Lehi City Council Meeting
Agenda
September 8, 2020

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

Pre-Council, 5:30 p.m.

1. Welcome and Invocation

2. Presentations and Reports

   2.1. Presentation by Point of the Mountain State Land Authority- Alan Matheson

   2.2. Presentation of the Lehi City Civic Center Master Plan- Curtis Miner Architecture

   2.3. Financial Report and Update- Dean Lundell, Finance Director

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

4. Administrative Report

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

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. Presentations and Reports

2.1. Proclaim the week of September 17-23 as Constitution Week.
Constitution Week Proclamation.pdf

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 11, 2020 City Council Meeting
08112020CC2.pdf

4.2. Approve Purchase Orders
PO Index.pdf
Irby 1.pdf
Irby 2.pdf
Irby 3.pdf
Irby 4.pdf

Regular Agenda

5. Consideration of Resolution #2020-57, approving the Lehi City Civic Center Master Plan.
Petitioner: Lehi City
Res 2020-57.docx
Lehi City Master Plan - Programming Packet - 7_15_20 - FINAL.pdf

6. Consideration of Ordinance #47-2020, the Sunderland Trust zone change, changing the land use designation on 1-acre of property located at 1765 North Trinnaman Lane from A-1 (agriculture) to R-1-Flex (residential).
Petitioner: Brad Sunderland
CC Staff Report Brad Sunderland Trust Zone Change 09.08.20.docx
Brad Sunderland Trust Residential Zone Change DRC 07.15.2020.docx
Ord 47-2020.docx
Sunderland Trust Zone Change narrative.pdf
Sunderland Trust Zone Change maps.pdf
Sunderland Trust Zone Change Aerial.pdf
Sunderland Trust Zone Change General Plan.pdf
Sunderland Trust Zone Change Zoning.pdf

7. Consideration of Ordinance #48-2020, the Mendenhall zone change, changing the land use designation on 3.39-acres of property located at 221 West 400 South from A-1 (agriculture) to R-1-Flex (residential).

Petitioner: Ezekial Mendenhall

CC Staff Report Mendenhall Zone Change 09.08.20.docx
Mendenhall Zone Change DRC 07.22.2020.docx
Ord 48-2020.docx
Mendenhall Zone Change narrative.pdf
Mendenhall Zone Change map.pdf
Mendenhall ZC aerial.pdf
Mendenhall ZC General Plan.pdf
Mendenhall ZC zoning.pdf

8. Consideration of Final subdivision approval for the Northridge Plat G, an 8-lot residential subdivision located at approximately Granite Arch Way and Silver Pine Lane in the Traverse Mountain Planned Community.

Petitioner: Fieldstone

CC Staff Report Northridge Plat G Final Subdivision 09.08.20.docx
Northridge Plat G Subdivision DRC 08.19.2020.docx
Northridge Plat G Plat.pdf
Northridge Plat G- Aerial.pdf
Northridge Plat G- General Plan.pdf
Northridge Plat G- Zoning.pdf

9. Consideration of approval for the Micron Middle School Plat, an amendment to Lot 2 of the ASD Northeast School Subdivision.

Petitioner: Alpine School District

CC Staff Report Micron Middle School Plat Amendment 09.08.20.docx
Micron Middle School Plat Amendment DRC 08.26.20.docx
Micron Middle School Plat Amendment plans.pdf
Micron Middle School- Zoning.pdf
Micron Middle School- Aerial.pdf
Micron Middle School- General Plan.pdf

10. Consideration of Ordinance #51-2020, a Development Code Amendment to Section 12.080, amending the landscape buffer requirement.

Petitioner: Jeff Southard

CC Staff Report Southard Ch 12 Dev Code Amendment 09.08.20.docx
Southard Ch 12 Development Code Amendment 07.29.20.docx
Ord 51-2020.docx
Development Code Chapter 12 Buffering Requirements .pdf

11. Consideration of Resolution # 2020-59, changing multiple street names for the Meadows at Lakeside subdivision.

Petitioner: Lehi City

Res 2020-59.doc
CC Staff Report Meadows at Lakeside Road Name Changes 09.08.20.docx
Meadows at Lakeside Road Name Change DRC 08.26.2020.docx
Meadows at Lakeside Road Name Changes 08.26.20.pdf

Meadows at Lakeside.pdf

12. Consideration of Ordinance #49-2020, a Development Code amendment to Table 05.030-C, changing Mixed Use Single Family Residential and Commercial Structure/Project to a permitted use in the Mixed Use zone.

Petitioner: Lehi City

CC Staff Report Lehi City Development Code Amendment Chapter 5 Table 05.030-C 09.08.20.docx
Ch 5 Lehi City Development Code Amendment DRC 07.15.2020.docx
Lehi City Development Code Amendment TBL05.030-C Special use zones 07.15.20.pdf
Ord 49-2020.docx

13. Consideration of Ordinance # 50-2020, a Development Code amendment to Chapters 16 and 17, adding a list of potential items for a density bonus in PRD and PUD developments.

Petitioner: Lehi City

CC Staff Report Ch 16 & 17 Dev Code Amendment 09.08.20.docx
Ch 16 & 17 PRD PUD Density Bonus DRC 07.15.2020.docx
Development Code Amendment Ch 16&17 Density Bonus .pdf
Ord 50-2020.docx

14. Consideration of Resolution #2020-58, approving a Real Estate Purchase Contract between Lehi City and Kristopher Gaisford.

Petitioner: Lehi City

Res 2020-58.docx
Real Estate Purchase Contract Kristopher Gaisford Signed.pdf
Addendum Kristopher Gaisford Signed.pdf

15. Adjournment

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

Agenda Item No:2.1

City Council Agenda Item Report

Meeting Date: September 8, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section:

Subject:
Presentation by Point of the Mountain State Land Authority- Alan Matheson

Suggested Action:

Attachments:

City Council Agenda Item Report

Meeting Date: September 8, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section:

Subject:
Presentation of the Lehi City Civic Center Master Plan- Curtis Miner Architecture

Suggested Action:

Attachments:

City Council Agenda Item Report

Meeting Date: September 8, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section:

Subject:
Financial Report and Update- Dean Lundell, Finance Director

Suggested Action:

Attachments:

City Council Agenda Item Report

Meeting Date: September 8, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section:

Subject:
Proclaim the week of September 17-23 as Constitution Week.

Suggested Action:

Attachments:
Constitution Week Proclamation.pdf

Proclamation

WHEREAS: The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

WHEREAS: September 17, 2020, marks the two hundred thirty-third anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS: It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and

WHEREAS: Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

NOW, THEREFORE I, _____, by virtue of the authority vested in me as **Mayor of the City of** _____, **Utah** do hereby proclaim the week of **September 17 through 23** as

CONSTITUTION WEEK

And ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City to be affixed this _____ day of _____ of the year of our Lord two thousand twenty.

Signed _____

SEAL Attest _____

City Council Agenda Item Report

Meeting Date: September 8, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section:

Subject:
Approve Minutes from the August 11, 2020 City Council Meeting

Suggested Action:

Attachments:
08112020CC2.pdf

LEHI CITY

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

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **August 11, 2020,** online at www.lehi-ut.gov.

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

Pre-Council, 4:00 p.m.

1. Welcome and Invocation

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Mayor Johnson gave the invocation.

2. Presentations and Reports

2.1 Training for Regional Area Traffic Simulations

Mayor Johnson stated that he had some concerns with the way the city has been doing traffic studies and collecting ADT counts for new subdivisions. He said that there is a site analysis for a specific project, but usually that doesn't give the bigger picture on the traffic impacts. He wants to look at areas and conduct traffic analysis for specific areas and calculate the additional traffic for the future and simulate those to see how the impact affects the intersections. He said that he believes this is something they should do more often as the city grows. Mayor Johnson said that they recently did this for the area around the hospital, or the hospital triangle, between I-15, 1200 West, and SR-92. He said that the original traffic site analysis for this area showed that it would work, but when they did the traffic simulation it showed significant failures at the intersections. He said they are going to have to spend some money to do this, because they are only doing small parcels of land, and that makes it difficult for a developer to do this type of analysis. This should be done in areas that they expect significant growth.

Ryan Hales, with Hales Engineering, presented their findings of the hospital triangle traffic simulation. He said that this analysis was done on a macro level analysis or a larger regional model and further explained the travel demand model. Mr. Hales noted that the level of service for Lehi has a standard of D or better on arterials and C or better on collectors. He stated that they did a traffic simulation with and without an extension of Sandalwood Drive, and various options were suggested for future road alignments to ensure that Lehi maintains it's standards.

DRAFT

3. Agenda Questions

Lorin Powell stated that the PO with Geneva is just a contract extension through the end of the year to finish the projects they started.

4. Administrative Report

None.

5. Mayor and Council Reports

The Mayor and Council gave a report on the committees they serve on.

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

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

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

2. Consent Agenda

2.1. Approve Minutes from the July 14, 2020 Council Meeting.

2.2 Approve Purchase Orders

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

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

3. Consideration of a Plat Amendment for the Lehi Tech Plat C, an amendment to lot 1 of Lehi Tech Plat A located at 200 South 1350 East.

Mark Hampton was representing the applicant.

Motion: Councilor Southwick moved to approve the Plat Amendment for the Lehi Tech Plat C, an amendment to lot 1 of Lehi Tech Plat A located at 200 South 1350 East; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Koivisto seconded the motion

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

4. Consideration of approval for a Grading Permit on approximately 36.34-acres of property for the Primary Children's Hospital located at approximately 3000 West 2100 North.

DRAFT

Jimmy Nielsen stated that his is representing the applicant, Primary Children's Hosptial. There was discussion about using an alternative route or constructing a new road to use as the route. Mr. Nielsen stated that it's unlikely that UDOT would grant them a new access onto 2100 north. Burn Sears, who was also representing the hospital, stated that they plan to use what will be the main entrance to the hospital as much as possible and would be the least disruptive to the residents. Coury Morris, with Great Basin Engineering, stated that they will need to use the secondary haul route to enter the site if they are coming from the west. Councilor Koivisto suggested that they use the Texas turnaround on 2100 North at 2300 West when they come from the west. Mr. Morris expressed concern with the large trucks being able to accelerate at the turnaround and the immediately must cross all lanes. Mayor Johnson stated that the City monitors haul routes and they have been adjusted when needed, and they can do the same here. Councilor Hancock expressed concern with safety if the trucks were to use the Texas turnaround. Mr. Nielsen stated that they are willing to look into the best option for the city and they want to move forward as quickly as they can.

Motion: Councilor Koivisto moved to approve the Grading Permit on approximately 36.34-acres of property for the Primary Children's Hospital located at approximately 3000 West 2100 North; subject to the completion of all Development Review Committee and Planning Commission comments; also recommend that the applicant look into the option of using the Texas turnaround for the entrance and exit of the main haul route. Councilor Condie seconded the motion.

Councilor Condie suggested adding to the motion that the applicant consider using the soon-to-be main entrance to the hospital as an exit onto 2100 North.

Amended Motion: Councilor Koivisto amended her motion to include Councilor Condie's comments.

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

5. Consideration of Preliminary subdivision approval for the Cold Spring Ranch HD5, a 103-unit residential development located at Old Ranch Road and Mitchell Drive.

Greg Haws with DR Horton was representing the applicant.

Motion: Councilor Condie moved to grant Preliminary subdivision approval for the Cold Spring Ranch HD5, a 103-unit residential development located at Old Ranch Road and Mitchell Drive; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion

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

6. Consideration of Ordinance #45-2020, a Development Code Amendment to Chapter 39, amending the definition of Family.

There was discussion about the need to define "family" in the code. Mr. Wood stated that this is a broad definition that's meant to be more inclusive.

Motion: Councilor Southwick moved to approve Ordinance #45-2020, a Development Code Amendment to Chapter 39, amending the definition of Family. Councilor Condie seconded the motion.

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

7. Consideration of Resolution #2020-55, approving an agreement for Downtown Street Improvements with Hydro Vac Excavation using CDBG funds.

Motion: Councilor Condie moved to approve Resolution #2020-55, an agreement for Downtown Street Improvements with Hydro Vac Excavation using CDBG funds. Councilor Southwick seconded the motion.

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

8. Consideration of Resolution #2020-54, adopting a Certified Tax Rate for the City of Lehi for Fiscal Year 2021.

Motion: Councilor Koivisto moved to approve Resolution #2020-54, adopting a Certified Tax Rate for the City of Lehi for Fiscal Year 2021. Councilor Hancock seconded the motion.

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

9. Consideration of Resolution #2020-53, approving a Real Estate purchase agreement between Lehi City and Lakeview Land and Rock Development LLC.

Motion: Councilor Condie moved to approve Resolution #2020-53, a Real Estate purchase agreement between Lehi City and Lakeview Land and Rock Development LLC. Councilor Southwick seconded the motion.

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

DRAFT

10. Adjournment

With no further business to come before the City Council at this time, Councilor Hancock moved to adjourn the meeting. Councilor Southwick seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:20 p.m.

Approved: September 8, 2020

Attest:

Mark Johnson, Mayor

Teisha Wilson, City Recorder

DRAFT

City Council Agenda Item Report

Meeting Date: September 8, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section:

Subject:
Approve Purchase Orders

Suggested Action:

Attachments:
PO Index.pdf

Irby 1.pdf

Irby 2.pdf

Irby 3.pdf

Irby 4.pdf

LEHI CITY
CITY COUNCIL AGENDA
September 8, 2020

Consent Agenda: Approval of Purchase Orders

INFORMATION:

Company	Description	P O Amount	Budget Amt (before PO)
Stuart C. Irby Co	Padmount Trans, Snac, S&C, Concast Base, Rubber Goods	$245,640.30	$360,124.01
Stuart C. Irby Co	Howard Lift Handle	$308,000.00	$360,124.01
Stuart C. Irby Co	Okoguard	$607,464.00	Inventory
Stuart C. Irby Co	Switchgear	$601,794.00	Inventory

PURCHASE ORDER

LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE **# 6679**

LEHI CITY

590589
ISSUED TO: STUART C IRBY CO.
P.O. BOX 741001

ATLANTA GA 30384

SHIP TO: POWER
560 W GLEN CARTER DRIVE
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 08/31/2020

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	HOWARD 25 KVA, 37.5 KVA, 50 KVA HI LIFT HANDLE	308,000.00	308,000.00	53-1415

TOTAL 308,000.00

Authorized By:

Department Head

City Council Approval Date *

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

Mayor or City Administrator

6679

Lehi City Purchase Requisition Request

Supplier	Name	STUART C. IRBY CO.		Vender #	
	Street	PO BOX 843959		Date	8/24/2020
	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
70		HOWARD 25 KVA HI-LIFT HANDLE	$1,298.00	$90,860.00
		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		
		6225-424376-201		
70		HOWARD 37.5 KVA HI-LIFT HANDLE	$1,460.00	$102,200.00
		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		
70		HOWARD 50 KVA HI-LIFT HANDLE	$1,642.00	$114,940.00
		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		
		6250-424376-201		
				$308,000.00

Justification:	Price Determination	
AS PER LEHI CITY DISTRIBUTION	Verbal Quote	
TRANSFORMERS BID NO.2018-11	Informal Bid	
AWARDED TO CODALE DBA AS IRBY	Written Bid	*
	State Bid	
	Other	

360,124-01

Quotation

irby
A Sonepar Company

STUART C IRBY BR 1093 SALT LAKE CITY
C/O CODALE
5225 WEST 2400 SOUTH ENGLAND ST
SALT LAKE CITY UT 84120-0000

QUOTE DATE	ORDER NUMBER
03/25/20	S012353332
REMIT TO:	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	IPH TRANSFORMERS		Gregory J McPhie

INSIDE SALESPERSON	REQD DATE	FRGHT ALLWD	SHIP VIA
John Grace	03/26/20	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
			********** Shipping Instructions **********		
			* KENNY 385-201-2612 OFC	*	
			* 801-655-3042 MBL	*	
			**********	**********	
70EA		1	MISC. BID ITEM (PRICING PER EA) HOWARD 25KVA HI-LIFT HANDLE 12470GRDY/7200 HV TO 240/120 LV SINGLE PHASE PAD MOUNT TRANSFORMER DEAD FRONT LOOP FEED WELL AND INSERTS WITH 5/8-IN SECONDARY STUD BAYONET FUSING NO TAPS TANK:MILD STEEL 6225-424376-201	1293.000EA	90360.00
70EA		2	MISC. BID ITEM (PRICING PER EA) HOWARD 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 FUSING NO TAPS TANK:MILD STEEL 6237-424376-201	1460.000EA	102200.00
70EA		3	MISC. BID ITEM (PRICING PER EA) HOWARD 50KVA HI-LIFT HANDLE 12470GRDY/7200 HV TO 240/120 LV SINGLE PHASE PAD MOUNT TRANSFORMER DEAD FRONT LOOP FEED BUSHING WELL & INSERTS WITH 5/8-IN SECONDARY STUD BAYONET FUSING NO TAPS TANK:MILD STEEL 6250-424376-201	1642.000EA	114940.00

* 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.

For Terms and Conditions, Please See our website.

Subtotal	308000.00
S&H CHGS	0.00
Sales Tax	0.00
TOTAL	308000.00

** Reprint ** Reprint ** Reprint **

PURCHASE ORDER

LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE # 6678

LEHI CITY

590589
ISSUED TO: STUART C IRBY CO.
P.O. BOX 741001

ATLANTA GA 30384

SHIP TO: POWER
560 W GLEN CARTER DRIVE
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 08/31/2020

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	PADMOUNT TRANS, SANC, S&C CONCAST BASE, RUBBER GOO	245,640.30	245,640.30	53-1415

TOTAL 245,640.30

Authorized By:

Department Head

City Council Approval Date *

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

Mayor or City Administrator

6678

Lehi City Purchase Requisition Request

Supplier	Name	STUART C. IRBY CO.	Vender #	
	Street	PO BOX 843959	Date	8/24/2020
	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
4		HOIN 225KVA 3-PHASE PADMOUNT TRANS	$8,080.00	$32,320.00
		12470/7200 PRIMARY 208/120 SECONDARY		
12		HOIN 300KVA 3-PHASE PADMOUNT TRANS	$9,460.00	$113,520.00
		12470/7200 PRIMARY 208/120 SECONDARY		
3		SANC 6515R1 PME-9 PD MTG GEAR	$13,078.00	$39,234.00
		S&C 65152R1 (PME-9) 15KV DEADFRONT		
		15KV AIR INSULATED PAD MOUNTED		
		SWITCHGEAR WITH (2) 600AMP SWITCHED WAYS		
		AND (2) 200AMP FUSED WAY FOR SME-20 FUSE		
1		S&C 65162R1 (PME-11) 15KV DEADFRONT	$14,196.00	$14,196.00
		15KV AIR INSULATED PAD MOUNTED		
		SWITCHGEAR WITH (3) 600AMP SWITCHED WAYS		
		AND (1) 200AMP FUSED WAY FOR SME-20 FUSE		
4		CONCAST BASE FC-74-76-20-6264 FIBERCRETE	$955.00	$3,820.00
		BOX PAD WITH 62"X64" OPENING		
		RUBBER GOODS AND PRODUCTS FOR PROJECT	$42,550.30	$42,550.30
				$245,640.30

Justification:	Price Determination	
SEE ATT LETTER.	Verbal Quote	
	Informal Bid	
AS PER LEHI CITY DISTRIBUTION	Written Bid	*
TRANSFORMERS BID NO.2018-11	State Bid	
AWARDED TO CODALE DBA AS IRBY	Other	

360,184-01

LEHI CITY
POWER DEPARTMENT

8/24/2020

To: Jason Walker
Cc: Dean Lundell
From: Joel Eves
Re: PME-9 & PME-11,PME-10 PME-12, VISTA MODEL 550 Switch Gear

We have an immediate need for the PME-9 & PME-11& PME-10 & PME-12 Dead Front (S & C #65152R1 and S & C #65162R1 S & C #65242R1 S & C #65172R1) VISTA MODEL 550 #935502R1-P6-S144 Switch gears for work on Commercial & Residential projects currently underway in the city.

We would like to continue purchasing these switch gears from Codale/Stuart C. Irby Co. based on the following reasons:

- Currently they are the only vendor that carries these switches in stock.
- The fuse holders needed for these switches are already stocked in our warehouse.
- We have put the switches out to bid in the past and Codale/Stuart C. Irby has always been awarded the bid.
- 70-80% of switches on our system are S & C.
- To keep our system standardized.
- Ensure safety of lineman working on switches.
- Our Lineman stock only this type of fuse holder on our service trucks.

While there may be other companies who could possibly provide these switches. At the present time Codale/Stuart C. Irby is the only company we can purchase these switches from and receive them in a timely manner.

Sincerely,

Joel Eves
Lehi City Corporation
Power Department Director

Power Department
Office 385.201.2610

560 W Glen Carter Drive
Lehi, UT 84043

lehi-ut.gov

Quotation

irby
A Sonepar Company

STUART C IRBY BR 1093 SALT LAKE CITY
C/O CODALE
5225 WEST 2400 SOUTH ENGLAND ST
SALT LAKE CITY UT 84120-0000

QUOTE DATE	ORDER NUMBER
03/21/20	S012043662
REMIT TO:	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
301-768-7100

ORDERED BY: KENNY

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	JOB/RELEASE NUMBER	OUTSIDE SALESPERSON
222013	THE VUE @ T.M.	THE VUE @ T.M.	Gregory J McPhie

INSIDE SALESPERSON	REQD DATE	FRGHT ALLWD	SHIP VIA
John Grace	03/21/20	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
			********** Shipping Instructions **********		
			* KENNY 385-201-2612 OFC	*	
			* 801-655-3042 MBL	*	
			**********		
4EA		1	*HOIN 225KVA 3-PHASE PADMOUNT TRANSFORMER 12470/7200 PRIMARY 208/120 SECONDARY	8080.000EA	32320.00
12EA		2	*HOIN 300KVA 3-PHASE PADMOUNT TRANSFORMER 12470/7200 PRIMARY 208/120 SECONDARY	9460.000EA	113520.00
3EA		3	*SANC 65152R1 PME-9 PD MTG GEAR S&C 65152R1 (PME-9) 15KV DEADFRONT 15KV AIR INSULATED PAD MOUNTED SWITCHGEAR WITH (2) 600AMP SWITCHED WAYS AND (2) 200AMP FUSED WAYS FOR SME-20 FUSING	13078.000EA	39234.00
1EA		4	MISC. BID ITEM (PRICING PER EA) S&C 65162R1 (PME-11) 15KV DEAD FRONT AIR INSULATED PAD MOUNTED SWITCHGEAR WITH (3) 600AMP SWITCHED WAYS AND (1) 200AMP FUSED WAY FOR SME-20 FUSING	14196.000EA	14196.00
4EA		5	*CONC FC-74-76-20-6264 FIBERCRETE BOX PAD WITH 62"X64" OPENING	955.000EA	3820.00
9EA		6	+SANC 612125 FUSE UNIT SMU-20 125E STANDARD SPEED 14.4KV	130.000EA	1170.00
21EA		7	*SANC 3093 FUSE END FITTING SMU-20 INCLUDES SILENCER	225.000EA	4725.00
***	Continued	on	Next Page ***		

** Reprint ** Reprint ** Reprint **

Quotation

irby
A Sonepar Company

STUART C IRBY BR 1093 SALT LAKE CITY
C/O CODALE
5225 WEST 2400 SOUTH ENGLAND ST
SALT LAKE CITY UT 84120-0000

QUOTE DATE	ORDER NUMBER
08/21/20	8012048662

REMIT TO	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	THE VUE @ T.M.	THE VUE @ T.M.	Gregory J McPhie

INSIDE SALESPERSON	REQD DATE	FRGHT ALLWD	SHIP VIA
John Grace	08/21/20	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Ucm	Ext.Amt
7EA		8	*HOFF UJ306623A ALUMINUM 30IN X 66IN X 23IN SECTIONALIZING CAN JOB # 455RR	670.770EA	4695.39
7EA		9	QUAZ BG2367301358 HD GROUND SLEEVE	378.030EA	2646.21
57EA		10	+PODP 29-6115-000 FAULT INDICATOR FOR 1.57"-2.37" CABLE TIME/MANUAL 4HR RESET	162.100EA	9239.70
19EA		11	+PODP 49-6007-306 6' 3PH FIBER OPTIC CABLE	70.350EA	1336.65
120EA		12	ESNA 162LR-B-5240 15KV LOAD BREAK ELBOW	29.463EA	3535.56
60EA		13	*ESNA 162LR-C-5270 4/0 STR 15KV ELBOW W/TEST POINT 200A 220 MIL RANGE .805-1.060 15/BOX	29.463EA	1767.78
18EA		14	*ESNA 655ETPN0410 1000MCM T-BODY WITH 200A REDUCER 15KV	186.603EA	3358.85
160EA		15	3M 8452 CABLE ACCESSORY SEALING KI	11.175EA	1788.00
20EA		16	3M 8454 CABLE ACCESSORY SEALING KI	22.830EA	456.60
21EA		17	ESNA 164J4-5 4-POINT JUNCTION W/O BRKT WITH U-STRAPS	134.020EA	2814.42
60EA		18	*ESNA 160DRG INSULATED CAP/GRD LEAD, 200A LB, 15KV	27.210EA	1632.60
58EA		19	PWTR PJ-320 2-1/2GAL WIRE PULL LUB	30.800EA	1786.40
432EA		20	PWTR HP-P153ID WET/DRY WIPE WET/DRY TANDEM	1.970EA	851.04
30EA		21	ESNA 1601A4 BUSHING INSERT	24.870EA	746.10

* 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.

For Terms and Conditions, Please See our website.

Subtotal	245640.30
S&H CHGS	0.00
Sales Tax	0.00
TOTAL	245640.30

** Reprint ** Reprint ** Reprint **

PURCHASE ORDER

LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE # 6686

LEHI CITY

590589
ISSUED TO: STUART C IRBY CO.
P.O. BOX 741001

ATLANTA GA 30384

SHIP TO: POWER
560 W GLEN CARTER DRIVE
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 09/03/2020

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	OKON 160-23-9590 15KV OKOGUARD URO-J 1100MCM 220MIL 13	607,464.00	607,464.00	53-1415

TOTAL 607,464.00

Authorized By:

Department Head

City Council Approval Date *

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

Mayor or City Administrator

6686

Lehi City Purchase Requisition Request

Supplier	Name	STUART C. IRBY CO.		Vender #	
	Street	PO BOX 843959		Date	9/1/2020
	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
76,700'		OKON 160-23-9590 15 KV OKOGUARD	$7.92	$607,464.00
		URO-J 1100MCM 220MIL 133% INSUL		
		UPCOMING PROJECTS, THE VUE,		
		PARKVIEW COTTAGES,HOLBROOK PLAT D PH-1		
		NORTRIDGE PLAT E,INNOVATION POINT 3		
		HOLBROOK FARMS OFFSITE, MICRON LINE EXT,		
		ASHTON SUBSTATION LINE EXT, MAIN STREET,		
		PRIMARY CHILDRENS HOSPITAL		
				$607,464.00

Justification:		
SEE ATT. LETTER	Price Determination	
	Verbal Quote	
	Informal Bid	
	Written Bid	*
	State Bid	
	Other	

Inventory

Quotation

irby
A Sonepar Company

STUART C IRBY BR 1093 SALT LAKE CITY
C/O CODALE
5225 WEST 2400 SOUTH ENGLAND ST
SALT LAKE CITY UT 84120-0000

QUOTE DATE	ORDER NUMBER
08/31/20	S012057969

REMIT TO:	PAGE NO.
STUART C. IRBY CO. POST OFFICE BOX 843953 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	1100 OKONITE	1100 OKONITE	Gregory J McPhie

INSIDE SALESPERSON		REQD DATE	FRGHT ALLWD	SHIP VIA
John Grace		08/28/20	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
			********* Shipping Instructions *********		
			* KENNY 385-201-2612 OFC	*	
			* 801-655-3042 MBL	*	
			**********		
76700FT		1	*OKON 160-23-9590 15KV OKOGUARD URO-J 1100MCM 220MIL 133% INSUL	7920.000M	607464.00
			**********		
			59 REELS @ 1300FT EACH = 46,800FT		
			**********		
			INCOMING PO PRODUCTION DATES		
			9-20-2020, 10-15-2020, 10-24-2020		
			**********		

*** 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.

For Terms and Conditions, Please See our website.

Subtotal	607464.00
S&H CHGS	0.00
Sales Tax	0.00
TOTAL	607464.00

** Reprint ** Reprint ** Reprint **

LEHI CITY
POWER DEPARTMENT

09/01/2020

To: Jason Walker
Cc: Dean Lundell
From: Joel Eves
Re: Okonite Primary Wire

We have an immediate need for the Okonite Primary Wire for work on Commercial & Residential projects currently underway in the city.

We would like to continue purchasing this wire from Irby/Codale based on the following reasons:

- Currently they are the only vendor that stock and carry this wire.
- Okonite wire is 90% of the wire on our system,
- To keep our system standardized.
- Ensure safety of lineman.

While there may be other companies who could possibly provide this wire. At the present time Irby/Codale is the only company we can purchase Okonite wire from and receive in a timely manner.

Sincerely,

Joel Eves
Lehi City Corporation
Power Department Director

Post Office Box 1819
Jackson, Mississippi 39215-1819
601-969-1811 Phone
irby.com

August 1, 2020

Dear Valued Customer:

In March 2020, Sonepar announced Irby will assume responsibility for Sonepar USA's utility business (excluding California), all of which will go to market under the Irby brand effective September 1, 2020. This change includes the utility and outside plant (telecom) businesses of Codale Electric.

Uniting the US utility business allows for increased alignment and ability to service new and existing customers. Combining forces better positions us to have significant positive impacts for our customers, vendors, associates and shareholders.

For over 90 years, Irby has been a key player in the electrical wholesaling industry, serving a multitude of customers in the utility, commercial, industrial and residential sectors. We look forward to growing our business relationship for many years to come. We invite you to visit us at irby.com to learn more, but are proud to present you with the following facts:

- Service Motto: "Customers. First. Always. *Since 1926*".
- 65 locations in 25 states
- $1.3 billion dollar company in 2019
- A Sonepar Operating Company - part of the world's largest Electrical Distributor

Effective **September 1, 2020,** Irby will begin shipping and invoicing all utility/telecom material for Codale. Our remittance address is:

Irby
P.O. Box 843959
Dallas, TX 75284-3959

Important Contact Information

To ensure ease of doing business with us, please take a minute to record these important Irby Accounts Receivable and Credit contacts in your records.

Credit	credit@irby.com accountsetup@irby.com
Candice Martin Pannell Utility Credit Manager Phone: 601-985-3526 Email: cnmartin@irby.com	**Thomas Box** Director of Credit Phone: 601-317-8665 Email: box@irby.com

To aid in this process we ask that you follow the instructions on page 2 to set up your Irby account.

Best Regards,

Joe LeNoir
President – Irby Utility

Post Office Box 1819
Jackson, Mississippi 39215-1819
601-969-1811 Phone
irby.com

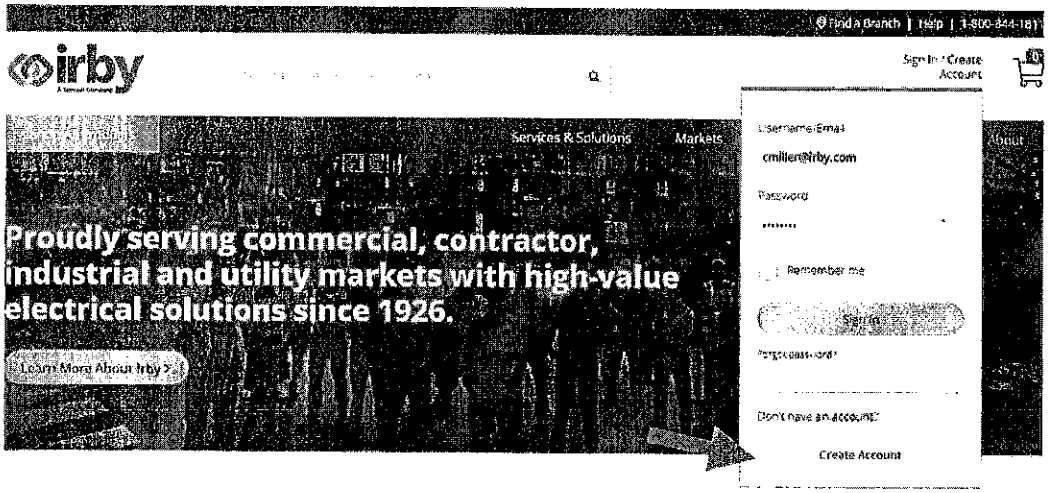
Follow these three easy steps to setup a credit account.

1. **Download** the Irby Co. Credit Application (168 kb PDF)
2. **Print** and **complete** the form.
3. **Send** us the application. You are welcome to email the final signed application to accountsetup@irby.com and then please mail the original to the corporate address at:

Irby
Attn: Credit Department
PO Box 1819
Jackson, MS 39215

If you have any comments or questions, please call our Credit Department at 601-985-3509. Support hours of operation are 6am - 6pm CST Monday through Friday.

To register for your new online account with Irby, simply follow this link to https://www.irby.com/register to register for your account or from the home page select "Create Account".



LEHI CITY

PURCHASE ORDER

LEHI CITY CORPORATION

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

6688

590589

ISSUED TO: STUART C IRBY CO.
P.O. BOX 741001

ATLANTA GA 30384

SHIP TO: POWER
560 W GLEN CARTER DRIVE
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 09/03/2020

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	AIR INSULATED PAD MOUNTED SWITCHGEAR, SWITCH CABINET	601,794.00	601,794.00	53-1415

TOTAL 601,794.00

Authorized By:

Department Head

City Council Approval Date *

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

Mayor or City Administrator

6688

Lehi City Purchase Requisition Request

Supplier	**Name**	STUART C. IRBY CO.		**Vender #**	
	Street	PO BOX 843959		**Date**	**9/1/2020**
	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
24		SANC 65152R1 PME-9 PD MTG GEAR S&C	$13,078.00	$313,872.00
		651552R1 (PME-9) 15 KV DEADFRONT 15KV		
		AIR INSULATED PAD MOUNTED SWITCHGEAR		
		WITH (2) 600AMP SWITCHED WAYS AND (2)		
		200AMP FUSED WAYS FOR SME-20 FUSING		
12		65162R1 PME-11 PD MTG GEAR S&C	$14,196.00	$170,352.00
		651552R1 (PME-11) 15 KV DEADFRONT 15KV		
		AIR INSULATED PAD MOUNTED SWITCHGEAR		
		WITH (3) 600AMP SWITCHED WAYS AND (1)		
		200AMP FUSED WAYS FOR SME-20 FUSING		
2		SANC 65242R1 SWITHGEAR, PDMT DEADFRONT	$14,720.00	$29,440.00
		MODEL 10 15KV 95KV BIL 4 SWITCH CABINET		
		SMU-20 FUSING		
38		CONC FC-74-76-20-6264 FIBERCRETE BOX	$955.00	$36,290.00
180		SANC 3093 FUSE END FITTINGS SMU-20	$225.00	$40,500.00
72		FUSE UNIT SMU-20 STANDARD SPEED 14.4KV	$125.00	$9,000.00
18		FUSE UNIT SMU-20 STANDARD SPEED 14.4KV125E	$130.00	$2,340.00
		NORTRIDGE PLAT E,INNOVATION POINT 3		
		HOLBROOK FARMS OFFSITE, MICRON LINE EXT,		
		ASHTON SUBSTATION LINE EXT, MAIN STREET,		
		PRIMARY CHILDRENS HOSPITAL		
				$601,794.00

Justification:	Price Determination	
SEE ATT. LETTER	Verbal Quote	
	Informal Bid	
	Written Bid	*
	State Bid	
	Other	

Inventory

Quotation

irby
A Sonepar Company

STUART C IRBY BR 1093 SALT LAKE CITY
C/O CODALE
5225 WEST 2400 SOUTH ENGLAND ST
SALT LAKE CITY UT 84120-0000

QUOTE DATE	ORDER NUMBER
09/01/20	S012064275
REMIT TO:	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	S&C SWITCHES		Gregory J McPhie

INSIDE SALESPERSON		REQD DATE	FRGHT ALLWD	SHIP VIA
John Grace		09/01/20	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
			********* Shipping Instructions *********		
			* KENNY 385-201-2612 OFC	*	
			* 801-655-3042 MBL	*	
			**********		
24EA		1	*SANC 65152R1 PME-9 PD MTG GEAR S&C 65152R1 (PME-9) 15KV DEADFRONT 15KV AIR INSULATED PAD MOUNTED SWITCHGEAR WITH (2) 600AMP SWITCHED WAYS AND (2) 200AMP FUSED WAYS FOR SME-20 FUSING	13078.000EA	313872.00
12EA		2	MISC. BID ITEM (PRICING PER EA) S&C 65162R1 (PME-11) 15KV DEAD FRONT AIR INSULATED PAD MOUNTED SWITCHGEAR WITH (3) 600AMP SWITCHED WAYS AND (1) 200AMP FUSED WAY FOR SME-20 FUSING	14196.000EA	170352.00
2EA		3	*SANC 65242R1 SWITCHGEAR, PDMI, DEADFRONT, MODEL 10 15KV, 95KV BIL, 4 SWITCH CABINET, SMU-20	14720.000EA	29440.00
38EA		4	*CONC FC-74-76-20-6264 FIBERCRETE BOX PAD WITH 62"X64" OPENING	955.000EA	36290.00
180EA		5	*SANC 3093 FUSE END FITTING SMU-20 INCLUDES SILENCER	225.000EA	40500.00
18EA		6	+SANC 612040 FUSE UNIT SMU-20 40E STANDARD SPEED 14.4KV	125.000EA	2250.00
18EA		7	+SANC 612030 FUSE UNIT SMU-20 30E STANDARD SPEED 14.4KV	125.000EA	2250.00
18EA		8	+SANC 612125 FUSE UNIT SMU-20 125E STANDARD SPEED 14.4KV	130.000EA	2340.00
***	Continued	on	Next Page ***		

** Reprint ** Reprint ** Reprint **

Quotation

irby
A Sonepar Company

STUART C IRBY BR 1093 SALT LAKE CITY
C/O CODALE
5225 WEST 2400 SOUTH ENGLAND ST
SALT LAKE CITY UT 84120-0000

QUOTE DATE	ORDER NUMBER
09/01/20	8012064275
REMIT TO:	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	S&C SWITCHES		Gregory J McPhie

INSIDE SALESPERSON		REQD DATE	FRGHT ALLWD	SHIP VIA
John Grace		09/01/20	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Ucm	Ext.Amt
18EA		9	+SANC 612065 FUSE UNIT SMU-20 65E STANDARD SPEED 14.4KV	125.000EA	2250.00
18EA		10	+SANC 612020 FUSE UNIT SMU-20 20E STANDARD SPEED 14.4KV	125.000EA	2250.00

* 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

For Terms and Conditions, Please See our website.

