THENCE N 87°50'58" E 135.93 FEET, TO THE SOUTHWEST CORNER OF SUNSET ESTATES PLAT "D", RECORDED APRIL 27, 1993 AS ENTRY NO. 24865, MAP NO 4947; THENCE S 88°52'23" E ALONG THE SOUTH LINE OF SAID SUNSET ESTATES PLAT "D" 112.50 FEET, TO THE WEST LINE OF SAID SUNSET ESTATES PLAT "D"; THENCE S 25°30'56" E ALONG SAID LINE AND THE WEST LINE OF SUNSET ESTATES PLAT "C" RECORDED SEPTEMBER 8, 1992 AS ENTRY NO. 46823, AND WEST LINE SUNSET ESTATES PLAT "B" RECORDED MAY 21, 1992 AS ENTRY NO. 24986, AND WEST LINE OF SUNSET ESTATES PLAT "A" RECORDED DECEMBER 27, 1991 AS ENTRY NO. 4368 A DISTANCE OF 1091.23 FEET, TO A POINT ON THE SECTION LINE; THENCE S 89°49'21" W ALONG SAID LINE 337.33 FEET, TO THE WEST LINE OF UNION PACIFIC RAILROAD PARCEL; THENCE N 25°27'34" W ALONG SAID LINE 419.32 FEET, TO THE SOUTH LINE OF WORTHEN WILLIAMS LLC PARCEL NO. 12-02-0130; THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES: (1) N 66°37'05" W 75.05 FEET, (2) N 71°13'19" W 199.97 FEET, AND (3) S 88°51'14" W 144.79 FEET, TO THE SOUTHEAST CORNER OF WORTHEN WILLIAMS LLC PARCEL NO. 12-021-0142; THENCE ALONG THE SOUTH AND WEST LINE OF SAID PARCEL AND THE SOUTH LINE OF SAID UTAH DEPARTMENT OF TRANSPORTATION PARCEL THE FOLLOWING FOUR (4) COURSES: (1) S 44°35'43" W 252.40 FEET, (2) N 45°24'22" W 556.64 FEET, (3) N 41°59'34" W 163.72 FEET, AND (4) N 64°14'24" W 169.23 FEET, TO THE SOUTHWEST CORNER OF A PARCEL OF LAND ACQUIRED BY THE UTAH DEPARTMENT OF TRANSPORTATION IN THAT CERTAIN AMENDED FINAL JUDGEMENT OF JUST COMPENSATION AND CONDEMNATION AND SATISFACTION OF JUDGEMENT RECORDED FEBRUARY 8, 2019 AS ENTRY NO. 11009:2019, THENCE N 90°00'00" W 29.71 FEET, TO THE POINT OF BEGINNING.

CONTAINS 1,213,334 SQ FT, OR 27.85 ACRES, MORE OR LESS

VICINITY MAP

LEGEND

- BOUNDARY LINE
- SECTION LINE
- LOT LINE
- CENTER LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY LINE
- CITY BOUNDARY LINE
- SECTION CORNER

0 50 100 200

SCALE: 1"=100'

(SCALE ONLY VALID FOR 24" x 36" PAPER)

CivilScience
3160 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801.768.7200

SURVEYOR'S CERTIFICATE

I, DAVID T. MORTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6436557 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO LEHI CITY, UTAH COUNTY, UTAH.

11-12-19
DATE

DAVID T. MORTENSEN P.L.S.

STATE OF UTAH — DAVID T. MORTENSEN — 11-12-19 Expires 03-31-21 — SURVEYOR NO. 6436557

SURVEYORS SEAL

COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH COUNTY ANN. 17-23-20 AS AMENDED.

DATE

COUNTY SURVEYOR

SURVEYORS SEAL

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE THE UNDERSIGNED LEHI CITY COUNCIL HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREIN AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO LEHI CITY, UTAH AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH UTAH CODE SECTION 10-2-418 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE "REFRACTORY ANNEXATION".

DATED THIS ____ DAY OF _____ 2019.

ATTEST _____
RECORDER

RECORDERS SEAL

BOUNDARY COMMISSION

POLICY DECLARATION ADOPTED BY LEGISLATIVE BODY OF _____ CITY ON _____.
PROTESTS FILLED BY : _____

BOUNDARY COMMISSION ACTION: _____
ANNEXATION READY TO RECORD
NO PROTESTS RECEIVED : _____
APPROVED BY COMMISSION : _____

BOUNDARY COMMISSION CHAIRMAN

APPROVED AS TO FORM

COUNTY ATTORNEY

DATE

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ANNEX UTAH COUNTY PARCEL 12-021-0141, 12-021-0138, 12-021-0072, 12-021-0142 AND 12-021-0130 INTO LEHI CITY. THE SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT. THE BASIS OF BEARING FOR THIS SURVEY IS N 0°03'00" E ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 5, T5S, R1E, SLB&M, BETWEEN TWO MONUMENTS.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS PART OF THIS SURVEY. THERE MAY BE OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO CIVIL SCIENCE FOR REVIEW AND CONSIDERATION.

PLAT "A" AMERICAN STONE, RECORDED OCT 7, 1999, AS ENTRY 108872.
FORT KNOX STORAGE OF LEHI ANNEXATION, RECORDED FEB, 2006, AS ENTRY 20084
FORT KNOX STORAGE OF LEHI ANNEXATION #2, RECORDED JAN, 2007, AS ENTRY 9087:2007
SUNSET ESTATES PLAT "A", RECORDED DEC 27, 1991, AS ENTRY NO. 51171, MAP 4368
SUNSET ESTATES PLAT "B", MAY 21, 1992 AS ENTRY NO. 24986, MAP 4543
SUNSET ESTATES PLAT "C", RECORDED SEP 8, 1992, AS ENTRY NO. 46823, MAP 4687
SUNSET ESTATES PLAT "D", RECORDED APR 27, 1993, AS ENTRY NO. 24865, MAP 4947
ANDERTON ADDITION ANNEXATION PLAT, FEB 15, 1984, AS ENTRY NO. 446, MAP 2967
AMERICAN STONE PLAT "A", OCT 7, 1999, AS ENTRY 108872, MAP 8254
LEHI BLOCK PLANT ANNEXATION PLAT, FEB 10, 1998, AS ENTRY 12431, MAP 7426
LEHI INDUSTRIAL PARK PLAT "A", APR 3, 1978, AS ENTRY 12420, MAP 2020

REFRACTORY ANNEXATION

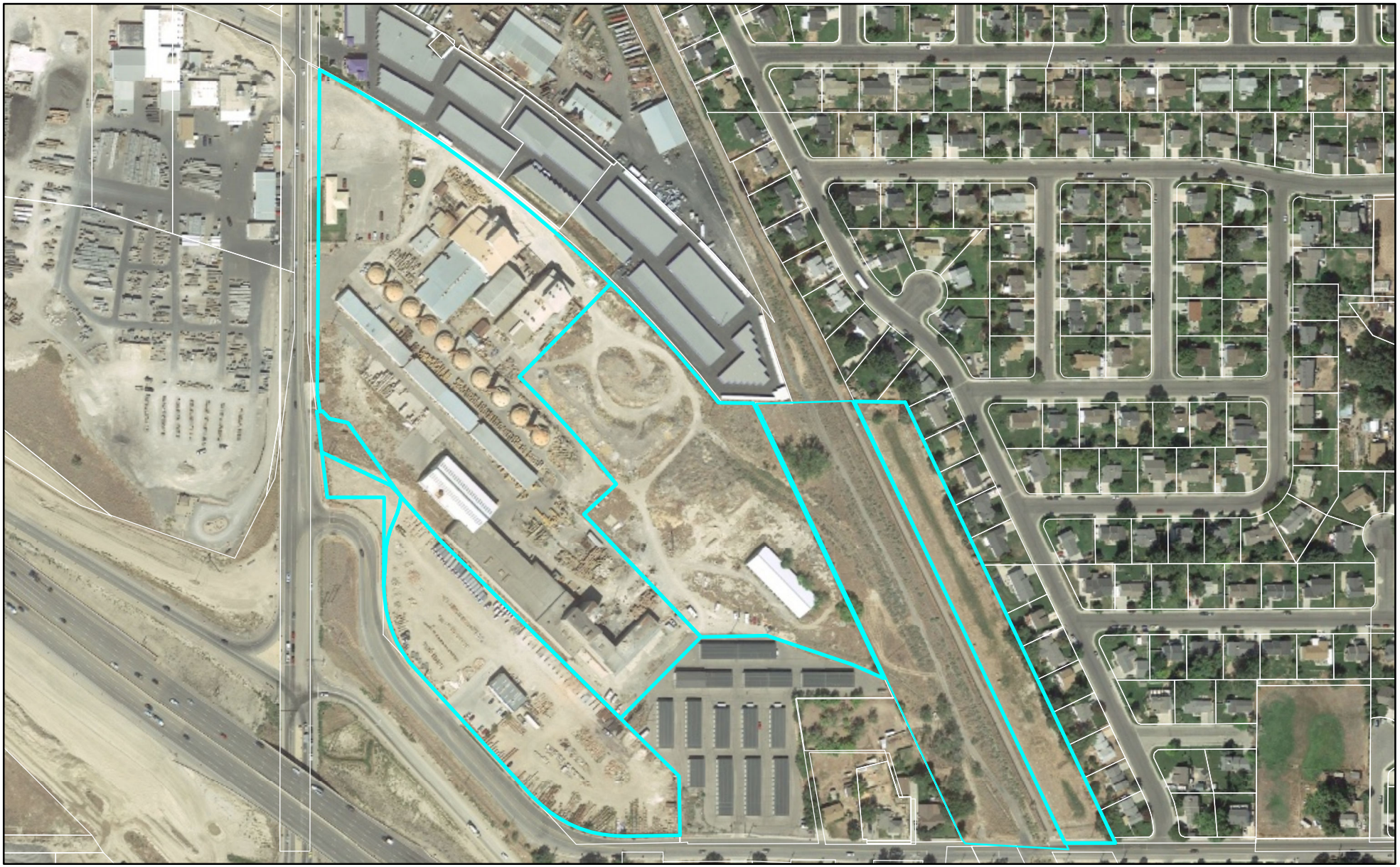
LOCATED IN THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN; CITY OF LEHI, UTAH COUNTY, UTAH

SHEET 1 OF 1

UTAH COUNTY RECORDER

Refractory Annexation

Aerial

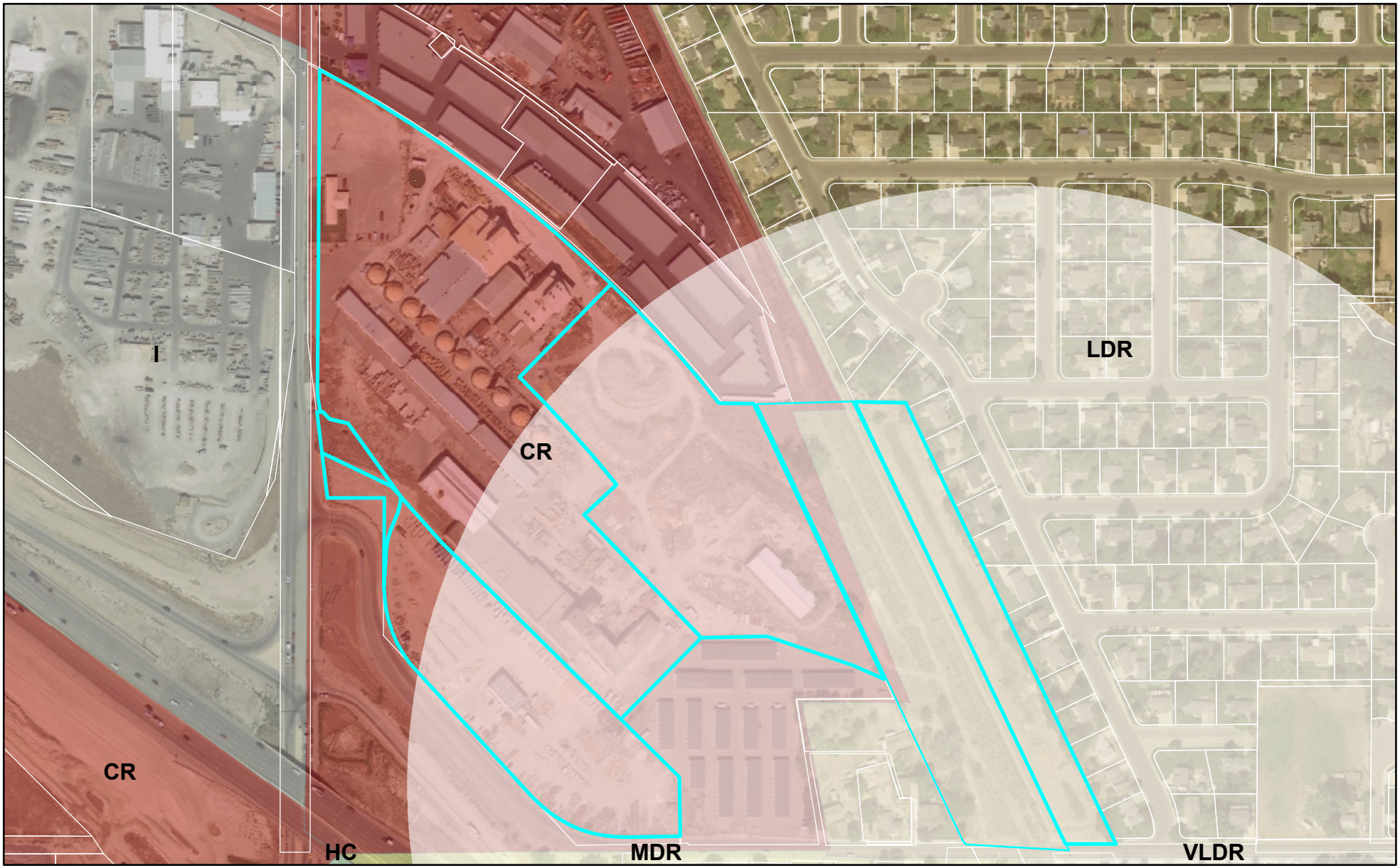


0 360 720 Feet

LEHI CITY

Refractory Annexation

General Plan

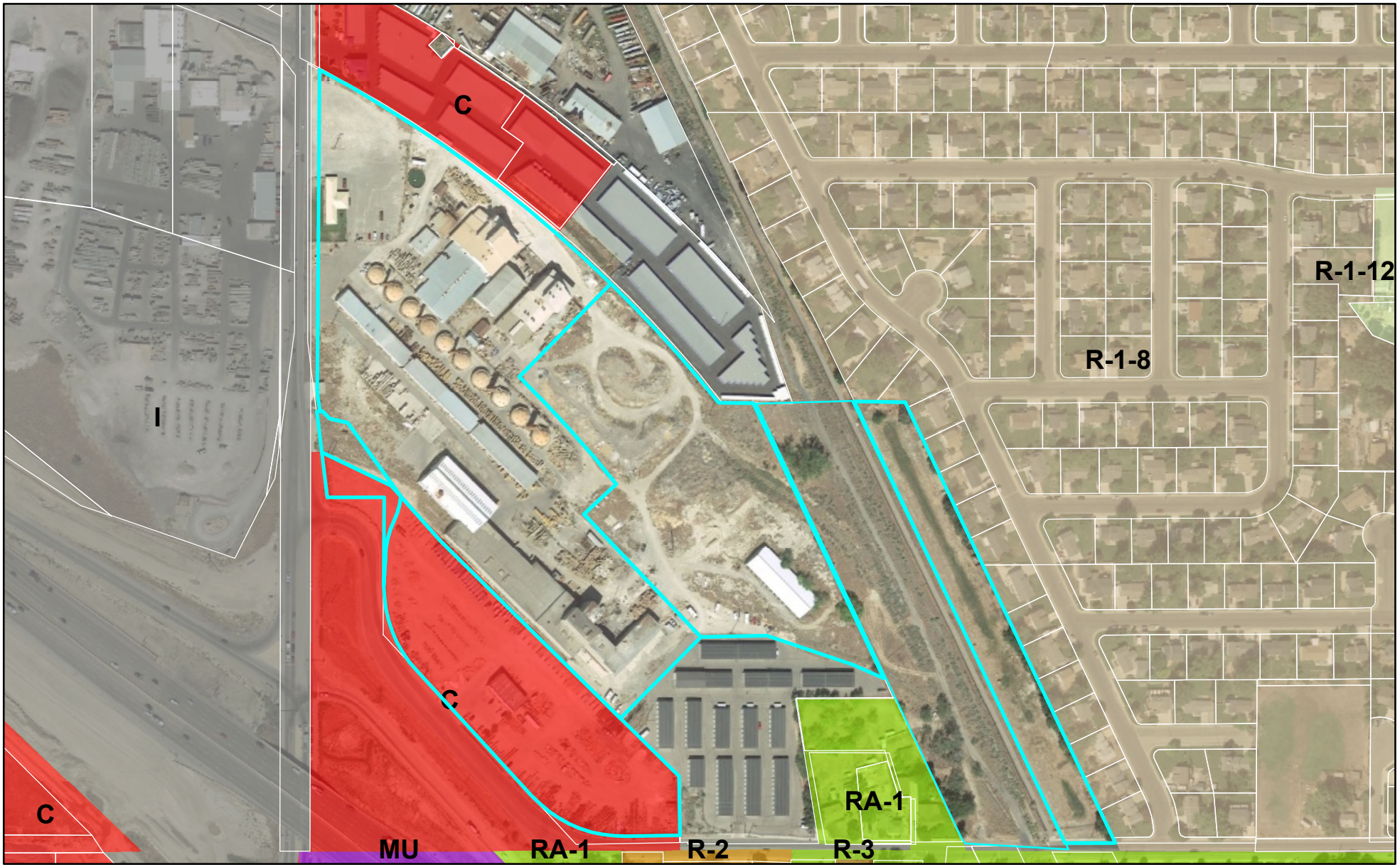


0 360 720 Feet

LEHI CITY

Refractory Annexation

Zoning



0 360 720 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: January 14, 2020
Submitted by: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Preliminary subdivision approval for the Parkview Cottages, a 66-unit residential development located at 300 West 3200 North.
Petitioner: Ivory Development

Suggested Action:

Attachments:
CCR Parkview Cottages Preliminary Subdivision 01.14.20.docx

Parkview Cottages Preliminary DRC 11.13.19.docx

Parkview Cottages preliminary plat.pdf

Parkview Cottages Elevations.pdf

Parkview Cottages Elevations 2.pdf

Aerial.pdf

General Plan.pdf

Zoning.pdf

PARKVIEW COTTAGES PRELIMINARY SUBDIVISION
CITY COUNCIL REPORT

Applicant	Ivory Development		
Meeting Date	January 14, 2019		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Location	300 West and 3200 North		
Existing General Plan Designation	IHDR (intermediate high density residential)		
Existing Zoning	R-2.5		
Existing Land Use	Dixon Mink Farm		
Number of Lots/Units	66 Lots		
Adjacent Zoning and Land Use	*North*	R-1-10	Single Family Homes
	South	R-1-15	Single Family Homes
	East	R-1-15	Church / Single Family Homes
	West	PC	Church / Park
Date of DRC Review	November 13, 2019		
Date of Planning Commission Review	December 12, 2019		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

Section 17.020. Planned Unit Developments. Approval Process.

1. Preliminary Plat**.** The Preliminary Plat examines items such as density, including the number, type, and location of all dwelling units and other associated structures, parking, impact on surrounding areas, adequacy of services, project amenities, and plan for service improvements, consistent with the preliminary subdivision requirements of this Code. Preliminary approval shall only be granted when there is a reasonable certainty that the PUD will fulfill all requirements of this Code for subdivision approval. The preliminary application requirements for a PUD are those identified for a preliminary subdivision plat as identified in Section 11.070.

Section 17.040. Planned Unit Developments. Development Standards.

A. Density. The overall project may not exceed the density allowed by the underlying zoning district plus any additional density bonus allowed at the discretion of the Planning Commission and City Council.

B. Calculation of Density. The number of dwelling units allowed in a Planned Unit Development is to be calculated in the following manner.

C. Lot Sizes. The dwellings may be situated in one building or buildings may be clustered. Individual lot sizes may be reduced below the requirements of the district in which the development is located. The remaining land not within individual lots shall be set aside for parks, playgrounds, open space or other open areas. Setbacks may be reduced, but shall be sufficient to allow for the installation of all required public utilities.

G. Required Open Space. For all Planned Unit Developments, not less than ten percent of the gross area of the project site shall be set aside for the use of the occupants for parks, playgrounds, open space or other open areas. All areas required for vehicular access, parking areas, and land which is otherwise required to comply with the minimum yard requirements around buildings, shall not be included in computing the area required for parks, playgrounds or other open space areas.

H. Open Space Design.

1. The required open space shall be landscaped with sod and irrigation sprinklers and a minimum 25% of the proposed open space shall be water-wise landscaped as defined in Chapter 39 of this Code.

2. Trees shall be provided within the open space at a rate of ten trees per acre of provided open space. Deciduous trees shall be a minimum 2" caliper and coniferous trees shall be a minimum six feet in height.

3. Detention and retention basins shall not be counted toward meeting the minimum open space requirement. Open space design and location issues shall be kept separate and independent of drainage issues.

I. Location of Open Space. The location of open space conserved through a Planned Unit Development shall be consistent with the policies contained in the General Plan Parks, Open Space and Recreational Facilities Element. Required open space areas shall be contiguous, not a collection of remnants, and the majority of residential lots or units within the PUD shall about the open space. Yard areas within lots shall not be counted toward meeting the minimum open space requirement.

Section 17.050. Planned Unit Developments. Architectural Standards.

A. Product Mix. Each PUD project shall provide a variety of home styles to ensure a diverse and interesting street scene. Neighborhoods that have nearly identical homes and streets without variation in product placement and form are not allowed. In order to ensure that the neighborhood is non-repetitive, the same home elevation or homes with the same color scheme shall not be built on adjacent lots on the same street or on lots directly or diagonally across the street from one another.

D. Garages. The home and front yard rather than the garage shall be the primary emphasis of the front elevation. House plans shall not allow the garage to extend forward of the main architecture of the home. The use of side load or swing-in type garages is encouraged.

Section 37.030. Connectivity Standards.

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

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

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

1. Maximum Block Lengths. Maximum block lengths allowed shall be required based on the project density as identified on the following table of maximum block lengths:

Density	Block Length
0-2.5 DU/AC	1,000 ft.
2.6-4 DU/AC	800 ft.
4.1+ DU/AC	600 ft.

PROPERTY HISTORY

Jan. 22, 2019 City Council approved the Dixon Annexation

May 14, 2019 City Council approved the Parkview Cottages Concept and General Plan Amendment changing the land use designation from VLDR to IHDR

May 28, 2019 City Council approved a zone change to R-2.5

REPORT ANALYSIS

The applicant requests approval of the proposed Parkview Cottages, 66-lot planned unit development preliminary subdivision located at 300 West and 3200 North. The proposed preliminary subdivision meets the density, open space, architecture, and connectivity requirements. This section will review these requirements as well as the DRC comments.

Density
The R-2.5 zone has a maximum allowed density of 9 units per acre. The Parkview Cottages Preliminary Subdivision proposes a density of 7.1 units per acre. The density and number of lots is consistent with the approved concept, which set the maximum density as required by the R-2.5 zone. The Lehi City Development Code states that individual lot sizes can be reduced to provide open space, parks, and other community amenities. This proposed preliminary subdivision includes small lot sizes and open space. Concerns did arise during DRC about some of the lots having enough buildable area for a home. The applicant has provided a housing footprint on the preliminary plat illustrating the home size that can fit on the proposed lots.

Open Space
The proposed Parkview Cottages Preliminary Subdivision includes 1.46 acres of open space. This represents 15.7 percent of the total property area, which exceeds the required 10 percent. The majority of the open space is shown in the approximate middle of the proposed preliminary subdivision. This provides front door access for many of the proposed homes. This placement, along with access points for the rest of the subdivision, meet the code requirements.

Concerns were raised during the public hearing at Planning Commission meeting that the open space is not contiguous, and that the majority of homes do not abut the open space. When the open space is calculated to only include parcels A, B and F and removing the detention basin square footage, the open space is still at 12.8%. It was also determined during Planning Commission with Parcels A, B, F and the trail on the North and East sides of the project, that most parcels do abut open space.

Elevations
The applicant provided proposed elevations for both the rear-load and front-load homes. These elevations include a variety of decorative details and show a variety in style. If the preliminary and final subdivisions receive approval, City Staff will work with the applicant to ensure the product mix, corner lot and other code requirements are met.

Concerns were also raised during the public hearing at Planning Commission that the elevations do not meet the

requirement for the garage to not extend beyond the main architectural features of the home. The proposed elevations meet this requirement, because the garages that do extend out are rear load homes. The front façade of the rear-loading homes do not have garages and face the open spaces and trails.

Connectivity

The proposed preliminary subdivision has a connectivity index score of 1.86 which meets the required score of 1.75. The maximum allowed block length of 600 feet for a density of more than 4.1 units per acre is met, except for the west property line where there is existing adjacent development that would warrant an exception. These connectivity standards seek to promote an increase in walkability and overall transportation connections. With smaller block lengths and a higher connectivity index score, this proposed preliminary subdivision's design encourages walkability and spreads the traffic impact out on multiple streets.

The DRC had 11 redline comments including the following:

1. Some structures encroach PUE or other easements – plus window wells may not be on the same lot as the house. See highlighted Plat.
2. Label on the plat which lots have basements.
3. Show easement to lot 120 along the drive
4. May require additional easement width and/or central metering pedestals, especially on lots with no landscape strip and walk.
5. Show the sidewalk from 300 West along the south side of the parking stalls on Road A connecting all the way out to Road F.
6. Show sidewalks from fronts of all units connecting to the adjacent street sidewalks.
7. Show trail on Parcel E connecting to the Ivory Ridge Park pathway.

Please consider including all DRC comments in your motion.

PLANNING DIVISION RECOMMENDATION

Planning staff recommends **APPROVAL** of the Parkview Cottages preliminary subdivision including the DRC comments from November 13, 2019. This recommendation is based on the following findings:

1. The proposed subdivision meets the density, open space, architecture, and connectivity standards of the Lehi City Development Code.
2. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed subdivision meets the requirements of the Lehi City Development Code in regards to subdivision approvals.
4. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on December 12, 2019. The minutes and motion from this meeting are as follows:

> Brittney Harris presented information on agenda item. The west property line is next to an existing subdivision so it warrants an exception from that 600 foot boundary.
>
> Commissioner Everett had a question on the pathway going from Southwest on a crossing on a blind corner. Ross Dinsdale stated it is at an intersection, while it is at a curve, it should still function well as long as it is built and developed there are things to make sure it is visible. Commissioner Eyre stated there are proposed trees right on the corner but suggested those trees be removed and placed elsewhere. Commissioner Nielsen asked what the pathway to the South was. Kim Struthers stated it was driveway access to lot 121.

