Lehi City Council Meeting
Agenda
October 10, 2023

6:30 PM - Lehi City Council Chambers (153 N. 100 E., Lehi, Utah)

Pre-Council, 6:30 p.m.

1. Welcome and Opening Comment

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

3. Administrative Report

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

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. Presentations and Reports

   2.1. Lehi Youth Council Swearing-In Ceremony

   2.2. "Awesome Save" Award Presentation

   2.3. October Waterwise Yard of the Month Award Presentation

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

4. Consent Agenda

   4.1. Approve Minutes from the August 22, and August 31, 2023 City Council Meetings.
   082223CCa.pdf
   083123 CC.pdf

4.2. Approve Purchase Orders
PO #7552.pdf
po #7583.pdf
PO #7592.pdf
PO Peterson Tree Care PO Request 10.3.23.pdf

Regular Agenda

5. Consideration of Resolution #2023-66 approving an agreement for the Ashton Lighting Phase 3 with Probst Electric.
Petitioner: Lehi City
Res 2023-66.docx
Agreement-Ashton Lighting Phase 3 (Probst).docx

6. Consideration of Ordinance #58-2023 approval of the Skyridge Property Zone Change from Public Facility to RA-1 (residential/agriculture) on 4.07 acres located at approximately 260 East 2700 North.
Petitioner: Jason Mandelaris
CC Staff Report Skyridge Property Zone Change 10.10.23.docx
Skyridge Property Zone Change DRC 08.30.23.docx
Ord 58-2023.docx
Skyridge Field Zone Change.pdf
Skyridge Zone Change GP.pdf
Skyridge Zone Change Zoning.pdf

7. Consideration of Preliminary subdivision approval of Vivian Estates Phase 4, a 22-lot residential development located at 600 East 2000 North.
Petitioner: JDH Development
CC Staff Report Vivian Estates Phase 4 Preliminary Subdivision 10.10.23.docx
Vivian Estates Phase 4 DRC 03.09.22.docx
vivian_estates_phase_4_preliminary.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

8. Consideration of a grading permit approval for the Vivian Estates phases 3 & 4 on approximately 43-acres located at approximately 600 East 2300 North.
Petitioner: JDH Development
CC Staff Report Vivian Estates Phase 3 and 4 Grading 10.10.23.docx
Vivian Estates 3 and 4 Grading Permit DRC 08.16.23.docx
Vivian Estates 3 and 4 Grading Permit.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

9. Consideration of Ordinance #59-2023 a Development Code Amendment to Chapter 26, Accessory Uses, changing the lot size requirement for detached ADUs from 1/2 to 1/3 acre.
   Petitioner: Lehi City
   CC Staff Report Third Acre Detached ADU Dev Code Amendment 10.10.23.docx
   Chapter 26 ADU lot size DRC 07.19.23.docx
   Ord 59-2023.docx
   Chapter 26 Updated Detached ADU half to third acre.pdf

10. Consideration of Resolution #2023-67, appointing a Board Member to the John Hutchings Museum Board of Directors.
    Petitioner: Lehi City
    Res 2023-67.docx

11. Adjournment

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

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: October 10, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Lehi Youth Council Swearing-In Ceremony

Suggested Action:

Attachments:

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: October 10, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
"Awesome Save" Award Presentation

Suggested Action:

Attachments:

Agenda Item No: 2.3

City Council Agenda Item Report

Meeting Date: October 10, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
October Waterwise Yard of the Month Award Presentation

Suggested Action:

Attachments:

Agenda Item No: 4.1

City Council Agenda Item Report

Meeting Date: October 10, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes from the August 22, and August 31, 2023 City Council Meetings.

Suggested Action:

Attachments:

082223CCa.pdf

083123 CC.pdf

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

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **August 22, 2023,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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

Excused: Chris Condie, Council Member (joined at 6:40 p.m.)

Others Present: Jason Walker, City Administrator; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Kim Struthers, Community Development Director; Cameron Boyle, Assistant City Administrator; Dean Lundell, Finance Director; Sierra Pierson, Management Analyst; and Teisha Wilson, City Recorder.

Pre Council, 6:00 p.m.

1. Welcome and Opening Comment

Mayor Johnson welcomed everyone and noted that all Councilmembers were present, except for Councilor Condie who will join the meeting in progress. Councilor Koivisto attended virtually. Councilor Hancock gave the opening comment.

2. Presentations and Reports

2.1 Discussion of Pressurized Irrigation Contamination

Mayor Johnson asked for an update on the recent E. coli contamination. Greg Allred, Water Manager, provided a timeline of events as the city became aware of the contamination along with what information was made available to the city. Mayor Johnson expressed frustration at the delay and lack of clarity in communicating about the contamination. He raised concerns about the lack of information made available to the city which presented challenges to identify the specific ponds for treatment. The Mayor emphasized the need for effective collaboration and communication between the city and the health authorities.

Cindy Burnett and Brianna Osbourne, both with the Utah Department of Health, along with Jason Garrett and Damon Swenson, both with Utah County Environmental Health, were available to answer questions. They discussed the challenges in sharing information while adhering to patient privacy laws (HIPAA) and the need to balance public health concerns with patient privacy.

The E. coli contamination in the PI water supply, particularly in reservoirs and ponds has affected many individuals, including children who have been hospitalized. State Heath representatives expressed their concerns about the severity of E. coli 0157, its potential health effects, and the need for continuous treatment of the water to ensure safety.

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The Mayor acknowledged difficulties in communicating with the public and the need for improved education and awareness about the risks associated with using irrigation (PI) water for recreational purposes. Additionally, the Council discussed the challenges in determining the contamination source and the necessity of potential regulatory action to mitigate future outbreaks. The conversation emphasized the importance of finding a rational approach to safeguard public health while considering the community benefit of a pressurized irrigation system.

The Council discussion expressed worries about recommendations from the CDC, water usage, potential sources of contamination, and the need for concrete recommendations to address the situation. They also talked about the challenges of finding the contamination source and the ongoing efforts to treat the ponds to ensure water safety. The officials requested information on water reuse regulations and discussed ways to effectively communicate risks and preventive measures to the public.

2.2 Point of the Mountain Chamber Report

Mark Welker, President & CEO of the Chamber of Commerce in Lehi, and Dale Keep with Big D Construction presented an update on the chamber's mission, growth, events, and marketing strategies. They emphasize the alignment of the chamber's mission with the city's values and expressed gratitude for the city's sponsorship. The presentation discussed the chamber's board, committees, membership growth, marketing collateral, events, and efforts to engage and support businesses in the community. The presentation also underscored the positive relationship and collaboration between the chamber and the city.

3. Agenda Questions

None.

3. Administrative Report

Ryan Wood, City Attorney, asked for the Council's consensus for the Attorney's Office to create a development agreement for a business owner that wants to produce a concrete batch plant. The Council agreed that they would be willing to consider a development agreement.

4. Mayor and Council Reports

None.

The meeting recessed at approximately 7:23 p.m.
The meeting resumed at approximately 7:30 p.m.

Regular Session, 7:30 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Koivisto joined virtually. Councilor Albrecht led the Pledge of Allegiance.

2. Presentations and Reports

2.1) Presentation of Certificate of Achievement for Excellence in Financial Reporting from Government Finance Officers Association (GFOA).

The Finance Department accepted the award.

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2.2) Recognition of Jonah Petersen, Community Development Department, for achieving the Master Code Professional designation.

Jonah Petersen was recognized by the city for achieving this designation.

3. 20 Minute Citizen Input

Casey Glade expressed frustration and questioned the city use of administrative loopholes to bring in a private for-profit company to occupy public land. He also expressed concern that a permanent project was given a temporary use permit without a public hearing or discussion. He stated that there are discrepancies in actions taken by the city in comparison to private individuals regarding regulations and studies on traffic and other impacts.

4. Consent Agenda

4.1) Approve Minutes from the August 1, 2023 City Council Work Session.

4.2)Approve Purchase Orders

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

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

5. Consideration of Resolution #2023-55 approving an energized line clearance work agreement with Peterson Tree Care.

Ken Bringhurst, with the Power Department, was available to answer questions.

Motion: Councilor Southwick moved to approve Resolution #2023-55 approving an energized line clearance work agreement with Peterson Tree Care. Councilor Albrecht seconded the motion.

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

6. Consideration of Resolution #2023-57 approving a commercial real estate purchase contract for 55 West Main Street.

Marlin Eldred, Economic Development Director, stated that they are moving forward with an offer.

Motion: Councilor Southwick moved to approve Resolution #2023-57 approving a commercial real estate purchase contract for 55 West Main Street. Councilor Hancock seconded the motion.

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

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The petitioner for the next two agenda items was Brent Fox. He requested that item #8, the General Plan Amendment, be heard first. The Mayor agreed to the change.

8. Consideration of Ordinance #42-2023 the Fox General Plan Amendment from Medium Density Residential to Light Industrial on 2.73 acres located at 501 & 535 North 500 West. (Tabled from August 8th meeting)

Mayor Johnson asked for a motion to un-table this item.

Motion: Councilor Condie moved to un-table this item. Councilor Southwick seconded the motion.

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

Brent Fox stated that he would prefer to have the approval of the General Plan Amendment over the development agreement.

Motion: Councilor Condie moved to deny Ordinance #42-2023 the Fox General Plan Amendment from Medium Density Residential to Light Industrial on 2.73 acres located at 501 & 535 North 500 West. Councilor Hancock seconded the motion.

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

7. Consideration of Resolution #2023-54 approving a Development Agreement for a light industrial development located at 501 & 535 North 500 West in A-1 (agricultural) and R-2 (medium density) zones.

Brent Fox was the applicant. He expressed approval of the development agreement but raised concerns about the buffering and screening requirements outlined in Section 12. He proposed the option to install a six or eight-foot concrete fence instead of traditional landscaping with trees and shrubs, emphasizing that the property will be used as a lay-down yard for construction equipment. Mr. Fox highlighted concerns about the cost, maintenance, and usability of the property, stating that the landscaping seemed unnecessary for a lay-down yard. The council members discussed the implications of this change and whether it aligns with zoning requirements and potential impacts on the adjacent residential properties. Some council members expressed concerns about deviating from the standard requirements, while others considered the effectiveness of a concrete fence in mitigating noise and visual impacts. The conversation centered on finding a balance between zoning standards and accommodating the intended use of the property.

Mayor Johnson asked for public comments.

Casey Glade stated that there is a double standard in the city's actions regarding screening and noise reduction for a private individual versus their own operation on public lands. He requested that the city grant the applicant's request to install a cement wall and not require trees.

Councilor Koivisto expressed her gratitude for the city staff's efforts to ensure that all processes, whether related to city or private applications, are legal, and conducted professionally.

Councilor Condie expressed concern about the request for an exception being made during the meeting without prior discussion or analysis with city staff. He would be hesitant to support the exception without a clear understanding of how it would affect the area.

Motion: Councilor Southwick moved to approve Resolution #2023-54 approving a Development Agreement for a light industrial development located at 501 & 535 North 500 West in A-1 (agricultural) and R-2 (medium density) zones; noting that a 12 foot buffer area would be maintained, but without landscaping and instead the developer would construct a 6 foot concrete fence. Councilor Hancock seconded the motion.

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

Mayor Johnson asked for another motion on this item.

Motion: Councilor Condie moved to table Resolution #2023-54, and instruct staff and the applicant to collaborate on a landscaping plan to address the concerns raised by the applicant regarding landscaping requirements while ensuring sound and visibility considerations are addressed. Councilor Albrecht seconded the motion.

The discussion involved seeking a solution that addresses landscaping requirements without adhering strictly to the code. The aim is to find a middle ground, potentially considering a hybrid approach, like evaluating which property lines need buffering and landscaping more than others. Suggestions include zero-scaping, rock or bark mulch, and a focus on trees rather than shrubs. The idea is to strike a balance between fulfilling the buffering/landscaping requirements and considering the specific circumstances of the property.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes; Councilor Koivisto, Yes; and Councilor Southwick, No. The motion passed 4-1.

9. Consideration of approval for the Emmetts Commercial Subdivision Plat A, a 2-lot subdivision with no improvements located at 90 East Main Street.

Scott Litki was the applicant. There was discussion regarding drainage clarification that should be added to the plat map.

Motion: Councilor Hancock moved to grant approval for the Emmetts Commercial Subdivision Plat A, a 2-lot subdivision with no improvements located at 90 East Main Street; and note that there should be an easement notification on the plat map in regard to lot drainage; and including all DRC and Planning Commission comments. Councilor Koivisto seconded the motion.

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

10. Consideration of Ordinance #45-2023 the Clark Zone Change on 1.46 acres of property located at 1460 North 1700 West, changing the zoning from A-1 (agriculture) to RA-1 (residential/agriculture).

Gary Clark was the applicant.

Motion: Councilor Koivisto moved to approve Ordinance #45-2023 the Clark Zone Change on 1.46 acres of property located at 1460 North 1700 West, changing the zoning from A-1 (agriculture) to RA-1 (residential/agriculture); including all DRC and Planning Commission comments. Councilor Southwick seconded the motion.

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

11. Consideration of Ordinance #46-2023 a Development Code Amendment to Table 05-030-B, allowing limited drive through facilities in the Neighborhood Commercial Zoning District.

Glen Gowins with X Development was representing the applicant. He stated that this would allow limited drive-thru access in the neighborhood commercial zone, particularly for neighborhood pharmacies and financial institutions. The request has evolved through a collaborative process with the Development Review Committee (DRC) and community input. He said that the goal is to strike a balance between accommodating these specific uses and ensuring appropriate site planning, addressing pedestrian elements, and considering protections for the city. The request has received support from the Planning Commission and some community members due to the limited and specific nature of the proposal.

Motion: Councilor Southwick moved to approve Ordinance #46-2023 a Development Code Amendment to Table 05-030-B, allowing limited drive through facilities in the Neighborhood Commercial Zoning District; including all DRC and Planning Commission comments. Councilor Condie seconded the motion.

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

12. Consideration of approval for the College Farms Plat D Plat Amendment, consolidating lots 70 and 71 into one lot, with no improvements located at approximately 1285 North 2650 West.

Russ Wilson with Symphony Homes was representing the applicant.

Motion: Councilor Hancock moved to grant approval for the College Farms Plat D Plat Amendment, consolidating lots 70 and 71 into one lot, with no improvements located at approximately 1285 North 2650 West; including all DRC and Planning Commission comments. Councilor Southwick seconded the motion.

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

13. Consideration of Resolution #2023-53 approving a Development Agreement for a single lot development located at 560 West 900 North in an A-1 (agricultural) zone.

Josh Pulham was the applicant. Other potential improvements along 900 north were discussed.

Motion: Councilor Southwick moved to approve Resolution #2023-53 approving a Development Agreement for a single lot development located at 560 West 900 North in an A-1 (agricultural) zone. Councilor Hancock seconded the motion.

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

14. Consideration of Ordinance #47-2023 an amendment to the Lehi City Development Code Chapter 4, Amendments, changing when General Plan amendments are allowed to be processed.

Mr. Struthers stated that this will amend the code to be consistent with the Council's decision to only allow applications for a General Plan amendment for 2 months out of the year.

Mayor Johnson asked for public comments.

Michelle Stallings stated that she opposes the proposed change related to rezoning requests, expressing concerns about potential hardships for those purchasing property, particularly in business deals where time is critical. She stated that she believes that concentrating such changes twice a year could burden staff and may not be necessary, suggesting that the council should exercise self-discipline and refrain from unnecessary amendments that General Plan.

Councilor Hancock stated that he supports the proposed change, emphasizing that it's not about council self-discipline but rather about enabling a holistic view of upcoming developments. He highlighted the importance of having a comprehensive understanding of the impacts on the city's infrastructure, which is facilitated by the proposed approach to general plan amendments.

Councilor Koivisto expressed disagreement with the proposed change, emphasizing the importance of following through with the existing general plan.

Councilor Albrecht mentioned that, in 2022, there were only eight proposed general plan amendments. She emphasized the importance of considering these changes holistically and stated that their perspective isn't about easing staff burdens but about comprehensively reviewing proposed amendments.

Councilor Southwick agreed that allowing applications for 2 months out the year is appropriate, especially compared to the original proposal of just 1 month per year.

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Motion: Councilor Southwick moved to approve Ordinance #47-2023 an amendment to the Lehi City Development Code Chapter 4, Amendments, changing when General Plan amendments are allowed to be processed including the Development Review Committee and Planning Commission Comments. Councilor Hancock seconded the motion.

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

15. Consideration of Ordinance #48-2023 an amendment to the Lehi City Development Code Chapter 12, clarifying requirements for Rehabilitation and Treatment Facilities and reasonable accommodation exceptions for Group Homes.

The City Council discussed the proposed amendments to the city code related to group homes and reasonable accommodation exceptions. The amendment clarifies regulations for group homes and addresses issues like the number of residents and whether the facility can house individuals currently undergoing drug or alcohol treatment. A discussion ensued regarding whether the Planning Commission or the City Council should approve exceptions.

Motion: Councilor Condie moved to approve Ordinance #48-2023 an amendment to the Lehi City Development Code Chapter 12, clarifying requirements for Rehabilitation and Treatment Facilities and reasonable accommodation exceptions for Group Homes, Ordinance #48-2023 an amendment to the Lehi City Development Code Chapter 12, including the Development Review Committee and Planning Commission Comments, but with the stipulation that the exception must be granted by the City Council. Councilor Hancock seconded the motion.

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

16. Consideration of Ordinance #49-2023 an amendment to the Lehi City Development Code Chapter 37, Design Standards, adding a height limit of 3 stories in the Historic Downtown Design District.

The City Council discussed a proposed code amendment related to building height limits in the Historic Downtown Design District. The amendment suggests imposing a height limit of three stories for buildings in the designated area. Concerns were raised about the potential impact on Transit-Oriented Development (TOD) zones and the need for flexibility in building height regulations. The discussion covered the specifics of the affected areas and the rationale behind the proposed amendment.

Motion: Councilor Southwick moved to approve Ordinance #49-2023 an amendment to the Lehi City Development Code Chapter 37, Design Standards, adding a height limit of 3 stories in the Historic Downtown Design District, including the Development Review Committee and Planning Commission Comments. Councilor Albrecht seconded the motion.

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

17. Consideration of Ordinance #50-2023 an amendment to the Lehi City Development Code Chapter 38, Transit Oriented Development, adding a requirement for for-sale housing as a part of the residential mix.

The City Council discussed an amendment related to transit-oriented development (TOD), specifically the requirement for for-sale housing as part of the residential mix in TOD areas. The proposed amendment suggests that a certain percentage of residential units in TOD developments must be offered for sale rather than for rent. The council discussed the appropriate percentage, considering various options. There was a debate on finding the right balance to encourage home ownership and equity while not discouraging TOD developments.

Motion: Councilor Koivisto moved to approve Ordinance #50-2023 an amendment to the Lehi City Development Code Chapter 38, Transit Oriented Development, adding a requirement for for-sale housing as a part of the residential mix., including the Development Review Committee and Planning Commission Comments, but amend the part that talks about 10% of the units need to be for sale and not rentals, so switch it to a 60/40% where 60% of the units need to be for sale with 40% rentals.

The motion failed due to lack of a second.

Motion: Councilor Hancock moved to approve Ordinance #50-2023 an amendment to the Lehi City Development Code Chapter 38, Transit Oriented Development, adding a requirement for for-sale housing as a part of the residential mix., including the Development Review Committee and Planning Commission Comments, with the exception that 30% of the units must be for sale. Councilor Albrecht seconded the motion.

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

18. Consideration of Ordinance #51-2023 a comprehensive amendment to the Lehi City Development Code Chapter 39, Definitions.

Mr. Struthers stated that this is a comprehensive effort to refine Chapter 39 of the city's code, which contains definitions for various terms and uses. The goal is to align the definitions with the table of uses to ensure clarity and understanding.

Motion: Councilor Southwick moved to approve Ordinance #51-2023 a comprehensive amendment to the Lehi City Development Code Chapter 39, Definitions, including the Development Review Committee and Planning Commission Comments. Councilor Hancock seconded the motion.

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

19. Consideration of Ordinance #52-2023 an amendment to the Lehi City Development Code Chapter 11, Application Requirements, amending when site plans go to Planning Commission for approval.

Mr. Struthers stated that currently, site plans below a certain valuation (half a million dollars) could be approved at the staff level. However, the proposed change eliminates this valuation threshold for site plans, streamlining the process. Site plans would still go to the Planning Commission only if they involve conditional use or request an exception. The aim is to enhance efficiency and streamline the approval process for site plans, focusing on code compliance.

Motion: Councilor Southwick moved to approve Ordinance #52-2023 an amendment to the Lehi City Development Code Chapter 11, Application Requirements, amending when site plans go to Planning Commission for approval, including the Development Review Committee and Planning Commission Comments. Councilor Albrecht seconded the motion.

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

20. Consideration of Ordinance #53-2023 an amendment to the Lehi City Development Code Chapter 37, Design Standards, changing the bike parking requirements.

The Council discussed refining the requirements for bicycle parking in developments. The goal here is to define the type of racks to be used and the appropriate spacing for them. For larger facilities, the discussion extended to indoor storage and whether it can be in a secured area outside the building. The aim is to encourage more cycling by providing attractive and secure bike parking options.

Motion: Councilor Hancock moved to approve Ordinance #53-2023 an amendment to the Lehi City Development Code Chapter 37, Design Standards, changing the bike parking requirements, including the Development Review Committee and Planning Commission Comments. Councilor Southwick seconded the motion.

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

21. Consideration of Ordinance #54-2023 an amendment to the Lehi City Development Code Chapter 26, Accessory Uses, Buildings and Structures, clarifying height and setback requirements for accessory buildings and requirements for Accessory Dwelling Units.

The discussion revolved around revising regulations concerning accessory structures. The concern was raised by a citizen who encountered difficulties due to a neighbor's tall accessory building being built 18 inches from the property line. The proposed revisions adjust setback requirements based on the height of the accessory structure. The aim is to balance practical construction needs with considerations for neighboring properties and ease of maintenance.

Motion: Councilor Condie moved to approve Ordinance #54-2023 an amendment to the Lehi City Development Code Chapter 26, Accessory Uses, Buildings and Structures, clarifying height and setback requirements for accessory buildings and

requirements for Accessory Dwelling Units, with the exception that instead of an 18 inch requirement it be changed to 30 inches; including the Development Review Committee and Planning Commission Comments. Councilor Southwick seconded the motion.

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

22. Consideration of Ordinance #55-2023 clarifying that Lehi City will conduct a Primary Election using Instant Runoff Voting as described in Utah Code.

Mr. Wood stated that this was requested by Utah County because the city code doesn't cite the specific section of state code that allows the city to opt into instant runoff voting.

Motion: Councilor Hancock moved to approve Ordinance #55-2023 clarifying that Lehi City will conduct a Primary Election using Instant Runoff Voting as described in Utah Code. Councilor Southwick seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Hancock, Yes; Councilor Koivisto, No; and Councilor Southwick, Yes. The motion passed 4-1.

23. Consideration of Resolution #2023-58 directing the City's Election Officer not to notify a candidate of the failure to file a campaign financial statement by the deadline or accept from a candidate a campaign financial statement filed after the deadline set forth in Utah code section 10-3-208.

Mr. Wood explained that the state law was revised, granting the City Recorder discretion to notify candidates electronically if they miss the filing deadline. However, the ordinance's wording poses confusion regarding the extent of this discretion. The Lieutenant Governor's office clarified that candidates now have a 24-hour grace period after the deadline to submit their campaign financial statements, making the initial deadline somewhat irrelevant. The ordinance needed adjustments to align with this interpretation, ensuring that the City Recorder must accept the statements within the 24-hour window after the original deadline, but the City Recorder should not notify the candidate if they miss the original deadline.

Mayor Johnson asked for public comments.

Jason Hill stated that he agreed with the content but felt that the timing is bad.

Michelle Stallings believes that there should be a grace period for candidates if they miss the deadline.

Motion: Councilor Condie moved to approve Resolution #2023-58 directing the City's Election Officer not to notify a candidate of the failure to file a campaign financial statement by the deadline, but strike out the next section and clarify that the Recorder must accept from a candidate a campaign financial statement filed 24 hours after the deadline as set forth in Utah code section 10-3-208. Councilor Southwick seconded the motion.

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

24. Consideration of Resolution # 2023-56 consenting to the reorganization of the Timpanogos Special Service District as a Special District.

Motion: Councilor Southwick moved to approve Resolution # 2023-56 consenting to the reorganization of the Timpanogos Special Service District as a Special District. Councilor Koivisto seconded the motion.

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

25. Consideration of Resolution #2023-52 appointing a new Board Member to the Lehi City Historic Preservation Commission.

This appoints Lara Bangerter and a board member.

Motion: Councilor Southwick moved to approve Resolution #2023-52 appointing a new Board Member to the Lehi City Historic Preservation Commission. Councilor Koivisto seconded the motion.

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

26. Adjournment

With no further business to come before the City Council at this time, Councilor Hancock moved to adjourn the meeting. Councilor Albrecht seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 10:30 p.m.

Approved: October 10, 2023

Attest:

_____

Mark Johnson, Mayor

_____

Teisha Wilson, City Recorder

DRAFT

LEHI CITY

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

Minutes of the **Regular Meeting** of the **Lehi City Council** held Thursday, **August 31, 2023,** at 8:45 a.m. Lehi City Hall, 153 North 100 East, Lehi, Utah. The meeting began at approximately 4:00 PM.

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

Others Present: Jason Walker, City Administrator; Dean Lundell, Finance Director; Jeremy Craft, Fire Chief; Andy Gowans, Management Analyst; and Teisha Wilson, City Recorder

1. **Welcome and Roll Call**
   Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilors Hancock and Albrecht joined virtually.

2. **Regular Agenda**
   2.a. Approve Purchase Order for Used Fire Truck
   Chief Craft explained that this opportunity became available to purchase for a reasonable cost, but they needed to act quickly.

   Motion: Councilor Condie moved to approve the purchase order for used fire truck. Councilor Hancock seconded the motion.

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

3. **Adjournment**
   With no further business to come before the City Council at this time the meeting adjourned at approximately 9:00 a.m.

Approved: Attest:

Mark Johnson, Mayor Teisha Wilson, City Recorder

DRAFT

DRAFT

Agenda Item No: 4.2

City Council Agenda Item Report

Meeting Date: October 10, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Purchase Orders

Suggested Action:

Attachments:

PO #7552.pdf

po #7583.pdf

PO #7592.pdf

PO Peterson Tree Care PO Request 10.3.23.pdf

PURCHASE ORDER

LEHI CITY CORPORATION

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

7552

4164

ISSUED TO: STUART C IRBY CO.
P.O. BOX 843959

DALLAS TX 75284

SHIP TO: LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 08/28/2023

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	TRANSFORMERS	527,950.00	527,950.00	53-1415

TOTAL 527,950.00

Authorized By:

Department Head

City Council Approval Date *

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

Mayor or City Administrator

Lehi City Purchase Requisition Request

Supplier	**Name**	STUART C. IRBY CO.		**Vender #**	
	Street	PO BOX 843959		**Date**	8/24/2
	City	DALLAS	**State**	TX	
	Zip	75284	**Phone**	801-724-3000	

Dean Lundell

POWER	53-14-15	
Requesting Department	**Dept. Account No.**	**Department Head Signature**

Quanity	Unit	Materials and Description	Price	Total
28		HOWARD 25 KVA HI-LIFT	$2,500.00	$70,000.00
		12470/7200 HV 240/120 LV SINGLE PHASE		
		TRANSFORMER DEAD FRONT LOOP FEED WELL		
		AND INSERTS WITH 5/8-IN SECONDARY STUD		
		BAYONET FUSING NO TAPS TANK MILD STEEL		
52		HOWARD 37.5 KVA HI-LIFT	$2,850.00	$148,200.00
		12470/7200 HV 240/120 LV SINGLE PHASE		
		TRANSFORMER DEAD FRONT LOOP FEED WELL		
		AND INSERTS WITH 5/8-IN SECONDARY STUD		
		BAYONET FUSING NO TAPS TANK MILD STEEL		
		6237-424376-201		
21		HOWARD 75 KVA HI-LIFT	$4,300.00	$90,300.00
		12470/7200 HV 240/120 LV SINGLE PHASE		
		TRANSFORMER DEAD FRONT LOOP FEED WELL		
		AND INSERTS WITH 5/8-IN SECONDARY STUD		
		BAYONET FUSING NO TAPS TANK MILD STEEL		
		6275-424376-200		
42		HOWARD 100 KVA HI-LIFT	$5,225.00	$219,450.00
		12470/7200 HV 240/120 LV SINGLE PHASE		
		TRANSFORMER DEAD FRONT LOOP FEED WELL		
		AND INSERTS WITH 5/8-IN SECONDARY STUD		
		BAYONET FUSING NO TAPS TANK MILD STEEL		
		62800-424376-200		
				$527,950.00

Justification:	Price Determination	
LEAD TIME FOR THESE TRANSFORMERS	Verbal Quote	
ARE 52 TO 60 WEEKS	Informal Bid	
ABB SINGLE PHASE TRANSFORMERS	Written Bid	*
ARE 152-160 WEEKS AND $1,225,410.00	State Bid	
NO OTHER TRANSFORMER COMPANY	Other	
WILL QUOTE AT THIS TIME.		

Quotation

irby
A Sonepar Company

STUART C IRBY BR 1093 SALT LAKE CTY
6312 WEST BEAGLEY ROAD
WEST VALLEY CITY UT 84128
385-285-3199

QUOTE DATE	ORDER NUMBER
08/22/23	S013693560

REMIT TO:
STUART C. IRBY CO.
POST OFFICE BOX 843959
DALLAS TX 75284

PAGE NO. 1

SOLD TO:
LEHI CITY CORP
153 NO 100 EAST
LEHI, UT 84043

SHIP TO:
LEHI CITY CORP
560 WEST GLENN CARTER DRIVE
LEHI, UT 84043
801-768-7100

ORDERED BY: KENNY

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	JOB/RELEASE NUMBER	OUTSIDE SALESPERSON
222013	SINGLE PHASE		Gregory J McPhie

INSIDE SALESPERSON		REQD DATE	FRGHT ALLWD	SHIP VIA
Joseph C Rho		08/22/23	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
			********* Shipping Instructions *********		
			* KENNY 385-201-2612 OFC *		
			* 801-655-3042 MBL *		
			* CLAY 801-900-0420 *		
			**********		
28EA		1	*HOIN 25KVAHLH1PPAD 25KVA 1PH PADMOUNT TRANSFORMER WITH HI-LIFT HANDLE (3518719) 12470Y/7200 240/120 NO TAPS LOOP	2500.000EA	70000.00
			**********		
			10 IN 52 WEEKS REMAINING 72 WEEKS		
			**********		
52EA		2	*HOIN 37.5KVA HI-LIFT HANDLE 12470GRDY/7200 HV TO 240/120 LV SINGLE PHASE PAD MOUNT TRANSFORMER DEAD FRONT LOOP FEED WELL AND INSERTS SECONDARY STUD BAYONET F CAT # 6237-424376-201	2850.000EA	148200.00
			**********		
			20 IN 40 WEEKS REMAINING 72 WEEKS		
			**********		
21EA		3	*HOIN 75KVA1PPAD 75KVA 1PH PADMOUNT TRANSFORMER 12470Y/7200 240/120 NO TAPS LOOP CAT # 6275-424376-200	4300.000EA	90300.00
			**********		
			5 IN 52 WEEKS REMAINING 72 WEEK LEAD TIME		
			**********		
***	Continued	on	Next Page ***		

** Reprint ** Reprint ** Reprint **

Quotation

irby
A Sonepar Company

STUART C IRBY BR 1093 SALT LAKE CTY
6312 WEST BEAGLEY ROAD
WEST VALLEY CITY UT 84128
385-285-3199

QUOTE DATE	ORDER NUMBER
08/22/23	S013693560
REMIT TO: STUART C. IRBY CO. POST OFFICE BOX 843959 DALLAS TX 75284	PAGE NO. 2

SOLD TO:
LEHI CITY CORP
153 NO 100 EAST
LEHI, UT 84043

SHIP TO:
LEHI CITY CORP
560 WEST GLENN CARTER DRIVE
LEHI, UT 84043
801-768-7100

ORDERED BY: KENNY

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	JOB/RELEASE NUMBER	OUTSIDE SALESPERSON
222013	SINGLE PHASE		Gregory J McPhie

INSIDE SALESPERSON	REQD DATE	FRGHT ALLWD	SHIP VIA
Joseph C Rho	08/22/23	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
42EA		4	*HOIN 100KVAHLH1PPAD 100KVA 1PH PADMOUNT TRANSFORMER WITH HI-LIFT HANDLE (3533024) 12470Y/7200 240/120 NO TAPS LOOP CAT # 6280-424376-200 ********** 2 IN 52 WEEKS REMAINING 72 WEEK LEAD TIME **********	5225.000EA	219450.00

*** This is a quotation ***

Subtotal	**527950.00**
S&H CHGS	**0.00**
Sales Tax	**0.00**
TOTAL	**527950.00**

Prices firm for acceptance within 30 days with the exception of commodity prices which are subject to change daily. Quotation is void if changed. Complete quote must be used unless authorized in writing.

OUR PRODUCT AND SERVICES ARE SUBJECT TO, AND GOVERNED EXCLUSIVELY BY, OUR TERMS AND CONDITIONS OF SALE, WHICH ARE INCORPORATED HEREIN AND AVAILABLE AT www.irby.com/terms. ADDITIONAL OR CONFLICTING TERMS ARE REJECTED, VOID AND OF NO FORCE OR EFFECT.

** Reprint ** Reprint ** Reprint **

Quotation

irby
A Sonepar Company

STUART C IRBY BR 1093 SALT LAKE CTY
6312 WEST BEAGLEY ROAD
WEST VALLEY CITY UT 84128
385-285-3199

QUOTE DATE	ORDER NUMBER
08/23/23	S013695481

REMIT TO:
STUART C. IRBY CO.
POST OFFICE BOX 843959
DALLAS TX 75284

PAGE NO. 1

SOLD TO:
LEHI CITY CORP
153 NO 100 EAST
LEHI, UT 84043

SHIP TO:
LEHI CITY CORP
560 WEST GLENN CARTER DRIVE
LEHI, UT 84043
801-768-7100

ORDERED BY: KENNY

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	JOB/RELEASE NUMBER	OUTSIDE SALESPERSON
222013	ABB SINGLE PHASE		Gregory J McPhie

INSIDE SALESPERSON		REQD DATE	FRGHT ALLWD	SHIP VIA
Joseph C Rho		08/23/23	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
			********* Shipping Instructions *********		
			* KENNY 385-201-2612 OFC *		
			* 801-655-3042 MBL *		
			* CLAY 801-900-0420 *		
			**********		
28EA		1	*ABB 25KVA1P1272 25KVA 1PH PAD TRANSFORMER 12470GRDY/7200 240/120 TAPS LOOP FEED	5895.000EA	165060.00
			**********		
			152-160 WEEK LEAD TIME		
			**********		
52EA		2	*ABB 375KVA1P12472PAD 37.5KVA 1PH PADMOUNT TRANSFORMER 12470GRDY/7200 TO 240/120 LOOP FEED W/TAPS	6600.000EA	343200.00
			**********		
			152-160 WEEK LEAD TIME		
			**********		
21EA		3	*ABB 75KV1PHPAD 75KVA 1PH PADMOUNT TRANSFORMER (2771184) 12470/7200 240/120 TAPS LOOP FEE	8200.000EA	172200.00
			**********		
			152-160 WEEK LEAD TIME		
			**********		
42EA		4	*ABB 100KVA1PPAD 100KVA 1PH PADMOUNT TRANSFORMER (2771184) 12470/7200 240/120 TAPS LOOP FEE	12975.000EA	544950.00
			**********		
			152-160 WEEK LEAD TIME		
			**********		

*** This is a quotation ***

Subtotal	**1225410.00**
S&H CHGS	**0.00**
Sales Tax	**0.00**
TOTAL	**1225410.00**

Prices firm for acceptance within 30 days with the exception of commodity prices which are subject to change daily. Quotation is void if changed. Complete quote must be used unless authorized in writing.

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** Reprint ** Reprint ** Reprint **

PURCHASE ORDER

LEHI CITY CORPORATION

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

7583

4164

ISSUED TO: STUART C IRBY CO.
P.O. BOX 843959

DALLAS TX 75284

SHIP TO: LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 09/21/2023

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	3 PH TRANSFORMER	191,050.00	191,050.00	53-1415

TOTAL 191,050.00

Authorized By:

Department Head

City Council Approval Date *

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

Mayor or City Administrator

Lehi City Purchase Requisition Request

Supplier	**Name**	STUART C. IRBY CO.		**Vender #**	
	Street	PO BOX 843959		**Date**	4/4/202[illegible]
	City	DALLAS	**State**	TX	
	Zip	75284	**Phone**	801-724-3000	

Dean Lundell

POWER	53-1415	
Requesting Department	**Dept. Account No.**	**Department Head Signature**

Quanity	Unit	Materials and Description	Price	Total
2		HOIN 9150-435659-043 XFMR 3PH PAD-MT	$13,650.00	$27,300.00
		150 KVA HV:12470/7200 LV:208/120		
2		HOIN 9175-435659-045 XFMR 3PH PAD-MT	$16,100.00	$32,200.00
		225 KVA HV:12470/7200 LV:208/120		
2		HOIN 9185-435659-050 XFMR 3PH PAD-MT	$21,900.00	$43,800.00
		225 KVA HV:12470/7200 LV:480/277		
3		HOIN 9189-435659-052 XFMR 3PH PAD-MT	$29,250.00	$87,750.00
		225 KVA HV:12470/7200 LV:480/277		
		ALL 3-PH TRANSFORMER HAVE A LEAD TIME		
		OF 52-80 WKS,		
				$191,050.00

Justification:	Price Determination	
ABB TRANSFORMERS $341,400.00	Verbal Quote	
	Informal Bid	
ANIXTER TRANSFORMERS $269,391.00	Written Bid	*
	State Bid	
	Other	

Quotation

STUART C IRBY BR 1093 SALT LAKE CTY
6312 WEST BEAGLEY ROAD
WEST VALLEY CITY UT 84128
385-285-3199

QUOTE DATE	ORDER NUMBER
09/20/23	S013737944

REMIT TO:	PAGE NO.
STUART C. IRBY CO. POST OFFICE BOX 843959 DALLAS TX 75284	1

SOLD TO:
LEHI CITY CORP
153 NO 100 EAST
LEHI, UT 84043

SHIP TO:
LEHI CITY CORP
560 WEST GLENN CARTER DRIVE
LEHI, UT 84043
801-768-7100

ORDERED BY: KENNY

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	JOB/RELEASE NUMBER	OUTSIDE SALESPERSON
222013	HOWARD		Gregory J McPhie

INSIDE SALESPERSON	REQD DATE	FRGHT ALLWD	SHIP VIA
Joseph C Rho	09/20/23	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
			********* Shipping Instructions *********		
			* KENNY 385-201-2612 OFC *		
			* 801-655-3042 MBL *		
			* CLAY 801-900-0420 *		
			**********		
			**********		
			52-80 WEEK LEAD TIME		
			**********		
2EA		1	*HOIN 9150-435659-043 XFMR 3PH PAD-MT 150KVA HV:12470/7200 LV:208/120	13650.000EA	27300.00
2EA		2	*HOIN 9175-435659-045 225KVA 3PH PADMT XFMR 12470GRDY/7200 208Y/120 NO TAPS	16100.000EA	32200.00
2EA		3	*HOIN 9185-435659-050 XFMR 3PH PAD-MT 500KVA HV:12470/7200 LV:480/277	21900.000EA	43800.00
3EA		4	*HOIN 9189-435659-052 XFMR 3PH PAD-MT 750KVA HV:12470/7200 LV:480/277	29250.000EA	87750.00

*** This is a quotation ***

Prices firm for acceptance within 30 days with the exception of commodity prices which are subject to change daily. Quotation is void if changed. Complete quote must be used unless authorized in writing.