Subtotal	601794.00
S&H CHGS	0.00
Sales Tax	0.00
TOTAL	601794.00

** Reprint ** Reprint ** Reprint **

LEHI CITY
POWER DEPARTMENT

9/01/2020

To: Jason Walker
Cc: Dean Lundell
From: Joel Eves
Re: PME-9 & PME-11,PME-10 PME-12, VISTA MODEL 550 Switch Gear

We have an immediate need for the PME-9 & PME-11& PME-10 & PME-12 Dead Front (S & C #65152R1 and S & C #65162R1 S & C #65242R1 S & C #65172R1) VISTA MODEL 550 #935502R1-P6-S144 Switch gears for work on Commercial & Residential projects currently underway in the city.

We would like to continue purchasing these switch gears from Codale/Stuart C. Irby Co. based on the following reasons:

- Currently they are the only vendor that carries these switches in stock.
- The fuse holders needed for these switches are already stocked in our warehouse.
- We have put the switches out to bid in the past and Codale/Stuart C. Irby has always been awarded the bid.
- 70-80% of switches on our system are S & C.
- To keep our system standardized.
- Ensure safety of lineman working on switches.
- Our Lineman stock only this type of fuse holder on our service trucks.

While there may be other companies who could possibly provide these switches. At the present time Codale/Stuart C. Irby is the only company we can purchase these switches from and receive them in a timely manner.

Sincerely,

Joel Eves
Lehi City Corporation
Power Department Director

Post Office Box 1819
Jackson, Mississippi 39215-1819
601-969-1811 Phone
irby.com

August 1, 2020

Dear Valued Customer:

In March 2020, Sonepar announced Irby will assume responsibility for Sonepar USA's utility business (excluding California), all of which will go to market under the Irby brand effective September 1, 2020. This change includes the utility and outside plant (telecom) businesses of Codale Electric.

Uniting the US utility business allows for increased alignment and ability to service new and existing customers. Combining forces better positions us to have significant positive impacts for our customers, vendors, associates and shareholders.

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- Service Motto: "Customers. First. Always. *Since 1926*".
- 65 locations in 25 states
- $1.3 billion dollar company in 2019
- A Sonepar Operating Company - part of the world's largest Electrical Distributor

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Irby
P.O. Box 843959
Dallas, TX 75284-3959

Important Contact Information

To ensure ease of doing business with us, please take a minute to record these important Irby Accounts Receivable and Credit contacts in your records.

Credit	credit@irby.com accountsetup@irby.com
Candice Martin Pannell Utility Credit Manager Phone: 601-985-3526 Email: cmmartin@irby.com	**Thomas Box** Director of Credit Phone: 601-317-8665 Email: box@irby.com

To aid in this process we ask that you follow the instructions on page 2 to set up your Irby account.

Best Regards,

Joe LeNoir
President – Irby Utility

Post Office Box 1819
Jackson, Mississippi 39215-1819
601-969-1811 Phone
irby.com

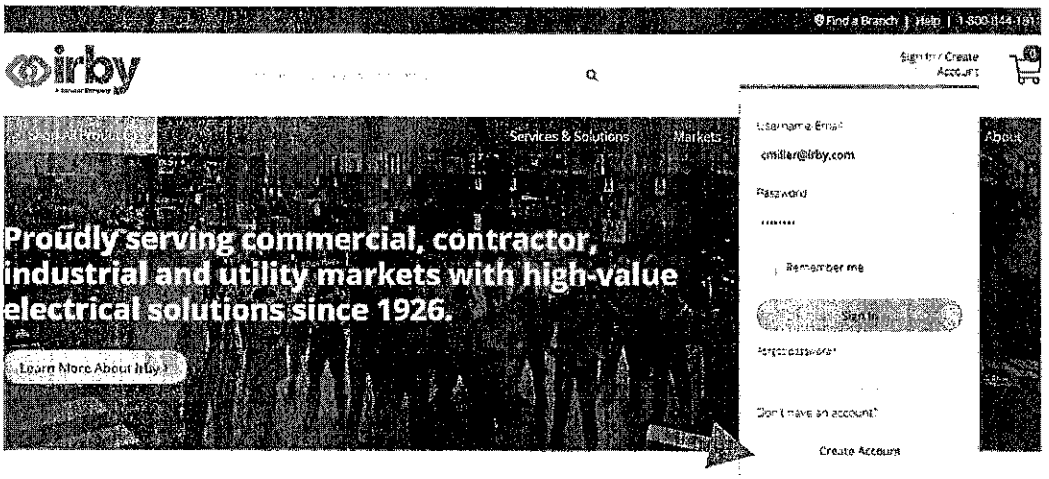
Follow these three easy steps to setup a credit account.

1. **Download** the Irby Co. Credit Application (168 kb PDF)
2. **Print** and complete the form.
3. **Send** us the application. You are welcome to email the final signed application to accountsetup@irby.com and then please mail the original to the corporate address at:

Irby
Attn: Credit Department
PO Box 1819
Jackson, MS 39215

If you have any comments or questions, please call our Credit Department at 601-985-3509. Support hours of operation are 6am - 6pm CST Monday through Friday.

To register for your new online account with Irby, simply follow this link to https://www.irby.com/register to register for your account or from the home page select "Create Account".



City Council Agenda Item Report

Meeting Date: September 8, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section:

Subject:
Consideration of Resolution #2020-57, approving the Lehi City Civic Center Master Plan.
Petitioner: Lehi City

Suggested Action:

Attachments:
Res 2020-57.docx

Lehi City Master Plan - Programming Packet - 7_15_20 - FINAL.pdf

LEHI CITY

RESOLUTION NO. 2020-57

A RESOLUTION ADOPTING THE 2020 LEHI CITY CIVIC CENTER MASTER PLAN.

WHEREAS, The Lehi City contracted with Curtis Minor Architecture to complete a Civic Center Master Plan in December 2019; and

WHEREAS, the master plan is essential due to the past, current and anticipated growth in proving facilities to adequately serve the community needs now and in the future twenty plus years.

THEREFORE, BE IT RESOLVED by the City Council of Lehi City that the attached Plan is hereby adopted.

Approved and Adopted by the City Council of Lehi City this 8th day of September, 2020.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder



LEHI CITY MASTER PLAN



Contents

Project Overview	3
Site Boundary Identification	4
Site Design	12
City Building Facilities & Department Summary	17
Style Guide	21
Exterior Design	26
Design Concepts and Campus Plan Concepts	53
Budget	71
Strategic Public Involvement	73
Schedule of Implementation	76
Appendix	77



Lehi Master Plan - Project Overview

Curtis Miner Architecture worked closely with Lehi City and was tasked with updating the Lehi Master plan. This document contains months of research, collaboration, location of the applicable master plan, summary of city building facilities, exterior design, budget, department/building analysis, design and campus plan concepts, building and site design, strategic public involvement, schedule of implementation, and an appendix of research data. PCI provided the cost estimate, and Blu line designs designed the site.

Lehi City's vision for the city campus includes the following elements:

- Revitalize historic downtown Lehi by providing a clear vision for the city campus and its influence on future downtown development. This will be a major investment by the City intended to enhance the quality of life for residents and strengthen businesses in the area.

- Begin the project with the end in mind.

- Enhance the pedestrian experience and walkability of downtown by potentially closing some streets and increasing sidewalk and pathway connectivity throughout the downtown campus.

- Design with a consistent theme so the campus feels cohesive and reflects the character of historic Lehi City and recent growth areas.

- Focus the project on the civic campus with limited impact to adjacent commercial and residential areas.

- Understand importance of phasing and timing of the project to allow the city to realize costs and budget appropriately.

The master plan is essential due to the past, current and anticipated growth in providing facilities to adequately serve the community needs now and in the future twenty plus years.



Site Boundary Identification

This project will focus on the redevelopment of the historic downtown area of Lehi City, where the city government has generally operated for the last 170 years. The City is committed to making a long-term investment in the area generally between 200 North and 100 South, and from 150 West to 200 East, which represents approximately eight square blocks of the city. A large public plaza will be the focal point of the new Civic Campus, which will include the new City Hall & temporary Library, a future Library / Arts building, existing Legacy Recreation Center, newly completed Police Station with future Courts addition, and a rebuilt Fire Station. This master plan is intended to provide the City with the facilities and resources necessary to serve the current and future residents and businesses in order to continue providing a great quality of life in the future.

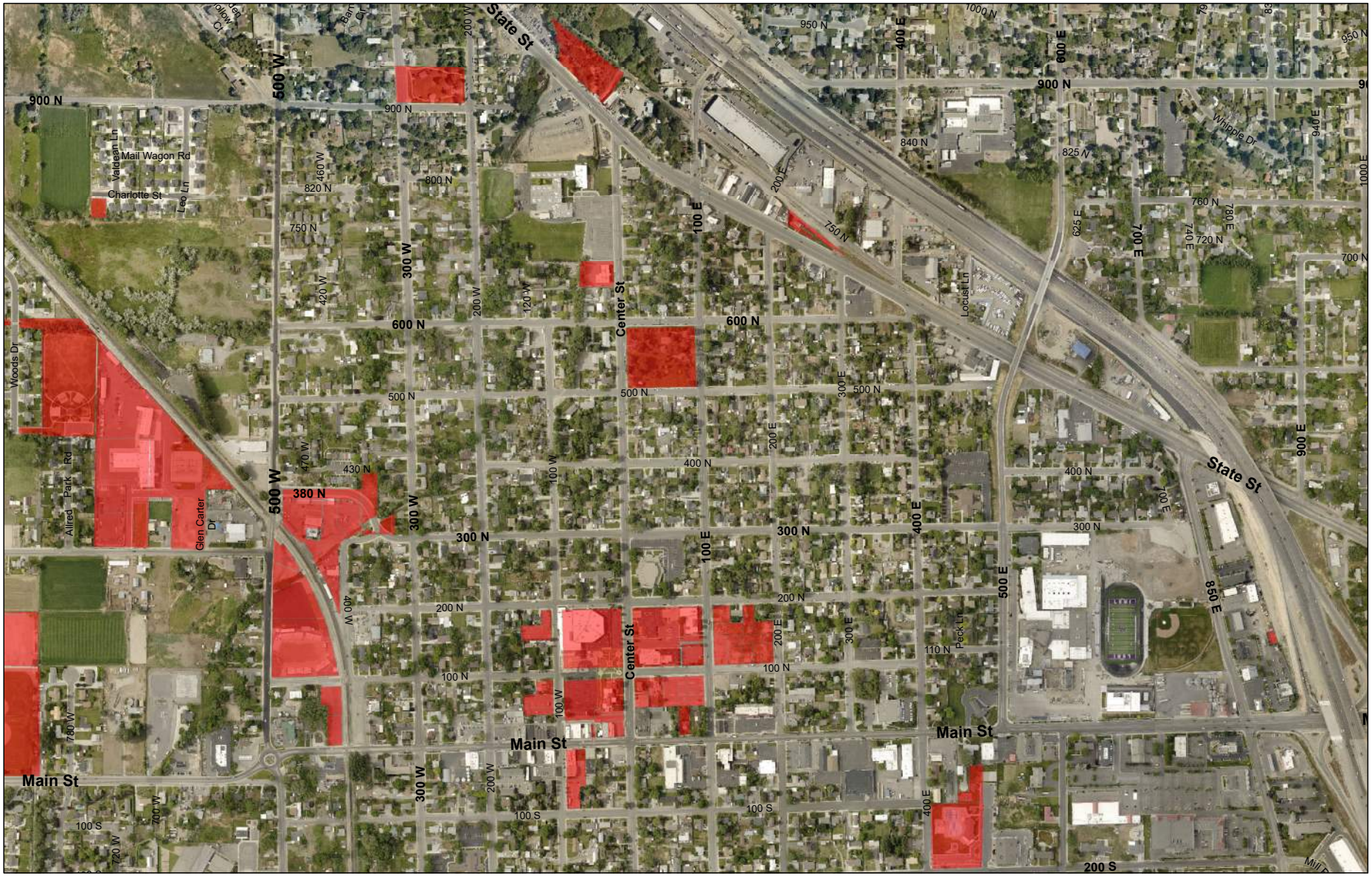
Lehi City has grown significantly over the last 20 years, and is expected to continue the pattern of growth in the future. In the year 2000, there were an estimated 19,000 residents. Since then the City has grown to over 70,000. By the year 2050, nearly 125,000 people are expected to call Lehi City home. Arial photos of the City over the last 20 years have captured that growth, where tech commercial office buildings, restaurants, retail, and housing have filled in large areas. Much of the commercial growth has occurred along the I-15 corridor, with most residential development taking place on the west side and north-east areas of the City.



SITE PLAN BOUNDARY



SITE PLAN BOUNDARY



LAND OWNED BY LEHI CITY



GROWTH OF LEHI CITY - 1993

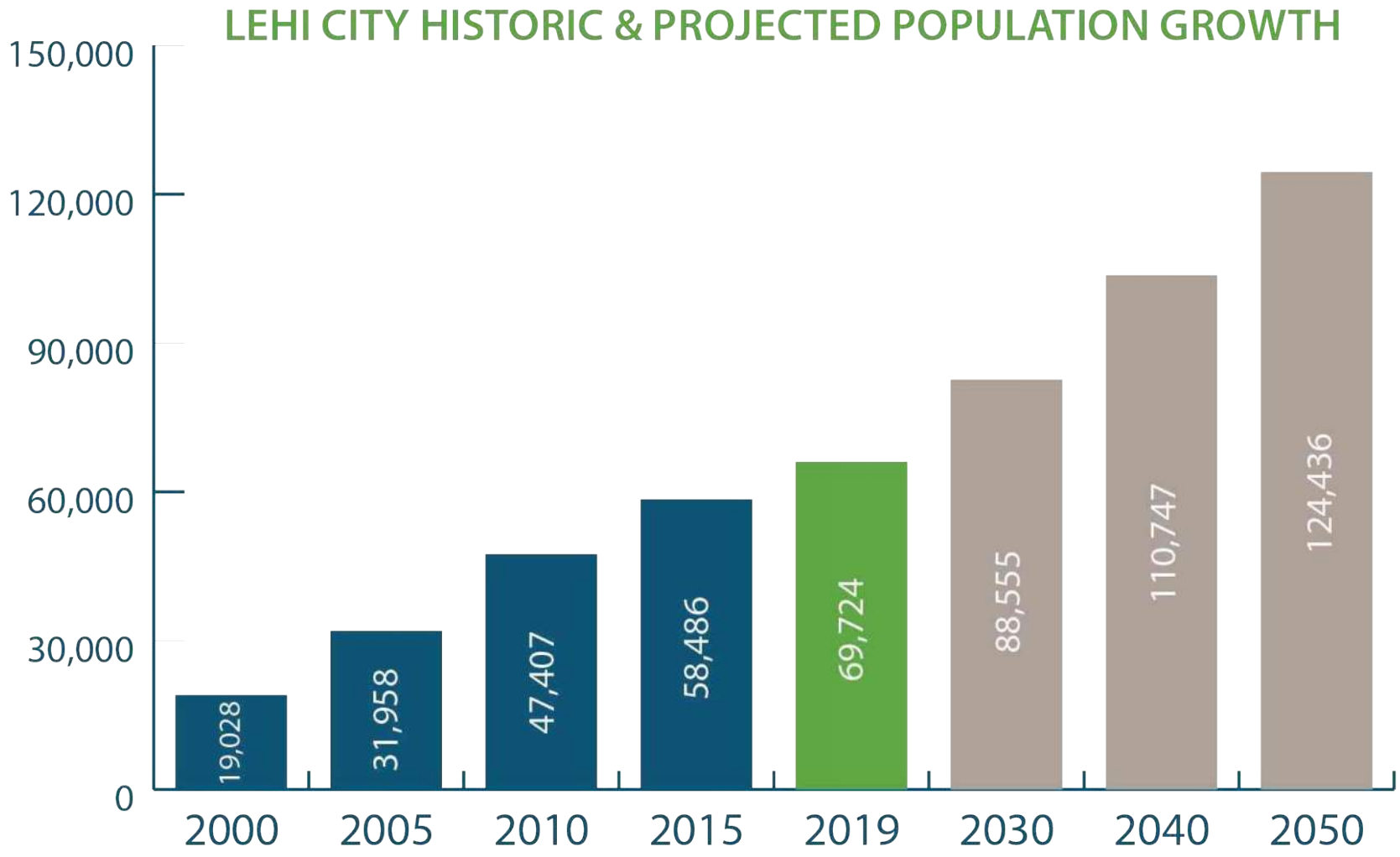


GROWTH OF LEHI CITY - 2005



GROWTH OF LEHI CITY - 2020

LEHI CITY POPULATION, 2000 - 2050



Source: U.S. Census Bureau; Mountainland Association of Governments

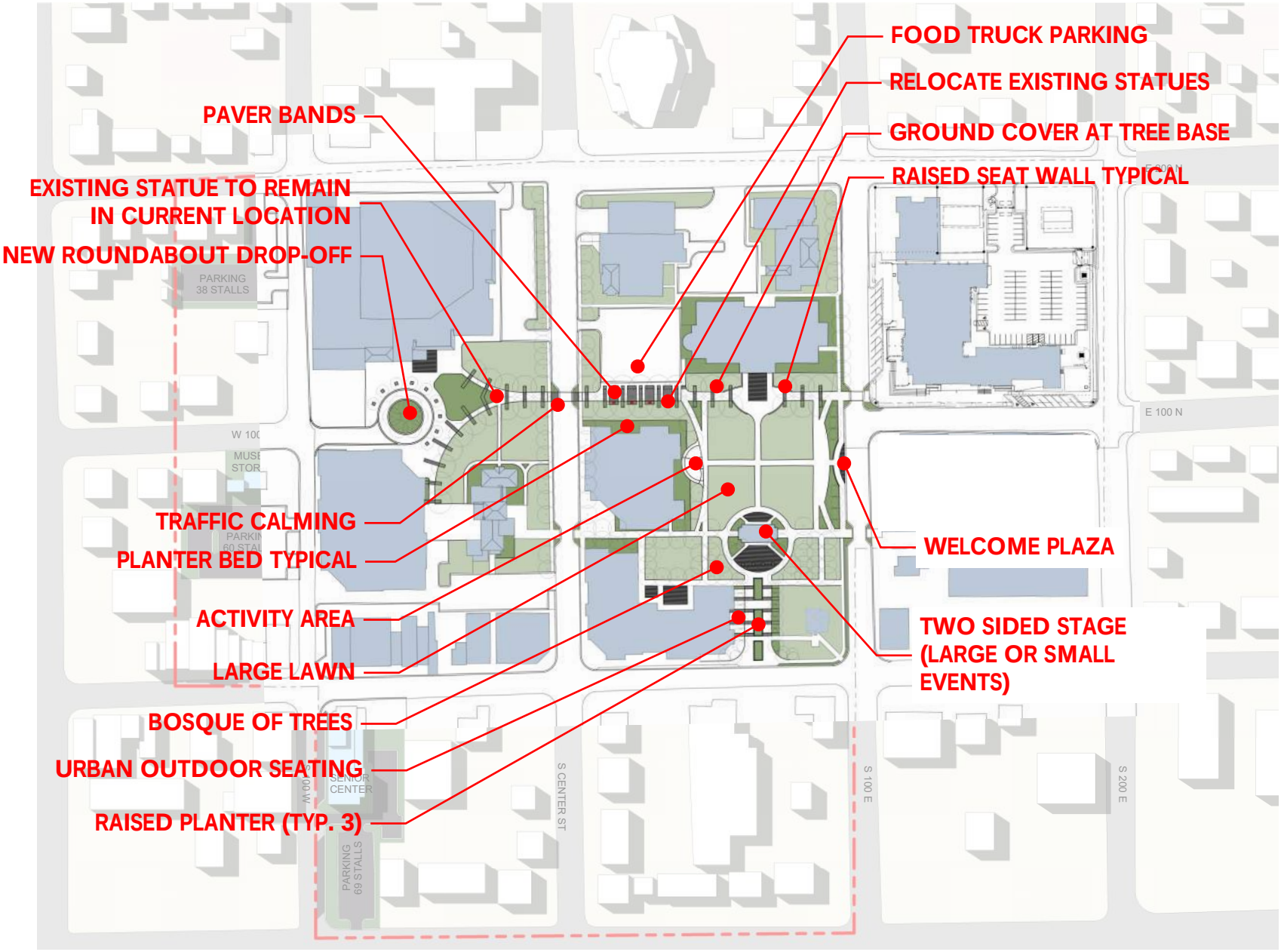


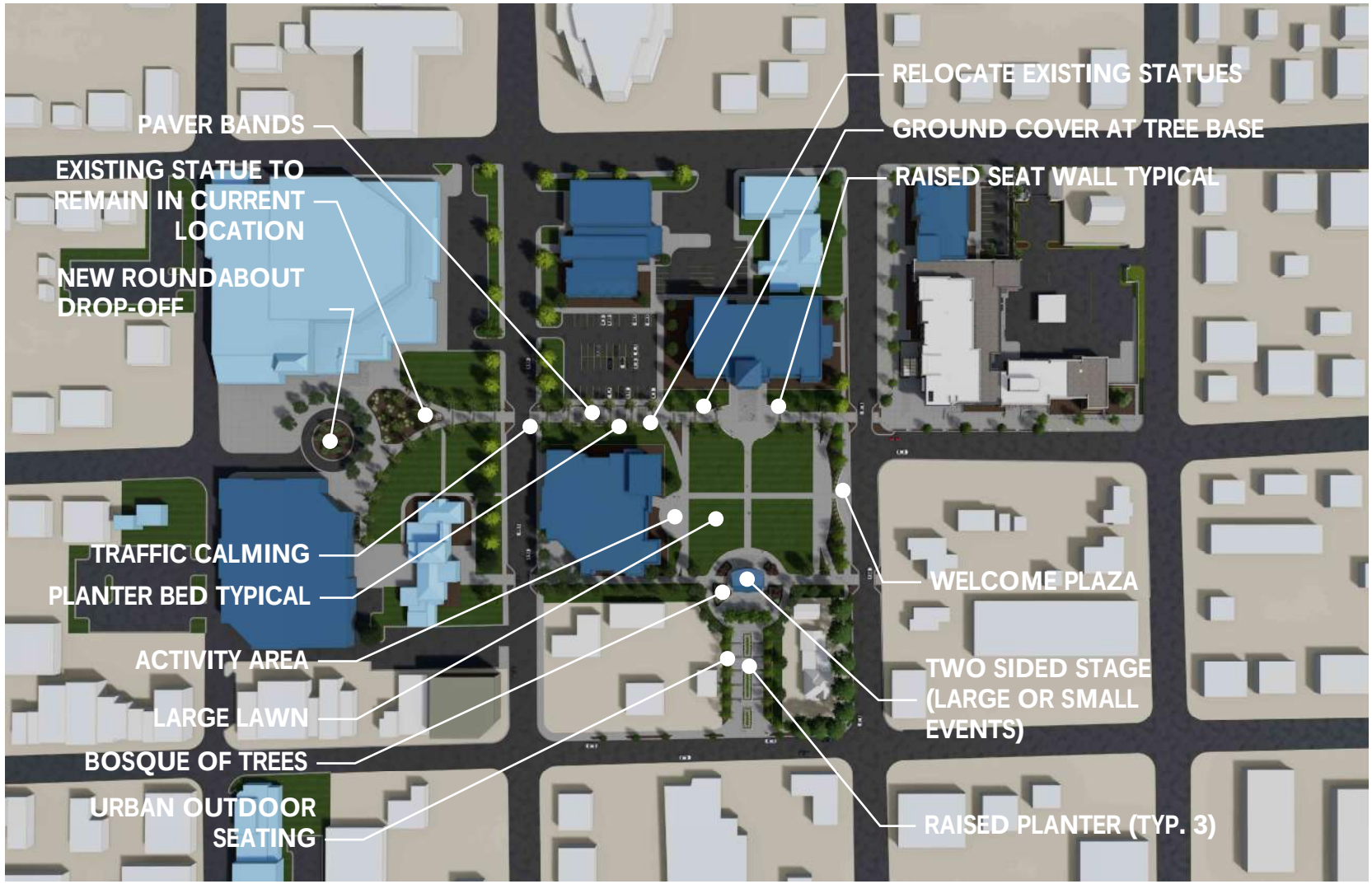
Lehi Master Plan - Site Design Summary

The site design was a result of several sessions of collaboration with Lehi City, Blu Line Design and Curtis Miner Architecture. Public space was a critical design component that arose from these sessions of collaboration. Connection across the civic campus from the Public Safety to the Legacy Center, and from Main Street to City Hall were important.

The public space consists of the following:

i. Plaza for the community – large lawn
ii. Stage – two sided (large or small events)
iii. Raised Seating areas
iv. Drivable pavers
v. Relocated statues – garden statue walk
vi. Existing obelisk statue to remain in current location
vii. Connection to Main Street
viii. Raised planters
ix. Alley statue walk
x. Food truck area
xi. Urban outdoor seating
xii. Bosque of trees
xiii. Activity area
xiv. Planter beds
xv. Traffic calming
xvi. New roundabout drop-off
xvii. Paver bands
xviii. Ground cover at tree bases
xix. Welcome plaza


FOOD TRUCK PARKING
RELOCATE EXISTING STATUES
PAVER BANDS
GROUND COVER AT TREE BASE
RAISED SEAT WALL TYPICAL
EXISTING STATUE TO REMAIN IN CURRENT LOCATION
NEW ROUNDABOUT DROP-OFF
TRAFFIC CALMING
PLANTER BED TYPICAL
WELCOME PLAZA
ACTIVITY AREA
TWO SIDED STAGE (LARGE OR SMALL EVENTS)
LARGE LAWN
BOSQUE OF TREES
URBAN OUTDOOR SEATING
RAISED PLANTER (TYP. 3)
PARKING 38 STALLS
E 100 N
S CENTER ST
S 100 E
S 200 E
SENIOR CENTER
PARKING 69 STALLS


PAVER BANDS
EXISTING STATUE TO REMAIN IN CURRENT LOCATION
NEW ROUNDABOUT DROP-OFF
TRAFFIC CALMING
PLANTER BED TYPICAL
ACTIVITY AREA
LARGE LAWN
BOSQUE OF TREES
URBAN OUTDOOR SEATING
RELOCATE EXISTING STATUES
GROUND COVER AT TREE BASE
RAISED SEAT WALL TYPICAL
WELCOME PLAZA
TWO SIDED STAGE (LARGE OR SMALL EVENTS)
RAISED PLANTER (TYP. 3)



VIEW LOOKING NORTH WEST



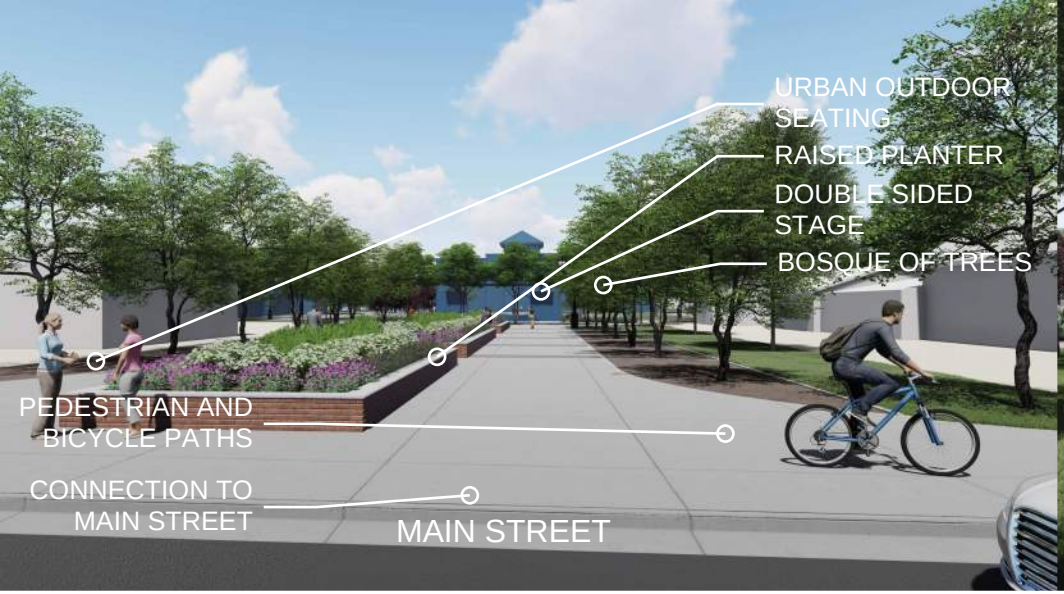
VIEW LOOKING WEST



VIEW LOOKING SOUTH TOWARD STAGE



VIEW LOOKING SOUTH WEST



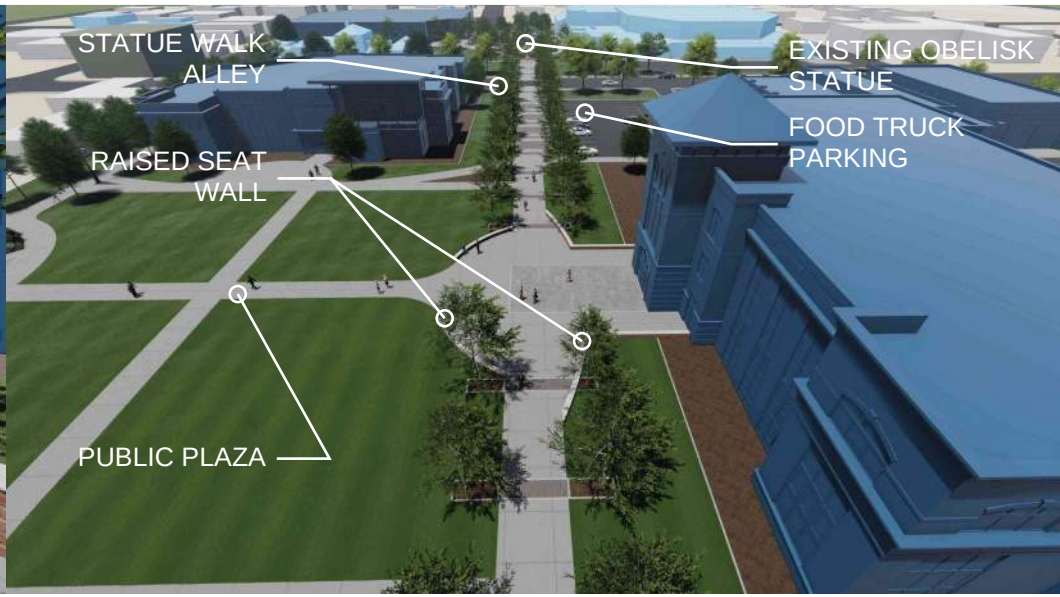
VIEW LOOKING NORTH TOWARD CITY HALL



VIEW LOOKING NORTH WEST



VIEW LOOKING WEST



VIEW LOOKING WEST



City Building Facilities & Department Summary

Understanding how the City is currently using the existing city owned building areas available was the beginning point of analysis for the design team. From there, 14 interviews were conducted with the Managers and Directors of nearly all City departments in order to gather and document that information. Those interviews can be found in the Appendix at the back of this document.

Generally the design team found that the City departments have utilized all their existing available 214,000 s.f., and that an additional 113,000 s.f. is required for the City to continue serving the residents and businesses in the city. Currently the City has 219 employees working within the project boundary, but is expecting to have over 350 by 2060. This section contains a summary of those findings.

Curtis Miner Architecture has interviewed the following departments as well as gathered information on the building square footages, staffing projections, and parking structure needs

a. Archive Building - Historical Society
b. Arts Building
c. City Hall
    i. Office of the City Administrator
    ii. Community Development
    iii. Economic Development
    iv. Engineering
    v. Finance
    vi. Information Center
    vii. Legal Services
    viii. Council Chambers
d. Justice Court/Station 81
e. Legacy Center
    i. Senior Center
f. Library
g. Literacy Center
    i. Recreation Office
h. Museum
i. Potential future parking structures
j. Train Depot
k. Square footage of buildings
l. Staff projections

Lehi City Building Areas

Building	Current s.f	Future S.F. (2040)
Arts	5,805	17,300
City Hall *	22,896	65,000
Legacy Center	98,092	103,000
Senior Center	5,000	11,000
Library *	18,587	25,700
Literacy Center	6,471	6,471
Museum	22,700	22,700
Station 81	10,438	17,000
Police Station	18,000	44,000
Courts	6,000	11,300
	213,989 s.f.	323,471 s.f.

*** SEE PHASING PLAN FOR COMBINED CITY HALL/LIBRARY USE DURING PHASES**

Lehi City - Employee Summary

Department	Current Employees (2020)		Future Employees (2060)	
	Full Time	Part Time	Full Time	Part Time
Administration	20	0	40	0
Courts	4	3	8	6
Economic Development	1	0	6	0
Engineering	6	0	12	0
Finance	9	0	13	0
Fire Dept.	62	10	98	20
Information Technology	4	0	10	0
Information Center	5	4	12	25
Legal Services	3	4	13	0
Library	10	30	12	40
Literacy Center	1	20	2	30
Planning	13	0	18	0
Recreation	2	8	2	8
	140	79	246	129
	Full Time	Part Time	Full Time	Part Time
	219		375	
	Total Employees (2020)		Total Employees (2060)	

BUILDING FACILITIES STAFFING SUMMARY



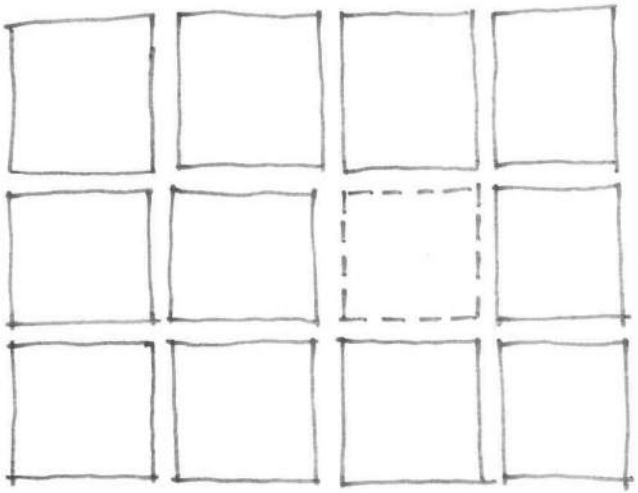
Architectural Style Guide

Two Distinct Building Types: Commercial Center, Primary Civic Building

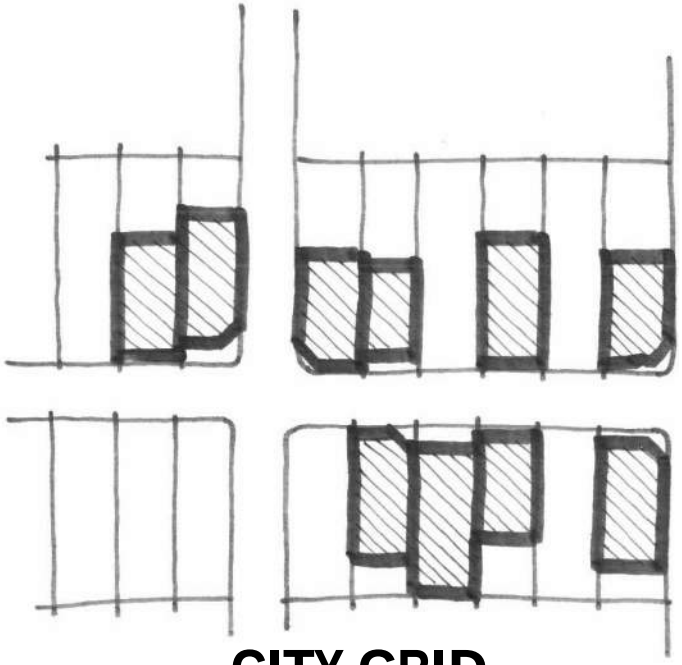
Commercial Center Development Pattern

When Lehi and other Utah communities were platted during the late 1800s, they were organized into regular blocks and aligned with a north and south street system forming a grid. Blocks in the center of the community were reserved for common religious and civic functions, and other blocks in the city were divided into lots to be used for family homes and gardens. Lots were narrow along one street front – often less than 66 feet wide – and ran halfway through the block the other direction – often 200 feet deep or more. Large-scale farming typically happened on the perimeter of the community.