The applicant, Brad Mackay, was present. He stated nothing has really changed since concept plan. He stated the intersection on 3200 North shifted 10 feet to the West and the road was widened near lot 125 to lot 128 so emergency vehicles could have access to the fire hydrant. Commissioner Nielsen asked if the applicant had any concerns about the driveway near 121. Brad clarified that the specific driveway feeds to lot 121 and was a private lot.

Commissioner Nielsen opened public hearing on agenda item 3.7.

Chris Bowerbank stated that he would like to consolidate comments and represent several residents. Commissioner Nielsen agreed. He presented information to the Commissioners, specifically from chapter 17 in City ordinance requirements. He stated one of the purposes of a PUD is to provide for affordable housing. This offset does not represent affordable housing to the City. He stated at the end of the presentation this will at no way meet those requirements. Chris talked about the requirements from open space and what was not taken into consideration, where there is a detention basin. He said it looks like it is about .12 acres. It appears that the design considers part of the lots, or sidewalk, and the area of the detention basin, you are below the 10% requirement. The only contiguous piece that should be under consideration is parcel A. Chris quoted Kim Struthers back in May 9, 2019 Planning Commission Meeting minute mark 1:26:25. Chris discussed setbacks and zoning, and PUD. If applicable, the prelim plat does not meet those requirements. Regarding lot 131, with the relation to the sidewalk, it would have to be set to the south in order to comply with the setback requirements. The Ivory Home house plans can't jut out where all three homes don't meet the PUD requirements. He stated only one of the three house plans only looks like it adheres to the code and structure and must meet all requirements, or it can't be granted. Chris would like the item to be tabled and have Ivory come back with a plan that is compliant with chapter 17.

Michelle Stahlings stated that she spoke against the description on the development code and that it would be held to the requirements. She stated that some of the code was skipped and read the applicable code that was not included.

Commissioner Nielsen closed public hearing on agenda item 3.7.

The applicant clarified the public comments. He stated that there are other ways for the area to be proposed.

Commissioner Nielsen asked about the detention pond. Kim stated that a lot of this will come down to consideration to the trail project and if it is considered open space. He stated it is clear that the developer is trying to provide an open trail system through the center of this project. Kim discussed the enforcement of rear and side yard setbacks. Commissioner Eyre asked about parcels. Commissioner Nielsen stated there are a lot of ways to deal with stormwater, which would help with tax systems. The Commissioners discussed issues that surrounded the development regarding open space. Commissioner Nielsen asked about a calculation for trees per acre for landscaping in open space. Kim stated there is a requirement for a certain number of trees in the development code.

Motion: Commissioner Bunker moved to recommend approval of Ivory Development's request for preliminary subdivision review of Parkview Cottages, a 66-unit residential development located at 300 West 3200 North. Commissioner Eyre seconded.

Vote: Commissioner Nielsen, yes; Commissioner Everett, no; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Jackson, yes. The motion passed 4-1.

Parkview Cottages Preliminary Subdivision
DRC Redline Comments

*Ivory Development- requests preliminary subdivision review of **Parkview Cottages**, a 66-unit residential development located at 300 West 3200 North.*

DRC Members Present: Glade Kirkham, Kerry Evans, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Taylor Morgan and Brad Mackay
Date of Plans Reviewed: 11/7/19
Time Start: 1:10
Time End: 1:58

DRC REDLINE COMMENTS:

Glade – Power:

1. Some structures encroach PUE or other easements – plus window wells may not be on the same lot as the house. See highlighted Plat.
2. Label on the plat which lots have basements.
3. Show easement to lot 120 along the drive
4. May require additional easement width and/or central metering pedestals, especially on lots with no landscape strip and walk.

Kerry – Fire: No comments

Greg – Water/Sewer:

5. Eliminate connection to both water mains on Road B
6. Remove water line easement from parcel F. (Minimum Lehi City easement width is 20' for future reference)
7. Eliminate connection to both water lines through Parcel F off of Road D

Kim – Planning:

8. Show the sidewalk from 300 West along the south side of the parking stalls on Road A connecting all the way out to Road F.
9. Show sidewalks from fronts of all units connecting to the adjacent street sidewalks.

Gary – Building/Inspections: No comments

JD – Streets: No comments

Ross – Engineering: No comments

Trent – Parks:

10. Maintain 7' park strip along 300 W and 3200 N. Transition should occur at property line.
11. Show trail on Parcel E connecting to the Ivory Ridge Park pathway.

DRC GENERAL COMMENTS:

1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.

Somewhere on the plan, add a building setback table or add a note stating what the setbacks are.
If fencing will be installed, provide a fencing plan along 3200 N and 300 W. Cannot be more than 42" in height and needs to have openings for the sidewalks connecting to the public street.
Remove the final plat from the set of drawings until the final subdivision application has been submitted, and don't show building footprint on the final

2. Reimbursement for roadway widening along 300 West and 3200 North.
3. This project can't be scheduled for Planning Commission until the annexation plat is recorded.
4. At the time of final plat, for subdivisions with common area where an HOA is involved, add the following note in the owner' s dedication area of the title block: " Pursuant to Utah Code 10-9a-604 (D), the owner(s) hereby convey all common areas shown on this plat as indicated hereon to the (insert name of HOA and their mailing address)."
5. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes

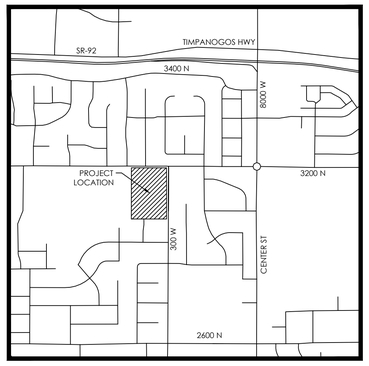
need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.

6. 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.
7. 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.
8. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
9. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
10. Residential developments shall complete all required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.
11. 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.
12. 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.

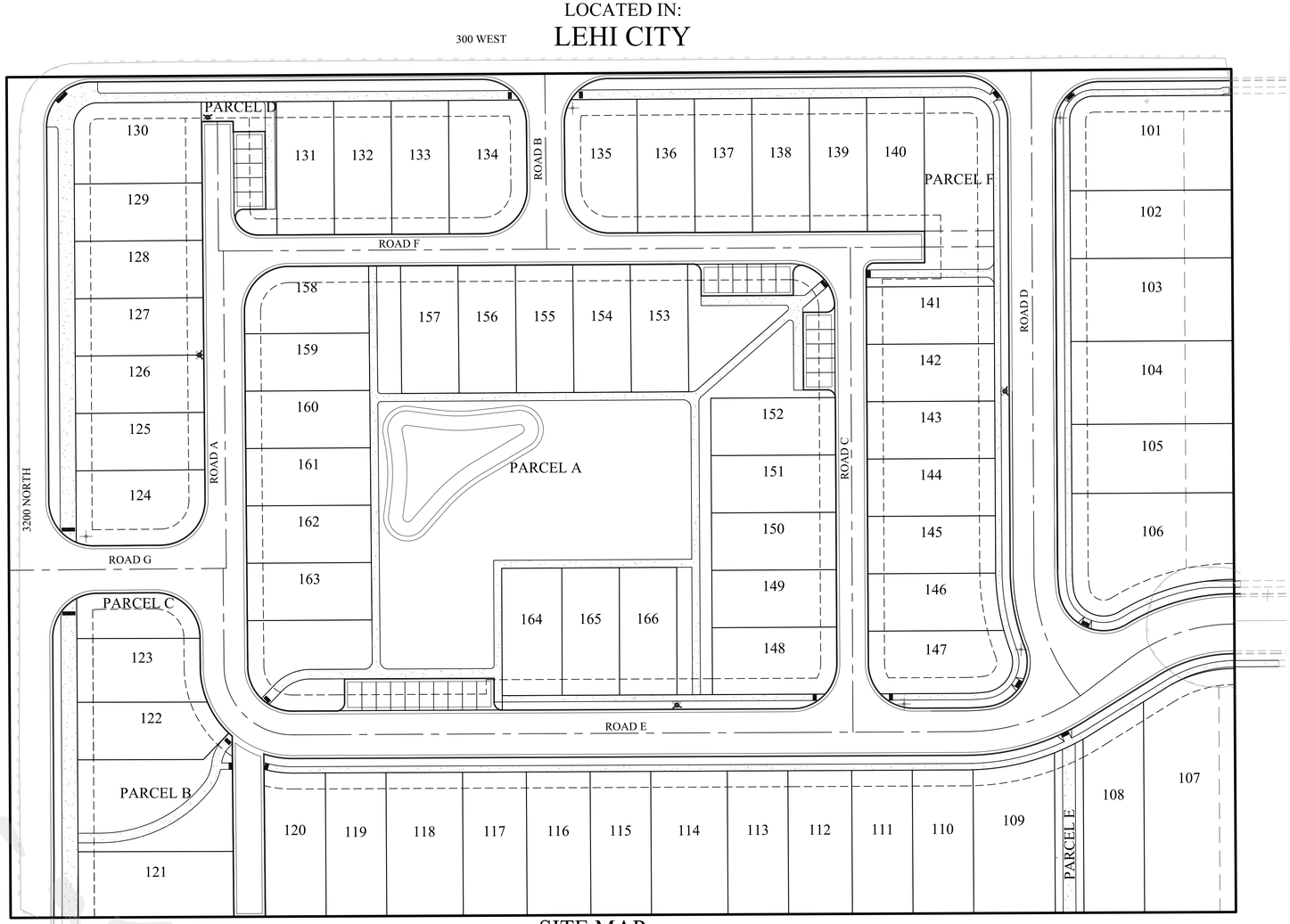
THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION DECEMBER 12th PENDING RECORDING ANNEXATION BY DECEMBER 1st

PARKVIEW COTTAGES

PREPARED FOR:
IVORY HOMES
LOCATED IN:
LEHI CITY



VICINITY MAP
NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER
C2	PRELIMINARY PLAT
C3	SITE PLAN
C4	CROSS SECTIONS
C5	UTILITY PLAN
C6	GRADING & DRAINAGE PLAN
C7	CIRCULATION PLAN
L1	LANDSCAPE PLAN

LEHI CITY NOTES

1. ONE (1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF 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 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2016 LEHI CITY POWER SPECIFICATIONS.
3. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS.
4. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL WHICH IS INCLUDED IN SHEETS M6-D1.
5. PRIOR TO COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
6. LEHI POWER WILL NOT SET EQUIPMENT OR PULL CONDUCTOR PRIOR TO CONCRETE FOR CURB AND SIDEWALK BEING PLACED.

GENERAL NOTES

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

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

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

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

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

NOTICE

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

ENGINEER'S NOTES TO CONTRACTOR

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

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

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

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

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: TAYLOR MORGAN
SURVEY MANAGER: SPENCER LLEWELYN

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

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

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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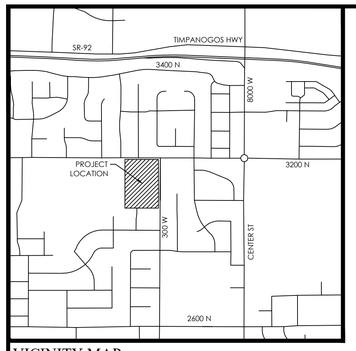
PARKVIEW COTTAGES
LEHI CITY
COVER

REVISION BLOCK		
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COVER

Scale:	1"=40'	Drawn:	CSA
Date:	11/07/2019	Job #:	18-288
Sheet:	C1		

Z:_2018\18-288 Dixon Mink Farm Property\design 18-288\dwg\sheets\C1 - COVER.dwg



VICINITY MAP
N.T.S

NOTE:

PARCELS A-F TO BE COMMON/OPEN SPACE OWNED AND MAINTAINED BY THE HOA.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	43.00	89°44'35"	67.35	N44°55'49"E	60.67
C2	126.00	36°59'29"	81.35	N18°26'13"W	79.94
C3	110.00	36°56'18"	70.92	N18°27'49"W	69.69
C4	28.00	23°20'10"	11.40	N11°28'12"E	11.33
C5	28.00	27°27'37"	13.42	S13°55'42"E	13.29
C6	28.00	90°00'00"	43.98	N45°11'54"W	39.60
C7	28.00	90°00'00"	43.98	S44°48'06"W	39.60
C8	58.00	22°11'03"	22.46	N78°42'35"E	22.32
C9	58.00	23°33'10"	23.84	N55°50'29"E	23.67
C10	58.00	2°48'19"	2.84	N42°39'44"E	2.84
C11	28.00	89°44'35"	43.86	N44°55'49"E	39.51
C12	67.00	15°40'59"	18.34	N07°54'00"E	18.28
C13	28.00	42°46'31"	20.90	S68°35'49"E	20.42
C14	28.00	42°41'20"	20.86	N68°40'15"E	20.38
C15	150.00	1°26'05"	3.76	N00°39'32"W	3.76
C16	102.00	6°54'46"	12.31	N03°23'52"W	12.30

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C17	150.00	20°01'16"	52.41	N11°25'10"W	52.15
C18	150.00	7°36'26"	19.92	S25°14'01"E	19.90
C19	150.00	4°02'17"	10.57	N31°03'23"W	10.57
C20	82.00	31°38'55"	45.29	N15°48'56"W	44.72
C21	138.00	31°06'02"	74.91	S15°32'41"E	73.99
C22	19.00	113°46'44"	37.73	S25°47'40"W	31.83
C23	124.00	39°45'38"	86.05	S70°08'06"W	84.33
C24	19.00	103°22'02"	34.28	N58°32'16"W	29.81
C25	148.00	5°21'46"	13.85	S72°27'36"W	13.85
C26	148.00	14°06'12"	36.43	N82°11'35"E	36.34
C27	100.00	7°19'53"	12.80	S86°20'59"W	12.79
C28	15.00	89°56'07"	23.54	N45°01'01"W	21.20
C29	15.00	90°03'53"	23.58	S44°58'59"W	21.23
C30	28.00	90°00'51"	43.99	S45°00'30"W	39.60
C31	5.00	89°59'09"	7.85	S44°59'30"E	7.07
C32	28.00	89°41'39"	43.83	N44°50'54"E	39.49

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C33	28.00	90°18'21"	44.13	N45°09'06"W	39.70
C34	28.00	32°38'51"	15.95	S73°58'51"E	15.74
C35	28.00	32°08'14"	15.71	S73°37'37"W	15.50
C36	28.00	90°11'58"	44.08	N45°05'55"W	39.67
C37	15.00	89°47'17"	23.51	N44°54'28"E	21.17
C38	15.00	89°56'42"	23.55	S45°01'19"E	21.20
C39	126.59	34°19'48"	75.85	S17°09'01"E	74.72
C40	304.34	1°02'10"	5.50	S36°11'21"E	5.50

Line Table		
LINE	DIRECTION	LENGTH
L1	S00°00'00"E	2.00
L2	N36°55'58"W	31.96
L3	N00°00'20"E	0.72
L4	N00°00'04"E	3.00
L5	N45°56'06"W	22.92

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, T4S, R1E, SLB&M
N89°56'33"W 16.50' (TIE)
POINT OF BEGINNING

EAGLE RIDGE PHASE 2 SUBDIVISION
30163:2013 MAP #138552
ZONE: R-1-10

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

TABULATIONS:

ZONE:	R2.5
PROPERTY AREA:	9.31 ACRES
ROAD AREA:	2.60 ACRES
LOT AREA:	5.26 ACRES
OPEN SPACE AREA:	1.46 ACRES
SINGLE FAMILY LOTS:	66 LOTS
DENSITY:	7.1 UNITS/ACRE

NOTES:
1) #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

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

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

EAST 1/4 CORNER OF SECTION 32, T4S, R1E, SLB&M 3" BRASS UTAH COUNTY MONUMENT (FOUND)
1,345.95' (TIE) 1,329.45'

11:033:0224 CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS ZONE: R-1-15

BASIS OF BEARING: S0°05'22"E (SECTION LINE) MEASURED: 2,649.59' (UCS: S0°05'37"E 2,650.33')

RED FOX SUBDIVISION 152773:2006 MAP #11974 ZONE: R-1-15

FOXMOOR FLATS SUBDIVISION 14706:2000 MAP #8444 ZONE: R-1-15

SOUTHEAST CORNER OF SECTION 32, T4S, R1E, SLB&M 3" BRASS UTAH COUNTY MONUMENT (FOUND)
1,331.23'

S0°03'04"E (1/16TH LINE) 2,653.69'
S0°03'04"E 767.92

PARCEL D
0.06 acres
2443 sqft

PARCEL F
0.13 acres
5636 sqft

GASLINE EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY ENTRY# 109473& 912 pg 449

POINT OF BEGINNING

300 WEST STREET
(PUBLIC - 70' WIDE)

3200 NORTH STREET
(VARYING WIDTHS)
527.50 S89°56'33"E

ROAD A (PRIVATE - 26' WIDE)
ROAD B (PRIVATE - 24' WIDE)
ROAD C (PRIVATE - 30' WIDE)
ROAD D (PRIVATE - 48' WIDE)
ROAD E (PRIVATE - VARYING WIDTHS)
ROAD F (PRIVATE - 20' WIDE)

PARCEL A
1.05 acres
45902 sqft

PARCEL B
0.13 acres
5767 sqft

PARCEL C
0.05 acres
2011 sqft

PARCEL E
0.04 acres
1880 sqft

130 4013 sqft
129 2885 sqft
128 2889 sqft
127 2894 sqft
125 2903 sqft
124 3621 sqft
123 3117 sqft
122 3139 sqft
121 4001 sqft
131 3008 sqft
132 3009 sqft
133 3011 sqft
134 3889 sqft
135 3610 sqft
136 3016 sqft
137 3017 sqft
138 3018 sqft
139 3019 sqft
140 3020 sqft
158 3107 sqft
159 2808 sqft
160 2808 sqft
161 2808 sqft
162 2808 sqft
163 2808 sqft
157 2881 sqft
156 2880 sqft
155 2880 sqft
154 2880 sqft
153 2880 sqft
164 3009 sqft
165 2877 sqft
166 2879 sqft
152 2808 sqft
151 2808 sqft
150 2808 sqft
149 2808 sqft
148 3230 sqft
120 3450 sqft
119 3420 sqft
118 4320 sqft
117 3600 sqft
116 3600 sqft
115 3420 sqft
114 4320 sqft
113 3420 sqft
112 3600 sqft
111 3420 sqft
110 3428 sqft
109 4788 sqft
101 5971 sqft
102 4327 sqft
103 5277 sqft
104 5277 sqft
105 4401 sqft
106 6545 sqft
141 2880 sqft
142 2880 sqft
143 2880 sqft
144 2880 sqft
145 2880 sqft
146 2942 sqft
147 3373 sqft
107 8354 sqft
108 4579 sqft

GASLINE EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY ENTRY# 107478& 912 pg 108

PROP. 10.0' WATER LINE EASEMENT IN FAVOR OF LEHI CITY

30' RIGHT OF WAY EASEMENT IN FAVOR OF PACIFICORP 12785:2007

39:185:0001 NATHANIEL E. & NATALIE T. NASH LOT 1 ZONE: R-1-15

30.0' REAR YARD SETBACK LOTS 101-106

39:185:0007 HEATHER FRONCKOWIAK LOT 7 ZONE: R-1-15

425 WEST STREET
(PUBLIC - 56' WIDE)

10.0' SIDE YARD SETBACK LOT 107

39:185:0008 DENNIS J. & JODIE M. LIERD LOT 8 ZONE: R-1-15

425 WEST STREET
(PUBLIC - 60' WIDE)

HUNTINGTON HEIGHTS PLAT "A" SUBDIVISION
81362:2001 MAP #9190
ZONE: R-1-10

11:033:0286 LEHI CITY CORP. 25634:2016

11:033:0287 CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS 15723:2008 ZONE: PC

49:772:0536 LEHI CITY PARCEL B ZONE: PC

PARK ESTATES AT IVORY RIDGE PLAT "E" SUBDIVISION 45702:2014 MAP #14288 ZONE: PC

WEST 1/4 CORNER OF SECTION 32, T4S, R1E, SLB&M 3" BRASS UTAH COUNTY MONUMENT (FOUND)

SOUTH 1/4 CORNER OF SECTION 32, T4S, R1E, SLB&M 3" BRASS UTAH COUNTY MONUMENT (FOUND)
MEASURED: N89°52'51"E 2,662.45' (UCS: N89°52'44"E 2,662.44')

SURVEYOR'S CERTIFICATE

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

Evan J. Wood
Professional Land Surveyor
Certificate No. 183395

Date

BOUNDARY DESCRIPTION

An entire parcel of property, situate in the W1/2SE1/4 of Section 32, Township 4 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point North 89°56'33" West 16.5 feet from the Northeast corner of the West half of the Southeast Quarter of Section 32, Township 4 South, Range 1 East, Salt Lake Base and Meridian, said point being a measured North 89°56'33" West 1,345.95 feet along the quarter section line from the East Quarter Corner of said Section 32, and running thence South 00°03'04" East 767.92 feet parallel to the East line of said West half to the northerly line of Foxmoor Ridge Plat "A" Subdivision, as recorded in the office of the Utah County Recorder, Entry No. 81771:2004, Map #10595; thence North 89°59'05" West 528.97 feet along the northerly line of said Foxmoor Ridge Plat "A" Subdivision to the easterly line of Park Estates at Ivory Ridge Plat "E" Subdivision, as recorded in the office of the Utah County Recorder, Entry No. 45702:2014, Map #14288; thence North 00°03'31" East 768.31 feet along and extending beyond the easterly line of said Park Estates at Ivory Ridge Plat "E" to the quarter section line of said Section 32; thence South 89°56'33" East 527.50 feet along said quarter section line to the point of beginning.

Contains 9.31 acres.

OWNER'S DEDICATION

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

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

BY:_____
(PRINTED NAME)

ITS:_____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

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

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____

_____
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR

ATTEST_____
CLERK-RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

DIRECTOR - SECRETARY

CHAIRMAN, PLANNING COMMISSION

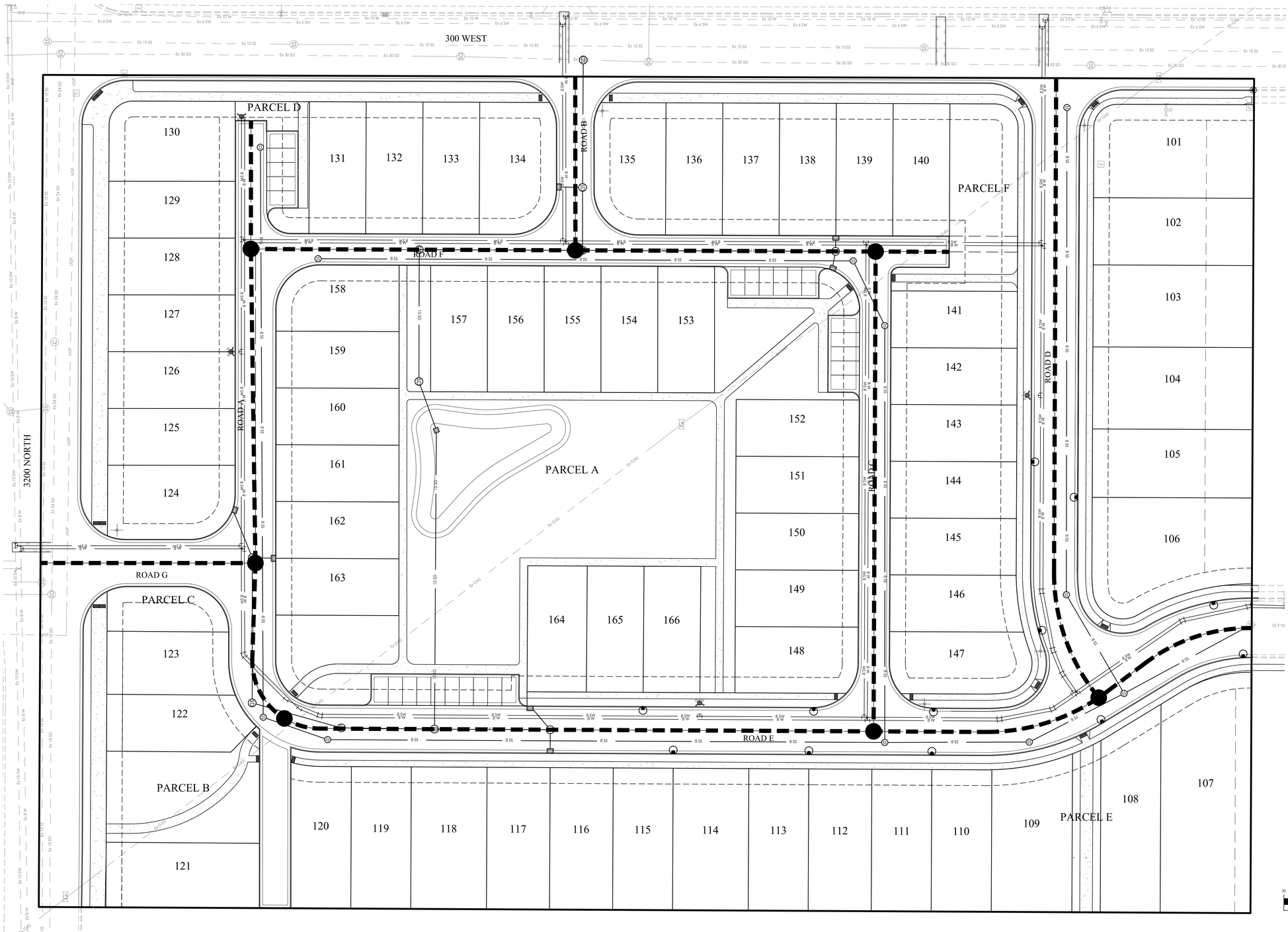
PRELIMINARY PLAT

PARKVIEW COTTAGES

A RESIDENTIAL SUBDIVISION
LOCATED IN THE SE1/4 OF SECTION 32, T4S, R1E,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	LEHI CITY ENGINEER SEAL	LEHI CITY RECORDER SEAL

Z:_2018\18-288 Dixon Mink Farm Property\design 18-288\dwg\sheets\C2 - PRELIMINARY PLAT.dwg