Subtotal	191050.00
S&H CHGS	0.00
Sales Tax	0.00
TOTAL	191050.00

OUR PRODUCT AND SERVICES ARE SUBJECT TO, AND GOVERNED EXCLUSIVELY BY, OUR TERMS AND CONDITIONS OF SALE, WHICH ARE INCORPORATED HEREIN AND AVAILABLE AT www.irby.com/terms. ADDITIONAL OR CONFLICTING TERMS ARE REJECTED, VOID AND OF NO FORCE OR EFFECT.

** Reprint ** Reprint ** Reprint **

3130 SOUTH 1030 WEST SUITE 2
SALT LAKE CITY, UT 84119
Phone: (801) 288-2831
Fax: 801.288.2837

QUOTE

ORDERED BY	QUOTE DATE	QUOTE NO.
KENNY	09/15/23	5817765-00
P.O. DATE	P.O. NUMBER	PAGE NO.
09/15/23	TRANS QUOTE	1 of 3
SALES REP	TAKEN BY	FREIGHT OUT
WRIS	WRIL	NO

CUST #: 6001692

BILL TO: LEHI CITY
153 NORTH 100 EAST
LEHI, UT 84043

SHIP TO: LEHI CITY POWER
POWER DEPT WAREHOUSE
560 WEST GLEN CARTER BLVD
LEHI, UT 84043-3670

INSTRUCTIONS	SHIP POINT	VIA	SHIPPED	TERMS
X-FMR QUOTE	Anixter - wSlc/3304	OUR TRUCK		Net 30

LINE NO.	PRODUCT AND DESCRIPTION	ORDERED	BO	SHIPPED	UM	PRICE		NET AMOUNT
	QUOTE EXP: SEPT 30TH, 2023							
	FREIGHT ALLOWED							
	EST LEAD TIME: 28-30 WEEKS							
1	150KVA 3PH PAD MOUNT	2		2	each	15228.00		30456.00
	HV 12470 GRDY/7200 SEC 208Y/120 LOOP FEED							
	12470 GRDY / 7200 - 208Y/120							
	No Taps in HV							
	Loopfeed,Six HV Bushing, Staggered LV							
	Bayonet Exp. Fuse + ISO Link							
	Dead Front,SPECIFIC DIMS,Staggered LV							
	NO LOAD LOSSES-274, LOAD LOSSES-1548, TOTAL LOSSES-1822							
	IZ PCT: 4.75 EXC PCT: 2							
	**********							
	Accessories:							
	TYPE ONAN, 95 KV BIL							
	24 INCH DEEP CABINET, TEMP. RISE: 65°C							
	Paint Finish: Munsell 7GY 3.29/1.5 Padmount Green							
	DOE 2016 Standard Compliant Design							
	Handhole 8" x 19"							
	200 Amp HV Bushing well removable stud 35 kV							
	5/8 Stud type with 10 holes blade 600 A - LV Bushing							
2	225KVA 3PH PAD MOUNT	2		2	each	19565.00		39130.00
	HV 12470 GRDY/7200 SEC 208Y/120 LOOP FEED							
	12470 GRDY / 7200 - 208Y/120							
	No Taps in HV							
	Loopfeed,Six HV Bushing, Staggered LV							
	Bayonet Exp. Fuse + ISO Link							
	Dead Front,SPECIFIC DIMS,Staggered LV							
	NO LOAD LOSSES-397, LOAD LOSSES-2027, TOTAL LOSSES-2424							
	IZ PCT: 4.34 EXC PCT: 2							
	**********							
	Accessories:							
	TYPE ONAN, 95 KV BIL							
	24 INCH DEEP CABINET, TEMP. RISE: 65°C							
	Paint Finish: Munsell 7GY 3.29/1.5 Padmount Green							
	DOE 2016 Standard Compliant Design							

Continued

All sales are subject to the Anixter Terms & Conditions of Sale found at www.anixter.com/termsandconditions. Product safety data sheets may be found on the same website.

Wesco may charge you storage and transportation fees if you do not take possession or accept delivery of the above products within ninety (90) days or agreed upon time from such products being available for delivery or pick-up.

ANIXTER

QUOTE

3130 SOUTH 1030 WEST SUITE 2
SALT LAKE CITY, UT 84119
Phone: (801) 288-2831
Fax: 801.288.2837

ORDERED BY	QUOTE DATE	QUOTE NO.
KENNY	09/15/23	5817765-00
P.O. DATE	P.O. NUMBER	PAGE NO.
09/15/23	TRANS QUOTE	2 of 3
SALES REP	TAKEN BY	FREIGHT OUT
WRIS	WRIL	NO

CUST #: 6001692

BILL TO: LEHI CITY
153 NORTH 100 EAST
LEHI, UT 84043

SHIP TO: LEHI CITY POWER
POWER DEPT WAREHOUSE
560 WEST GLEN CARTER BLVD
LEHI, UT 84043-3670

INSTRUCTIONS	SHIP POINT	VIA	SHIPPED	TERMS
X-FMR QUOTE	Anixter - wSlc/3304	OUR TRUCK		Net 30

LINE NO.	PRODUCT AND DESCRIPTION	ORDERED	BO	SHIPPED	UM	PRICE		NET AMOUNT
	Handhole 8" x 19"							
	200 Amp HV Bushing well removable stud 35 kV							
	5/8 Stud type with 4 holes blade 830 A - LV Bushing							
3	500KVA 3PH PAD MOUNT	2		2	each	29210.00		58420.00
	HV 12470 GRDY/7200 SEC LV 480/277 LOOP FEED							
	12470 GRDY / 7200 - 480Y/277							
	No Taps in HV							
	Loopfeed,Six HV Bushing, Staggered LV w/Radia							
	Bayonet Exp. Fuse + ISO Link							
	Dead Front,SPECIFIC DIMS,Staggered LV							
	NO LOAD LOSSES-693, LOAD LOSSES-4026, TOTAL LOSSES-4719							
	IZ PCT: 4.75 EXC PCT: 2							
	**********							
	Accessories:							
	TYPE ONAN, 95 KV BIL							
	24 INCH DEEP CABINET, TEMP. RISE: 65°C							
	Paint Finish: Munsell 7GY 3.29/1.5 Padmount Green							
	DOE 2016 Standard Compliant Design							
	Handhole 8" x 19"							
	200 Amp HV Bushing well removable stud 35 kV							
	5/8 Stud type with 12 holes blade 830 A - LV Bushing							
4	750KVA 3PH PAD MOUNT	2		2	each	41870.00		83740.00
	HV 12470 GRDY/7200 SEC LV 480/277 LOOP FEED							
	12470 GRDY / 7200 - 480Y/277							
	(2) - 2.5% Above and Below in HV							
	Loopfeed,Six HV Bushing, Staggered LV w/Radia							
	Bayonet Exp. Fuse + ISO Link							
	Dead Front,MINIMUM DIMS,Staggered LV							
	NO LOAD LOSSES-1076, LOAD LOSSES-5831, TOTAL LOSSES-6907							
	IZ PCT: 5.76 EXC PCT: 2							
	TYPE ONAN, 95 KV BIL							
	24 INCH DEEP CABINET, TEMP. RISE: 65°C							
	Paint Finish: Munsell 7GY 3.29/1.5 Padmount Green							
	DOE 2016 Standard Compliant Design							
	Handhole 8" x 19"							
	200 Amp HV Bushing well removable stud 35 kV							

Continued

All sales are subject to the Anixter Terms & Conditions of Sale found at www.anixter.com/termsandconditions. Product safety data sheets may be found on the same website.

Wesco may charge you storage and transportation fees if you do not take possession or accept delivery of the above products within ninety (90) days or agreed upon time from such products being available for delivery or pick-up.

QUOTE

3130 SOUTH 1030 WEST SUITE 2
SALT LAKE CITY, UT 84119
Phone: (801) 288-2831
Fax: 801.288.2837

ORDERED BY	QUOTE DATE	QUOTE NO.
KENNY	09/15/23	5817765-00
P.O. DATE	P.O. NUMBER	PAGE NO.
09/15/23	TRANS QUOTE	3 of 3
SALES REP	TAKEN BY	FREIGHT OUT
WRIS	WRIL	NO

CUST #: 6001692

BILL TO: LEHI CITY
153 NORTH 100 EAST
LEHI, UT 84043

SHIP TO: LEHI CITY POWER
POWER DEPT WAREHOUSE
560 WEST GLEN CARTER BLVD
LEHI, UT 84043-3670

INSTRUCTIONS	SHIP POINT	VIA	SHIPPED	TERMS
X-FMR QUOTE	Anixter - wSlc/3304	OUR TRUCK		Net 30

LINE NO.	PRODUCT AND DESCRIPTION	ORDERED	BO	SHIPPED	UM	PRICE		NET AMOUNT

1 Stud type with 8 holes blade 1500A - LV Bushing
Standard Pressure Relief Valve
Dual Sensing Expulsion Fuse

4 Lines Total Qty Shipped Total 8

Total	211746.00
Taxes	15775.08
Invoice Total	227521.08

Last Page

All sales are subject to the Anixter Terms & Conditions of Sale found at www.anixter.com/termsandconditions. Product safety data sheets may be found on the same website.

Wesco may charge you storage and transportation fees if you do not take possession or accept delivery of the above products within ninety (90) days or agreed upon time from such products being available for delivery or pick-up.

Quotation

irby
A Sonepar Company

STUART C IRBY BR 1093 SALT LAKE CTY
6312 WEST BEAGLEY ROAD
WEST VALLEY CITY UT 84128
385-285-3199

QUOTE DATE	ORDER NUMBER
09/20/23	S013737943

REMIT TO:
STUART C. IRBY CO.
POST OFFICE BOX 843959
DALLAS TX 75284

PAGE NO. 1

SOLD TO:
LEHI CITY CORP
153 NO 100 EAST
LEHI, UT 84043

SHIP TO:
LEHI CITY CORP
560 WEST GLENN CARTER DRIVE
LEHI, UT 84043
801-768-7100

ORDERED BY: KENNY

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	JOB/RELEASE NUMBER	OUTSIDE SALESPERSON
222013	ABB PRICING		Gregory J McPhie

INSIDE SALESPERSON	REQD DATE	FRGHT ALLWD	SHIP VIA
Joseph C Rho	09/20/23	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
			********* Shipping Instructions *********		
			* KENNY 385-201-2612 OFC *		
			* 801-655-3042 MBL *		
			* CLAY 801-900-0420 *		
			**********		
			500 AND BELOW 112-114 WEEK LEAD TIME		
			750 156-158 WEEK LEAD TIME		
			**********		
2EA		1	*ABB 150KVA3PPAD 150KVA 3PH PADMOUNT TRANSFORMER (2771163) 12470/7200 208/120 TAPS LOOP FEE	23200.000EA	46400.00
2EA		2	*ABB 225KVA3PPAD 225KVA 3PH PADMOUNT TRANSFORMER (2771164) 12470/7200 208/120 TAPS LOOP FEE	26900.000EA	53800.00
2EA		3	*ABB 500KVA3PHPAD 500KVA 3PH PADMOUNT TRANSFORMER (2771176) 12470/7200 480/277 TAPS LOOP FEE	35250.000EA	70500.00
3EA		4	*ABB 750KVA3PPAD 750KVA 3PH PADMOUNT TRANSFORMER 12470Y/7200 480/277 NO TAPS LOOP FEED	56900.000EA	170700.00

*** This is a quotation ***

Prices firm for acceptance within 30 days with the exception of commodity prices which are subject to change daily. Quotation is void if changed. Complete quote must be used unless authorized in writing.

Subtotal	341400.00
S&H CHGS	0.00
Sales Tax	0.00
TOTAL	341400.00

OUR PRODUCT AND SERVICES ARE SUBJECT TO, AND GOVERNED EXCLUSIVELY BY, OUR TERMS AND CONDITIONS OF SALE, WHICH ARE INCORPORATED HEREIN AND AVAILABLE AT www.irby.com/terms. ADDITIONAL OR CONFLICTING TERMS ARE REJECTED, VOID AND OF NO FORCE OR EFFECT.

** Reprint ** Reprint ** Reprint **

PURCHASE ORDER

LEHI CITY CORPORATION

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

7592

3472

ISSUED TO: PROFESSIONAL SALES & SERVICE
1717 SOUTH REDWOOD ROAD

SALT LAKE CITY UT 84104

SHIP TO: LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 09/27/2023

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	REPLACEMENT AMBULANCE	421,480.00	421,480.00	64-40-54-000

TOTAL 421,480.00

Authorized By:

Department Head

City Council Approval Date *

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

Mayor or City Administrator

Lehi City Purchase Requisition Request

Supplier	**Name**	Professional Sales & Service		**Vendor#**	
	Street	762 South Redwood Road		**Date**	**9/27/2023**
	City	Salt Lake City	**State**	Utah	
	Zip	84104	**Phone**	801-977-3961	

Dean Lundell

Fleet	64-40-54	Jeremy Estes
Requesting Department	**Dept. Account No.**	**Department Head Signature**

Quantity	Unit	Materials and Description	Price	Total
		Replacement Ambulance (On State Contract)		
		Power Load System		$421,480.00
		Replacing the 2015 ambulance		
		Total		$421,480.00

Justification:	Price Determination	
	Verbal Quote	
	Informal Bid	
	Written Bid	$421,480.00
	State Bid	
	Other	

PSS / PROFESSIONAL SALES AND SERVICE, L.C.

Quality Emergency Vehicles Since 1974

September 22, 2023

Lehi City Fire Department
153 North 100 East
Lehi, Utah 84043

To Whom It May Concern:

Professional Sales and Service, LC respectfully provides the Lehi Fire Department the following estimate for a new ambulance vehicle. We appreciated the opportunity to work with you now and look forward to helping you with your ambulance needs in the future.

The following estimate reflects a new Type **I** ambulance equipped with similar options and feature configuration to the Horton ambulance discussed with you in previous conversations. The estimate is as follows:

One (1) 2024 Horton 603F Type I 4WD Custom Ambulance

The module body will be 167" long, and have an interior height of 74" inches. It will be mounted on a 2024 or newer Ford F550 4x4 dual rear wheel cab/chassis with 18,500 lb. GVWR. This proposal includes Horton's electrical system: The I4g – The most advanced electrical system available which incorporates solid-state electronics with Multiplexing technology. It also includes weight saving all-aluminum module body, NO-wood construction, aluminum cabinetry, electrical system diagnostic testing, digital computer consoles, privacy windows, LED lighting package and much more.

Ambulance Price	***$350,773.00***
Freight	***$4,800.00***
Lettering Included	***Inc.***
Factory Trip Final Inspection for 4	***$7,000.00***
Stryker Power Pro 2	***$29,085.00***
Stryker Power Load	***$27,042.00***
Stryker Shipping and Install	***$2,780.00***
Total Delivered Price 1(One) Ambulance	***$421,480.00***

***PRICE AND SPECIFICATION BASED ON PRODUCTION NUMBER 19497.

Lehi City Purchase Requisition Request

Supplier	**Name**	Peterson Tree Care		**Vender #**	**591576**
	Street	1534 Bear Hollow Ln		**Date**	**10/3/2023**
	City	Elk Ridge	**State**	UT	
	Zip	84651	**Phone**	801-367-0493	

Street Department	32-70-70-229	
Requesting Department	**Dept. Account No.**	**Department Head Signature**

Quantity	Unit	Materials and Description	Price	Total
		This project is intended to be used for trimming public		
		tree limbs and/or shrubbery within sightlines and		
		roadway easments below 14' to meet code.		
		As well as any hazard over sidewalks that are below		
		8' or obstructions of traffic warning devices including		
		stop signs, pedestrian crossings, or school zones		
		within 100' of approaching sign.		
		This will be overseen by Jessica Smith, Lehi City		
		Arborist.		
		This was put out for bid through sciquest with a close		
		date of September 8, 2023		
		Daily trimming cost per day is $2275		
		Traffic control if needed is $750		
		Total		$150,000.00

Justification: Peterson Tree was low bid	**Price Determination**	
as well as holding the current contract with	**Verbal Quote**	
the Power Department.	**Informal Bid**	
	Written Bid	**X**
	State Bid	
	Other	

LEHI CITY
STREETS DIVISION

COST PROPOSAL

Company Name: Peterson Tree Care

Company Address: 1534 Bear Hollow Lane, Elk Ridge, UT 84651

Office Phone Number: 801-224-8733

Company Contact: Derek Peterson Family

Contact Phone Number: 801-885-7858 Office ☐ Cell ☒

Contact Email: info@petersontreecare.com

Daily trimming crew shall be a Foreman/Senior Arborist and 2 Grounds persons.

Tree Crew Charge $ 2275 per Day.

Traffic Control

Flagger cost $ $750 per Day. Traffic Control will be a direct pass-through cost when signage and multiple flaggers are needed.

LEHI CITY
STREETS DIVISION

COST PROPOSAL

Company Name: SuperTrees Utah, LLC.

Company Address: 14063 S. 2700 W. Bluffdale, UT

Office Phone Number: 801-440-6115

Company Contact: Daniel Allen

Contact Phone Number: 801-440-6115 Office ☐ Cell ☒

Contact Email: daniel@supertrees.com

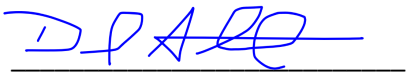
Daily trimming crew shall be a Foreman/Senior Arborist and 2 Grounds persons.

Tree Crew Charge $ $2,875.00 per Day*. (*10 hours)

Traffic Control

Flagger cost $ $750.00 per Day.

Acknowledged by



Daniel Allen, Utah Division Manager

LEHI CITY
STREETS DIVISION

COST PROPOSAL

Company Name: Nye's Tree Service

Company Address: 2580 E 6550 S Uintah, Ut. 84405

Office Phone Number: 801-710-0992

Company Contact: Jesse Rosvall

Contact Phone Number: 801-971-3527 Office ☐ Cell **X**

Contact Email: jesse@nyestress.com

Daily trimming crew shall be a Foreman/Senior Arborist and 2 Grounds persons.

Tree Crew Charge $5560.00 per day.

Traffic Control $600.00 pre day.

Flagger cost $ 500 per day.

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: October 10, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2023-66 approving an agreement for the Ashton Lighting Phase 3 with Probst Electric.

Suggested Action:

Attachments:

Res 2023-66.docx

Agreement-Ashton Lighting Phase 3 (Probst).docx

LEHI CITY

RESOLUTION NO. 66-2023

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AGREEMENT FOR ASHTON LIGHTING PHASE 3 WITH PROBST ELECTRIC

WHEREAS, City desires to contract for the demolition of existing light poles and bases, the installation of the infrastructure for 21 new light pole fixtures, and the installation of 21 new customer furnished light poles on new concrete bases; and

WHEREAS, the City issued RFP #2023-15 and selected Probst Electric as the lowest responsive and responsible proposal; and

WHEREAS, on October 10, 2023, the Lehi City Council held a duly-noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

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

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

1. The Agreement between Lehi City and Probst Electric attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to execute the Agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 10th day of October, 2023.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

AGREEMENT FOR LEHI CITY ASHTON LIGHTING PHASE 3

THIS AGREEMENT FOR THE Lehi City Ashton Lighting Phase 3 is made and entered into and effective as of the date the last party signs below ("Effective Date") by and between Lehi City, 153 North 100 East, Lehi, Utah 84043 and Probst Electric, whose principal place of business is located at 441 West Powerline Road, Heber City, Utah 84032.

WHEREAS, City desires to contract for the Demo existing light poles and bases, install infrastructure for 21 new light pole fixtures, install 21 new customer furnished light poles on new concrete bases.

WHEREAS, City issued RFP No. 2023-15 and Contractor submitted a Response to RFP No. 2023-15 which City determined to be the lowest responsive and most responsible proposal/bid and the City desires to contract with Contractor to perform the Work;

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

1. Scope of Work. City hereby hires Contractor and Contractor agrees to be bound to the City to perform the Work as described in RFP No. 2023-15 and Contractor's Response to RFP No. 2023-15 dated July 13, 2023, both attached hereto as Exhibit A, and referred to as the "Contract Documents" and by this reference are incorporated herein and made a part of this Agreement.

2. Term. The Work shall commence on the Effective Date and shall be completed no later than January 15, 2024.

3. Payment. City shall pay $157,450.00

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

5. Withholding Payment for Defective Performance. The City may withhold or, on account of subsequently discovered evidence, nullify the whole or part of any of the Payment to the extent that the City reasonably determines such withholding is necessary to protect itself from loss or liability on the account of defective or incomplete performance by Contractor, including but not limited to defective goods or services not remedied, or any other failure to

comply with the terms and conditions of this Agreement.

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

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

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

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

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

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

event.

7. Taxes.

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

8. Indemnification and Insurance.

8.1 Contractor shall be solely responsible for any damage or injury which it, or its employees, agents, subcontractors, independent contractors, and the like may cause in the performance of this Agreement. Consequently, to the fullest extent permitted by law, Contractor shall indemnify, defend, and hold harmless the City, any subsidiary or affiliate of the City, and its past, present and future agents, representatives, and employees from and against all claims, damages, lawsuits, losses, liabilities, liens, cost, citations, penalties, fines and expenses, including but not limited to attorneys' fees, arising out of or resulting from Contractor's performance of this Agreement, provided that such claims, damages, losses, liabilities, liens, costs, citations, penalties, fines, and expenses are caused in whole or in part by any negligent, grossly negligent, reckless, or intentional act or omission attributable in any way to Contractor, or its employees, agents, subcontractors, independent contractors, and the like, or anyone directly or indirectly employed by Contractor or any subcontractor, or any party for whose acts Contractor may be liable, regardless of whether liability is imposed upon such party. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity, which may otherwise exist in favor of the City. In any and all claims against the City, or any subsidiary or affiliate, or any of its past, present or future agents, representatives, or employees, by Contractor, or its current or former employees, agents, subcontractors, independent contractors, and the like, or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this paragraph shall not be limited in any way by the amount or types of damages, compensations, or benefits payable by or for Contractor, or any subcontractor, worker's compensation acts, disability benefit acts, or other employee benefit acts. Anything to the contrary notwithstanding, Contractor shall have no obligation nor liability whatsoever to indemnify, defend, nor hold harmless any person, to the extent of the fault or negligence of such person. The City shall indemnify and hold harmless Contractor, its subsidiaries, affiliates, agents, shareholders, directors, and employees from and against all damages, costs, liabilities, including reasonable attorneys' fees and expenses, arising from or related to the actions of the City with respect to the subject matter of this Agreement.

8.2 Contractor, at its own expense, shall provide: Workers' Compensation Insurance: Statutory workers' compensation insurance (Part A). Such insurance shall also include employer's liability (Part B) insurance in a limit of $1,000,000 for each: accident, disease and employee. No owner or officer may be excluded. Rights of subrogation

against the city shall be waived to the extent permitted by law, to the extent of the indemnity obligations expressly assumed by Contractor hereunder, and except to the extent any loss, claim, damage, etc. is caused by the negligence, recklessness, or willful misconduct of any party indemnified hereunder by Contractor.

8.3 Contractor, at its own expense, shall maintain General Liability Insurance: Commercial General Liability insurance written on an occurrence basis, arising out of claims for bodily injury (including death), property damage, products liability, completed operations liability, personal injury, advertising injury, damage to premises rented to you, with $3,000,000 per occurrence and $3,000,000 aggregate, with the contractor naming the City as Additional Insured for ongoing and completed operations pursuant and subject to the most recent versions of ISO Endorsement Form CG 2010 and/or CG 2037, and only to the extent necessary to provide insurance coverage for the covered indemnity obligations expressly assumed by Contractor under this Agreement; on a primary and non-contributory basis to the extent of the indemnity obligations expressly assumed by Contractor hereunder; with rights of subrogation against the city waived to the extent permitted by law, to the extent of the indemnity obligations expressly assumed by Contractor hereunder, and except to the extent any loss, claim, damage, etc. is caused by the negligence, recklessness, or willful misconduct of any party indemnified hereunder by Contractor.

8.4 Contractor, at its own expense, shall maintain commercial automobile liability insurance with combined single limits of $1,000,000. Such benefits and coverage shall not be deemed to limit Contractor's liability under this Agreement. It is intended by this Section that the requirements set forth herein will satisfy applicable requirements under Utah law. However, in the event that the foregoing requirements do not satisfy applicable Utah law, Contractor must maintain commercial automobile liability insurance in amounts satisfying applicable Utah law.

8.5 Builder's Risk / Installation Floater: Contractor shall provide optional terms for builder's risk insurance or installation floater, with the proposed premium broken out as a separate line item. Contractor agrees to have City approve builder's risk insurance program including limits, deductibles, terms, etc. The City shall maintain the right to directly purchase builder's risk coverage at their discretion.

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

8.7 All insurance required by this Agreement, with the exception of worker's compensation and employer's liability policies, shall include the City, its directors, officers, agents, and employees as additional insured persons with respect to the activities of Contractor in the performance of this Agreement, or that of its employees,

agents, subcontractors, independent contractors, and the like. Additional insured status shall be provided pursuant and subject to the most recent versions of ISO Endorsement Form CG 2010 and/or CG 2037 or equivalent forms for policies other than Commercial General Liability; and only to the extent necessary to provide insurance coverage for the covered indemnity obligations expressly assumed by Contractor under this Agreement Any certificate presented as evidence of insurance shall specify the date when such benefits and insurance expire. Unless a different length of time is expressly set forth in this Agreement, Contractor shall maintain any insurance required by this Agreement until after the Work has been fully performed by Contractor, and subsequently approved and accepted by the City. Contractor shall provide the City with written notice at least sixty (60) days in advance of any cancellation, termination, or material alteration of said policies of insurance.

9. Performance and Warranty Bonds or Letters of Credit.

9.1 Prior to commencing work on the Scope of Service, Contractor must provide the City with a performance bond and a payment bond in the amount of the Payment. The completed performance bond and payment bond shall be in a form mutually agreeable to the City and Contractor. In the event that Contractor fails to provide a performance bond and a payment bond within 10 days of the Effective Date, this Agreement shall be void; provided that the Parties have mutually agreed to the form of the bonds prior to the execution of this Agreement.

9.2 The purpose of the performance bond and payment bond are to guarantee the proper completion by Contractor of the Work as contemplated by this Agreement and proper payment to subcontractors; if any.

9.3 The performance bond and payment bond shall remain valid until the City approves of and accepts the Work, as set forth in Section 9.6.

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

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

(B) The City provides written approval and acceptance of the Work, or fails to provide a written response to Contractor, within thirty (30) days after receiving the notification contemplated by Section 9.4(A), indicating the additional work which the City considers incomplete pursuant to this Agreement.

10. Representations and Warranties.

10.1 Each party represents that:

10.1.1. Its signatory has the authority to the party to this Agreement.

10.1.2 It has not sold, assigned, or otherwise transferred any interest in the claims or subject matter contemplated by this Agreement.

10.2 Contractor represents and warrants that:

10.2.1. Contractor has reasonably researched the requirements of this Agreement, understands the same, and is able to competently perform each of its duties and obligations required hereunder.

10.2.2. Contractor warrants the workmanship and Contractor-provided materials, and manner of the Work contemplated by this Agreement for a period of one (1) year from Contractor's substantial completion of the Work ("Warranty Period"). In the event that any portion of the Work does not remain in good and operating condition (in the reasonable judgment of the City) during the Warranty Period (ordinary wear and tear and other causes of failure to remain in good and operating condition not attributable to Contractor's negligent or willful acts or omissions excepted), Contractor, at its own expense, shall immediately perform all necessary repairs and replacements to maintain such inadequate Work in good and operating condition (to the City's reasonable satisfaction). Should any portion of the Work imminently jeopardize the health and safety of the City, or any other individual, the City may perform any necessary repairs and replacements (or arrange for a third party to perform such services) at Contractor's expense – to be paid by Contractor within thirty (30) days of receiving a notice of indebtedness from the City.

10.2.3. Contractor shall perform its obligations required by this Agreement in a manner consistent with applicable professional and technical standards for Work of a similar and comparable nature, and shall ensure that the implementation thereof is also performed in an applicable professional, technical, and workman-like manner. Contractor shall correct any defect in its performance attributable to Contractor's negligent or willful acts or omissions at no additional cost to the City. Upon request by the City, Contractor must be able to summarize and concisely report pertinent information associated with this Agreement and the performance

thereof to the City in a timely manner. Contractor shall not make any alterations or variations in or additions to, or omissions from, its duties and obligations contemplated by this Agreement, without the prior written consent of the City

10.3 Contractor's licensure or authority to transact business issued by the Utah Division of Corporations and Commercial Code and the Utah Division of Occupational and Professional Licensing, as well as any other required licensure, is currently active, and shall remain active throughout the performance of this Agreement.

10.4 The express warranties of contractor set forth in this Section 10 are exclusive and in lieu of all other warranties, whether statutory, express, or implied, (including, but not limited to, all warranties of performance, merchantability and fitness for a particular purpose and all warranties arising from course of dealing and usage of trade), and Contractor hereby disclaims, and owner hereby waives, any and all such other warranties. The warranty coverage set forth in Contractor's proposal is the sole and exclusive remedy by owner for claims related to and arising from defective Work.

11. Confidentiality. The parties acknowledge that this Agreement may be subject to public disclosure pursuant to the Government Records Access and Management Act, UTAH CODE ANN. § 63G-2-101, *et seq*., as the same may be amended from time to time.

Notwithstanding the above, Contractor agrees that, except as directed by the City, Contractor shall not at any time during or after the term of this Agreement disclose to any person or entity any information or document provided by the City which the City has designated in writing as "confidential" or "private." Upon the conclusion or termination of this Agreement, Contractor shall turn over to the City all documents, papers, and other matter, including copies thereof, which are in Contractor's possession or control, and which are designated in writing "confidential" or "private." Contractor further agrees to bind its employees and any sub-contractors to the terms and conditions of this Section 11.

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

13. Notice.

13.1 If any notice is required to be provided pursuant to the terms and conditions of this Agreement, said notice must be provided as follows:

To the City:	To Contractor:
Lehi City Corporation	Probst Electric

Attn: Ken Bringhurst	Attn: Kole Richards
153 North 100 East	441 W Powerline Road
Lehi, Utah 84043	Heber City, Utah 84032

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

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

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

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

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

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

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

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

in the text of the Agreement.

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

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

24. Limitation of Liability. Neither City nor Contractor shall be liable under this Agreement or under any cause of action related to the subject matter hereof for punitive, special, indirect, incidental or consequential losses or damages. Contractor's maximum aggregate liability hereunder, other than for third-party claims indemnified by Contractor, shall not exceed an amount equal to (i) for losses covered by policies of insurance Contractor is required to obtain and maintain hereunder, actual proceeds from the coverage amounts required under this contract, and (ii) for all other losses, the total amount of compensation paid to Contractor hereunder. Contractor shall have no liability for any hazardous materials not introduced to the work location by Contractor.

Dated the _____ day of _____, 2023.

[Probst Electric]

_____
By:
Its:

Dated the _____ day of _____, 2023.

Lehi City Corporation

_____
Mayor Mark Johnson

Attest:

_____
Teisha, Wilson, City Recorder

EXHIBIT A – Contract Documents

EXHIBIT B – Performance Bond and Payment Bond

EXHIBIT C – Warranty Bond

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: October 10, 2023
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #58-2023 approval of the Skyridge Property Zone Change from Public Facility to RA-1 (residential/agriculture) on 4.07 acres located at approximately 260 East 2700 North.

Suggested Action:

Attachments:

CC Staff Report Skyridge Property Zone Change 10.10.23.docx

Skyridge Property Zone Change DRC 08.30.23.docx

Ord 58-2023.docx

Skyridge Field Zone Change.pdf

Skyridge Zone Change GP.pdf

Skyridge Zone Change Zoning.pdf

SKYRIDGE PROPERTY ZONE CHANGE
CITY COUNCIL REPORT

Applicant	Jason Mandelaris		
Meeting Date	October 10, 2023		
Requested Action/Purpose	Approval of a proposed zone change		
Location	260 East 2700 North		
Project Area	4.07 acres		
Existing Zoning	Public Facility (PF)		
Proposed Zoning	Residential/Agricultural (RA-1)		
Existing General Plan Land Use Designation	Very Low Density Residential (VLDR)		
Adjacent Zoning and Land Use	*North*	PF	Skyridge Highschool Baseball Field
	South	RA-1	Single Family Homes
	East	RA-1	Single Family Homes
	West	PF	Skyridge Highschool Driving Range
Date of DRC Review	August 30, 2023		
Date of Planning Commission Review	September 14, 2023		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

PROPERTY HISTORY

August 10, 2000 Property came into Lehi as part of the Lehi Center Street Annexation

February 13, 2014 The Planning Commission approved the North Lehi High School Site Plan

May 23, 2023 City Council approved the Skyridge Property General Plan Amendment changing the land use designation from PF to VLDR on this property.

REPORT ANALYSIS

The applicant requests approval of a proposed zone change from PF to RA-1 on 4.07-acres of property located at approximately 260 East 2700 North. The General Plan designation of Very Low Density Residential (VLDR) is consistent with the zone change request.

Alpine School District has sold what was previously used as a practice field to the applicant. The rezone application will allow the applicant to build single family homes on lots over 15,000 square feet in size. This matches the existing residential area, and they are requesting the same zoning as the surrounding neighborhoods.

The DRC reviewed the proposed Zone Change and had three redline comments.

1. As a condition of the Zone Change ordinance being recorded, water dedication will need to be set at a rate of .45-acre feet of culinary water per lot/unit.
2. Make note that Proposed zone change from PF to RA-1
3. At the time this property goes to subdivision process, a bike/pedestrian access will be required from 260 E to the School property to meet the City's connectivity requirements.

Please consider including all the DRC comments in the motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed zone change is/is not consistent with the goals and policies of the General Plan.
2. The proposed change is/is not consistent and compatible with the General Plan land uses of nearby and adjoining properties.
3. The proposed change will/will not unduly affect the uses, or proposed uses for nearby and adjoining properties.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on September 14, 2021. The minutes and motion from this meeting are as follows:

2.3) Public hearing and recommendation of Jason Mandelaris' request for approval of the Skyridge Property Zone Change from Public Facility to RA-1 (residential/agriculture) on 4.07 acres located at approximately 260 East 2700 North.

Brittney Harris presented information on the agenda item.

The applicant was not present.

Commissioner Newall opened and closed public comment.

Motion: Commissioner Carlson moved to recommend approval of **Jason Mandelaris' request for approval**

of the Skyridge Property Zone Change from Public Facility to RA-1 (residential/agriculture) on 4.07 acres located at approximately 260 East 2700 North; including all DRC comments and findings stated in the report. Commissioner Bunker seconded the motion.

Vote: Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner, Newall, yes; Commissioner Jackson, yes; Commissioner Carlson, yes. The motion passed unanimously.

Skyridge Property Residential Zone Change
DRC Redline Comments

Jason Mandelaris- requests review of the Skyridge Property Zone Change on 4.07 acres located at approximately 260 East 2700 North changing the zoning from Public Facility to RA-1 residential.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Ross Dinsdale, James Farnsworth
Assigned Planner: Brittney
Representatives of the Applicant Present: Brent Ventura, Jason Mandelaris
Date of Plans Reviewed: 8/21/23
Time Start: 2:15 pm
Time End: 2:23 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary – Building/Inspections: No comments
Shelbey– Public Works: No comments
Ross – Engineering:
1. This request meets the general plan.