Often, a street or group of streets emerged as the commercial center of the community based on their central location, connection to roads from other communities, and other factors. Due to lot configurations, commercial buildings built along these streets tended to be narrow against the street and ran deep into the center of the block. As each building was designed then constructed, the street front became an assembly of narrow, tall storefronts with unique characters and styles.



CITY GRID

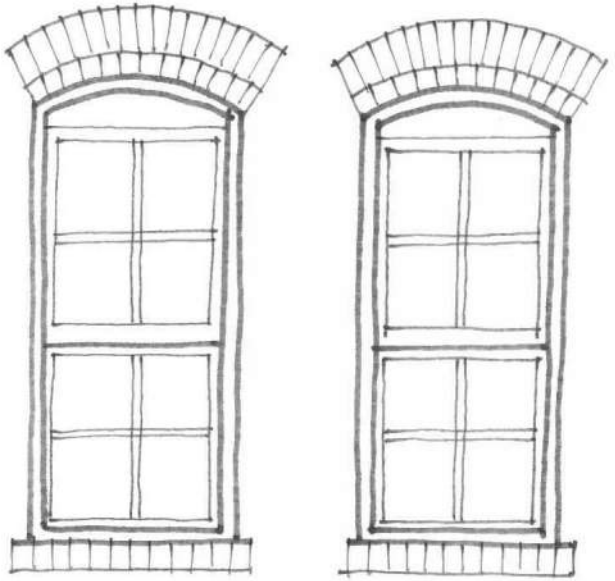


CITY GRID

Designs were based on available materials such as brick and wood and on construction technologies available at the time. Included in these buildings were tall, narrow windows (due to span limitations of multi-wythe brick construction) often arranged in combinations of two or three windows. Buildings also exhibited ornate brick and wood detailing, particularly around window and door openings, and at the top of the street-facing façades. The sides and rear of these buildings were usually utilitarian brick.

As individual lots were developed by their owners, the unique architectural preferences of their owners and designers, the function and purpose of each building, and the general economic situation of the community and the individual owner created a rich texture of buildings.

As early buildings were replaced or as undeveloped lots were developed, that texture and variety increased over time. And because new materials and construction technologies were constantly emerging, the building facades that made up the commercial street front grew to be a complex, magnificent collection of facades from different eras.

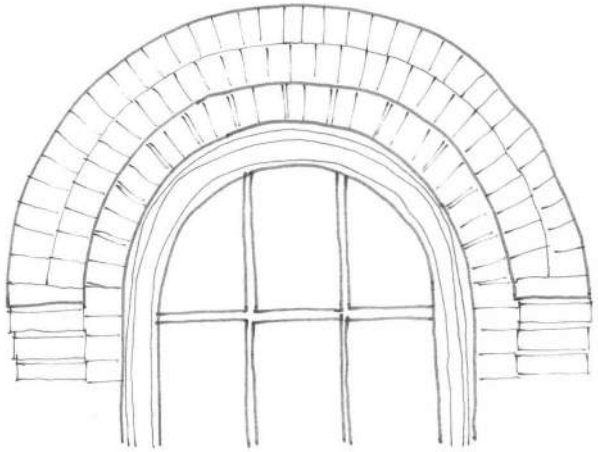


TALL NARROW WINDOWS

During the mid-1900s, it became common practice to install new veneers of contemporary building materials over the original, decaying brick facades. Although these new facades were of questionable architectural value, they often served to preserve the underlying original brick construction making restoration of some original building facades a possibility.

Presumably to gain greater access to the public, commercial building facades facing the public street were almost always positioned at or near the back of the sidewalk. If the purpose of the ground level was to invite the public to enter a shop or other business, these ground level facades were made as open as the current construction technology allowed. The upper floors, usually reserved for office space or similar uses, incorporated tall, narrow windows in a variety of combinations often with lavish ornamentation in either the window frame or in the brick surrounding the window, or both.

Whether intentional or otherwise, the implied horizontal lines of windows, brick banding at floor levels, the building cornice, or other building features often aligned (or nearly aligned) with adjacent building facades – particularly those of the same era. This served to create a collection of inter-related facades that had both variety and unity. Additionally, each individual building was based on very similar tall, narrow proportions that grew out of construction capabilities of the day. These and other factors are some of the reasons such street fronts tend to be so pleasing.



ORNATE BRICK/WOOD DETAILING



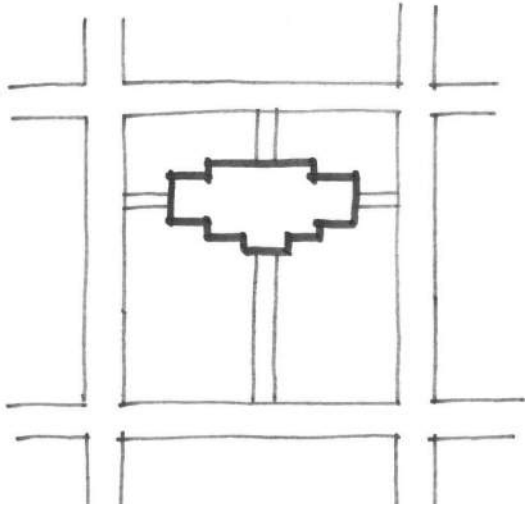
TALL STOREFRONTS

Primary Civic Building Development Pattern

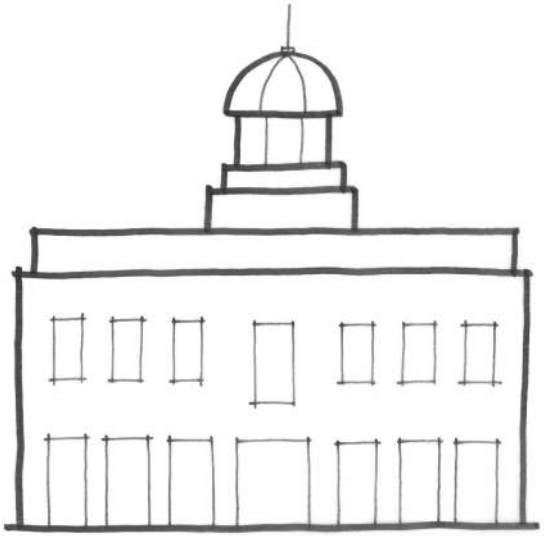
As noted previously, early Utah communities were arranged around central religious, social, and civic functions with entire blocks at the center of the city being dedicated to these purposes. These blocks were often occupied by a meetinghouse or tabernacle that served as both the religious and social center of the community. Civic buildings were often built adjacent to these religious / social buildings. Due to their prominent roles in the community and the importance early settlers placed on them, these buildings typically followed a different pattern than commercial storefront facades. They were usually designed as large monumental structures and placed at the center of the block either alone or in combination with other similar buildings.

These important religious and civic buildings were usually characterized by symmetrical or nearly symmetrical massing which was taller in the center (often focused on a central tower element) with the primary entry point being at the center of the primary façade. Windows and other openings were tall and narrow (based again on construction technology at the time) and were arranged in symmetrical pairs or combinations. Early examples of these buildings were simple and based on building materials available, but later examples were much more elaborate and were often designed to closely follow a specific architectural style. They always represented the best the community had to offer in terms of refinement and craft, and often incorporated into the design some reference to the unique character of that community.

The open grounds that typically surrounded these religious and civic buildings were an important part of their function. They underscored the importance and prominence of these structures, and they served as gathering spaces for the community for a variety of functions.



CIVIC BUILDING AT CENTER OF CITY BLOCK



SYMMETRICAL/CENTRAL TOWER FOCUS



Exterior Design

Information previously presented in this report is intended to establish the basis for development of the Lehi Civic Campus. Although adaptations will certainly be required as the plan is executed over time, it is the intent of Lehi City to protect and promote the historic nature and character of the downtown district as the basis for design and development of its Civic Campus.

Following is a series of conceptual renderings illustrating one possible configuration of the Lehi Civic Campus. Other arrangements are certainly possible, but care should be taken in any significant adjustments to remain true to the design intent of Lehi City presented previously.



VIEW LOOKING NORTH WEST



VIEW LOOKING NORTH EAST



VIEW LOOKING NORTH



VIEW LOOKING WEST



VIEW LOOKING SOUTH WEST



VIEW LOOKING NORTH ACROSS THE PUBLIC PLAZA



VIEW LOOKING NORTHWEST ACROSS THE PUBLIC PLAZA



VIEW LOOKING NORTHWEST



VIEW LOOKING NORTH



VIEW LOOKING NORTH



VIEW LOOKING WEST



VIEW LOOKING NORTH



VIEW LOOKING WEST



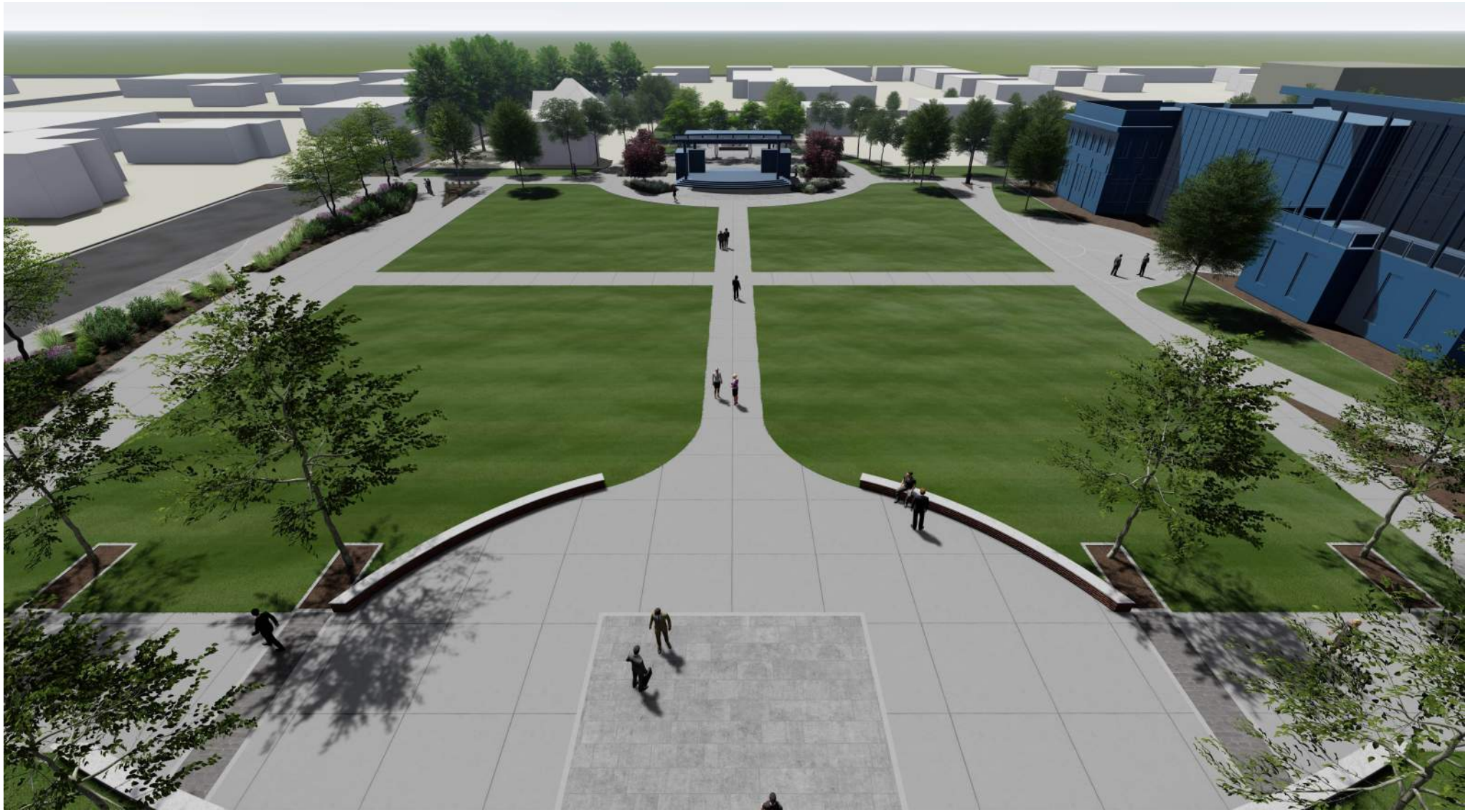
VIEW LOOKING NORTH FROM STAGE



VIEW LOOKING NORTHWEST



VIEW LOOKING SOUTHEAST



VIEW LOOKING SOUTH



VIEW LOOKING WEST DOWN STATUE ALLEY WALK



VIEW LOOKING WEST DOWN STATUE ALLEY WALK



VIEW LOOKING WEST TOWARD STATUE



VIEW LOOKING EAST



VIEW OF CITY HALL LOOKING NORTHWEST



CITY HALL



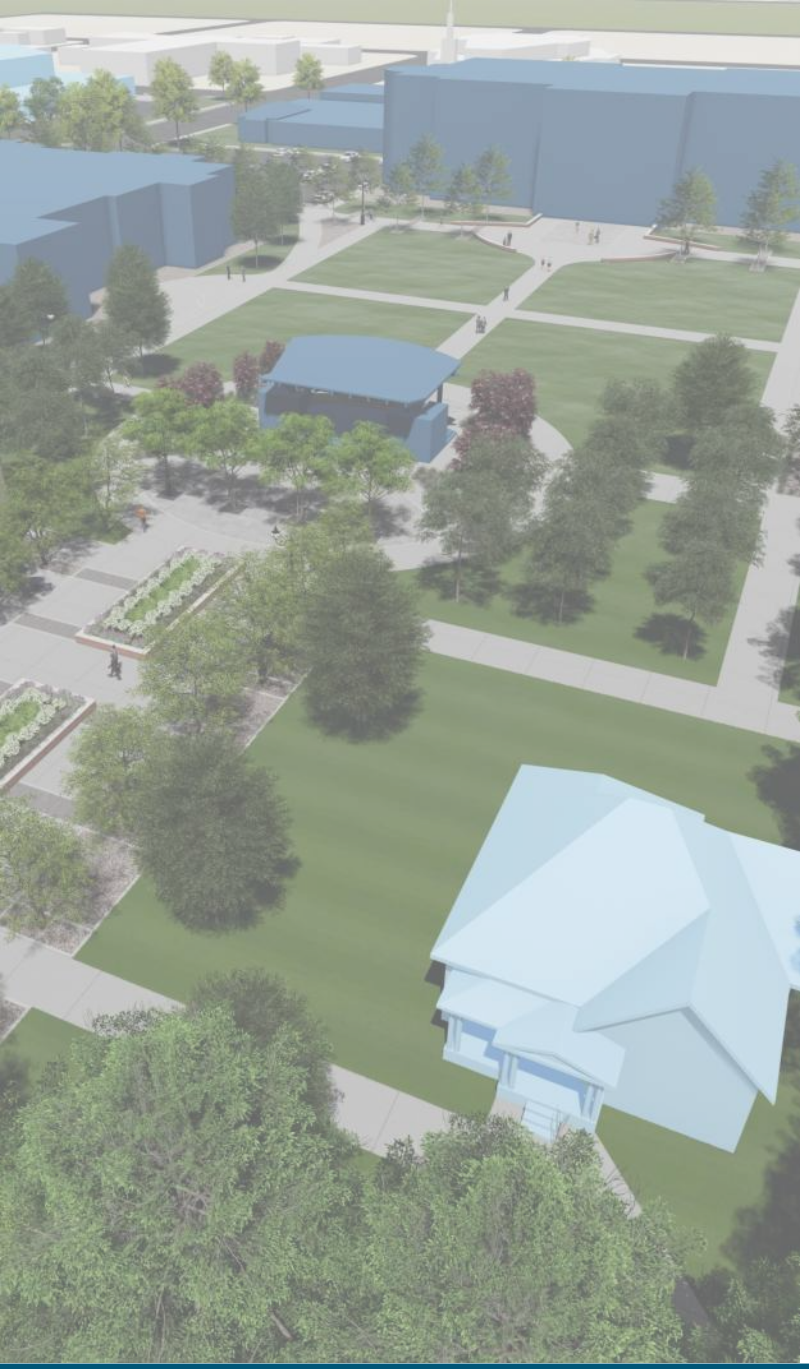
COURTS



LIBRARY | ARTS



FIRE STATION



Design Concepts and Campus Plan Concepts

The design concepts and campus plan concepts section include the following information; building massing, land-use plan, pedestrian and vehicular circulation plan, phasing plans, and parking analysis.

Building massing

The Buildings massing of the city hall will be three stories and house the library for several years. The courts which connects to the new public safety building will be two stories tall. The library/ Arts will eventually house the library functions as the city grows and will be two stories. The fire station 81 will be two stories with a one story of bays. The parking structure will be two to three levels depending on the parking needs when that project starts.

Land-use plan

This section shows the current land-use plan and the proposed land use plan. The city owned property in this master plan will be revised to the "PF" – Public Facilities zone.

Circulation and Connectivity paths

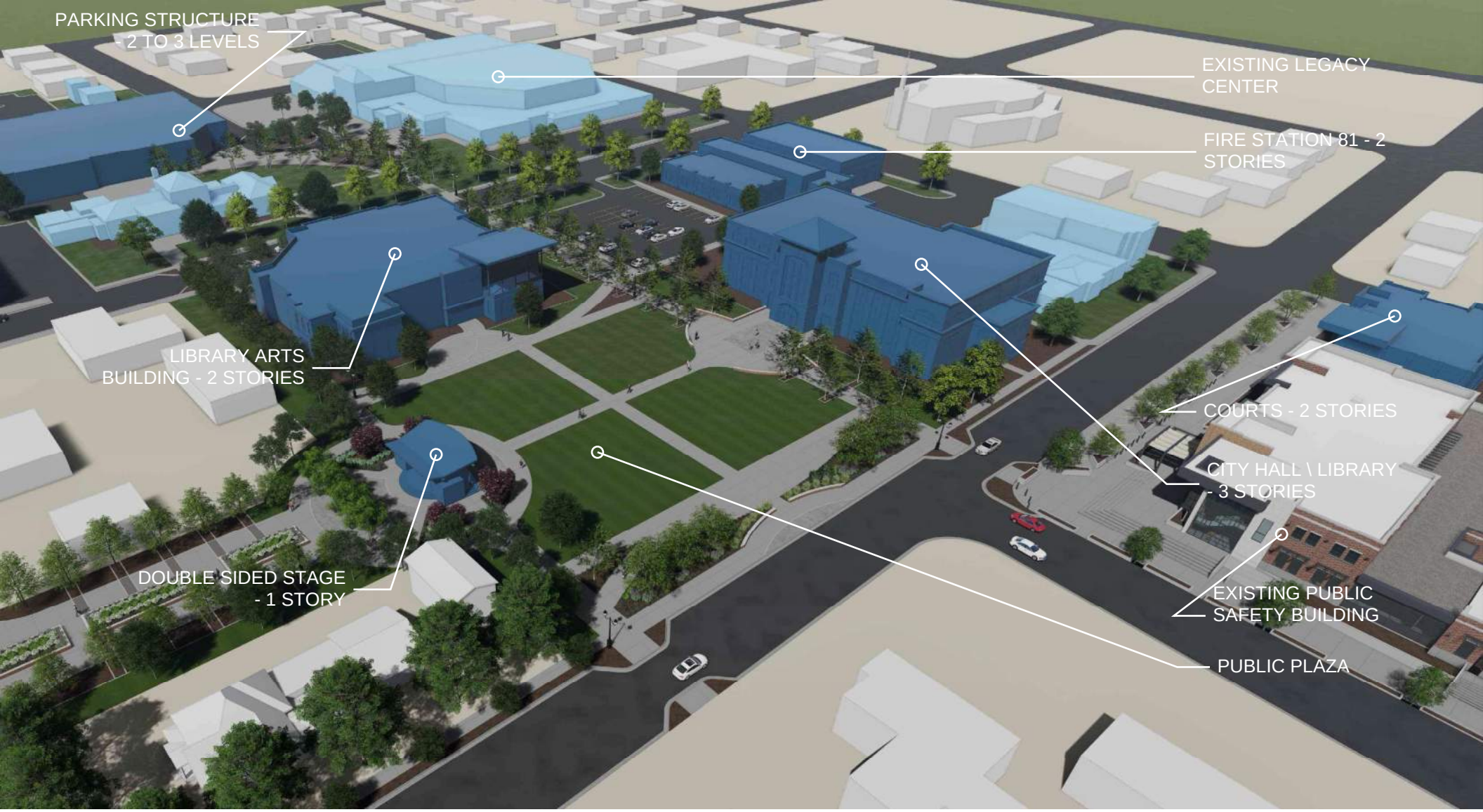
The circulation and connectivity paths are shown here and on previous site plans in this document. The bike boulevard and bike lane paths are labeled here and clear connectivity paths are visible with the sidewalks shown. Some essential connectivity paths are the connection from the public safety to the Legacy Center and the connection from Main Street to the public plaza and city hall.

Phasing plan

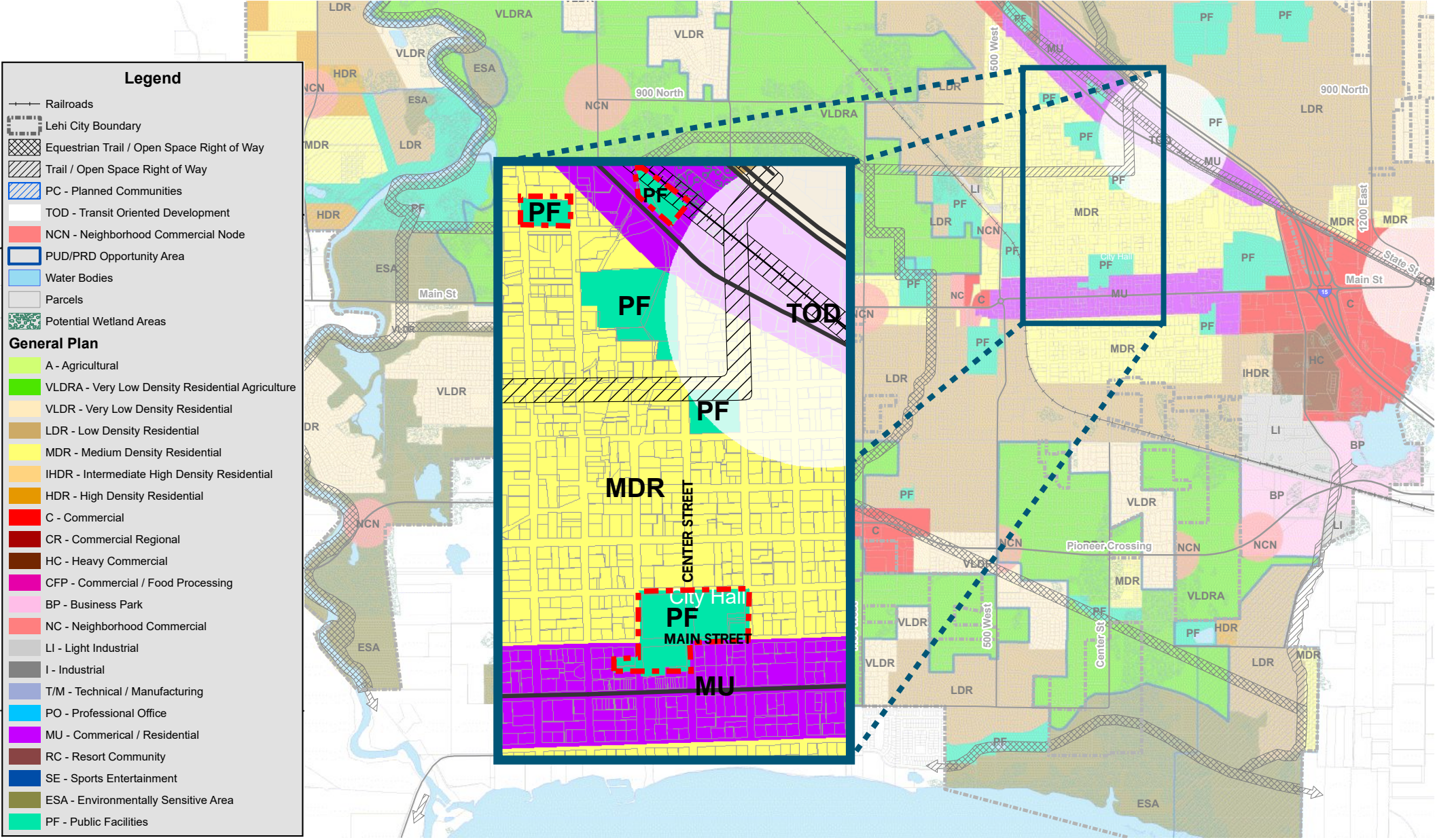
The phases shown are to be started over 20 plus years. Each phase may include demolition of existing structures, remodel of existing structures, new buildings, and new landscaping. The consecutive pages illustrate in more detail what occurs in each phase.

Parking Analysis

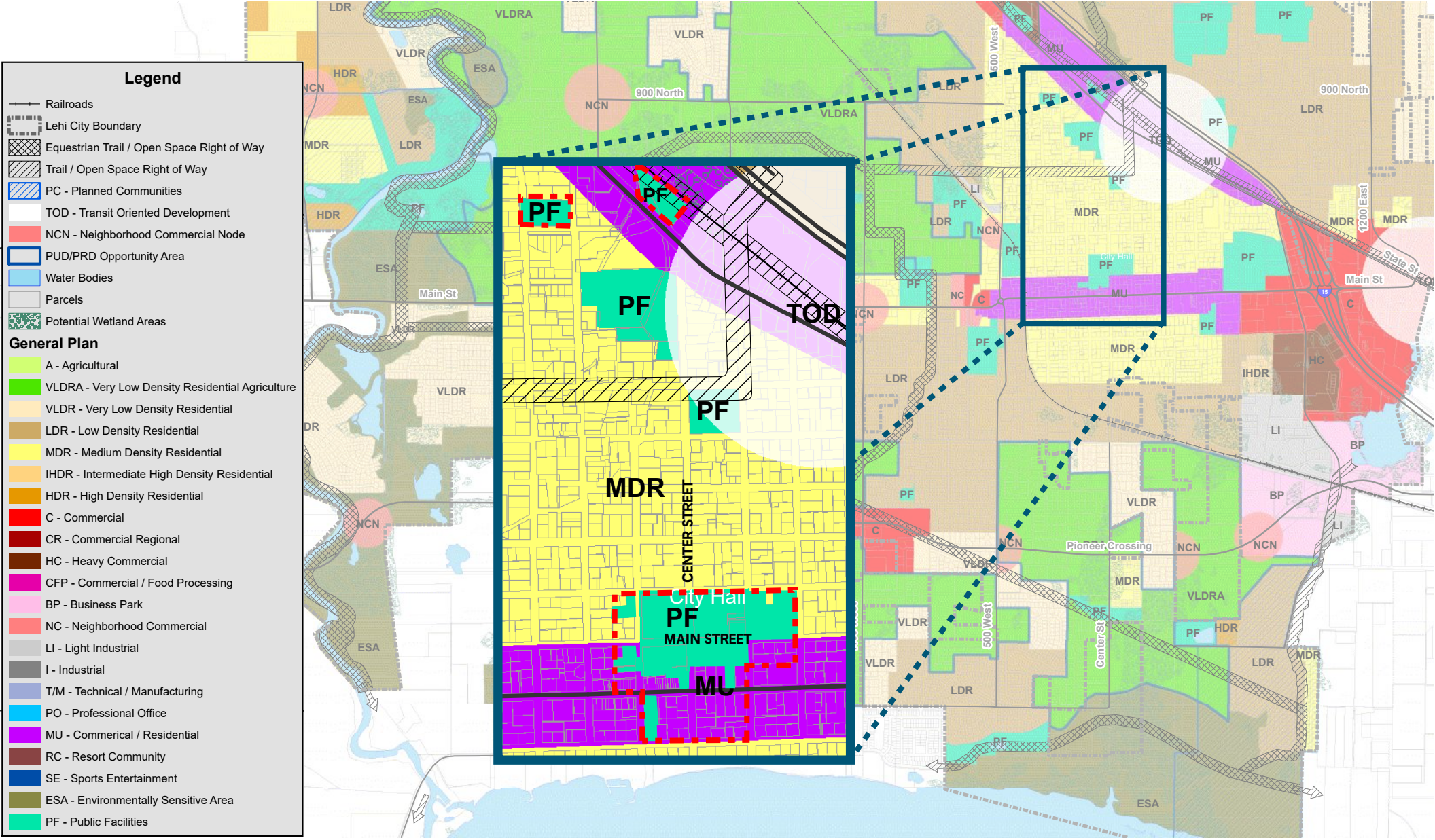
The parking analysis consists of the parking analysis performed by Lehi City, and code required parking stalls based on square footages of existing and new buildings. The Lehi City parking analysis analyzes the 24 parking lot areas in the studied boundaries and track usage from October to November in the morning and afternoon and tracks the peak use and lowest use. Two to three parking areas reached capacity while other areas average 40% usage. The code required parking stalls was used as the basis for parking structure additions to accommodate the city growth.



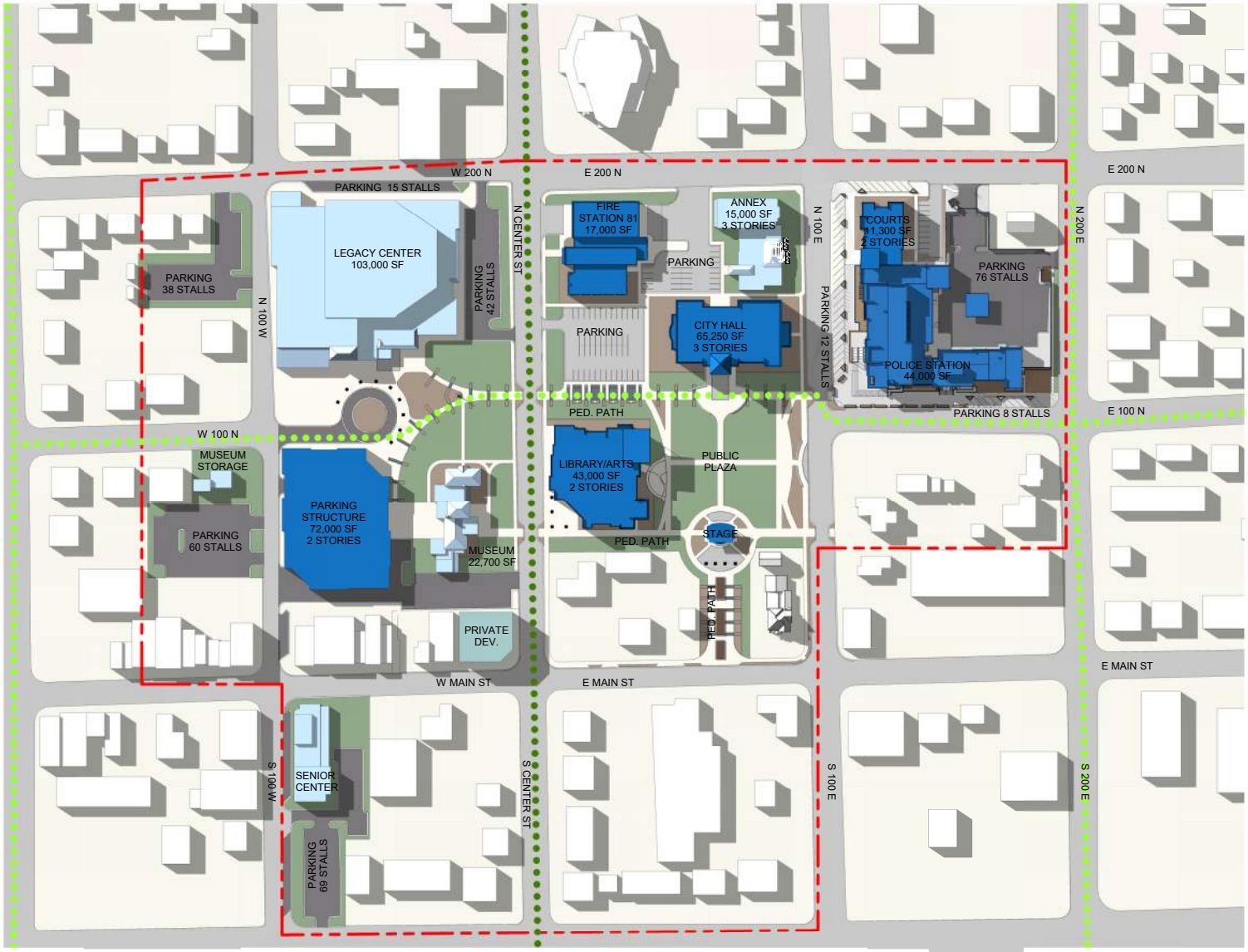
BUILDING MASSING



CURRENT LAND USE



PROPOSED LAND USE



CIRCULATION AND CONNECTIVITY PATHS



THE LIBRARY BUILDING, ARCHIVE BUILDING, OLD FIRE STATION FACILTIES BUILDING, HOUSE ON THE CORNER OF 100 NORTH AND CENTER STREET, AND THE SURFACE PARKING LOT LOCATED ON THE SOUTH EAST CORNER OF 100 EAST AND 100 NORTH WILL BE DEMOLISHED IN THIS PHASE.

THE NEW CITY HALL/ LIBRARY WILL BE CONSTRUCTED ALONG WITH SURFACE PARKING AND SURROUNDING LANDSCAPING.

PHASE 1 - 2022



PHASE 2A - 2024

RESIDENTIAL HOUSE AND OTHER STRUCTURES ON THE PROPERTY WILL BE DEMOLISHED IN THIS PHASE. THE EXISTING JUSTICE COURT IN STATION 81 WILL MOVE OUT PROVIDING MORE SPACE FOR STATION 81.

THE NEW COURTS WILL BE CONSTRUCTED ALONG WITH SURFACE PARKING AND SURROUNDING LANDSCAPING.



FIRE STATION 81 AND OTHER STRUCTURES ON THE PROPERTY WILL BE DEMOLISHED IN THIS PHASE.

THE NEW FIRE STATION 81 WILL BE CONSTRUCTED ALONG WITH SURFACE PARKING AND SURROUNDING LANDSCAPING.

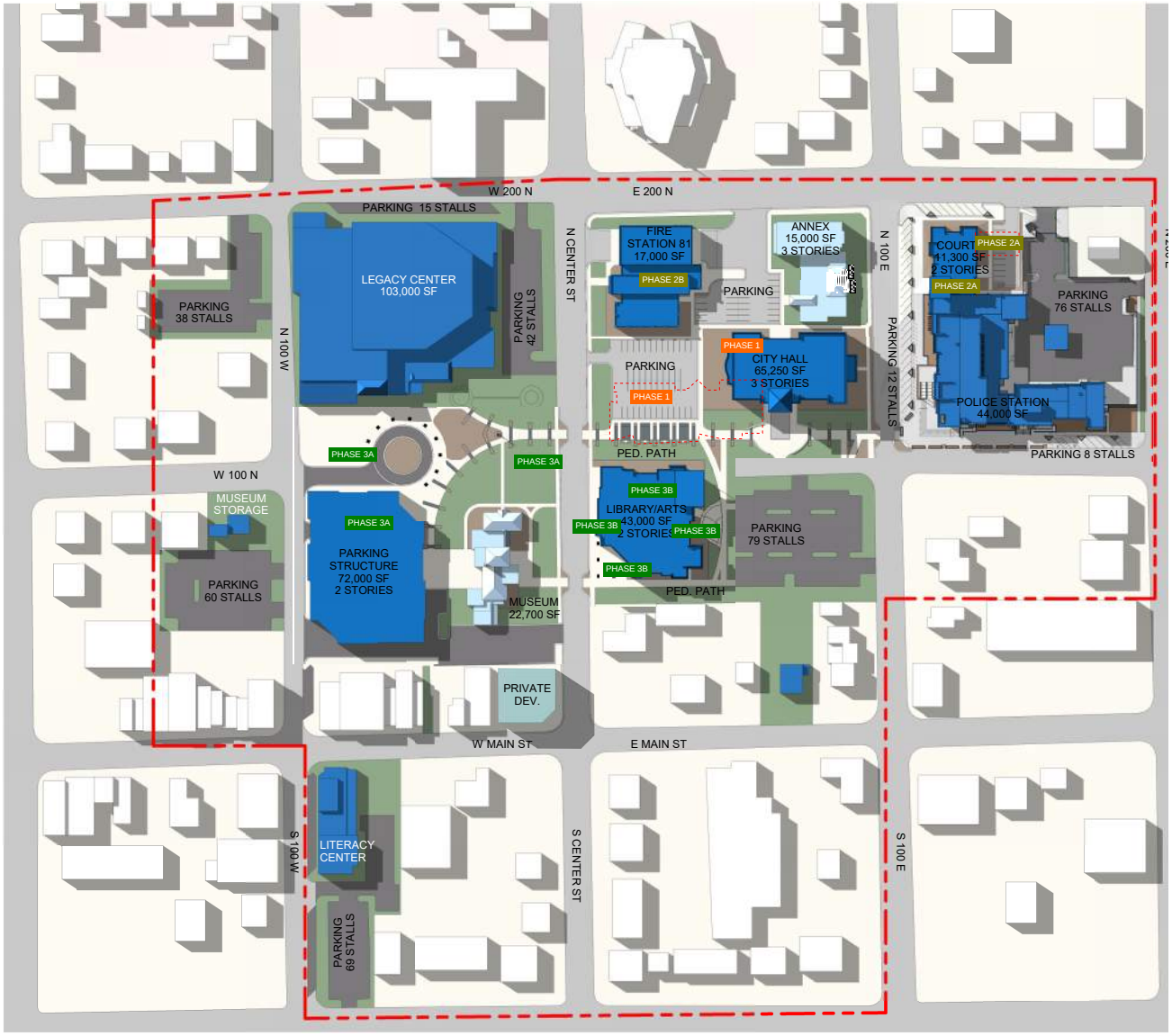
PHASE 2B - 2024



PHASE 3A - 2030

THE SURFACE LEGACY CENTER PARKING, ROUNDABOUT, AND SURROUNDING STATUE GARDEN WILL BE DEMOLISHED IN THIS PHASE. THE EXISTING OBILISK STATUE WOULD REMAIN AND THE OTHER STRUCTURES WOULD BE LOCATED ALONG THE STATUE WALK ALLEY OF PHASE 1.