CONNECTIVITY TABULATIONS:

CURRENT ZONE:	R2.5
DENSITY:	7.1 UNITS/ACRE
MAXIMUM BLOCK LENGTH	400 FT
MINIMUM INDEX SCORE	1.75
CONNECTIVITY LINKS	13
CONNECTIVITY NODES	7
CONNECTIVITY INDEX SCORE	1.86

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

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MIDVALE, UTAH 84047 PH: (801) 352-0075
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PARKVIEW COTTAGES

LEHI CITY

CIRCULATION PLAN

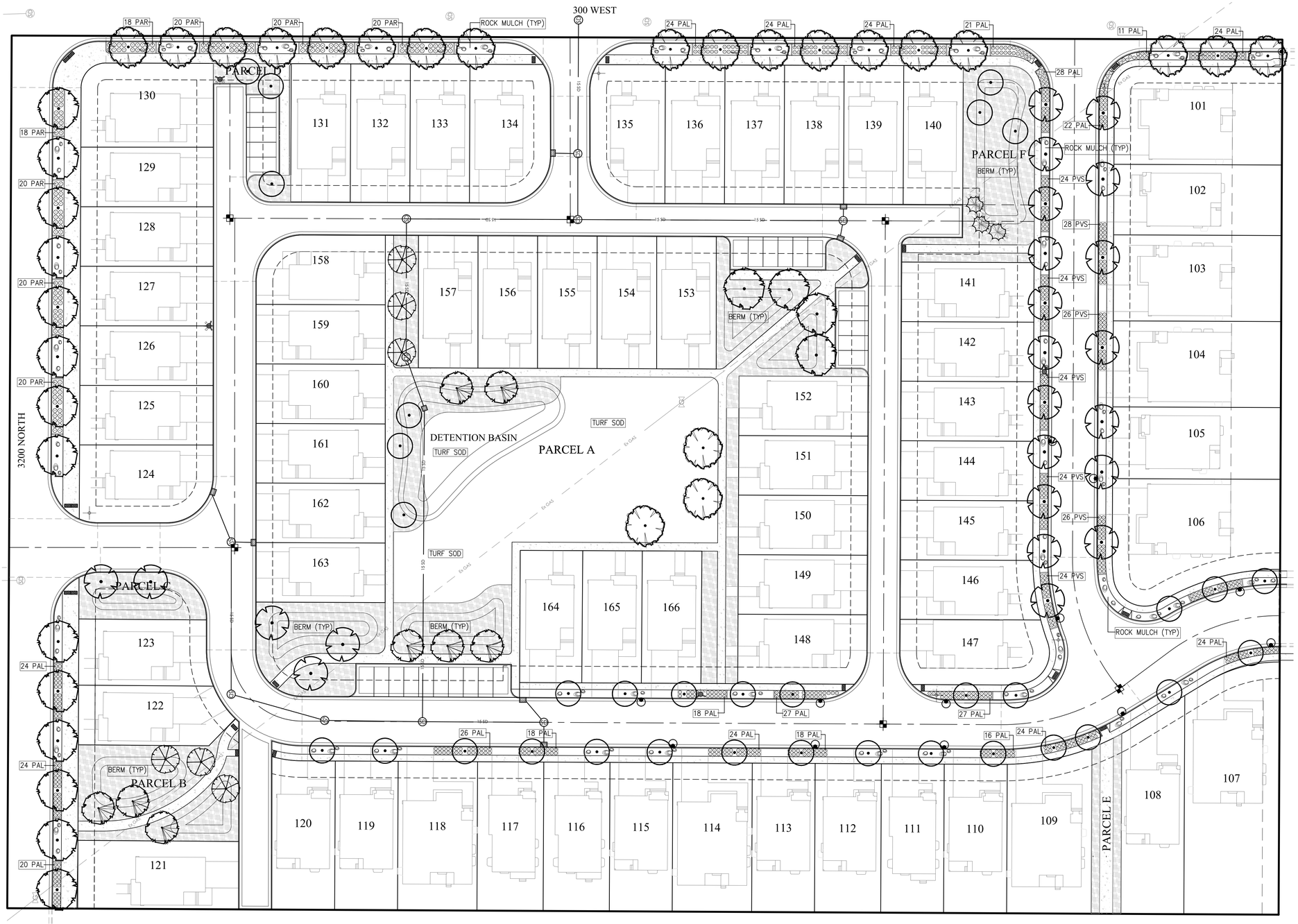
REVISION BLOCK

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CIRCULATION PLAN

Scale:	1"=30'	Drawn:	CSA
Date:	11/07/2019	Job #:	18-288
Sheet:	C7		

Z:_2018\18-288 Dixon Mink Farm Property\design 18-288\dwg\sheet\C4 - CIRCULATION PLAN.dwg



TREE LEGEND

- Acer truncatum x platanoides 'Warrenred' — Pacific Sunset Maple 2" cal. (18 total)
- Malus 'Spring Snow' (8 total) — Spring Snow Flowering Crab 2" cal.
- Malus 'Royal Raindrops' (34 total) — Royal Raindrops Crab 2" cal.
- Prunus serrulata 'Kwanzan' (6 total) — Kwanzan Flowering Cherry 2" cal.
- Prunus virginiana 'Canada Red' (23 total) — Canada Red Chokecherry 2" cal.
- Tilia cordata 'Greenspire' (21 total) — Greenspire Linden 2" cal.
- Pinus leucodermis 'Heldreichii' — Bosnian Pine 6' ht. (3 total)

PLANT SCHEDULE

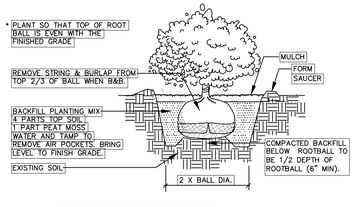
Symbol	Scientific Name	Common Name	Size	Waterwise
SHRUBS				
CCB	Caryopteris clandonensis 'Blue Mist'	Blue Mist Bluebeard	5 Gal	Yes
CAC	Cotoneaster apiculatus	Cranberry Cotoneaster	5 Gal	Yes
CDL	Cotoneaster dammeri 'Lowfast'	Lowfast Cotoneaster	5 Gal	Yes
JHB	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 Gal	Yes
JSB	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 Gal	Yes
MAC	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 Gal	Yes
POL	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5 Gal	Yes
POD	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	5 Gal	Yes
PON	Physocarpus opulifolius 'Nugget'	Nugget Ninebark	5 Gal	Yes
PMM	Pinus mugo 'Mughus'	Dwarf Mugo Pine	5 Gal	Yes
PFG	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	5 Gal	Yes
RAG	Rhus aromatica 'Gro-Low'	Fragrant Sumac	5 Gal	Yes
RMC	Rosa 'Meidiland Crimson'	Shrub Rose	5 Gal	No
SSS	Sorbaria sorbifolia 'Sem'	Ash Leaf False Spirea	5 Gal	Yes
SBA	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea	5 Gal	No
PERENNIALS & ORNAMENTAL GRASSES				
CAK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	Yes
FOG	Festuca ovina glauca 'Boulder Blue'	Boulder Blue Fescue	1 Gal	Yes
HSS	Helictotrichon sempervirens 'Sapphire'	Blue Oat Grass	1 Gal	Yes
HSO	Hemerocallis 'Stella de Oro'	Daylilly	1 Gal	Yes
PVS	Panicum virgatum 'Shenandoah'	Switch Grass	1 Gal	Yes
PAH	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 Gal	Yes
PAR	Pennisetum alopecuroides 'Red Head'	Red Head Fountain Grass	1 Gal	Yes
PAL	Perovshia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 Gal	Yes
RFC	Rudbeckia fulgida 'City Garden'	Black Eyed Susan	1 Gal	Yes
SNE	Salvia nemorosa 'East Friesland'	East Friesland Salvia	1 Gal	Yes

LANDSCAPE NOTES

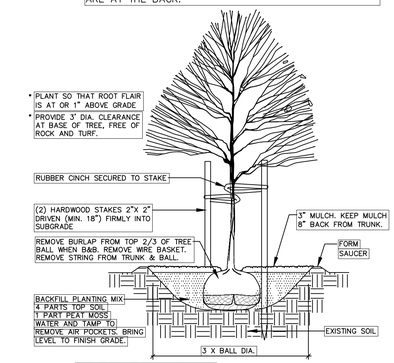
1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOP DRESS SHRUB BED AREAS INDICATED WITH HATCHING AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEEP OF 1 1/2" TO 3" WASHED SOUTH TOWN COBBLE ROCK MULCH FROM NEPHI SANDSTONE IN NEPHI, UTAH OVER DEWITT PRO-5 WEED BARRIER FABRIC. APPLY PRE-EMERGENT TO SOIL BEFORE INSTALLING FILTER FABRIC AND ROCK MULCH.
3. PLANTING BEDS IN PARK STRIP AREAS SHALL HAVE 3" DARK BROWN LONG STRAND SHREDDED BARK MULCH. ALL OTHER PLANTING BEDS SHALL HAVE ROCK MULCH.
4. INSTALL 4"X6" CONCRETE EDGING BETWEEN LAWN AREAS AND PLANTING BEDS AND BETWEEN BARK MULCH AND ROCK MULCH IN PARK STRIP.

LANDSCAPE LEGEND

- LANDSCAPE BOULDERS (2' TO 3' SIZE – 121 TOTAL BOULDERS) — LANDSCAPE BOULDERS SHALL BE NEBO BOULDERS FROM NEPHI, UTAH
- 2 FOOT BERM WITH 5:1 SLOPE (TYP)
- PLANTING BED WITH ROCK MULCH. PLANTS SHALL COVER 50% OF THE PLANTING BED AT MATURITY SELECTED FROM PLANT LIST ABOVE. CREATE GROUPINGS OF SIMILAR PLANTS WITH A TIERING PLACEMENT SO TALLER PLANTS ARE AT THE BACK.



A SHRUB PLANTING — NOT TO SCALE



B TREE PLANTING & STAKING — NOT TO SCALE

N S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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PARKVIEW COTTAGES

LEHI CITY

LANDSCAPE PLAN

REVISION BLOCK

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

LANDSCAPE PLAN

Scale: 1"=30' | Drawn: AW
Date: 11/07/2019 | Job #: 18-288
Sheet: L1

Z:_JOBS\18-288 Dixon Mink Farm Property\design\18-288 dwg\sheets\L1 - LANDSCAPE PLAN.dwg







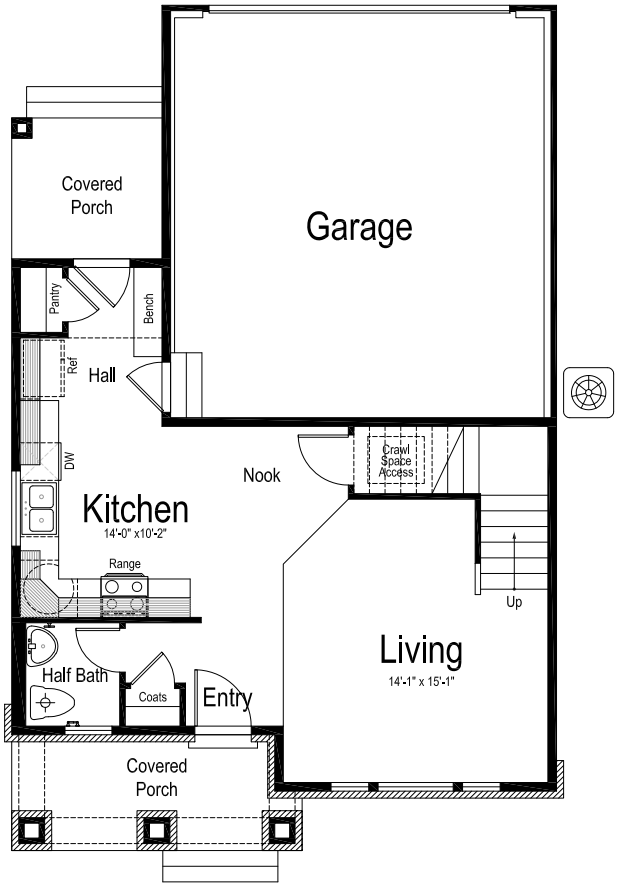
CARRIAGE LANE COTTAGES

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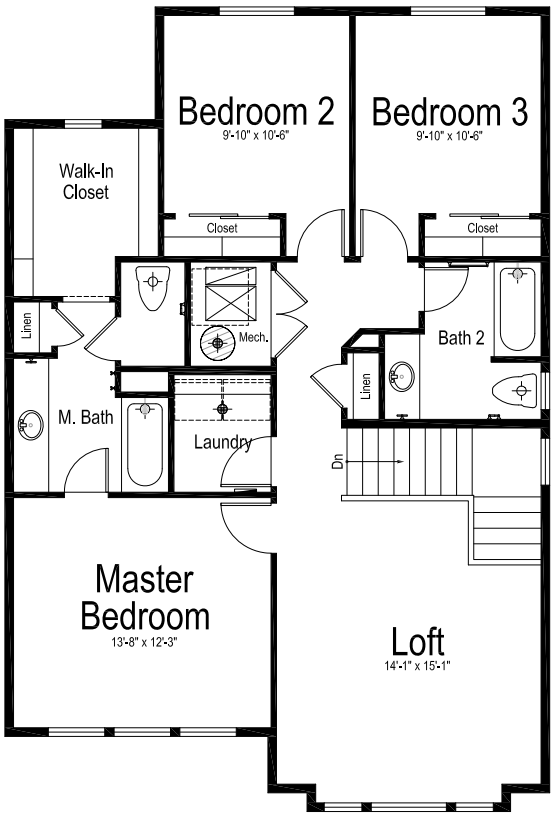
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Plymouth



Main Level



Upper Level

Total finished sq. ft.: 1,672 | Total sq. ft.: 1,672

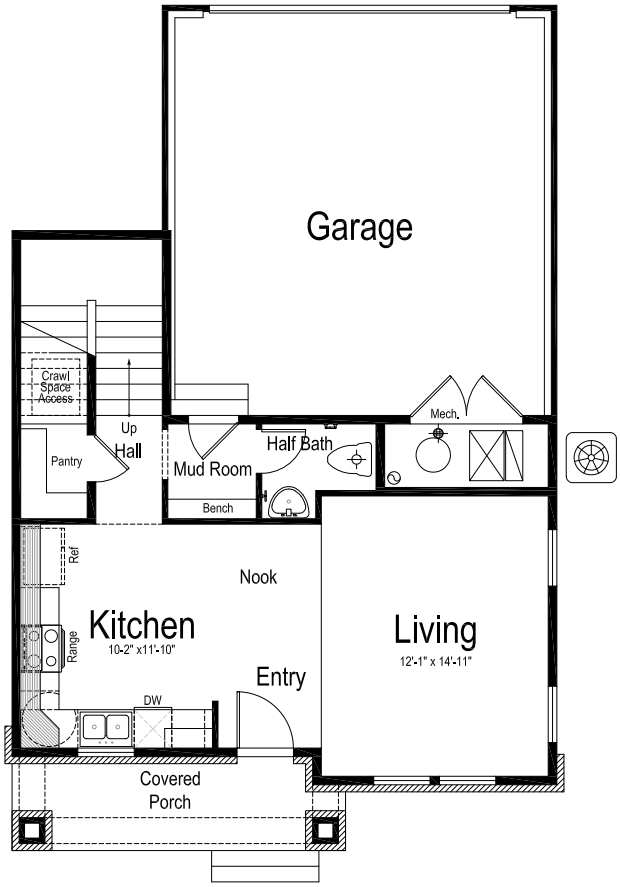
Bedrooms: 3 | Bathrooms: 2 1/2 | 29' W x 47' D

IVORYCOTTAGES

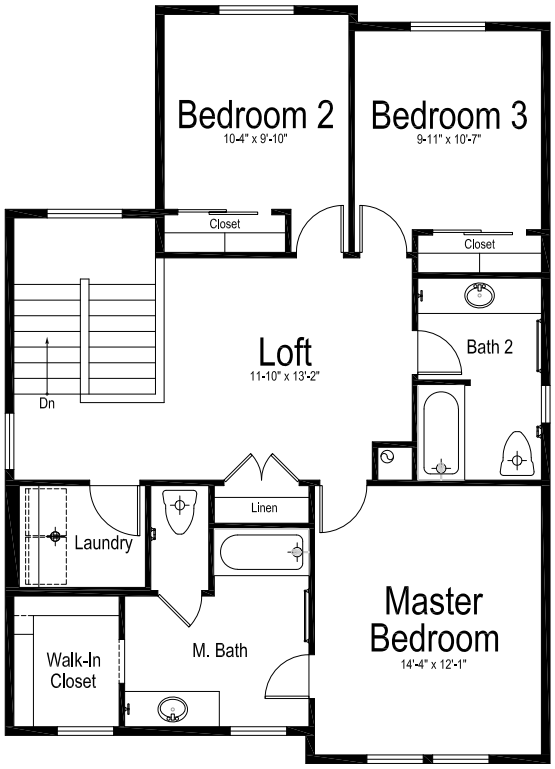
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Salem



Main Level



Upper Level

Total finished sq. ft.: 1,619 | Total sq. ft.: 1,619

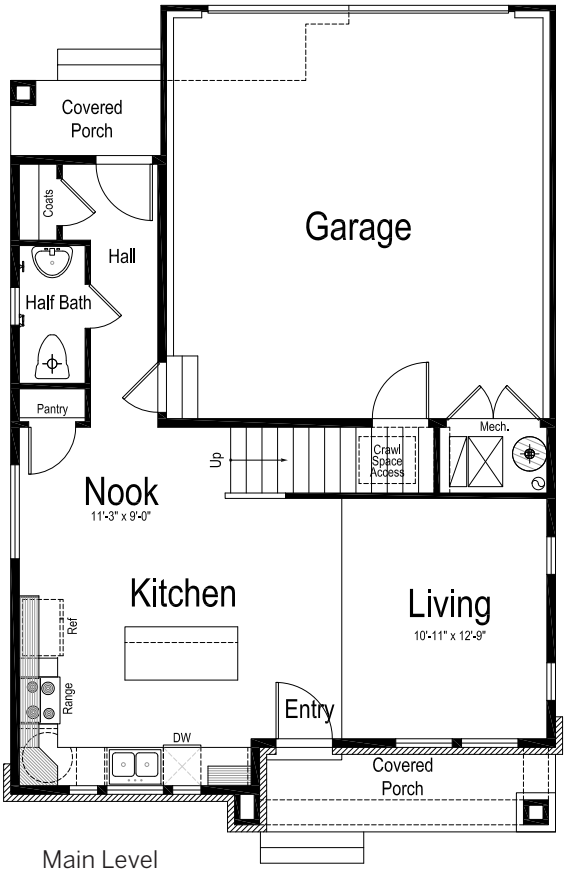
Bedrooms: 3 | Bathrooms: 2 1/2 | 29' W x 47' 6" D

IVORYCOTTAGES

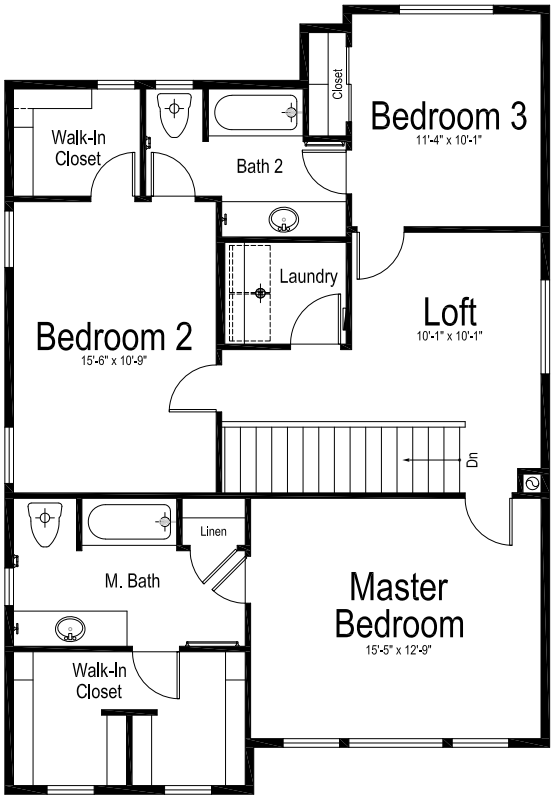
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Norwalk



Main Level



Upper Level

Total finished sq. ft.: 1,733 | Total sq. ft.: 1,733

Bedrooms: 3 | Bathrooms: 2 1/2 | 29' W x 45' 6" D

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PARKSIDE COTTAGES

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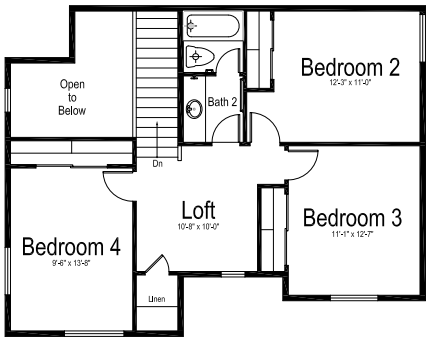

Palo Verde A


Palo Verde B

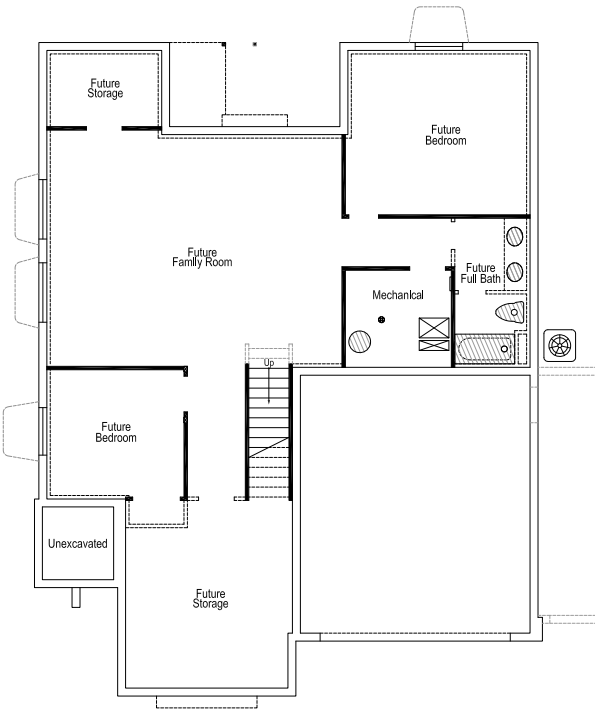
Palo Verde



Main Level



Upper Level



Lower Level

Total finished sq. ft.: 2,291

Total unfinished sq. ft.: 1,609 | Total sq. ft.: 3,900

Bedrooms: 4 | Bathrooms: 2 1/2 | 42' W x 56' D

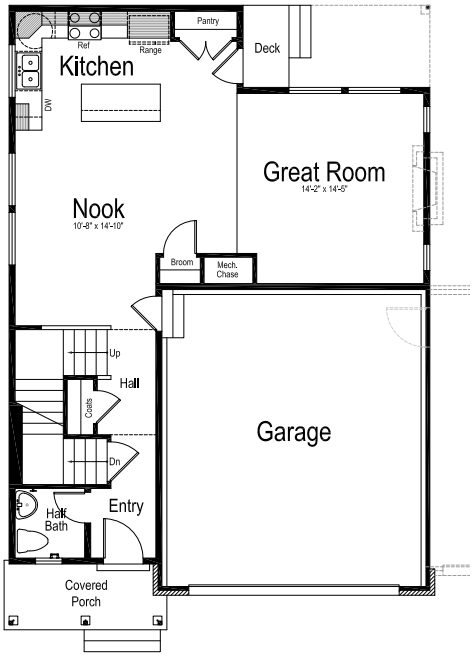
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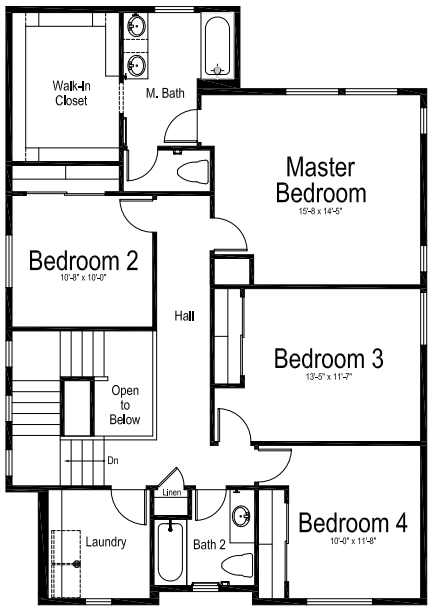

Parksdale A


Parksdale B

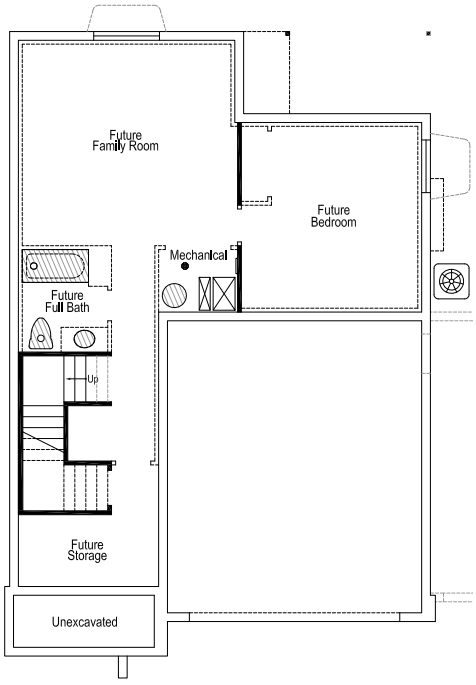
Parksdale



Main Level



Upper Level



Lower Level

Total finished sq. ft.: 2,066

Total unfinished sq. ft.: 923 | Total sq. ft.: 2,989

Bedrooms: 4 | Bathrooms: 2 1/2 | 32'6" W x 47'6" D

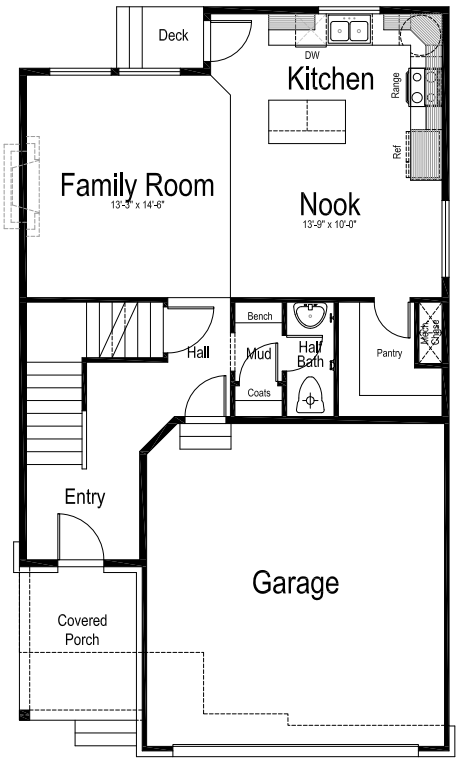
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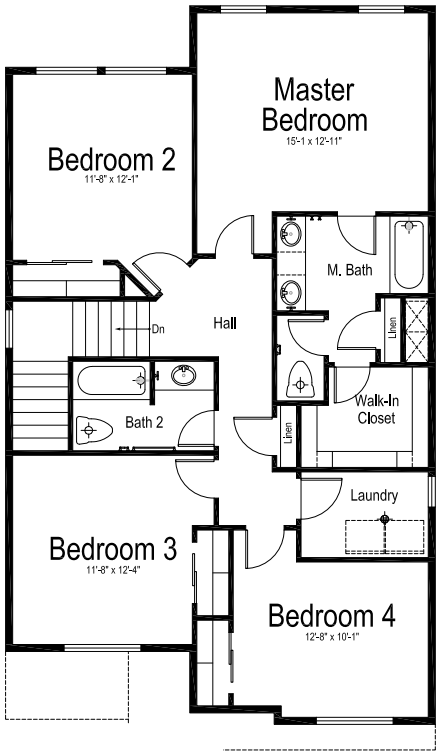