Kim – Planning:
2. As a condition of the Zone Change ordinance being recorded, water dedication will need to be et at a rate of .45 acre feet of culinary water per lot/unit.
3. Make note that Proposed zone change from PF to RA-1
4. At the time this property goes to subdivision process, a bike/pedestrian access will be required from 260 E to the School property in order to meet the City's connectivity requirements.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON SEPTEMBER 14, 2023 (NEED ENVELOPES BEFORE SCHEDULING)

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

ORDINANCE NO: 2023-58

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT APPROXIMATELY 260 EAST 2700 NORTH

WHEREAS, Jason Mandelaris, owner of property located at approximately 260 East 2700 North and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

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

WHEREAS, following a public hearing on September 14, 2023, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and provided a positive recommendation to the City Council on the proposed amendment; and

WHEREAS, on October 10, 2023, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of September 14, 2023; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on January 25, 2022 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

PART I:

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

PART II:

A. If a provision of this Ordinance 58-2023 conflicts with a provision of a previously

adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 10th day of October 2023.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

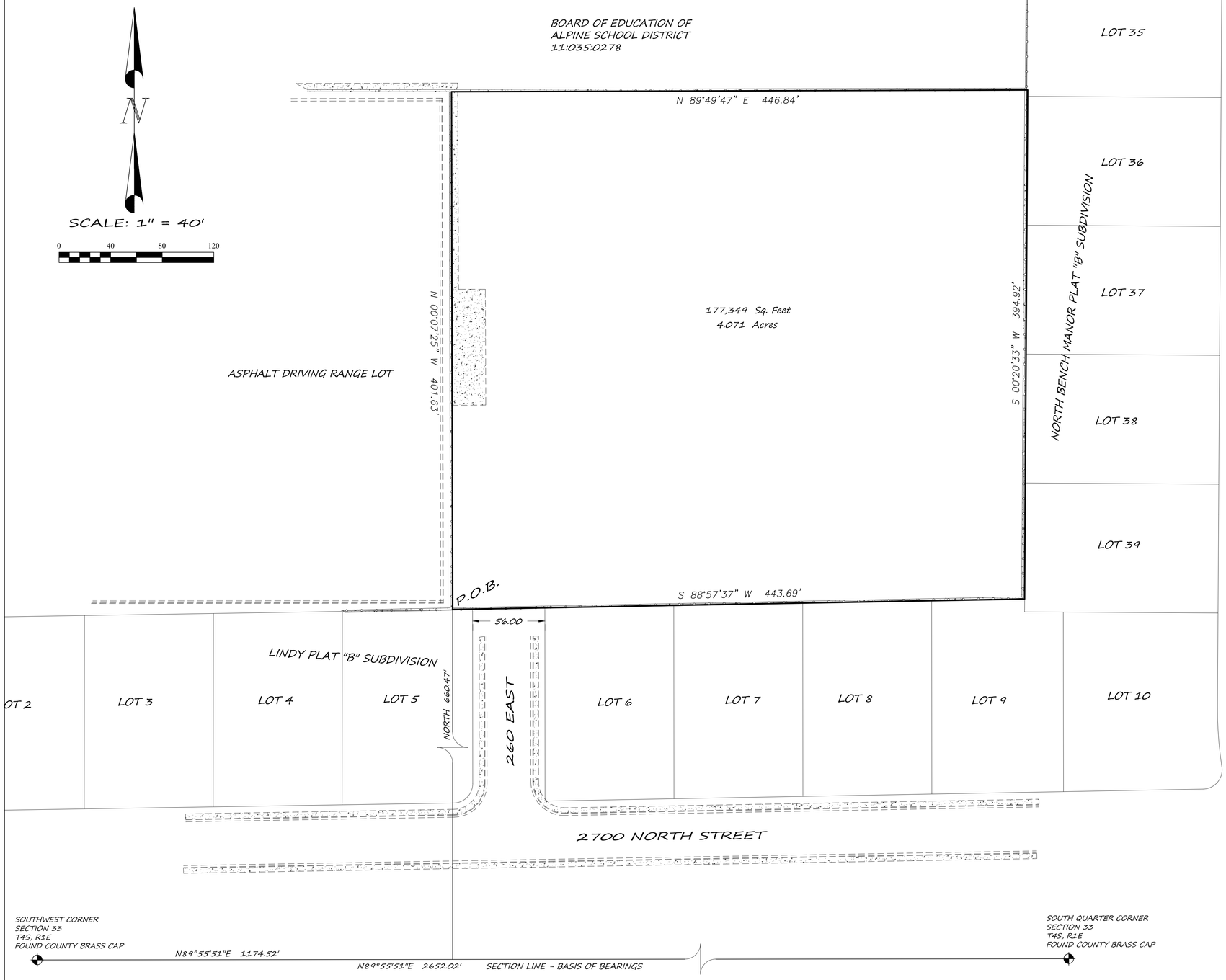
SKYRIDGE PROPERTY ZONE CHANGE LEGAL DESCRIPTION

BEGINNING AT A POINT WHICH IS LOCATED ON THE NORTH LINE OF PLAT "B" LINDY SUBDIVISION, WHICH POINT IS LOCATED N89°55'51"E 1174.52 FEET ALONG
THE SECTION LINE AND NORTH 660.47 FEET FROM THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SLB&M; THENCE ALONG THE EDGE OF A CONCRETE FOOTING WITH A CHAIN LINK FENCE N00°07'25"W 401.63 FEET, THENCE ALONG THE EDGE OF A CONCRETE FOOTING WITH A CHAIN LINK
FENCE N89°49'47"E 446.84 FEET TO THE WEST LINE OF NORTH BENCH MANOR PLAT "B" SUBDIVISION, THENCE ALONG SUBDIVISION S00°20'33"W 394.92 FEET, THENCE CONTINUE ALONG SUBDIVISION LINE S88°57'37"W 443.69 FEET TO THE POINT OF BEGINNING.
AREA OF ABOVE DESCRIBED PARCEL CONTAINS 4.071 ACRES

BOARD OF EDUCATION PROPERTY

LOCATED IN SW 1/4 SECTION 33, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SLB&M

LEHI CITY, UTAH COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, KEVIN S BISHOP, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6508652 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER DECLARE BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS LOCATED ON THE NORTH LINE OF PLAT "B" LINDY SUBDIVISION, WHICH POINT IS LOCATED N89°55'51"E 1174.52 FEET ALONG THE SECTION LINE AND NORTH 660.47 FEET FROM THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SLB&M; THENCE ALONG THE EDGE OF A CONCRETE FOOTING WITH A CHAIN LINK FENCE N00°07'25"W 401.63 FEET, THENCE ALONG THE EDGE OF A CONCRETE FOOTING WITH A CHAIN LINK FENCE N89°49'47"E 446.84 FEET TO THE WEST LINE OF NORTH BENCH MANOR PLAT "B" SUBDIVISION, THENCE ALONG SUBDIVISION S00°20'33"W 394.92 FEET, THENCE CONTINUE ALONG SUBDIVISION LINE S88°57'37"W 443.69 FEET TO THE POINT OF BEGINNING.
AREA OF ABOVE DESCRIBED PARCEL CONTAINS 4.071 ACRES

BASIS OF BEARINGS IS N89°55'51"E ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SECTION 33 TO THE SOUTH QUARTER CORNER OF SECTION 33.

Kevin S Bishop — SURVEYOR — JULY 27, 2023 — DATE

SURVEYOR'S NOTES

THE PURPOSE OF THIS SURVEY IS TO SURVEY AND DESCRIBE A PORTION OF PARCEL NO. 11:035:0278 OWNED BY THE BOARD OF EDUCATION OF ALPINE SCHOOL DISTRICT LOCATED IN THE SOUTHEAST CORNER OF THE ENTIRE TRACT OF LAND.

THE 4 ACRE PARCEL DESCRIBED ON THIS SURVEY IS COMPLETLY FENCED IN WITH A CHAIN LINK FENCE IN A CONCRETE FOOTING. THE FENCE AND THE CONCRETE FOOTING IS TO REMAIN WITH THE SCHOOL DISTRICT.

THE SUBJECT PROPERTY IS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED ON OCTOBER 29, 1999 AS ENTRY 115708, BOOK 5259, PAGE 309.

THE PROPERTY WAS VACANT AT THE TIME THE FIELD WORK WAS PERFORMED FOR THIS PROJECT.

THE FIELD WORK FOR THIS PROJECT WAS PERFORMED IN JULY OF 2023.

LEGEND

- SECTION CORNER
- 5/8" REBAR, 2' LONG, WITH 2" DIAMETER ALUMINUM OR PLASTIC CAP MARKED OAK HILLS SURVEYING
- FOUND MONUMENT AS NOTED ON PLAT
- BRASS CAP STREET MONUMENT IN RING & LID
- WIRE FENCE
- CHAINLINK FENCE
- WOOD OR VINYL FENCE

OAK HILLS SURVEYING
Member UCLS/NSPS
Office locations
Springville, UT
American Fork, UT
Ph. (801) 796-3828
kevin.oakhills@gmail

KEVIN S BISHOP 6508652 — LICENSED PROFESSIONAL LAND SURVEYOR — STATE OF UTAH — 7-27-2023
SURVEYOR SEAL

RECORD OF SURVEY FOR: BOARD OF EDUCATION
PROJECT ADDRESS: 260 EAST STREET
LEHI CITY
CRD No.
SECTION: 33
TOWNSHIP: 4 SOUTH
RANGE: 1 EAST
BASE MERIDIAN: SLB&M

PROJECT NO: 23-143
DRAWN BY: KSB
REVIEWED BY: KSB
APPROVAL DATE: 7/27/2023
MAP SCALE: 1" = 40'

SHEET NO.
1 OF 1

4 Acre Boundary Description for Skyridge High School

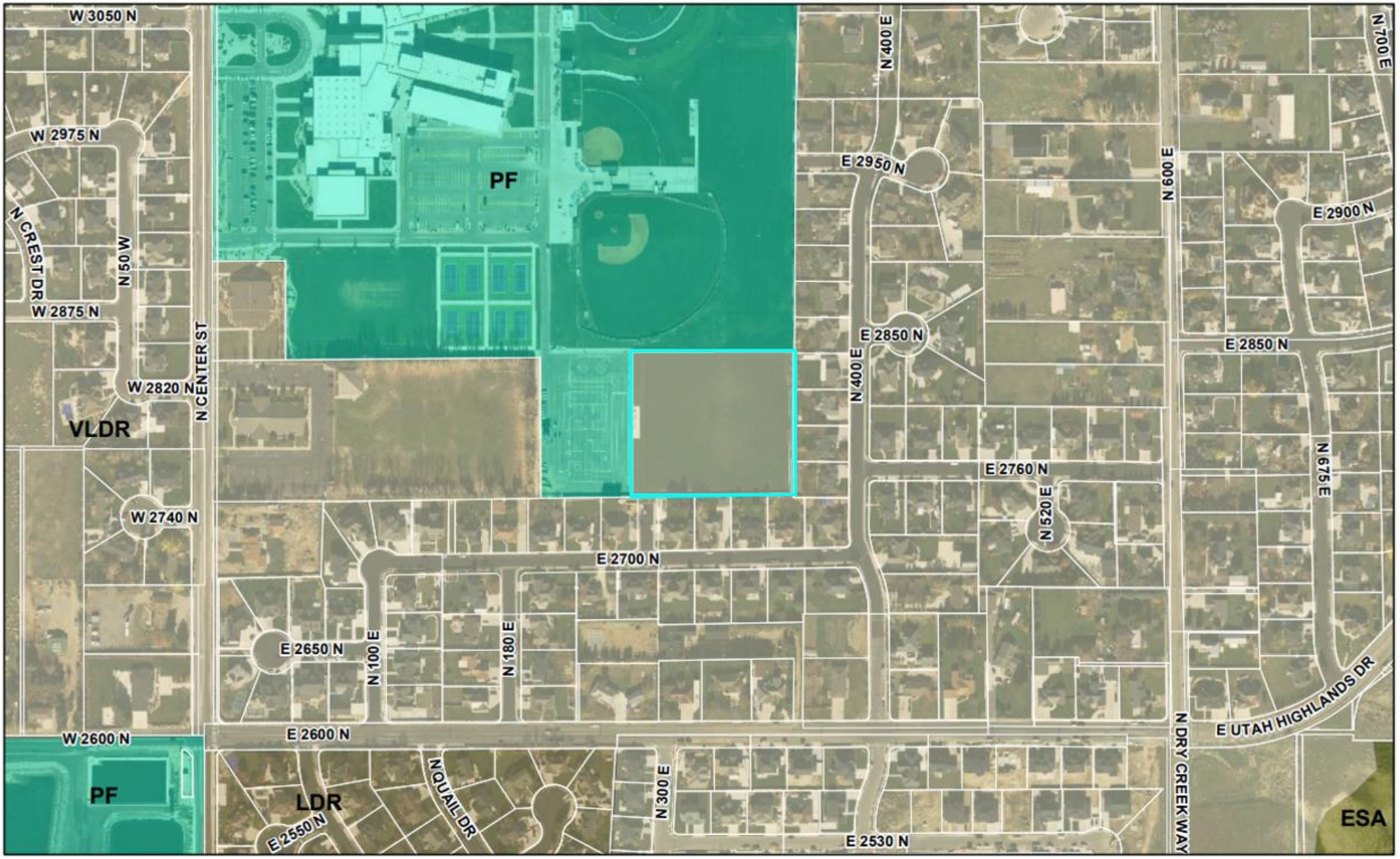
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AREA OF ABOVE DESCRIBED PARCEL CONTAINS 4.071 ACRES

BASIS OF BEARINGS IS N89°55'51"E ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SECTION 33 TO THE SOUTH QUARTER CORNER OF SECTION 33.



Skyridge Property Zone Change

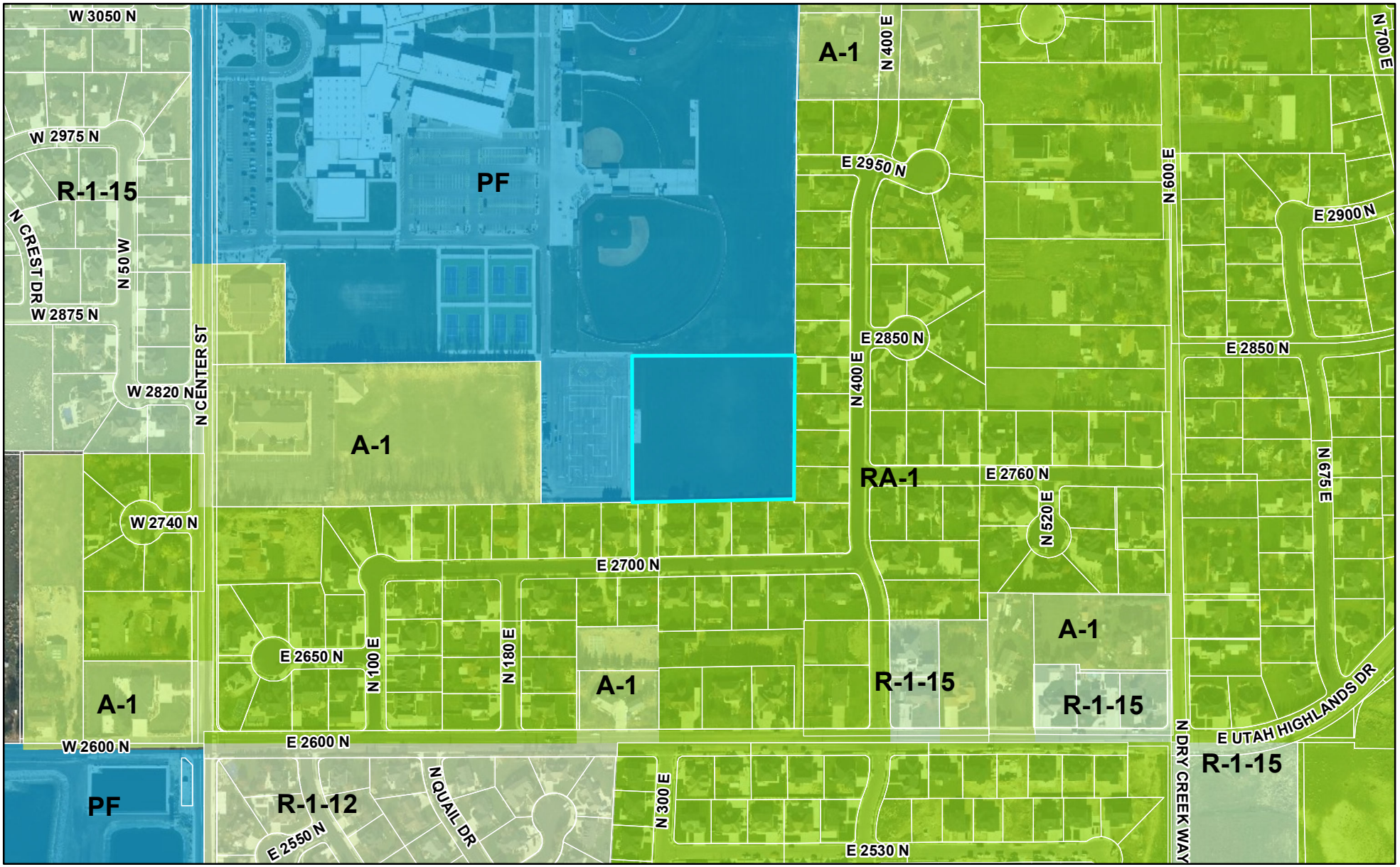
General Plan



LEHI CITY

Skyridge Property Zone Change

Zoning



LEHI CITY

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: October 10, 2023
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary subdivision approval of Vivian Estates Phase 4, a 22-lot residential development located at 600 East 2000 North.

Suggested Action:

Attachments:

CC Staff Report Vivian Estates Phase 4 Preliminary Subdivision 10.10.23.docx

Vivian Estates Phase 4 DRC 03.09.22.docx

vivian_estates_phase_4_preliminary.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

VIVIAN ESTATES PHASE 4 PRELIMINARY SUBDIVISION

CITY COUNCIL REPORT

Applicant	JDH Development		
Meeting Date	October 10, 2023		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Decision Type	Administrative		
Location	600 East and 2000 North		
Existing General Plan Designation	VLDR (Very Low Density Residential)		
Existing Zoning	RA-1		
Existing Land Use	Undeveloped		
Number of Lots/Units	22 Lots		
Adjacent Zoning and Land Use	*North*	RA-1	Single Family Homes
	South	TH-5	Dry Creek River
	East	RA-1	Vivian Estates Phase 3
	West	A-1	Single Family Homes/ Undeveloped
Date of DRC Review	August 16, 2023		
Date of Planning Commission Review	September 14, 2023		
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 37.040. Connectivity Standards.

1. Cul-de-sac Length Standards. Maximum cul-de-sac lengths allowed shall be required based on the project density as identified on the following table of maximum cul-de-sac lengths:

Density	Cul-de-sac Length
0-2.5 DU/AC	400 ft.
2.6+ DU/AC	250 ft.

1. Pedestrian connections shall be utilized to connect proposed developments to master planned trails and adjacent existing or future developments where applicable. Connections shall be of a hard surface with a minimum width of ten feet including landscaped shoulders on each side of at least five feet in width. Trail access spacing shall not exceed 600 feet

PROPERTY HISTORY

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

REPORT ANALYSIS

The applicant requests approval of the proposed Vivian Estates Phase 4 Preliminary Subdivision located at approximately 600 East and 2000 North in an RA-1 zone. The proposed subdivision includes 22 lots and the dedication of 1.56 acres to the City. The land dedication includes the Dry Creek corridor and space for the Dry Creek Trail. The applicant requests density in lieu of payment for the land dedication. The density is provided by reduction in building setbacks and lot size flexibility. The proposed lots range in size from just over 15,500 square feet to over 33,000 square feet.

The cul-de-sac on 315 East is below the 400-foot maximum length for a cul-de-sac. It also is allowed based on the existing development to the north of this subdivision and the existing slopes.

Pedestrian connections are also required to master planned trails at a maximum spacing of 600 feet. The slope in this area makes it difficult, but the DRC left a comment to look at the feasibility of adding a trail connection.

One of the DRC comments, by the Fire Marshall is to show the temporary turnaround on 600 East that will be constructed until the road continues to the south.

The DRC reviewed the proposed preliminary subdivision and had 13 redline comments including:

1. Provide power plan sheet for off-site power line work required. Show from Vivian phase 3 to Center Street. Show the existing LP equipment, Easement(s) and off-site wet utilities and access road required for loop feed.
2. Maintain 7' park strips on 300 East ROW.
3. Separate Dry Creek Trail to follow the creek, maintaining a 20' corridor behind future homes. 5' sidewalk and 7' park strip will continue along 300 E.
4. There is a 600-foot trail access spacing requirement, evaluate feasibility of adding a trail connection

Please consider including all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or approve with, Code required, modifications the proposed preliminary subdivision. Any motion should include findings. Possible findings include:

1. The proposed subdivision will dedicate the Dry Creek corridor as well as land for the trail.
2. The proposed subdivision does/does not meet the requirements of the Lehi City Development Code in regards to subdivision approvals.
3. Other findings based upon information presented at the public hearing.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission reviewed the proposed preliminary subdivision on September 14, 2023. The minutes and motion from that meeting follow:

2.6) Public hearing and recommendation of JDH Development's request for preliminary subdivision review of

Vivian Estates Phase 4, a 22-lot residential development located at 600 East 2000 North.

Brittney Harris presented information on the agenda item.

The applicant, Josh Moffit was present. They are working through the details and access to the trails. It should be connected through the south of the lots near the canal. Ross Dinsdale stated there is a trail along Dry Creek but the question is if it can be connected because of the grade.

Commissioner Newall opened and closed public comment.

> **Motion:** Commissioner Bunker moved to recommend approval of **JDH Development's request for preliminary subdivision review of Vivian Estates Phase 4, a 22-lot residential development located at 600 East 2000 North;** including all DRC comments and findings stated in the report. Commissioner Eyre seconded the motion.
>
> **Vote:** Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner, Newall, yes; Commissioner Jackson, yes; Commissioner Carlson, yes. The motion passed unanimously.

Vivian Estates Phase 4 Preliminary Subdivision
DRC Redline Comments

JDH Development- requests preliminary subdivision review of Vivian Estates Phase 4, a 22-lot residential development located at 600 East and 2000 North

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Josh Moffat, Boston Heywood, Austin White
Date of Plans Reviewed: 8/8/23
Time Start: 3:10pm
Time End: 3:32pm

CRITICAL ISSUE: No power utilities in this area. 600 East line extension must be completed and phase three in construction prior to approval.

DRC REDLINE COMMENTS:
Glade – Power:
1. Provide power plan sheet for off-site power line work required. Show from Vivian phase 3 to Center Street. Show the existing LP equipment, Easement(s) and off-site wet utilities and access road required for loop feed.

Garion – Fire:
2. Show temporary turnaround on all sheets

Ryan – Water/Sewer:
3. Move page showing all lots to front of plan set
4. TBC elevation shown on this sheet do not match elevation shown on other sheets. RIM elevation of the SSMH on the sewer plan at this location is over 2' lower.
5. You are proposing all SD sumps in this phase? No outfall to the SD system.
6. 24' elevation difference from the top of the cul-de-sac to the radius at the bottom.
7. Show sewer main in the cul-de-sac. Adjust location of SSMH #109 to accommodate connection to the cul-de-sac.
8. Maintain proper alignment with water mains in relation to the lip of curb throughout this phase. Water mains in front of lot 411 are shown in the same location as the sewer main, 10' horizontal separation is required from edge of sewer to edge of culinary water main.
9. Tie into existing water mains with construction valves.

Trent – Parks:
10. Maintain 7' park strips on 300 East ROW.
11. Separate Dry Creek Trail to follow the creek, maintaining a 20' corridor behind future homes. 5' sidewalk and 7' park strip will continue along 300 E.
12. Move ramp to the west of the storm drain box.

Gary – Building/Inspections: No comments

Shelbey – Public Works:
Amend SWPPP to include this phase

Ross – Engineering:
Provide gas company approval for cut and fill over existing gas line
Lots 406, 407, 408, and 419 may need some wording related to grading of the gas easement to prevent a future homeowner from digging into the easement

Luke- Traffic: No comments

Mike – Planning:
13. There is a 600 foot trail access spacing requirement, evaluate feasibility of adding a trail connection

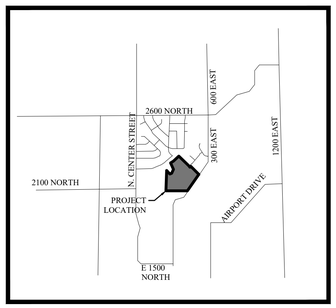
PRIOR TO PRECONSTRUCTION
1. All proposed piping/modification to the Fox Ditch will require the approval of Lehi Irrigation Co

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION SEPTEMBER 14th

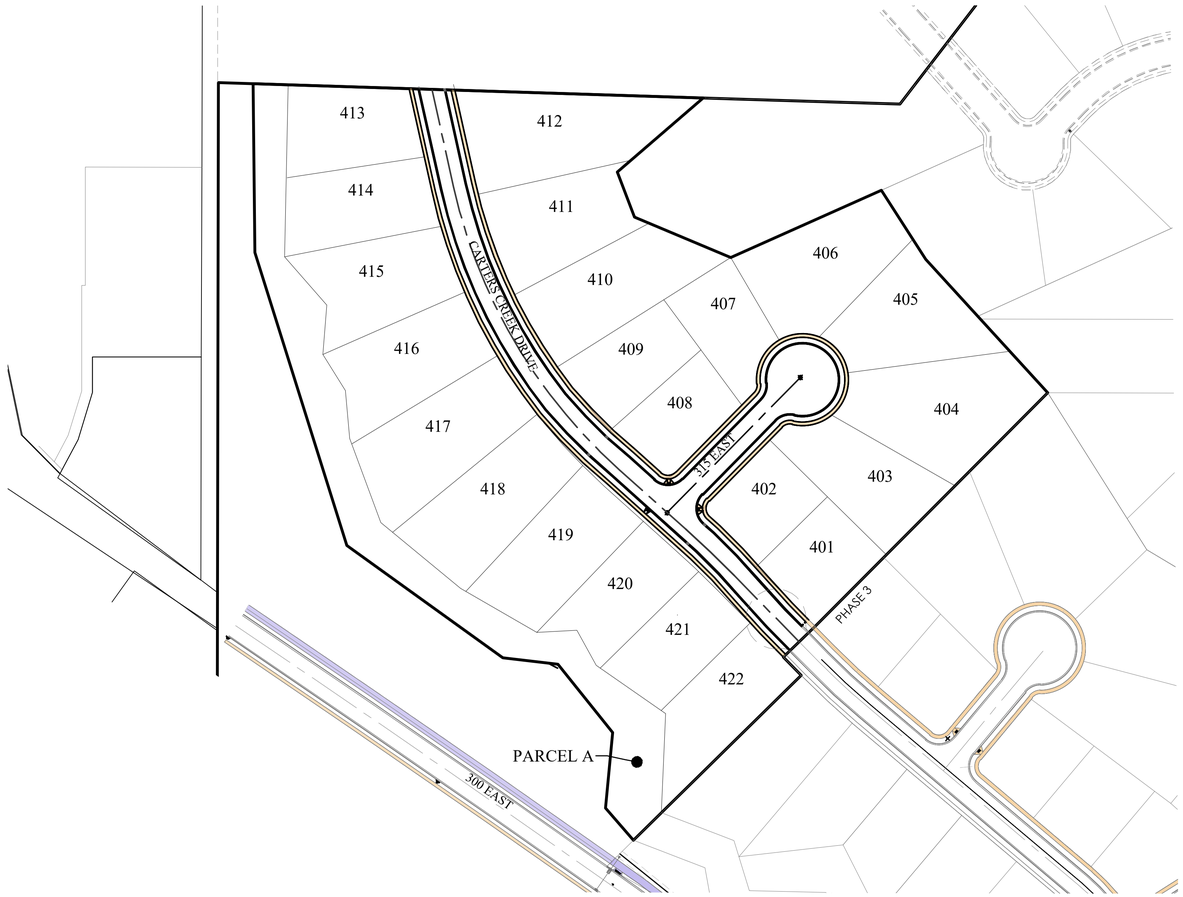
Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews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

VIVIAN ESTATES PHASE 4

PREPARED FOR:
JDH DEVELOPMENT
LOCATED IN:
RESIDENTIAL SUBDIVISION IN LEHI, UT



VICINITY MAP
NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER
C2	FINAL PLAT PH 4
C2.1	FINAL PLAT PH 4
C3	SITE PLAN
C4.0	GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C4.3	GRADING PLAN
C4.4	GRADING PLAN
C4.5	DRY CREEK GRADING PLAN
C5.0	DRAINAGE PLAN
C5.1	OUTFALL DRAINAGE PLAN
C5.2	OUTFALL DRAINAGE PLAN
C6	SEWER PLAN
C6.1	OFFSITE SEWER PLAN
C7	WATER PLAN
C8	EROSION CONTROL PLAN
C9	POWER PLAN
C10	IRRIGATION PIPE PLAN
C11	CONNECTIVITY 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.

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.

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.

6. ALL LOTS THAT FALL WITHIN THE WILDLAND URBAN INTERFACE WILL BE FIRE SPRINKLERED. TYPICAL ¾" RESIDENTIAL WATERLINES WILL BE UP-SIZED TO 1" TO ACCOMMODATE THE FIRE SPRINKLERS AS NECESSARY.

ENGINEER'S NOTES TO CONTRACTOR

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

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

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

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

CONTACTS

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

OWNER/DEVELOPER
JDH DEVELOPMENT
1450 WEST 1850 NORTH
LEHI, UTAH 84043
(559) 367-3134
CONTACT: JOHN HADFIELD



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

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VIVIAN ESTATES PHASE 4
RESIDENTIAL SUBDIVISION IN LEHI, UT
COVER

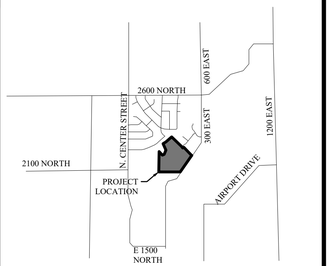
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COVER

Scale: 1"=80'	Drawn: BBD
Date: 08/08/23	Job #: 20-0567
Sheet: C1	

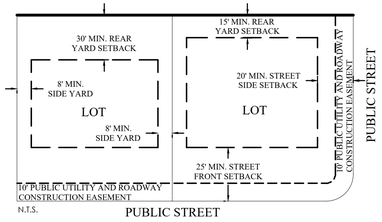
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VICINITY MAP
N.T.S

NOTES:

1. 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.
2. 10' PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENT ALONG ALL ROADWAYS (AS SHOWN).
3. #5 REBAR AND CAP (FOCUS ENG.) TO BE SET AT ALL REAR LOT CORNERS. PLUG TO BE SET IN CURB AT PROJECTION OF SIDE LOT LINES.
4. BONUS DENSITY, REDUCED BUILDING SETBACKS AND LOT SIZE FLEXIBILITY HAS BEEN GRANTED TO THIS SUBDIVISION FOR OPEN SPACE DEDICATION ALONG DRY CREEK AND THE 600 EAST TRAIL.
5. PARCEL A AND B ARE HEREBY DEDICATED TO AND MAINTAINED BY LEHI CITY.



ZONE RA-1 TYPICAL SETBACKS

LEGEND

- BOUNDARY
- CENTERLINE
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- 30% NO DISTURBANCE SLOPE EASEMENT

Line Table		
LINE	DIRECTION	LENGTH
L116	S44°24'47"W	4.72

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	1531.00	3°05'20"	82.54	S43°48'22"W	82.53
C2	15.00	92°09'06"	24.13	S88°20'15"W	21.61
C3	15.00	58°30'03"	15.32	N16°20'11"W	14.66
C4	64.00	52°24'32"	58.54	N13°17'26"W	56.52
C5	64.00	59°44'51"	66.74	N69°22'07"W	63.76
C6	64.00	59°46'24"	66.77	S50°52'16"W	63.78
C7	64.00	51°53'31"	57.96	S04°57'42"E	56.00
C8	64.00	64°43'58"	72.31	S63°16'27"E	68.52
C9	15.00	50°03'13"	13.10	S70°36'49"E	12.69
C11	15.00	87°20'29"	22.87	S01°54'58"E	20.72
C12	719.00	3°38'32"	45.70	S43°34'33"W	45.70
C13	719.00	9°11'47"	115.41	S49°59'42"W	115.28
C14	719.00	9°22'18"	117.60	S59°16'45"W	117.47
C15	719.00	11°55'06"	149.56	S69°55'27"W	149.29
C16	750.00	35°33'43"	465.50	N59°32'08"E	458.07
C28	1500.00	3°35'45"	94.14	S43°33'09"W	94.12

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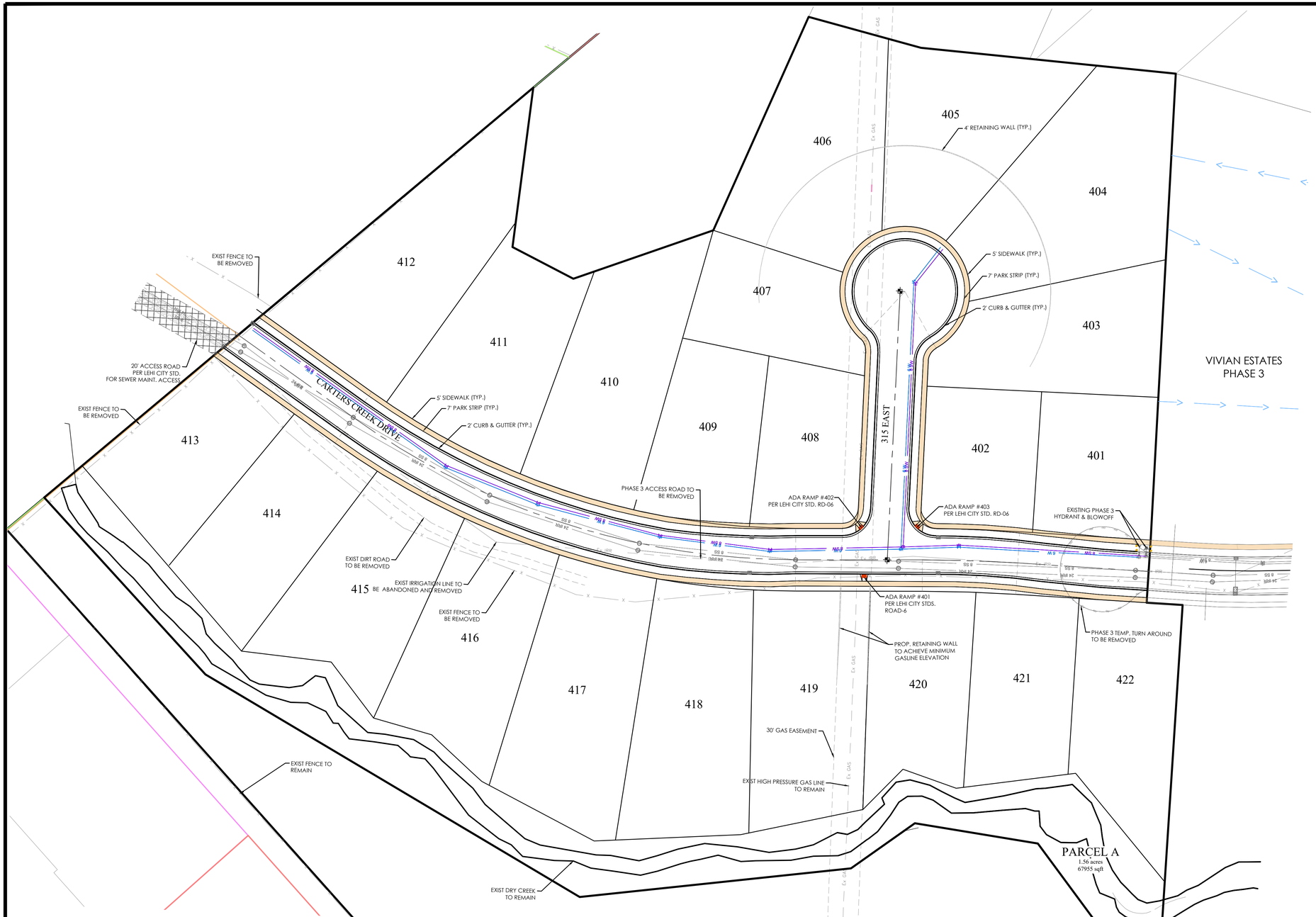
PHASE 4

VIVIAN ESTATES

RESIDENTIAL SUBDIVISION
LOCATED IN THE NW1/4 OF SECTION 4, T5S, R1E,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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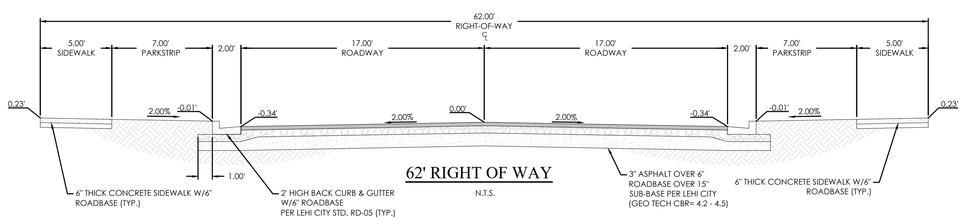
LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC SEC. WATER	8 SW
EXIST. XX RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" WATER	Ex 14 W
EXIST. 12" SEC. WATER	Ex 12 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
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



62' RIGHT OF WAY
N.T.S.