THE NEW PARKING STRUCTURE WILL BE CONSTRUCTED ALONG WITH SURFACE PARKING AND SURROUNDING LANDSCAPING INCLUDING THE NEW ROUNDABOUT.



A PORTION OF THE SURFACE PARKING WILL BE DEMOLISHED IN THIS PHASE.

THE NEW LIBRARY/ARTS WILL BE CONSTRUCTED ALONG WITH SURROUNDING LANDSCAPING.

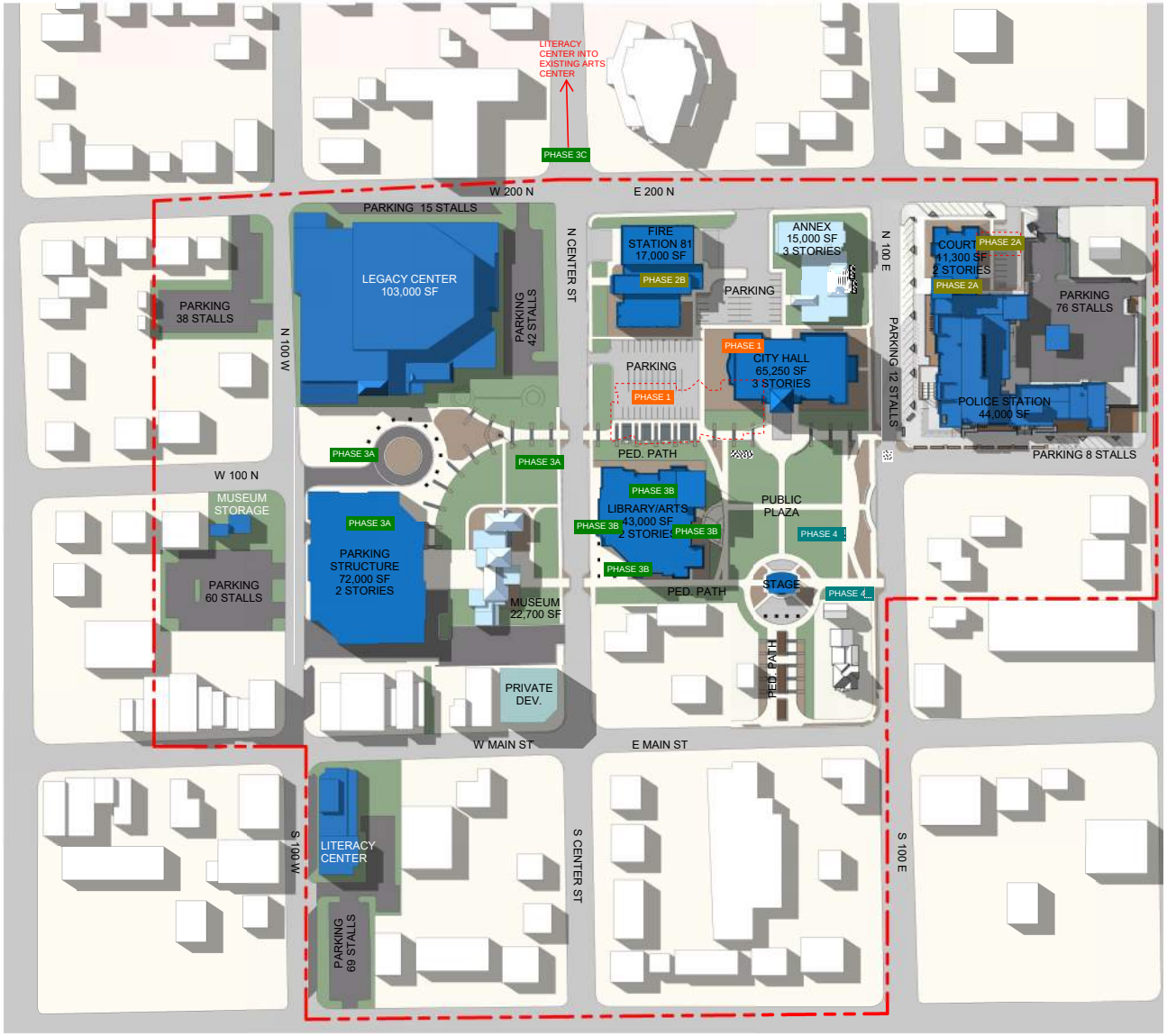
PHASE 3B - 2030

THE EXISTING ARTS WILL BE REMODELED IN THIS PHASE.

THE NEW REMODEL FOR THE LITERACY CENTER WILL BE CONSTRUCTED.



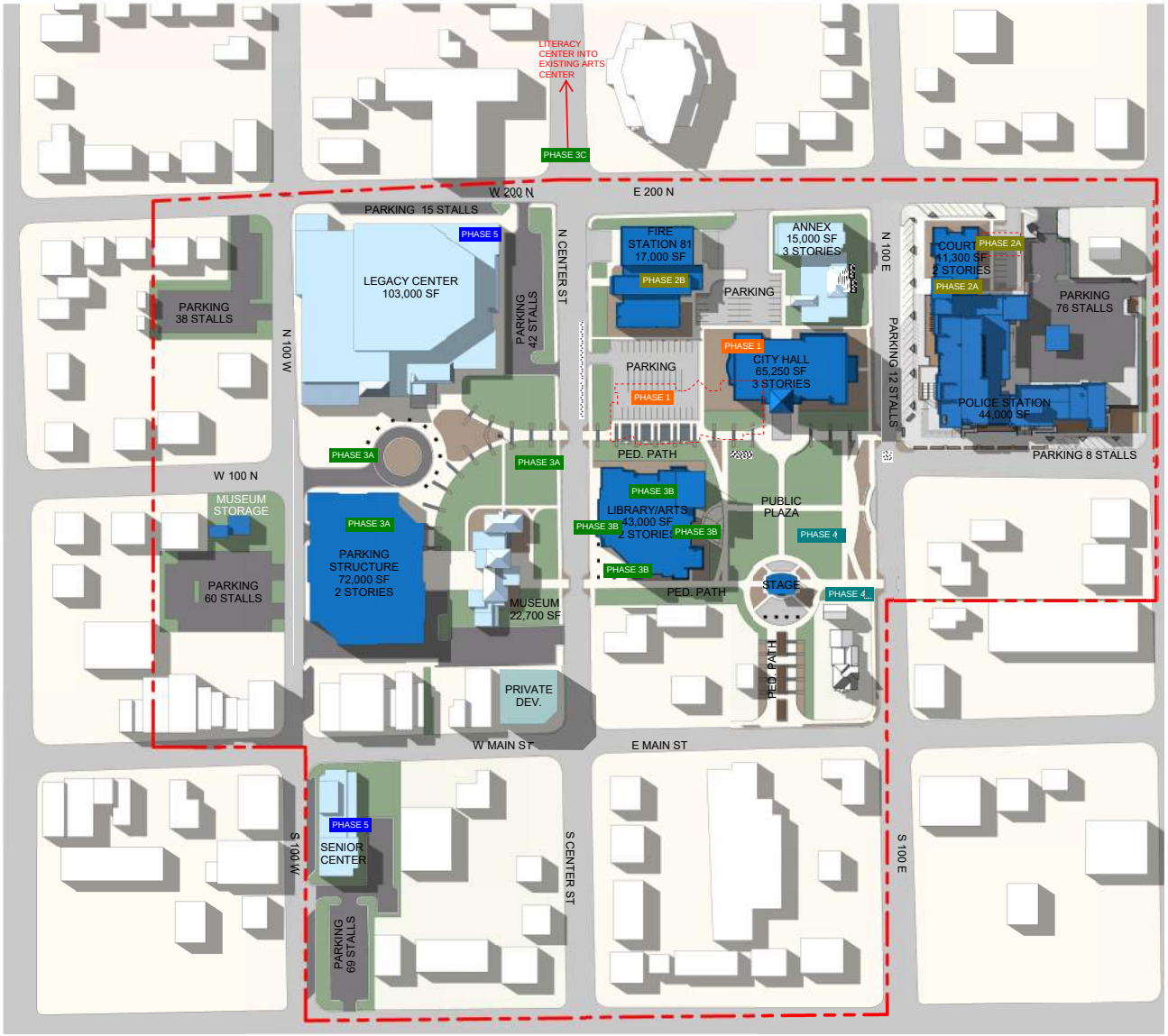
PHASE 3C - 2030



PHASE 4 - 2032

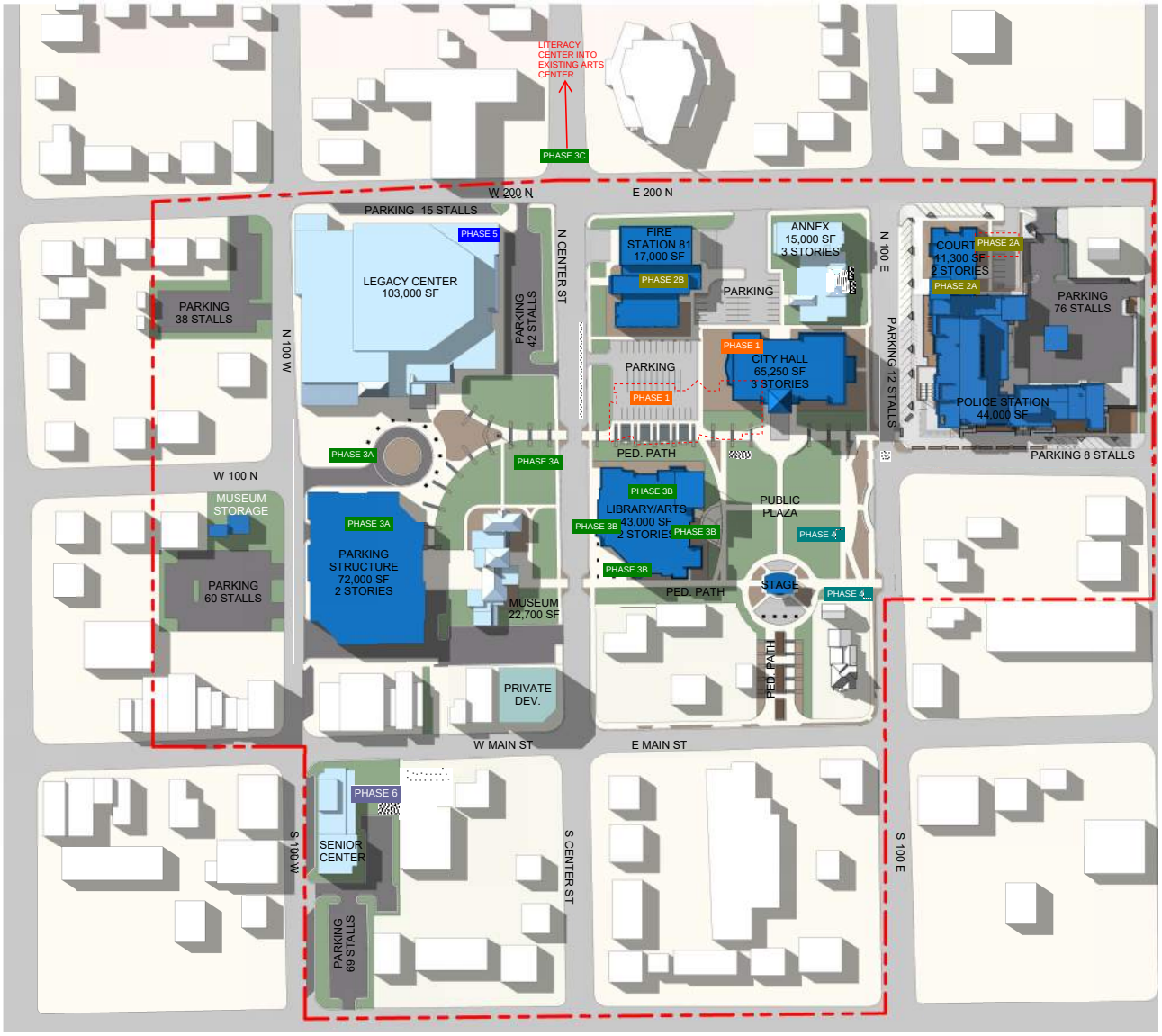
THE RESIDENTIAL HOUSE, SURFACE PARKING, AND OTHER STRUCTURES ON THE PROPERTY WILL BE DEMOLISHED IN THIS PHASE.

THE NEW PUBLIC PLAZA, DOUBLE SIDED STAGE, AND CONNECTION TO MAIN STREET WILL BE CONSTRUCTED ALONG WITH SURROUNDING LANDSCAPING.



THE SENIOR CENTER WILL BE RELOCATED TO THE BANK BUILDING AND WILL BE REMODELED IN THIS PHASE THEN THE LEGACY CENTER WILL EXPAND INTO THE VACATED SENIOR CENTER AND BE REMODLED.

PHASE 5 - 2034



THE BANK BUILDING HOUSING THE SENIOR CENTER AND OTHER STRUCTURES ON THE PROPERTY WILL BE DEMOLISHED IN THIS PHASE.

THE NEW SENIOR CENTER WILL BE CONSTRUCTED ALONG WITH SURFACE PARKING AND SURROUNDING LANDSCAPING.

PHASE 6 - 2040

PHASE 1	2022
PHASE 2A	2024
PHASE 2B	2024
PHASE 3A	2030
PHASE 3B	2030
PHASE 3C	2030
PHASE 4	2032
PHASE 5	2034
PHASE 6	2040

THE PHASES SHOWN ARE TO BE STARTED OVER 20 PLUS YEARS. EACH PHASE MAY INCLUDE DEMOLITION OF EXISTING STRUCTURES, REMODEL OF EXISTING STRUCTURES, NEW BUILDINGS, NEW PARKING, AND NEW LANDSCAPING. THE CHART SHOWS THE YEAR IN WHICH THE PHASE WILL START.

PHASING BY YEAR



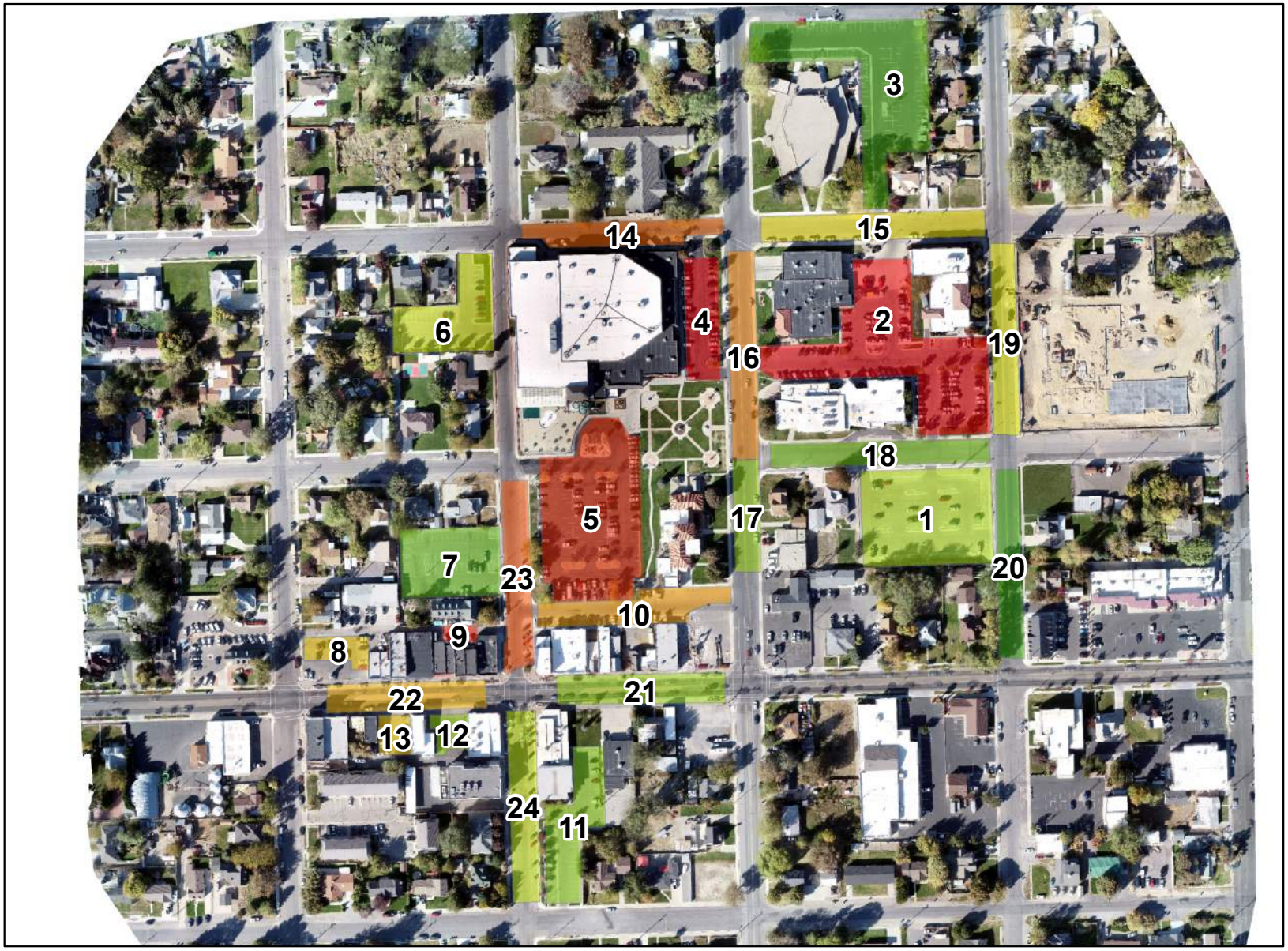
PARKING STALL CALCULATION

MAIN STREET EXCLUDED

LIBRARY/ARTS	144
CITY HALL	218
COURT	38
POLICE	88
ANNEX	50
LITERACY	26
FIRE STATION	34
MUSEUM	76
LEGACY CENTER	206
TOTAL NEED	880
CURRENT EXISTING	834
TO BE REMOVED FOR NEW BUILDINGS	342
REMAINING	492
REMAINING NEED	388
PROPOSED ADDED PARKING STALLS NEAR CITY HALL AND STREET PARKING	166
PROPOSED PARKING STALLS NEEDED IN PARKING STRUCTURE	222
PROPOSED PARKING STRUCTURE SF NEEDED	222 X 325 = 72,150 SF.

The City will look for properties to facilitate a second parking structure in the future as needed.

PARKING



LEHI DOWNTOWN PARKING STUDY - FALL 2019

Parking Lot #	Oct 1, PM	Oct 14, AM	Oct 14, PM	Oct 15, AM	Oct 16, AM	Oct 16, PM	Oct 23, AM	Oct 23, PM	Nov 19, AM	Nov 19, PM	Total Capacity	Low Used Capacity	High Used Capacity	Average Capacity	Median Capacity	% Low Used Capacity	% High Used Capacity	% Average Capacity	% Median Capacity
1	19	18	13	22	12	12	20	16	22	16	79	12	22	17	17.0	15%	28%	22%	22%
2	80	83	94	107	96	83	95	63	112	90	114	63	112	90	92.0	55%	98%	79%	81%
3	8	8	10	5	7	6	6	4	7	8	134	4	10	7	7.0	3%	7%	5%	5%
4	34	36	33	41	40	21	35	30	42	21	42	21	42	33	34.5	50%	100%	79%	82%
5	79	124	78	123	92	68	95	77	118	66	143	66	124	92	85.5	46%	87%	64%	60%
6	23	10	11	14	9	17	8	10	11	17	38	8	23	13	11.0	21%	61%	34%	29%
7	3	5	6	4	7	5	11	1	7	6	60	1	11	6	5.5	2%	18%	9%	9%
8	17	9	16	14	14	13	16	13	14	13	33	9	17	14	14.0	27%	52%	42%	42%
9	5	2	3	3	2	3	4	4	5	5	5	2	5	4	3.5	40%	100%	72%	70%
10	19	18	18	23	18	28	30	21	17	16	45	16	30	21	18.5	36%	67%	46%	41%
11	10	8	12	12	4	12	8	11	6	12	47	4	12	10	10.5	9%	26%	20%	22%
12	7	1	0	2	2	1	3	1	5	3	12	0	7	3	2.0	0%	58%	21%	17%
13	7	7	11	3	3	8	7	11	2	8	16	2	11	7	7.0	13%	69%	42%	44%
14	11	11	6	19	12	17	11	12	12	7	23	6	19	12	11.5	26%	83%	51%	50%
15	8	9	11	8	16	8	7	9	13	13	25	7	16	10	9.0	28%	64%	41%	36%
16	3	10	6	14	12	6	8	7	14	6	18	3	14	9	7.5	17%	78%	48%	42%
17	2	3	3	6	2	1	3	1	6	2	14	1	6	3	2.5	7%	43%	21%	18%
18	1	0	0	1	1	0	6	0	6	1	15	0	6	2	1.0	0%	40%	11%	7%
19	9	8	5	9	10	8	12	7	10	6	23	5	12	8	8.5	22%	52%	37%	37%
20	2	0	0	0	0	0	0	0	0	0	18	0	2	0	0.0	0%	11%	1%	0%
21	4	2	2	1	4	3	3	4	2	2	13	1	4	3	2.5	8%	31%	21%	19%
22	4	7	12	7	7	8	12	10	7	9	19	4	12	8	7.5	21%	63%	44%	39%
23	16	16	14	24	18	17	25	19	21	15	34	14	25	19	17.5	41%	74%	54%	51%
24	13	12	20	10	8	6	10	10	11	7	38	6	20	11	10.0	16%	53%	28%	26%
Total	384	407	384	472	396	351	435	341	470	349	1008	255	562	399					
% Total Used	38%	40%	38%	47%	39%	35%	43%	34%	47%	35%	100%	25%	56%	40%					

Peak Use =
Lowest Use =

LEHI DOWNTOWN PARKING STUDY - FALL 2019



Tentative Budget

The following cost model is conceptual and should be used for the purpose of guiding the project. Because the cost model is conceptual, several assumptions have been made in developing the cost. Pricing included is based off the CMA Master Plan Documents dated June 29, 2020. As the design develops, updates to the cost model should be pursued in order to better define the estimated cost.

LEHI CITY
MASTER PLAN
CONCEPTUAL COST MODEL
July 14, 2020

Note: The cost model is conceptual and should be used for the purpose of guiding the project. Because the cost model is conceptual, several assumptions have been made in developing the cost and can be found on the Clarifications and Assumptions page. Pricing included is based off the CMA Master Plan Documents dated June 29, 2020. As the design develops, updates to the cost model should be pursued in order to better define the estimated cost.

	PHASE 1		PHASE 2A		PHASE 2B		PHASE 3A		PHASE 3B		PHASE 3C		PHASE 4A		PHASE 5		PHASE 6		TOTAL COST
Description	New 3-story City Hall		New 2-story Court		New 1-story Fire Station 81		New 2-story Parking Structure		New 2-story Library / Arts		Remodel of Literacy Center into Existing Arts		Stage & Plaza		Relocate Senior Center to Bank Building - Legacy Center / Senior Center Remodel		New 1-story Senior Center		
Construction Start	2022		2024		2024		2030		2030		2030		2032		2034		2040		
	Quantity	**Cost**																	
Building Construction	65,250 SF	12,609,563	11,300 SF	3,502,192	17,000 SF	3,672,425	72,000 SF	5,256,000	43,000 SF	9,030,000	7,845 SF	1,153,215	1 Allow	125,000	29,500 SF	4,336,500	10,750 SF	1,580,250	
Sitework, Other Misc.																			
Building Demolition	31,500 SF	318,938	3,000 SF	30,375	17,000 SF	172,125							2,400 SF	24,300			15,000 SF	151,875	
Parking Surface Lot Demo	55,000 SF	35,139			22,500 SF	14,375	45,000 SF	28,750					33,000 SF	21,083			25,500 SF	16,292	
Hardscape Demo	43,500 SF	27,792	1,000 SF	639			16,500 SF	10,542					28,500 SF	18,208			6,000 SF	3,833	
Softscape Demo	22,500 SF	5,625	19,000 SF	4,750			41,000 SF	10,250					15,000 SF	3,750			8,500 SF	2,125	
Tree Removal	3,500 Allow	3,500	2,500 Allow	2,500			2,500 Allow	2,500					5,000 Allow	5,000			2,000 Allow	2,000	
Utility Demolition	2,750 SF	68,750	100 SF	2,500													250 SF	6,250	
Parking Surface Lot	17,000 SF	51,000	6,500 SF	19,500													25,500 SF	76,500	
Hardscape	32,000 SF	288,000	11,000 SF	99,000			14,000 SF	126,000	15,000 SF	135,000			35,000 SF	315,000			6,000 SF	54,000	
Softscape	10,000 SF	70,000			7,100 SF	49,700	41,000 SF	287,000	500 SF	3,500			41,500 SF	290,500			8,500 SF	59,500	
Utility Routing / Tie-in	250 SF	12,500			1,500 SF	75,000	1,500 SF	75,000	1,500 SF	75,000			2,500 SF	125,000			250 SF	12,500	
SUBTOTAL		13,490,806		3,661,456		3,983,625		5,796,042		9,243,500		1,153,215		927,842		4,336,500		1,965,125	44,558,110
Estimate Contingency		*2,698,161*		*732,291*		*796,725*		*1,159,208*		*1,848,700*		*230,643*		*185,568*		*867,300*		*393,025*	
Esclation		*950,935*		*609,587*		*663,224*		*2,635,754*		*4,203,488*		*524,425*		*511,009*		*2,805,205*		*1,837,419*	
TOTAL DIRECT CONSTRUCTION		17,139,902		5,003,334		5,443,574		9,591,004		15,295,688		1,908,283		1,624,419		8,009,005		4,195,569	68,210,779



Strategic Public Involvement

Two public sessions were held to gain feedback and input from. One session was virtual webinar and held on June 10th at 7:00 pm. Those comments and responses are listed. The second session was held in person open house at the Senior Center on June 16th at 7:00 pm. One comment was received at the open house. An online survey was available for one week from June 30 to July 7, and we received 29 responses. Residents were able to view the webinar, renderings, and Q&A from the past meeting.

Community Involvement
Lehi Civic Campus Master Plan Q&A

Following is a consolidation of many questions asked during the webinar presentation and through other community engagement, along with responses to those questions.

1.How will we pay for this?

This is a project that will be done over many years in multiple phases. As each phase approaches, the City will research the opportunities for funding at that time.

2.What is the large overhang/pavilion on the arts building?

The area is intended to provide shade and enhance the architecture of the building. The space may be used as regular outside seating and event seating.

3.Where is the parking that is already at capacity for Legacy center? Is the parking gone?

The current parking will be improved by adding a three-level parking structure. Parking will be available nearby during construction.

4.Is there anything being done to enhance the use of the legacy center? any updates to it?

We are planning on moving the Senior Center to a new location, which will create opportunities for the expansion of current Legacy Center functions.

5.I support our fire fighters, police officers, but what about all the community members that use the Legacy Center? Is that getting re-done as well to fit the needs of the growing amount of community members?

In this plan, we have not gone into detail of the interior of the buildings other than added space. At this point we have not added square footage to the Legacy Center. Though moving the Senior Center will increase space.

6.How will vehicle traffic be improved? The streets as now are very narrow, and traffic is heavy.

As part of the plan, we will address the parking issue downtown by constructing two parking structures. The streets downtown are wider than most areas of the City (other than Main Street) and well connected with the historic street grid. We don't anticipate any major issues with traffic within the area the Civic Campus master plan north of Main Street, but we will evaluate traffic, parking and circulation as each phase of the Civic Campus master plan is constructed. Traffic can be a double-edged sword. While we want to properly manage traffic, we also want to encourage people to travel downtown to keep the businesses in the area thriving.

7.There is a drive to have mass transit and tie it in with mixed use commercial, residential, etc. How will mass transit be tied into this plan?

We are currently in the process of creating a Transit Master Plan for Lehi City. The downtown area will be evaluated as part of that plan. The downtown area would be a great location for transit service, and the most likely type of service would be some type of bus.

8.Why are we building new buildings instead of updating existing ones?

Based on the growth anticipated in Lehi during the next 30 years, the area of the existing buildings is not even close adequate. Some of the buildings are outdated, inefficient, and positioned incorrectly to contribute to well-designed and inviting Civic Campus. Given the costs associated with renovating and maintaining aging structures, we believe it is in the best long-term interest of the City to replace these old buildings with new ones that are better designed to meet our needs, more energy efficient, and positioned correctly within the Civic Campus.

9.What is the purpose is the public plaza?

The new public plaza will be central to the Civic Campus and will serve as a community meeting and gathering space. We anticipate that it will host a variety of events including arts festivals, farmers' markets, large and small community concerts and performances, food truck parties, and many others. It is designed to be flexible and to accommodate several use scenarios.

10.Why does the plan include property the City does not own? Does the City plan to acquire this property?

The Civic Master Plan study area includes property owned by the City and adjacent properties not owned by the City so that the relationships and impacts of City-owned and non-City-owned could be studied and documented as part of this planning effort. This is not intended to imply that the City plans to purchase or otherwise control all properties within the study boundary, only that the City is trying to be a good neighbor.

11.I like the old-town character. Can't we just leave downtown Lehi as it is?

We recognize the value of the historic character of our downtown district and have worked to understand, document, and include design principles that makes our downtown unique within our Civic Campus Master Plan. These principles include the use of narrow storefront bays along public walkways, architectural proportions and details that reflect historic models, and symmetrical civic buildings in prominent positions within the campus. Unlike the new, modern architectural styles being built at the north end of the City, we hope to preserve the historic character of the downtown area by using this approach while still accommodating Lehi's imminent growth.

Wrap up and adoption

The overall response to the Lehi Master Plan was received favorably by the public and will be adopted.



Schedule of Implementation

The phases shown in this document are scheduled to be implemented over the next 20 plus years. Each phase may include demolition of existing structures, remodel of existing structures, new buildings, new parking, and new landscaping. Phase 1 will commence in 2022, phase 2A in 2024, phase 2B in 2024, phase 3A in 2030, phase 3B in 2030, phase 3C in 2030, phase 4 in 2032, phase 5 in 2034, and phase 6 in 2040.

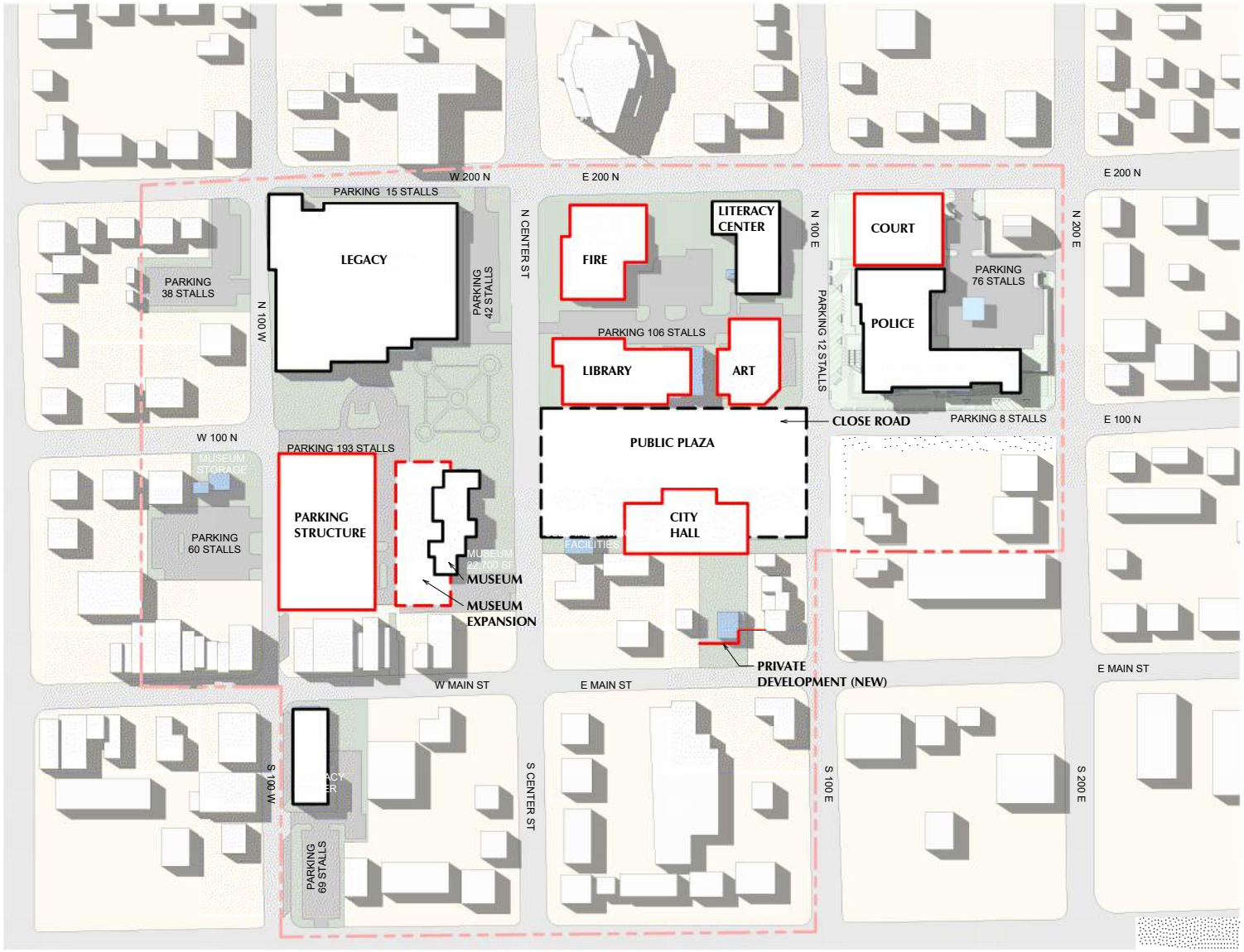
Appendix

The appendix contains content that was part of the process to arrive at the master plan presented, as well as additional detail of content summarized previously.

Appendix Table of Contents

Masterplan building layout options A-E

Landscaping layout options: The Quad, Converge, Center Stage



ARCHITECTURAL SITE PLAN - Option 'A'

SCALE: 1" = 80'-0"

OPTION 'A'

DRIVERS:
- CREATE PUBLIC PLAZA

PROS:
- LARGE FORMAL PUBLIC PLAZA
- PARKING FOR CIVIC AND DOWNTOWN
- SALE/REDEVELOPMENT OPTION ON MAIN ST.

CONS:
- DISCONNECTED FROM DOWNTOWN
- PARKING/ACCESS TO CIVIC BUILDINGS

LEHI CITY MASTER PLAN

LEHI, UTAH

FEB 24, 2020

CURTIS MINER ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
cma@cmautah.com



ARCHITECTURAL SITE PLAN - Option 'B'

SCALE: 1" = 80'-0"

OPTION 'B'

DRIVERS:

- STREET EDGE
- CONNECT TO MAIN ST.