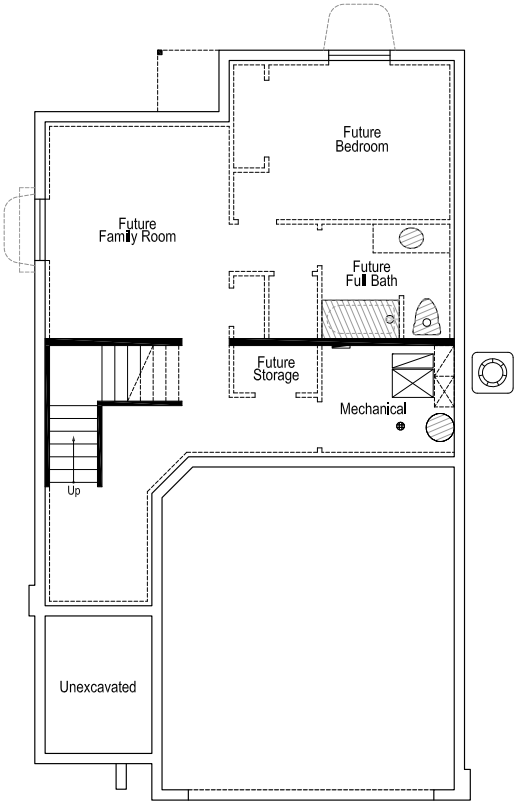
Pasadena



Main Level



Upper Level



Lower Level

Total finished sq. ft.: 1,935
Total unfinished sq. ft.: 795 | Total sq. ft.: 2,730
Bedrooms: 4 | Bathrooms: 2 1/2 | 28' W x 49' D

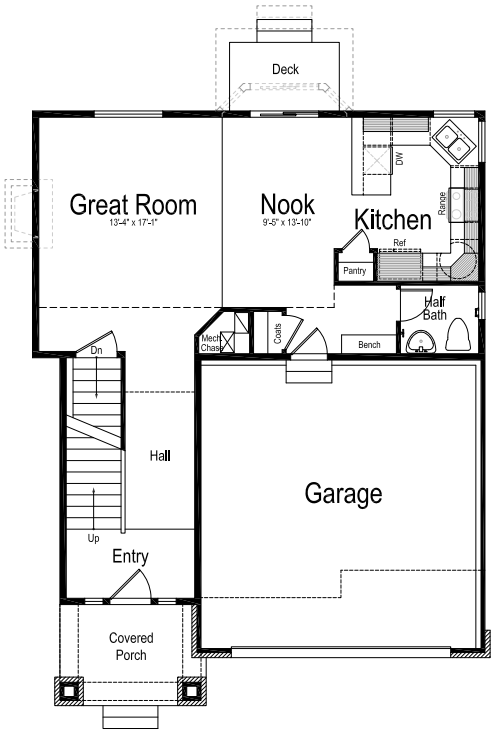
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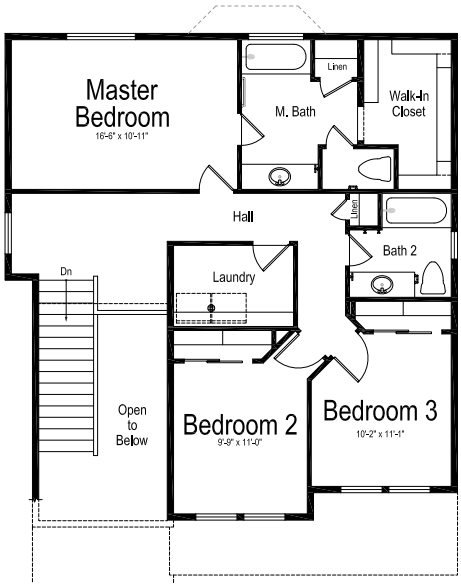

Pacifica A


Pacifica B

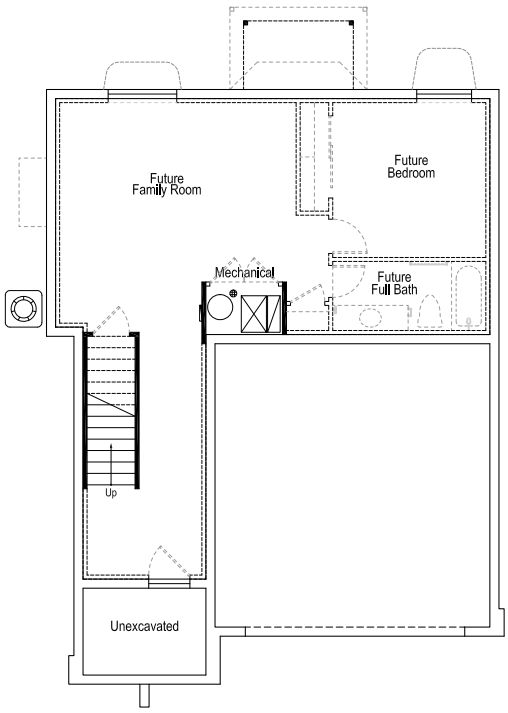
Pacifica



Main Level



Upper Level



Lower Level

Total finished sq. ft.: 1,740
Total unfinished sq. ft.: 867 | Total sq. ft.: 2,607
Bedrooms: 3 | Bathrooms: 2 1/2 | 33' W x 43' D

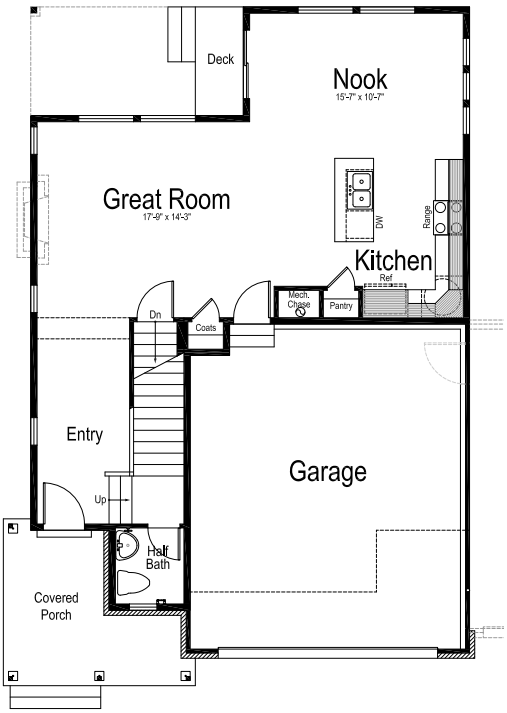
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Palmdale A


Palmdale B

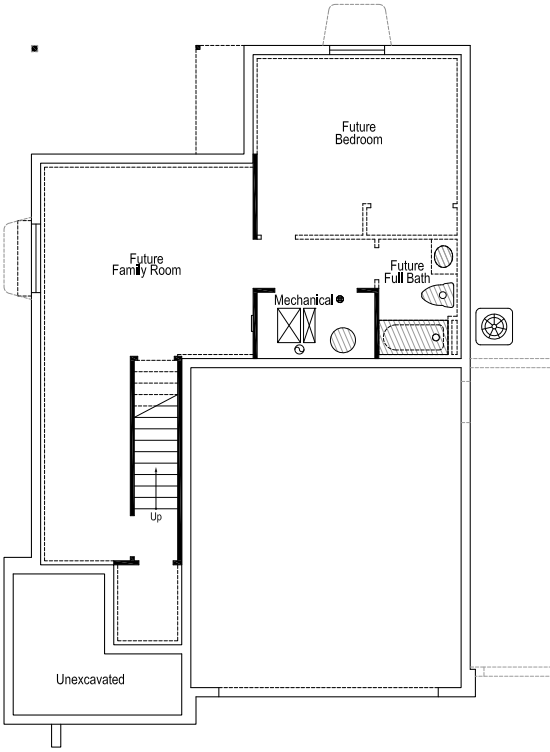
Palmdale



Main Level



Upper Level



Lower Level

Total finished sq. ft.: 1,717
Total unfinished sq. ft.: 872 | Total sq. ft.: 2,589
Bedrooms: 3 | Bathrooms: 2 1/2 | 34' W x 49'6" D

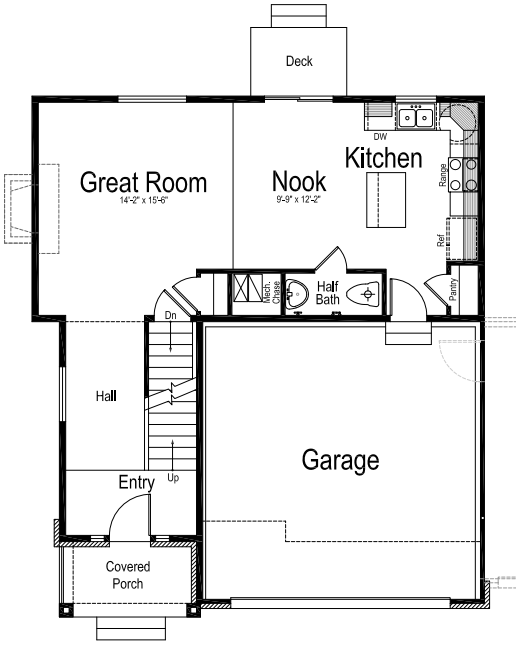
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Pomona A


Pomona B

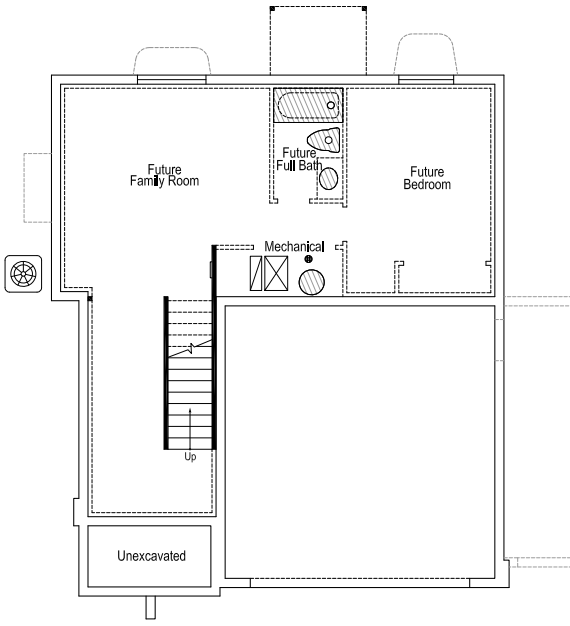
Pomona



Main Level



Upper Level



Lower Level

Total finished sq. ft.: 1,545

Total unfinished sq. ft.: 780 | Total sq. ft.: 2,325

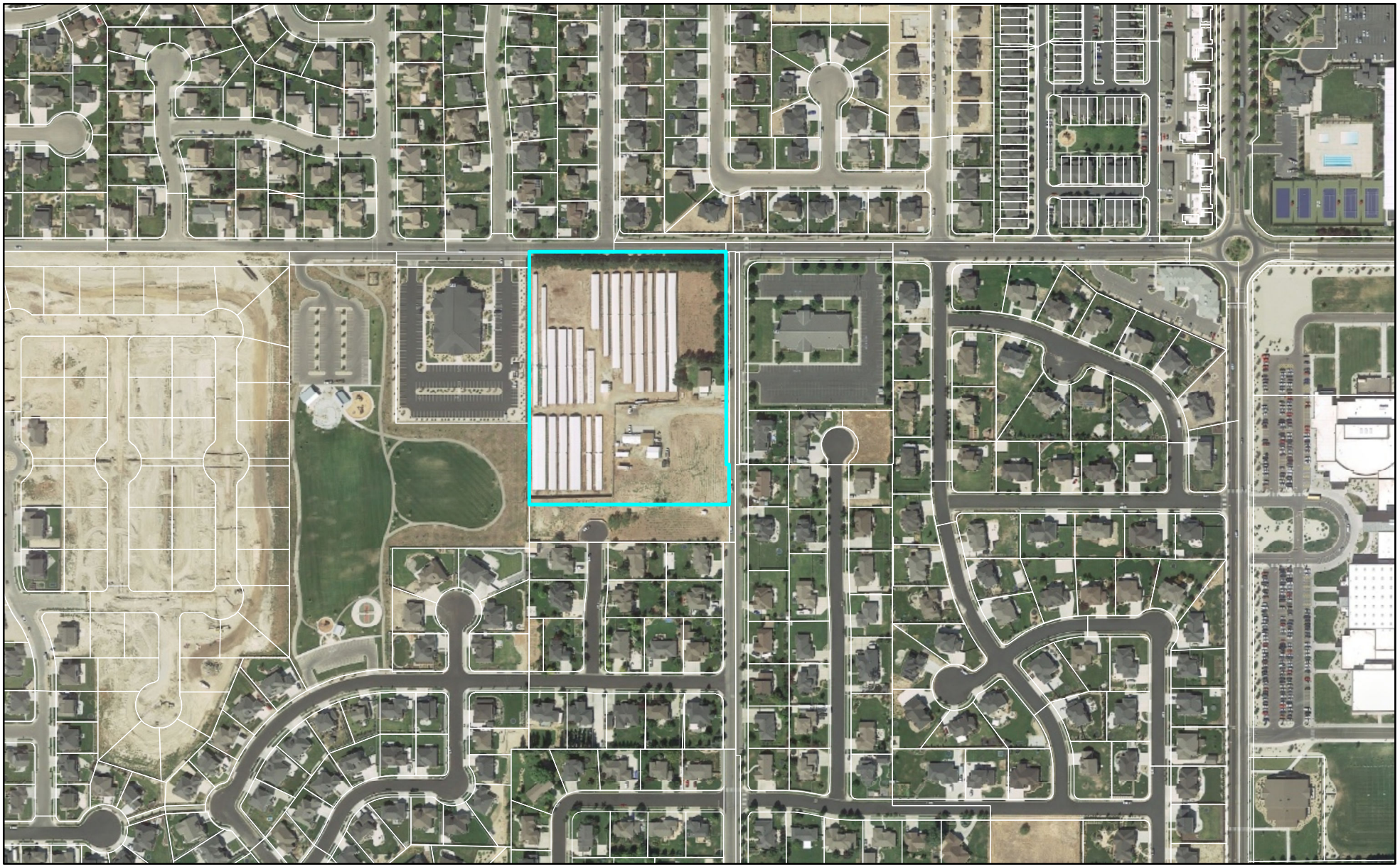
Bedrooms: 3 | Bathrooms: 2 1/2 | 33' W x 38' D

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Parkview Cottages Preliminary Subdivision

Aerial

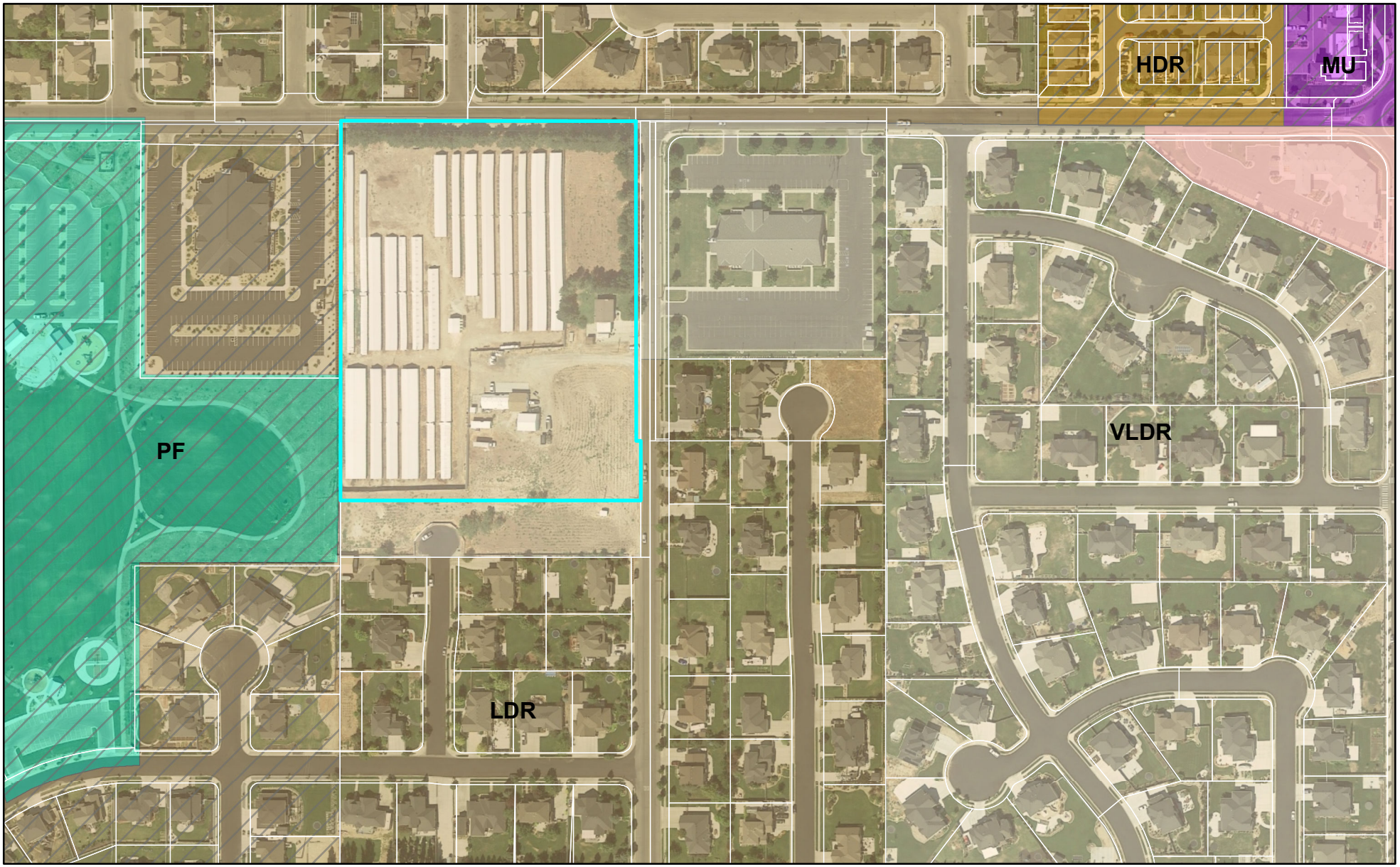


0 440 880 Feet

LEHI CITY

Parkview Cottages Preliminary Subdivision

General Plan

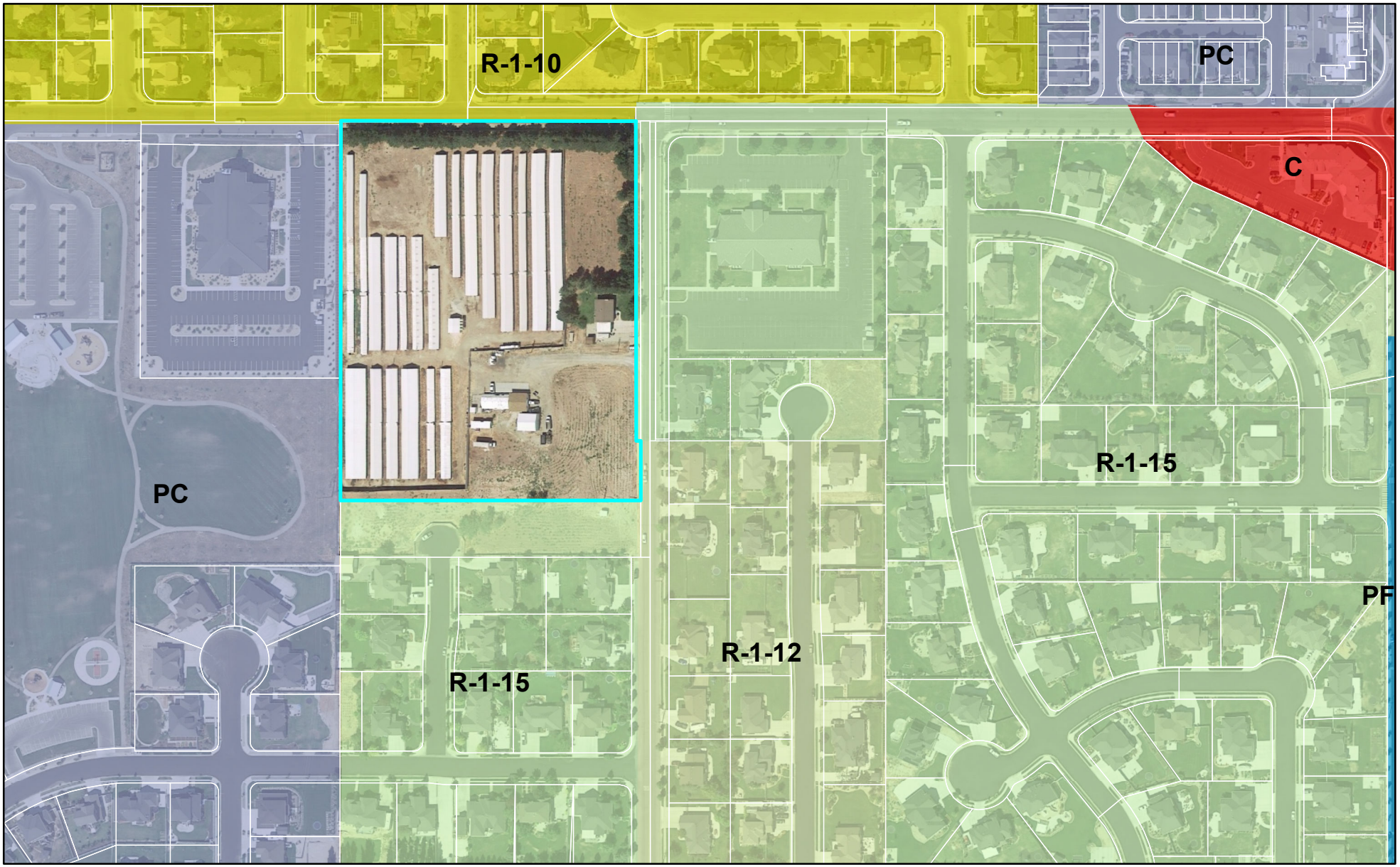


0 290 580 Feet

LEHI CITY

Parkview Cottages Preliminary Subdivision

Zoning



0 290 580 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: January 14, 2020
Submitted by: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section:

Subject:
Consideration of Ordinance #01-2020, the Innovation Pointe General Plan Amendment, changing 16-acres located at approximately 1441 West Innovation Way from Business Park to Commercial.
Petitioner: Kent England

Suggested Action:

Attachments:
CCR Ipointe General Plan Amendment 1.14.20.docx

Ord 01-2020.docx

Innovation Pointe GPA DRC 12.04.19.docx

Innovation Pointe GP narrative.pdf

Innvoation Pointe maps.pdf

Aerial.pdf

General Plan.pdf

Zoning.pdf

INNOVATION POINTE GENERAL PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	Kent England		
Meeting Date	January 14, 2020		
Requested Action/Purpose	Approval of a proposed general plan amendment		
Location	1441 West Innovation Way		
Acreage	40 acres		
Existing Zoning	Business Park		
Existing General Plan Land Use Designation	Business Park		
Proposed Land Use Designation	Commercial		
Existing Land Use	Office/ Undeveloped		
Adjacent Zoning and Land Use	*North*	PC	Timpanogos Highway
	South	BP	Fox Hollow Elementary/ IHC
	East	Commercial	Fluent Home
	West	BP	Office Buildings
Date of DRC Review	December 4, 2019		
Date of Planning Commission Review	December 12, 2019		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval
The City Council 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

Business Park (BP)

The purpose of the Business Park classification is to provide a clean, attractive and nuisance-free location for corporate offices, light assembly and warehouse development, and larger scale public facilities. Examples of activities that may be allowed include; corporate offices, laboratories and research facilities, medical and dental clinics, professional and vocational schools, hotels, government offices, medical research facilities, hospitals, warehousing and wholesale distribution. BP areas would require buildings to be located in a park-like campus setting with extensive landscaping and consideration of building design and orientation.



An estimation of how land may develop in the Business Park areas is as follows:

Retail – 5%
Office/employment – 80
Residential – 0%
Roads & institutional – 15%

Commercial (C)

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



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

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

PROPERTY HISTORY

May 12, 2005	Eastern portion of the property annexed into the City as part of the Bull River Business Park annexation
November 28, 2018	Western portion of the property annexed into the City as part of the Innovation Pointe Addition

REPORT ANALYSIS

The applicant seeks approval of the proposed Commercial General Plan land use designation for the Innovation Pointe property located at 1441 West Innovation Way. The current General Plan designation is business park. The General Plan describes the business park land use designation as a park-like campus with extensive landscaping. On the other hand, it describes the commercial land use designation as efficiently using land. It is Planning Staff's opinion that the business park designation may encourage suburban style office developments, while the commercial zone favors more urban, dense development while maintaining some open space and landscaping. A more dense, urban form fits Staff's vision for the future of the City in this area as it is located in the central employment area near a future high capacity transit corridor and existing bus line. This proposed general plan amendment fits with this vision.