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VIVIAN ESTATES PHASE 4

RESIDENTIAL SUBDIVISION IN LEHI, UT

SITE PLAN

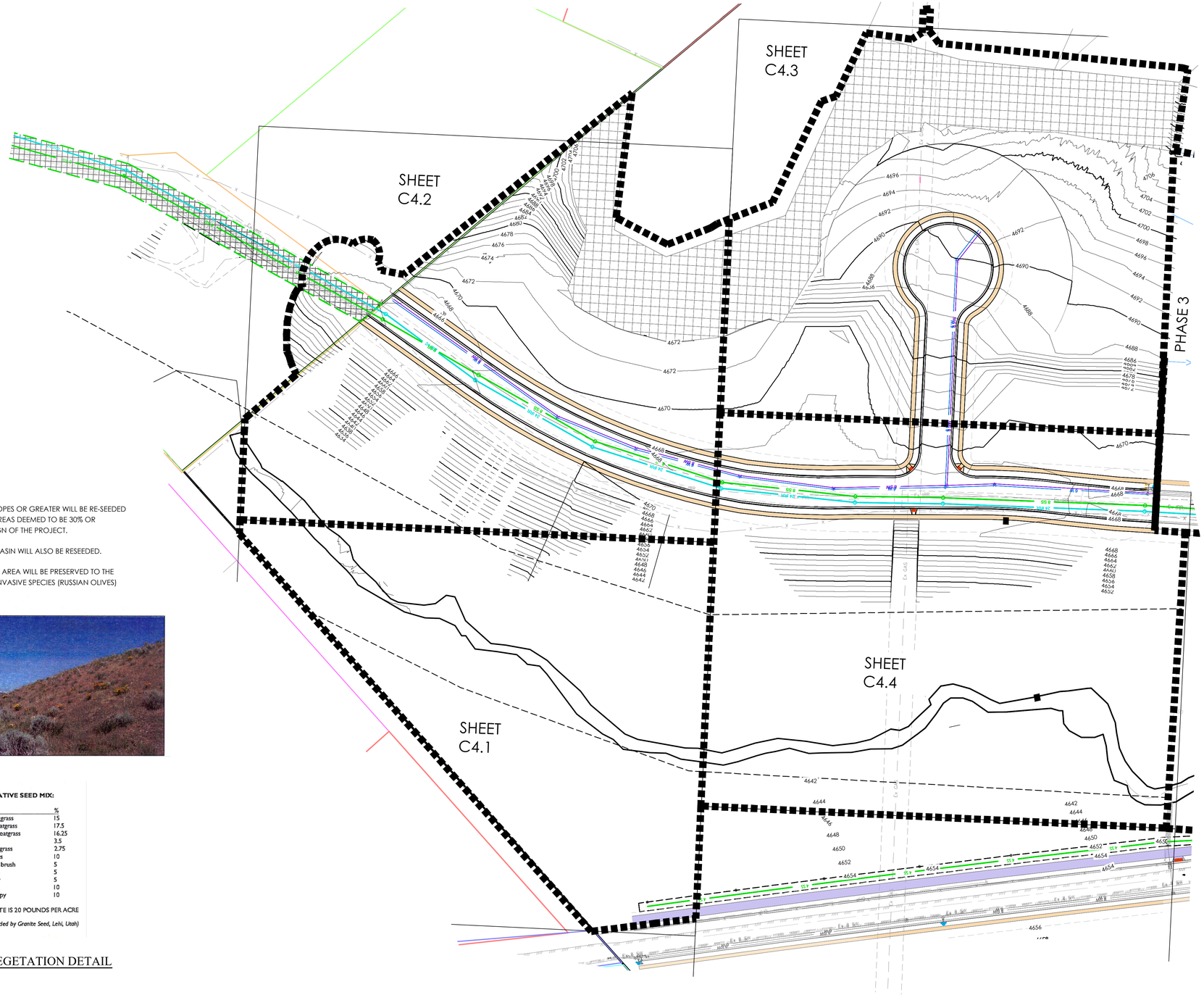
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SITE PLAN

Scale:	1"=50'	Drawn:	BBD
Date:	08/08/23	Job #:	20-0567
Sheet:	C3		

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NOTES:

ALL DISTURBED HILLSIDES THAT ARE 3:1 SLOPES OR GREATER WILL BE RE-SEEDED WITH THE NATIVE SEED MIX BELOW. ALL AREAS DEEMED TO BE 30% OR GREATER WILL BE DEFINED AT FINAL DESIGN OF THE PROJECT.

SLOPE AREAS CREATED FOR DETENTION BASIN WILL ALSO BE RESEEDED.

EXISTING VEGETATION ALONG THE CREEK AREA WILL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE EXCEPT FOR INVASIVE SPECIES (RUSSIAN OLIVES)

Exhibit A
The re-vegetated slope indicated represents a 2:1 slope located on the Traverse Mountain property which was seeded in 2004. Plantings indicated are representative of the proposed Revegetative Seed Mix below.

RE-VEGATATIVE SEED MIX:

SPECIES	%
Slender wheatgrass	15
Western wheatgrass	17.5
Bluebunch wheatgrass	16.25
Sheep fescue	3.5
Sandberg bluegrass	2.75
Indian ricegrass	10
Rubber rabbit brush	5
Western sage	5
Blanket flower	5
Blue flax	10
California poppy	10

SEEDING RATE IS 20 POUNDS PER ACRE

(Seedmix provided by Granite Seed, Lehi, Utah)

RE-VEGETATION DETAIL

CONTRACTOR NOTES:

1. DISTURBED HILLSIDE MUST BE STABILIZED TO PREVENT EROSION. AMERICAN EXCELSIOR, OR APPROVED EQUIVALENT, STRAW WATTLES SHALL BE INSTALLED PER SPACING TABLE SHOWN ON THE WATTLE DETAIL (THIS SHEET). DISTURBED HILLSIDE SHALL BE SEEDED PER ATTACHED RE-VEGETATION DETAIL AND SEED VENDOR'S RECOMMENDATIONS. HILLSIDES WITH SLOPES GREATER THAN 3V:1H SHALL BE HYDROSEEDED WITH DYDROSEED WITH TACKIFIER.
2. CONTRACTOR SHALL PROVIDE FIRE PROTECTION WHILE GRADING IN THE WILDLAND URBAN INTERFACE.

BENCHMARK

NORTH 1/4 CORNER OF SECTION 4
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4783.87
DATUM: NGVD29

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC SEC. WATER	8 SW
EXIST. XX RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" WATER	Ex 14 W
EXIST. 12" SEC. WATER	Ex 12 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
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	

GRAPHIC SCALE

40 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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VIVIAN ESTATES PHASE 4

RESIDENTIAL SUBDIVISION IN LEHI, UT

GRADING PLAN

REVISION BLOCK

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GRADING PLAN

Scale: 1"=60' | Drawn: BBD
Date: 08/08/23 | Job #: 20-0567
Sheet: C4.0

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MATCHLINE SEE SHEET C4.2

MATCHLINE SEE SHEET C4.4

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC SEC. WATER	8 SW
EXIST. XX RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" WATER	Ex 14 W
EXIST. 12" SEC. WATER	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	S SD
SEWER MANHOLE	S
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	S SD
EXIST. SEWER MH	S
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	

BENCHMARK

NORTH 1/4 CORNER OF SECTION 4
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4783.87
DATUM: NGVD29

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VIVIAN ESTATES PHASE 4

RESIDENTIAL SUBDIVISION IN LEHI, UT

GRADING PLAN

REVISION BLOCK

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GRADING PLAN

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Sheet:	C4.1		

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N

S

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
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8" PVC SEC. WATER	8 SW
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PROPOSED ASPHALT	
PROPOSED SIDEWALK	

BENCHMARK

NORTH 1/4 CORNER OF SECTION 4
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4783.87
DATUM: NGVD29

CARTERS CREEK DRIVE

MATCHLINE SEE SHEET C4.3

MATCHLINE SEE SHEET C4.4

MATCHLINE SEE SHEET C4.1

GRADE 3:1 TO EXIST

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VIVIAN ESTATES PHASE 4

RESIDENTIAL SUBDIVISION IN LEHI, UT

GRADING PLAN

REVISION BLOCK

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GRADING PLAN

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Sheet:	C4.2		

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MATCHLINE SEE SHEET C4.2

MATCHLINE SEE SHEET C4.4

315 EAST

405 406 404 407 403 409 408 402 401

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
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EXIST. 12" SEC. WATER	Ex 12 SW
EXIST. FENCE	X X X X
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EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	

BENCHMARK

NORTH 1/4 CORNER OF SECTION 4
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4783.87
DATUM: NGVD29

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RESIDENTIAL SUBDIVISION IN LEHI, UT

GRADING PLAN

REVISION BLOCK

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GRADING PLAN

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Sheet:	C4.3		

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MATCHLINE SEE SHEET C4.2

MATCHLINE SEE SHEET C4.1

MATCHLINE SEE C4.3

315 EAST

PROP. RETAINING WALL

PARCEL A
1.56acres
67,953 sqft

419

420

421

422

418

4642

4644

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC SEC. WATER	8 SW
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EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" WATER	Ex 14 W
EXIST. 12" SEC. WATER	Ex 12 SW
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VALVE, TEE & BEND	
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EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	

BENCHMARK

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VIVIAN ESTATES PHASE 4

RESIDENTIAL SUBDIVISION IN LEHI, UT

GRADING PLAN

REVISION BLOCK

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

Scale: 1"=20'	Drawn: BBD
Date: 08/08/23	Job #: 20-0567
Sheet: C4.4	

Z:_2020\20-0567 vivion estates phase 3\design 20-0567\dwg\sheets\phase 4 sheets\C4.4 GRADING PLAN.dwg

PHASE 4

PREVIOUS PHASE 3

BAR O LANDING

MARY ALICE WAY

EXISTING DRY CREEK

PARCEL A
1.67 acres
67,955 sqft

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC SEC. WATER	8 SW
EXIST. XX RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" WATER	Ex 14 W
EXIST. 12" SEC. WATER	Ex 12 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
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

Know what's below.
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VIVIAN ESTATES PHASE 4

RESIDENTIAL SUBDIVISION IN LEHI, UT

DRY CREEK GRADING PLAN

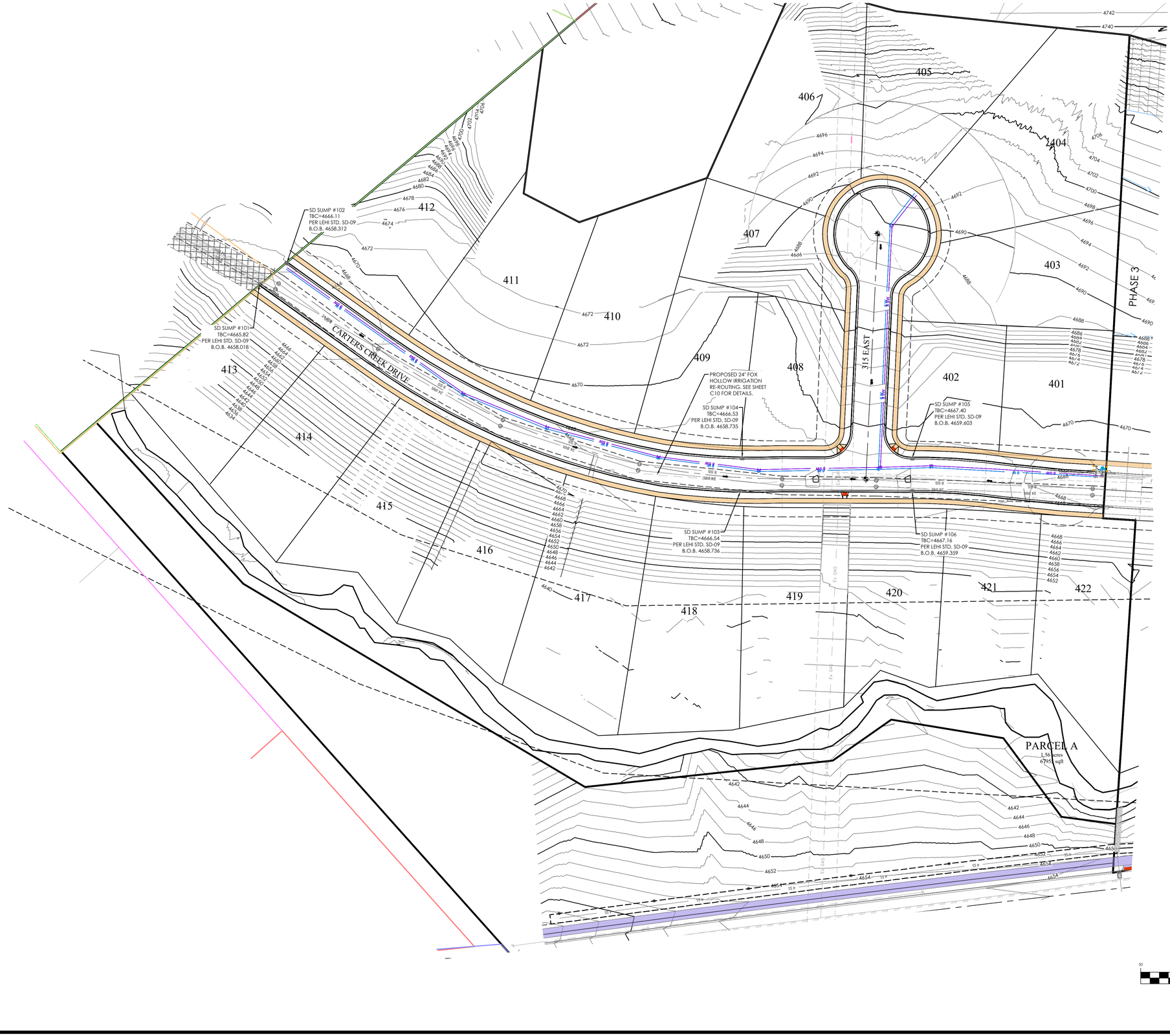
REVISION BLOCK

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DRY CREEK GRADING PLAN

Scale:	1"=60'	Drawn:	BBD
Date:	08/08/23	Job #:	20-0567
Sheet:	C4.5		

Z:_2020\20-0567 vivian estates phase 3\design 20-0567\dwg\sheet\phase 4 sheets\C4.5 STREAM GRADING PLAN.dwg





LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC SEC. WATER	8 SW
EXIST. XX RCP SD	Ex 18 SD
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EXIST. CONTOUR MINOR	XXXX
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SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
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WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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VIVIAN ESTATES PHASE 4

RESIDENTIAL SUBDIVISION IN LEHI, UT

DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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DRAINAGE PLAN

Scale:	1"=50'	Drawn:	BBD
Date:	08/08/23	Job #:	20-0567
Sheet:	C5.0		

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LEGEND

BOUNDARY
ROW
CENTERLINE
LOT LINE
PUE
15" ADS SD — 15 SD
8" PVC SDR-35 SEWER — 8 SS
6" PVC DR-18 C900 WATER — 6 W
8" PVC SEC. WATER — 8 SW
EXIST. XX RCP SD — Ex 15 SD
EXIST. 8" SDR-35 SEWER — Ex 8 SS
EXIST. 14" WATER — Ex 14 W
EXIST. 12" SEC. WATER — Ex 12 SW
EXIST. FENCE — x — x — x — x —
EXIST. CONTOUR MAJOR — XXXX —
EXIST. CONTOUR MINOR — XXXX —
SD MH, INLET, AND COMBO — 15 SD
SEWER MANHOLE — 8 SS
VALVE, TEE & BEND — 8 SW
WATER BLOW-OFF
FIRE HYDRANT
STREET MONUMENT (TO BE SET)
EXIST. SD INLET & MH — 15 SD
EXIST. SEWER MH — 8 SS
EXIST. VALVE, TEE, & BEND — 8 SW
EXIST. FIRE HYDRANT
EXIST. POWER POLE
SPOT ELEVATION — o XXXX.XX
30% NO DISTURBANCE SLOPE EASEMENT
WILD LAND URBAN INTERFACE ZONE
PROPOSED ASPHALT
PROPOSED SIDEWALK

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NOTES:

1. DRAINAGE WILL BE DIRECTED TOWARDS THE DESIGNED DETENTION POND WITH A RELEASE RATE OF 0.2 CFS PER ACRE INTO THE CREEK.
2. EXISTING SDMH AND PIPE THAT OUTFALLS TO THE TEMPORARY DETENTION BASIN MUST BE REMOVED AND REPLACED.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PREVIOUS PHASE 3

BAR C LANDING

CARTERS CREEK DRIVE

MARY ALICE WAY

EXIST. SDMH #102 RIM=4692.70 INV. OUT=4675.83 (E) RAISE RIM TO PROP. GRADE

EXIST. 24" RCP L=47.71' S=1.74%

EXIST SDMH #101 RIM=4691.43 INV. OUT=4675.00 (SE) INV. IN=4675.00 (W) INV. IN=4675.00 (SE) RAISE RIM TO PROP. GRADE

CONNECT TO EXIST. SDMH

EXIST. 24" RCP L=221.69' S=14.00% TO BE REMOVED

24" RCP L=227.27' S=6.20%

3" WHITE SOLID PVC LAND DRAIN (TYP.)

REMOVE AND REPLACE EXISTING STORM DRAIN MANHOLE

SD INLET #101 TBC=4666.14 INV. OUT=4663.21 (SE) PER LEHI STD. SD-07

DRIVEWAY TO BE INSTALLED ON N.E. SIDE OF LOT 309

15" RCP L=38.32' S=0.54%

24" RCP L=36.00' S=10.89%

SD COMBO #103 TBC=4675.75 INV. OUT=4659.02 (SE) INV. IN=4659.61 (NW) PER LEHI CITY STD. SD-08

LDMH #103 4'Ø RIM=4687.99 INV. OUT=4677.30 (S) INV. IN=4677.30 (N)

LDMH #102 4'Ø RIM=4684.10 INV. OUT=4673.75 (S) INV. IN=4673.75 (N)

LDMH #101 4'Ø RIM=4681.15 INV. OUT=4670.12 (SE) INV. IN=4670.12 (N)

LDMH #104 4'Ø RIM=4691.57 INV. OUT=4681.50 (S)

3" SDR-35 LAND DRAIN (TYP.)

8" SDR-35 WHITE L=71.04' S=5.91%

8" SDR-35 WHITE L=68.24' S=5.20%

8" SDR-35 WHITE L=52.08' S=6.96%

8" SDR-35 WHITE L=88.01' S=12.00%

15" RCP L=57.77' S=4.83%

15" RCP L=31.75' S=0.50%

SD INLET #126 TBC=4672.58 INV. OUT=4664.76 (SW) PER LEHI STD. SD-07

Ø 5' SDMH #113 RIM=4672.69 INV. OUT=4655.48 (SE) INV. IN=4655.48 (SW) INV. IN=4664.60 (NE) INV. IN=4656.23 (NW) PER LEHI CITY STD. SD-02

Ø 5' SDMH #117 RIM=4673.50 INV. OUT=4660.92 (NE) INV. IN=4661.67 (SW) INV. IN=4660.92 (NW) PER LEHI CITY STD. SD-02

EXIST. SDMH #103 RIM=4651.46 INV. OUT=4643.96 (NW) TO BE REMOVED

SD COMBO #105 RIM=4669.17 INV. OUT=4662.54 (NE) INV. IN=4662.54 (NW) PER LEHI CITY STD. SD-08

15" RCP L=173.94' S=0.50%

24" RCP L=173.28' S=0.50%

SD COMBO #104 TBC=4666.18 INV. IN=4663.00 (NW) INV. OUT=4660.06 (NE) INV. IN=4660.06 (SW) PER LEHI CITY STD. SD-08

24" RCP L=130.97' S=0.50%

SD COMBO #301 TBC=4673.30 INV. OUT=4659.40 (NE) INV. IN=4659.40 (SW) PER LEHI CITY STD. SD-08

306 305 304 303 302 301 307 308 309 310 311 312 313 314 315 316

MATCHLINE SEE SHEET C5.1

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RESIDENTIAL SUBDIVISION IN LEHI, UT

OUTFALL DRAINAGE PLAN

REVISION BLOCK

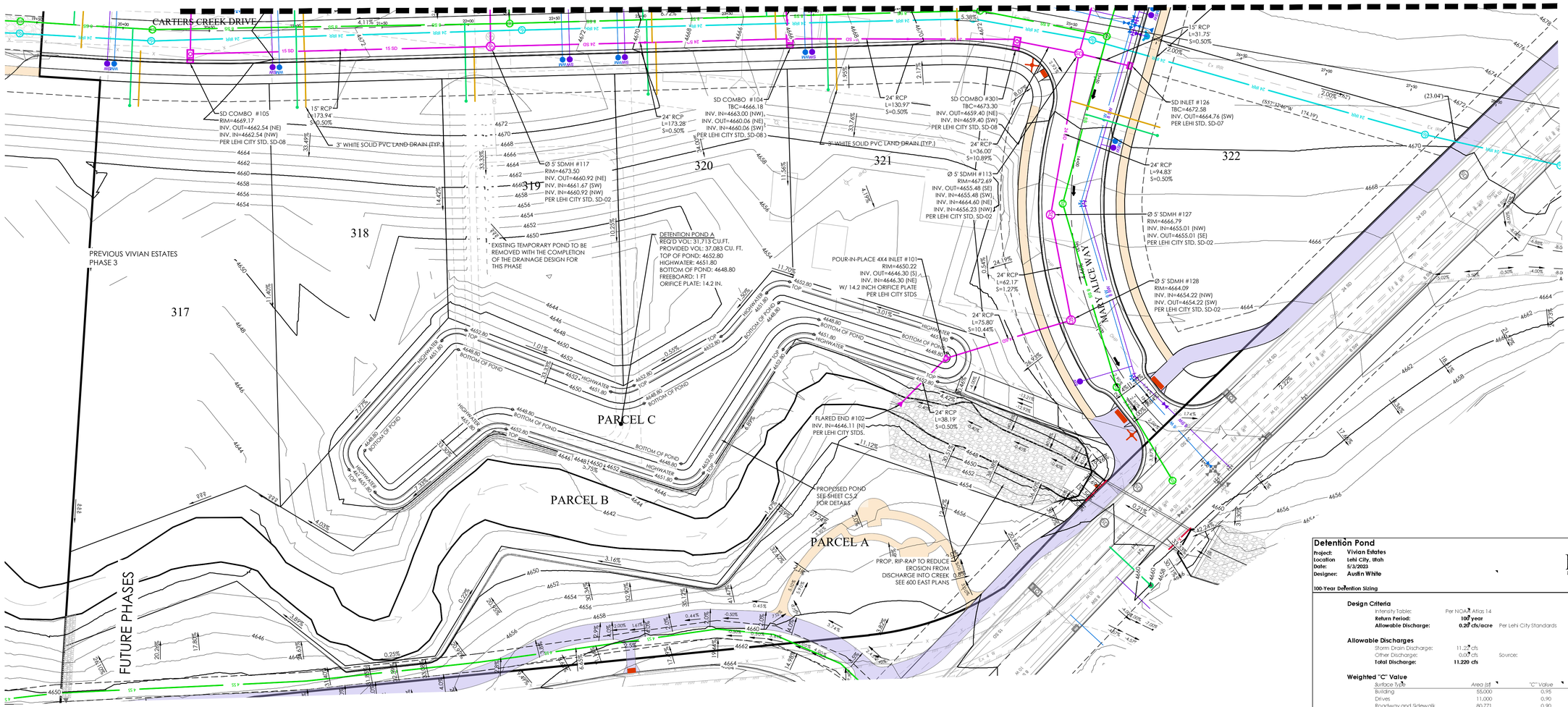
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OUTFALL DRAINAGE PLAN

Scale: 1"=30' | Drawn: BBD
Date: 08/08/23 | Job #: 20-0567
Sheet: C5.1

Z:_2020\20-0567 vivian estates phase 3\Design 20-0567\dwg\sheets\phase 4 sheets\C5.1 OUTFALL DRAINAGE PLAN.dwg

MATCHLINE SEE SHEET C5.0



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- PUE
- 15" ADS SD (15 SD)
- 8" PVC SDR-35 SEWER (8 SS)
- 6" PVC DR-18 C900 WATER (6 W)
- 8" PVC SEC. WATER (8 SW)
- EXIST. XX RCP SD (Ex 18 SD)
- EXIST. 8" SDR-35 SEWER (Ex 8 SS)
- EXIST. 14" WATER (Ex 14 W)
- EXIST. 12" SEC. WATER (Ex 12 SW)
- EXIST. FENCE
- EXIST. CONTOUR MAJOR (XXXX)
- EXIST. CONTOUR MINOR (XXXX)
- SD MH, INLET, AND COMBO (S, I, SC)
- SEWER MANHOLE (S)
- VALVE, TEE & BEND (W)
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. SD INLET & MH (S, I)
- EXIST. SEWER MH (S)
- EXIST. VALVE, TEE, & BEND (W)
- EXIST. FIRE HYDRANT
- EXIST. POWER POLE
- SPOT ELEVATION (o XXXX.XX)
- 30% NO DISTURBANCE SLOPE EASEMENT
- WILD LAND URBAN INTERFACE ZONE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK

NOTES:

1. DRAINAGE WILL BE DIRECTED TOWARDS THE DESIGNED DETENTION POND WITH A RELEASE RATE OF 0.2 CFS PER ACRE INTO THE CREEK.
2. EXISTING SDMH AND PIPE THAT OUTFALLS TO THE TEMPORARY DETENTION BASIN MUST BE REMOVED AND REPLACED.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Detention Pond

Project: Vivian Estates
Location Lehi City, Utah
Date: 5/3/2023
Designer: Austin White

FOCUS ENGINEERING & SURVEYING

100-Year Detention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: **100 year**
Allowable Discharge: **0.20 cfs/acre** Per Lehi City Standards

Allowable Discharges

Storm Drain Discharge: 11.22 cfs
Other Discharge: 0.0 cfs Source:
Total Discharge: **11.220 cfs**

Weighted "C" Value

Surface Type	Area (sf)	"C" Value	C*A
Building	55,000	0.95	52,250
Drives	11,000	0.90	9,900
Roadway and Sidewalk	80,771	0.90	72,694
Landscape	612,037	0.15	91,806
Totals	758,808		226,649
Weighted "C" Value		**0.30**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	4.04	0.30	17.42	21.02	18,919	11.22	10,098	8,821
30.0	2.72	0.30	17.42	14.15	25,475	11.22	20,196	5,279
60.0	1.68	0.30	17.42	8.74	31,469	11.22	40,391	-8,923
120.0	0.92	0.30	17.42	4.79	34,503	11.22	80,783	-46,280
180.0	0.62	0.30	17.42	3.24	35,009	11.22	121,174	-86,165
360.0	0.34	0.30	17.42	1.75	37,875	11.22	242,348	-204,473
720.0	0.20	0.30	17.42	1.02	44,056	11.22	484,696	-440,640
1,440.0	0.10	0.30	17.42	0.52	44,506	11.22	969,393	-924,887

Maximum Storage Requirement: ***8,821***
Maximum Storage Requirement (ac-ft): 0.20

Detention Basin Design

Phase 1 Required Storage: 60,644 cf
Phase 2 Required Storage: 18,495 cf
Phase 3 Required Storage: 8,821 cf
Phase 4 Required Storage: 6,599 cf
Total Storage Requirement **94,559** cf
Allowable Depth: 5.0 ft
Retention Pond Volume: 37,083 cf
Roadway Sump Storage 0 cf

Total Storage **37,083** ***INCREASE DETENTION***

Orifice Design

Restriction Rate 0.20 CFS/ACRE
Allowable Outfall Rate Q (c 11.22

Orifice Sizing: h = 4.5 ft
C = 0.6
A = 1.098 sf
dia. = 14.19 inches

Orifice Size= **14.2** **inch**

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VIVIAN ESTATES PHASE 4

RESIDENTIAL SUBDIVISION IN LEHI, UT

OUTFALL DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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OUTFALL DRAINAGE PLAN

Scale:	1"=30'	Drawn:	BBD
Date:	08/08/23	Job #:	20-0567
Sheet:	C5.2		

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NOTES:

1. "ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-A DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS"

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
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WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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VIVIAN ESTATES PHASE 4

RESIDENTIAL SUBDIVISION IN LEHI, UT

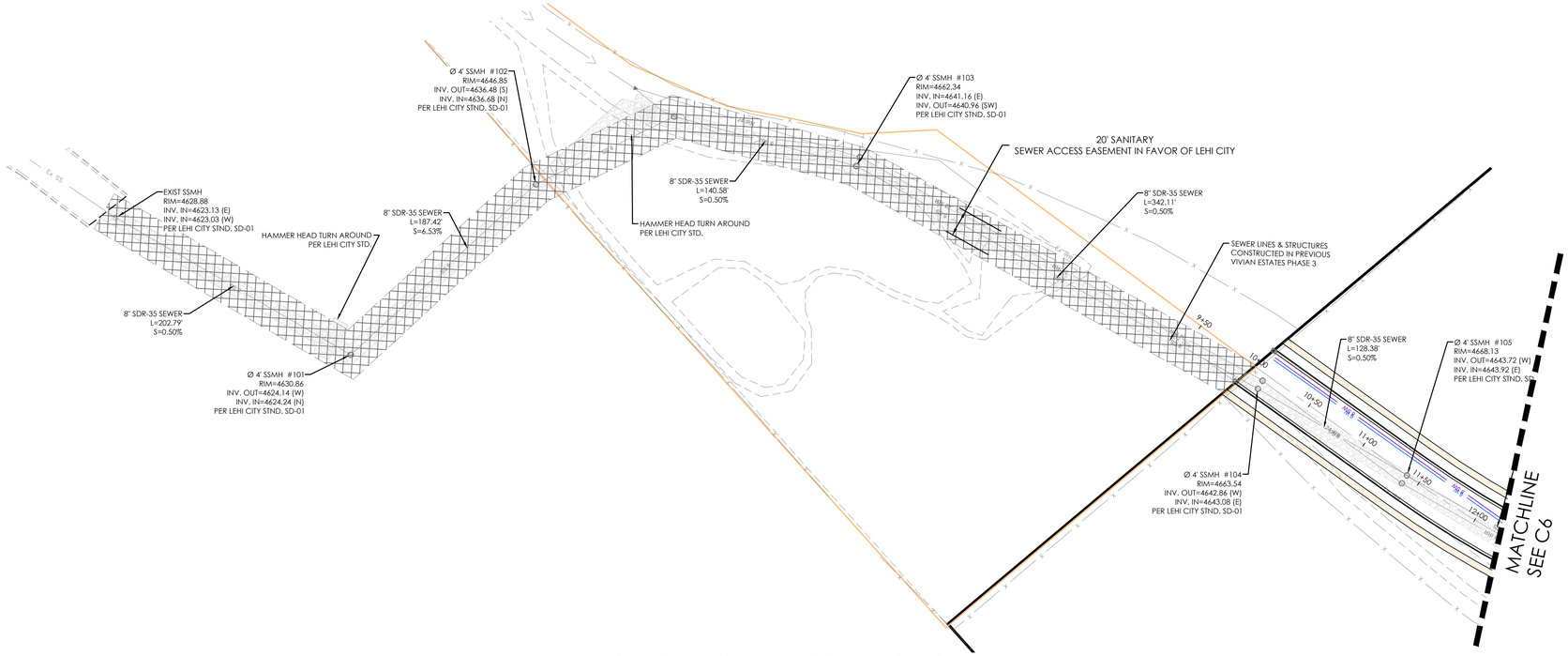
SEWER PLAN

REVISION BLOCK			
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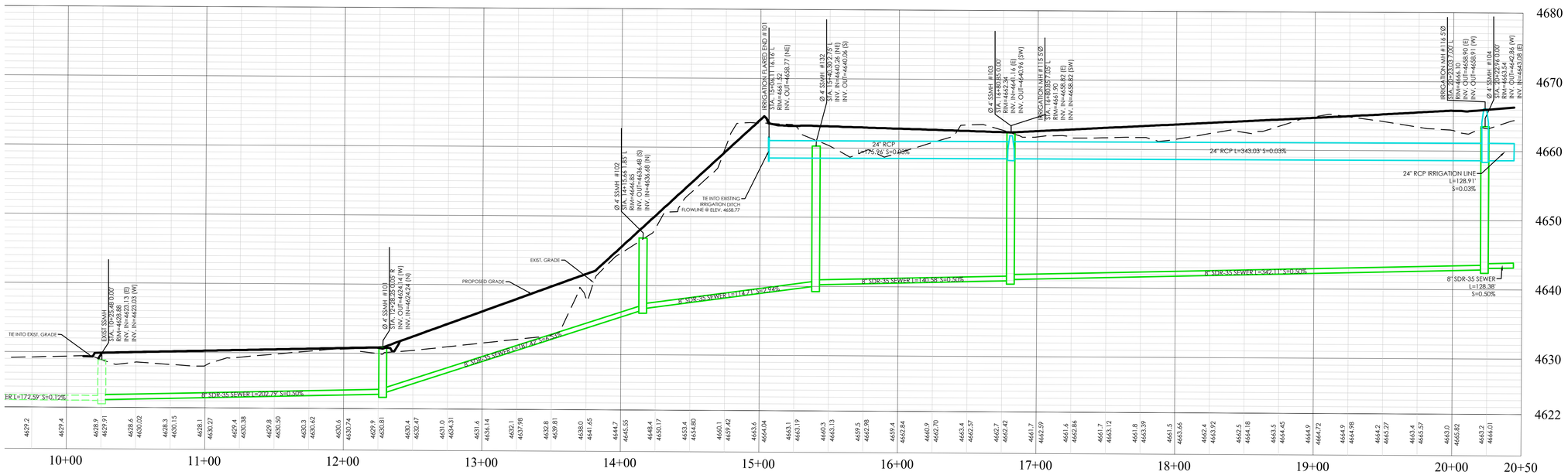
SEWER PLAN

Scale:	1"50'	Drawn:	BBD
Date:	08/08/23	Job #:	20-0567
Sheet:	C6		

Z:_2020\20-0567 vivian estates phase 3\design 20-0567\civil\sheets\phase 4 sheets\C6 SEWER PLAN.dwg



OFFSITE SEWER CONNECTION PLAN



OFFSITE SEWER PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- PUE
- 15" ADS SD (15 SD)
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50 0 25 50 100 200

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VIVIAN ESTATES PHASE 4

RESIDENTIAL SUBDIVISION IN LEHI, UT

OFFSITE SEWER PLAN

REVISION BLOCK

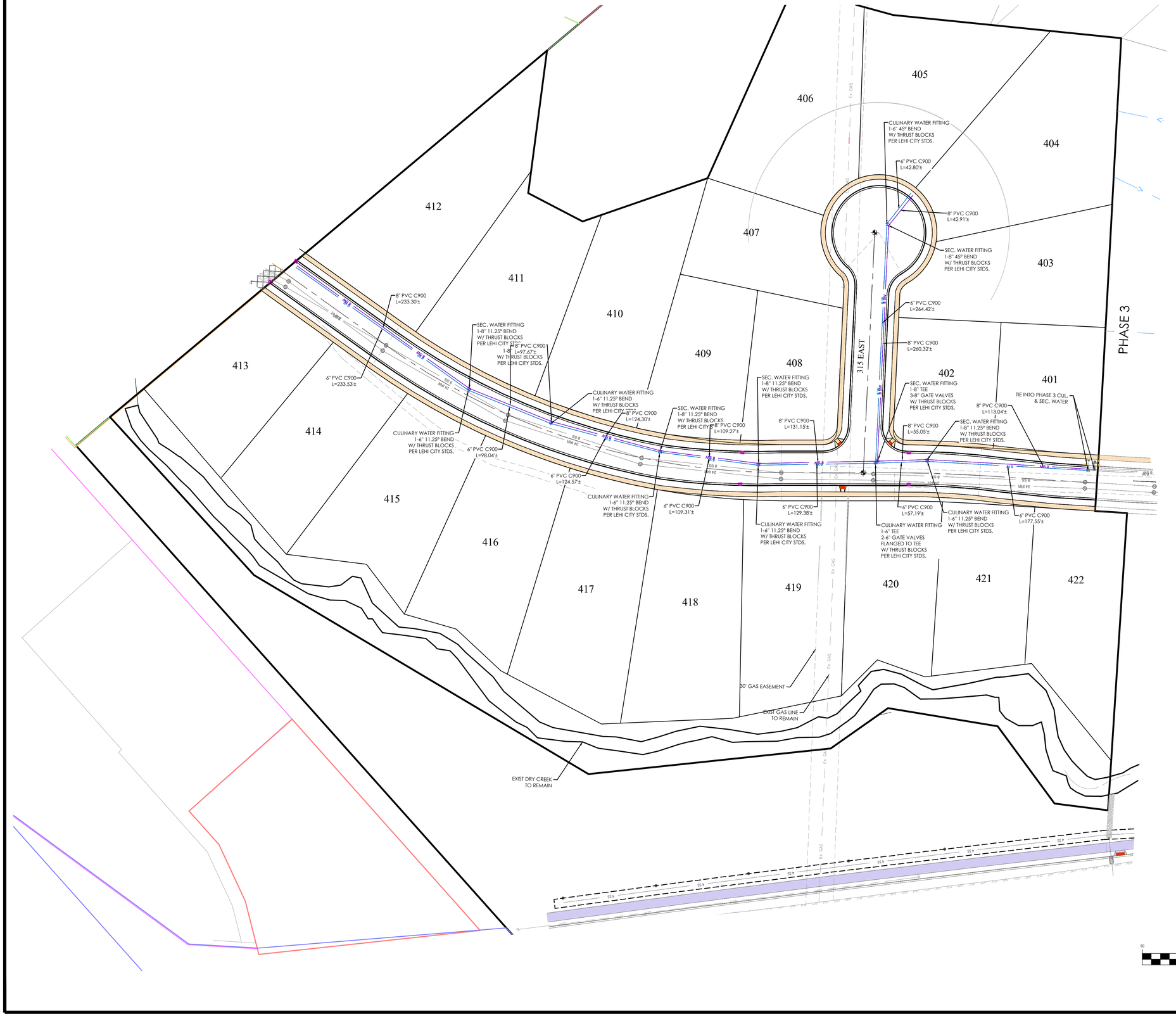
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OFFSITE SEWER PLAN

Scale:	1"50'	Drawn:	BBD
Date:	08/08/23	Job #:	20-0567
Sheet:	C6.1		

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

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NOTES:

1. "ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-A DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS"
2. ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED EQUAL JOINT RESTRAINT.
3. LOTS 413-422 THAT FALL WITHIN THE WILDLAND URBAN INTERFACE WILL BE FIRE SPRINKLERED. TYPICAL 3/4" RESIDENTIAL WATERLINES WILL BE UPSIZED TO 1" TO ACCOMMODATE THE FIRE SPRINKLERS AS NECESSARY.