PROS:

- OLD CITY THEME EXPANSION
- INFORMAL PUBLIC PLAZAS
- NEW PARKING FOR CIVIC CAMPUS AND DOWNTOWN

CONS:

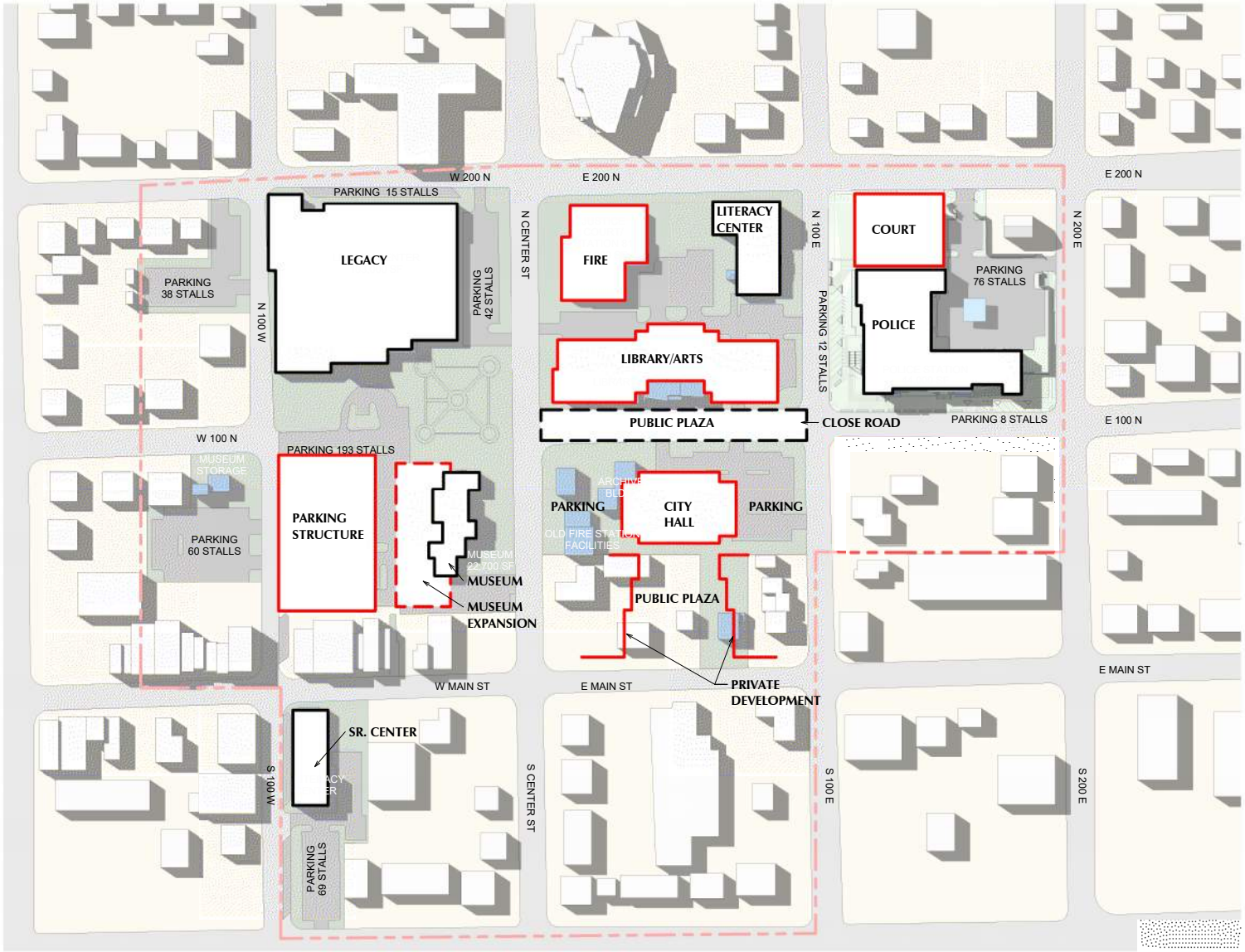
- PARKING FAR FROM PUBLIC BUILDINGS
- NO "GRAND" CIVIC BUILDINGS
- PURCHASE OF PROPERTY ON MAIN STREET

LEHI CITY MASTER PLAN

LEHI, UTAH

FEB 24, 2020

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233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
cma@cmautah.com



ARCHITECTURAL SITE PLAN - Option 'C'
SCALE: 1" = 80'-0"

OPTION 'C'

DRIVERS:
- PUBLIC PLAZA AT CENTER
- FORMAL ARRANGEMENT

PROS:
- OPEN PUBLIC PLAZAS
- CONNECTION TO MAIN ST.
- GOOD PARKING ACCESS FOR CIVIC BUILDINGS

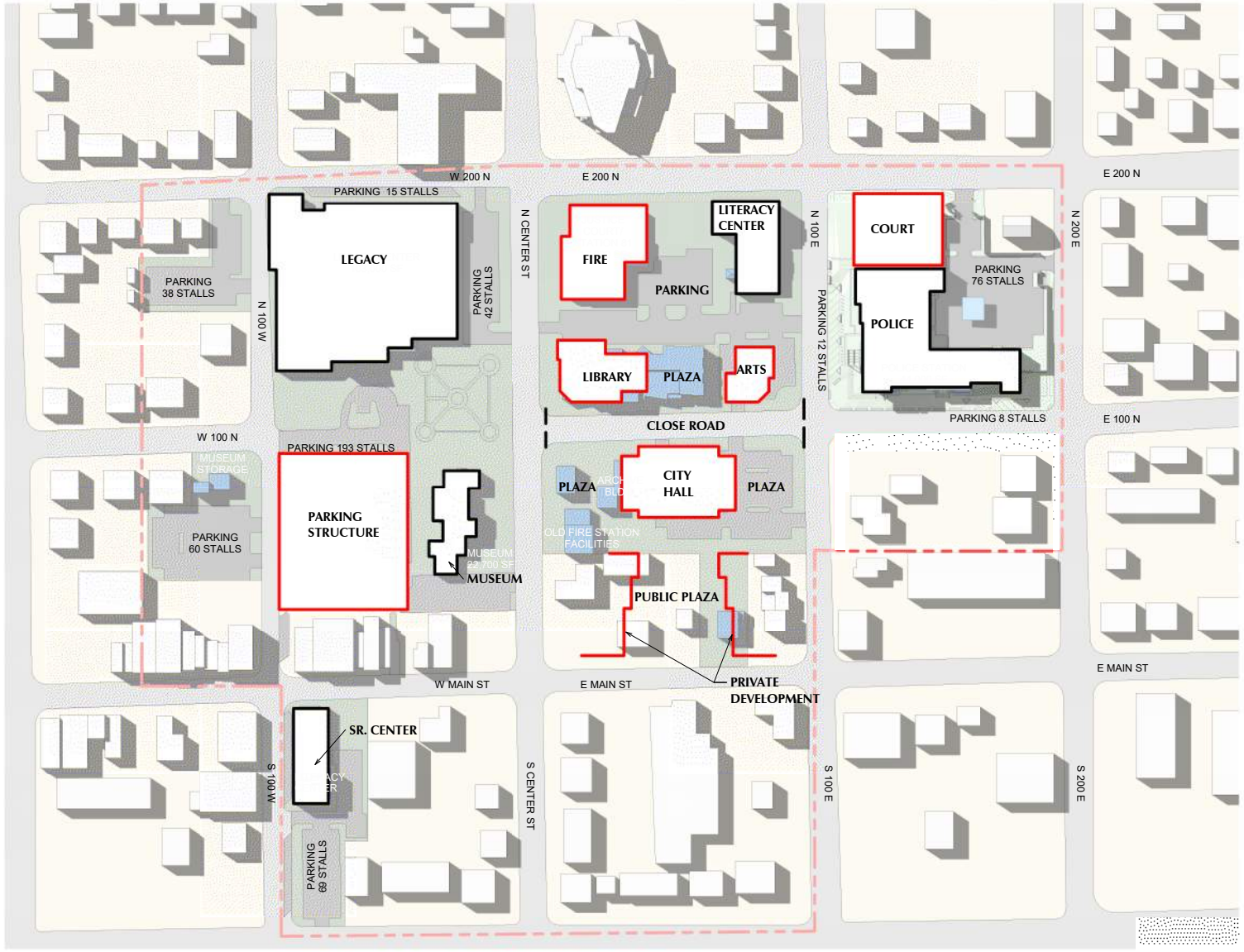
CONS:
- PURCHASE PROPERTY ON MAIN STREET
- FORMAL MAY BE INCOMPATIBLE WITH PEDESTRIAN STREET SCALE

LEHI CITY MASTER PLAN

LEHI, UTAH

FEB 24, 2020

CURTIS MINER ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD. SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
cma@cmautah.com



ARCHITECTURAL SITE PLAN - Option 'D'
SCALE: 1" = 80'-0"

OPTION 'D'

DRIVERS:
- "GRAND" CIVIC BUILDING AT CENTER

PROS:
- CIVIC BUILDING AS FOCUS
- CONNECTION TO MAIN ST.
- PARKING FOR CIVIC & DOWNTOWN

CONS:
- LACKS OPEN PUBLIC SPACE
- ACCESS TO CITY HALL DIFFICULT

LEHI CITY MASTER PLAN

LEHI, UTAH

FEB 24, 2020

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PHONE: (801) 769-3000
cma@cmautah.com



ARCHITECTURAL SITE PLAN - Option 'E'

SCALE: 1" = 80'-0"

OPTION 'E'

DRIVERS:
- CIVIC CAMPUS ON MAIN ST.
- USEABLE PUBLIC PLAZAS
- PEDESTRIAN STREET EDGE

PROS:
- ENGAGE MAIN ST.
- PUBLIC SPACE BETWEEN CITY HALL, ART, LIBRARY, MUSEUM
- POSSIBLE KEEP/RENOVATE LIBRARY

CONS:
- PURCHASE PROPERTY ON MAIN ST.
- REMOTE PARKING

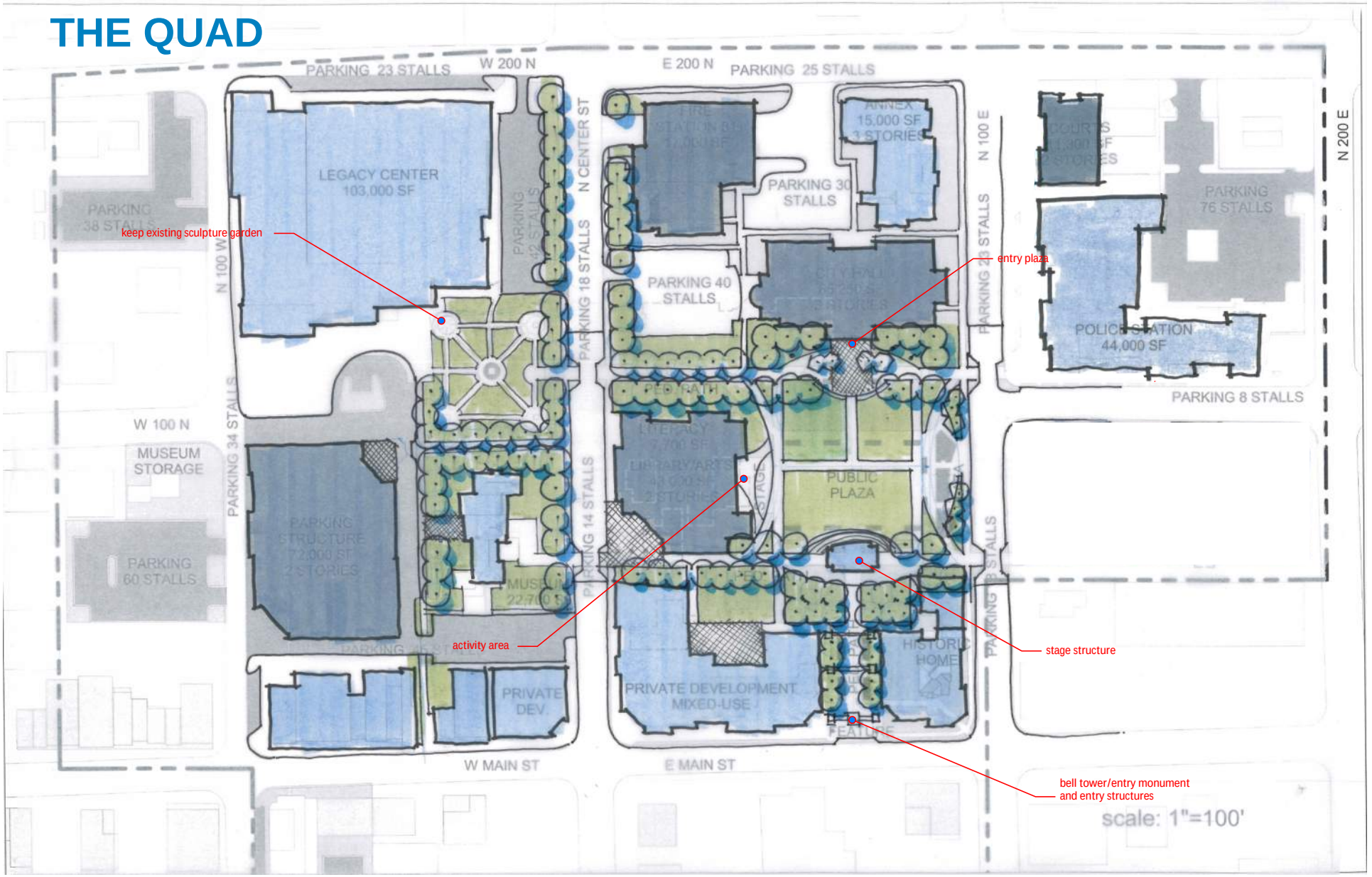
LEHI CITY MASTER PLAN

LEHI, UTAH

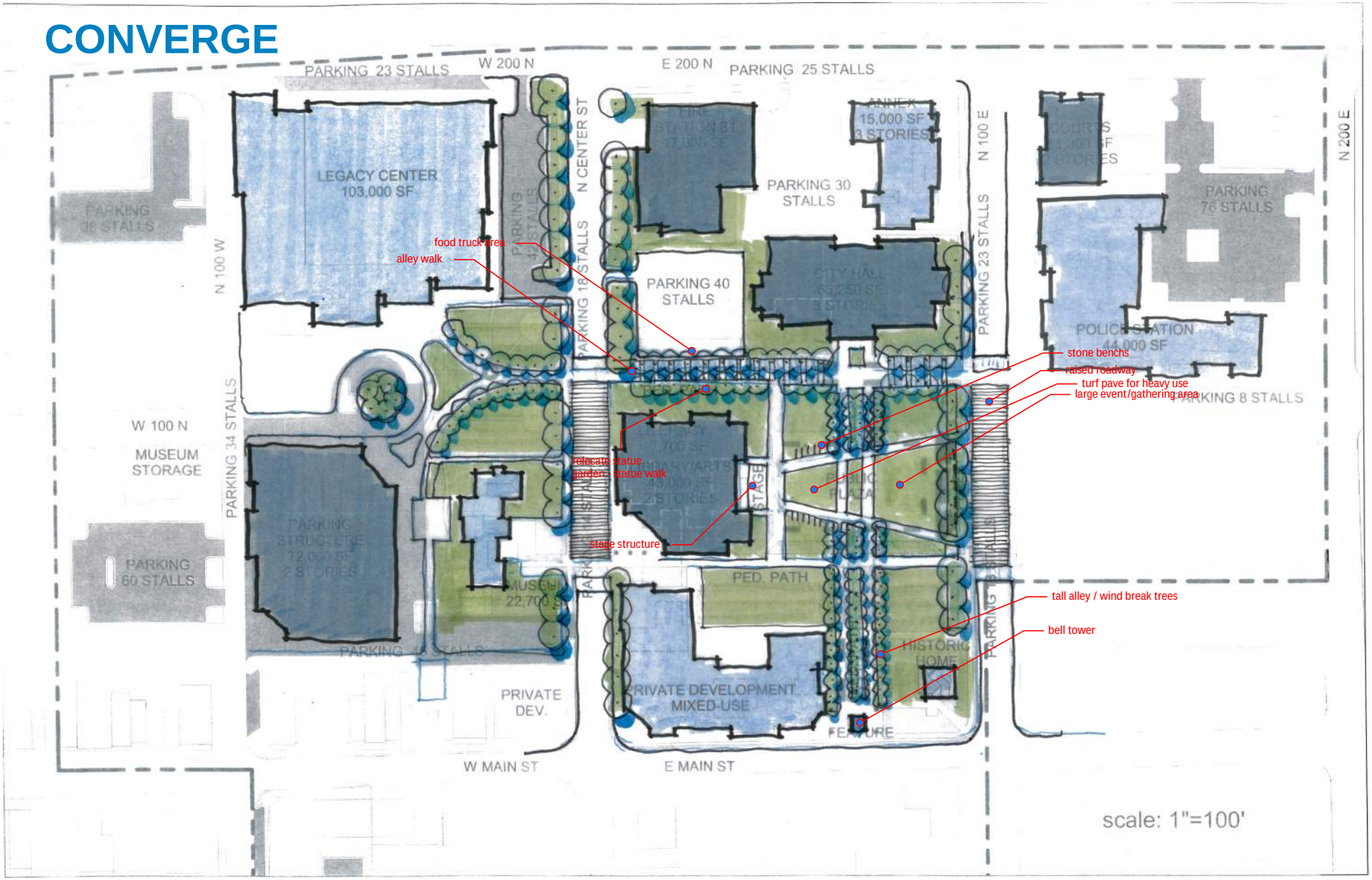
FEB 24, 2020

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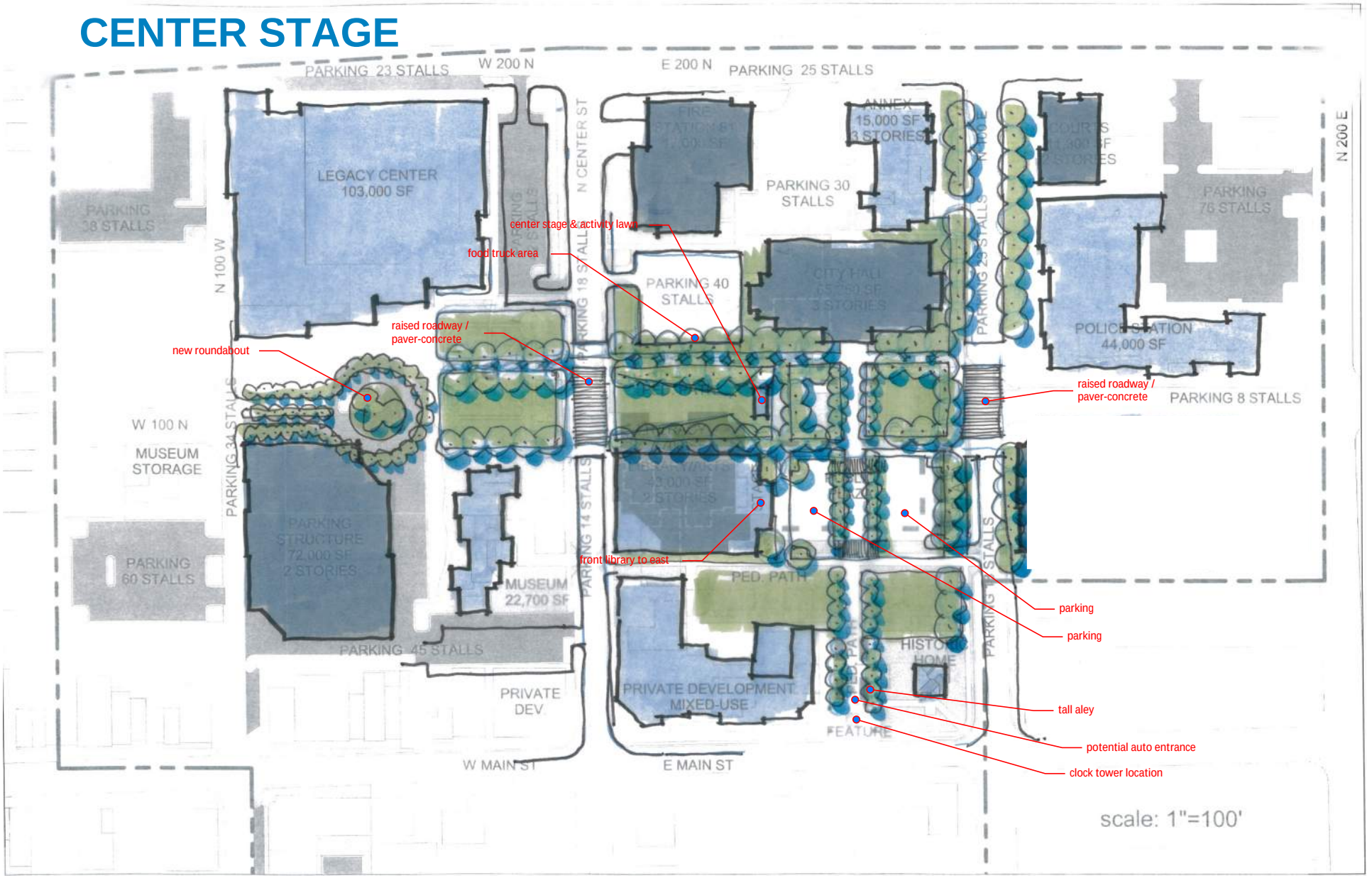
THE QUAD


PARKING 23 STALLS
W 200 N
E 200 N
PARKING 25 STALLS
N 200 E
LEGACY CENTER
103,000 SF
PARKING
38 STALLS
keep existing sculpture garden
N 100 W
N CENTER ST
PARKING 18 STALLS
PARKING 40
STALLS
ANNEX
15,000 SF
3 STORIES
PARKING 30
STALLS
N 100 E
PARKING 21 STALLS
entry plaza
PARKING
76 STALLS
POLICE STATION
44,000 SF
PARKING 8 STALLS
W 100 N
MUSEUM
STORAGE
PARKING 34 STALLS
PARKING
STRUCTURE
72,000 SF
2 STORIES
PARKING
60 STALLS
PUBLIC
PLAZA
activity area
PARKING 14 STALLS
PARKING 8 STALLS
HISTORIC
HOME
PRIVATE
DEV.
PRIVATE DEVELOPMENT
MIXED-USE
stage structure
W MAIN ST
E MAIN ST
bell tower/entry monument
and entry structures
scale: 1"=100'

CONVERGE


PARKING 23 STALLS
W 200 N
E 200 N
PARKING 25 STALLS
N 200 E
LEGACY CENTER
103,000 SF
PARKING
38 STALLS
N 100 W
N CENTER ST
PARKING 18 STALLS
PARKING 30
STALLS
ANNEX
15,000 SF
3 STORIES
N 100 E
PARKING 23 STALLS
PARKING
76 STALLS
food truck area
alley walk
PARKING 40
STALLS
CITY HALL
65,250 SF
3 STORIES
POLICE STATION
44,000 SF
stone benches
raised roadway
turf pave for heavy use
large event/gathering area
PARKING 8 STALLS
W 100 N
MUSEUM
STORAGE
PARKING 34 STALLS
relocate statue
garden statue walk
STAGE
PUBLIC
PLAZA
PARKING
STRUCTURE
72,000 SF
2 STORIES
stage structure
PARKING
60 STALLS
MUSEUM
22,700 SF
PED. PATH
tall alley / wind break trees
bell tower
HISTORIC
HOME
PARKING
PRIVATE
DEV.
PRIVATE DEVELOPMENT
MIXED-USE
FEATURE
W MAIN ST
E MAIN ST
scale: 1"=100'

CENTER STAGE



CURTIS MINER ARCHITECTURE

PCI

PLAN ▪ CREATE ▪ DELIVER

blū

EST 1852

LEHI CITY

PIONEERING UTAH'S FUTURE

City Council Agenda Item Report

Meeting Date: September 8, 2020
Submitted by: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section:

Subject:
Consideration of Ordinance #47-2020, the Sunderland Trust zone change, changing the land use designation on 1-acre of property located at 1765 North Trinnaman Lane from A-1 (agriculture) to R-1-Flex (residential). Petitioner: Brad Sunderland

Suggested Action:

Attachments:
CC Staff Report Brad Sunderland Trust Zone Change 09.08.20.docx

Brad Sunderland Trust Residential Zone Change DRC 07.15.2020.docx

Ord 47-2020.docx

Sunderland Trust Zone Change narrative.pdf

Sunderland Trust Zone Change maps.pdf

Sunderland Trust Zone Change Aerial.pdf

Sunderland Trust Zone Change General Plan.pdf

Sunderland Trust Zone Change Zoning.pdf

BRAD SUNDERLAND TRUST ZONE CHANGE

CITY COUNCIL REPORT

Applicant	Brad Sunderland		
Meeting Date	September 8, 2020		
Requested Action/Purpose	Approval of a proposed zone change		
Location	1765 N Trinnaman Lane		
Project Area	1-acre		
Existing Zoning	A-1		
Proposed Zoning	R-1-Flex		
Existing General Plan Land Use Designation	LDR (Low Density Residential)		
Adjacent Zoning and Land Use	*North*	R-1-8	Gateway Plat A Subdivision
	South	R-1-12	Single family residential
	East	R-1-8	Single family residential
	West	R-1-Flex/R-1-8	Stonegate Plat B Subdivision
Date of DRC Review	July 15, 2020		
Date of Planning Commission Review	August 13, 2020		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Low Density Residential (LDR)
The Low Density Residential (LDR) classification provides for predominantly single-family residential areas and single-family dwelling units with an overall neighborhood density not to exceed 4 units per acre. For the efficient implementation of this General Plan Land Use category, and to achieve the goals of the General Plan, the City has created the Flex Zone, which provides a diversity of lot sizes and promotes diversification and stability of neighborhoods. The applicable Zoning District classifications are R-1-12 and R-1-Flex. In cases where a parcel of property is immediately adjacent to existing R-1-10 or R-1-8 Zoning on at least 3 sides, the City may allow zoning/re-zoning of the parcel to an R-1-8 or R-1-10 Zone based on the contiguous zoning.



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

June 15, 1852 – This property is part of the original incorporated boundaries of Lehi.

REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from A-1 to R-1-Flex for one acre. This zone change is consistent with the General Plan designation of LDR for the property.

The purpose of Low Density Residential Districts such as R-1-Flex is to provide for single-family residential areas and single-family dwelling units on larger individual lots.

The DRC had one comment on the proposed zone change, which emphasized that water dedication will be required for the zone change. The rate of water dedication will be 1.58-acre feet per acre of culinary water and 2.11-acre feet per acre of irrigation water.

Please consider the DRC comment in the motion.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the proposed Brad Sunderland Trust zone change, including DRC comments from July 15, 2020. This recommendation is based on the following findings:

1. The proposed zone change is consistent with the General Plan designation of LDR.
2. The proposed zone change will not unduly affect the uses or proposed uses for nearby and adjoining properties.
3. The proposed zone change is not detrimental to the public health, safety, and welfare from the existing classification to the proposed zone.
4. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on August 13, 2020. The minutes and motion from this meeting are as follows:

3.3) Public hearing and recommendation of Brad Sunderland's request for review of the Sunderland Trust zone change, changing the land use designation on 1-acre of property located at 1765 North Trinnaman Lane from A-1 (agriculture) to R-1-Flex (residential).

Jacob presented information on the agenda item

Commissioner Nielsen asked if the Commission had questions for Staff.

The applicant, Brad Sunderland, was present.

Commissioner Nielsen opened public hearing on agenda item.

Commissioner Nielsen closed public hearing on agenda item.

Commissioner Peterson stated he felt this would be a great designation for the property.

Commissioner Nielsen stated he would entertain a motion.

Motion: Commissioner Everett moved to forward a positive recommendation **of Brad Sunderland's request for review of the Sunderland Trust zone change, changing the land use designation on 1-acre of property located at 1765 North Trinnaman Lane from A-1 (agriculture) to R-1-Flex (residential);** including all DRC comments and findings stated in the report. Commissioner Peterson seconded.

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

Brad Sunderland Trust Residential Zone Change
DRC Redline Comments

Brad Sunderland – requests review of the Sunderland Trust zone change, changing the land use designation on 1-acre of property from A-1 to R-1-Flex

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Date of Plans Reviewed: 07/07/2020

DRC REDLINE COMMENTS:
Glade – Power: No comment. For details call or e-mail: gkirkham@lehi-ut.gov 385.201.2616
Kerry – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Kim – Planning:
1. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-1-Flex Zone. The amount of culinary water is 1.58 acre feet per acre and irrigation water is 2.11 acre feet per acre.

Effect of the proposed amendment on the existing goals, objectives, and policies of the Lehi City General Plan.

From the Lehi City General Plan Land Use Element the following goals and policies related to development should be considered:

1. Maximize opportunities to create an overall pattern of planned and orderly development with a system of land uses, adequately and efficiently served by a balanced and energy-efficient system of transportation, and community services that are sensitive to the natural physical qualities of the area.

2. Provide diverse economic and employment opportunities and encourage multiple scales of commercial development to serve the needs of the region, the community, and individual neighborhoods.

3. Promote variety in commercial spaces, densities, and locations.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 13, 2020.

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: 47-2020

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT FOR 1765 NORTH TRINNAMAN LANE

WHEREAS, Brad Sunderland, authorized agent for the owner of property located at 1765 North Trinnaman Lane 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 parcels designated as R-1-Flex (Low Density Residential); and

WHEREAS, following a public hearing on August 13, 2020, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on September 8, 2020, 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 August 13, 2020; 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 October 25, 2011 (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 R-1-Flex (Low Density Residential).

PART II:

A. If a provision of this Ordinance 47 -2020 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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 8th day of September, 2020.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

BRAD SUNDERLAND TRUST ZONE CHANGE LEGAL DESCRIPTION

Parcel ID 12:017:0066

Legal Description: COM S 0 DEG 14' 36" E 1430.88 FT & E 390.11 FT & N 66 DEG 43' 24" E 156.62 FT FR W 1/4 COR. SEC. 5, T5S, R1E, SLB&M.; N 66 DEG 43' 24" E 100.01 FT; S 22 DEG 20' 29" E 132.17 FT; S 67 DEG 29' 26" W 100 FT; N 22 DEG 20' 29" W 130.83 FT TO BEG. AREA 0.302 AC.

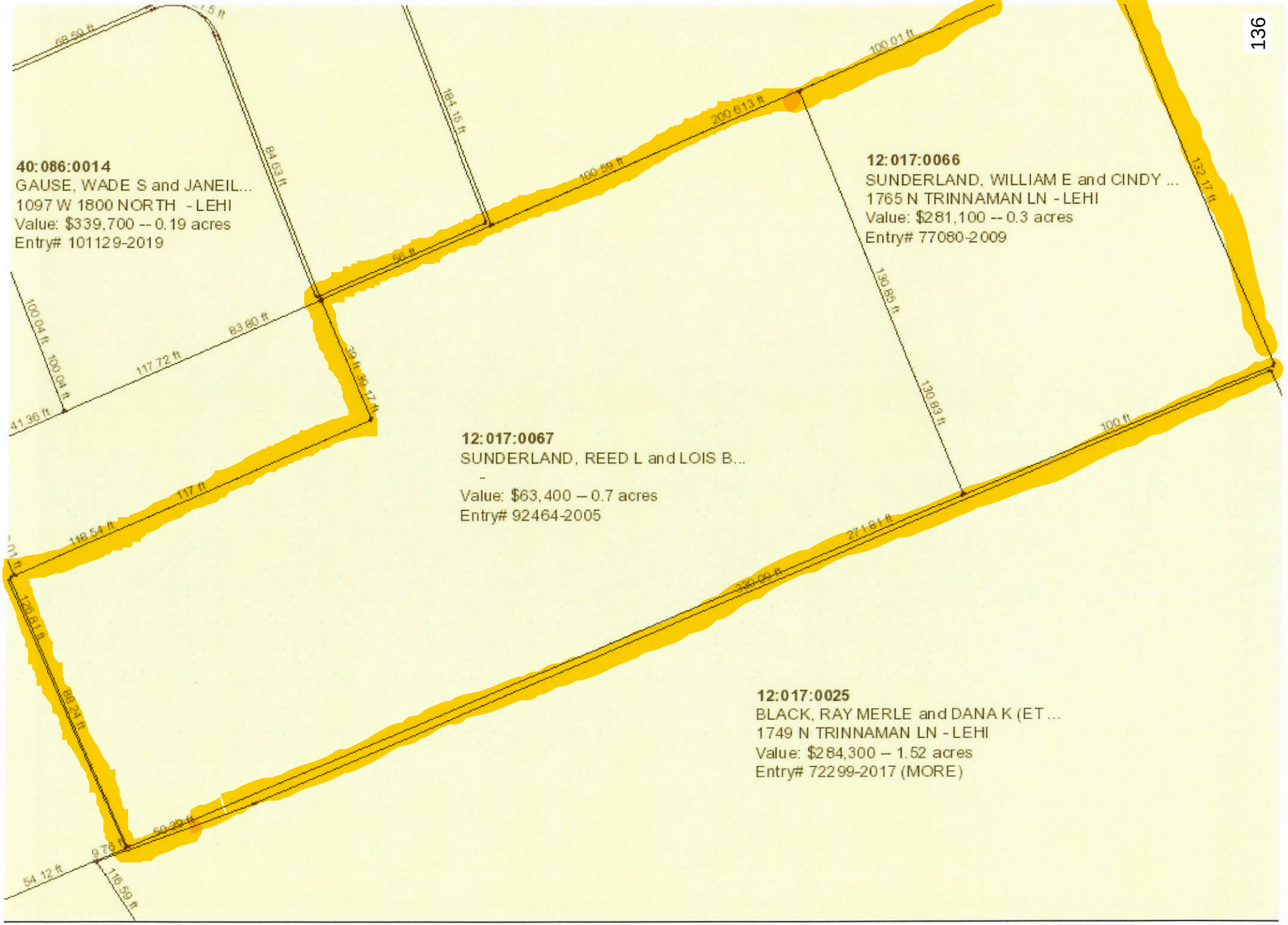
Parcel ID 12:017:0067

Legal Description: COM S 1594.06 FT & E 338.69 FT FR W 1/4 COR. SEC. 5, T5S, R1E, SLB&M.; N 24 DEG 3' 53" W 88.24 FT; N 66 DEG 43' 45" E 118.54 FT; N 23 DEG 16' 18" W 39.17 FT; N 66 DEG 54' 45" E 56 FT; N 66 DEG 44' 5" E 100.59 FT; S 22 DEG 20' 29" E 130.85 FT; S 67 DEG 29' 26" W 271.81 FT TO BEG. AREA 0.705 AC.

DESCRIPTION of Zoning Change

The request for the zoning change amendment are for the following reasons

- The present property is zoned A1. The area surrounding the property is zoned for residential land use.
- The property is no longer used for agriculture.
- The Request does align itself with the present uses of the properties to the North and West of its location. The property to the south is being rezone to the south from A1 to R12.
- The impact of the zone request will allow the property to be used as is consistent with surrounding property.
- It will allow the property to be developed as the area around has developed over the years.



Utah County Parcel Map

1765 Trinnaman Lane LehiCity

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorect data or variations with an actual survey

Date: 7/7/2020

N

Property For Proposed zone Change



06/16/2019

Brad Sunderland Trust Zone Change

Aerial



Feet
0 160 320

LEHI CITY

Brad Sunderland Trust Zone Change

General Plan

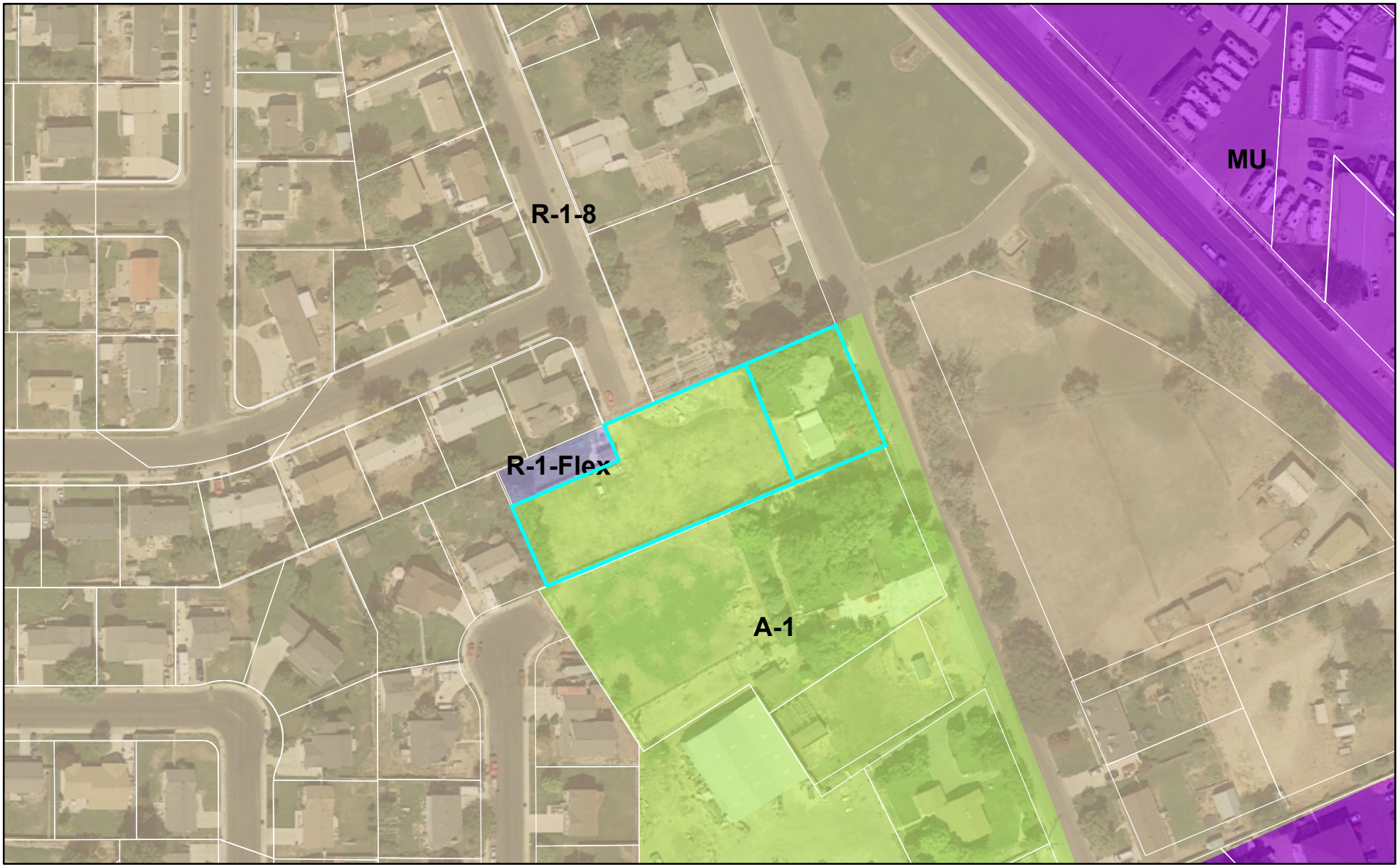


0 160 320 Feet

LEHI CITY

Brad Sunderland Trust Zone Change

Zoning



0 160 320 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: September 8, 2020
Submitted by: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section:

Subject:
Consideration of Ordinance #48-2020, the Mendenhall zone change, changing the land use designation on 3.39-acres of property located at 221 West 400 South from A-1 (agriculture) to R-1-Flex (residential). Petitioner: Ezekial Mendenhall

Suggested Action:

Attachments:
CC Staff Report Mendenhall Zone Change 09.08.20.docx

Mendenhall Zone Change DRC 07.22.2020.docx

Ord 48-2020.docx

Mendenhall Zone Change narrative.pdf

Mendenhall Zone Change map.pdf

Mendenhall ZC aerial.pdf

Mendenhall ZC General Plan.pdf

Mendenhall ZC zoning.pdf

MENDENHALL ZONE CHANGE
CITY COUNCIL REPORT

Applicant	Ezekial Mendenhall		
Meeting Date	September 8, 2020		
Requested Action/Purpose	Approval of a proposed zone change		
Location	221 West 400 South		
Project Area	3.39 acres		
Existing Zoning	A-1		
Proposed Zoning	R-1-Flex		
Existing General Plan Land Use Designation	LDR (Low Density Residential)		
Adjacent Zoning and Land Use	*North*	R-2	Single family residential
	South	A-1	Single family residential
	East	A-1	Single family residential
	West	A-1	UTA Rail Line
Date of DRC Review	July 22, 2020		
Date of Planning Commission Review	August 13, 2020		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Low Density Residential (LDR)
The Low Density Residential (LDR) classification provides for predominantly single-family residential areas and single-family dwelling units with an overall neighborhood density not to exceed 4 units per acre. For the efficient implementation of this General Plan Land Use category, and to achieve the goals of the General Plan, the City has created the Flex Zone, which provides a diversity of lot sizes and promotes diversification and stability of neighborhoods. The applicable Zoning District classifications are R-1-12 and R-1-Flex. In cases where a parcel of property is immediately adjacent to existing R-1-10 or R-1-8 Zoning on at least 3 sides, the City may allow zoning/re-zoning of the parcel to an R-1-8 or R-1-10 Zone based on the contiguous zoning.