DRC reviewed this proposed general plan amendment and left the following two comments:

1. This change is consistent with Staff's vision for commercial densification in this area.
2. Utility demands appear to be the same for Business Park and Commercial

These comments do not need to be included in the motion.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the Innovation Pointe general plan amendment, including DRC comments from December 4, 2019. This recommendation is based on the following findings:

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed general plan amendment on December 12, 2019. The minutes and motion from this meeting are as follows:

Brittney Harris presented information on the agenda item. It is planning staff's opinion that it encourages that urban style development.

Commissioner Eyre asked about the property. Staff responded that it has not been annexed into the City yet. Commissioner Nielsen asked about the relation to the history of this parcel and the reasoning behind making the change.

The applicant, Bret Macky with Innovation Pointe, was present. He stated they want to have zoning that reflects the

longer-term view and that the owner has no intention of selling.

Commissioner Nielsen stated there was a plan that was previously denied. He asked if this was a loop hole to be able to go around the open space. He asked if the decrease in building size would still allow him to do the amount of business they would like to do. The applicant stated he would still be able to conduct the amount of business with the amount of space allowed and clarified what he intended to do with the allotted space.

Commissioner Bunker motioned to extend the meeting until the agenda was done. Commissioner Jackson seconded. All in favor.

Kim Struthers stated that it isn't a requirement but a usage on how the general plan envisions usages of a business park. The applicant stated there was a hillside that was dramatic and offered a challenge. The applicant stated his goals are aligned with the general plan.

Commissioner Nielsen opened public hearing on agenda item 3.10.

Commissioner Nielsen closed public hearing on agenda item 3.10.

Discussion ensued among the Commission and Staff.

Motion: Commissioner Jackson moved recommend approval of Kent England's request for review of Innovation Pointe General Plan Amendment changing 16-acres located at approximately 1441 West Innovation Way from Business Park to Commercial, adding that it has more flexibility; including all DRC comments and findings stated in the report. Commissioner Eyre seconded.

Vote: Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner Jackson, yes. The motion passed unanimously.

ORDINANCE NO: 01-2020

ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP FOR INNOVATION POINTE

WHEREAS, on January 14, 2020, following all necessary public hearings, the Lehi City Council adopted an amendment to the Lehi City General Plan which included the 2017 Land Use Element together with the Lehi City General Plan Land Use Map; and

WHEREAS, the Lehi City Planning Commission held a public hearing on December 12, 2019, to review and make a recommendation on the General Plan Amendment located at 1441 West Innovation Way changing the land use designation from Business Park to Commercial, as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on January 14, 2020, pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map from Business Park to Commercial;

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

PART 1:

The Land Use Element of the Lehi City General Plan and General Plan Land Use Map is hereby amended change the Innovation Pointe properties from Business Park to Commercial. The total amendment will include 40-acres of property located at 1441 West Innovation Way, more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance 01-2020 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 a s

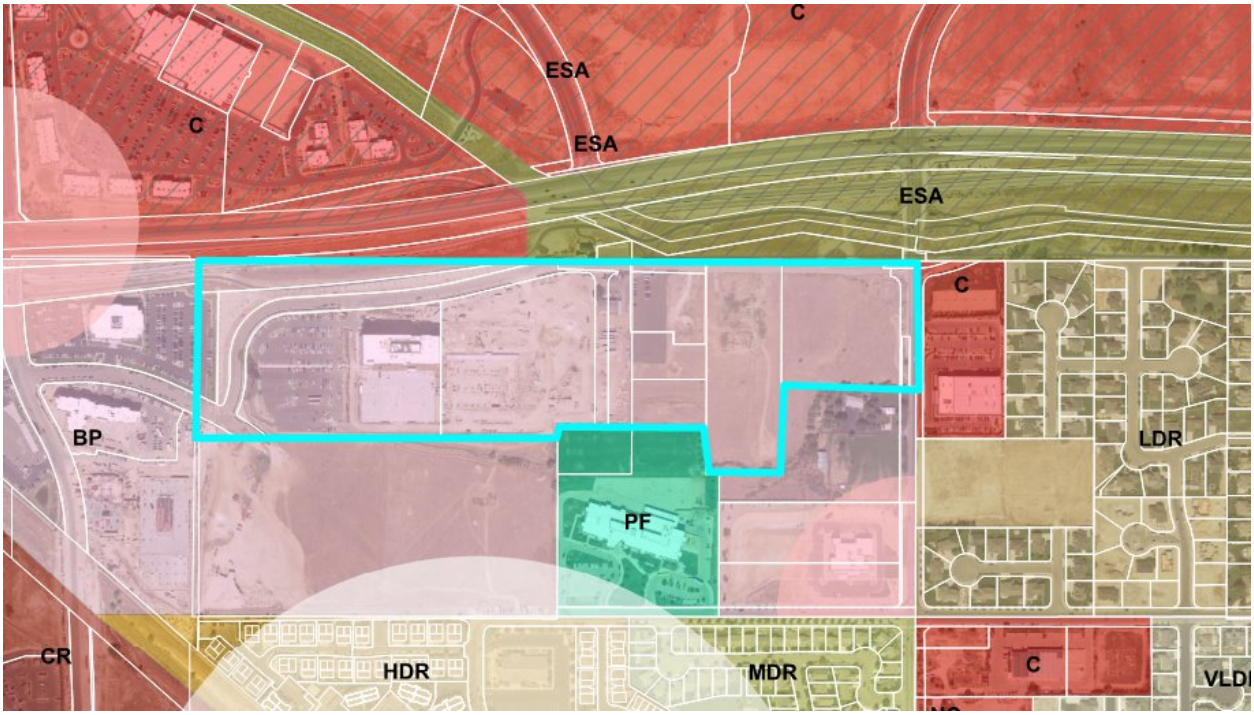
required by law.

Approved and Adopted by the City Council of Lehi City this 14h day of January, 2020.

ATTEST

Mark Johnson, Mayor	Teisha Wilson, City Recorder

Exhibit A



Innovation Pointe General Plan Amendment
DRC Redline Comments

Kent England - requests review of a General Plan Amendment for Innovation Pointe, 40-acres of property located approximately 1441 West Innovation Way, changing the land use designation from Business Park to Commercial.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Kent England and Justin McKinnon
Date of Plans Reviewed: 11/26/19
Time Start: 1:26
Time End: 1:35

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer: No comments
Kim – Planning:
1. This change is consistent with Staff's vision for commercial densification in this area.

Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering:
2. Utility demands appear to be the same for Business Park and Commercial

Trent – Parks: No comments

DRC COMMENTS:

Consistency with the elements of the Lehi City General Plan.
The only General Plan Element affected by the proposed amendment is the Land Use Element.

Business Park (BP)

The purpose of the Business Park classification is to provide a clean, attractive and nuisance-free location for corporate offices, light assembly and warehouse development, and larger scale public facilities. Examples of activities that may be allowed include; corporate offices, laboratories and research facilities, medical and dental clinics, professional and vocational schools, hotels, government offices, medical research facilities, hospitals, warehousing and wholesale distribution. BP areas would require buildings to be located in a park-like campus setting with extensive landscaping and consideration of building design and orientation.



An estimation of how land may develop in the Business Park areas is as follows:

Retail – 5%
Office/employment – 80
Residential – 0%
Roads & institutional – 15%

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.

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



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

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

THIS ITEM IS SCHEDULED FOR PLANNING COMMISSION ON DECEMBER 12th

Innovation Pointe Future Land Use

Innovation Pointe is proposing a land use zone change of approximately 40 acres of property located along Innovation Way, between Triumph Blvd. and 1200 W.

The request is to change the current zoning from Business Park to Commercial.

The property is located in close proximity to Lehi's existing commercial corridor along I-15. Approximately half of the land has been recently developed with commercial office buildings. Commercial zoning offers more flexibility for future development of the vacant parcels, and the existing office buildings are a permitted use within the commercial zone.

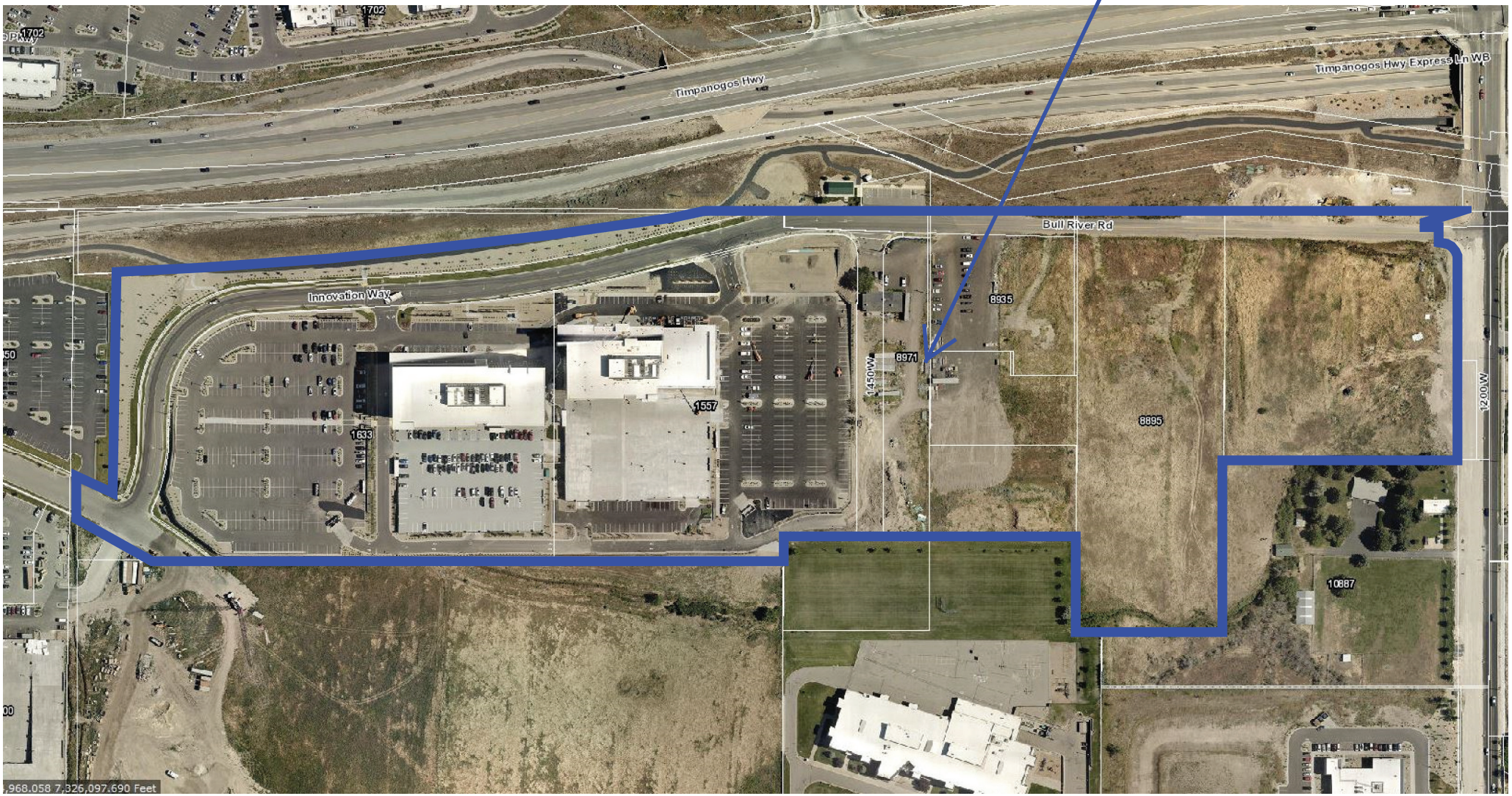
Lehi's future land use calls for additional commercial zoning designation to the north of the property. It is currently surrounded by commercial property to the east, another office development to the west, and vacant land and a school to the south.

The future use of the vacant land will be an extension of the existing office development, which conforms more closely to the urban use and design found in the commercial zone than the suburban use found in the business park zone.

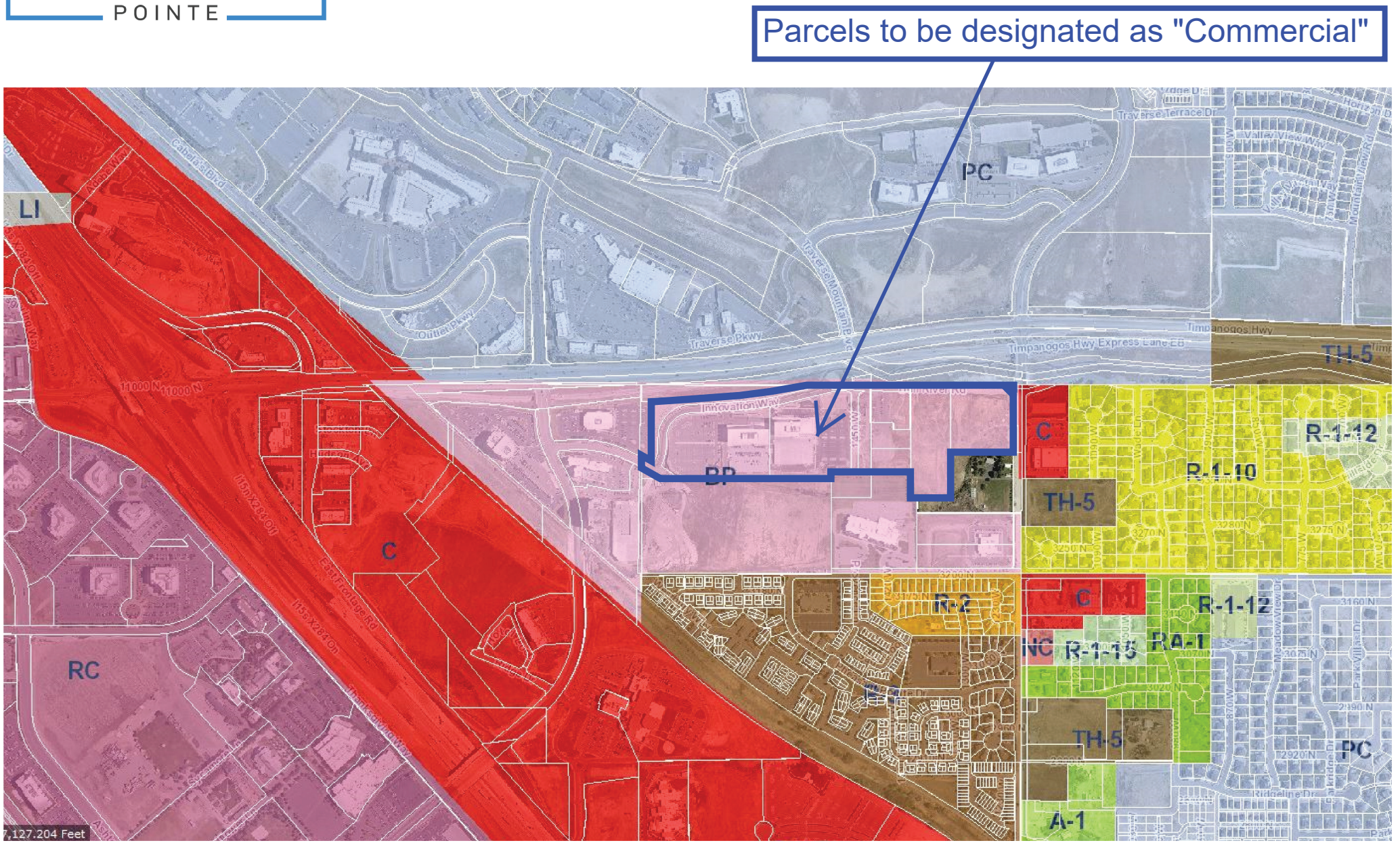
We appreciate your time and your consideration of this application, and we look forward to our continued relationship with Lehi City.

iNNOVATION POINTE

Parcels to be designated as "Commercial"

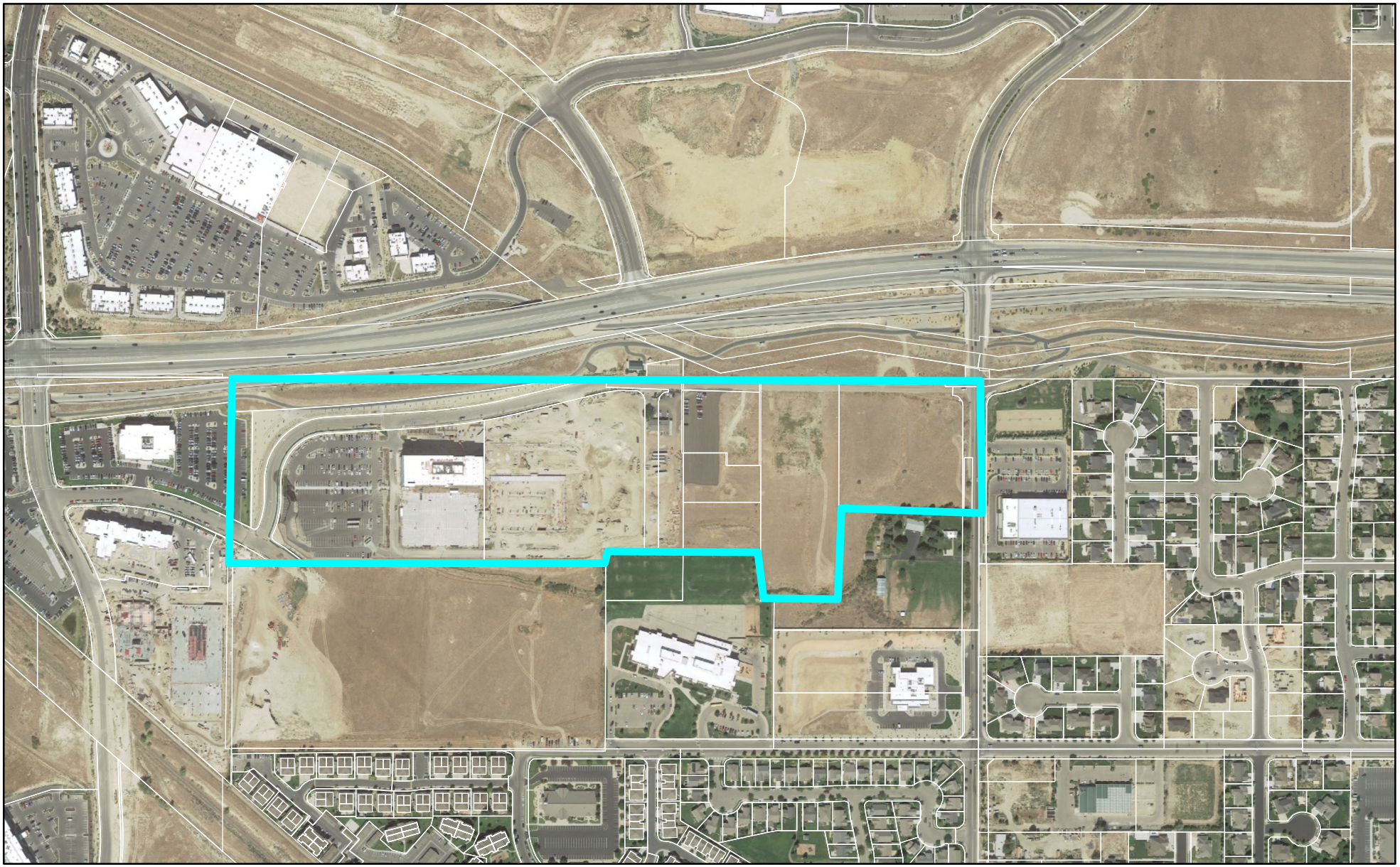


iNNOVATION POINTE



Innovation Pointe General Plan Land Use Amendment

Aerial

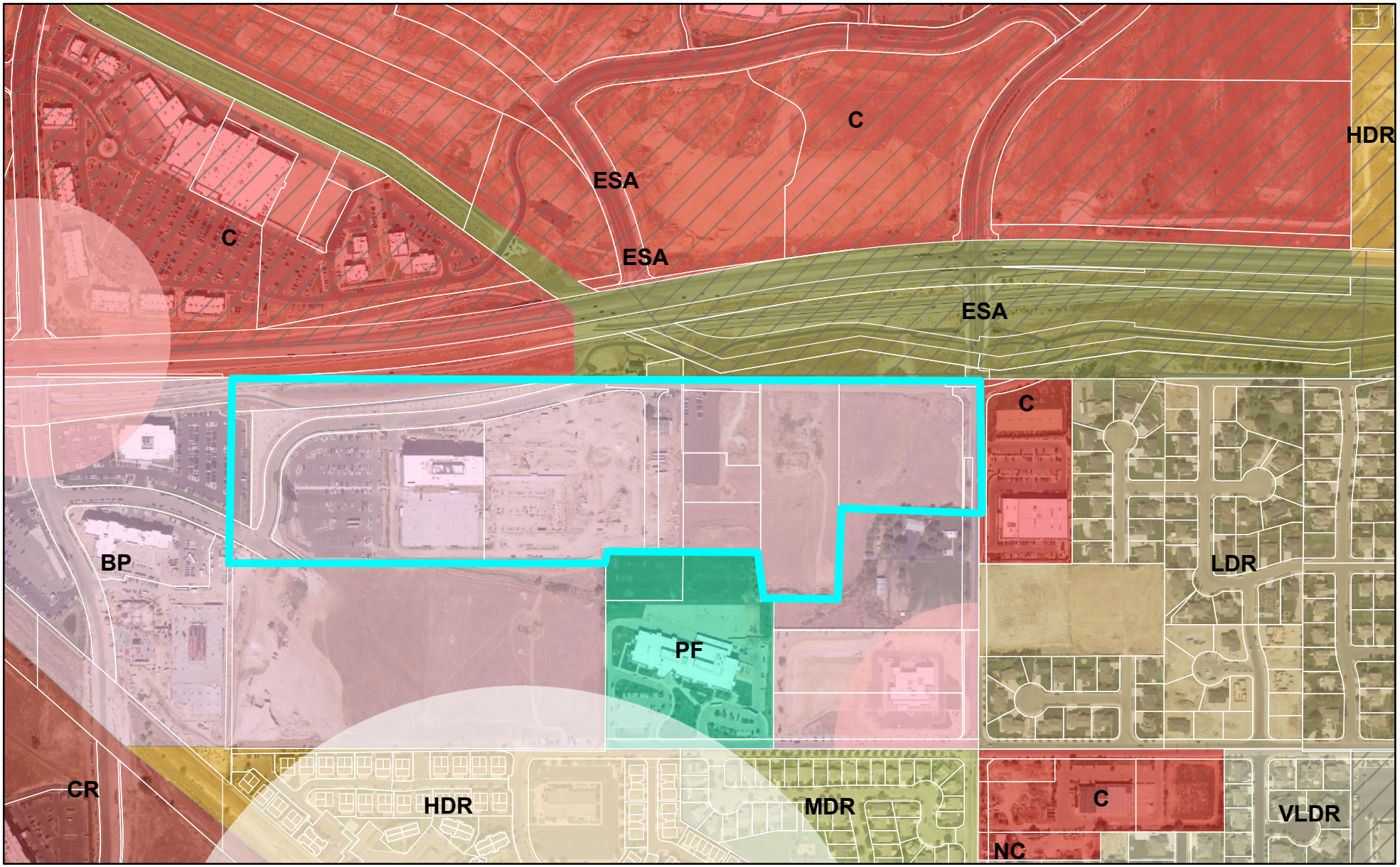


0 590 1,180 Feet

LEHI CITY

Innovation Pointe General Plan Land Use Amendment

General Plan

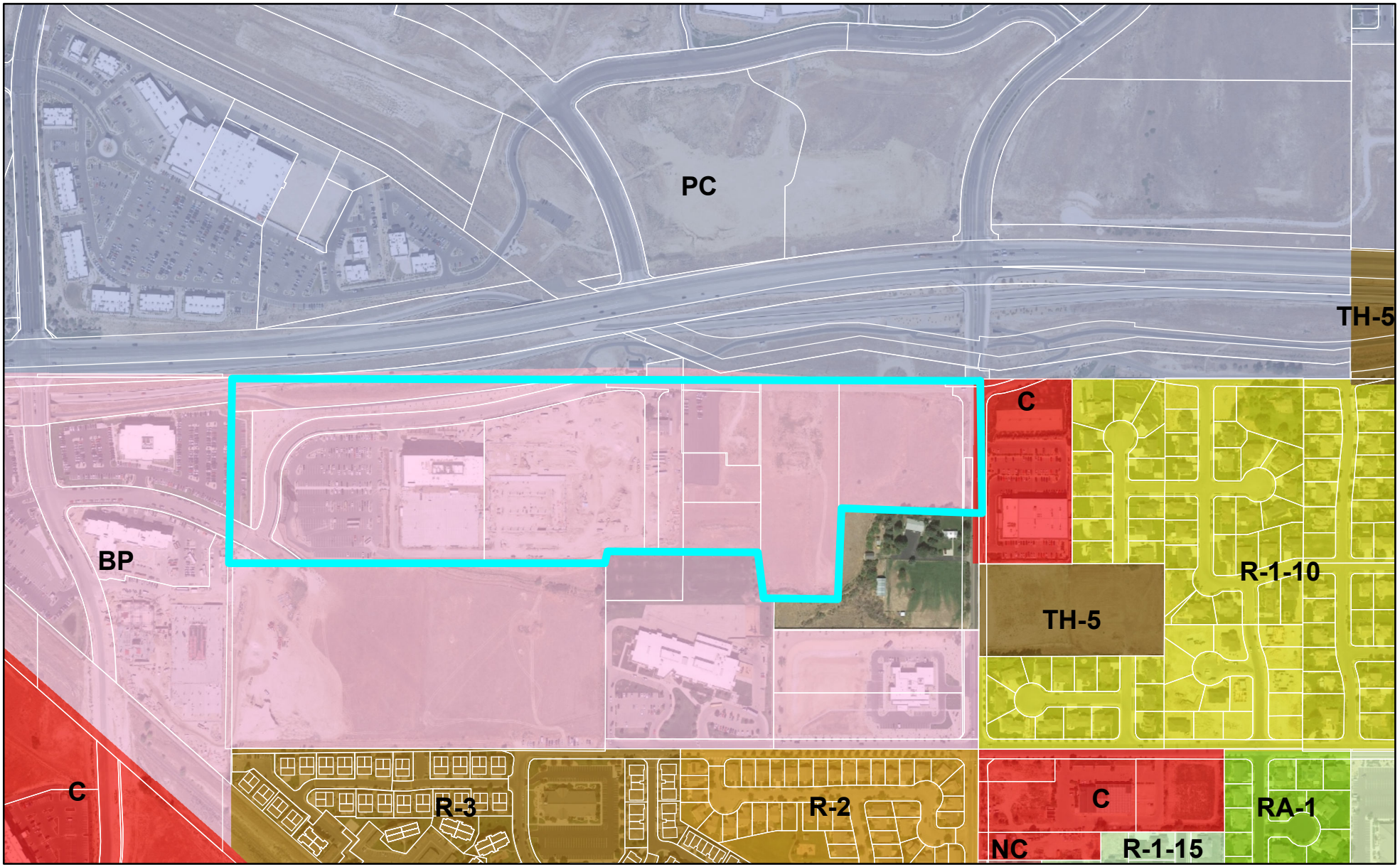


0 590 1,180 Feet

LEHI CITY

Innovation Pointe General Plan Land Use Amendment

Zoning



0 590 1,180 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: January 14, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section:

Subject:
Consideration of Resolution #2020-03, re-appointing Board Members to the Lehi City Planning Commission.
Petitioner: Lehi City

Suggested Action:

Attachments:
Res 2020-03.docx

LEHI CITY

RESOLUTION NO. 2020-03

A RESOLUTION OF THE LEHI CITY COUNCIL APPOINTING BOARD MEMBERS TO THE LEHI CITY PLANNING COMMISSION

WHEREAS, the Lehi Municipal Code Title 3, Chapter 2, outlines the qualification for membership, terms and vacancies for the Lehi City Planning Commission; and

WHEREAS, in accordance with that section the terms of Roger Ellis, Abram Nielsen, and Brent Everett expired December 31, 2019,

WHEREAS, in accordance with that section three positions need to be filled which terms will begin January 1, 2020 and will expire December 31, 2022; and

WHEREAS, the Mayor of Lehi City wishes to appoint, along with the advice and consent of the City Council, the following individual to the Lehi City Planning Commission.