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
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SEWER MANHOLE	
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GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
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VIVIAN ESTATES PHASE 4

RESIDENTIAL SUBDIVISION IN LEHI, UT

WATER PLAN

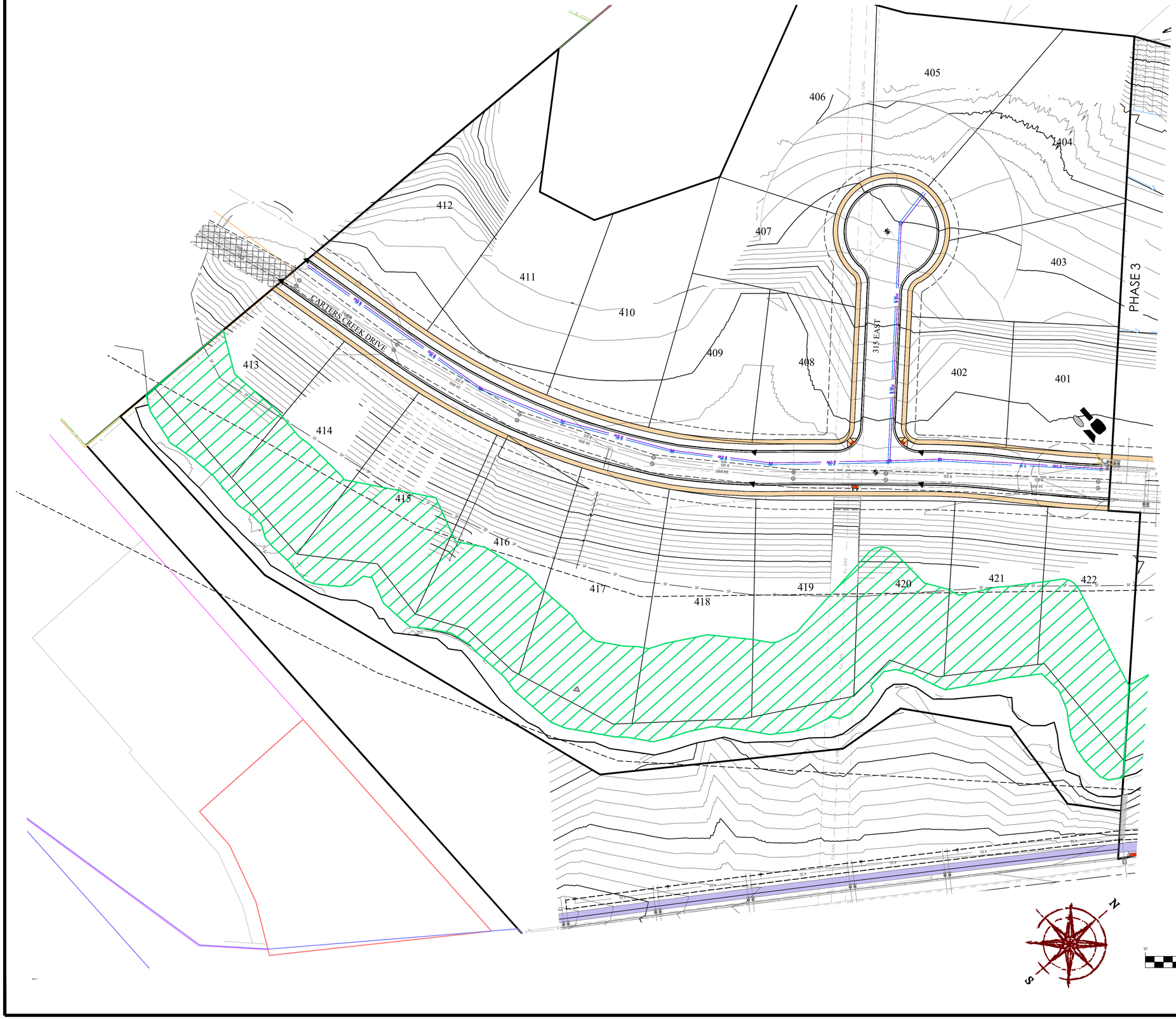
REVISION BLOCK

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1	----	----
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WATER PLAN

Scale:	1"=50'	Drawn:	BBD
Date:	08/08/23	Job #:	20-0567
Sheet:	C7		

Z:_2020\20-0567 vivian estates phase 3\design 20-0567\dwg\sheets\phase 4 sheets\C7 WATER PLAN.dwg



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FOR REVIEW ONLY

VIVIAN ESTATES PHASE 4

RESIDENTIAL SUBDIVISION IN LEHI, UT

EROSION CONTROL PLAN

REVISION BLOCK

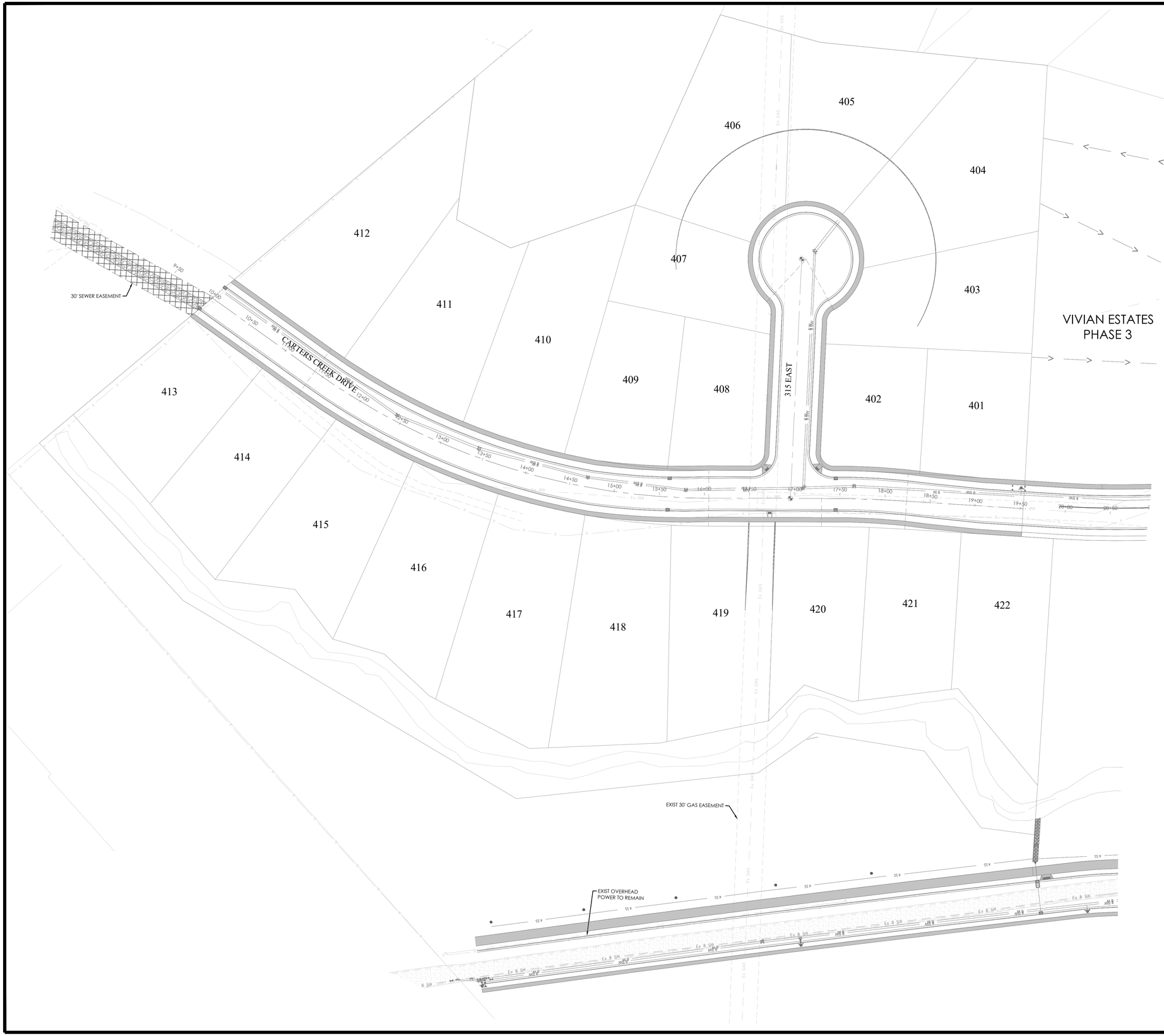
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EROSION CONTROL PLAN

Scale:	1"=50'	Drawn:	BBD
Date:	08/08/23	Job #:	20-0567
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Know what's below. Call 811 before you dig.

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LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC SEC. WATER	8 SW
EXIST. XX RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" WATER	Ex 14 W
EXIST. 12" SEC. WATER	Ex 12 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	XXXX.XX
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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

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VIVIAN ESTATES PHASE 4

RESIDENTIAL SUBDIVISION IN LEHI, UT

POWER PLAN

REVISION BLOCK

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POWER PLAN

Scale: 1"=50'	Drawn: BBD
Date: 08/08/23	Job #: 20-0567
Sheet: C9	

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PROPOSED 24" IRRIGATION RE-ROUTING

LOTS WITH LAND DRAIN CONTRIBUTING TO THE STORM DRAIN LINE

NORTH

2200

PHASE 4

PREVIOUS PHASE 3

CONNECT TO EXISTING IRRIGATION LINE

PROPOSED NEW 24" IRRIGATION LINE ROUTING

EXISTING IRRIGATION LINE TO BE REMOVED

EXISTING IRRIGATION LINE TO BE REMOVED AND REPLACED AS SHOWN

PROPOSED NEW 24" IRRIGATION LINE ROUTING

CONNECT TO EXISTING IRRIGATION LINE

PARCEL A
1.56 acres
67955 sqft

EARTH SERVICE DRIVE

CLEARING

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

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

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VIVIAN ESTATES 3&4

LEHI CITY, UTAH

IRRIGATION PIPING PLAN

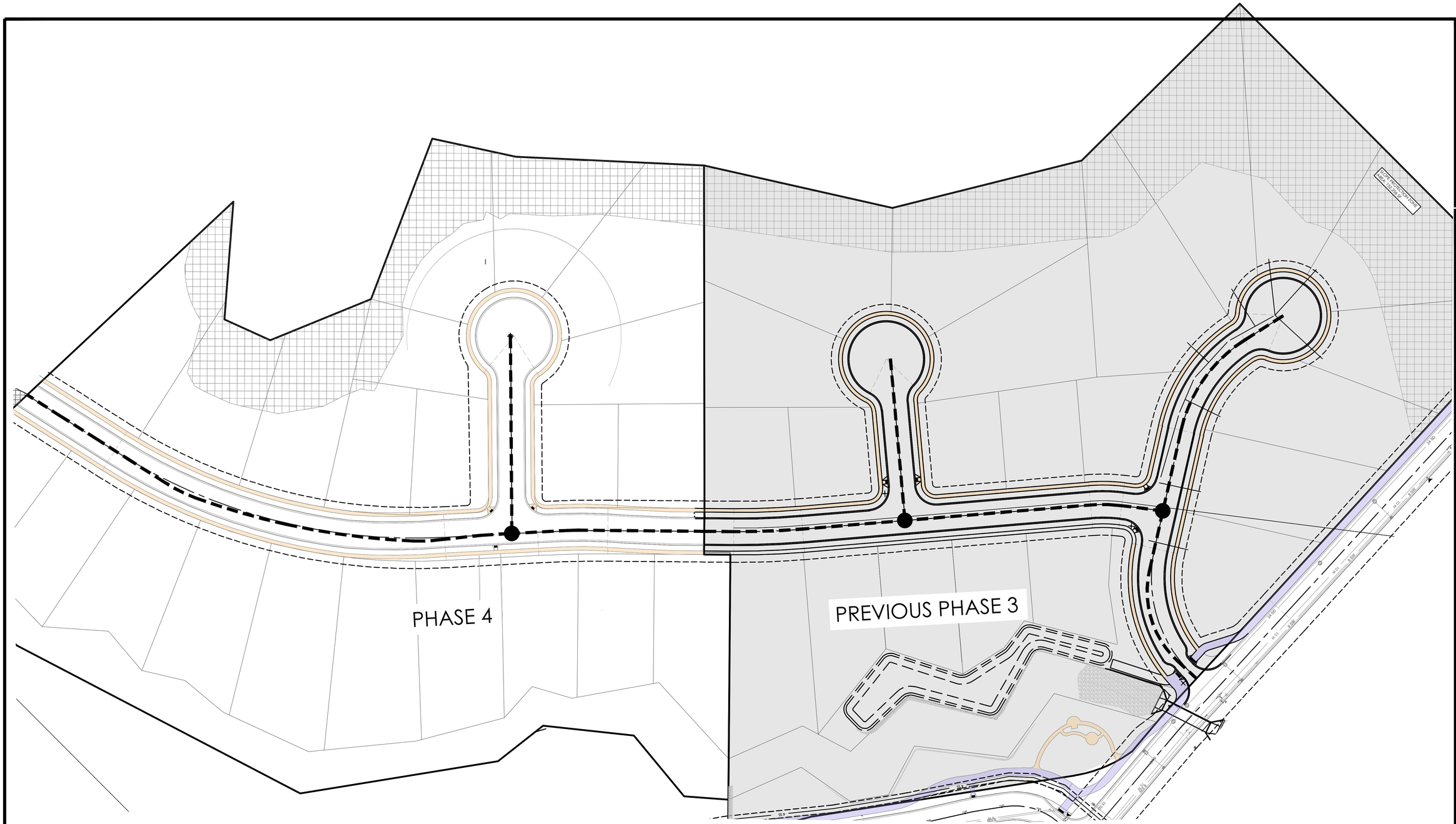
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IRRIGATION PIPING PLAN

Scale:	1"=80'	Drawn:	SGA
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CONNECTIVITY TABULATIONS:

ZONE : RA-1	
DENSITY: 1.26 UNITS/ACRE	
MINIMUM INDEX SCORE	1.5
CONNECTIVITY LINKS	7
CONNECTIVITY NODES	3
CONNECTIVITY INDEX SCORE	2.33

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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VIVIAN ESTATES PHASE 4

RESIDENTIAL SUBDIVISION IN LEHI, UT

CONNECTIVITY PLAN

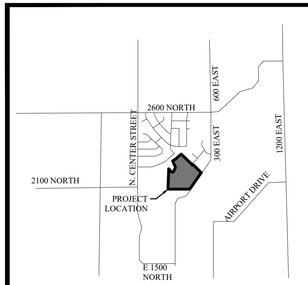
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CONNECTIVITY PLAN

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Date:	08/08/23	Job #:	20-0567
Sheet:	C11		

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VICINITY MAP
N.T.S

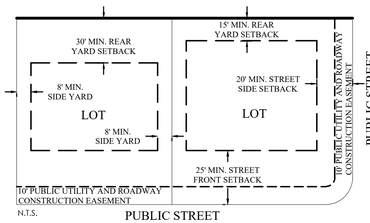
NOTES:

1. 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.
2. 10' PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENT ALONG ALL ROADWAYS (AS SHOWN).
3. #5 REBAR AND CAP (FOCUS ENG.) TO BE SET AT ALL REAR LOT CORNERS. PLUG TO BE SET IN CURB AT PROJECTION OF SIDE LOT LINES.
4. BONUS DENSITY, REDUCED BUILDING SETBACKS AND LOT SIZE FLEXIBILITY HAS BEEN GRANTED TO THIS SUBDIVISION FOR OPEN SPACE DEDICATION ALONG DRY CREEK AND THE 600 EAST TRAIL.
5. PARCEL A AND C ARE HEREBY DEDICATED TO AND MAINTAINED BY LEHI CITY.
6. LOTS 413-422 ARE LOCATED WITHING THE WILDLAND/URBAN INTERFACE AND ARE DEEMED HIGH TO EXTREME FIRE HAZARD.
7. NO GRADING IS ALLOWED IN FLOOD PLAIN AREA.
8. THE FOLLOWING ARE TO BE REVIEWED AT THE TIME OF THE FINAL PLAT:

- PLAN & PROFILES/CONSTRUCTION DRAWINGS OF THE PUBLIC IMPROVEMENTS
- ALL PIPE TYPES, SPECIFIC LOCATIONS AND DETAILS
- VALVES
- BLOWOFFS INCLUDING SIZE TYPE & PROTECTION
- MANHOLES, BOXES AND RELATED DETAILS
- WATER & SEWER SERVICE 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

TABULATIONS:

CURRENT ZONE:	RA-1
TOTAL AREA:	18.79 ACRES
SINGLE FAMILY LOTS:	22
OPEN SPACE:	4.69 ACRES
DENSITY:	1.17 UNITS/ACRE
ROADWAY AREA:	1.71 ACRES
ROADWAY LENGTH:	1221.03 FEET



ZONE RA-1 TYPICAL SETBACKS

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LEGEND

- BOUNDARY
- CENTERLINE
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- 30% NO DISTURBANCE SLOPE EASEMENT

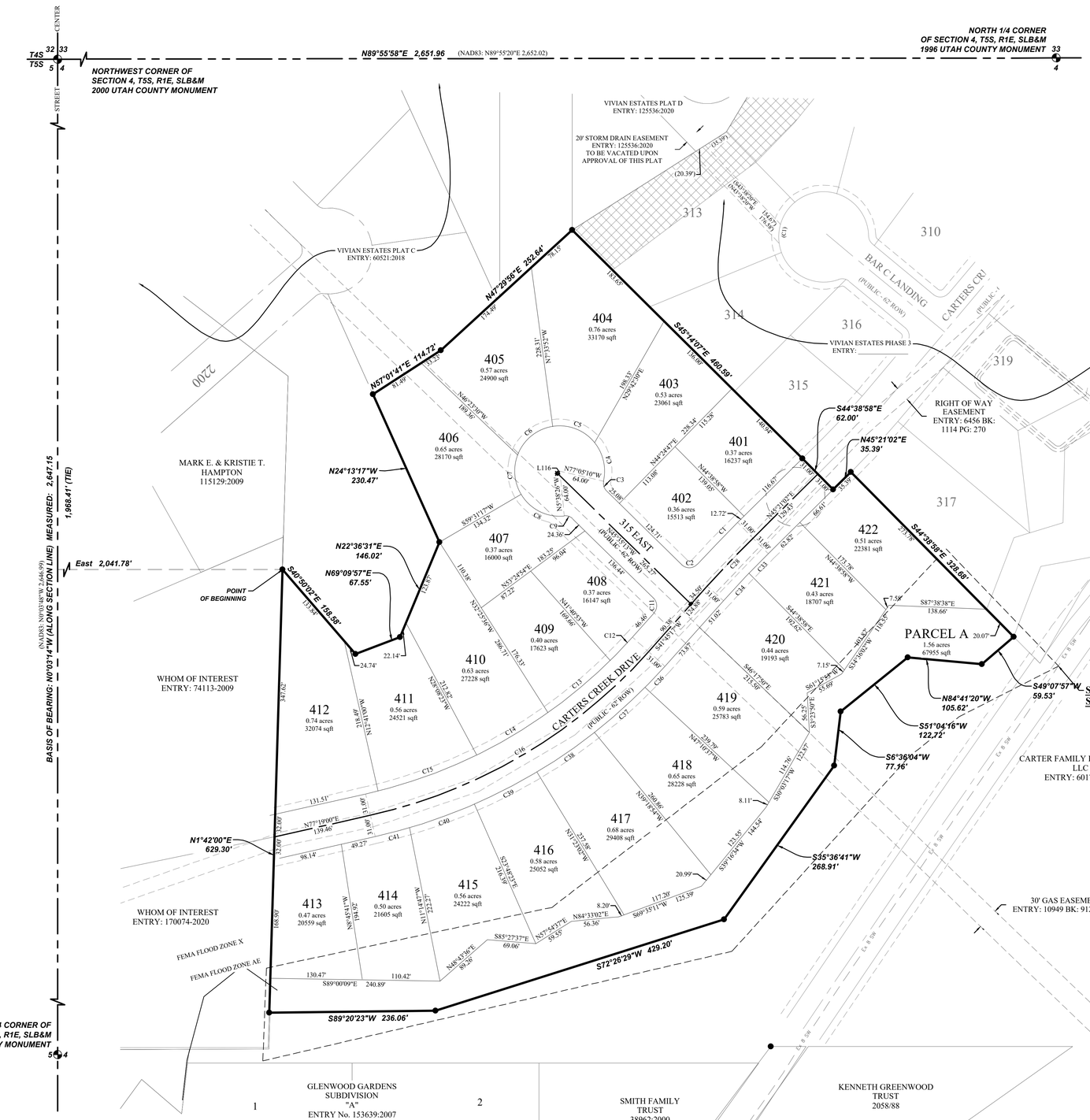
GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

N

S



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.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

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

Beginning at a point on the Southerly line of PLAT C, VIVIAN ESTATES, according to the Official Plat recorded June 28, 2018 as Entry No. 60521:2018 in the Office of the Utah County Recorder, located S00°03'14"E along the Section line 1,968.41 feet and East 1,276.58 feet from the Northeast Corner of Section 4, T5S, R1E, SLB&M; thence along said plat the following six (6) courses: 1) S40°50'02"E 158.58 feet; 2) N69°09'57"E 67.55 feet; 3) N22°36'31"E 146.02 feet; 4) N24°13'17"W 230.47 feet; 5) N57°01'41"E 114.72 feet; 6) N47°29'56"E 252.64 feet; thence S45°13'53"E 463.59 feet; thence S44°38'58"E 56.00 feet; thence N45°21'02"E 35.39 feet; thence S44°38'58"E 384.66 feet; thence S35°02'55"W 664.89 feet to the 1/4 Section line; thence S89°57'27"W along the 1/4 Section line 713.19 feet to the easterly line of that Real Property described in Deed Book 4380 Page 428 of the Official Records of Utah County; thence N01°42'00"E along said deed 678.11 feet to the point of beginning.

Contains: 18.79 acres+/-

PHASE 4

VIVIAN ESTATES

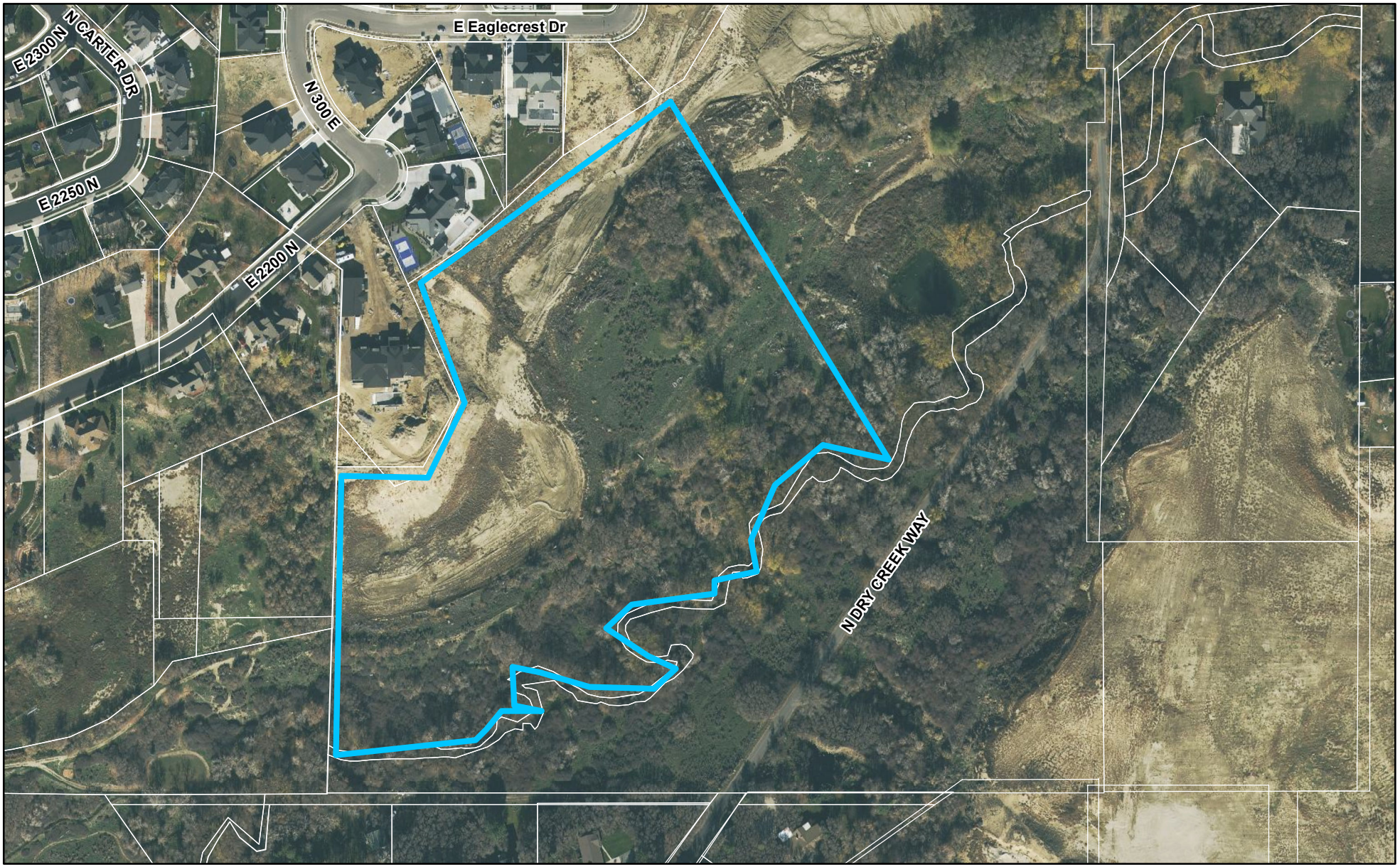
RESIDENTIAL SUBDIVISION
LOCATED IN THE NW1/4 OF SECTION 4, T5S, R1E,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

FOR REVIEW ONLY

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Vivian Estates 4 Preliminary

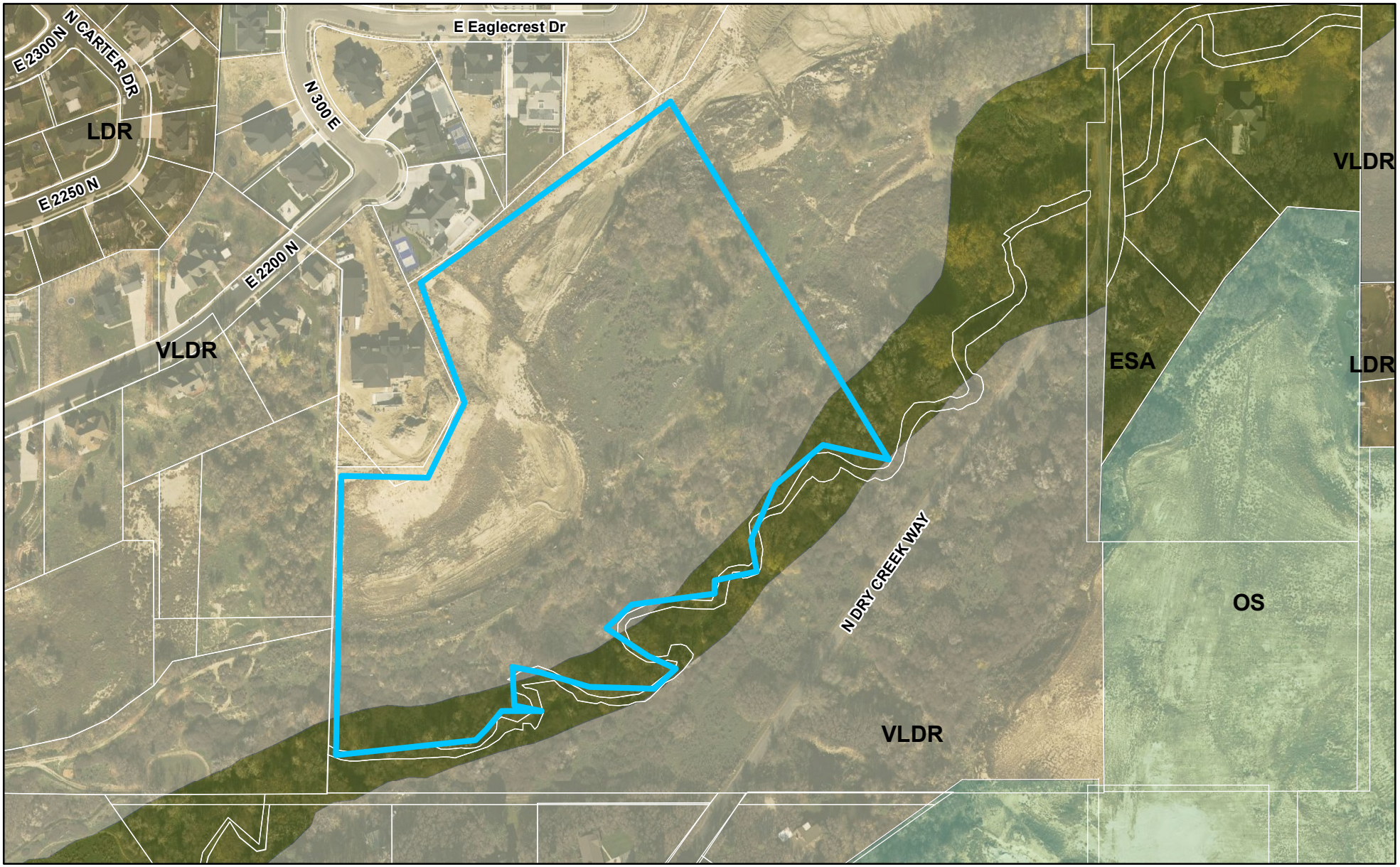
Aerial



LEHI CITY

Vivian Estates 4 Preliminary

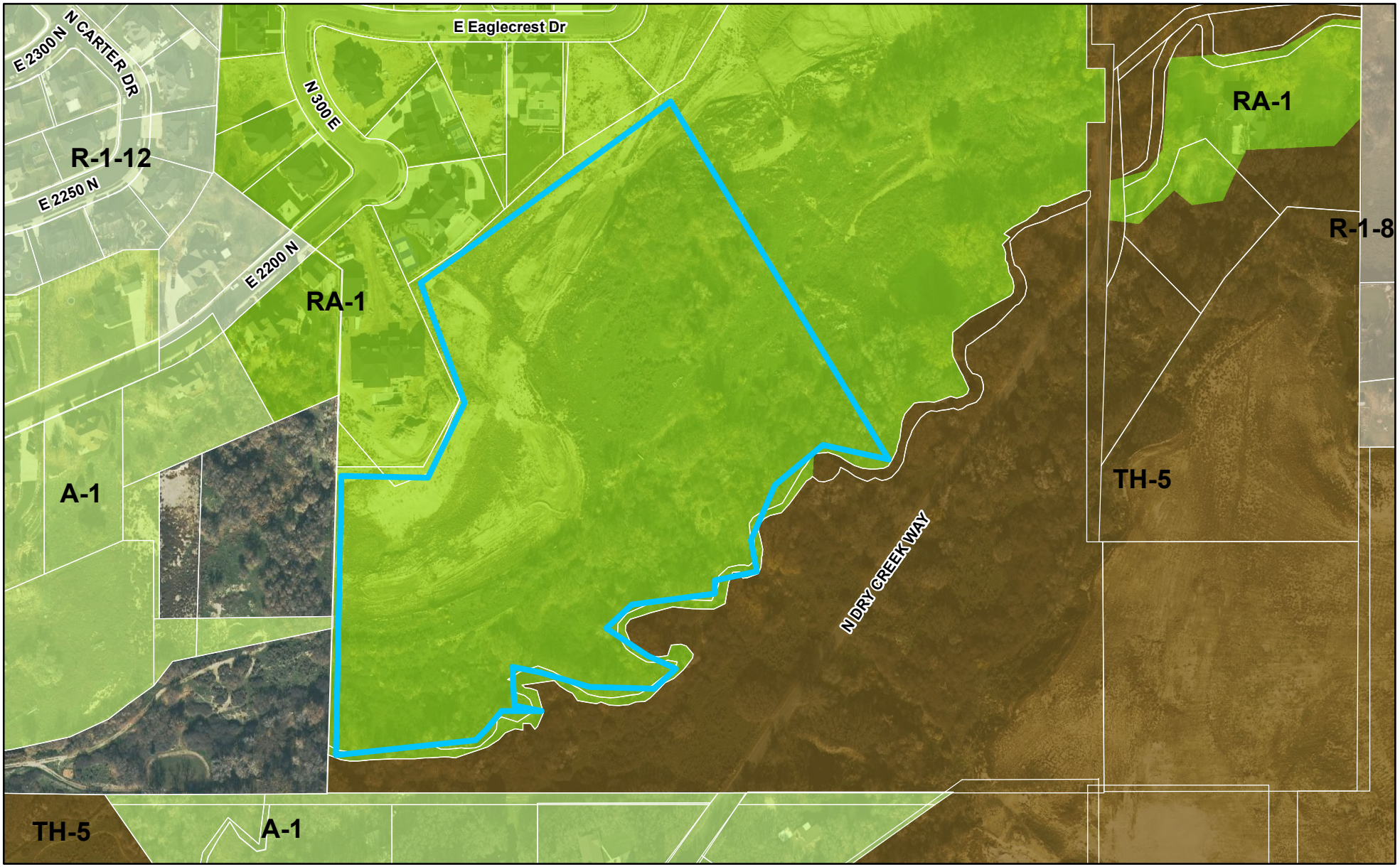
General Plan



LEHI CITY

Vivian Estates 4 Preliminary

Zoning



0 300 600 Feet

LEHI CITY

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: October 10, 2023
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of a grading permit approval for the Vivian Estates phases 3 & 4 on approximately 43-acres located at approximately 600 East 2300 North.

Suggested Action:

Attachments:

CC Staff Report Vivian Estates Phase 3 and 4 Grading 10.10.23.docx

Vivian Estates 3 and 4 Grading Permit DRC 08.16.23.docx

Vivian Estates 3 and 4 Grading Permit.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

VIVIAN ESTATES PHASE 3 AND 4 GRADING PERMIT
CITY COUNCIL REPORT

Applicant	JDH Development
Meeting Date	October 10, 2023
Requested Action/Purpose	Approval of a proposed grading permit
Location	Approximately 600 East 2300 North
Existing Zoning	RA-1
General Plan Designation	VLDR (Very Low Density Residential)
Existing Land Use	Undeveloped
Date of DRC Review	August 16, 2023
Date of Planning Commission Review	September 14, 2023
Assigned Planner	Brittney Harris

REQUIRED ACTION

Planning Commission	Public hearing and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 12-B.050 Grading Permit Issuance.

A. A grading permit may be issued in advance of a building permit and/or final development approval provided that the following approvals have previously been granted as per the development application requirements from Chapter 11 of this code:

1. A Preliminary Subdivision plat for single family residential projects; or

2. A Site Plan for commercial, institutional, or multi-family projects.

B. The approval of a grading permit may be combined and processed concurrently with the approval of a preliminary subdivision plat or site plan.

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

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

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

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

PROPERTY HISTORY

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

April 11, 2023 City Council approved the Vivian Estates Phase 3 Final Subdivision

REPORT ANALYSIS

The applicant requests approval of the Vivian Estates Phase 3 and 4 grading permit located at approximately 600 East and 2300 North on 36.2-acres. Phase 3 has already received final plat approval and the Vivian Estates Phase 4 preliminary subdivision is running concurrently with this grading permit application. Grading activities under 10-acres receive staff level approval, but those involving more than 10-acres go to the Planning Commission and City Council for approval. This project is over 36-acres in size thus requiring both Planning Commission and City Council review and approval.

The applicant provided a narrative stating that they anticipate the mass grading to take four weeks and the importing and placing of fill materials to take 25 weeks with an anticipated completion date of July 1, 2024.

The applicant also provided the haul route, with the primary route along 600 East and a secondary route on 300 East. They estimate 48 truck loads a day of fill.

The DRC reviewed the proposed grading permit and had the following four redline comments:
1. Trail needs to split from the right of way and follow dry creek.
2. Needs to adhere to typical cross section 5' sidewalk and 7' park strip.
3. Amend SWPPP to include this phase
4. Provide gas company approval for cut and fill over existing gas line

Please consider including all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed grading is/ is not compliant with the grading requirements outlined in the Development Code.
2. The proposed grading plan and haul route provides/ does not provide the least impact on surrounding neighborhoods.
3. The proposed use, at the proposed location, will/will not be detrimental or injurious to property or improvements in the vicinity.
4. The proposed use will be located and conducted in a manner in compliance with the goals and policies of the Lehi City General Plan and the purposes of this Code.
5. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed grading permit on September 14, 2023. The minutes and motion from that meeting follow:

2.7) Public hearing and recommendation of JDH Development's request for review of a grading permit for Vivian Estates phases 3 & 4 on approximately 43-acres located at approximately 600 East 2300 North.

Brittney Harris presented information on the agenda item.

The applicant, Josh Moffit, was present.
.
Commissioner Newall opened public comment. There was one comment on Engage Lehi.

Commissioner Newall closed public comment.

Motion: Commissioner Bunker moved to recommend approval of **JDH Development's request for review of a grading permit for Vivian Estates phases 3 & 4 on approximately 43-acres located at approximately 600 East**

2300 North; including all DRC comments and findings stated in the report. Commissioner Eyre seconded the motion.

Vote: Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner, Newall, yes; Commissioner Jackson, yes; Commissioner Carlson, yes. The motion passed unanimously.

Vivian Estates Grading Permit for Phases 3 & 4
DRC Redline Comments

JDH Development- requests review of a grading permit for Vivian Estates phases 3 & 4, 43-acres located at approximately 600 East 2300 North.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Ross Dinsdale, James Farnsworth, Luke Seegmiller
Assigned Planner: Brittney
Representatives of the Applicant Present: Josh Moffat, Boston Heywood, Austin White
Date of Plans Reviewed: 8/8/23
Time Start: 3:32pm
Time End: 3:35pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks:
1. Trail needs to split from the right of way and follow dry creek.
2. Needs to adhere to typical cross section 5' sidewalk and 7' park strip.

Gary – Building/Inspections: No comments
Shelbey – Public Works:
3. Amend SWPPP to include this phase

Ross – Engineering:
4. Provide gas company approval for cut and fill over existing gas line

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON SEPTEMBER 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.

HADCO CONSTRUCTION
EST. 1989

1850 North 1450 West • PO Box 437 • Lehi Utah 84043

Office 801-766-7611
Fax 801-766-7604

www.hadcoconstruction.com

Vivian Estates PH3/4 Grading Narrative

Vivian Estates PH 3 & PH4 is a development over 36.2 Acres, containing over 5 acres of open space, 43 residential lots and over 4 acres of roadway area. The existing property has significant relief from NW to SE. The significant quantities of grading are required to accomplish the following:

- Facilitate building roadways with proper drainage,
- Construct with open space areas with drainage features
- Develop building lots and envelopes to allow for homes and yards to be constructed.