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

June 15, 1852 – This property is part of the original incorporated boundaries of Lehi.

REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from A-1 to R-1-Flex for 3.39 acres. This zone change is consistent with the General Plan designation of LDR for the property.

The purpose of Low Density Residential Districts such as R-1-Flex is to provide for single-family residential areas and single-family dwelling units on larger individual lots.

The DRC had two comments on the proposed zone change. The first comment notified the applicant that Lehi City owned water and PI mains run through the property and that there is an associated easement. The second comment emphasized that water dedication will be required for the zone change. The rate of water dedication will be 1.58-acre feet per acre of culinary water and 2.11-acre feet per acre of irrigation water.

Please include the DRC comments in the motion.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the proposed Mendenhall zone change, including DRC comments from July 22, 2020. This recommendation is based on the following findings:

1. The proposed zone change is consistent with the General Plan designation of LDR.
2. The proposed zone change will not unduly affect the uses or proposed uses for nearby and adjoining properties.
3. The proposed zone change is not detrimental to the public health, safety, and welfare from the existing classification to the proposed zone.
4. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on August 13, 2020. The minutes and motion from this meeting are as follows:

3.5) Public hearing and recommendation of Ezekial Mendenhall's request for review of the Mendenhall zone change, changing the land use designation on 3.39-acres of property located at 221 West 400 South from A-1 (agriculture) to R-1-Flex (residential).

Jacob presented information on the agenda item.

Commissioner Nielsen asked if there were any questions for Staff.

The applicant was present.

Commissioner Nielsen opened public hearing for 3.5

Commissioner Nielsen closed public hearing for 3.5

Commissioner Everett stated that he hates to see property designated to agricultural uses to zone changes being lost little by little, although he understands the reasons behind it. Commissioner Nielsen agreed.

Motion: Commissioner Peterson moved to forward a positive recommendation of **Ezekial Mendenhall's request for review of the Mendenhall zone change, changing the land use designation on 3.39-acres of property located at 221 West 400 South from A-1 (agriculture) to R-1-Flex (residential);** including all DRC comments and findings stated in the report. Commissioner Everett seconded.

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

Mendenhall Zone Change
DRC Redline Comments

Ezekial Mendenhall - requests review of the Mendenhall Zone Change, changing the zoning on 3.39-acres located at 221 West 400 South from A-1 to R-1-Flex

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Date of Plans Reviewed: 07/14/2020

DRC REDLINE COMMENTS:
Glade – Power: No comment for zone change. (Development will require a line extension and off-site line upgrades.)
Kerry – Fire: No comments
Greg – Water/Sewer:
1. Lehi City owned water and PI mains run through this property at this approximate location. I am assuming there is an associated easement

Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Kim – Planning:
2. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-1-Flex Zone. The amount of culinary water is 1.58 acre feet per acre and irrigation water is 2.11 acre feet per acre.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 13, 2020.

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: 48-2020

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT FOR 221 WEST 400 SOUTH

WHEREAS, Ezekial Mendenhall, authorized agent for the owner of property located at 221 West 400 South 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 parcels designated as R-1-Flex (Low Density Residential); and

WHEREAS, following a public hearing on August 13, 2020, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on September 8, 2020, 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 August 13, 2020; 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 October 25, 2011 (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 R-1-Flex (Low Density Residential).

PART II:

A. If a provision of this Ordinance 48 -2020 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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 8th day of September, 2020.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

MENDENHALL ZONE CHANGE LEGAL DESCRIPTION

Parcel ID 01:003:0008

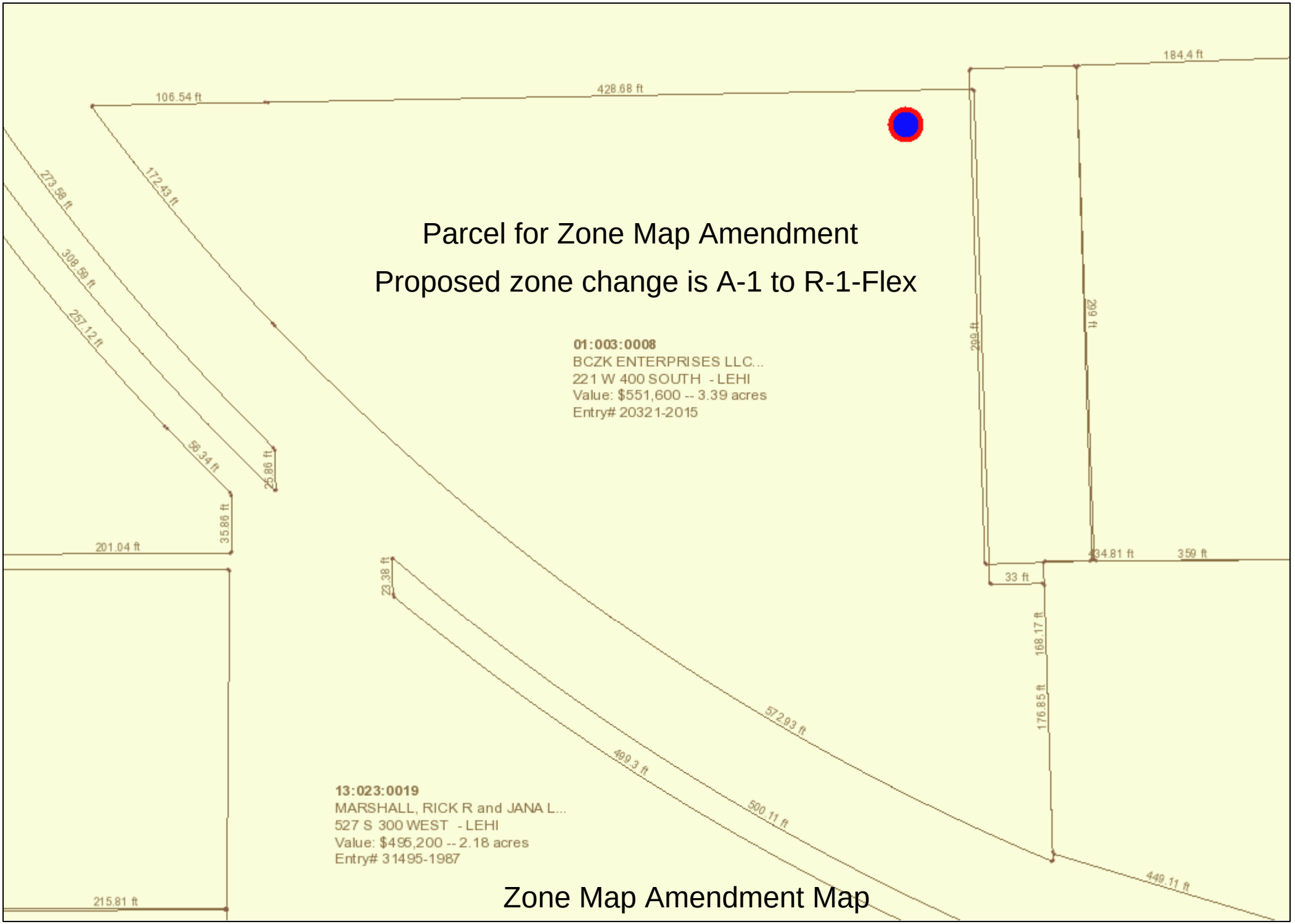
Legal Description: COM S 540.81 FT & W 816.39 FT FR E 1/4 COR. SEC. 17, T5S, R1E, SLB&M.; S 1 DEG 36' 36" E 299 FT; N 89 DEG 9' 23" E 33 FT; S 1 DEG 36' 36" E 168.17 FT; ALONG A CURVE TO R (CHORD BEARS: N 55 DEG 18' 17" W 572.93 FT, RADIUS = 1382.4 FT); ALONG A CURVE TO R (CHORD BEARS: N 39 DEG 46' 9" W 172.43 FT, RADIUS = 1382.4 FT); N 89 DEG 9' 23" E 106.54 FT; N 89 DEG 9' 23" E 428.68 FT TO BEG. AREA 3.393 AC.

Zone Map Amendment Description

221 West 400 South

The proposed zone change is from A-1 to R-1-Flex.

a. Due to the triangular shape of the property, the proposed zone map amendment will allow more flexibility in subdividing the property.
b. The proposed zone map amendment is consistent with the general plan for this area.
c. The proposed zone map amendment will allow the creation of a subdivision that is compatible with the surrounding parcels and residential uses.
d. The proposed amendment will not unduly affect the surrounding character of the area by installing homes that are consistent with surrounding uses.
e. The public health, safety, welfare, and overall community will benefit with the addition of a few additional new homes and happy residents of Lehi.



Utah County Parcel Map

221 West 400 South Lehi

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorect data or variations with an actual survey

Date: 7/3/2020

N

Mendenhall Zone Change

Aerial

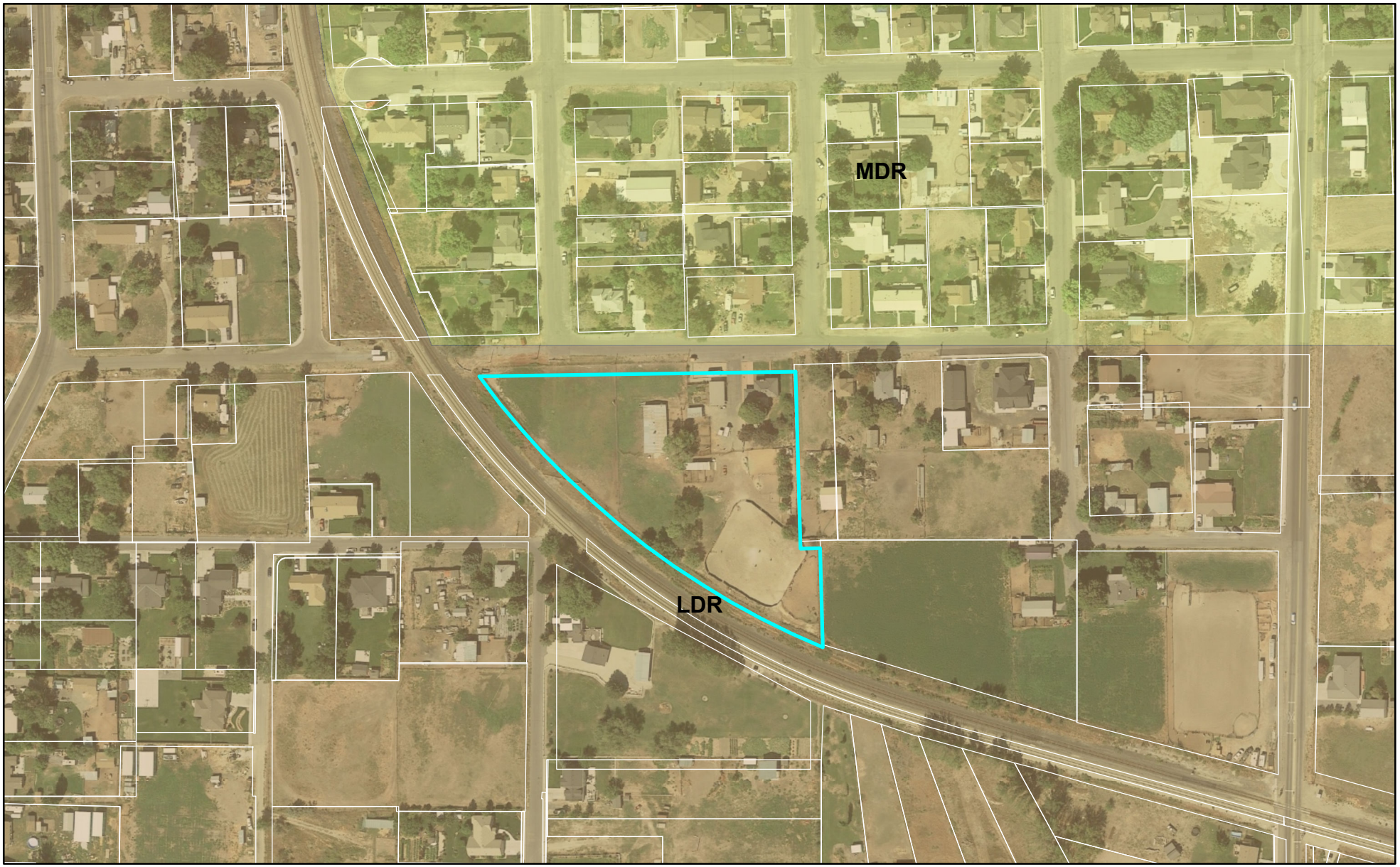


0 280 560 Feet

LEHI CITY

Mendenhall Zone Change

General Plan

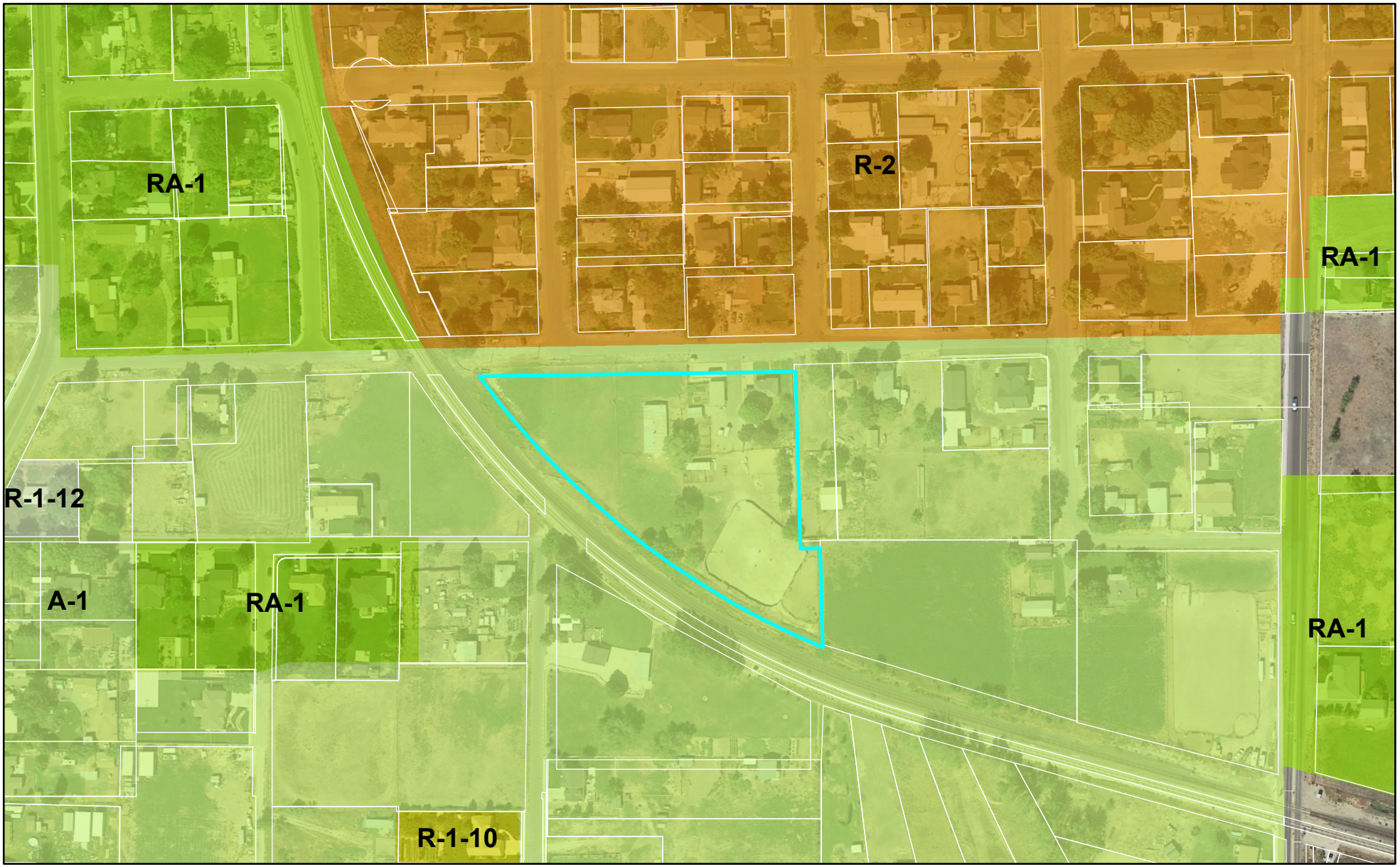


0 280 560 Feet

LEHI CITY

Mendenhall Zone Change

Zoning



0 280 560 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: September 8, 2020
Submitted by: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Final subdivision approval for the Northridge Plat G, an 8-lot residential subdivision located at approximately Granite Arch Way and Silver Pine Lane in the Traverse Mountain Planned Community.
Petitioner: Fieldstone

Suggested Action:

Attachments:
CC Staff Report Northridge Plat G Final Subdivision 09.08.20.docx

Northridge Plat G Subdivision DRC 08.19.2020.docx

Northridge Plat G Plat.pdf

Northridge Plat G- Aerial.pdf

Northridge Plat G- General Plan.pdf

Northridge Plat G- Zoning.pdf

NORHTRIDGE PLAT G FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Fieldstone Homes		
Meeting Date	September 8, 2020		
Requested Action/Purpose	Approval of a final subdivision		
Location	Approximately Granite Arch Way and Silver Pine Lane		
Existing Land Use	Undeveloped		
Existing Zoning	Planned Community (PC)		
General Plan Land Use Designation	High Density Residential (HDR)		
Number of Lots/Units	8 Lots		
Adjacent Zoning and Land Use	*North*	PC (HDR)	Northridge Plat F (under construction)
	South	PC (LDR)	Eagle Summit single family homes
	East	PC (HDR)	Northridge Plat H (under construction)
	West	PC (LDR)	Eagle Summit single family homes
Date of DRC Review	August 19, 2020		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

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 Reviewing Departments, review and recommendation following a public hearing by the Planning Commission, and review and approval by the City Council.

Section 11.090. Lack of Preliminary Subdivision Application Information.
The lack of information under any item specified in Section 11.060, or improper information supplied by the applicant, may be cause to find the application incomplete or for disapproval of a preliminary subdivision plat application.

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 11.110. Effective Period of Preliminary Plat Approval.
The approval of a preliminary plat shall be effective for two years from the date the preliminary plat is approved by the City Council, by the end of which time the applicant must have submitted a final subdivision plat for approval for the entire preliminary plat, or portion thereof. If a final subdivision plat is not submitted for approval within the two-year period, or as extended by the City Council according to the provisions of Section 10.120, the preliminary plat approval shall be void and the applicant shall be required to submit a new preliminary plat for review and approval subject to the then existing provisions of this Code and the General Plan.

Section 11.120. Application Requirements for Final Subdivision Plat.
The following information is required for all final subdivision plats, in addition to any other information required by the Reviewing Departments, Commission or City Council to evaluate the merits of the proposed subdivision:

A. General Requirements. The final plat shall be prepared by a land surveyor licensed to practice in the State of

Utah and shall be presented in India ink on reproducible Mylar. The final plat shall comply with the approved preliminary plat, including any changes or additions as required by the City Council.

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

PROPERTY HISTORY

July 26, 1997	Property annexed into Lehi City as part of the Deerfield Annexation
Dec. 4, 2000	Traverse Mountain Area Plan was recorded and later amended in 2012.
Aug. 29, 2017	The City Council approved the Northridge preliminary subdivision including 80 single family lots.

REPORT ANALYSIS

The applicant requests final subdivision approval of Northridge Plat G, an 8-lot residential subdivision located at approximately Granite Arch Way and Silver Pine Lane in the Traverse Mountain Planned Community.

The proposed final subdivision matches the Northridge Preliminary Subdivision that was approved in 2017. This phase of the development includes 8 single family lots ranging in size from 4,873 to 10,095 square feet. The Traverse Mountain Area Plan Land Use Map designates this area as High Density Residential (HDR 2) which allows for a minimum lot size of 2,800 square feet. These lots exceed that minimum.

This phase also includes “Parcel A” which is a small portion of the overall Parcel A designated on the Preliminary Plat. This parcel will be owned and maintained by the Traverse Mountain HOA and will provide open space for the lots in the subdivision.

DRC reviewed this proposed subdivision and had 8 redline comments including:

1. Coordinate with Toll Brothers Fox Canyon Road expansion project for storm drain design. That project should be building all curb, gutter, storm drain, and trail improvements on Fox Canyon Road.
2. Will need to landscape park strip with trees on E. side of Eagles View Dr. and sidewalk connection to Hidden Cove as part of this phase.

Please consider including all DRC comments in your motion.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Northridge Plat G final subdivision including the DRC comments from August 19, 2020. This recommendation is based on the following findings:

1. The proposed final subdivision complies with the approved preliminary subdivision.
2. The proposed subdivision meets the requirements of the Traverse Mountain Area Plan.
3. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
4. The proposed subdivision meets the requirements of the Development Code.
5. Other findings based upon information presented at the public meeting.

Northridge Plat G Subdivision
DRC Redline Comments

Fieldstone- requests final subdivision review of Northridge Plat G, an 8-lot residential subdivision located at approximately Granite Arch Way and Silver Pine Lane in the Traverse Mountain Planned Community.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: None due to Covid-19
Date of Plans Reviewed: 08/11/2020
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer:
1. Update label to 4" blow off on PP sheet

Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering:
2. Update the sidewalk section to 6 inches thick

Kim – Planning:
3. Show ADA truncated domes where the trail connects to the street (make sure it's the full width of the trail).

Recommend just one bollard in the center of the trail area. (Sorry, I know the previous comment said bollards!) This can be a general comment if needed.

PRIOR TO PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements.
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Include surveyor's and engineer's stamps and signatures on the construction drawings.
5. Show lot addresses on the final plat (must coordinate with Planning Division).
6. all be included in the bond. The developer is responsible to pay all costs for relocation at the time the bond is posted.
7. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
8. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
9. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division for review and approval (signed by Mayor). Final Agreement to be recorded by developer.
10. Address any comments or conditions from City Council approval.
11. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
12. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:
1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
5. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

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.

DRC GENERAL COMMENTS:

1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
4. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
5. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
6. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
7. Residential developments shall complete all required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON SEPTEMBER 8th

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.

NORTHRIDGE - PLAT G

A RESIDENTIAL SUBDIVISION IN LEHI, UTAH



NORTH

SCALE: 1"=40'

40 20 0 40

VICINITY MAP

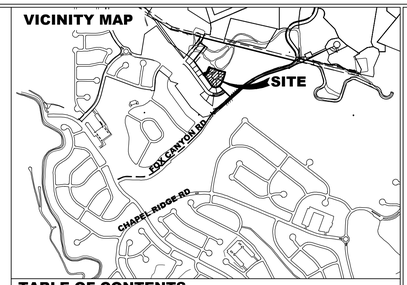


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SHEET 5	POWER PLAN
SHEET 6	POWER DETAILS
EC-1	EROSION CONTROL PLAN
EC-2	EROSION CONTROL DETAILS

TABULATIONS

PLAT AREA:	1.78 ACRES
OPEN SPACE:	.07 ACRES
LOT AREA:	1.38 ACRES
# OF LOTS:	8
DENSITY	4.49 U/A
RIGHT-OF-WAY(DEDICATED):	0.33 ACRES
LANE MILES OF ROAD:	.06 MILES

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 LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2007 LEHI CITY POWER SPECIFICATIONS.
3. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
4. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
5. PRIOR TO THE 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. ALL CULINARY WATER LINES TO BE 6" IN DIAMETER UNLESS NOTED OTHERWISE.
7. ALL PRESSURIZED IRRIGATION LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
8. ALL SEWER LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
9. ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED JOINT RESTRAINT.
10. ALL LEHI CITY SEWER, WATER & STORM DRAIN UTILITY TRENCHES REQUIRE A GRANULAR IMPORT MATERIAL AND SHALL MEET AASHTO A-1-A DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.
11. ALL STREET SIGNS/MARKINGS SHALL BE PER THE MUTCD.
12. ALL ELECTRICAL TRANSFORMERS, DOMES STREET LIGHTS, ETC. SHALL BE LOCATED IN THE PUE PER LEHI CITY POWER REQUIREMENTS.
13. ALL PI LINES IN THE VAILETTO ZONE MUST BE CHLORINATED & BACTERIA TESTED.
14. USPS GANG BOX INSTALLED WITH PLAT A.
15. PLAT "F" IMPROVEMENTS ARE REQUIRED FOR STORM DRAIN AND SEWER OUTFALL ON THIS PHASE.

LEGEND

EXISTING

WATER METER	
WATER	—EX–W—
WATER VALVE	
FIRE HYDRANT	
SEWER	—EX–SS—
SEWER MANHOLE	
STORM DRAIN	—EX–SD—
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
PI	—EX–PI—
PI VALVE	
FENCE	—X—

PROPOSED

CULINARY WATER (SDR-18 C-900 PVC)	—W—
WATER VALVE	
WATER METER	
FIRE HYDRANT	
SEWER (SDR-35)	—SS—
SEWER MANHOLE	
STORM DRAIN (ADS)	—SD—
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
PI (SDR-18 C-900 PVC PURPLE)	—PI—
PI VALVE	

DEVELOPER / OWNER

FIELDSTONE HOMES
1250 E. 200 S. STE 101
LEHI, UTAH 84043
JULIE SMITH

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

NORTHRIDGE

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

NORTHRIDGE PLAT G
LEHI, UTAH
COVER

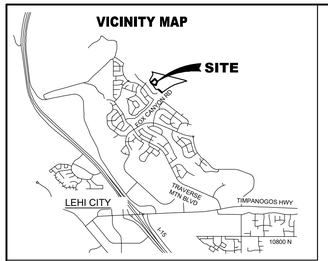
REVISIONS
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LEI PROJECT #: 2018-0004
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=40'
DATE: 08/11/2020

SHEET
COVER

PLOT BY: DAVID SMITH 08/11/2020 - 10:54:00 AM
P:\2018\2018-0004\CAD\PLAT\2018-0004 PLAT G.DWG

VICINITY MAP



NOTES

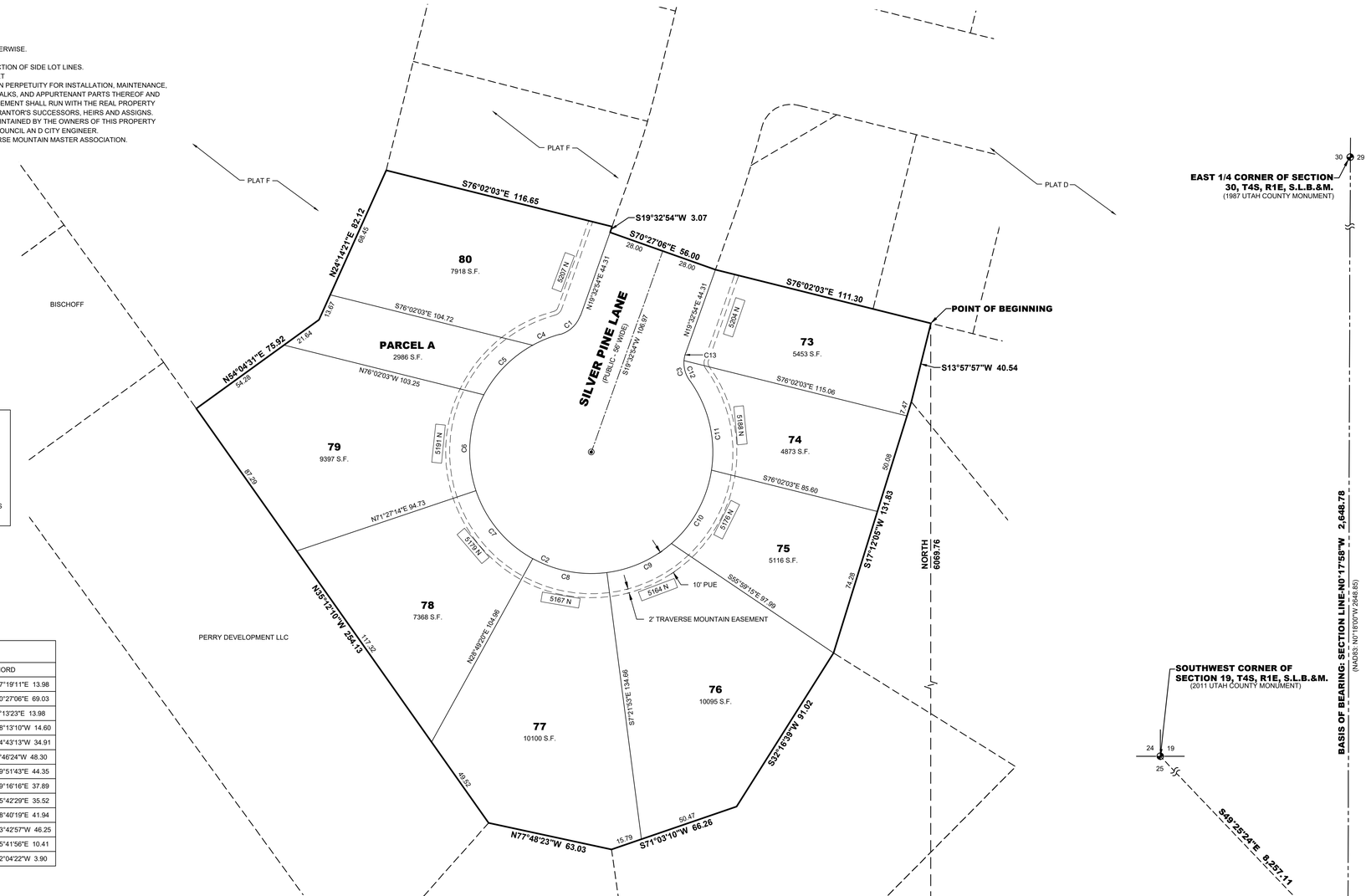
1. PUBLIC UTILITY EASEMENTS ARE 10' UNLESS NOTED OTHERWISE.
2. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS
3. NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
4. ⊕ TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET
5. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.
6. PERMANENT DETENTION FACILITY TO BE OWNED AND MAINTAINED BY THE OWNERS OF THIS PROPERTY NOT TO BE ALTERED WITHOUT APPROVAL BY LEHI CITY COUNCIL AN D CITY ENGINEER.
7. PARCEL A SHALL BE OWNED AND MAINTAINED BY TRAVERSE MOUNTAIN MASTER ASSOCIATION.

TABULATIONS

TOTAL AREA:	1.78 ACRES
TOTAL LOT AREA:	1.38 ACRES
TOTAL OPEN SPACE	0.07 ACRES
TOTAL # OF LOTS:	8
RIGHT-OF-WAY AREA TO BE DEDICATED:	0.33 ACRES
OF ROAD:	0.06 LANE MILES
ZONE:	PC

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	55°32'34"	14.54	N47°19'11"E 13.98
C2	61.00	291°05'09"	309.90	S70°27'06"E 69.03
C3	15.00	55°32'34"	14.54	S8°13'23"E 13.98
C4	61.00	13°44'38"	14.63	S68°13'10"W 14.60
C5	61.00	33°15'16"	35.40	S44°43'13"W 34.91
C6	61.00	46°38'22"	49.65	S4°46'24"W 48.30
C7	61.00	42°37'54"	45.39	S39°51'43"E 44.35
C8	61.00	36°11'13"	38.53	S79°16'16"E 37.89
C9	61.00	33°51'17"	36.04	N65°42'29"E 35.52
C10	61.00	40°13'04"	42.82	N28°40'19"E 41.94
C11	61.00	44°33'27"	47.44	N13°42'57"W 46.25
C12	15.00	40°35'29"	10.63	S15°41'56"E 10.41
C13	15.00	14°57'05"	3.91	S12°04'22"W 3.90



SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(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.

BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN LEHI, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED WEST 4883.21 FEET AND NORTH 6069.76 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N0°17'58"W BETWEEN THE SOUTHEAST CORNER & THE EAST QUARTER CORNER OF SECTION 30); THENCE S13°57'57"W 40.54 FEET; THENCE S17°12'05"W 131.83 FEET; THENCE S32°16'39"W 91.02 FEET; THENCE S71°03'10"W 66.26 FEET; THENCE N77°48'23"W 63.03 FEET; THENCE N35°12'10"W 254.13 FEET; THENCE N54°04'31"E 75.92 FEET; THENCE N24°14'21"E 82.12 FEET; THENCE S76°02'03"E 116.65 FEET; THENCE S19°32'54"W 3.07 FEET; THENCE S70°27'06"E 56.00 FEET; THENCE S76°02'03"E 111.30 FEET TO THE POINT OF BEGINNING.