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

1. Re-appoint Abram Nielsen as a Planning Commissioner for a 2nd term. Mr. Nielsen's term will begin January 1, 2020 and expire December 31, 2022.

2 Re-appoint Brent Everett as a Planning Commissioner for a 2nd term. Mr. Everett's term will begin January 1, 2020 and expire December 31, 2022.

3. Re-appoint Roger Ellis as a Planning Commissioner for a 2nd term. Mr. Ellis's term will begin January 1, 2020 and expire December 31, 2022.

The provisions of this resolution shall take effect immediately upon passage.

Approved and Adopted by the City Council of Lehi City this 14th day of January, 2020.

Attest:

_____ _____

Mark Johnson, Mayor
Lehi City

Teisha Wilson, City Recorder

City Council Agenda Item Report

Meeting Date: January 14, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section:

Subject:
Consideration of Resolution #2020-05, a parking spaces lease agreement between Lehi City and Brian Brown.
Petitioner: Lehi City

Suggested Action:

Attachments:
Res 2020-05.docx

Agreement - Parking Spaces Lease Brian Brown Modified Garbage Enclosure.docx

RESOLUTION NO. 2020-05

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING A PARKING SPACES LEASE AGREEMENT BETWEEN LEHI CITY AND BRIAN BROWN

WHEREAS, Lessee is constructing a building at the former location of Porter's Place near Center Street and Main Street; and

WHEREAS, in conjunction with the building construction, City code requires the developer to provide a certain number of parking spaces dedicated for the use of the building's occupants; and

WHEREAS, there is insufficient space on Lessee's building site to provide sufficient parking stalls to meet the City code requirements, but the City has excess parking capacity located within six hundred feet (600') thereof; and

WHEREAS, the Parties are willing to enter into a Lease Agreement for parking spaces, thus helping Lessee to meet the parking requirements while providing City with adequate remuneration therefor, and to memorialize their understanding of the rights and responsibilities of the Parties;

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve a Parking Spaces Lease Agreement with Brian Brown; 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 Parking Spaces Lease Agreement between the Lehi City and Brian Brown attached hereto as Exhibit "A" ia 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 14th day of January, 2020.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

PARKING SPACES LEASE AGREEMENT
BETWEEN
LEHI CITY AND BRIAN BROWN

THIS PARKING SPACES LEASE AGREEMENT is made and entered into as of the ____ day of _____ 2020 by and between LEHI CITY, a municipality and political subdivision of the State of Utah, located at 153 North 100 East, Lehi, Utah 84043, hereinafter referred to as "City," and BRIAN BROWN, an individual, 187 West Main Street, Lehi, Utah 84043, hereinafter referred to as "Lessee."

RECITALS

WHEREAS, Lessee is constructing a building at the former location of Porter's Place near Center Street and Main Street; and

WHEREAS, in conjunction with the building construction, City code requires the developer to provide a certain number of parking spaces dedicated for the use of the building's occupants; and

WHEREAS, there is insufficient space on Lessee's building site to provide sufficient parking stalls to meet the City code requirements, but the City has excess parking capacity located within six hundred feet (600') thereof; and

WHEREAS, the Parties are willing to enter into this Lease Agreement for parking spaces, thus helping Lessee to meet the parking requirements while providing City with adequate remuneration therefor, and to memorialize their understanding of the rights and responsibilities of the Parties;

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. LESSEE RESPONSBILITIES.

1.1 Parking Spaces Lease. City hereby leases to Lessee and Lessee leases from City thirty (30) parking spaces and their corresponding drive approaches at the locations and as shown on the attached Exhibit A.

1.2 Lease Rate. Lessee shall pay City Seven Thousand Five Hundred Dollars ($7,500.00) per year during the Lease Term. Payments shall be made in advance by Lessee on the first of each month or yearly as the Lessee determines. If the advance payment is not paid and remains unpaid for ten (10) days, lessee will be notified and have 30 days from notice to make full payment. If the 30-day notification expires without payment this Lease shall terminate immediately without further notice to Lessee. Such termination may result in the immediate revocation of the associated building's certificate of occupancy for insufficient

parking spaces if other designated and dedicated parking spaces have not been acquired and notice thereof given to City.

1.3 Parking Spaces Maintenance, Utilities, and Snow Removal. Lessee accepts the leased parking spaces in "as is" condition. Lehi City will be responsible for snow removal. Lehi City will follow snow removal protocol.

1.4 Garbage Enclosure. Lessee shall, at its own expense, construct and thereafter maintain a double-wide garbage dumpster enclosure at the location where the dumpsters are located at present, to screen the dumpsters from view. One of the dumpsters shall be made available for the use of the Hutchings Museum staff. The monthly fee for the dumpster used by the Hutchings Museum staff will be the responsibility of the Hutchings Museum not Lessee.

1.5 Insurance. Lessee shall, at its own expense, maintain at all times comprehensive general liability insurance, including but not limited to $1,000,000 per occurrence, $2,000,000 general aggregate.

1.6 Indemnification. Lessee agrees to indemnify and hold harmless the City, its officers, employees, volunteers, and agents from and against any and all loss, damage, liability, cost, expense, or claims for injuries or damages, including reasonable attorneys' fees, that arise out of the public or private use or occupation of the lease parking spaces, or which is directly attributable to the negligence, gross negligence, recklessness, or intentional conduct of Lessee, its officers, employees, and volunteers.

2. CITY RESPONSIBILITIES.

2.1 Maintenance. City shall be responsible for the maintenance, repair, paving, paint striping, or other marking, or for any other obligation or improvement as it may relate to the leased parking spaces. City will be required to install or pay for any lighting or other utilities, and is responsible for snow removal therefrom.

2.2 Items Left in Vehicles. City shall not be responsible for damage or loss to possessions or items left in Lessee's or Lessee's guests' vehicles.

2.3 Damage to Vehicles. City shall not be responsible for damage to Lessee's or Lessee's guests' vehicles, whether or not such damage is caused by other vehicles or persons in the parking lot or surrounding area.

3. GENERAL PROVISIONS.

3.1 Lease Term. The term of this Lease Agreement shall be three (3) years, with the option for Lessee to renegotiate the lease provisions every three (3) years.

3.2 Default. Lessee's failure to perform any of the covenants, conditions and agreements herein may be deemed a default. Except for nonpayment or late

payment as stated in Paragraph 1.2 above which results in immediate termination of this Lease Agreement, in the event of a default, Lessee shall be given notice of the default and given an opportunity to cure. If Lessee fails to cure its default within ten (10) days after receipt of notice of the default, then the City may terminate this Lease Agreement.

3.3 Waiver. The failure of a Party to complain of any act or omission on the part of the other Party no matter how long the same may continue shall not be deemed to be a waiver by that Party of any of its rights hereunder. No waiver by a Party at any time, express or implied, or any breach of any provision of this Lease Agreement shall be deemed a waiver or a breach of any other provision of this Lease Agreement or a consent to any subsequent breach of the same or any other provision.

3.4 Notices. Every notice, approval, consent or other communication authorized or required of either party by this Lease Agreement shall be given by email or other writing.

3.5 Governing Law and Venue. This Lease Agreement and the performance thereof shall be governed by the laws of the State of Utah. The venue for any action which arises or results from this Lease Agreement shall be in the Fourth Judicial District Court of Utah, Utah County, State of Utah.

3.6 Partial Invalidity. If any term, covenant, condition or provision of this Lease Agreement shall be found at any time or to any extent to be invalid or unenforceable, the remainder of this Lease Agreement shall not be affected and each term, covenant, condition and provision of the Lease Agreement shall be valid and enforceable to the fullest extent permitted by law.

3.7 Written Agreement. This Lease Agreement constitutes the entire agreement of the Parties. No oral statement or prior written matter shall have any force or effect. This Lease Agreement shall not be modified or canceled except by a writing subscribed to by all Parties.

3.8 Successors. The covenants, conditions and agreements contained in this Lease Agreement shall bind and inure to the benefit of the parties and their respective heirs, successors and administrators.

LEHI CITY CORPORATION ATTEST:

By:_____ _____
Mark Johnson, Mayor City Recorder

BRIAN BROWN

By_____
Name:

State of Utah)
:ss.
County of Utah)

The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by Brian Brown.

_____
Notary Public

EXHIBIT A

MAP OF LEASED PARKING SPACES

City Council Agenda Item Report

Meeting Date: January 14, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Ordinance
Agenda Section:

Subject:
Consideration of Ordinance #03-2020, approving the Meadow Pointe Community Reinvestment Project Area Plan Amendment.
Petitioner: Lehi City

Suggested Action:

Attachments:
Ord 03-2020.docx

-Amended Meadow Pointe CRA Plan Draft 2019 Final.docx

LEHI CITY

ORDINANCE NO. 03-2020

AN ORDINANCE ADOPTING AN AMENDED MEADOW POINTE COMMUNITY REINVESTMENT PROJECT AREA PLAN, AS APPROVED BY THE REDEVELOPMENT AGENCY OF LEHI CITY, UTAH, AS THE OFFICIAL COMMUNITY REINVESTMENT PROJECT AREA PLAN FOR THE AMENDED PROJECT AREA AND DIRECTING THAT NOTICE OF THE ADOPTION BE GIVEN AS REQUIRED BY STATUE.

WHEREAS the board of the Redevelopment Agency of Lehi City, Utah (the "Agency"), having prepared an amended Project Area Plan (the "Project Area Plan" or "Plan") for an amended Meadow Pointe Community Reinvestment Project Area (the "Project Area"), attached hereto as **EXHIBIT A,** pursuant to Utah Code Annotated ("UCA") 17C-5-105 and having held the required public hearing on the Plan on January 14th, 2020, pursuant to UCA 17C-5-104, adopted the Plan as the Official Community Reinvestment Plan for the Project Area; and,

WHEREAS the Utah Community Reinvestment Agency Act (the "Act") mandates that, before the community reinvestment project area plan approved by the agency under UCA 17C-5-104 may take effect, it must be adopted by ordinance of the legislative body of the community that created the agency in accordance with UCA 17C-5-109

NOW, THEREFORE, BE IT ORDAINED BY THE LEHI CITY COUNCIL AS FOLLOWS:

1. The Lehi City Council hereby adopts and designates the Project Area Plan, as approved by the Agency, Board, as the official community reinvestment plan for the Project Area (the "Official Plan").

2. City staff and its consultants are hereby authorized to prepare and to publish or cause to be published the notice required by UCA 17C-5-110, whereupon the Official Plan shall become effective pursuant to UCA 17C-5-110(2).

3. Pursuant to UCA 17C-5-110(5), the Agency may proceed to carry out the Official Plan upon its adoption.

4. This Ordinance is necessary for the immediate preservation of the peace, health, safety, or welfare of Lehi City and shall become effective upon passage and publication of a summary as provided by law.

PASSED and **APPROVED** by the City Council of Lehi City, State of Utah, this 14th day of January 2020.

LEHI CITY CORPORATION

_____

Mark Johnson, Mayor
ATTEST:

_____

Teisha Wilson, City Recorder

EXHIBIT A – Amended Project Area Legal Description

This description is for Meadow Pointe CRA

NOTE: The legal Description should include the same elements, parcels and roads as referenced in the 2011 Development Agreement and its Exhibit A and B and should include the land south of Thanksgiving Point. This would replace the current Appendix B legal description

Beginning at a point being North 00°03'00" East, along the section line, 621.37 feet and North 89°57'00" West, 1288.57 feet from the East Quarter Corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian; said point also being the point of curvature on a 578.01 foot radius curve to the right; said curve also being the same curve described in Special Warranty Deed Entry No. 47975:2010, and running thence 730.88 feet along said curve through a central angle of 72°26'57" (chord bears: South 33°23'18" West, 683.15 feet) to a point on the north line of a public right-of-way; said right-of-way being more particularly described in Quit-Claim Deed Entry No. 38879 in Book: 2653 at Page: 8; and running thence along said public right-of-way the following three (3) courses: South 89°35'51" West, 320.78 feet; thence South 88°30'37" West, 100.80 feet; thence South 00°38'04" East, 21.05 feet to a point on a public right-of-way; said right-of-way being more particularly described in Special Warranty Deed Entry No. 47976:2010; and running thence along said public right-of-way the following three (3) courses: West, 60.64 feet; thence North 48°22'56" West, 77.23 feet; thence South 89°51'52" West, 96.87 feet; thence South 38°17’31” West, 75.20 feet; thence North 89°33’19” West, 303.29 feet; thence South 89°12'12" West, 22.43 feet to a point on the easterly line of "Pointe Meadows Phase I" (Entry No. 34925:2003, Map# 9918) and running thence along said subdivision line together with the easterly boundaries of the "Pointe Meadows Phase XXIV" (Entry No. 138458:2004, Map# 10232) and the "Pointe Meadows Phase IX" (Entry No. 66086:2003, Map# 10208) for the following two (2) courses: North 00°05'58" West, 809.19 feet; thence South 87°38’50” East, 19.97 feet to a point on an existing fence line corner; and continuing thence along said fence, and along said subdivision the following two (2) courses: North 00°04'44" West, 513.81 feet to an existing fence corner; thence North 89°44'51" West, 1993.71 feet along the North line of Pointe Meadows Subdivision and the Northwest corner of said subdivision Phase II; Thence North 89°44’51” West 87.97 feet to the East line of “Pointe Meadows Subdivision Phase 26” (Entry No. 29420:2013, Map #13850); said point is also on a 760.08’ radius non-tangent curve to the left; thence Northeasterly along said curve and East line 270.86 feet (Chord Bears North 09°14’10” East 269.43 feet); Thence North 00°58’26” West 277.70 feet along said East line to the East line of Thanksgiving Point Business Park Plat “A” Amended (Entry No. 34202:2002, Map #9461); thence North 00°58’24” West 608.97 feet along said East line; thence North 00°59’15” West 102.04 feet to the East line of Thanksgiving Point Plat “G” Amended (Entry No. 91822:2018, Map #16249; thence along said East line the following three (3) calls; (1) North 00°58’24” West 261.31 feet to a point on a 802.00 foot radius curve to the right; (2) thence Northeasterly 707.82 feet along said curve (Chord Bears North°24’18’37” East 685.07 feet); (3) North 49°35’38” East 446.38 feet to a point on the westerly right of way line of Thanksgiving point Way; thence along said westerly right of way line the following three (3) courses: South 41°46’23” East, 1586.61 feet to a point on a 2540 foot radius curve to the left; thence 120.73 feet along said curve through a central angle of 02°43’24” (chord bears South 43°08’05” East 120.72 feet); thence South 44°29’47” East, 1031.87 feet; thence North 18°00’26” East, 24.02 feet to a point on the southwesterly side of a public right-of-way, said right-of-way being more particularly described in Special Warranty Deed Entry No. 8600 in Book: 876 at Page: 192; and running thence along said right-of-way the following two (2) courses: South 44°57'22" East, 264.46 feet; thence South 44°36'09" East, 186.33 feet to a point on the Northwesterly corner of a UDOT property; said UDOT property being more particularly described in Special Warranty Deed Entry No. 47975:2010, and running thence along said UDOT property the following two (2) courses: South 40°19'32" East, 555.50 feet; thence South 30°51'51" East, 501.73 feet to the point of beginning.
Contains: 128.82 Acres or 5,611,388 Sqft. More or Less.

AMENDED MEADOW POINTE COMMUNITY REINVESTMENT PROJECT AREA PLAN

ADOPTED JANUARY 14, 2020



LEHI CITY REDEVELOPMENT AGENCY

Prepared by Marlin Eldred, Economic Development Director, Lehi City

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Section 1: Introduction

The Lehi City Redevelopment Agency (the "Agency") is looking at north Lehi as an area for growth in both personal and real property and the resulting sales and use tax and has prepared the following amended plan ("Plan"). This Plan has been prepared in compliance with Utah State Code and considers the economic impacts of commercial, retail, and industrial development as it relates to a return on investment for the community while also providing a return on the investment made by the development community. The current property encompassed by the Community Reinvestment Area ("CRA") has four Class A office buildings with three parking garages, and a fifth office building will be complete by December 31, 2019. In addition a hotel, Tru by Hilton, opened for business in December 2019. The southern end of the property currently has a convenience store and a car dealership under construction. The remainder of the property is vacant. Prior to the start of development, the property was vacant farm land. A goal of the CRA is to create a mechanism to fulfill the obligations of the RDA described in the 2011 Development Agreement which was executed prior to the commencement of development on the property. The City has determined that creating a CRA is in the best interest of its residents to grow the personal and real property tax, and sales and use tax and allow for additional services to enhance the residents' quality of life. The purpose of this plan is to evaluate the opportunity for the Meadow Pointe Development Project by describing how the CRA will work, mechanisms used for incentives, and a return on investment for the community and taxing entities.

This Plan follows Utah Code Annotated (UCA) Title 17C Chapters 1 and 5 (Utah Limited Purpose Local Government Entities – Community Reinvestment Agency Act). Requirements of the Act include notice and hearing obligations. The Agency must show that these requirements have been met in order to complete the CRA.

This document is prepared in good faith as a current reasonable estimate of the economic impact of this project. Fundamental changes in economic factors and other circumstances may influence the actual impact. With these assumptions, the information contained within this report represents the reasonable expectations of the project. The Agency makes no guarantee that the projections contained in this Plan document or in the Budget for the Project Area will accurately reflect the future development within the Project Area. Further, the Agency specifically reserves all powers granted to it under the Act, as amended, subject to the terms and provisions of this Plan, the 2011 Development Agreement, City ordinances, and State and Federal Law.

Section 2: Definitions

As used in the Plan:

2.1 "Act" means Title 17C of the Utah Code Annotated (UCA) 1953, as amended: the Utah Limited Purpose Local Government Entities – Community Reinvestment Agency Act, as amended, or such successor law or act as may from time to time be enacted.

2.2 “Agency” means the Lehi City Redevelopment Agency, created and operated pursuant to UCA 17C-1-101 and its predecessor or successor status, as designated by Lehi City to act as the redevelopment agency.

2.3 “Agency Board” means the governing body of the Agency.

2.4 “Base Taxable Value” has the same meaning as in the Act (UCA 17C-1-102(8)). “Base Taxable Value” is synonymous with “Base Year Taxable Value”, “Base Year Value”, and “Base Value”.

2.5 “Base Tax Amount” means a sum equal to the tax revenue arising from the Project Area during the Base Year, which is calculated as the product of the Base Taxable Value and the certified tax rate in effect during the Base Year.

2.6 “Base Year” means the year of the Base Taxable Value that will be set in the interlocal agreements with the Agency as contemplated by UCA 17C-1-102(9)(d). This Plan will utilize 2019 as the base year.

2.7 “Bond” means any bonds, notes, interim certificates, or other obligations issued by an agency.

2.8 “City” means Lehi City, a political subdivision of the State of Utah.

2.9 “Comprehensive General Plan” or “General Plan” means the general plan adopted by the City under UCA § 10-9a-401.

2.10 “Community Reinvestment” means development activities within a community, including the encouragement, promotion or provisions of development as provided for in the Act.

2.11 “Community Reinvestment Project Area Plan” means a project area plan, as defined by UCA § 17C-1-102(21) of the Act, designed to foster project area development, as defined by UCA § 17C-1-102(47) of the Act, developed by the Agency and adopted by ordinance of the governing body of the City, to guide and control community development projects in a specific project area.

2.12 “Governing Body” means (a) in reference to the Lehi City Redevelopment Agency; the Board of the Agency, or (b) if used in reference to Lehi City, City Council of Lehi City.

2.13 “Project Area” means the amended Meadow Pointe Community Reinvestment Project Area per resolution of the Lehi City Redevelopment Agency and is consistent with the 2011 Development Agreement, including as set forth in Exhibits A and B thereof.

2.14 “Property Taxes” means all levies on an ad valorem basis upon land, real property, personal property, or any other property, tangible or intangible.

2.15 “Sales Tax” means a tax on sales or on the receipts from sales.

2.16 “Taxing Entities” means the public entities, including the state, county, city, school district, special service district, or other public body, which levy property taxes on any parcel or parcels of property located within the Project Area.

2.17 “Tax Increment” means that portion of the taxes levied each year in excess of the base tax amount, which excess amount is paid into a special fund of the Agency, pursuant to UCA 17C-1-102(60)(a) and Part 5 of UCA Chapter 17C-1, as amended.

2.18 “Tax Year Real and Personal Property” means the 12-month period between sequential tax role equalizations (November 1st through October 31st) of the following year, e.g., the Nov 1, 2018 – Oct 31, 2019 tax year.

2.19 “Tax Year Sales Tax” means the 12-month period between January 1st through December 31st of the previous year, e.g., January 1, 2019 – December 31, 2019 tax year.

2.20 “2011 Development Agreement” means that agreement dated June 14th, 2011 between Lehi City, the Lehi City Redevelopment Agency, IR Lehi LLC, and Thanksgiving Station LLC. The 2011 Development Agreement and its exhibits are attached to this Plan as Appendix E and are incorporated herein by this reference.

Section 3: Description of the Community Reinvestment Project Area (17C-5-105(1)(a))

As described in Exhibits A and B, the Project Area is entirely located within the legal boundaries of Lehi City. The Project Area encompasses approximately 124 acres of land.

The Project Area encompasses the area identified in the 2011 Development Agreement, including without limitation, the fifteen parcels outlined on the map attached hereto as APPENDIX A (the “Project Area Map”). The fifteen parcels are owned by three landowners.

A legal description of the Project Area is attached as APPENDIX B.

Section 4: Project Area Characteristics and How They Will be Affected by Project Area Development (17C-5-105(1)(b))

Land Uses in the Project Area

The Project Area is currently in a regional commercial and resort community zone designation. The general plan shows the property in regional commercial and resort community. The city zoning and general plan are both in alignment as to the land designation and desired buildout. The resort community

zoning for Thanksgiving Station is designated through an area plan. Thanksgiving Station consists of approximately 80 acres and designates multifamily, professional office, restaurants, and hotels as permitted uses as well as many other uses. Based on the size of the CRA area the property could develop with professional office space, multiple car dealerships, restaurants, and convenience stores with assorted retail and hotel(s). All contemplated private development must follow proper planning and zoning ordinances and requirements and be approved by Lehi City after being duly-noticed in a public meeting. 39 acres are designated as regional commercial per the Lehi City development code and land use map. Chapter 5 of the Lehi City development code designates automobile sales/rental sites 1 acre or larger and automobile service and repair as permitted uses within the zone. All other intended uses are listed as permitted uses to include restaurant, professional office, hotels and motels.

Layout of Principal Streets in the Project Area

The intent of the CRA Area is to complete among other things, the construction and/or expansion of the roads identified in the 2011 Development Agreement, including without limitation, expanding Ashton Blvd to a five-lane road. Ashton Blvd and the connector streets to the frontage roads are public infrastructure that will be paid for or reimbursed through Tax Increment Financing. Internal access roads connecting the professional office space or dealerships to arterial or commuter roads or highways will be considered private and not reimbursed.

Population in the Project Area

As of the 2018 Department of Workforce Services census information, Lehi has a population of 66,037. According to the State of Utah, Lehi City has grown 3.7% from 2017 to 2018. Currently there are four completed Class A office space buildings, with one additional building under construction and three additional buildings contemplated. In addition, the Tru by Hilton opened for business in December of 2019. Based on the square footage of each office building it is anticipated 4,000 people will be employed at full build-out of Phase 1 of Thanksgiving Station. On the southern half of the CRA area there are currently no existing buildings. There is a convenience store and a new automobile dealership under construction within the Project Area. Based on the additional contemplated development within the Project Area there could be an additional 2,000 - 4,000 people employed. It's anticipated at full buildout the Project Area will employ 6,000 - 8,000 people. There are no single or multifamily homes on the property site and none were intended or contemplated by the 2011 Development Agreement. The intended development within the Project Area has no impact on existing or future homes in Lehi City.

Building Intensities in the Project Area

Development in the Project Area was and will be required to follow all planning and zoning ordinances as they currently exist or that might be amended in the future to include design and development standards, subject to vested or grandfathered rights, variances and other city ordinances and state or federal laws. The proposed Project Area will contain professional office space, at least one hotel, a convenience store, restaurants, and multiple car dealerships. The development code requires an urban look with buildings pushed up to the street or facing the interior streets, wide sidewalks, landscaping that promotes walkability, shared parking and if possible, higher building densities.

Section 5: Standards That Will Guide Community Development (17C-5-105(3)

Development Objectives

The Agency and the City want the Project Area to develop into professional office, restaurant and retail services, hotel and car dealerships. Professional office space provides a higher wage to employees. Restaurants, retail services, hotels and car dealerships provide sales tax. This creates an environment for tax generation, higher wages, and employment opportunities which helps drive sales and tax revenue.