Grading quantities required for this project include:

- Site grading mass cut and fill of native soils
  - 33,382 Bank CY
  - 36,370 Compacted CY
- Site Imported Fill required above the cut placed as fill in the item above.
  - 93, 930 Bank CY
  - 103,323 Loose CY
    - This quantity of fill represents the following trucking quantities.
      - Approx. 4,700 Loads of materials (22 CY Double belly)
      - We would anticipate approx. 48 loads per day (6 Trucks x 8 ld/DY)
- The grading durations would be as follows.
  - Site mass grading 4 weeks
  - Site fill materials imported and placed 25 Weeks.
- Estimated Grading Completion Date would be July 1, 2024
- The slopes along the west of the site would be revegetated after the site grading work
  - 5 Weeks after starting of grading operations.
- The remaining site areas of roadway & building pads receiving fill materials would be an active construction zone with areas being disturbed constantly.
  - Revegetation of building lots would occur with home construction.
  - Open space revegetation would occur after site construction; Approx. Sept 1, 2024
- Site Dust control would be a daily operation of dust control and compaction moisture application, accomplished via full-time water trucks on the site during all construction.
- Traffic Control required should be minimal; Trucks entering roadway, Trucks exiting roadway and “Do not Follow Trucks” signs placed both north and south of the project along 600 E.

GRAPHIC SCALE

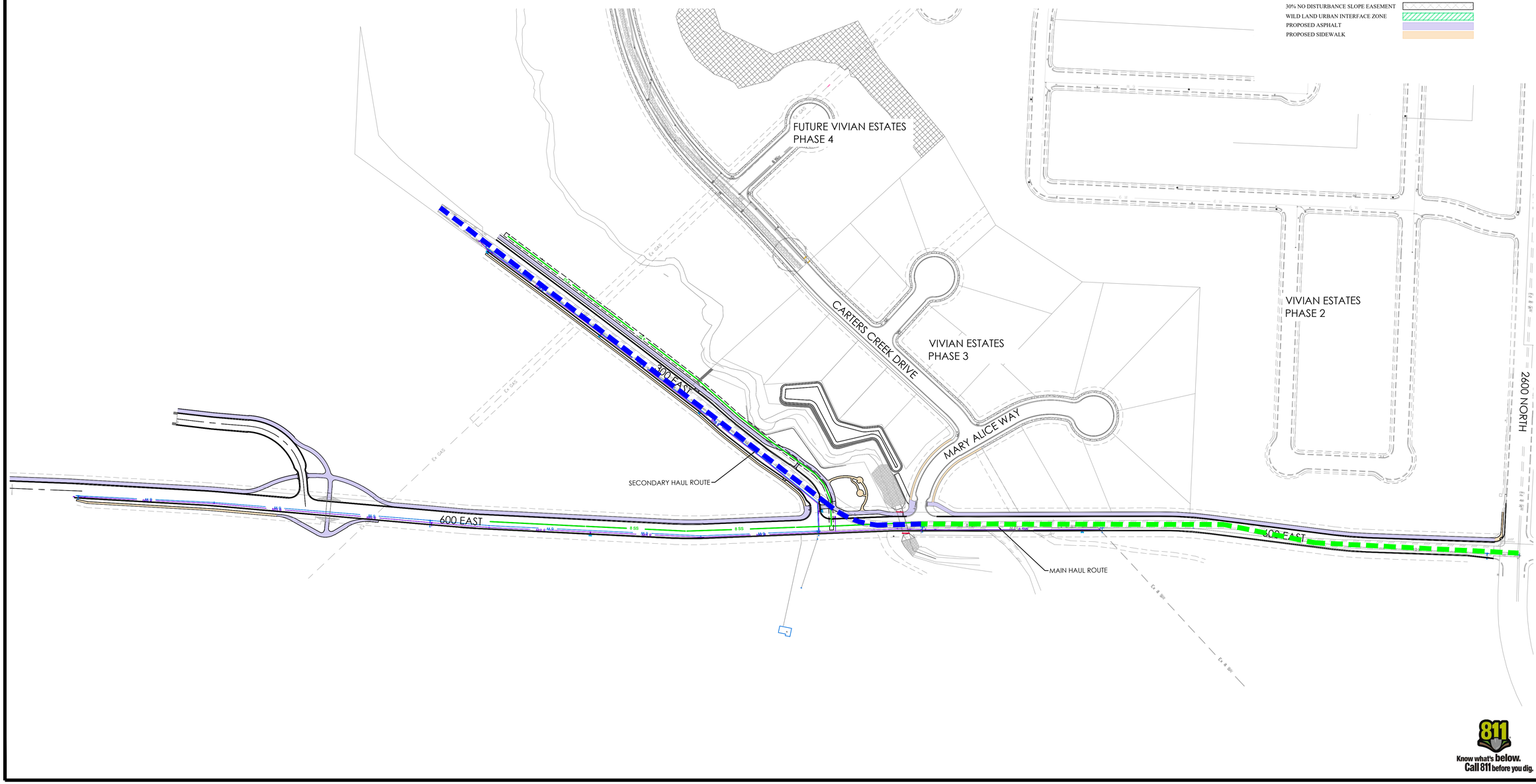
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(IN FEET)
1 inch = 120ft.

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LEGEND

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6" PVC DR-18 C900 WATER	6 W
8" PVC SEC. WATER	8 SW
EXIST. XX RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" WATER	Ex 14 W
EXIST. 12" SEC. WATER	Ex 12 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
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	



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Vivian Estates Grading

LEHI CITY, UT

HAUL ROUTES

REVISION BLOCK

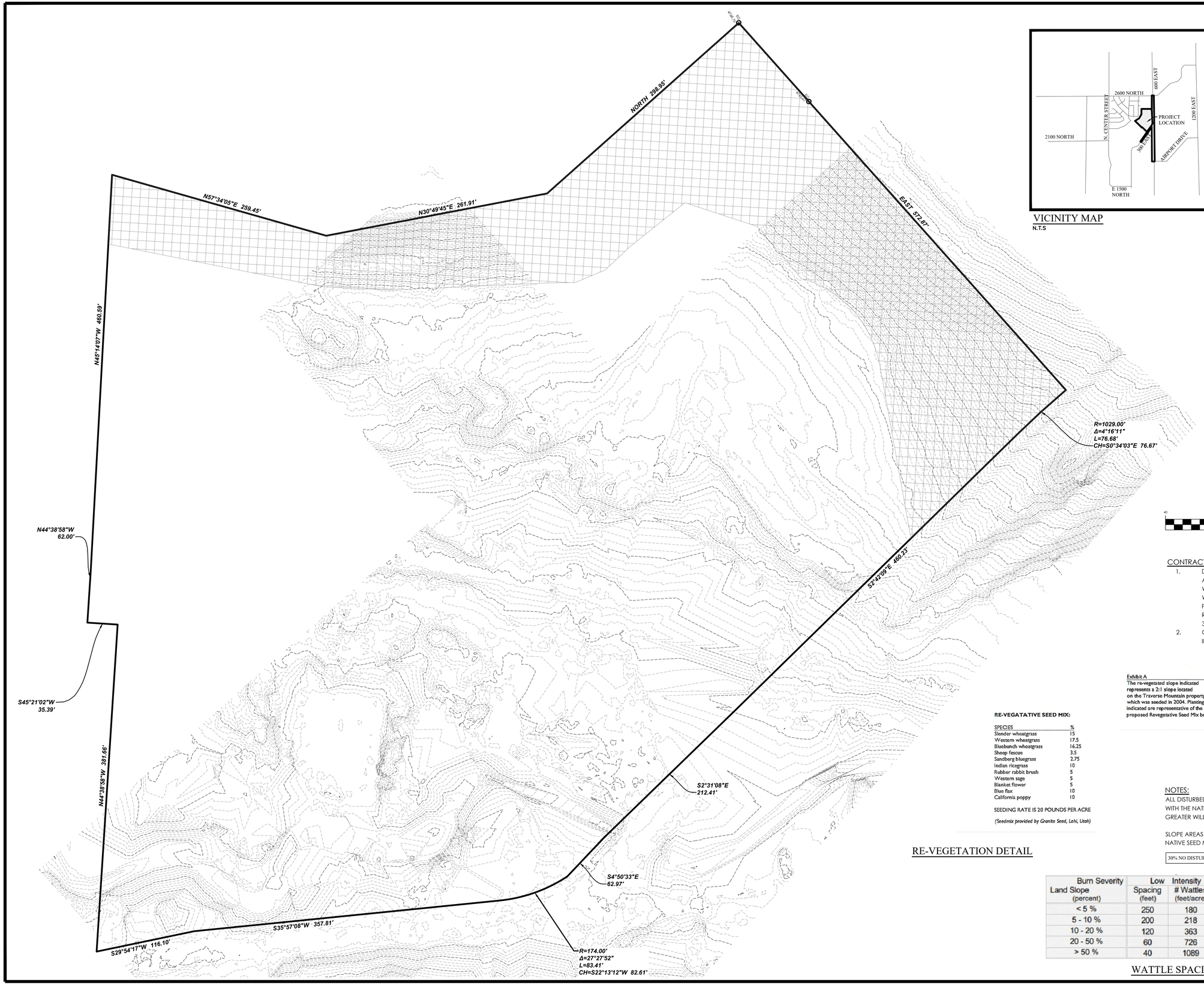
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HAUL ROUTES

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Sheet:	C1		

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

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VICINITY MAP
N.T.S

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

CONTRACTOR NOTES:

1. DISTURBED HILLSIDE MUST BE STABILIZED TO PREVENT EROSION. AMERICAN EXCELSIOR, OR APPROVED EQUIVALENT, STRAW WATTLES SHALL BE INSTALLED PER SPACING TABLE SHOWN ON THE WATTLE DETAIL (THIS SHEET). DISTURBED HILLSIDE SHALL BE SEEDED PER ATTACHED RE-VEGETATION DETAIL AND SEED VENDOR'S RECOMMENDATIONS. HILLSIDES WITH SLOPES GREATER THAN 3V:1H SHALL BE HYDROSEEDED WITH TACKIFIER.
2. CONTRACTOR SHALL PROVIDE FIRE PROTECTION WHILE GRADING IN THE WILDLAND URBAN INTERFACE.

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

RE-VEGATATIVE SEED MIX:

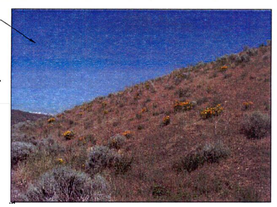
SPECIES	%
Slender wheatgrass	15
Western wheatgrass	17.5
Bluebunch wheatgrass	16.25
Sheep fescue	3.5
Sandberg bluegrass	2.75
Indian ricegrass	10
Rubber rabbit brush	5
Western sage	5
Blanket flower	5
Blue flax	10
California poppy	10

SEEDING RATE IS 20 POUNDS PER ACRE

(Seedmix provided by Granite Seed, Lehi, Utah)

RE-VEGETATION DETAIL

Exhibit A
The re-vegetated slope indicated represents a 2:1 slope located on the Traverse Mountain property which was seeded in 2004. Plantings indicated are representative of the proposed Revegetative Seed Mix below.



NOTES:

ALL DISTURBED HILLSIDES THAT ARE 3:1 SLOPES OR GREATER WILL BE RE-SEEDED WITH THE NATIVE SEED MIX LEFT. ALL AREAS DEEMED TO BE 30% GRADE OR GREATER WILL BE DEFINED BY THE HATCH BELOW.

SLOPE AREAS CREATED FOR DETENTION BASIN WILL ALSO BE RESEEDED WITH NATIVE SEED MIX.

30% NO DISTURBANCE SLOPE EASEMENT

Land Slope (percent)	Low Burn Severity Spacing (feet)	Intensity # Wattles (feet/acre)	Moderate Spacing (feet)	Intensity # Wattles (feet/acre)	Severe Spacing (feet)	Intensity # Wattles (feet/acre)
< 5 %	250	180	160	272	130	335
5 - 10 %	200	218	120	363	90	484
10 - 20 %	120	363	60	726	40	1089
20 - 50 %	60	726	30	1452	20	2178
> 50 %	40	1089	20	2178	20	2178

WATTLE SPACING CALCULATION TABLE

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GRADING COVER PHASE 3

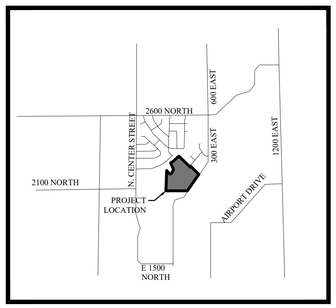
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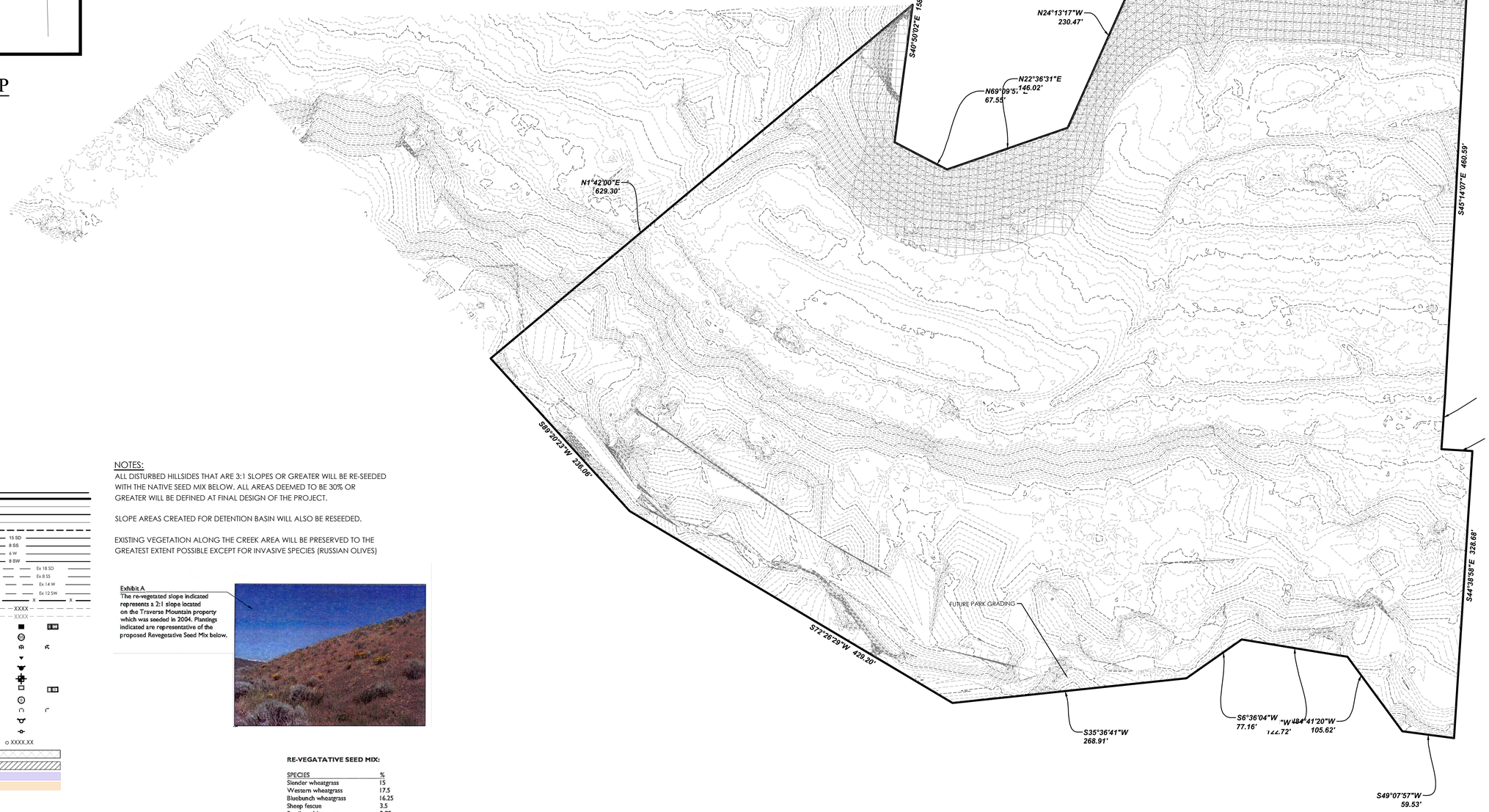
GRADING COVER PHASE 3

Scale: 1"=40' | Drawn: XXX
Date: XX/XX/XX | Job #: 20-0567
Sheet: C2

Z:_2020\20-0567 Vivian Estates Phase 3\design 20-0567\Civil\sheets\Grading Permit\C1 GRADING COVER PHASE 3.dwg



VICINITY MAP
NTS



LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC SEC. WATER	8 SW
EXIST. XX RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" WATER	Ex 14 W
EXIST. 12" SEC. WATER	Ex 12 SW
EXIST. FENCE	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
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	

GRAPHIC SCALE

40 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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

NOTES:

ALL DISTURBED HILLSIDES THAT ARE 3:1 SLOPES OR GREATER WILL BE RE-SEEDED WITH THE NATIVE SEED MIX BELOW. ALL AREAS DEEMED TO BE 30% OR GREATER WILL BE DEFINED AT FINAL DESIGN OF THE PROJECT.

SLOPE AREAS CREATED FOR DETENTION BASIN WILL ALSO BE RESEEDED.

EXISTING VEGETATION ALONG THE CREEK AREA WILL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE EXCEPT FOR INVASIVE SPECIES (RUSSIAN OLIVES)

Exhibit A
The re-vegetated slope indicated represents a 2:1 slope located on the Traverse Mountain property which was seeded in 2004. Plantings indicated are representative of the proposed Revegetative Seed Mix below.

RE-VEGATATIVE SEED MIX:

SPECIES	%
Slender wheatgrass	15
Western wheatgrass	17.5
Bluebunch wheatgrass	16.25
Sheep fescue	3.5
Sandberg bluegrass	2.75
Indian ricegrass	10
Rubber rabbit brush	5
Western sage	5
Blanket flower	5
Blue flax	10
California poppy	10

SEEDING RATE IS 20 POUNDS PER ACRE

(Seedmix provided by Granite Seed, Lehi, Utah)

RE-VEGETATION DETAIL

CONTRACTOR NOTES:

1. DISTURBED HILLSIDE MUST BE STABILIZED TO PREVENT EROSION. AMERICAN EXCELSIOR, OR APPROVED EQUIVALENT, STRAW WATTLES SHALL BE INSTALLED PER SPACING TABLE SHOWN ON THE WATTLE DETAIL (THIS SHEET). DISTURBED HILLSIDE SHALL BE SEEDED PER ATTACHED RE-VEGETATION DETAIL AND SEED VENDOR'S RECOMMENDATIONS. HILLSIDES WITH SLOPES GREATER THAN 3V:1H SHALL BE HYDROSEEDED WITH DYDROSEED WITH TACKIFIER.
2. CONTRACTOR SHALL PROVIDE FIRE PROTECTION WHILE GRADING IN THE WILDLAND URBAN INTERFACE.

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GRADING COVER PHASE 4

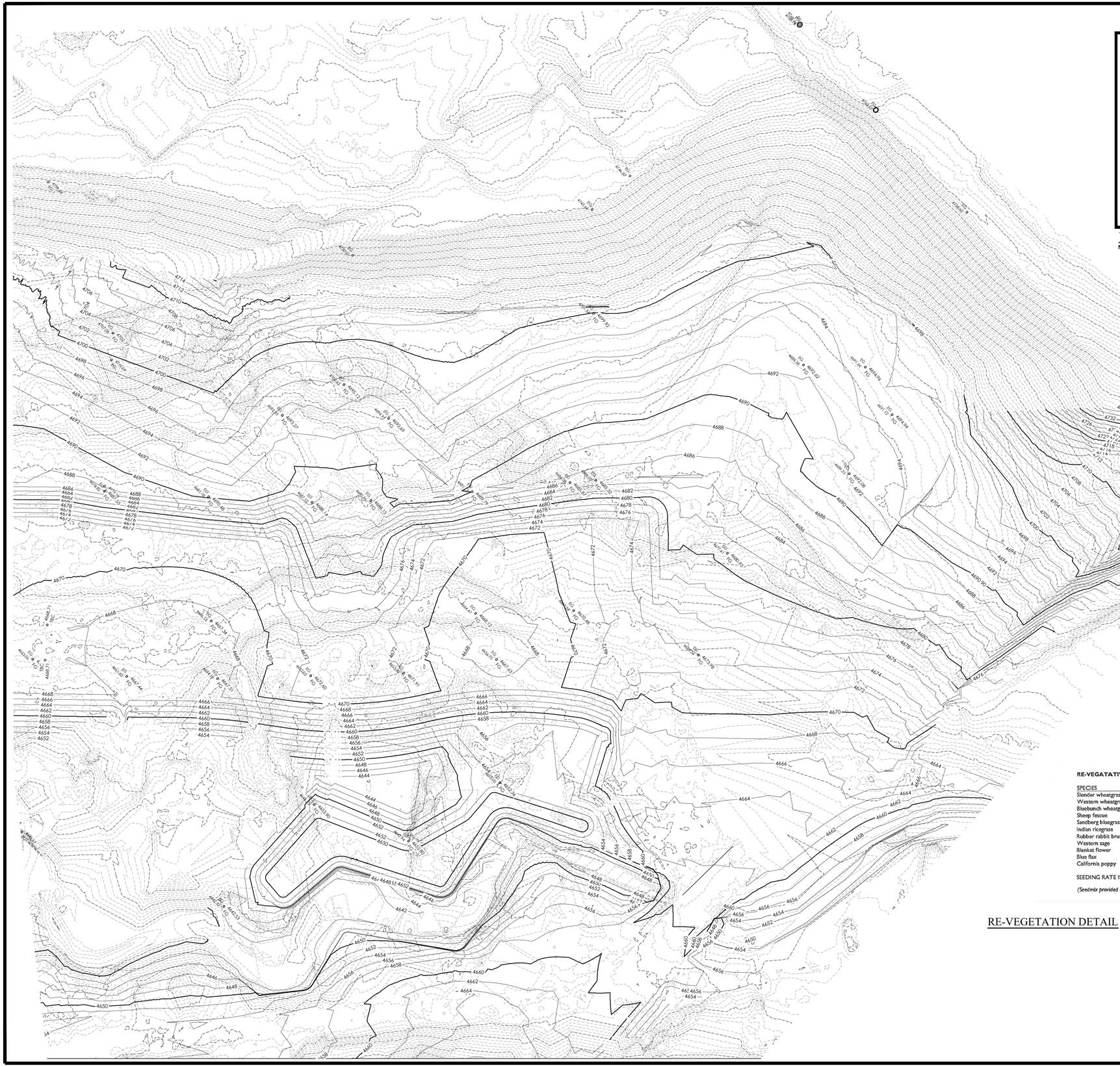
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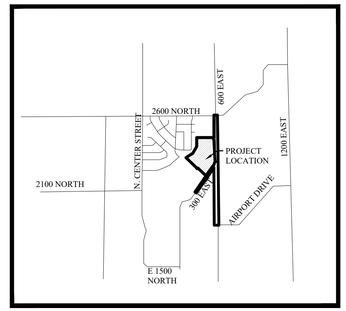
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GRADING COVER PHASE 4

Scale: 1"=60'	Drawn: XXX
Date: XX/XX/XX	Job #: 20-0567
Sheet: C3	

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VICINITY MAP
N.T.S



811
Know what's **below.**
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GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

CONTRACTOR NOTES:

1. DISTURBED HILLSIDE MUST BE STABILIZED TO PREVENT EROSION. AMERICAN EXCELSIOR, OR APPROVED EQUIVALENT, STRAW WATTLES SHALL BE INSTALLED PER SPACING TABLE SHOWN ON THE WATTLE DETAIL (THIS SHEET). DISTURBED HILLSIDE SHALL BE SEEDED PER ATTACHED RE-VEGETATION DETAIL AND SEED VENDOR'S RECOMMENDATIONS. HILLSIDES WITH SLOPES GREATER THAN 3V:1H SHALL BE HYDROSEEDED WITH TACKIFIER.
2. CONTRACTOR SHALL PROVIDE FIRE PROTECTION WHILE GRADING IN THE WILDLAND URBAN INTERFACE.

RE-VEGATATIVE SEED MIX:

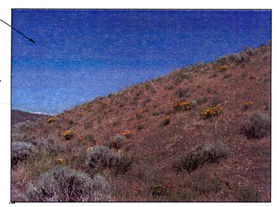
SPECIES	%
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Western wheatgrass	17.5
Bluebunch wheatgrass	16.25
Sheep fescue	3.5
Sandberg bluegrass	2.75
Indian ricegrass	10
Rubber rabbit brush	5
Western sage	5
Blanket flower	5
Blue flax	10
California poppy	10

SEEDING RATE IS 20 POUNDS PER ACRE

(Seedmix provided by Granite Seed, Lehi, Utah)

RE-VEGETATION DETAIL

Exhibit A
The re-vegetated slope indicated represents a 2:1 slope located on the Traverse Mountain property which was seeded in 2004. Plantings indicated are representative of the proposed Revegetative Seed Mix below.



NOTES:

ALL DISTURBED HILLSIDES THAT ARE 3:1 SLOPES OR GREATER WILL BE RE-SEEDED WITH THE NATIVE SEED MIX LEFT. ALL AREAS DEEMED TO BE 30% GRADE OR GREATER WILL BE DEFINED BY THE HATCH BELOW.

SLOPE AREAS CREATED FOR DETENTION BASIN WILL ALSO BE RESEEDED WITH NATIVE SEED MIX.

PROPOSED ASPHALT
PROPOSED SIDEWALK

Burn Severity / Land Slope (percent)	Low Spacing (feet)	Intensity # Wattles (feet/acre)	Moderate Spacing (feet)	Intensity # Wattles (feet/acre)	Severe Spacing (feet)	Intensity # Wattles (feet/acre)
< 5 %	250	180	160	272	130	335
5 - 10 %	200	218	120	363	90	484
10 - 20 %	120	363	60	726	40	1089
20 - 50 %	60	726	30	1452	20	2178
> 50 %	40	1089	20	2178	20	2178

WATTLE SPACING CALCULATION TABLE

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OVERALL GRADING PLAN PHASE 3

REVISION BLOCK

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OVERALL GRADING PLAN PHASE 3

Scale:	1"=40'	Drawn:	XXX
Date:	XX/XX/XX	Job #:	20-0567
Sheet:	C4.0		

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MATCHLINE SEE SHEET C4.1

MATCHLINE SEE SHEET C4.1

FUTURE PHASES

PHASE 3

FINAL GRADE ELEVATION TO MATCH FUTURE PHASE 4 ELEVATION

CONTRACTOR NOTES:

1. DISTURBED HILLSIDE MUST BE STABILIZED TO PREVENT EROSION. AMERICAN EXCELSIOR, OR APPROVED EQUIVALENT, STRAW WATTLES SHALL BE INSTALLED PER SPACING TABLE SHOWN ON THE WATTLE DETAIL, SHEET 4.0. DISTURBED HILLSIDE SHALL BE SEEDED PER SHEET C4.0 RE-VEGETATION DETAIL AND SEED VENDOR'S RECOMMENDATIONS. HILLSIDES WITH SLOPES GREATER THAN 3V:1H SHALL BE HYDROSEEDED WITH TACKIFIER.
2. CONTRACTOR SHALL PROVIDE FIRE PROTECTION WHILE GRADING IN THE WILDLAND URBAN INTERFACE.

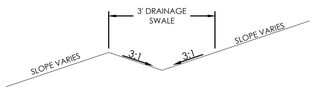
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

KEY MAP
N.T.S





SIDE LOT SWALE DETAIL
NTS

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- PUE
- 15" ADS SD (15 SD)
- 8" PVC SDR-35 SEWER (8 SS)
- 6" PVC DR-18 C900 WATER (6 W)
- 8" PVC SEC. WATER (8 SW)
- EXIST. XX RCP SD (Ex 18 SD)
- EXIST. 8" SDR-35 SEWER (Ex 8 SS)
- EXIST. 14" WATER (Ex 14 W)
- EXIST. 12" SEC. WATER (Ex 12 SW)
- EXIST. FENCE
- 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)
- 30% NO DISTURBANCE SLOPE EASEMENT
- WILD LAND URBAN INTERFACE ZONE
- PROPOSED ASPHALT

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GRADING PLAN PHASE 3

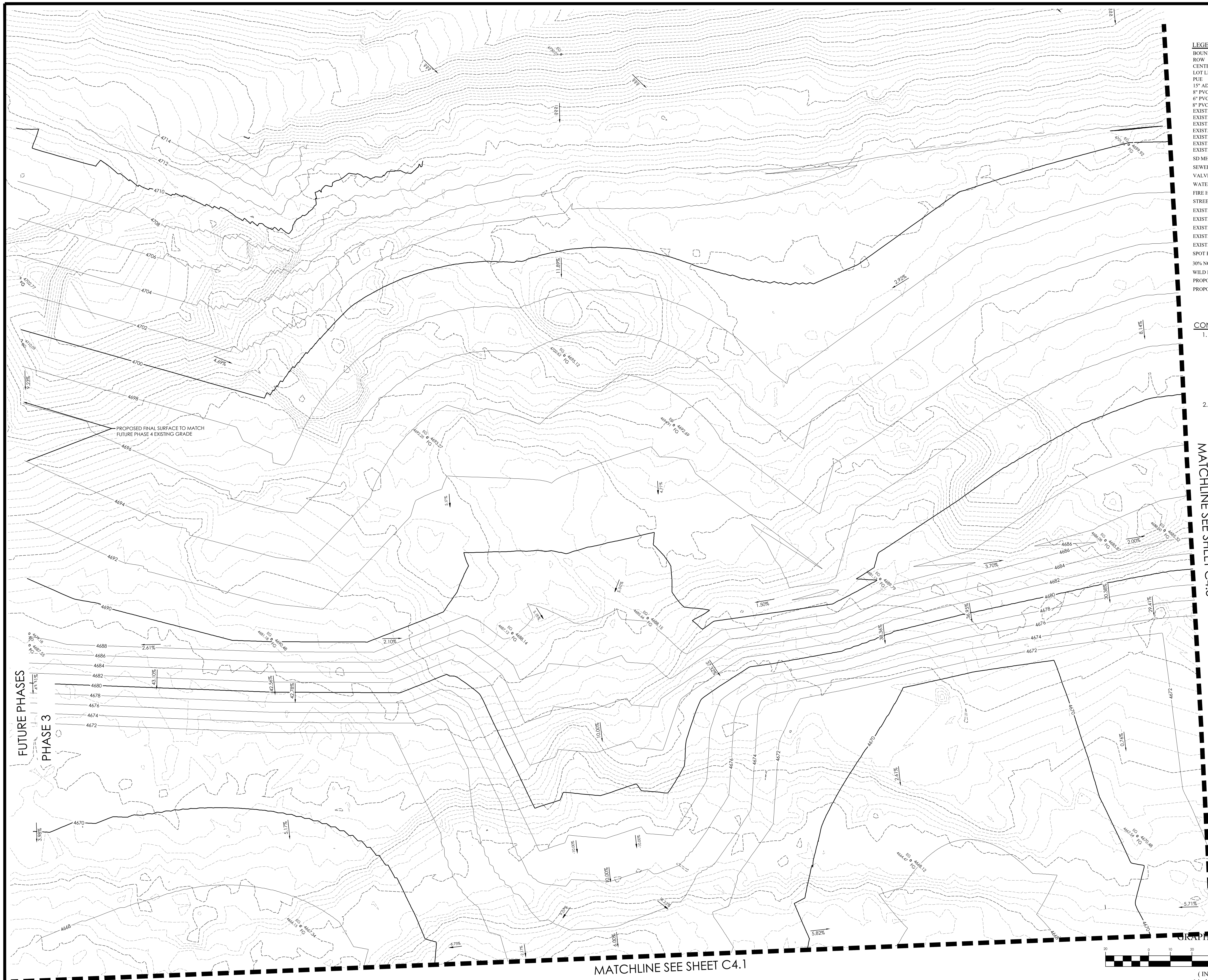
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GRADING PLAN PHASE 3

Scale: 1"=20' | Drawn: XXX
Date: XX/XX/XX | Job #: 20-0567
Sheet: C4.1

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GRAPHIC SCALE

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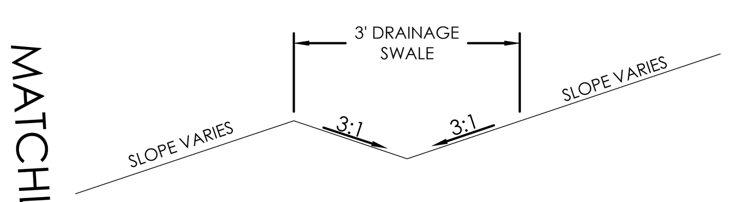
(IN FEET)
1 inch = 20 ft.

LEGEND

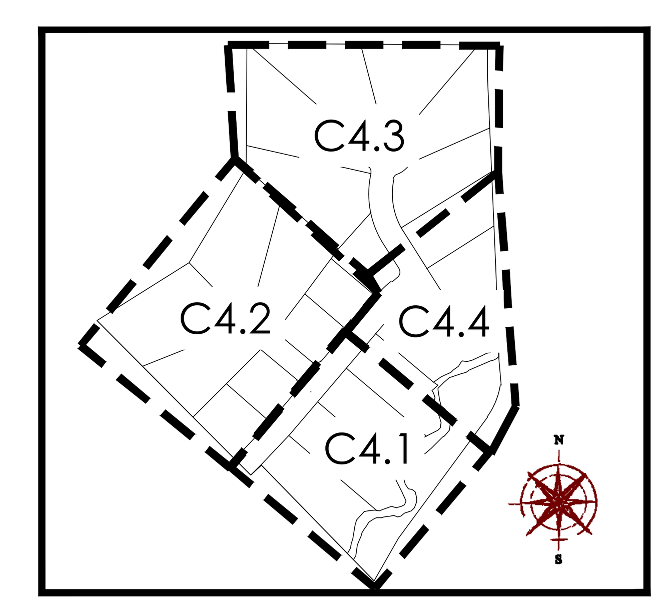
- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- PUE
- 15" ADS SD (15 SD)
- 8" PVC SDR-35 SEWER (8 SS)
- 6" PVC DR-18 C900 WATER (6 W)
- 8" PVC SEC. WATER (8 SW)
- EXIST. XX RCP SD (Ex 18 SD)
- EXIST. 8" SDR-35 SEWER (Ex 8 SS)
- EXIST. 14" WATER (Ex 14 W)
- EXIST. 12" SEC. WATER (Ex 12 SW)
- EXIST. FENCE
- 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)
- 30% NO DISTURBANCE SLOPE EASEMENT
- WILD LAND URBAN INTERFACE ZONE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK

CONTRACTOR NOTES:

1. DISTURBED HILLSIDE MUST BE STABILIZED TO PREVENT EROSION. AMERICAN EXCELSIOR, OR APPROVED EQUIVALENT, STRAW WATTLES SHALL BE INSTALLED PER SPACING TABLE SHOWN ON THE WATTLE DETAIL, SHEET C4.0. DISTURBED HILLSIDE SHALL BE SEEDED PER RE-VEGETATION DETAIL, SHEET C4.0 AND SEED VENDOR'S RECOMMENDATIONS. HILLSIDES WITH SLOPES GREATER THAN 3V:1H SHALL BE HYDROSEEDED WITH TACKIFIER.
2. CONTRACTOR SHALL PROVIDE FIRE PROTECTION WHILE GRADING IN THE WILDLAND URBAN INTERFACE.



SIDE LOT SWALE DETAIL
NTS



KEY MAP
N.T.S

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GRADING PLAN PHASE 3

REVISION BLOCK

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GRADING PLAN PHASE 3

Scale: 1"=20'	Drawn: XXX
Date: XX/XX/XX	Job #: 20-0567
Sheet: C4.2	

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MATCHLINE SEE SHEET C4.2

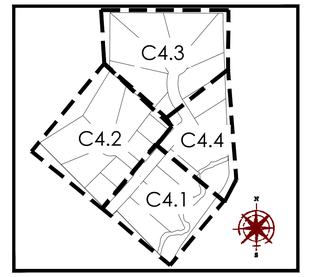
MATCHLINE SEE SHEET C4.4

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC SEC. WATER	8 SW
EXIST. XX RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" WATER	Ex 14 W
EXIST. 12" SEC. WATER	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	SD, I SD
SEWER MANHOLE	S
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	I SD
EXIST. SEWER MH	S
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	

CONTRACTOR NOTES:

1. DISTURBED HILLSIDE MUST BE STABILIZED TO PREVENT EROSION. AMERICAN EXCELSIOR, OR APPROVED EQUIVALENT, STRAW WATTLES SHALL BE INSTALLED PER SPACING TABLE SHOWN ON THE WATTLE DETAIL, SHEET C4.0. DISTURBED HILLSIDE SHALL BE SEEDED PER SHEET C4.0 RE-VEGETATION DETAIL AND SEED VENDOR'S RECOMMENDATIONS. HILLSIDES WITH SLOPES GREATER THAN 3V:1H SHALL BE HYDROSEEDED WITH TACKIFIER.
2. CONTRACTOR SHALL PROVIDE FIRE PROTECTION WHILE GRADING IN THE WILDLAND URBAN INTERFACE.

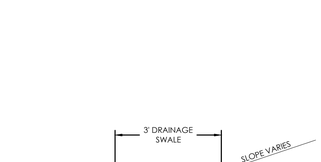


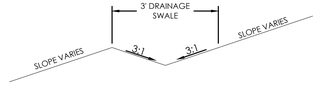
KEY MAP
N.T.S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.





SIDE LOT SWALE DETAIL
NTS

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GRADING PLAN PHASE 3

REVISION BLOCK

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GRADING PLAN PHASE 3

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Date: XX/XX/XX | Job #: 20-0567
Sheet: C4.3

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MATCHLINE SEE SHEET C4.3

MATCHLINE SEE SHEET C4.1

CARTERS CREEK DRIVE

PROPOSED LOT DRAINAGE SWALE SEE SHEET C4.3 FOR DETAIL

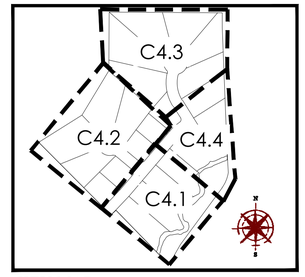
PROPOSED LOT DRAINAGE SWALE SEE SHEET C4.3 FOR DETAIL

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC SEC. WATER	8 SW
EXIST. XX RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" WATER	Ex 14 W
EXIST. 12" SEC. WATER	Ex 12 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
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	

CONTRACTOR NOTES:

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2. CONTRACTOR SHALL PROVIDE FIRE PROTECTION WHILE GRADING IN THE WILDLAND URBAN INTERFACE.