CONTAINS ±1.78 ACRES

DATE

SURVEYOR
(See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE _____ _____ HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF _____

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20 ____

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THIS _____ DAY OF _____, A.D. 20___. PERSONALLY APPEARED BEFORE ME _____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ OF _____, LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT (S)HE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR

APPROVED _____ ENGINEER (See Seal Below)

ATTEST _____ CLERK-RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

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

DIRECTOR-SECRETARY

CHAIR, PLANNING COMMISSION

PLAT "G"

NORTHRIDGE

A RESIDENTIAL SUBDIVISION
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

LEHI UTAH COUNTY, UTAH

SCALE: 1" = 30'

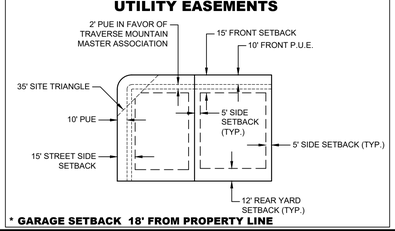
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein. LEI #18-0004

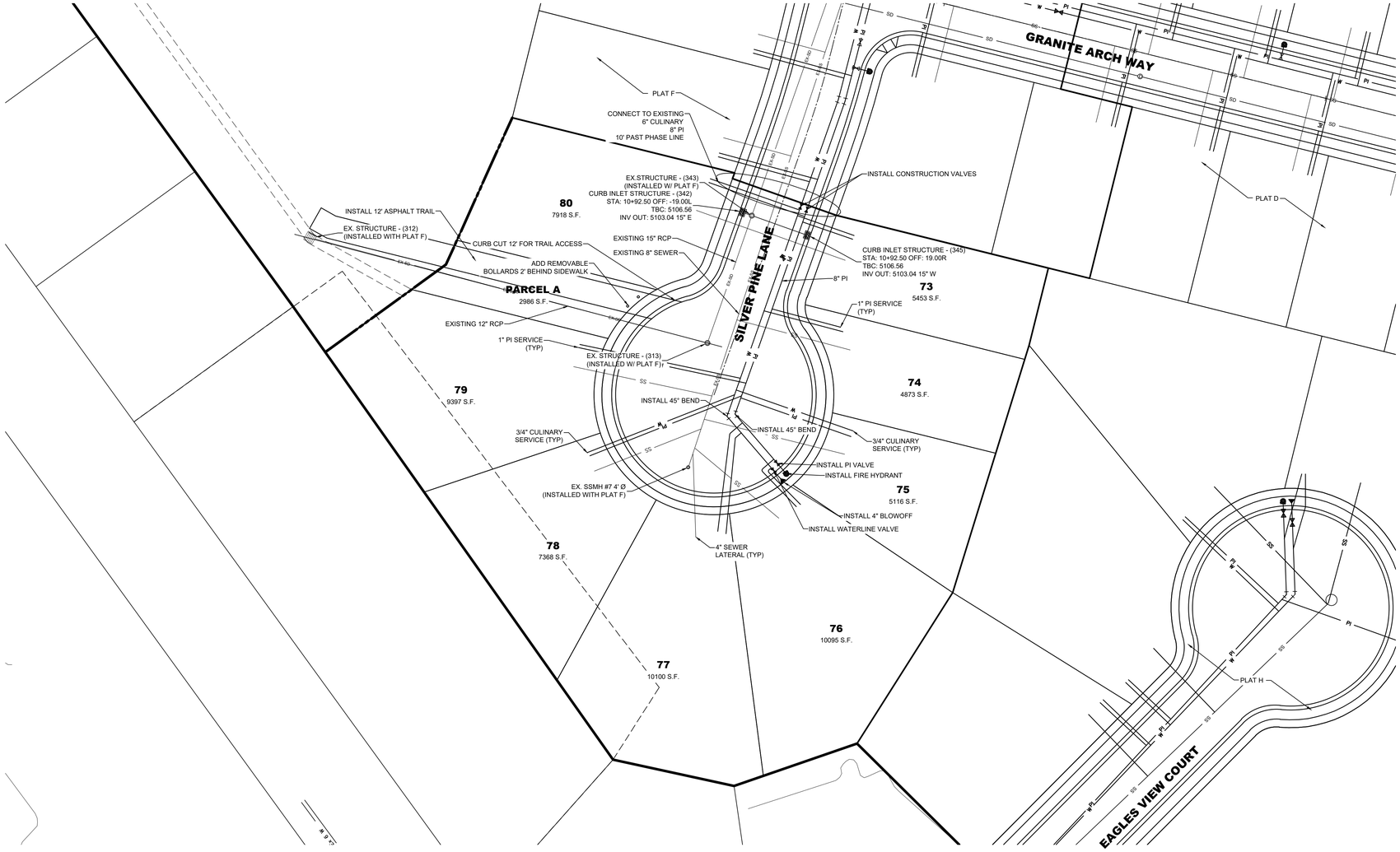
NORTHRIDGE, LLC
12896 N. PONY EXPRESS RD. STE 400
DRAPER, UTAH 84020
JULIE SMITH

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
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www.lei-eng.com

TYPICAL SETBACKS & PUBLIC UTILITY EASEMENTS



* GARAGE SETBACK 18' FROM PROPERTY LINE



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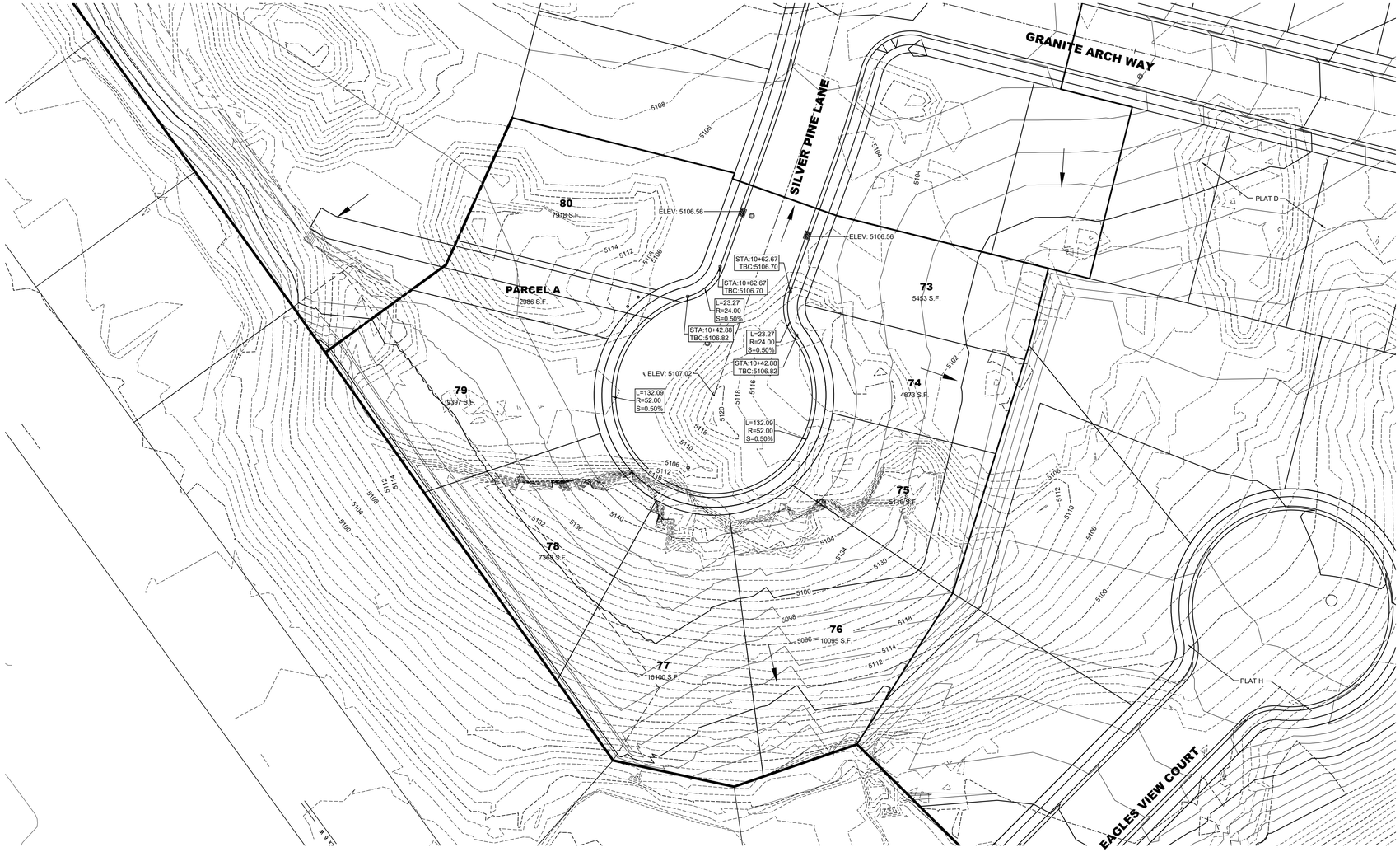
NORTHRIDGE PLAT G
LEHI, UTAH
UTILITY

REVISIONS
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LEI PROJECT #: 2018-0004
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=30'
DATE: 08/11/2020
SHEET: 1

1. ALL CULINARY WATER LINES TO BE 6" IN DIAMETER UNLESS NOTED OTHERWISE.
2. ALL PRESSURIZED IRRIGATION LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
3. ALL SEWER LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
4. INSTALL 6" BLOW-OFF ON ALL CULINARY DEAD ENDS.
5. 3' SEPARATION BETWEEN FIRE HYDRANT AND BLOW OFFS.
6. ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED EQUAL JOINT RESTRAINT.
7. 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 STANDARDS.
8. ALL UTILITIES/ROADWAY IMPROVEMENTS ON FOX CANYON ROAD ARE TO BE INSTALLED BY OTHERS.
9. ALL IMPROVEMENTS ON FOX CANYON ROAD TO BE INSTALLED/DESIGNED BY OTHERS.

MANHOLE NOTE:
WHIRLYGIGS ARE REQUIRED FOR MANHOLES IN ROADWAYS 5% AND GREATER



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NORTHRIDGE PLAT G

LEHI, UTAH

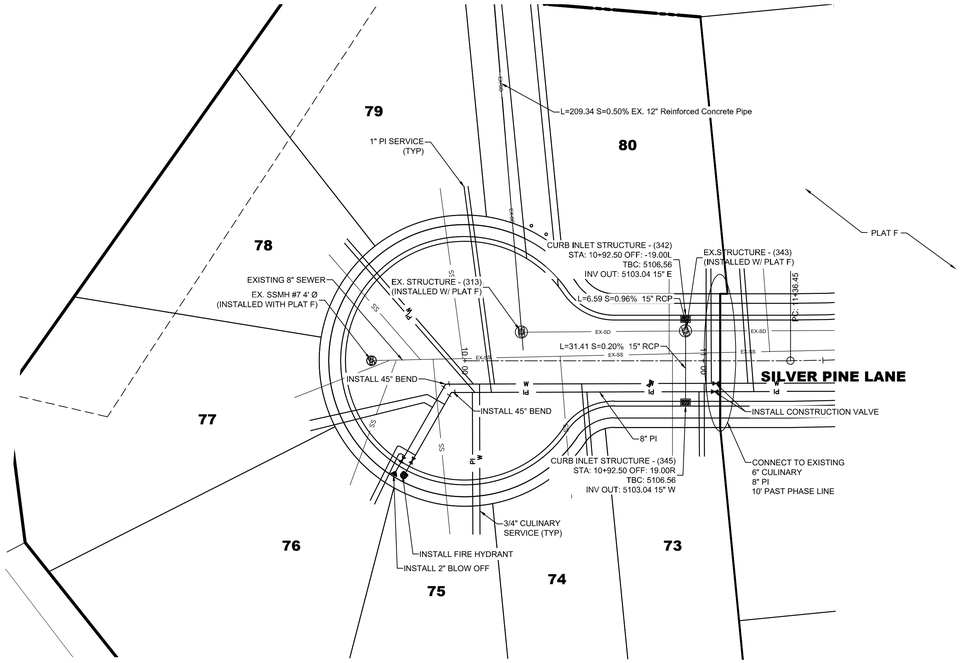
GRADING

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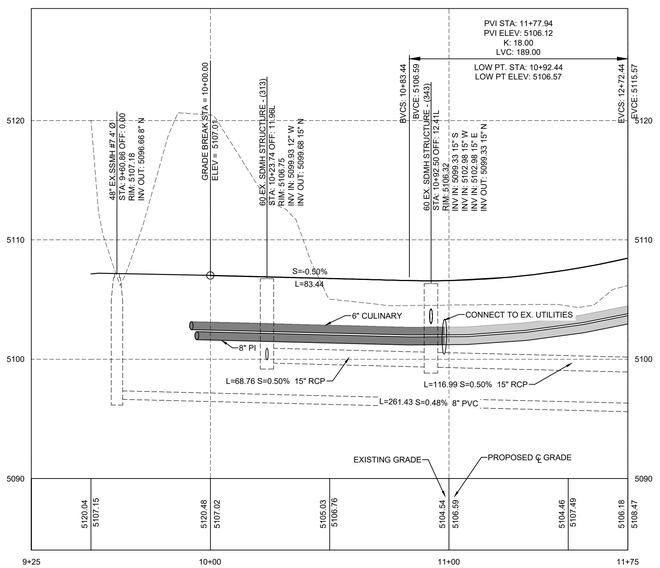
LEI PROJECT #: 2018-0004
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=30'
DATE: 08/11/2020

SHEET 2

EARTHWORK NOTE:
MOST OF THE MASS GRADING ON THIS PHASE HAS BEEN COMPLETED PREVIOUSLY. NO EXPORT MATERIAL ANTICIPATED.



SILVER PINE LANE PLAN VIEW



SILVER PINE LANE PROFILE VIEW



SCALE: 1"=30'

30 15 0 30

MANHOLE NOTE:
WHIRLYGIGS ARE REQUIRED FOR MANHOLES IN ROADWAYS 5% AND GREATER

1. LANDSCAPE SERVICE INSTALLED IN PREVIOUS PHASE AND MUST BE USED FOR LANDSCAPING FOR THIS PHASE

EARTHWORK NOTE:
MOST OF THE MASS GRADING ON THIS PHASE HAS BEEN COMPLETED PREVIOUSLY. NO EXPORT MATERIAL ANTICIPATED.

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NORTHRIDGE PLAT G
LEHI, UTAH

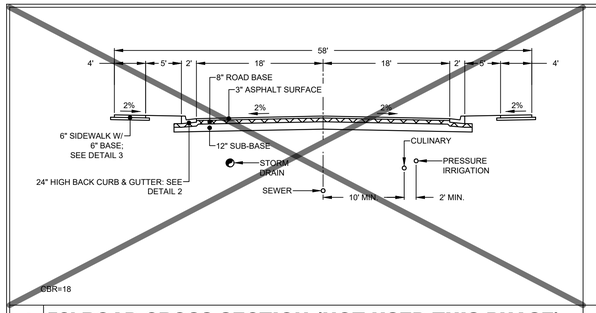
SILVER PINE LANE PLAN AND PROFILE

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LEI PROJECT #: 2018-0004
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
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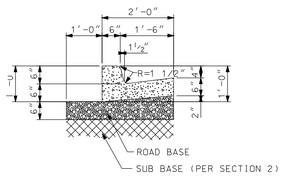
SHEET 3

S:\LEI FILES\SURVEY\2018\2018-0004 NORTHRIDGE PLAT G\DRAWINGS\CONSTRUCTION DRAWINGS\PLAT G CONSTRUCTION DRAWINGS.DWG, 8/11/2020 10:47:47 AM



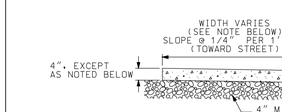
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1 58' ROAD CROSS SECTION (NOT USED THIS PHASE)



HIGH BACK CURB & GUTTER

2 CURB & GUTTER DETAILS

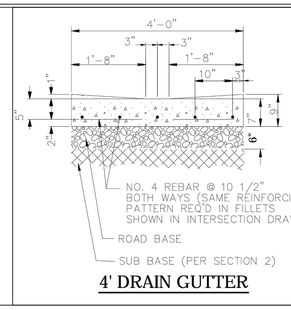


NOTES:

1. 4' SIDEWALK WIDTH WHEN USED IN CONJUNCTION WITH PLANTER.
   5' SIDEWALK WITH AGAINST CURB & GUTTER.
   6' SIDEWALK WIDTH WHEN USED AGAINST A CURB & GUTTER WITHIN A PARKING LOT.
2. SIDEWALK AND ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

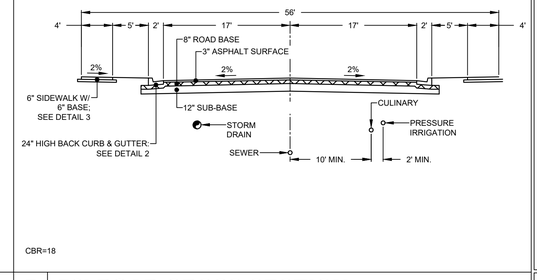
SIDEWALK

3 SIDEWALK/ TRAIL DETAIL



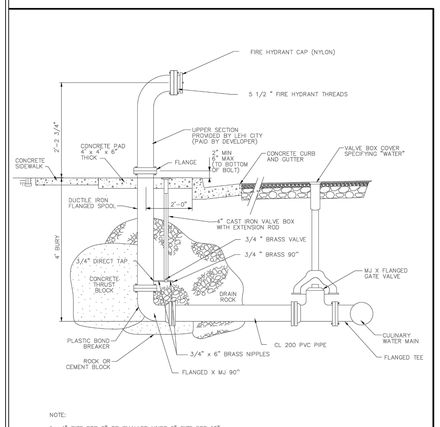
4' DRAIN GUTTER

4 4' DRAIN GUTTER



CBR=18

5 56' ROAD CROSS SECTION



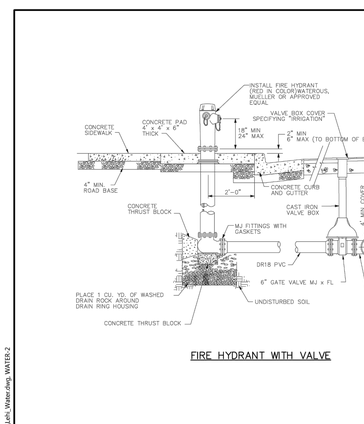
NOTE:

1. 4" SIZE FOR 8" OR SMALLER LINES 6" SIZE FOR 10" OR LARGER LINES OTHER SIZES AS DIRECTED BY THE WATER DEPARTMENT DIRECTOR.
2. BLOWOFF SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND BLOW-OFF, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE BLOW-OFF TO THE CORNERS OF SAID PAD.
4. A THREE (3) FOOT HORIZONTAL CLEARANCE MUST BE MAINTAINED AROUND THE OUTSIDE OF ALL BLOW-OFFS.
5. BLOWOFF TOP, ADAPTOR, AND CAP TO BE SUPPLIED BY LEHI CITY WATER DEPARTMENT.

LEHI CITY
STANDARD DETAIL
BLOW-OFF

LEHI CITY STANDARD DRAWINGS WATER-3

6 BLOW-OFF



FIRE HYDRANT WITH VALVE

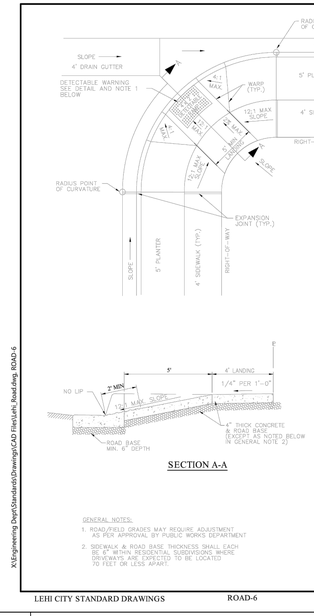
NOTES:

1. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
2. HYDRANT SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND FIRE HYDRANT, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE HYDRANT TO THE CORNERS OF SAID PAD.
4. A THREE (3) FOOT HORIZONTAL CLEARANCE MUST BE MAINTAINED AROUND THE OUTSIDE OF ALL FIRE HYDRANTS.

LEHI CITY
STANDARD DETAIL
FIRE HYDRANT

LEHI CITY STANDARD DRAWINGS WATER-2

7 FIRE HYDRANT



SECTION A-A

PUBLIC WORKS DEPARTMENT MUST APPROVE TYPES AND COLOR OF DETECTABLE WARNING DEVICES USED.

DETECTABLE WARNING DETAILS
RAISED TRUNCATED DOMES

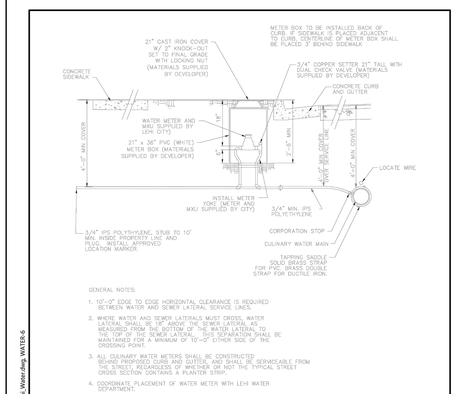
GENERAL NOTES:

1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT.
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO FEET OR LESS APART.

LEHI CITY
ADA RAMP
PLANTER STRIP
(AT INTERSECTION)

LEHI CITY STANDARD DRAWINGS ROAD-6

8 ADA RAMP DETAIL



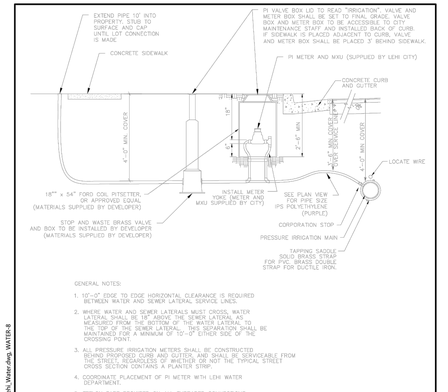
GENERAL NOTES:

1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'-0" EITHER SIDE OF THE CROSSING POINT.
3. ALL CULINARY WATER METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE STREET, REGARDLESS OF WHETHER OR NOT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
6. CULINARY WATER METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.
7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.
8. METER AND MXU WILL BE SUPPLIED BY LEHI CITY.
9. ALL BRASS FITTINGS, VALVES, ETC. SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-800, LATEST REVISION. ALL BRASS PRODUCTS ARE TO BE CERTIFIED TO THE REQUIREMENTS OF NSF / ANSI 61 ANNEX F&G AND NSF / ANS 372.
10. HOMES WITH FIRE SPRINKLERS REQUIRE A 1" OR LARGER WATER SERVICE AS REQUIRED BY FIRE SPRINKLER DESIGN.

LEHI CITY
STANDARD DETAIL
CULINARY SERVICE CONNECTION

LEHI CITY STANDARD DRAWINGS WATER-6

9 CULINARY SERVICE CONNECTION



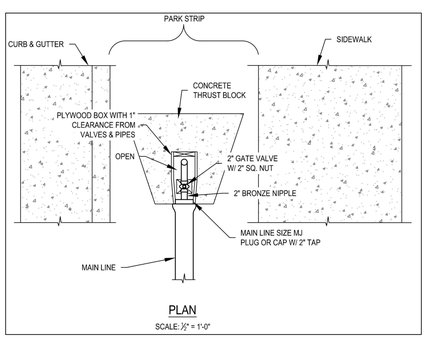
GENERAL NOTES:

1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'-0" EITHER SIDE OF THE CROSSING POINT.
3. ALL IRRIGATION IRRIGATION METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE STREET, REGARDLESS OF WHETHER OR NOT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF PI METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
6. PRESSURE IRRIGATION METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.
7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.
8. METER AND MXU WILL BE SUPPLIED BY LEHI CITY.
9. ALL BRASS FITTINGS, VALVES, ETC. SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-800, LATEST REVISION. ALL BRASS PRODUCTS ARE TO BE CERTIFIED TO THE REQUIREMENTS OF NSF / ANSI 61 ANNEX F&G AND NSF / ANS 372.

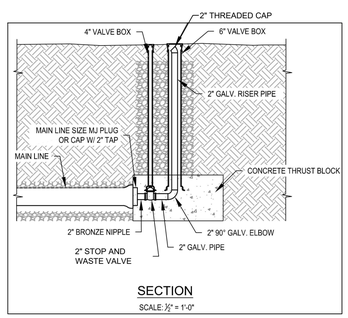
LEHI CITY
STANDARD DETAIL
PRESSURE IRRIGATION SERVICE CONNECTION

LEHI CITY STANDARD DRAWINGS WATER-8

10 PI SERVICE CONNECTION

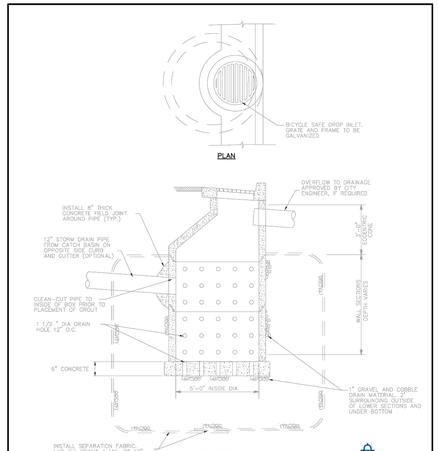


PLAN
SCALE: ½" = 1'-0"



SECTION
SCALE: ½" = 1'-0"

11 2" BLOW-OFF DETAIL



SECTION

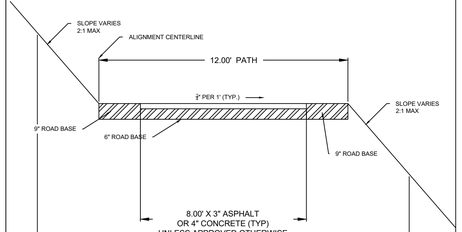
NOTE:
1. ALTERNATIVE SUMP DESIGNS MAY BE REQUIRED DEPENDING ON GROUND WATER TABLE.

NOTE:
NOT ALLOWED EXCEPT AS INDICATED IN DESIGN STANDARDS AND SPECIFICATIONS

LEHI CITY
STANDARD DETAIL
STORM WATER SUMP

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-10

12 SUMP DETAIL



NOTES:

1. CROSS SECTION MAY BE ADJUSTED DEPENDING ON EXISTING CONSTRAINTS AS APPROVED BY THE LEHI CITY ENGINEER.
2. 2' COMPACTED SHOULDER MUST BE SLOPE AT A 6:1 MAX SLOPE ON EACH SIDE OF THE PAVED TRAIL.
3. SLOPE TRAIL AS NECESSARY TO AVOID PONDING. PROVIDE DRAINAGE IMPROVEMENTS ALONG TRAIL AS REQUIRED TO CONVEY POSSIBLE STORM FLOWS.
4. CONTRACTOR SHALL REMOVE ALL FOLIAGE, ROOTS AND WASTE MATERIALS WITHIN A 12" ZONE BENEATH BASE COURSE. 12" ZONE SHALL THEN BE COMPACTED PRIOR TO THE PLACEMENT OF ROAD BASE COURSE. CONTRACTOR SHALL ALSO PLACE GROUND STERILANT PRIOR TO PLACEMENT OF ROAD BASE.
5. ALL PEDESTRIAN TRAIL DESIGN PLANS SHALL BE REVIEWED AND APPROVED BY LEHI CITY STAFF PRIOR TO CONSTRUCTION.

13 TRAIL DETAIL

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

NORTHRIDGE PLAT G

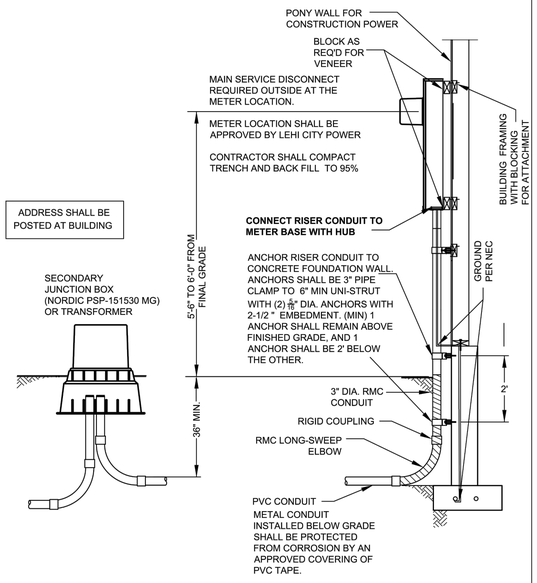
LEHI, UTAH

DETAILS

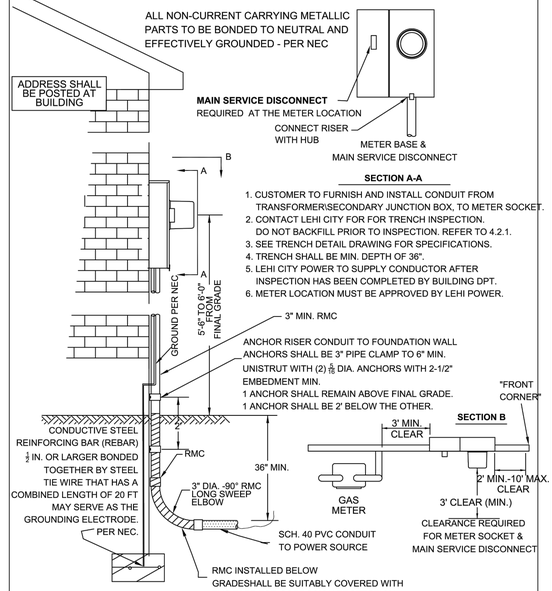
REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2018-0004
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: N/A
DATE: 08/11/2020

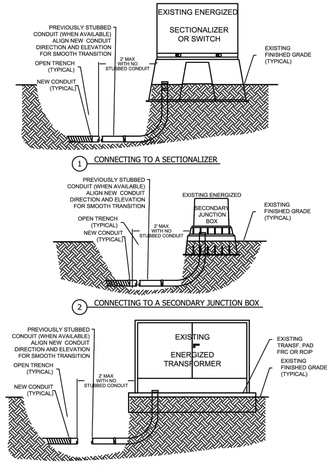
SHEET 4



REQUIREMENTS & STANDARDS	
UNDERGROUND SERVICE 100-400 AMP (1 PHASE)	
CONSTRUCTION POWER SERVICE	
DWG:	3.2.1
REV.	0.00
BY:	GWK/BT
DATE:	12/08/17

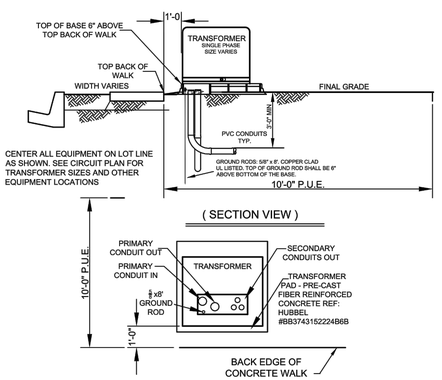


REQUIREMENTS & STANDARDS	
UNDERGROUND SERVICE 100 - 400 AMP (1 PHASE)	
RESIDENTIAL POWER SERVICE	
DWG:	3.2.2
REV.	0.00
BY:	GWK/BT
DATE:	3/16/17



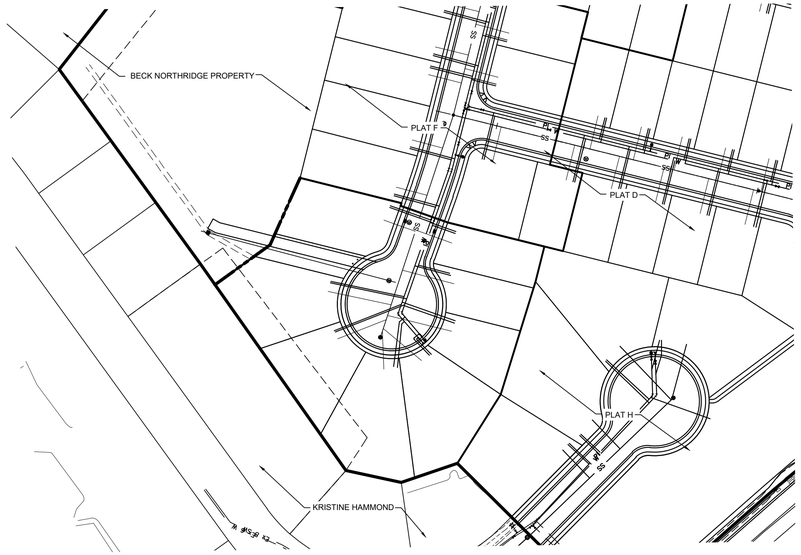
NOTES:
1. FOR SAFETY REASONS DO NOT INSTALL CONDUITS/CONDUCTORS INSIDE ENERGIZED EQUIPMENT.
2. STOP INSTALLATION OF CONDUITS/CONDUCTORS A MAXIMUM OF 2 FEET FROM ENERGIZED EQUIPMENT.
3. EXTEND TRENCH TO THE EDGE OF THE EQUIPMENT.
4. CONTRACTOR SHALL SUPPLY SWEEPS & ADDITIONAL CONDUIT REQUIRED TO COMPLETE THE INSTALLATION ASSISTED BY LEHI POWER.
5. CONTACT LEHI POWER TO SCHEDULE CREWS FOR INSTALLATION OF CONDUIT/CONDUCTORS INTO ENERGIZED EQUIPMENT.
6. ALL NEW CONDUIT RUNS SHALL BE INSTALLED BY CONTRACTOR INTO TRANSFORMER/SECONDARY JUNCTION BOX WITH LEHI CITY POWER SUPERVISION.
7. BASES SHALL BE PLACED ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY EXTEND COMPACTED BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT. REFER TO 4.2.1

REQUIREMENTS & STANDARDS	
CONNECTION DETAIL TO EXISTING ENERGIZED EQUIPMENT	
RESIDENTIAL & COMMERCIAL POWER SERVICE	
DWG:	4.1.0
REV.	0.00
BY:	GWK/BT
DATE:	12/10/17



NOTES:
1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED CONDUITS, AND GROUND RODS AS SHOWN ON THE CIRCUIT ROUTING PLANS.
2. TRANSFORMER BASES SHALL BE PROVIDED BY LEHI CITY POWER AND INSTALLED BY DEVELOPER/CONTRACTOR. TRANSFORMER BASES SHALL BE PRE-CAST FIBER REINFORCED CONCRETE. HUBBEL #BB3743152224B6B
3. SEE CIRCUIT PLAN FOR EQUIPMENT LOCATIONS. EQUIPMENT SHALL BE CENTERED ON LOT LINES TO THE EXTENT POSSIBLE. OTHER LOCATIONS AS REQUIRED OR SHOWN ON THE CIRCUIT ROUTING PLAN.
4. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' CLEAR EXCEPT AS NOTED. PROVIDE 10' CLEARANCE ON CABINET ACCESS SIDES.
5. LEHI POWER SHALL PROVIDE AND SET TRANSFORMERS; PROVIDE, PULL & TERMINATE CONDUCTORS
6. CONTRACTOR SHALL PLACE BASES ON FULL DEPTH COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY. EXTEND BASE MATERIAL AS REQUIRED TO MAINTAIN STABLE SUPPORT. REFER TO 4.2.1
7. EQUIPMENT BASES SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES TO PROVIDE A NEAT APPEARANCE.
8. CONDUIT AND EQUIPMENT SHALL BE PLACED AFTER CURB, GUTTER AND WALK TO ASSURE CORRECT PLACEMENT VERTICALLY AND HORIZONTALLY WITHIN THE EASEMENT.
9. FOR DEVELOPMENT WITHOUT WALKS, PLACE EQUIPMENT 3' MINIMUM 5' MAXIMUM BEHIND CURB.

REQUIREMENTS & STANDARDS	
TRANSFORMER SINGLE PHASE	
(LOCATIONS IN THE P.U.E.)	
DWG:	4.1.1
REV.	0.00
BY:	GWK/BT
DATE:	3/10/17





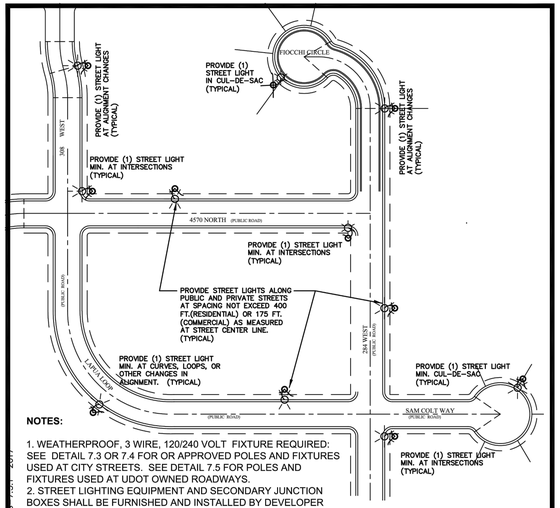
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NOT FOR CONSTRUCTION

NORTHRIDGE PLAT G
LEHI, UTAH
POWER PLAN

REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #:	2018-0004
DRAWN BY:	DSE/BJA
DESIGNED BY:	BTG
SCALE:	1"=80'
DATE:	08/11/2020
SHEET	5



NOTES:

1. WEATHERPROOF, 3 WIRE, 120/240 VOLT FIXTURE REQUIRED: SEE DETAIL 7.3 OR 7.4 FOR OR APPROVED POLES AND FIXTURES USED AT CITY STREETS. SEE DETAIL 7.5 FOR POLES AND FIXTURES USED AT UDOT OWNED ROADWAYS.
2. STREET LIGHTING EQUIPMENT AND SECONDARY JUNCTION BOXES SHALL BE FURNISHED AND INSTALLED BY DEVELOPER
3.POLE MUST BE PLACED IN CENTER OF PLANTER STRIP WITH 2" DIA. PVC CONDUIT TO POWER SOURCE.
4. DO NOT OBSTRUCT ACCESS TO POWER UTILITY CABINETS OR JUNCTION BOXES.
5. PROVIDE # 12 CONDUCTORS FROM FIXTURE TO POWER SOURCE. SEE DETAIL 7.3 & 7.4
6. TERMINATIONS AND CONNECTION BY LEHI POWER

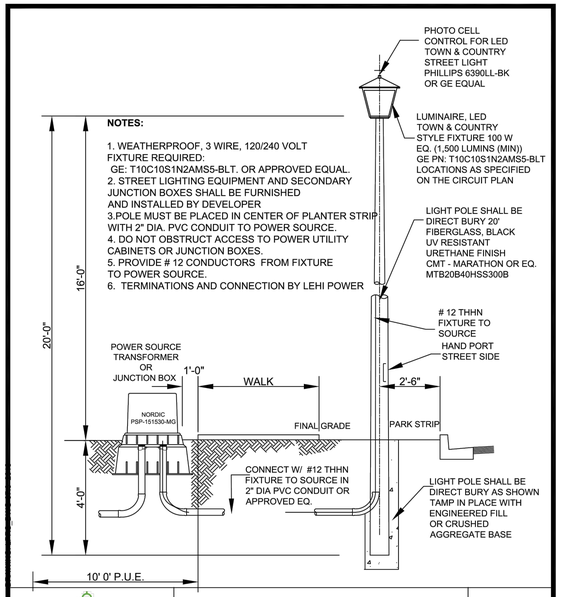
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

STREET LIGHT LOCATIONS AND SPACING

RESIDENTIAL & COMMERCIAL DEVELOPMENT

DWG:	7.2
REV.	17.00
BY:	GWK
DATE:	3/10/17



NOTES:

1. WEATHERPROOF, 3 WIRE, 120/240 VOLT FIXTURE REQUIRED: GE: T10C10S1N2AMS5-BLT, OR APPROVED EQUAL.
2. STREET LIGHTING EQUIPMENT AND SECONDARY JUNCTION BOXES SHALL BE FURNISHED AND INSTALLED BY DEVELOPER
3.POLE MUST BE PLACED IN CENTER OF PLANTER STRIP WITH 2" DIA. PVC CONDUIT TO POWER SOURCE.
4. DO NOT OBSTRUCT ACCESS TO POWER UTILITY CABINETS OR JUNCTION BOXES.
5. PROVIDE # 12 CONDUCTORS FROM FIXTURE TO POWER SOURCE.
6. TERMINATIONS AND CONNECTION BY LEHI POWER

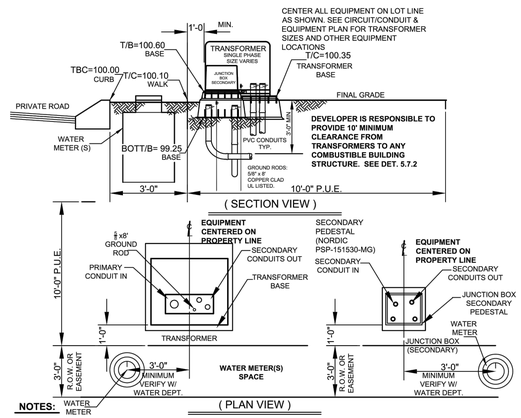
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

RESIDENTIAL STREET LIGHT TOWN & COUNTRY (LED)

DIRECT BURY FIBERGLASS POLE

DWG:	7.3
REV.	17.00
BY:	GWK
DATE:	3/16/17



NOTES:

1. DEVELOPER/CONTRACTOR SHALL PROVIDE AND INSTALL CONDUITS AND GROUND RODS
2. DEVELOPER SHALL PROVIDE TRANSFORMER BASES AND SECONDARY JUNCTION BOXES, TO BE INSTALLED BY DEVELOPER/CONTRACTOR.
3. SEE CIRCUIT/CONDUIT PLAN FOR EQUIPMENT LOCATIONS. EQUIPMENT SHALL BE CENTERED ON LOT LINES TO THE EXTENT POSSIBLE. OTHER LOCATIONS AS REQUIRED AND APPROVED BY LEHI POWER.
4. DO NOT OBSTRUCT ACCESS TO POWER BOXES; MAINTAIN 3' CLEAR EXCEPT AS NOTED. PROVIDE 10' CLEARANCE ON ALL CABINET ACCESS SIDES.
5. LEHI POWER SHALL PROVIDE AND SET TRANSFORMERS; PROVIDE, PULL & TERMINATE CONDUCTORS
6. BASES SHALL BE PLACED ON COMPACT ENGINEERED FILL - COMPACTED TO 95% MAX DENSITY
7. EQUIPMENT BASES SHALL BE SET LEVEL AND ALIGNED WITH THE WALK OR ADJACENT ENTITIES TO PROVIDE A NEAT APPEARANCE.
8. CONDUIT AND EQUIPMENT SHALL BE PLACED AFTER CURB, TO ASSURE CORRECT PLACEMENT WITHIN THE EASEMENT.