Design Objectives

The property is zoned as regional commercial and resort community with all proposed uses being permitted. The developers will comply with city ordinances (including city design standards) and state and federal law. New auto dealerships are subject to each manufacturer's own guidelines and building standards. New professional office space will be designed and constructed to be comparable to what has already been developed within the Project Area.

All proposed development will be submitted to the City via the normal development approval process, which includes site plans containing development data and any other appropriate material describing the development, land coverage, setbacks, heights, off-street parking to be provided, and any other information as deemed appropriate by the City.

Section 6: How the Purposes of the Act Will be Attained (17C-5-105(1)(d))

Title 17C of the Utah Code contains the following definition of Project Area Development:

> "Project area development" means activity within a project area that, as determined by the board, encourages, promotes, or provides development or redevelopment for the purpose of implementing a project area plan, including:
>
> (a) promoting, creating, or retaining public or private jobs within the state or a community;
>
> (b) providing office, manufacturing, warehousing, distribution, parking, or other facilities or improvements;
>
> (c) planning, designing, demolishing, clearing, constructing, rehabilitating, or remediating environmental issues;
>
> (d) providing residential, commercial, industrial, public, or other structures or spaces, including recreational and other facilities incidental or appurtenant to the structures or spaces;
>
> (e) altering, improving, modernizing, demolishing, reconstructing, or rehabilitating existing structures;
>
> (f) providing open space, including streets or other public grounds or space around buildings;

(g) providing public or private buildings, infrastructure, structures, or improvements;

(h) relocating a business;

(i) improving public or private recreation areas or other public grounds;

(j) eliminating blight or the causes of blight;

(k) redevelopment as defined under the law in effect before May 1, 2006; or

(l) any activity described in Subsections (47)(a) through (k) outside of a project area that the board determines to be a benefit to the project area.

(Utah Code § 17C-1-102(47)).

The creation of the Project Area furthers the attainment of the purposes of Title 17C by addressing the following objectives:

Provision of development that enhances economic and quality of life basis. The Project and Project Area will provide numerous economic and community benefits including the creation of a number of full-time equivalent jobs ("FTE") within Lehi City, and the generation of a significant amount of new sales and use tax and personal, real property, and transient tax revenues for the City and all taxing entities.

Stimulation of associated business and economic activity by the development. This Project will meaningfully enhance the City's real property, transient tax, sales and use tax base as well as all other taxing entities through personal and real property tax generation. The direct and indirect impact provided by the creation of new jobs to the existing local economy will be significant. Local businesses that will benefit include hotels, restaurants, suppliers and vendors servicing new facilities in the Project Area.

The Project will achieve the following:

1. Enhance employment and income opportunities for community residents by offering employment opportunities within the Meadow Pointe Development area.
2. Increase the diversity of the tax base and increase the resources available for performing governmental services.
3. Encourage and support the efficient use of undeveloped land within Lehi City.
4. Support and encourage appropriate public and private development efforts in the community.

Section 7: How the Plan is Consistent With the City's General Plan (17C-5-105(5)

This Plan and the development contemplated within the Project Area will conform to the City General Plan, Land Use Regulations and the Lehi City Development Code. The current Lehi City Zoning Map shows the development being designated as resort community and regional commercial. Lehi City Planning and Zoning Ordinances designate the zoning for the Project Area as resort community and regional commercial. The ordinance describes the resort community zone as follows: the purpose of the

Resort Community Zone is to recognize and provide for the orderly development of certain properties as a tourist, convention, hospitality, business, and gather destination. A Resort Community Zone may include a cohesive and complimentary mixture of land uses, including commercial, residential, recreational, and/or business park. Uses should focus on services for tourists, visitors, and the local community. Over 60% of the land designated as Resort Community focuses on tourism and visitors to Lehi City. The proposed projects will provide retail, restaurant and business park development. As described in the City's development code, the regional commercial zone "is created to provide for a variety of retail and service oriented commercial uses that serve a broad geographical market beyond the Lehi area." This zone is generally applied to properties along major transportation corridors with the infrastructure to support them and is designed to promote high quality commercial developments that can take advantage of the zone's close proximity to I-15 and other major transportation corridors. Development within this zone should be designed in a manner that presents a favorable image of the City and is encouraged to be developed in large, well-planned and cohesive projects rather than smaller, piecemeal projects. The Meadow Pointe CRA Plan is aligned with the current zoning maps, Lehi City General Plan and Lehi City Planning and Zoning Ordinances for this project.

Section 8: Description of the Specific Projects That Are the Object of the Proposed Community Development (17C-5-105(6)

Based on land owner representations, the proposed use will be professional office space, retail, restaurants, hotel, convenience store and new car dealerships. This proposed use meets the objectives of the Agency and Lehi City for financial participation and is consistent with, the Lehi City General Plan and current zoning ordinances. This development will facilitate water and sewer extension, storm water retention, electrical upgrade and road improvements. Personal, real property, and transient tax generation is desired by all taxing entities and sales and use tax generation is also a driver for Lehi City. This project will create job centers, higher personal and real property taxes and sales and use tax generation through multiple new car dealerships and class A office buildings and related facilities.

Section 9: Ways in Which Private Developers Will be Selected to Undertake the Community Development (17C-5-105(1)(h))

The Agency and City will select or approve such development that is brought forth by developers that meets the development objectives as set forth in the Plan, subject to and consistent with City ordinances and state law. The Agency and City reserve the right to approve or reject any development plan(s) that do not meet the intent of the Project Area, subject to and consistent with City ordinances and state law. The Agency or City may at their discretion solicit development targeting specific industries or business clusters through Economic Development recruitment, and/or referrals, references or inquiries to the Agency or City, subject to and consistent with City ordinances and state law.

The Agency and City will ensure that all development conforms to the Project Area Plan and is approved by the City, subject to and consistent with City ordinances and state law. All development

opportunities will need to be vetted by the City and will include development plans and financial information to support the viability and sustainability of the project and the developer to fulfill all obligations that could or will be required, to the extent permitted by and subject to and consistent with City ordinances, state law, and the 2011 Development Agreement. This process could or will include City staff and or third-party sources to review financial statements, verify the benefit of the development to the City, engineering, appraisal reports, etc., to the extent permitted by and subject to and consistent with City ordinances and the 2011 Development Agreement.

Any participation between the Agency and developer(s) and/or land owners shall be by an approved written agreement. Eight years ago the city entered into the 2011 Development Agreement with the property owner/developer for the designated Project Area. The Agency will utilize Tax Increment Financing to install, or reimburse developers for the cost of,the public infrastructure described by the 2011 Development Agreement and for other purposes allowed by the Act. It is for this purpose that the Agency is contemplating the creation of the CRA.

Section 10: Reasons for the Selection of the Project Area (17C-5-105(8)

The Meadow Pointe Community Reinvestment Project Area was selected by the Agency as an area that shows high potential for growth, infrastructure development, Class A office building construction, increase in property values and real property, transient, retail sales and use tax generation. This decision was driven by the land owners and developers. The boundaries were determined by the Agency based on the 2011 Development Agreement.The CRA area will also build out needed transportation corridors as described in the 2011 Development Agreement.

Section 11: Descriptions of Conditions Existing in the Area (17C-5-105(9)

The Project Area consists of approximately 124 acres as shown in the Project Area Map. The Agency wants to encourage development, utilizing infrastructure improvements, impact fee waivers, etc. as the incentives that are needed to facilitate the development. The CRA area will grow the tax base of Lehi City to provide greater funding sources to continue to meet the demand and services of its residents. The property was vacant within the proposed Project Area when the City, Agency and Developers executed the 2011 Development Agreement. Since the 2011 Development Agreement, development and associated infrastructure has proceeded on approximately 42 acres. Installation of infrastructure has begun to facilitate the current development but additional infrastructure will be needed to complete the development within the Project Area.

Section 12: Descriptions of Some Incentives Offered to Developer(s) or Land Owner(s) For Locating Facilities in the Project Area (17C-5-105(1)(k))

The following describes the payment/reimbursement and incentives the Agency intends to offer within the Project Area to developer(s), land owner(s) or participants to improve and develop the property within the Project Area:

1. The Agency intends to utilize the personal and real property taxes and sales and use tax generated from the development that is approved by an interlocal agreement with Lehi City for payment of required infrastructure improvements, and other expenditures as allowed by the Act and approved by the Agency, subject to and consistent with, but not limited by, the 2011 Development Agreement.
2. Payments will first be made to Lehi City to reimburse the City's cost for impact fees, infrastructure improvements, and land acquisition and any other costs associated with the RDA. Once Lehi City is reimbursed the landowner and developer(s) will receive reimbursement for improvements and land acquisition per the 2011 Development Agreement.
3. Expenditures and incentives approved and outlined in the adopted Project Area Budget and as allowed by the Act subject to and consistent with, but not limited by, the 2011 Development Agreement.

Subject to and consistent with, but not limited by, the 2011 Development Agreement, the Agency may agree to pay for eligible development costs and other items from such tax revenues for the period of time the Agency may deem appropriate under the circumstances.

Section 13: Result of the Public Benefit Analysis Performed by the Agency (17C-5-105(11)

The public benefit analysis required by UCA § 17C-5-105(2) is described in greater detail in Appendix D, attached hereto. In summary, the Agency's public benefit analysis found that the creation of the Project Area, the provision of certain incentives, and other Agency activities as described in this Plan and allowed by the Act will provide significant public benefits to the Project Area and the greater Lehi City area.

Section 14: Other Information (17C-5-105(12)

There are no existing buildings or uses in the community reinvestment project area that are included in, or eligible for inclusion in, the National Register of Historic Places or the State Register.

The Project Area will not be subject to a Taxing Entity Committee; instead, the Agency anticipates entering into interlocal agreements with Lehi City, in order to obtain funding for Project Area development.

APPENDIX A - Project Area Map



APPENDIX B – Project Area Legal Description

This description is for Meadow Pointe CRA

NOTE: The legal Description should include the same elements, parcels and roads as referenced in the 2011 Development Agreement and its Exhibit A and B and should include the land south of Thanksgiving Point. This would replace the current Appendix B legal description

Beginning at a point being North 00°03'00" East, along the section line, 621.37 feet and North 89°57'00" West, 1288.57 feet from the East Quarter Corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian; said point also being the point of curvature on a 578.01 foot radius curve to the right; said curve also being the same curve described in Special Warranty Deed Entry No. 47975:2010, and running thence 730.88 feet along said curve through a central angle of 72°26'57" (chord bears: South 33°23'18" West, 683.15 feet) to a point on the north line of a public right-of-way; said right-of-way being more particularly described in Quit-Claim Deed Entry No. 38879 in Book: 2653 at Page: 8; and running thence along said public right-of-way the following three (3) courses: South 89°35'51" West, 320.78 feet; thence South 88°30'37" West, 100.80 feet; thence South 00°38'04" East, 21.05 feet to a point on a public right-of-way; said right-of-way being more particularly described in Special Warranty Deed Entry No. 47976:2010; and running thence along said public right-of-way the following three (3) courses: West, 60.64 feet; thence North 48°22'56" West, 77.23 feet; thence South 89°51'52" West, 96.87 feet; thence South 38°17’31” West, 75.20 feet; thence North 89°33’19” West, 303.29 feet; thence South 89°12'12" West, 22.43 feet to a point on the easterly line of "Pointe Meadows Phase I" (Entry No. 34925:2003, Map# 9918) and running thence along said subdivision line together with the easterly boundaries of the "Pointe Meadows Phase XXIV" (Entry No. 138458:2004, Map# 10232) and the "Pointe Meadows Phase IX" (Entry No. 66086:2003, Map# 10208) for the following two (2) courses: North 00°05'58" West, 809.19 feet; thence South 87°38’50” East, 19.97 feet to a point on an existing fence line corner; and continuing thence along said fence, and along said subdivision the following two (2) courses: North 00°04'44" West, 513.81 feet to an existing fence corner; thence North 89°44'51" West, 1993.71 feet along the North line of Pointe Meadows Subdivision and the Northwest corner of said subdivision Phase II; Thence North 89°44’51” West 87.97 feet to the East line of “Pointe Meadows Subdivision Phase 26” (Entry No. 29420:2013, Map #13850); said point is also on a 760.08’ radius non-tangent curve to the left; thence Northeasterly along said curve and East line 270.86 feet (Chord Bears North 09°14’10” East 269.43 feet); Thence North 00°58’26” West 277.70 feet along said East line to the East line of Thanksgiving Point Business Park Plat “A” Amended (Entry No. 34202:2002, Map #9461); thence North 00°58’24” West 608.97 feet along said East line; thence North 00°59’15” West 102.04 feet to the East line of Thanksgiving Point Plat “G” Amended (Entry No. 91822:2018, Map #16249; thence along said East line the following three (3) calls; (1) North 00°58’24” West 261.31 feet to a point on a 802.00 foot radius curve to the right; (2) thence Northeasterly 707.82 feet along said curve (Chord Bears North°24’18’37” East 685.07 feet); (3) North 49°35’38” East 446.38 feet to a point on the westerly right of way line of Thanksgiving point Way; thence along said westerly right of way line the following three (3) courses: South 41°46’23” East, 1586.61 feet to a point on a 2540 foot radius curve to the left; thence 120.73 feet along said curve through a central angle of 02°43’24” (chord bears South 43°08’05” East 120.72 feet); thence South 44°29’47” East, 1031.87 feet; thence North 18°00’26” East, 24.02 feet to a point on the southwesterly side of a public right-of-way, said right-of-way being more particularly described in Special Warranty Deed Entry No. 8600 in Book: 876 at Page: 192; and running thence along said right-of-way the following two (2) courses: South 44°57'22" East, 264.46 feet; thence South 44°36'09" East, 186.33 feet to a point on the Northwesterly corner of a UDOT property; said UDOT property being more particularly described in Special Warranty Deed Entry No. 47975:2010, and running thence along said UDOT property the following two (2) courses: South 40°19'32" East, 555.50 feet; thence South 30°51'51" East, 501.73 feet to the point of beginning.

Contains: 128.82 Acres or 5,611,388 Sqft. More or Less.

APPENDIX C – Public Benefit Analysis

Benefit Analysis of the Proposed SR-92 Digital Drive Community Reinvestment Area

The following benefit analysis is presented to meet the requirement of Utah Code (17C-5-105(12)

The analysis shall consider:

(a) A reasonableness of the costs of the proposed project area development
(b) Efforts that have been taken or will be taken to maximize private investment
(c) The rationale for use of project area funds, including an analysis of whether the development might occur in the foreseeable future solely through private investment
(d) An estimate of the total of project area funds to be spent on the project area development and the length of time the funds will be spent

The anticipated public benefit derived from the proposed project area development including;

(e) The beneficial influences on the community's tax base
(f) The associated business and economic activity the proposed project area development will stimulate
(g) Whether adoption of the proposed community reinvestment project area plan is necessary and appropriate to undertake the proposed project

The following is the public benefit analysis showing the benefit to be derived from the financial assistance and any other public assistance provided to the landowners or developers for the proposed development in the Project Area. This is intended to provide a framework for the Agency to make critical decisions and show whether it is good policy and in the interest of Lehi City Redevelopment Agency to invest agency funds in the Project Area. This document is prepared in good faith as an estimate of the economic impact of this project. Market conditions and unforeseen forces could influence the project in a favorable or unfavorable way. The information contained herein is considered an accurate accounting and reasonable expectations of the project.

Introduction of Project

The benefit analysis analyzes the potential increment generated through personal and real property development, and sales and use tax revenue generated from the project area. It identifies the net benefit or loss to the Agency and Lehi City. The proposed project includes 124 acres to be developed as approximately 1.5 M square feet of professional office space, three car dealerships equating to over 150,000 square feet, and at least one 60,000 square foot hotel, restaurants and a convenience store. This development is consistent with the Lehi City General Plan and Planning and Zoning Ordinances. This development is intended to serve the Lehi City residents in providing needed job centers, services and retail purchase options for the area. The overall benefit and investment brought to the project includes greater personal real property, transient, and sales and use tax generation, as well as higher and better

use of vacant land and public infrastructure. Per Utah State Code 17C-5-307(2) there will be a 10% set aside for low to moderate income housing and or projects that will benefit low to moderate income housing.

This analysis contemplates private investment in the proposed project area to be estimated at approximately $180 million. The overall new taxable personal and real property value will be approximately $147,833,947. The proposed new car dealerships are anticipated to generate $127,406,857 annually in sales. Sales and use tax generation is estimated to be 1% or $1.274M annually. The economic benefit resulting from the construction of the project includes; both short term and long-term employment opportunities, local purchases of goods and services by local residents and employees constructing the development, purchase of utilities and increased tax revenue to the state and local governments. This report identifies the potential tax revenue that may be generated from an increase in personal and real property value, and increase in sales and use tax from retail sales resulting from the development.

Project Development Overview

It is proposed the Community Reinvestment Area be created for the purpose of developing new professional office space, restaurants, convenience store, hotel, retail center and new car dealerships in the community. It is anticipated that the Meadow Pointe CRA will contribute greatly to the economic well-being of the community through personal, real property, transient and sales tax generation.

The project area is currently zoned Commercial Regional and Resort Community and designated as Commercial and Resort Community in the General Plan. Both designations promote retail, office and business commercial and car dealerships. The Resort Community is under the Thanksgiving Point Area Plan which allows all of the proposed development projects.

Capital Investment Projections for Personal and Real Property and Sales and Use Taxes

The Project Area currently resides in a Commercial Regional District and Resort Community zoning and was vacant land when the development was proposed in 2011. The current base value is $160,609,400 which generates $1,672,104 in taxes annually. The base year is set for 2019. (Note: The Agency will only request participation for personal or real property taxes from Lehi City and no other taxing entity.) The Meadow Pointe Project Area is anticipated to have a base value of $308,443,347 at full buildout. Per the Community Reinvestment Agency Act, the Lehi City Redevelopment Agency is authorized to provide funding for the Project Area Plan through interlocal agreements with all public entities who levy property taxes within the Project Area. The Agency can negotiate with the public entities for all or a portion of the tax increment revenue and or increased sales and use tax resulting from the proposed Project Area. The Lehi City Redevelopment Agency will only request participation from Lehi City for personal and real property, and sales and use tax. The Agency will utilize the personal and real property and sales and use

tax for the incentive. The proposed incentive is 50% of the personal and real property and sales and use tax collected from the community reinvestment area to reimburse Lehi City and developers for public infrastructure improvements, land acquisition and impact fees. Per Utah State Code, the agency will also provide a 10% set aside of funds over $100,000 for low to moderate income housing. It's anticipated the Meadow Pointe CRA will generate over $100,000 Tax Increment Financing on an annual basis. There will also be a 5% administration fee for the RDA.

Personal and real property, and sales and use tax may help pay for infrastructure costs associated with the Project Area and be utilized as a direct incentive to the developers or land owners. The estimated future personal and real property and sales and use tax increment cash flows are projected in additional detail in Schedule 1 attached as Appendix D.

Evaluation of Reasonableness of Economic Development Costs

It is anticipated that an estimated $7,641,966 will be generated annually in Sales and Use tax at 6.25% of sales. Based on the project terms the Agency would receive $305,678 (average) in sales and use Tax on an annual basis. This would equate to a total budget for sales and use tax of approx. $5,267,549. It is reasonably expected the developer will invest over $127M in the project annually for inventory and parts. The developers will invest over $180,000,000 in personal and real property in the professional office space, restaurants, retail center, convenience store, hotel and dealerships. Between Lehi City and the development community there will be over $3,600,000 invested in infrastructure costs to include water retention system, curb gutter and sidewalk, irrigation canals, landscaping and extension of utilities within the development and road improvements. Costs are being covered by Lehi City and the developer per the 2011 agreement. The Meadow Pointe Community Reinvestment Area Plan doesn't bind the RDA or require the RDA to pay for or reimburse any infrastructure costs outside of the 2011 Development Agreement.

The proposed uses of the funds have been reviewed to evaluate their "reasonableness" of the costs of the proposed project area development. The development pro forma is based on building development and sales estimates from the developer, market standards as reported in industry publications and contains costs that are considered reasonable for a development of this scale and scope.

Efforts to Maximize Private Development

Private investment has, to the extent possible, been maximized. The total private investment in the project area is estimated at $180M. Upon completion it is anticipated the taxable value will grow to over $147M. The difference between investment in the Project Area and taxable value is due to infrastructure improvements and assessed value being lower than actual costs. It is anticipated that the overall value to include base value and anticipated growth will exceed $308M.

The use of tax increment financing can serve as a catalyst or incentive to accelerate private investment and development in an area that would otherwise develop to a lower use or tax generator. If there is no private sector investment, there will be no tax increment financing generated for the project area. It is this private investment that allows public agencies to leverage the increase in tax revenues to construct needed public infrastructure. Leveraging compares the dollar amount privately invested into the project area compared to the dollar amount of tax increment the agency pledges to the project. The leverage ratio of private to public monies in the Project Area exceeds 24.5 to 1. The leverage ratio, which should be achieved by an economic development project like this one is indeterminate. However, federal economic development programs such as the Small Business Administration require leverage ratios of 3:1 or 5:1 based on the program and the former Urban Development Action Grant shows an overall leverage ratio of 6:1. The leveraging ratio of 24.5:1 is favorable compared to other similar economic development programs.

Rational for use of project area funds, including an analysis of whether the proposed project area development might reasonably occur in the foreseeable future solely through private investment.

In 2011 the Redevelopment Agency entered into the 2011 Development Agreement for a development to occur in the Meadow Pointe Project Area. In 2011 the project area was devoid of any infrastructure except a ribbon road connecting Triumph Blvd to 2100 North. Since the 2011 Development Agreement was executed much development has occurred but the majority of the development is still to occur. Per the 2011 Development Agreement, infrastructure improvements need to be funded. The cost of private construction and annual return on investment through personal, real property, transient and sales and use tax make this project desirable. Development of the proposed project area only occurred due to the proposed shared cost of the infrastructure improvements and incentive being offered to the developer.

But for the economic development incentive being considered it is reasonable to assume that this development might not have reasonably occurred as professional office space, restaurants, retail center, convenience store, and hotel(s) and car dealerships in the foreseeable future.

An estimate of the total amount of project area funds that the Agency intends to spend on project area development and length of time over which the project area funds will be spent

It is anticipated that an estimated $6,108,707 (Budget Expense) of personal and real property, and sales and use tax increment will be expended over 20 years to undertake the development of the Project Area. The Agency anticipates expending approximately $723,702 or 10% of the funds collected above $100,000 on an annual basis for low to moderate income housing per state statute. The Agency also anticipates collecting $367,706 in an administrative fee. It is anticipated that over a 20-year period, the Meadow

Pointe CRA will generate $7,366,620 in personal and real property and sale and use tax. The budget will be capped at $6,018,707 or 20 years, whichever comes first.

Increment New Taxes Resulting from the Proposed Development

The Public Investment in the project is expected to create an environment that will produce private investment to continue the professional office development and start the dealerships, convenience store, hotel, restaurants and retail sites and will result in tax increment revenues to all taxing entities. As a result of the development it is anticipated that the Project Area will produce an estimated total gross revenue between sales and use tax and personal and real property, and transient tax of not less than $20,388,308 over a 20-year period. The following is a schedule of personal and real property to the taxing entities:

Total Increment Value Generated for Taxing Entities

Taxing Entity	*Length*	*Percentage*	*Sales Tax*	*Property Tax*
Utah County	20 Years	100%		$ 831,371.14
Alpine School District	20 Years	100%		$17,595,673.84
Lehi City	20 Years	50%	$5,267,549	$ 2,099,071.57
Water Conservancy Districts	20 Years	100%		$ 2,421,813.21
Total Taxes			$5,267,549	$23,947,929.76

The proposed budget only analyzes sales and use, personal and real property tax, it does not include an analysis of franchise, transient room or any other tax revenue generation. It also only estimates the sales and use tax at the City's rate (1%). Of the 1% sales and use tax rate the City only collects .5% with the other .5% going to the state pool. The 50% the Redevelopment Agency will collect is based on the actual collection of the .5%.

The Associated Business and Economic Activity Likely to be Stimulated;

The public investment of Tax Increment is expected to stimulate the following economic activity:

Short Term Construction and Employment

For purposes of this analysis the national multiplier average is 8.34 – 8.6 jobs created per million dollars spent on a project. Based on the estimated value of $180M it is anticipated that this project will employ approximately 501-1,548 workers. Average wage for a general laborer construction worker is $14.75 per hour or $30,680 (Utah Department of Workforce Services Data) per year. Total estimated payroll during the 8 year construction period is $46,056M-47,492M. This equates to approximately 25% - 26% of the total overall costs. National averages range between 30% - 35% of total construction costs. It is safe to assume based on the multiplier and national average ranges, the estimated number of workers and

payroll is accurate. The remaining 74% - 75% of the construction costs will be used for materials and overhead.

It is reasonable to expect that construction workers will spend a typical portion of their wages in Lehi City for food, clothing, recreation, transportation and housing which will generate sales and use tax as well as personal and real property tax revenue. There is no way to determine how much of the building materials will be purchased from within Lehi City but it is reasonable to expect that all material will come from within the state therefore providing sales tax revenue to the state and local economies.

Direct Employment

According to Cornet Global the average professional office development will employ an average of 600 - 675 employees. This is an average of 200sqft per person minus common area of 10% - 20%. Wages vary greatly based on type of business located in the professional office space. On the lower end would be telemarketing companies paying $14.46 per hour or $30,080 annually. The upper end would be software developers averaging $45.74 per hour or $95,150 annually. There is a potential of 5 new professional office spaces employing 4,000 employees. New car dealerships provide approximately 69 full-time jobs. This ranges from sales representatives, after market and warranty sales, service department, mechanics and executive management. The average wage according to the National Auto Dealers Association (NADA) is $69,000 per employee. Based on size of property, there could be up to three dealerships employing 207 employees. Hotel, restaurant and retail will be lower wage and part time positions. Average wage will be $10.25 - $10.75 per employee part time with no benefits. Average annual income of $22,000 annually. Employee count ranges from 450 – 600 lower wage employees. The average per capita income for Utah County is $36,215 showing the majority of the wages far exceeds the county average wage.