KEY MAP
N.T.S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

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GRADING PLAN PHASE 3

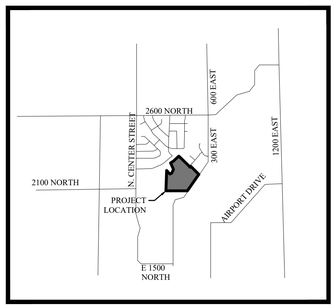
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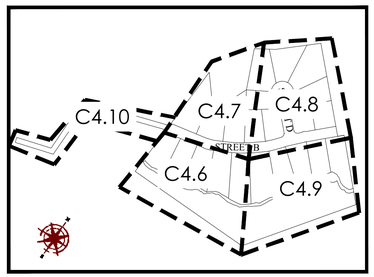
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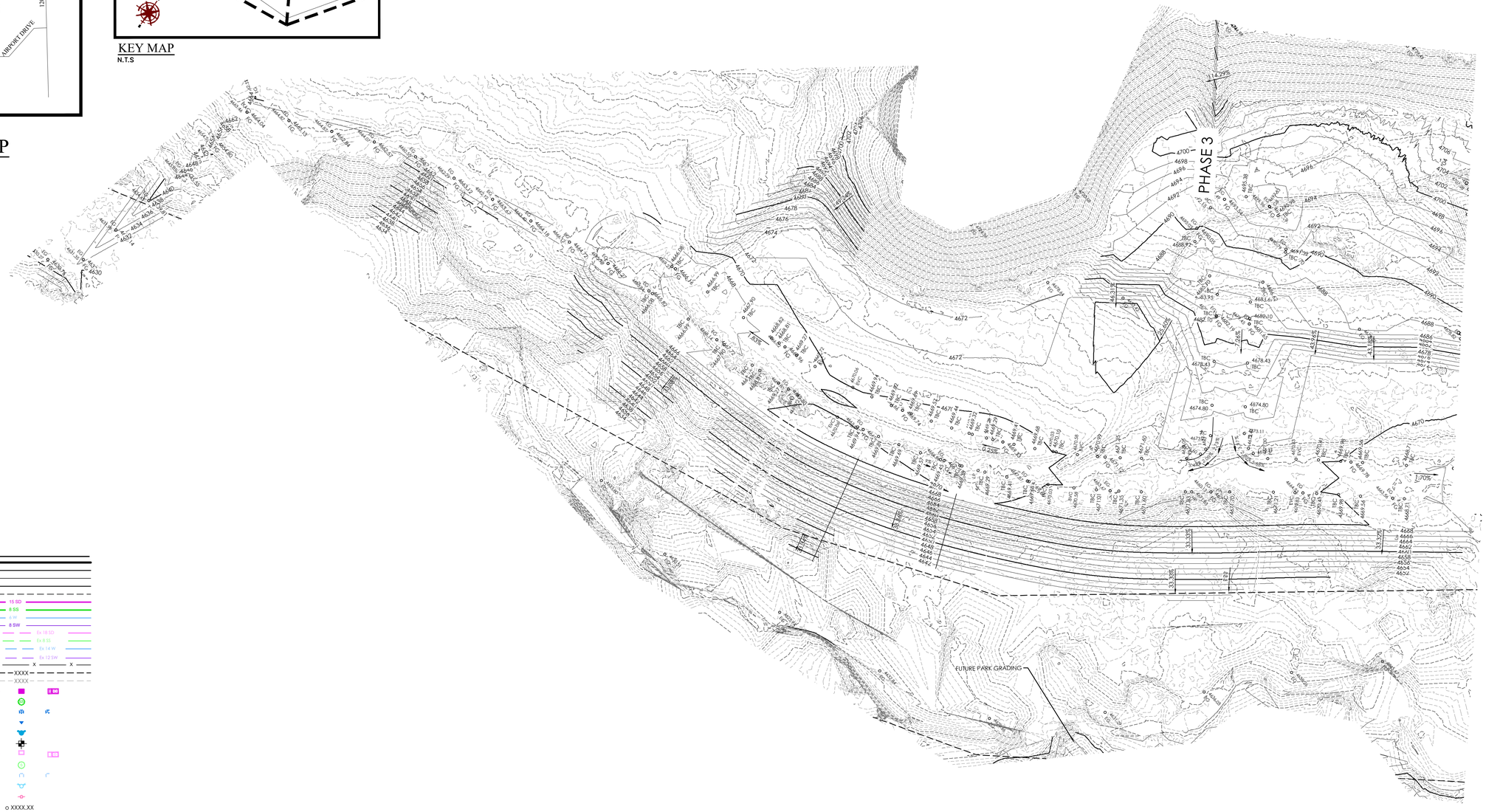
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VICINITY MAP
NTS



KEY MAP
N.T.S



LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC SEC. WATER	8 SW
EXIST. XX RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" WATER	Ex 14 W
EXIST. 12" SEC. WATER	Ex 12 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
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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OVERALL GRADING PLAN PHASE 4

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OVERALL GRADING PLAN PHASE 4

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MATCHLINE SEE SHEET C4.7

MATCHLINE SEE SHEET C4.9



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC SEC. WATER	8 SW
EXIST. XX RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" WATER	Ex 14 W
EXIST. 12" SEC. WATER	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	15 SD
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
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	

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GRADING PLAN PHASE 4

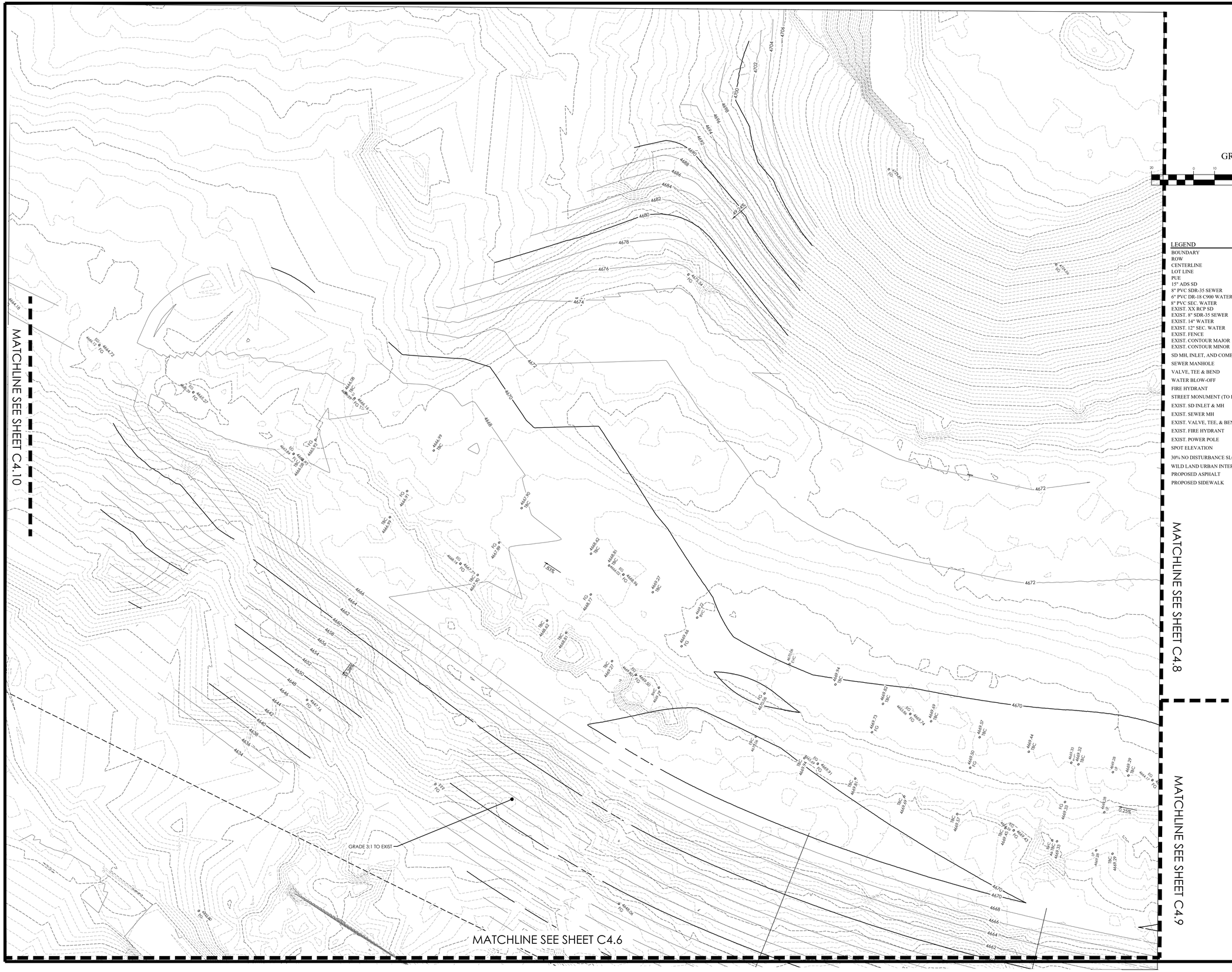
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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
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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
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	

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GRADING PLAN PHASE 4

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GRADING PLAN PHASE 4

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MATCHLINE SEE SHEET C4.7

MATCHLINE SEE SHEET C4.9

315 EAST

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC SEC. WATER	8 SW
EXIST. XX RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" WATER	Ex 14 W
EXIST. 12" SEC. WATER	Ex 12 SW
EXIST. FENCE	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
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	

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GRADING PLAN PHASE 4

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GRADING PLAN PHASE 4

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MATCHLINE SEE SHEET C4.7

MATCHLINE SEE SHEET C4.6

GRADE 3:1 TO EXIST

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC SEC. WATER	8 SW
EXIST. XX RCP SD	Ex 15 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" WATER	Ex 14 W
EXIST. 12" SEC. WATER	Ex 12 SW
EXIST. FENCE	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	
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EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	

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GRADING PLAN PHASE 4

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GRADING PLAN PHASE 4

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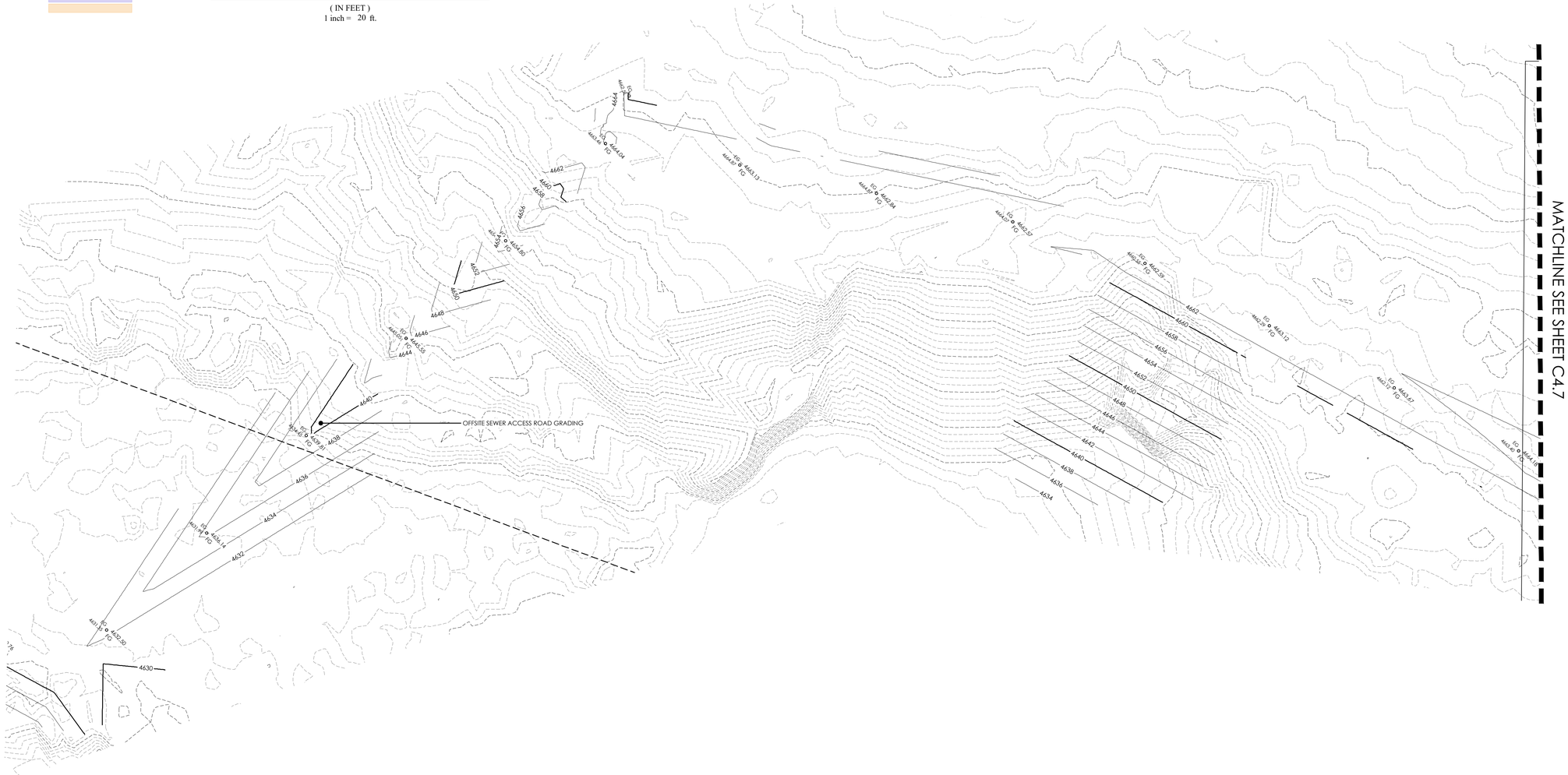
- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- PUE
- 15" ADS SD — 15 SD
- 8" PVC SDR-35 SEWER — 8 SS
- 6" PVC DR-18 C900 WATER — 6 W
- 8" PVC SEC. WATER — 8 SW
- EXIST. XX RCP SD — Ex 18 SD
- EXIST. 8" SDR-35 SEWER — Ex 8 SS
- EXIST. 14" WATER — Ex 14 W
- EXIST. 12" SEC. WATER — Ex 12 SW
- EXIST. FENCE — x — x — x — x —
- EXIST. CONTOUR MAJOR — XXXX —
- EXIST. CONTOUR MINOR — XXXX —
- SD MH, INLET, AND COMBO — 8 SD
- SEWER MANHOLE
- VALVE, TEE & BEND — 8 W
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. SD INLET & MH — 8 SD
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- EXIST. POWER POLE
- SPOT ELEVATION — o XXXX.XX
- 30% NO DISTURBANCE SLOPE EASEMENT
- WILD LAND URBAN INTERFACE ZONE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



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OFFSITE GRADING PLAN PHASE 4

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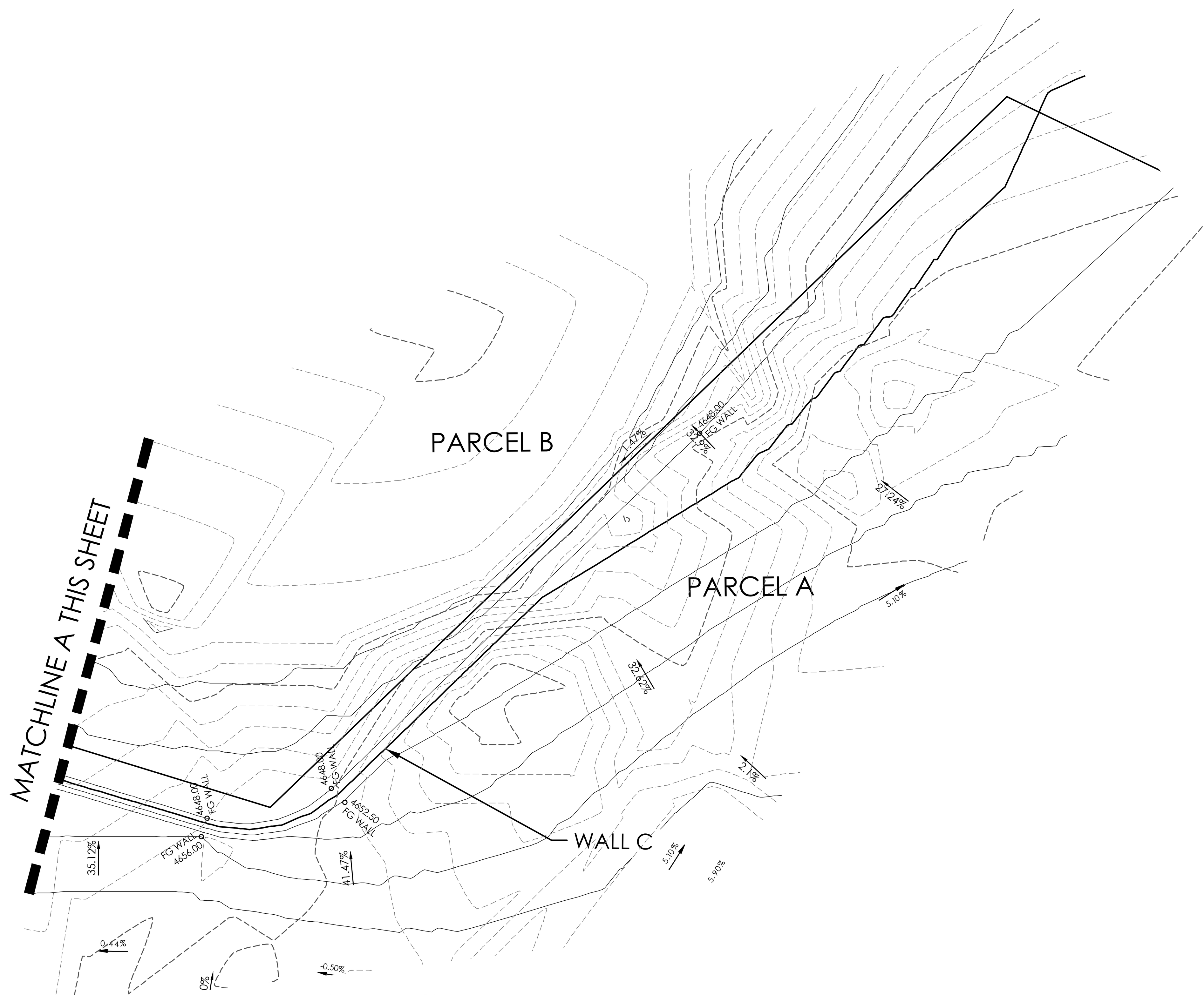
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OFFSITE GRADING
PLAN PHASE 4

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Date: XX/XX/XX | Job #: 20-0567
Sheet: C4.10

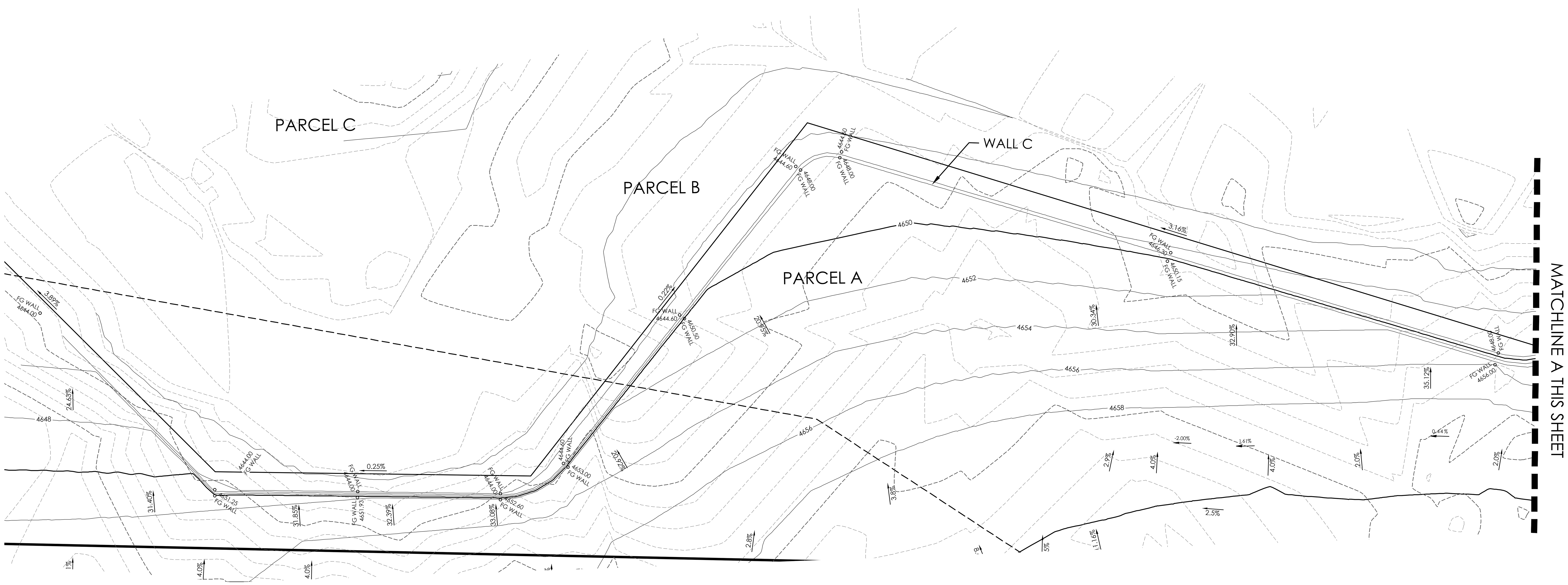
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WALL A & HEADWALL B



WALL C



WALL C

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC SEC. WATER	8 SW
EXIST. XX RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" WATER	Ex 14 W
EXIST. 12" SEC. WATER	Ex 12 SW
EXIST. FENCE	X X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	SD
SEWER MANHOLE	SS
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	sd
EXIST. SEWER MH	S
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	

CONTRACTOR NOTES:

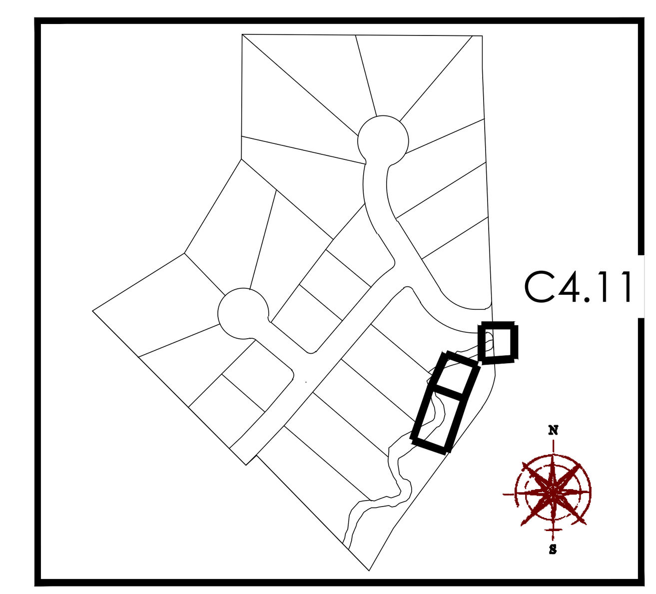
1. DISTURBED HILLSIDE MUST BE STABILIZED TO PREVENT EROSION. AMERICAN EXCELSIOR, OR APPROVED EQUIVALENT, STRAW WATTLES SHALL BE INSTALLED PER SPACING TABLE SHOWN ON THE WATTLE DETAIL, SEE SHEET C4.0. DISTURBED HILLSIDE SHALL BE SEEDED PER SHEET C4.0 RE-VEGETATION DETAIL AND SEED VENDOR'S RECOMMENDATIONS. HILLSIDES WITH SLOPES GREATER THAN 3V:1H SHALL BE HYDROSEEDED WITH TACKIFIER.
2. CONTRACTOR SHALL PROVIDE FIRE PROTECTION WHILE GRADING IN THE WILDLAND URBAN INTERFACE.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



KEY MAP
N.T.S

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RETAINING WALL PLAN

REVISION BLOCK

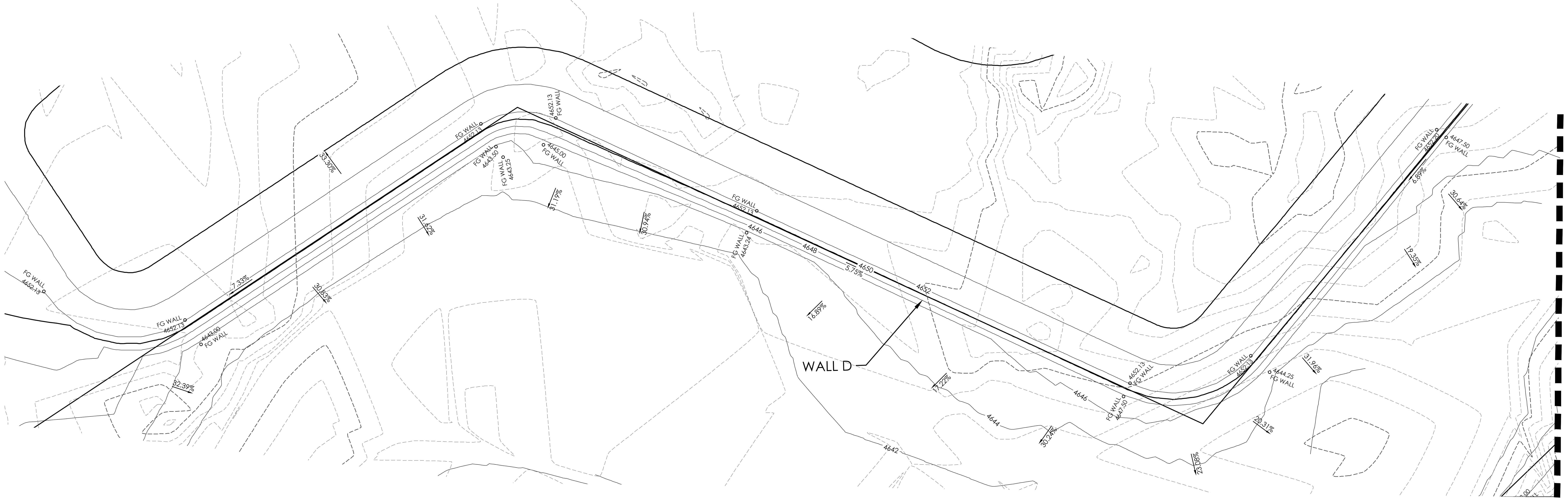
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RETAINING WALL PLAN

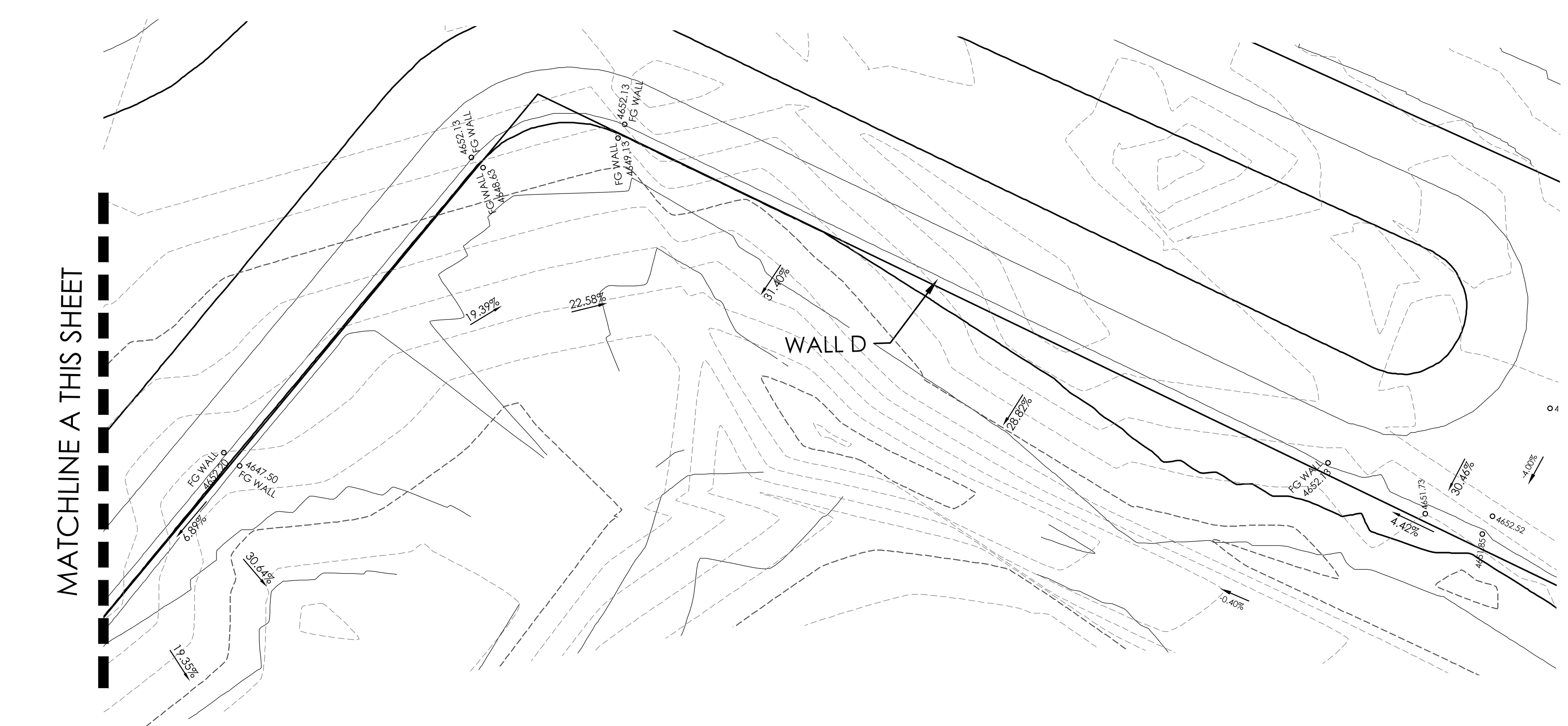
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WALL D



WALL D

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC SEC. WATER	8 SW
EXIST. XX RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" WATER	Ex 14 W
EXIST. 12" SEC. WATER	Ex 12 SW
EXIST. FENCE	X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	SD
SEWER MANHOLE	SS
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	sd
EXIST. SEWER MH	S
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
30% NO DISTURBANCE SLOPE EASEMENT	
WILD LAND URBAN INTERFACE ZONE	
PROPOSED ASPHALT	
PROPOSED SIDEWALK	

CONTRACTOR NOTES:

1. DISTURBED HILLSIDE MUST BE STABILIZED TO PREVENT EROSION. AMERICAN EXCELSIOR, OR APPROVED EQUIVALENT, STRAW WATTLES SHALL BE INSTALLED PER SPACING TABLE SHOWN ON THE WATTLE DETAIL, SEE SHEET C4.0. DISTURBED HILLSIDE SHALL BE SEEDED PER SHEET C4.0 RE-VEGETATION DETAIL AND SEED VENDOR'S RECOMMENDATIONS. HILLSIDES WITH SLOPES GREATER THAN 3V:1H SHALL BE HYDROSEEDED WITH TACKIFIER.
2. CONTRACTOR SHALL PROVIDE FIRE PROTECTION WHILE GRADING IN THE WILDLAND URBAN INTERFACE.

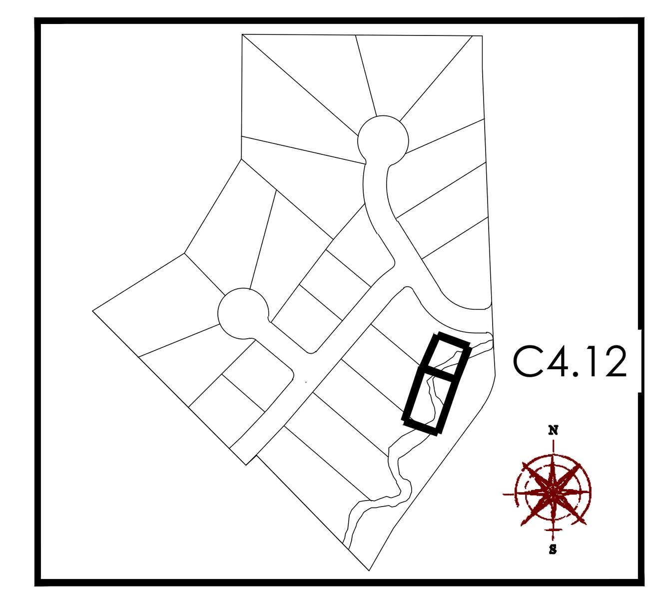
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GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.



KEY MAP
N.T.S

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RETAINING WALL PLAN

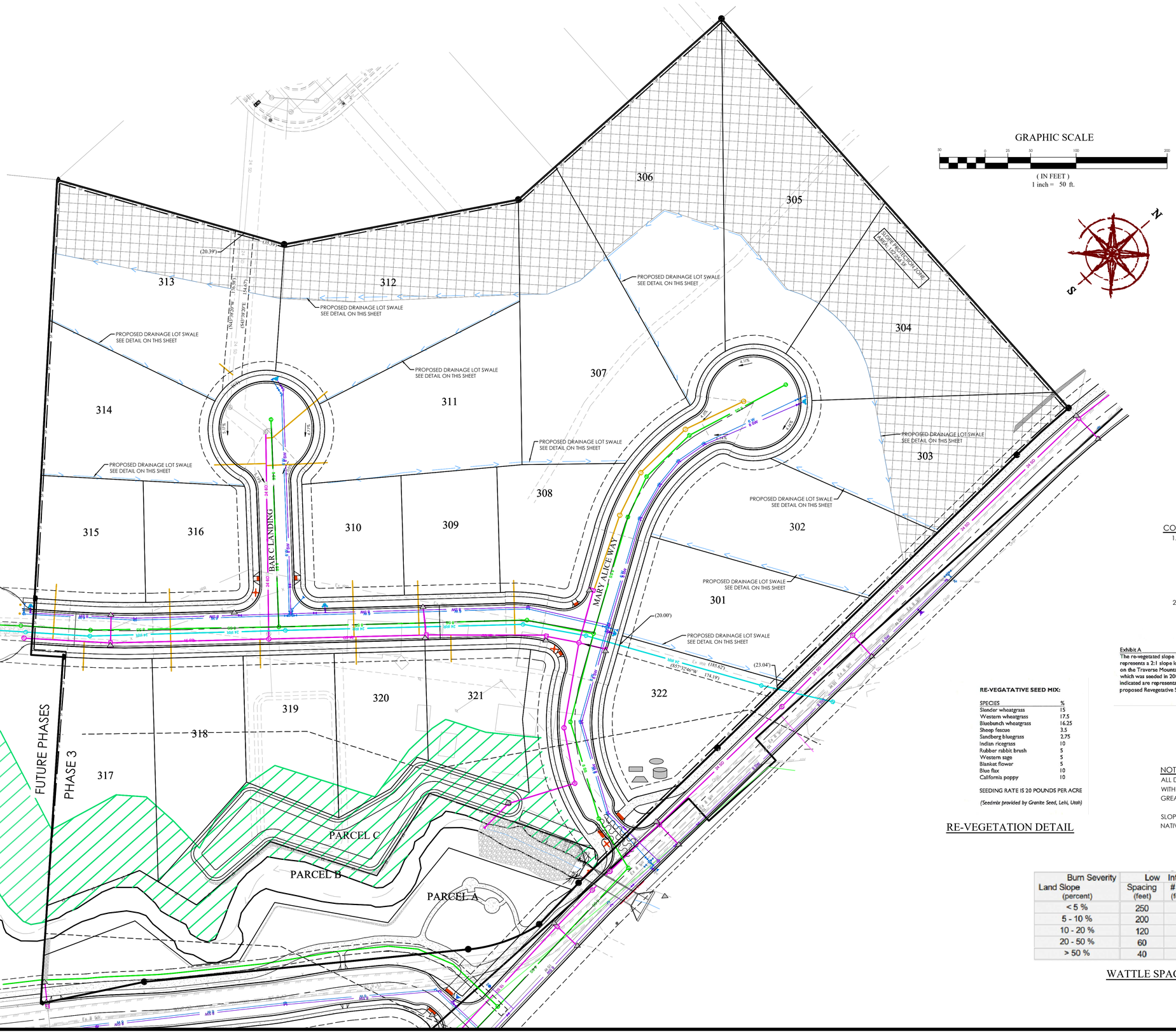
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RETAINING WALL PLAN

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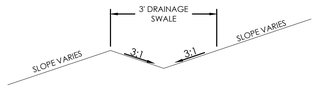
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE OR BERM
- CUTBACK CURB
- FIBER ROLL



SIDE LOT SWALE DETAIL
NTS

CONTRACTOR NOTES:

1. DISTURBED HILLSIDE MUST BE STABILIZED TO PREVENT EROSION. AMERICAN EXCELSIOR, OR APPROVED EQUIVALENT, STRAW WATTLES SHALL BE INSTALLED PER SPACING TABLE SHOWN ON THE WATTLE DETAIL (THIS SHEET). DISTURBED HILLSIDE SHALL BE SEEDED PER ATTACHED RE-VEGETATION DETAIL AND SEED VENDOR'S RECOMMENDATIONS. HILLSIDES WITH SLOPES GREATER THAN 3V:1H SHALL BE HYDROSEEDED WITH TACKIFIER.
2. CONTRACTOR SHALL PROVIDE FIRE PROTECTION WHILE GRADING IN THE WILDLAND URBAN INTERFACE.

RE-VEGATATIVE SEED MIX:

SPECIES	%
Slender wheatgrass	15
Western wheatgrass	17.5
Bluebunch wheatgrass	16.25
Sheep fescue	3.5
Sandberg bluegrass	2.75
Indian ricegrass	10
Rubber rabbit brush	5
Western sage	5
Blanket flower	5
Blue flax	10
California poppy	10

SEEDING RATE IS 20 POUNDS PER ACRE

(Seedmix provided by Granite Seed, Lehi, Utah)

RE-VEGETATION DETAIL

Exhibit A
The re-vegetated slope indicated represents a 2:1 slope located on the Traverse Mountain property which was seeded in 2004. Plantings indicated are representative of the proposed Revegetative Seed Mix below.