Direct Purchases of Supplies and Services

It is anticipated that the development opportunities locating with the Project Area will directly purchase goods and services from the surrounding established businesses. Based on historical trends, the land developers utilize local contractors who source out of Utah. During the development phase, it's anticipated the developers will utilize Utah companies to source goods and materials for building. Upon completion, businesses need to purchase goods and service to run their business. It is anticipated that professional office space will utilize local merchants for goods and services. This could include lease copiers, lease office furniture, office supplies, computers, networking assistance, internet, etc. While the majority of a dealership's product is cars that are purchased from out of state, all other items needed to run the business could be purchased locally or along the Wasatch front. This includes tools, fuel, office supplies, meals, etc. All other proposed development will most likely utilize local sourced goods and services for their businesses. It is induced there will be a direct and in-direct impact to the local economy through job and income generation and wages being spent in the local economy. Direct jobs also create secondary or support jobs that are viewed by a multiplier or the multiplier effect. The multiplier number shows the economic impact to an area is much larger than just the direct jobs or impact created.

Impact on Other Taxing Entities

The formation of the Meadow Pointe Community Reinvestment Area authorizes the Redevelopment Agency to enter into an Interlocal Agreement with all public entities who have a tax levy to temporarily divert tax increment from the taxing entities to the Agency. The taxing entities agree via the Interlocal Agreement to give a portion of the real and personal property tax and sales and use tax generated from the new development to the agency for a set time and amount that can then be used as an incentive to the developer or for project costs within the Project Area. Per the agreement the Redevelopment Agency would like to enter into an interlocal agreement with Lehi City for 50% personal and real property and collected sales and use tax only for the project. The sales and use tax calculation will be 50% of what the city collects, not what the business generates. All other taxing entities will not be asked to provide any personal and real property tax. The analysis indicates the overall sales and use tax and personal and real property tax generated from the Project Area to be approximately $36M for 20 years. The Agency is proposing a 50% participation from Lehi City for personal and real property and sales and use taxes generated by the development for the sooner of a 20-year period or until all development costs are covered. This would provide $4,927,299 (based on the budget) in tax increment to the Agency. There will be a 5% administrative fee associated with this CRA. The total TIF to include incentive, admin fee and housing is $6,019,890.15 (based on the budget projections and set agreement amounts). This incentive will be utilized by the development and Lehi City to cover public infrastructure and land acquisition costs needed to develop the project site and an incentive for locating multiple new car dealership in Lehi City. The actual tax increment generated is dependent on personal and real property generation through development of hotels, restaurants, retail, professional office space development and car sales and service department revenues. Per the 2011 Development Agreement the Agency is responsible to finance the installation of the public infrastructure identified in the 2011 Development Agreement insofar as sufficient increment is generated within the Project Area. The car dealership will receive a credit of $250,000 for impact fees per dealership not to exceed $750,000. Upon completion of the agreed Interlocal Agreements, Lehi City will receive the benefit of increase in the remaining taxes collected.

Conclusion

Lehi City Redevelopment Agency is proposing utilizing a portion of the new sales and use tax and personal and real property tax increment generated as an incentive to the developer. This requires the Redevelopment Agency to install all needed infrastructure and pay for land acquisition costs in the development area as long as sufficient tax increment is generated. This project will immediately enhance and strengthen the economic base of the community and the state of Utah by broadening the sales and use tax and personal and real property values in the area. It will also enhance community safety, prosperity, peace, order and convenience to the community by taking vacant land and utilizing it to a higher and better use.

The Agency seeks to utilize the tax increment as an incentive to reimburse infrastructure costs for the development project. If not for the 2011 Development Agreement and additional incentives, the

development would most likely not have occurred and would have remained vacant and produced no personal and real property or sales and use tax.

The incentive given must be weighed against the value received on a project by project basis over the life of the project. As previously stated, there will be additional economic development that increases the tax base and/or tangible and quantifiable benefits to the City as a result of this development for which a contribution/reimbursement is being sought.

In determining whether the appropriation/reimbursement is necessary to accomplish the goals of economic development, job creation and preservation, growth of tax revenues and other public purposes, the Agency should consider what would be paid every year in return for the development of the Project Area and generation of new tax revenues.

The economic benefits to the Meadow Pointe Community Reinvestment Area include:

- Total investment estimated at $180,000,000 to include land, infrastructure and building costs
- Short term construction employment of 1,501 – 1,548 workers with an estimated payroll of $46,056M - $47,492M.
- New direct employment of approximately 8,000 full and part-time jobs
- Multiplier effect of additional jobs created in the City as support services for the direct employment.
- Purchases of goods or services from local venders during and after construction
- Immediate new growth in the tax revenues due to land being developed from vacant lot to new professional office space, restaurants, hotel, retail centers, convenience store and car dealerships with service centers.
- A continued economic and commercial diversification of Lehi City and the state.

Without establishing the Meadow Pointe Community Reinvestment Area and providing tax increment assistance the Meadow Pointe concept development will not occur. The coverage of infrastructure costs and incentives are intended to move the development forward and fulfill the 2011 agreement. The alternative is to wait until the property is purchased by another developer and utilized for a lower use.

The Meadow Point Community Reinvestment Area meets all the requirements as set forth in Utah Code title: 17C-5-105 regarding the proposed Project Area. The Meadow Pointe Community Reinvestment Area in Lehi City will provide a beneficial influence upon the tax base of the City, will stimulate business and associated economic activity, and promote the public peace, health, safety and welfare of Lehi City.

There are substantial economic benefits associated with the sales and use tax and personal and real property tax increment investment to Lehi City and all other taxing entities in the Meadow Pointe Community Reinvestment Project Area.

APPENDIX D

Schedule 1

Meadow Pointe CRA

Community Reinvestment Area 2018

	Year	1	2	3	4	5	6	7	8	9	10	
Increment Property Tax	Payment Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	
	Tax Year	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	
Tax Rate		0.001830	0.001830	0.001830	0.001830	0.001830	0.001830	0.001830	0.001830	0.001830	0.001830	
Overall Project		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Current Base Value	$ 109,250,800.00	$109,250,800.00	$109,250,800.00	$109,250,800.00	$109,250,800.00	$109,250,800.00	$109,250,800.00	$ 109,250,800.00	$109,250,800.00	$109,250,800.00		
Total Assessed Value	$ 380,261,637.75	$161,506,199.06	$192,364,740.57	$234,616,539.63	$279,165,888.69	$282,165,888.69	$318,139,237.75	$355,739,637.75	$ 380,261,637.75	$380,261,637.75	$380,261,637.75	
Minus Base Year Value	$ 271,010,837.75	$ 52,255,399.06	$ 83,113,940.57	$125,365,739.63	$169,915,088.69	$172,915,088.69	$208,888,437.75	$246,488,837.75	$ 271,010,837.75	$271,010,837.75	$271,010,837.75	
											Total	
Total Increment Value	$ 495,949.83	$ 95,627.38	$ 152,098.51	$ 229,419.30	$ 310,944.61	$ 316,434.61	$ 382,265.84	$ 451,074.57	$ 495,949.83	$ 495,949.83	$ 495,949.83	$ 3,425,714.33
Sales and Use Tax		$ 12,500.00	$ 70,000.00	$ 200,125.00	$ 280,380.25	$ 358,266.22	$ 388,713.40	$ 405,039.36	$ 422,051.02	$ 439,777.16	$ 458,247.80	$ 3,035,100.22
Total Increment Value Generated												Total
Utah County	0.000779	$ 40,706.96	$ 64,745.76	$ 97,659.91	$ 132,363.85	$ 134,700.85	$ 162,724.09	$ 192,014.80	$ 211,117.44	$ 211,117.44	$ 211,117.44	$ 1,458,268.56
Alpine School Dist	0.007167	$ 374,514.45	$ 595,677.61	$ 898,496.26	$ 1,217,781.44	$ 1,239,282.44	$ 1,497,103.43	$ 1,766,585.50	$ 1,942,334.67	$ 1,942,334.67	$ 1,942,334.67	$ 13,416,445.15
Lehi City	0.00183	$ 95,627.38	$ 152,098.51	$ 229,419.30	$ 310,944.61	$ 316,434.61	$ 382,265.84	$ 451,074.57	$ 495,949.83	$ 495,949.83	$ 495,949.83	$ 3,425,714.33
Water Conservancy Dist	0.000409	$ 21,372.46	$ 33,993.60	$ 51,274.59	$ 69,495.27	$ 70,722.27	$ 85,435.37	$ 100,813.93	$ 110,843.43	$ 110,843.43	$ 110,843.43	$ 765,637.79
Total Taxes	0.010185	$ 532,221.24	$ 846,515.48	$ 1,276,850.06	$ 1,730,585.18	$ 1,761,140.18	$ 2,127,528.74	$ 2,510,488.81	$ 2,760,245.38	$ 2,760,245.38	$ 2,760,245.38	$ 19,066,065.84
												$ 22,101,166.05
Property Tax Participation Rate by Taxing Entity		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	
Utah County		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Alpine School Dist		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Lehi City		50.00%	50.00%	50.00%	50.00%	50.00%	50.00%	50.00%	50.00%	50.00%	50.00%	
Water Conservancy Dist		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Property Tax Increment for Budget												
Utah County		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Alpine School Dist		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lehi City		$ 47,813.69	$ 76,049.26	$ 114,709.65	$ 155,472.31	$ 158,217.31	$ 191,132.92	$ 225,537.29	$ 247,974.92	$ 247,974.92	$ 247,974.92	$ 1,712,857.17
Water Conservancy Dist		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Increment Taxes for the Budget		$ 47,813.69	$ 76,049.26	$ 114,709.65	$ 155,472.31	$ 158,217.31	$ 191,132.92	$ 225,537.29	$ 247,974.92	$ 247,974.92	$ 247,974.92	$ 1,712,857.17
		$ 47,813.69	$ 123,862.95	$ 238,572.60	$ 394,044.90	$ 552,262.21	$ 743,395.13	$ 968,932.42	$ 1,216,907.33	$ 1,464,882.25	$ 1,712,857.17	
Sales and Use Tax		$ 12,500.00	$ 70,000.00	$ 200,125.00	$ 280,380.25	$ 358,266.22	$ 388,713.40	$ 405,039.36	$ 422,051.02	$ 439,777.16	$ 458,247.80	$ 3,035,100.22
Total Property and Sales Tax for Budget		$ 60,313.69	$ 146,049.26	$ 314,834.65	$ 435,852.56	$ 516,483.53	$ 579,846.32	$ 630,576.65	$ 670,025.93	$ 687,752.08	$ 706,222.72	$ 4,747,957.38

Use of Funds Breakdown												Total
Infrastructure Improvements	85%	$ 57,298.01	$ 124,141.87	$ 267,609.45	$ 370,474.67	$ 439,011.00	$ 492,869.37	$ 535,990.15	$ 569,522.04	$ 584,589.27	$ 600,289.31	$ 4,041,795.15
Administration Fee	5%	$ 2,390.68	$ 7,302.46	$ 15,741.73	$ 21,792.63	$ 25,824.18	$ 28,992.32	$ 31,528.83	$ 33,501.30	$ 34,387.60	$ 35,311.14	$ 234,382.18
CRA Housing 10%	10%	$ -	$ 14,604.93	$ 31,483.47	$ 43,585.26	$ 51,648.35	$ 57,984.63	$ 63,057.67	$ 67,002.59	$ 68,775.21	$ 70,622.27	$ 468,764.37

Remaining Property Tax Revenue to Entities											Total
Utah County	$ 40,706.96	$ 64,745.76	$ 97,659.91	$ 132,363.85	$ 134,700.85	$ 162,724.09	$ 192,014.80	$ 211,117.44	$ 211,117.44	$ 211,117.44	$ 1,458,268.56
Alpine School Dist	$ 374,514.45	$ 595,677.61	$ 898,496.26	$ 1,217,781.44	$ 1,239,282.44	$ 1,497,103.43	$ 1,766,585.50	$ 1,942,334.67	$ 1,942,334.67	$ 1,942,334.67	$ 13,416,445.15
Lehi City	$ 47,813.69	$ 76,049.26	$ 114,709.65	$ 155,472.31	$ 158,217.31	$ 191,132.92	$ 225,537.29	$ 247,974.92	$ 247,974.92	$ 247,974.92	$ 1,712,857.17
Water Conservancy Dist	$ 21,372.46	$ 33,993.60	$ 51,274.59	$ 69,495.27	$ 70,722.27	$ 85,435.37	$ 100,813.93	$ 110,843.43	$ 110,843.43	$ 110,843.43	$ 765,637.79
Total remaining Taxes for the Taxing Entities	$ 484,407.55	$ 770,466.23	$ 1,162,140.41	$ 1,575,112.87	$ 1,602,922.87	$ 1,936,395.82	$ 2,284,951.53	$ 2,512,270.47	$ 2,512,270.47	$ 2,512,270.47	$ 17,353,208.67

Total Overall Budget	
CRA Housing 10%	$ 468,764.37
Administration Fee 5%	$ 234,382.18
Development Incentive	$ 4,041,795.15

Total Increment Value Generated for Taxing Entities

Taxing Entity	*Length*	*Percentage*	*Total*
Utah County	10 Years	100%	$ 1,458,268.56
Alpine School Dist	10 Years	100%	$ 13,416,445.15
Lehi City	10 Years	50%	$ 1,712,857.17
Water Conservancy Dist	10 Years	100%	$ 765,637.79
Total Taxes			$ 17,353,208.67

Property Tax Increment for Budget		
Utah County		$ -
Alpine School Dist		$ -
Lehi City		$ 1,712,857.17
Water Conservancy Dist		$ -
Total Increment Taxes for the Budget		$ 1,712,857.17

Sales and Use Tax Increment for Budget		
Lehi City		$ 3,035,100.22
Total Increment Taxes for Budget		$ 3,035,100.22

Total Increment for Budget		
Lehi City		$ 4,747,957.38
Total Increment Taxes for Budget		$ 4,747,957.38

Administrative Costs	
CRA Housing Requirement at 10%	$ 468,764.37
CRA Project Area Administration 5%	$ 234,382.18
Total Costs	*$ 703,146.55*

APPENDIX E – 2011 DEVELOPMENT AGREEMENT

City Council Agenda Item Report

Meeting Date: January 14, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section:

Subject:
Consideration of Resolution #2020-04, approving an Amendment to the Interlocal Agreement with Lehi City and the RDA.
Petitioner: Lehi City

Suggested Action:

Attachments:
Res 2020-04.docx

Amended Interlocal Agreement With Lehi City and RDA Jan 14 2020.docx

LEHI CITY

RESOLUTION NO. 2020-04

A RESOLUTION APPROVING THE INTERLOCAL AGREEMENT BETWEEN THE LEHI CITY REDEVELOPMENT AGENCY AND LEHI CITY REGARDING THE AMENDED MEADOW POINTE COMMUNITY REINVESTMENT PROJECT AREA AND RESCINDING THE INTERLOCAL AGREEMENT APPROVED ON DECEMBER 10, 2019.

WHEREAS, on December 10, 2019, the Lehi Redevelopment Agency approved an interlocal agreement with Lehi City for the Meadow Pointe Community Reinvestment Project Area and has subsequently amended the Project Area necessitating the approval of a new interlocal agreement; and

WHEREAS pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953, as amended (the "**Act**"), public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into mutually advantageous agreements for joint and cooperative actions, including the sharing of tax and other revenues; and

WHEREAS the Lehi City Redevelopment Agency (the "**Agency**") and Lehi City (the **"Taxing Entity**") are "public agencies" for purposes of the Act; and

WHEREAS after careful analysis and consideration of relevant information, the Taxing Entity desires to enter into an interlocal agreement with the Agency (the "**Interlocal Agreement**") whereby the Taxing Entity consent to the Agency receiving and retaining, for an extended period of time, a portion of the tax increment produced by the Taxing Entity's levy on real and personal property and/or sales and use tax within the Meadow Pointe Community Reinvestment Project Area (the "**Project Area**"); and

WHEREAS Section 11-13-202.5 of the Act requires that certain interlocal agreements be approved by resolution of the legislative body of a public agency.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LEHI CITY AS FOLLOWS:

The previous interlocal agreement approved by the City Council on December 10, 2019, is hereby rescinded.

The Interlocal Agreement, substantially in the form attached hereto as **EXHIBIT A** is approved and shall be executed by Lehi City.

Pursuant to Section 11-13-202.5 of the Act, the Agreement has been submitted, or will be submitted prior to execution, to legal counsel of the Taxing Entity for review and approval as to form and legality.

Pursuant to Section 11-13-209 of the Act and upon full execution of the Interlocal Agreement, a duly executed original counterpart thereof shall be filed immediately with the keeper of records of the Taxing Entity.

This Resolution shall take effect upon adoption.

APPROVED AND ADOPTED this 14th day of January, 2020.

LEHI CITY

_____
Mark Johnson, Mayor

ATTEST:

_____
Teisha Wilson, City Recorder

EXHIBIT A

Meadow Pointe Community Reinvestment Project Area Interlocal Agreement

MEADOW POINTE
COMMUNITY REINVESTMENT PROJECT AREA
INTERLOCAL AGREEMENT
by and between the
LEHI CITY REDEVELOPMENT AGENCY
and
LEH CITY

THIS INTERLOCAL AGREEMENT is entered into as of this __ day of _____, 2020, by and between the **LEHI CITY REDEVELOPMENT AGENCY** (the **"Agency")** and Lehi City (the **"Taxing Entity"**) (collectively, the "**Parties**").

A. WHEREAS the Agency was created pursuant to the provisions of the Utah Redevelopment Law and the Agency continues to operate under the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act, Title 17C of the Utah Code (the "**Act**"), and is authorized thereunder to conduct urban renewal, economic development, and community reinvestment activities within the Lehi, Utah, as contemplated by the Act; and

B. WHEREAS the Agency created the amended Meadow Pointe Community Reinvestment Project Area (the **"Project Area")** and adopted an amended community reinvestment project area plan for the Project Area, a copy of which is attached hereto as **EXHIBIT A** and incorporated herein by this reference (the "**Plan**" or "**Project Area Plan**"), which includes the legal description and a map of the Project Area, pursuant to which the Agency desires to encourage, promote and provide for the development of professional office, retail, restaurants, hotel, convenience store, and multiple car dealerships (the **"Project**") in the Project Area; and

C. WHEREAS the Taxing Entity and the Agency have determined that it is in the best interests of the Taxing Entity to provide certain financial assistance through the use of Tax Increment (as defined below) in connection with the development of the Project as set forth in the Project Area Plan; and

D. WHEREAS the Agency anticipates providing a portion of the tax increment (as defined in Utah Code Annotated ("**UCA**") § 17C-1-102(47) (hereinafter "**Tax Increment**"), created by the Project, to assist in the development and completion of the Project as provided in the Project Area Plan; and

E. WHEREAS UCA §17C-5-202(1) authorizes the Taxing Entity to consent to the payment to the Agency of a portion of the Taxing Entity's share of Tax Increment generated from the Project Area for the purposes set forth therein; and

F. WHEREAS UCA §11-13-215 further authorizes the Taxing Entity to share its tax and

other revenues with the Agency; and

G. WHEREAS in order to facilitate development of the Project, the Taxing Entity desires to pay to the Agency a portion of the Taxing Entity's share of Tax Increment generated by the Project Area in accordance with the terms of this Agreement; and

H. WHEREAS the provisions of applicable Utah State law shall govern this Agreement, including the Act and the Interlocal Cooperation Act, Title 11 Chapter 13 of the UCA, as amended (the **"Cooperation Act")**; and

I. WHEREAS, on December 10, 2019, the Lehi Redevelopment Agency approved an interlocal agreement with Lehi City for the Meadow Pointe Community Reinvestment Project Area and has subsequently amended the Project Area necessitating the approval of a new interlocal agreement; and

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

1. Taxing Entity's Consent.

a. Pursuant to Section 17C-5-202(1)(a) of the Act and Section 11-13-215 of the Cooperation Act, the Taxing Entity hereby agrees and consents that the Agency shall be paid 50% of the Taxing Entity's collected share of the sales and use tax and 50% of the Taxing Entity's share of personal and real property tax from the Project Area (the "**Taxing Entity's Share**") for twenty (20) years, starting with tax year 2020 through 2040, inclusive not to exceed six million, nineteen thousand , eight hundred and ninety dollars ($6,019,890.00). The Taxing Entity's Share shall be used for the purposes set forth in UCA §17C-5-202(1) as reflected herein and in the Project Area Plan and shall be disbursed as specified herein. The calculation of annual Tax Increment shall be made using (a) the Taxing Entity's tax levy rate during the year for which Tax Increment is to be paid, and (b) the 2019 base year taxable value of $160,609,400 as agreed to by the parties, which taxable value is subject to adjustment as required by law. Per UCA §17C-5-307(2) if the project area generates more than $100,000 of annual funds to be distributed to the agency, the agency will remit an additional 10% of the annual tax increment for housing allocation.

b. Notwithstanding the foregoing, if the Agency receives in less than twenty (20) years Tax Increment from the Project Area sufficient to retire, pay, or otherwise satisfy all of the payment obligations of the Agency with regard to the Project, including but not limited to debt service on any bonds issued to finance Project costs or the maximum amount the Agency has agreed to contribute to (a) the cost of infrastructure and (b) the business park, the Agency will either (i) cease collecting the Taxing Entity's Share under this Agreement, or (ii) renegotiate this Agreement with the Taxing Entity to provide for the payment of the Taxing Entity's Share for the remainder of all or a portion of the originally contemplated 20-year term of this Agreement. It is the intent of the Parties that the payment and use of Tax Increment from the Project Area for eligible Project costs will not extend over a period longer than twenty (20) years.

2. Authorized Uses of Tax Increment. The Parties agree that the Agency may apply the Taxing Entity's Share to the payment of any of the components of the Project as described herein and

contemplated in the Project Area Plan, including but not limited to the cost and maintenance of public infrastructure and other improvements located within the Project Area, incentives to developers or participants within the project area, administrative, overhead, legal, and other operating expenses of the Agency, and any other purposes deemed appropriate by the Agency, all as authorized by the Act..

3. **No Third-Party Beneficiary.** Nothing in this Agreement shall create or be read or interpreted to create any rights in or obligations in favor of any person or entity not a party to this Agreement. Except for the parties to this Agreement, no person or entity is an intended third-party beneficiary under this Agreement.

4. **Due Diligence.** Each of the Parties acknowledges for itself that it has performed its own review, investigation, and due diligence regarding the relevant facts upon which this Agreement is based, including representations of the Agency concerning the Project and the Project's benefits to the community and to the Parties, and each Party relies upon its own understanding of the relevant law and facts, information, and representations, after having completed its own due diligence and investigation.

5. **Interlocal Cooperation Act.** In satisfaction of the requirements of the Cooperation Act in connection with this Agreement, the Parties agree as follows:

a. This Agreement shall be authorized and adopted by resolution of the legislative body of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5 of the Cooperation Act;

b. This Agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney in behalf of each Party pursuant to and in accordance with the Section 11-13-202.5(3) of the Cooperation Act;

c. A duly executed original counterpart of this Agreement shall be filed immediately with the keeper of records of each Party pursuant to Section 11-13-209 of the Cooperation Act;

d. The Chair of the Agency is hereby designated the administrator for all purposes of the Cooperation Act, pursuant to Section 11-13-207 of the Cooperation Act;

e. The term of this Agreement shall commence on the publication of the notice required by Section 17C-5-204(2) of the Act and shall continue through the date on which all of the Taxing Entity’s Share has been paid to and disbursed by the Agency as provided herein or the Agency ceases to receive such Tax Increment pursuant to Section 1.b. hereof.

f. Following the execution of this Agreement by both Parties, each Party shall cause a notice regarding this Agreement to be published in accordance with Section 11-13-219 of the Cooperation Act and Section 17C-5-205(2) of the Act.

6. **Modification and Amendment.** Any modification of or amendment to any provision contained herein shall be effective only if the modification or amendment is in writing and signed by both Parties. Any oral representation or modification concerning this Agreement shall be of no force or

effect.

7. **Further Assurance.** Each of the Parties hereto agrees to cooperate in good faith with the other, to execute and deliver such further documents, to adopt any resolutions, to take any other official action, and to perform such other acts as may be reasonably necessary or appropriate to consummate and carry into effect the transactions contemplated under this Agreement.

8. **Governing Law.** This Agreement shall be governed by, and construed and interpreted in accordance with, the laws of the State of Utah.

9. **Interpretation.** The terms "include," "includes," "including" when used herein shall be deemed in each case to be followed by the words "without limitation."

10. **Severability.** If any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction or as a result of future legislative action, and if the rights or obligations of any Party hereto under this Agreement will not be materially and adversely affected thereby,

a. such holding or action shall be strictly construed;

b. such provision shall be fully severable;

c. this Agreement shall be construed and enforced as if such provision had never comprised a part hereof;

d. the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the invalid or unenforceable provision or by its severance from this Agreement; and

e. in lieu of such illegal, invalid, or unenforceable provision, the Parties hereto shall use commercially reasonable efforts to negotiate in good faith a substitute, legal, valid, and enforceable provision that most nearly effects the Parties' intent in entering into this Agreement.

11. **Authorization.** Each of the Parties hereto represents and warrants to the other that the warranting Party has taken all steps, including the publication of public notice where necessary, in order to authorize the execution, delivery, and performance of this Agreement by each such Party.

12. **Time of the Essence.** Time shall be of the essence of this Agreement.

13. **Incorporation of Recitals.** The recitals set forth above, "A" through "H," are hereby incorporated by reference as part of this Agreement.

14. **Time of the Essence.** Time shall be of the essence of this Agreement.

15. **Incorporation of Exhibits.** The exhibits to this Agreement are hereby incorporated by reference as part of this Agreement

16. **Counterparts**. This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.

17. **Mutual Rescission of Prior Interlocal Agreement**. The parties agree that the prior interlocal agreement approved by the parties on December 10, 2019, is hereby mutually rescinded and replaced by this agreement in its entirety.

ENTERED into as of the day and year first above written.

LEHI CITY REDEVELOPMENT AGENCY

By: _____
Name: Mark Johnson
Title: Chair, Redevelopment Agency

ATTEST:

By:_____
Name: Jason Walker
Title: Redevelopment Agency Administrator

Attorney Review for the Agency:
The undersigned, as counsel for the Lehi City Redevelopment Agency, has reviewed the foregoing Interlocal Agreement and finds it to be in proper form and in compliance with applicable state law.

_____
Attorney for the Lehi City Redevelopment Agency

[Signatures continue on next page.]

ADDITIONAL SIGNATURES TO INTERLOCAL AGREEMENT

LEHI CITY

By: _____
Name: Mark Johnson
Title: Mayor

ATTEST:

_____
Name: Teisha Wilson
Title: City Recorder

Attorney Review for the Taxing Entity:
The undersigned, as counsel for Lehi City, has reviewed the foregoing Interlocal Agreement and finds it to be in proper form and in compliance with applicable state law.

_____
Attorney for Lehi City

EXHIBIT A