NOTES:

ALL DISTURBED HILLSIDES THAT ARE 3:1 SLOPES OR GREATER WILL BE RE-SEEDED WITH THE NATIVE SEED MIX LEFT. ALL AREAS DEEMED TO BE 30% GRADE OR GREATER WILL BE DEFINED BY THE HATCH BELOW.

SLOPE AREAS CREATED FOR DETENTION BASIN WILL ALSO BE RESEEDED WITH NATIVE SEED MIX.

BOUNDARY MARKERS

30% NO DISTURBANCE SLOPE EASEMENT

Burn Severity / Land Slope (percent)	Low Spacing (feet)	Low Intensity # Wattles (feet/acre)	Moderate Spacing (feet)	Moderate Intensity # Wattles (feet/acre)	Severe Spacing (feet)	Severe Intensity # Wattles (feet/acre)
< 5 %	250	180	160	272	130	335
5 - 10 %	200	218	120	363	90	484
10 - 20 %	120	363	60	726	40	1089
20 - 50 %	60	726	30	1452	20	2178
> 50 %	40	1089	20	2178	20	2178

WATTLE SPACING CALCULATION TABLE

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

LICENSED PROFESSIONAL ENGINEER
No. 8029950-2202
THOMAS M. ROMNEY
05/12/23
STATE OF UTAH

VIVIAN ESTATES PHASE 3

LEHI CITY, UTAH COUNTY, UT

EROSION CONTROL PLAN

REVISION BLOCK

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

EROSION CONTROL PLAN

Scale: 1"=50' | Drawn: BBD
Date: 5/12/2023 | Job #: 20-0567
Sheet: C8.0

Z:_2020\20-0567 vivian estates phase 3\design 20-0567\dwg\sheets\C8.1 EROSION CONTROLPLAN.dwg

UTAH DEPARTMENT of ENVIRONMENTAL QUALITY
WATER QUALITY

Notice of Intent (NOI) for Storm Water Discharges Associated with Construction Activity Under the Construction General Permit (CGP) UPDES General Permit No. UTRC00000

NOI

Permit Information

Master Permit Number: UTRC00000

UPDES ID: UTRC07024

State/Territory to which your project/site is discharging: UT

Is your project/site located on federally recognized Indian Country Lands? No

Which type of form would you like to submit? Notice of Intent (NOI)

Have stormwater discharges from your project/site been covered previously under an UPDES permit? No

Has a Stormwater Pollution Prevention Plan (SWPPP) been prepared in advance of filling this NOI, as required? Yes

Owner/Operator Information

Owner Information

Owner: JDH Development

Status of Owner: Private

Owner Mailing Address:

Address Line 1: 1850 North 1450 West

Address Line 2:

City: Lehi

ZIP/Postal Code: 84043

State: UT

Owner Point of Contact Information

First Name Middle Initial Last Name: Josh Moffat

Title: Manager

Phone: 801-687-3475 **Ext.:**

Email: jmoffat@hadcoconstruction.com

Operator Information

Is the Operator Information the same as the Owner Information? Yes

NOI Preparer Information

☐ **This NOI is being prepared by someone other than the certifier.**

Project/Site Information

Project/Site Name: Vivian Estates Phase 3 and 4

Project Number:

Project/Site Address

Address Line 1: 2350 North 500 East

Address Line 2:

City: Lehi

ZIP/Postal Code: 84043

State: UT

County or Similar Division: Utah

Have you submitted a Fugitive Dust Control Plan to UT Division of Air Quality? Yes

Latitude/Longitude for the Project/Site

Coordinate System: Degrees Minutes Seconds

Latitude/Longitude: 40° 25' 4.0692"N, 111° 50' 29.1588"W

Estimated Project Start Date: 06/06/2023

Estimated Project End Date: 06/06/2024

Total Area of Plot (in Acres): 10

Estimated Area to be Disturbed (in Acres): 10

Proposed Best Management Practices

☑ **Silt Fence/Straw Wattle/Perimeter Controls**

☑ **Check Dams**

☑ **Structural Controls (Berms, Ditches, etc.)**

Proposed Good Housekeeping Practices

☑ **Sanitary/Portable Toilet**

☑ **Washout Areas**

☑ **Garbage/Waste Disposal**

☑ **Track Out Controls**

Site Construction Types

☑ **Residential**

Site Activity Information

Municipal Separate Storm Sewer System (MS4) Operator Name: Lehi

Receiving Water Body: Carter Creek then Jordan River

↳ This is known

What is the estimated distance to the nearest water body? 2.92

Unit: Miles

Is the receiving water designated as impaired? No

Will any part of the project area be located within 50 feet of any Water of the State? No

Does this project site have any other UPDES permits? No

Subdivision Information

Is this project involved in the development of a subdivision? Yes

Lot Number	Status
Lot 301	Active
Lot 302	Active
Lot 303	Active
Lot 304	Active
Lot 305	Active
Lot 306	Active
Lot 307	Active
Lot 308	Active
Lot 309	Active
Lot 310	Active
Lot 311	Active
Lot 312	Active
Lot 313	Active
Lot 314	Active
Lot 315	Active
Lot 316	Active
Lot 317	Active
Lot 318	Active
Lot 319	Active
Lot 320	Active
Lot 321	Active
Lot 401	Active
Lot 402	Active
Lot 403	Active
Lot 404	Active
Lot 405	Active
Lot 406	Active
Lot 407	Active
Lot 408	Active
Lot 409	Active
Lot 410	Active
Lot 411	Active
Lot 412	Active
Lot 413	Active
Lot 414	Active
Lot 415	Active
Lot 416	Active
Lot 417	Active
Lot 418	Active
Lot 419	Active
Lot 420	Active
Lot 421	Active
Lot 422	Active

Certification Information

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I have no personal knowledge that the information submitted is other than true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. Signing an electronic document on behalf of another person is subject to criminal, civil, administrative, or other lawful action.

Certified By: Stephen K. Honeycutt

Certifier Title: SWPPP Manager

Certifier Email: kyle@lavantaconsulting.com

Certified On: 08/03/2023 1:03 PM ET

Review Plan

Applicant Information

EDIT

Applicant Type	Prime Contractor
Name	JDH Development - John Hadfield
Mailing Address	1850 North 1450 West
City	Lehi
State	Utah
Zip	84043
Phone	801-687-3475
Email	jmoffat@hadcoconstruction.com

Project Information

EDIT

Project Name	Vivian Estates Phase 3
Address	2350 North and 500 East
City	Lehi
State	Utah
Zip	84043
Site Directions	take 2600 North to 600 East then head south to the project on your right.

County	Utah
Acreage	10

Point of Contact EDIT

Name	Josh Moffat
Company	Hadco Construction
Address	1850 North 1450 West
City	Lehi
State	Utah
Zip	84043
Phone	801-687-3475
Cell	801-687-3475

BMP 01 Selections EDIT

01-01. Water backfill material to maintain moisture or to form crust.	01-01. Water backfill material to maintain moisture or to form crust.
01-02. Apply and maintain a chemical stabilizer to backfill material to form crust.	false
01-03. Cover (natural or synthetic) or enclose backfill material when not actively handling.	false

01-04. Empty loader bucket slowly and minimize drop height from loader bucket.	01-04. Empty loader bucket slowly and minimize drop height from loader bucket.
01-05. Dedicate water truck or large hose to backfilling equipment and apply water as needed.	01-05. Dedicate water truck or large hose to backfilling equipment and apply water as needed.
01-06. Mix moist soil with dry soil until the optimum moisture is reached.	false
01-07. Apply and mix water into the backfill material until optimum moisture is reached.	false
01-08. Apply and mix water and chemical solution into the backfill material until optimum moisture is reached.	false
01-09. Apply water and maintain disturbed soils in a stable condition.	01-09. Apply water and maintain disturbed soils in a stable condition.
01-10. Apply and maintain a chemical stabilizer on disturbed soils to form a crust.	false
01-11. Mix moist soil with dry soil until the optimum moisture is reached.	01-11. Mix moist soil with dry soil until the optimum moisture is reached.
01-12. Dedicate water truck or large hose to equipment and apply water as needed.	false
01-13. Not applicable	false

BMP 03 Selections

EDIT

03-01. Pre-water and maintain surface soils in a stabilized condition.	03-01. Pre-water and maintain surface soils in a stabilized condition.
03-02. Apply and maintain a chemical stabilizer on surface soils.	false
03-03. Water disturbed soils to form crust.	03-03. Water disturbed soils to form crust.
03-04. Apply and maintain a chemical stabilizer on disturbed soils to form crust.	false
03-05. Stabilize sloping surfaces using soil binders until vegetation or ground cover can effectively stabilize the slope.	false
03-06. Apply water and maintain sloping surfaces/wind breaks in a crusted condition.	03-06. Apply water and maintain sloping surfaces/wind breaks in a crusted condition.

BMP 04 Selections

EDIT

04-01. Use water spray to clear forms, foundations and slabs.	04-01. Use water spray to clear forms, foundations and slabs.
04-02. Use sweeping and water spray to clear forms, foundations and slabs.	false

04-03. Use industrial vacuum to clear forms, foundations and slabs prior to the use of high pressure air to blow soil and debris.	false
04-04. Use industrial vacuum to clear forms, foundations and slabs.	false

BMP 09 Selections

EDIT

09-01. Limit disturbance of soils with the use of fencing, barriers, barricades, and/or wind barriers.	false
09-02. Limit vehicle mileage and reduce speed.	09-02. Limit vehicle mileage and reduce speed.
09-03. Apply water to stabilize disturbed soils. Soil moisture must be maintained such that soils can be worked without generating fugitive dust.	09-03. Apply water to stabilize disturbed soils. Soil moisture must be maintained such that soils can be worked without generating fugitive dust.
09-04. Apply and maintain a chemical stabilizer.	false
09-05. Use wind breaks.	false
09-06. Apply cover (natural or synthetic).	false

BMP 10 Selections

EDIT

10-01. Prevent access by fencing, ditches, vegetation, berms or other suitable barrier.	10-01. Prevent access by fencing, ditches, vegetation, berms or other suitable barrier. *
10-02. Apply and maintain a chemical stabilizer on disturbed soils.	false
10-03. Stabilize disturbed soil with vegetation.	false
10-04. Pave or apply surface rock.	false
10-05. Use wind breaks.	false
10-06. Apply water and maintain soil moisture sufficient to avoid generating fugitive dust.	10-06. Apply water and maintain soil moisture sufficient to avoid generating fugitive dust.

BMP 11 Selections

EDIT

11-01. Apply and maintain water/chemical suppressant to operational areas and haul routes.	false
11-02. Limit vehicle mileage and speed.	11-02. Limit vehicle mileage and speed.
11-03. Use tarps or other suitable enclosures on haul trucks.	false
11-04. Apply water prior to transport	11-04. Apply water prior to transport

11-05. Clean wheels.	false
11-06. Sweep or water haul road.	11-06. Sweep or water haul road.

BMP 12 Selections

EDIT

12-01. Apply and maintain water on disturbed soils.	12-01. Apply and maintain water on disturbed soils.
12-02. Apply and maintain chemical stabilizer on disturbed soils.	false
12-03. Stabilize disturbed soils with vegetation or hydroseeding.	false
12-04. Apply synthetic cover to disturbed soils.	false
12-05. There are no soils adjacent to paving activities.	false

BMP 15 Selections

EDIT

15-01. Limit vehicle mileage and speed limit.	15-01. Limit vehicle mileage and speed limit.
15-02. Apply water on all vehicle traffic areas in the staging areas and unpaved access routes.	false
15-03. Pre-water and maintain surface soils in a stabilized condition.	15-03. Pre-water and maintain surface soils in a stabilized condition.

15-04. Apply and maintain a chemical stabilizer to surface soils.	false
15-05. Apply a chemical stabilizer.	false
15-06. Apply screened or washed aggregate.	false
15-07. Use wind breaks.	false
15-08. Pave.	15-08. Pave.
15-09. Completed project will cover staging area with buildings, paving, and/or landscaping.	false
15-10. Apply water to form adequate crust and prevent access.	15-10. Apply water to form adequate crust and prevent access.

BMP 18 Selections EDIT

18-01. Clean trackout at the end of the work shift from paved surfaces to maintain dust control	18-01. Clean trackout at the end of the work shift from paved surfaces to maintain dust control
18-02. Maintain dust control during working hours and clean trackout from paved surfaces at the end of the work shift/day.	false
18-03. Install gravel pad(s), clean, well-graded gravel or crushed rock. Minimum dimensions must be 30 feet wide by 3	false

inches deep, and, at minimum, 50' or the length of the longest haul truck, whichever is greater. Re-screen, wash or apply additional rock in gravel pad to maintain effectiveness.	
18-04. Install wheel shakers. Clean wheel shakers on a regular basis to maintain effectiveness.	false
18-05. Install wheel washers. Maintain wheel washers on a regular basis to maintain effectiveness.	false
18-06. Motorized vehicles will only operate on paved surfaces.	false
18-07. Install cattle guard before paved road entrance.	false
18-08. Clearly establish and enforce traffic patterns to route traffic over selected trackout control device(s).	false
18-09. Limit site accessibility to routes with trackout control devices in place by installing effective barriers on unprotected routes.	18-09. Limit site accessibility to routes with trackout control devices in place by installing effective barriers on unprotected routes.

BMP 19 Selections

EDIT

19-01. Limit vehicle mileage and speeds.	19-01. Limit vehicle mileage and speeds.
19-02. Apply and maintain water on surface soils.	false
19-03. Apply and maintain chemical stabilizers on surface soils.	false
19-04. Apply and maintain gravel on surface soils.	false
19-05. Supplement chemical stabilizers, water or aggregate applications as necessary.	false
19-06. Apply recycled asphalt (RAP) to surface soils.	false

Print this page for your records or save it as a PDF as specified by your browser or operating system.

By submitting this plan I agree to the following terms:

A. I am authorized, on behalf of the individual or company listed in Section 1, as Applicant, to apply for a Fugitive Dust Control Plan and to commit to all of the terms and conditions of the requested plan.

B. Construction activities will be limited to lands that the applicant either owns or is authorized to use for construction activities.

C. The applicant accepts responsibility for assuring that all contractors, subcontractors, and all other persons on the construction site covered by this plan, comply with the terms and conditions of the Fugitive Dust Control Plan.

D. I understand that any false material statement, representation or certification made in this application may invalidate the plan or cause me to be subject to enforcement action pursuant to Utah Code Ann. 19-2-115. E. Failure to comply with fugitive dust rules may result in compliance action and penalties up to $10,000 per violation/day.

☐ My plan is ready to be submitted. *

‹ PREVIOUS

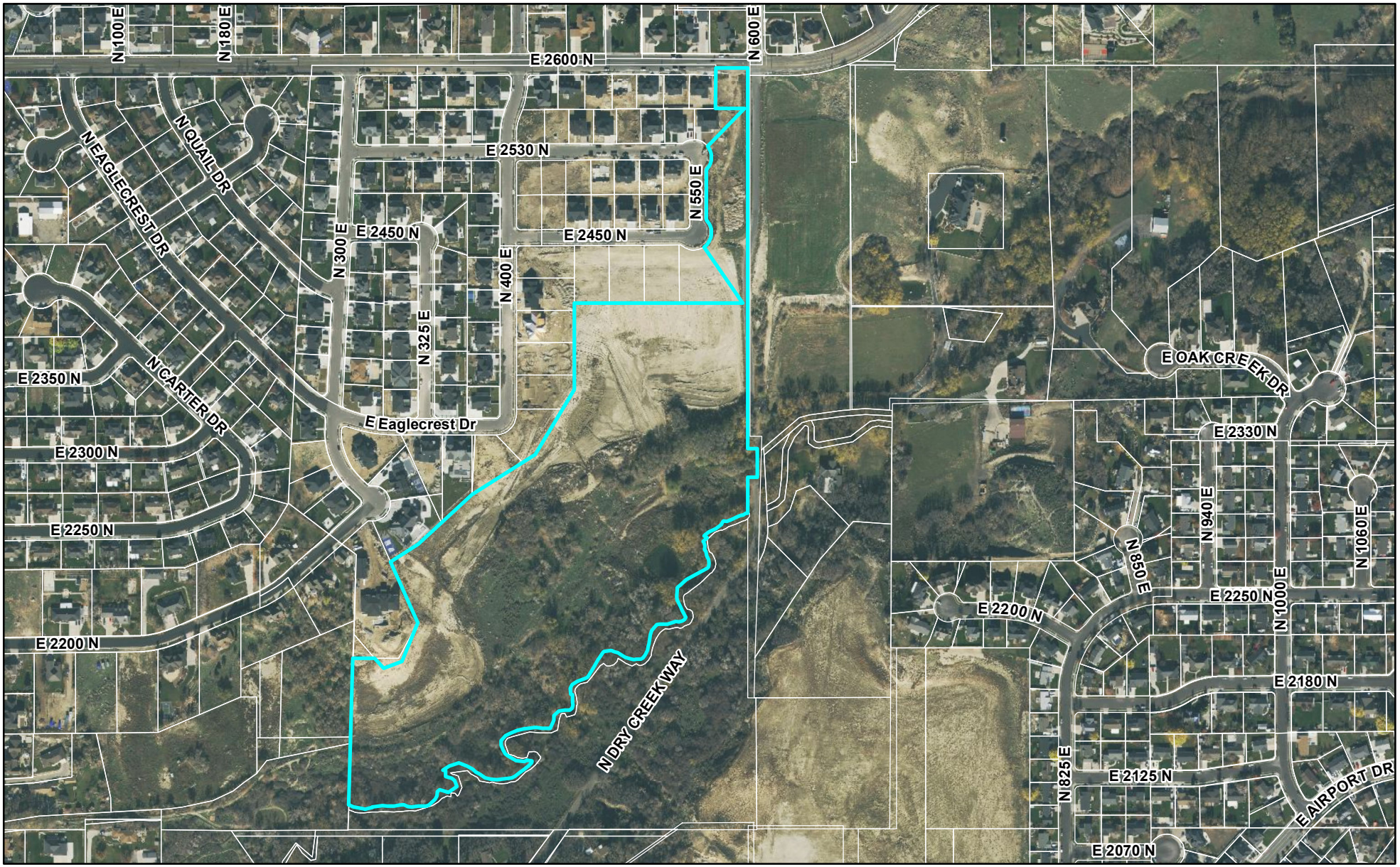
SUBMIT PLAN ›

UTAH.GOV HOME UTAH.GOV TERMS OF USE UTAH.GOV PRIVACY POLICY TRANSLATE UTAH.GOV

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Vivian Estates 3 and 4 Grading

Aerial

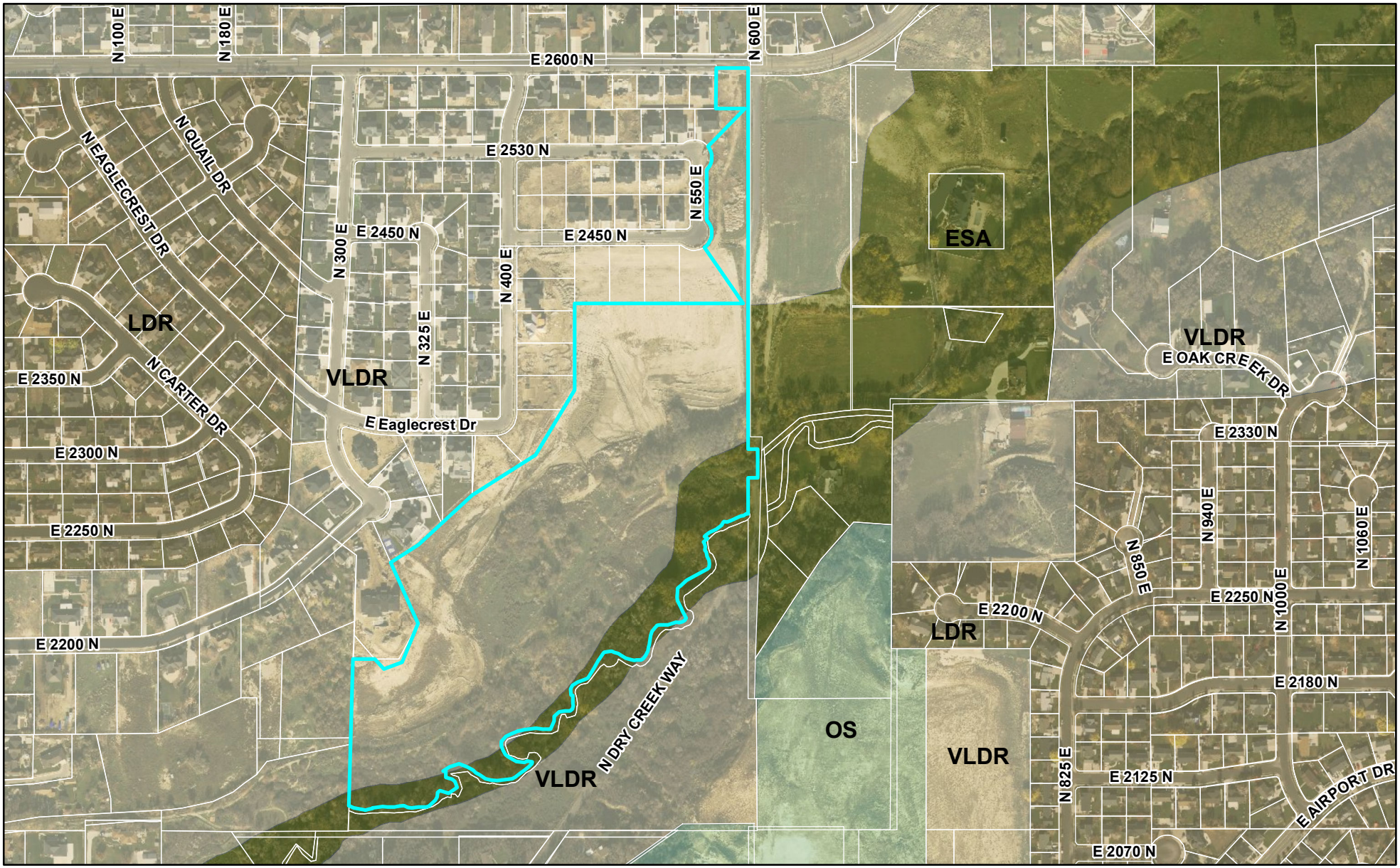


0 570 1,140 Feet

LEHI CITY

Vivian Estates 3 and 4 Grading

Zoning

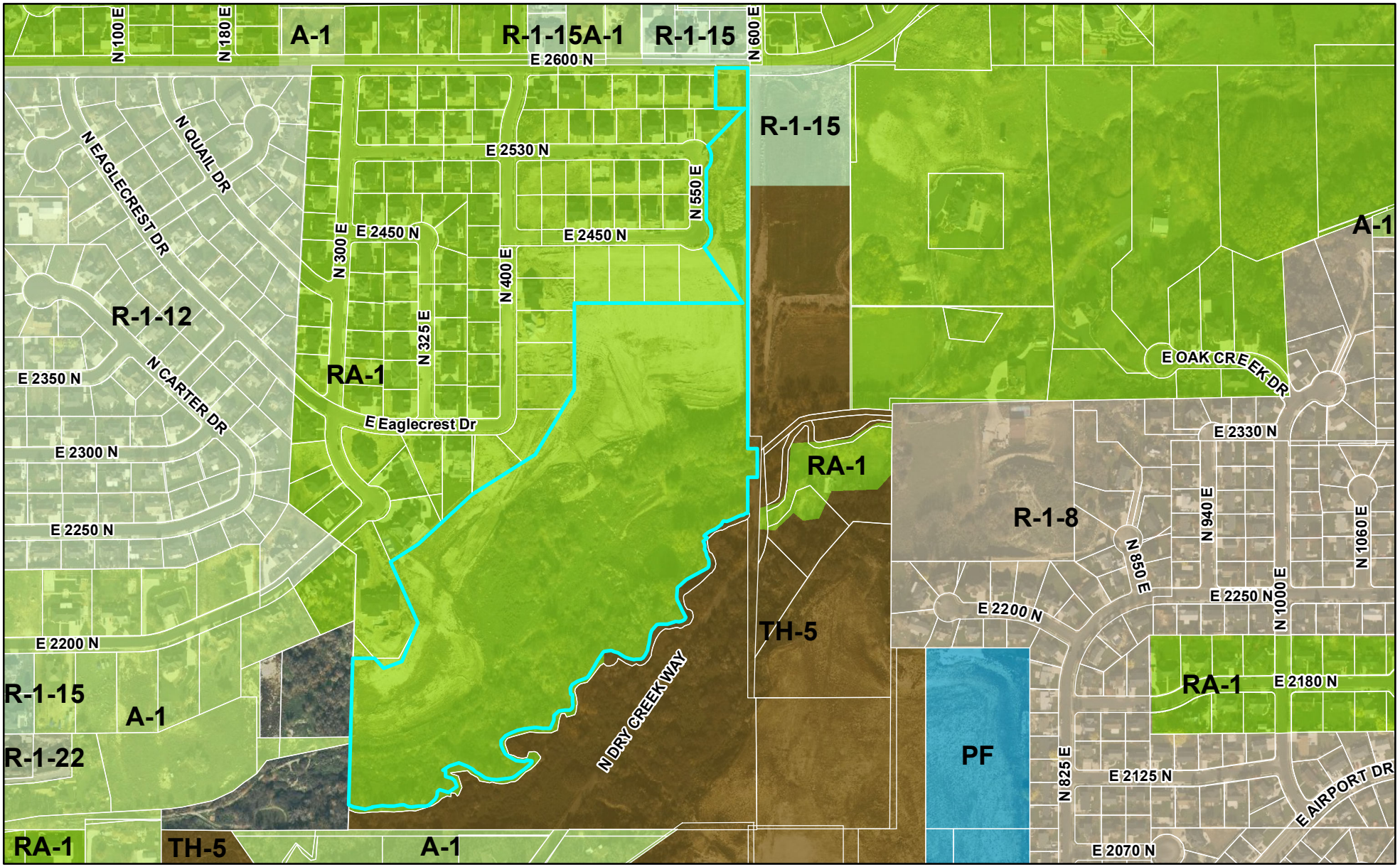


0 570 1,140 Feet

LEHI CITY

Vivian Estates 3 and 4 Grading

Zoning



0 570 1,140 Feet

LEHI CITY

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: October 10, 2023
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #59-2023 a Development Code Amendment to Chapter 26, Accessory Uses, changing the lot size requirement for detached ADUs from 1/2 to 1/3 acre.

Suggested Action:

Attachments:

CC Staff Report Third Acre Detached ADU Dev Code Amendment 10.10.23.docx

Chapter 26 ADU lot size DRC 07.19.23.docx

Ord 59-2023.docx

Chapter 26 Updated Detached ADU half to third acre.pdf

CHAPTER 26 DETACHED ADUS DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	October 10, 2023
Requested Action/Purpose	Approval of proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	July 19, 2023
Date of Planning Commission Review	August 10, 2023 and September 14, 2023

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060. Criteria for Approval.
No amendment to this Code, or the Zoning District Map(s), may be recommended for approval by the Commission nor approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Code amendment, or Zoning District Map(s) amendment, the applicant shall identify, and the City Staff, DRC, Commission, and the City Council may consider the following factors, among others:

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

REPORT ANALYSIS

The applicant requests approval of a proposed amendment to Chapter 26 of the Development Code, Accessory Uses. The main change is to decrease the lot size requirement for detached Accessory Dwelling Units (ADUs) from 22,000 square feet to 15,000 square feet, or roughly from half an acre to a third acre lot requirement. This proposed change in lot size for detached ADUs is one of the City's goals in the Moderate-Income Housing element of the General Plan.

Detached ADUs were first added to the Development Code in July 2021. The Planning Department has only approved seven permits since that time. There are approximately 1,800 residential lots over half an acre in size. And there are 700 additional lots or approximately 2,500 residential lots over a third of an acre.

The other changes include clarifying that the address for a detached ADU is ½ the primary address. This signifies to emergency personnel that it is in a detached building not a basement.

Requirements were added for two-off street parking stalls. Based on a DRC comment, it was updated to specify the

size requirement of a standard parking stall (9 by 20 feet). The addition of the parking stalls substitutes for requiring a garage attached to the Detached ADU.

The other big change is in the setbacks for a new build ADU. Before it had to meet the setbacks of the zone. Now if it is one story or under 20-feet in height it can be within 10 feet of the rear and side yard. It also can be within five feet on one side if there are no windows on that wall. For two-story buildings or those over 20 feet in height, they still must meet the setbacks of the primary dwelling based on the zoning.

The DRC reviewed the proposed changes and had three redline comments. These comments have been incorporated into the Development Code Amendment draft included in the Planning Commission packet.

The Planning Commission reviewed the proposed amendment on August 10, 2023. They tabled the item at that meeting for Staff to make updates. One of the suggested changes to add a maximum size was added. Staff did not want to change the setbacks to match the setbacks for accessory buildings as they allow structures within 2 feet of the property line. The Planning Commission again provided feedback at the work session on September 7, 2023. They requested that small windows be added to walls five feet from the property line. This addition was added to the draft.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed Development Code amendment will help the City meet one of our Moderate Income Housing goals.
2. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
3. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATIONS

The Planning Commission first reviewed the proposed Development Code Amendment on August 10, 2023. The minutes and motion from that meeting follow:

2.4) Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 26, Accessory Uses, changing the lot size requirement for detached ADUs from 1/2 to 1/3 acre

Chairman Newall opened the public hearing.

Ms. Bussell read the comment from online.

Chairman Newall closed the public hearing.

Commissioner Eyre was concerned about the ½ addresses because of the post office. The staff let them commissioners know that it was because of the emergency services so that they would know there was another tenant in the home.

Motion: Commissioner Eyre moved to table **Lehi City's request for review of a Development Code Amendment to Chapter 26, Accessory Uses, changing the lot size requirement for detached ADUs from 1/2 to 1/3 acre** stating that there might need to work out some of the items that were discussed tonight with improvements. Commissioner Bunker seconded.

Vote: Commissioner Newall, yes; Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner

Bunker, yes; Commissioner Eyre, yes. The motion passed unanimously.

The Planning Commission again reviewed the proposed Development Code Amendment on September 14, 2023. The minutes and motion from that meeting follow:

2.8) Recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 26, Accessory Uses, changing the lot size requirement for detached ADUs from 1/2 to 1/3 acre. (tabled from the August 10, 2023 meeting)

Brittney Harris presented information on the agenda item.

The applicant was not present.

Commissioner Newall opened and closed public comment.

Motion: Commissioner Carlson moved to recommend approval of **Lehi City's request for review of a Development Code Amendment to Chapter 26, Accessory Uses, changing the lot size requirement for detached ADUs from 1/2 to 1/3 acre;** with the exception of paragraph two A that is can be within five feet on either side or the rear yard. If the walls have windows larger than two feet in size, a minimum of a ten foot setback is required. including all DRC comments and findings stated in the report. Commissioner Eyre seconded the motion.

> **Vote:** Commissioner Bunker, yes; Commissioner Eyre, yes; Commissioner, Newall, yes; Commissioner Jackson, yes; Commissioner Carlson, yes. The motion passed unanimously.

Chapter 26 Accessory Uses
DRC Redline Comments

Lehi City – requests review of an amendment to chapter 26 Accessory Uses changing the lot size requirement for detached ADUs from ½ to 1/3 acre.

DRC Members Present: Glade Kirkham, Garion Rowett, Kim Struthers, Gary Smith, Ross Dinsdale, James Farnsworth, Luke Seegmiller
Assigned Planner: Brittney Harris
Representatives of the Applicant Present:
Date of Plans Reviewed: 7/13/23
Time Start: 3:10pm
Time End: 3:11pm

DRC REDLINE COMMENTS:
Glade – Power: No comments, opposed
Garion – Fire:
1. Change address requirement to ½ (no 0.5 option)

Ryan – Water/Sewer (not present): No comments
James – Parks:
2. Would is make sense to add language such as "300 square feet in area"?

Gary – Building/Inspections: No comments
Matt – Public Works: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
3. Specify parking requirement size “No less than 9 by 20 in size.”

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 10th

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

ORDINANCE NO: 2023 -59

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE CHAPTER 26 DETACHED ADUS

WHEREAS, it has become necessary to amend Chapter 26 of the Lehi City Development Code, reducing the lot requirement for a detached Accessory Dwelling Unit (ADU) to Third Acre Lots; and

WHEREAS, this amendment seeks to allow more flexibility with the setbacks; and

WHEREAS, this amendment will meet the requirements for one of the goals in the Moderate Income Housing Element of the Lehi City General Plan; and

WHEREAS, following a public hearing on September 14, 2023, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on October 10, 2023, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record, and which include the staff report, minutes from the Planning Commission meeting of September 14, 2023, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 26 of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

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

PART I:

Chapter 26 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance 59 -2023 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

B. This ordinance and its various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional

or invalid, the remainder shall not be affected thereby.

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

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

Approved and Adopted by the City Council of Lehi City this 10th day of October 2023.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

primary dwelling. The minimum stall size is 9x20 feet. A lighted walkway must connect from the parking area to the entrance of the ADU. Parking areas shall be constructed of an appropriate material as set forth in Section 37.070(B)(4).

D. Zoning. ADUs shall only be allowed in single-family detached residential homes. ADUs shall not be allowed in any areas identified on the ADU Restricted Area Map.

E. Lot Size. The lot for a single-family home with an ADU shall be a minimum of 6,000 square feet in size.

F. Building Division Approval. In addition to the approval required from the Planning Division, all ADUs shall be required to obtain a building permit from the Building Division and shall conform to all applicable standards in the City's adopted building codes. The applicant shall obtain all necessary building permits and pay all applicable fees, including impact fees, prior to constructing the ADU.

G. Both an Accessory Dwelling Unit and a Short-Term Rental permit may be obtained; however, only one of these uses may be active at a time. Only one accessory dwelling unit shall be in service at any given time per single-family dwelling lot.

Section 26.040. Detached Accessory Dwelling Units. *(Amended 07/27/21; 01/11/22)*

1. All accessory buildings with an accessory dwelling unit require:
   (a) A minimum ~~22~~15,000 square foot lot size
   (b) The maximum size of the dwelling units shall be the greater of either 50 percent of the primary dwelling or 1200 square feet, provided that it is less than the total square footage of the primary dwelling.
   ~~(a)~~(c) Must be on a permanent foundation.
   ~~(b)~~(d) Only one accessory dwelling unit is allowed per lot, meaning an ADU cannot be approved in the main structure and in a detached building.
   ~~(c)~~(e) All lighting shall comply with Section 12.110.
   (f) A separate address (assigned by the City) is required to be displayed in a size and location that is clearly visible from the street.
      ~~(d)~~1 The address will be the primary homes address with a ½ at the end signifying to emergency services that it is a detached dwelling unit.
   ~~(e)~~(g) All utility services shall be connected to the primary dwelling.
   (h) Adequate all-weather access shall be provided for emergency service vehicles and utilities.
   ~~(f)~~(i) The accessory dwelling shall include a minimum of two off-street parking stalls in addition to the parking required for the primary dwelling. Each parking stall shall be a minimum of 9 feet by 20 feet in size.
   ~~(g)~~(j) The accessory dwelling must meet all other requirements of Section 26.030 for Accessory Dwelling Units.

2. New build construction will be a permitted use if it meets the following requirements:
   (a) ~~must meet the side and rear yard setbacks of the zone.~~Can be within 5 feet on either the side or rear yard if that wall has no windows or small windows smaller than two square feet in size. If the walls have windows, a minimum setback of 10 feet is required for a one story (maximum 20-foot height). Any two-story structure, or that exceeds 20 feet in height, must meet the setbacks for a primary dwelling in the zone.
   (b) The height of the accessory building shall be no greater than the primary structure to a maximum of 35 feet.
   (c) The dwelling portion of the accessory building must be at least 300 square feet in area. ~~and attached (either above or on the rear or side) to at least a 12x20 foot one-car garage.~~
   (d) Review of a new build ADU will be done by the Reviewing Departments to determine adequate access, utilities, address location, and other design features.

3. Conversion of an existing accessory building (permitted prior to 2021) into an ADU requires a Conditional Use Permit
   (a) The dwelling portion of the accessory building must be at least 300 square feet. ~~and does not require a garage~~
   (b) The dwelling portion of the building must have a minimum setback of 5 feet from the property line.
   (c) If the building is built within the required setback for the zone no windows can be on the side(s) of the structure within the required setback.

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Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: October 10, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2023-67, appointing a Board Member to the John Hutchings Museum Board of Directors.

Suggested Action:

Attachments:

Res 2023-67.docx

LEHI CITY

RESOLUTION NO. 2023-67

A RESOLUTION OF THE LEHI CITY COUNCIL APPOINTING A BOARD MEMBER TO THE JOHN HUTCHINGS MUSEUM BOARD OF TRUSTEES

WHEREAS, the Articles of Incorporation of the John Hutchings Museum of Natural History, Article IV, outlines the qualification for membership, terms and vacancies for the Lehi John Hutchings Museum Board of Trustees; and

WHEREAS, in accordance with that article, seven Trustees are to be appointed by the Mayor of the City of Lehi, Utah, with the advice and consent of the Lehi City Council; and

WHEREAS, in accordance with that article, the terms shall be for four years,; and

WHEREAS, in accordance with that article, three of the Trustees serving at any time on the Board shall be persons nominated by the heirs of John Hutchings; and

WHEREAS, in accordance with that article, one of the Trustees serving at any time on the Board shall be a member of the Lehi Veterans Council; and

WHEREAS, in accordance with that article, one of the Trustees shall be a member of the Lehi City Council and shall be a regular voting Trustee; and

WHEREAS, the Mayor of Lehi City wishes to appoint, along with the advice and consent of the City Council, the following individuals to the John Hutchings Museum Board or Trustees.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LEHI, UTAH, as follows:

1. Appoint Steve Marchbanks as a Board Member whose term will begin immediately and will expire December 31, 2027.

2. The provisions of this resolution shall take effect immediately upon passage.

PASSED and APPROVED this 10th day of October, 2023

Lehi City Corporation

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Mark Johnson, Mayor Teisha Wilson, City Recorder