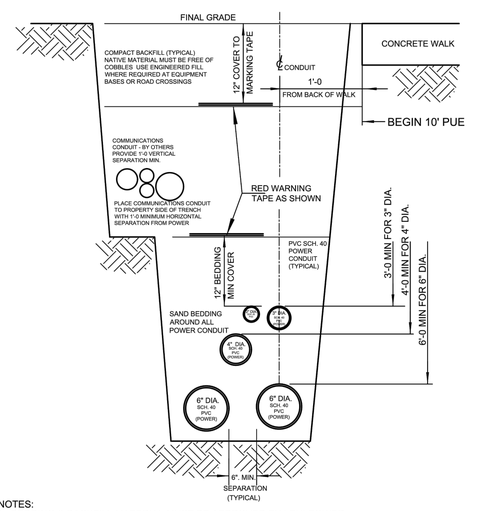
LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

TRANSFORMER, JUNCTION BOX & P.U.E. LOCATION

(DEVELOPMENT WITHOUT WALK)

DWG:	5.7.1
REV.	17.00
BY:	GWK
DATE:	12/12/17



NOTES:

1. BEDDING & BACKFILL MATERIAL MUST BE APPROVED BY LEHI POWER
2. INSPECTION REQUIRED PRIOR TO BACKFILL COMPACTION TESTING REQUIRED.
3. SERVICE LATERAL DEPTH 24" MINIMUM.
4. PROVIDE BEDDING ON ALL CONDUIT SURFACES AND 6" SEPARATION BETWEEN POWER CONDUITS
5. PROVIDE DEPTH OF 1 FOOT TO TOP OF CONDUIT FOR EVERY 1 INCH OF NOMINAL DIAMETER

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

POWER TRENCH & JOINT USE TRENCH DETAIL

RESIDENTIAL & COMMERCIAL SUBDIVISION

DWG:	5.4
REV.	17.00
BY:	GWK
DATE:	01/5/17

TRENCHING REQUIREMENTS

THE DEVELOPER SHALL PROVIDE TRENCHING FOR REQUIRED CONDUIT SYSTEMS AND INSTALL CONDUITS IN ACCORDANCE WITH POWER DEPARTMENT STANDARDS.

ALL TRENCHING SHALL CONFORM TO OSHA (CFR 29) REQUIREMENTS. TRENCHES SHALL BE 18" MINIMIM WIDTH, EXCEPT FOR RESIDENTIAL SERVICE TRENCH MAY BE 12" WIDTH. TRENCH DEPTH VARIES BASED ON THE CONDUIT SIZE AND QUANTITY. THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND PROJECT SAFETY COMPLIANCE.

TRENCHING FOR ELECTICAL POWER CONDUITS SHALL BE LOCATED IN PUBLIC UTILITY EASEMENT PROVIDED BY THE OWNER DEVELOPER, TYPICALLY 10 FEET FROM THE BACK OF WALK. CONDUITS SHALL BE PLACED, BEDDED AND MARKED WITH APPROVED RED WARNING TAPE AS SHOWN IN THE TRENCHING SECTION/DETAIL. CONDUIT MINIMUM DEPTH IS MEASURED FROM TOP OF CONDUIT TO FINISHED GRADE; 1 FOOT DEPTH PER 1 INCH OF NOMINAL CONDUIT DIAMETER.

ALL BACKFILL MATERIAL SHALL BE COMPACTED. IN AREAS OF THE TRENCH WHERE THERE IS NO EQUIPMENT, PAVING OR OTHER STRUCTURAL REQUIRMENT, THE NATIVE MATERIAL MAY BE USED AS BACK-FILL, PROVIDED IT HAS NO COBBLES,CONSTRUCTION WASTE OR OTHER REFUSE OR DELETERIOUS MATERALS. EXCAVATED AREAS THAT SUPPORT ELECTRICAL EQUIPMENT , PAVEMENTS, WALKS, ETC. SHALL BE BACKFILLED WITH COMPACTED STRUCTURAL FILL. BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASHTO T-99.

JOINT TRENCH USE: JOINT USE OF THE TRENCH WITH OTHER UTILITIES IS TYPICALLY NOT ALLOWED. HOWEVER, JOINT USE OF THE POWER TRENCH FOR COMMUNICATIONS IS APPROVED FOR AREAS OF NEW CONSTRUCTION IF ADEQUATE VERTICAL AND HORIZONTAL CLEARANCE CAN BE ACHIEVED. A SEPARATE TRENCH IS REQUIRED FOR NON-ELECTRIC UTILITIES SUCH AS GAS, SEWER, AND WATER.

UTAH LAW SECTION 54-8A-1 THROUGH 54-8-A-11 REQUIRES THAT BLUE STAKES ONE-CALL LOCATION CENTER BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO EXCAVATION.

CONDUIT REQUIREMENTS

ALL CONDUIT SHALL BE SCHEDULE 40 PVC GREY FOR ELECTRICAL USE. ELBOW (90 DEGREE) FITTINGS AND OTHER DIRECTIONAL CHANGE FITTINGS (45 OR 22.5 DEGREE) FOR CONDUITS 4" AND 6" DIAMETER SHALL BE GALVANIZED RIGID STEEL (GRS) WRAPPED WITH PVC CORROSION TAPE AND SHALL HAVE A LONG SWEEP RADIUS OF 36 INCHES. VERTICAL ELBOWS SHALL HAVE CONCRETE OR FLOWABLE FILL ON THE INSIDE OF THE RADIUS NOT TO OBSTRUCT JOINTS SO AS TO IMPROVE RESISTANCE TO FORCES GENERATED WHEN PULLING ELECTRICAL CABLES. FOR CONDUITS 3" AND 2" DIAMETER, PVC SCHEDULE 40 FITTINGS ARE ACCEPTABLE. ALL BENDS MUST BE LONG SWEEP WITH RADIUS OF 36 INCHES. ALL CONDUITS SHALL BE TERMINATED WITH PVC BUSHINGS

CONDUIT SHALL BE PLACED STRAIGHT AND TRUE. CONTRACTOR SHALL KEEP THE INTERIOR OF THE CONDUIT CLEAN AND FREE OF DIRT ROCKS AND DEBRIS. PLUGGED, BROKEN, OR OTHERWISE UNSUITABLE CONDUITS SHALL BE REPLACED AT THE DEVELOPERS EXPENSE. CONDUIT ENDS SHALL BE CAPPED OR TAPED. CONDUIT STUBBED SHALL BE CAPPED AND SUITABLY MARKED AT THE GROUND SURFACE.

TRENCHING AND POWER CONDUIT PLACEMENT SHALL BE DONE AFTER THE CURB AND SIDEWALK IS IN PLACE TO ASSURE PROPER ALIGNMENT IN THE PUE AND VERTICAL LOCATION OF EQUIPMENT . IN THE EVENT THAT CONDUIT MUST BE PLACED PRIOR TO CURB AND SIDEWALK THE DEVELOPER IS RESPONSIBLE FOR CORRECT PLACEMENT. ANY CONDUIT WITH INADEQUATE COVER, OR EQUIPMENT MISPLACED IN ELEVATION OR ALIGNMENT SHALL BE REPLACED AT THE DEVELOPERS EXPENSE. LEHI POWER REQUIRES A SINGLE 2" DIAMETER CONDUIT TO ACCOMPANY ALL POWER CONDUIT RUNS.

DIRECTIONAL BORING MAY BE USED AT SUITABLE LOCATIONS WHERE EXCAVATION IS NOT POSSIBLE, PROBLEMATIC, OR ECONOMICALLY INFEASIBLE. BORING CONDUIT SHALL BE HDPE TYPE SDR-17. BORING CONDUIT SHALL BE "STRAIGHT STICK" WELDED SEAM WITH THE INSIDE SEAM REAMED TO PROVIDE A SMOOTH AND CONSISTENT INSIDE DIAMETER.

LEHI CITY POWER DEPARTMENT

REQUIREMENTS & STANDARDS

ELECTRICAL TRENCH & CONDUIT NOTES

RESIDENTIAL & COMMERCIAL POWER SERVICE

DWG:	5.4.1
REV.	17.00
BY:	GWK
DATE:	01/5/17

LEI
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SURVEYORS
PLANNERS
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Spanish Fork, UT 84660
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office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

NORTHRIDGE PLAT G

LEHI, UTAH

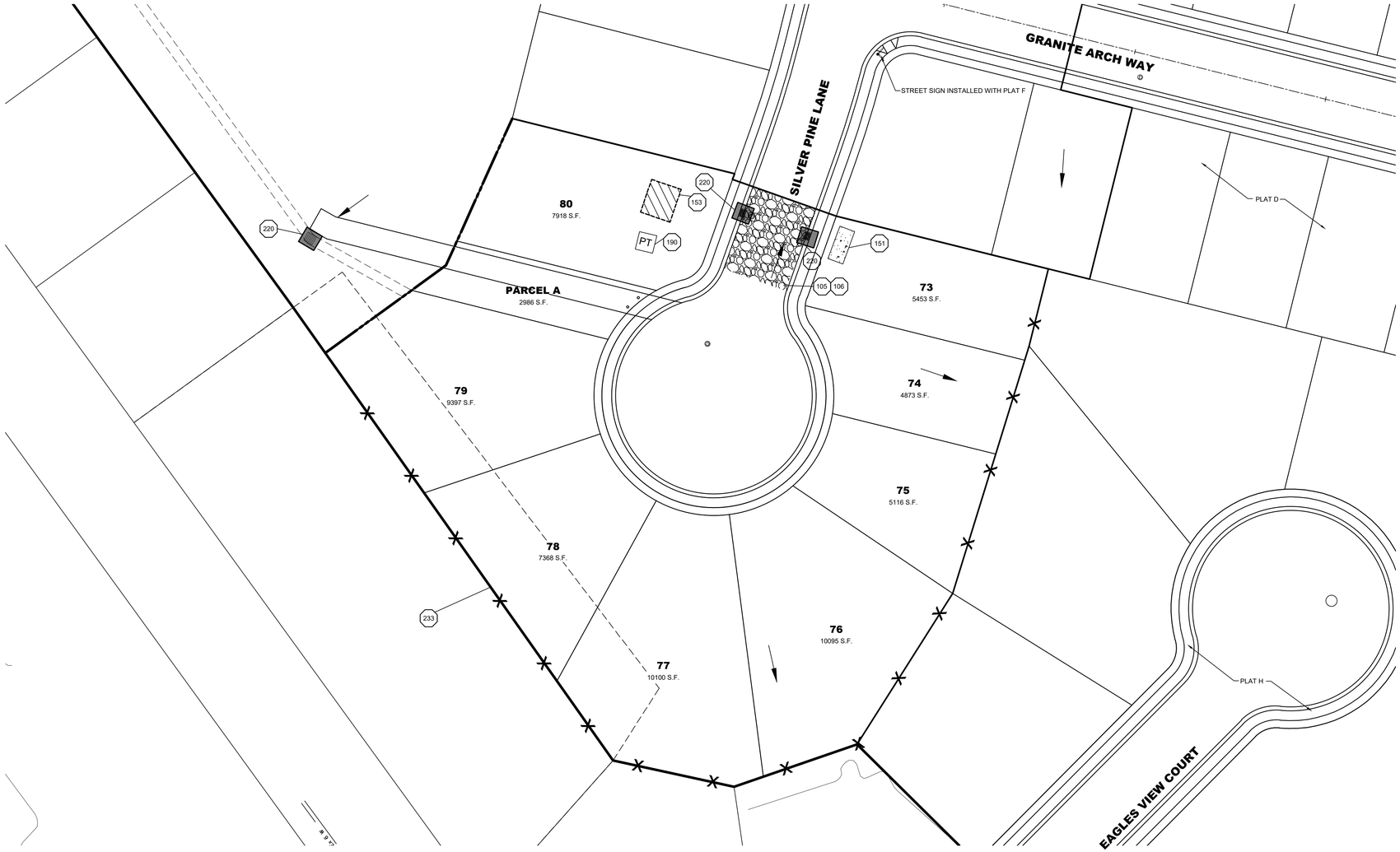
POWER PLAN DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2018-0004
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: N/A
DATE: 08/11/2020

SHEET 6

DRAWING: C:\DRAWING FOLDER - 2017\ DRAWING: LPHS_LDWG40.3 2017 /



NORTH

SCALE: 1"=30'

30 15 0 30

- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

NORTHRIDGE PLAT G

LEHI, UTAH

EROSION CONTROL PLAN

NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE LATEST EDITION OF LEHI CITY STANDARDS AND SPECIFICATIONS.

2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

LEGEND

- SILT FENCE
- STORM DRAIN CURB INLET
- STORM DRAIN MANHOLE
- STORM DRAIN COMBO BOX
- STORM DRAIN CATCH BASIN
- STORMDRAIN LINE
- PORTABLE TOILETS-SEE DETAIL SHEET 8
- INLET PROTECTION
- CONCRETE WASTE MGMT. AREA-SEE DETAIL SHEET 8
- MATERIAL STORAGE AREA
- STABILIZED CONSTRUCTION ENTRANCE-SEE DETAIL SHEET 8

CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

BMP#	BMP SYMBOL	TITLE	LOCATION	DURATION	
C105	105	STABILIZED CONSTRUCTION ENTRANCE	AS SHOWN	BEGINNING OF CONSTRUCTION	THROUGH COMPLETION OF ASPHALT IMPROVEMENTS
C106	106	WHEEL WASH	AS SHOWN	AS NECESSARY	
C151	151	CONCRETE WASTE MANAGEMENT	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION	THROUGH COMPLETION OF SITE IMPROVEMENTS
C153	153	MATERIAL DELIVERY, STORAGE, & CONTAINMENT	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION	THROUGH COMPLETION OF SITE IMPROVEMENTS
C190	190	PORTABLE TOILETS	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION	THROUGH COMPLETION OF SITE IMPROVEMENTS
C220	220	STORM DRAIN INLET PROTECTION	AS SHOWN	COMMENCEMENT OF GRADING	THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	233	SILT FENCE	AS SHOWN	COMMENCEMENT OF GRADING	THROUGH COMPLETION OF SITE IMPROVEMENTS

REVISIONS
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LEI PROJECT #: 2018-0004
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DATE: 08/11/2020

SHEET
EC-1

EROSION CONTROL NOTES

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.

2. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) HAS BEEN SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.

4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPES. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.

5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.

6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATION BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.

7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL BE INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.

8. A SWALE SEDIMENT TRAP FOR ALL DRAINAGE WAYS INTERCEPTED BY PROPOSED ROAD CONSTRUCTION WILL BE FORMED, TRAPS WILL BE PLACED IN SURFACE DRAIN DITCHES JUST BEFORE THE RUNOFF LEAVES THE PROPERTY, ENTERS A WATERCOURSE OR IMMEDIATELY PROCEEDING DITCHES INLETS OR STABILIZED OUTLETS. SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED (PREFERABLY UNDISTURBED) GROUND OR LEFT TO PERCOLATE INTO THE GROUND.

9. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES.

10. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH UTAH STATE DIVISION OF AIR QUALITY STANDARDS.

11. ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.

12. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.

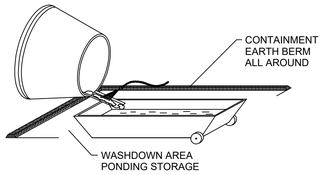
13. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.

14. ANY TREE 12" IN DIAMETER OR LARGER WILL NOT BE REMOVED UNTIL LOCATED BY SURVEY AND THE REMOVAL APPROVED BY THE OWNER OR EQUAL.

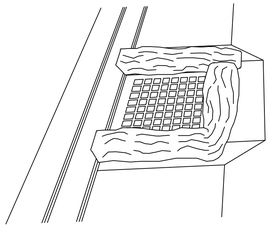
15. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.

16. PORTABLE TOILETS MAY BE LOCATED UPON ANY INDIVIDUAL HOME LOT.

17. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.

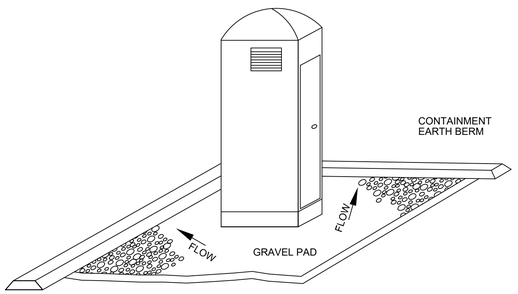


CONCRETE WASTE MANAGEMENT



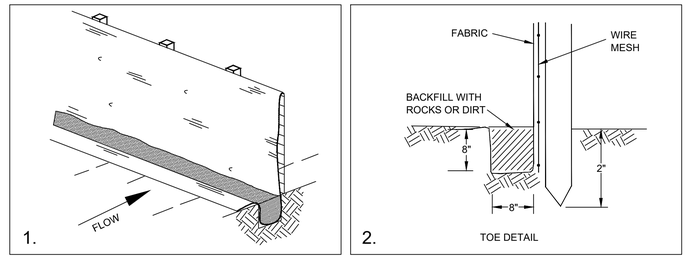
INLET PROTECTION - WATTLE

WATTLE MAY BE GRAVEL FILLED OR STRAW FILLED. INSTALL WHEN CONSTRUCTION OF CURB AND GUTTER AND ROADWAYS IS COMPLETE.



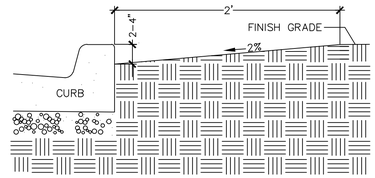
PORTABLE TOILET

PORTABLE TOILETS TO BE INSTALLED DURING HOMEBUILDING PHASE.

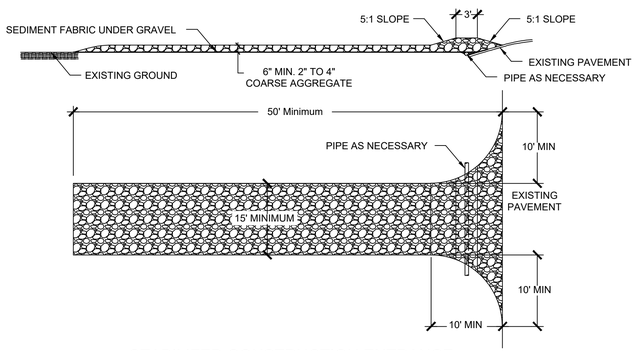


SILT FENCE

SILT FENCE MAY BE INSTALLED FOR PERIMETER CONTROL.
A MINIMUM 20-FOOT VEGETATED BUFFER MAY ALSO BE SUBSTITUTED FOR PERIMETER CONTROL
(PRESERVATION OF EXISTING VEGETATION).



CURB SEDIMENTATION TRAP



STABILIZED CONSTRUCTION ENTRANCE

STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL SUCH TIME AS ROADS ARE ASPHALTED AND INDIVIDUAL HOME LOTS ARE BEING DEVELOPED. SEE APWA - 2012

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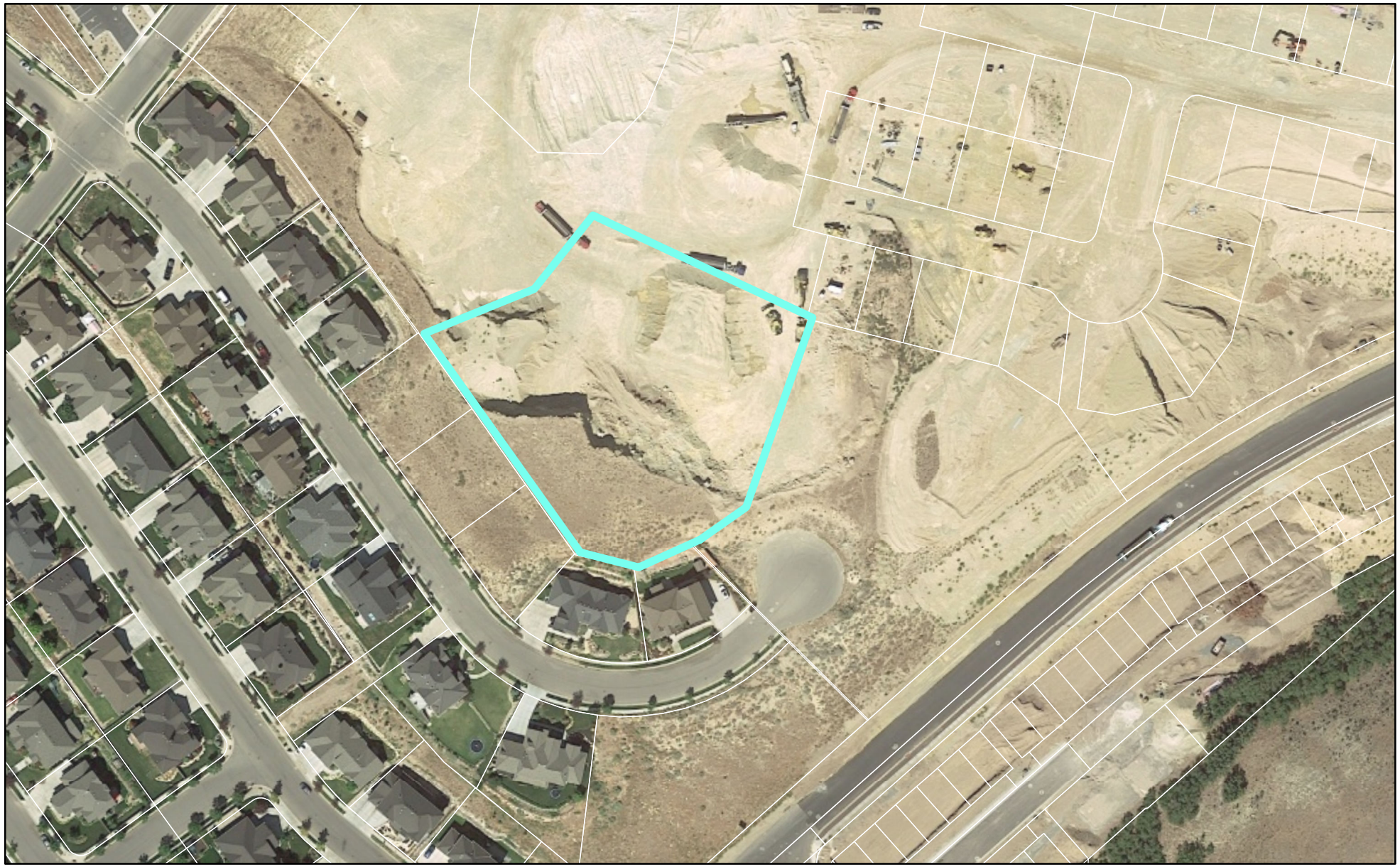
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Northridge Plat G Final Subdivision

Aerial

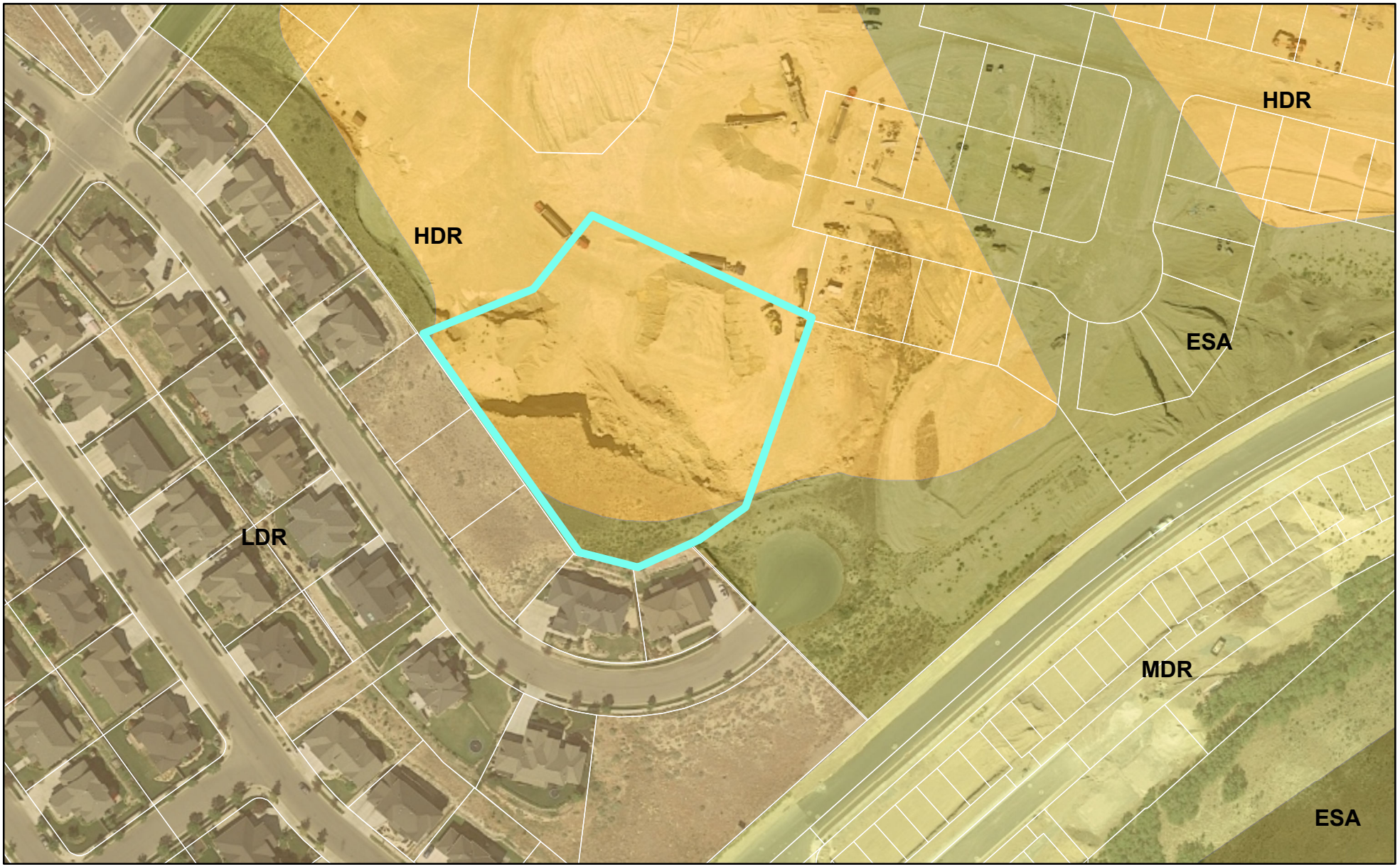


0 170 340 Feet

LEHI CITY

Northridge Plat G Final Subdivision

General Plan



0 170 340 Feet

LEHI CITY

Northridge Plat G Final Subdivision

Zoning



0 170 340 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: September 8, 2020
Submitted by: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of approval for the Micron Middle School Plat, an amendment to Lot 2 of the ASD Northeast School Subdivision.
Petitioner: Alpine School District

Suggested Action:

Attachments:
CC Staff Report Micron Middle School Plat Amendment 09.08.20.docx

Micron Middle School Plat Amendment DRC 08.26.20.docx

Micron Middle School Plat Amendment plans.pdf

Micron Middle School- Zoning.pdf

Micron Middle School- Aerial.pdf

Micron Middle School- General Plan.pdf

MICRON MIDDLE SCHOOL PLAT AMENDMENT

CITY COUNCIL REPORT

Applicant	Alpine School District		
Meeting Date	September 8, 2020		
Requested Action/Purpose	Approval of a proposed plat amendment		
Location	3950 North Maple Hollow Blvd		
Existing General Plan Designation	MDR/ESA/BP/MU		
Existing Zoning	Planned Community (PC)		
Existing Land Use	Middle School (under construction)		
Number of Lots/Units	2 Lots		
Adjacent Zoning and Land Use	*North*	PC	Undeveloped
	South	PC	Undeveloped
	East	PC	Undeveloped
	West	PC	Crossing at Traverse single family homes
Date of DRC Review	August 26, 2020		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

1. Any owner within the plat notifies the City of the owner's objection in writing within ten (10) days of mailed notification; or

2. A public hearing is required because all of the owners in the subdivision have not signed the revised plat.

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

1. Join two or more of the applicant fee owner's contiguous lots;

2. Subdivide one or more of the applying fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;

3. Adjust the lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or parcels join in the application, regardless of whether the lots or parcels are located in the same subdivision;

4. On a lot owned by the applying fee owner, adjust an internal lot restriction imposed by the City; or

5. Alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not:
   a. owned by the applicant; or
   b. designated as a common area

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

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

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

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

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

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

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

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

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

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

PROPERTY HISTORY

May 27, 1999	Brought into the City as part of the Low Hills Annexation
December 11, 2012	City Council approved the Micron Area Plan
August 9, 2016	City Council approved the ASD Northeast School Subdivision
February 13, 2020	Planning Commission approved the Micron Middle School Site Plan

REPORT ANALYSIS

The applicant requests approval of the Micron Middle School Plat Amendment amending Lot 2 of the ASD Northeast School Subdivision. The proposed amendment will create a new 0.82-acre parcel. The applicant has expressed the intent of the division is to provide a space for a seminary building for the Church of Jesus Christ of Latter-day Saints. Creating a separate parcel represents the first step in getting a seminary building approved. City Staff has reminded the applicant that the seminary building will also require site plan approval.

The proposed amendment mainly deals with ownership and addressing. It does not include plans for other improvements to the proposed new seminary lot. One of the DRC redline comments includes adding a power extension to the new lot. Any public improvements not included as part of the plat amendment will need to take place with the future site plan.

The location of the proposed new lot was within a detention basin approved with the Micron Middle School site plan. Prior to submitting this amendment application, the applicant worked with City Staff to revise their site plan providing alternative locations for storm water detention. With the resolution of the detention basin, the proposed plat amendment does not have any significant detrimental effects on the approved Micron Middle School Site Plan or the surrounding area.

DRC reviewed the proposed plat amendment and had the following three redline comments:

1. Will require a power line extension to serve the new lot
2. Label mayor's signature line
3. Consolidate the title of the plat to one name and put it in the title block area of the plat. And correct the amendment to "ASD North**east** School".

Please consider including all DRC comments in your motion.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Micron Middle School amended subdivision including the DRC comments from August 26, 2020. This recommendation is based on the following findings:

1. The proposed plat amendment has resolved concerns with storm drainage and will have no other significant detrimental effects on the Micron Middle School Site Plan.
2. The proposed plat amendment is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed plat amendment meets the requirements of the Development Code.
4. Other findings based upon information presented at the public meeting.

Micron Middle School Plat Amendment
DRC Redline Comments

Alpine School District- requests review of a Plat Amendment for Lehi Micron Middle School, amending lot 2 of the ASD Northeast School Subdivision.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: None due to covid-19
Date of Plans Reviewed: 8/18/20
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power:
1. Will require a power line extension to serve the new lot

Kerry – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Kim – Planning:
2. Label mayor's signature line
3. Consolidate the title of the plat to one name and put it in the title block area of the plat. And correct the amendment to "ASD North**east** School".

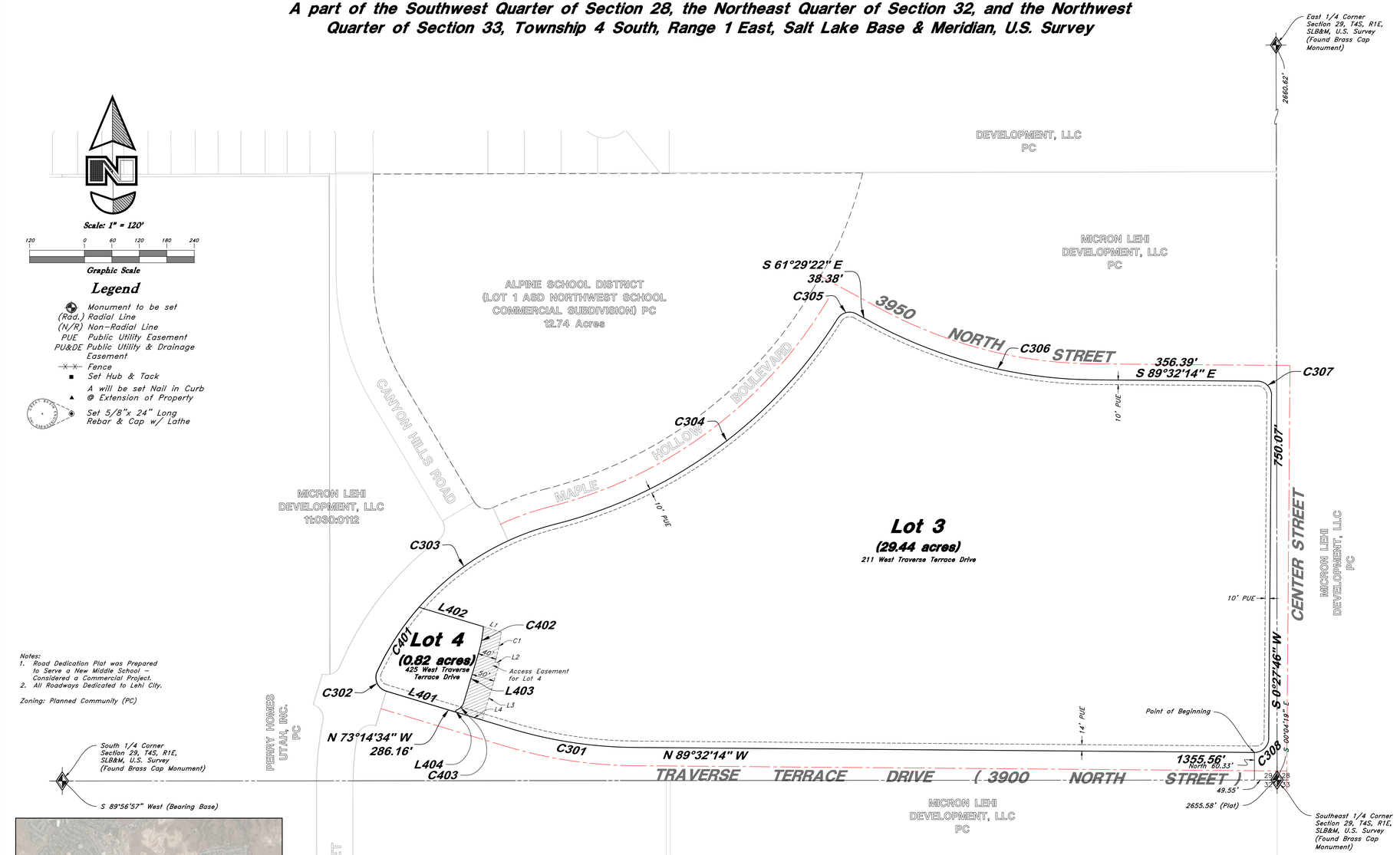
PRIOR TO RECORDING OF PLAT:
1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON SEPTEMBER 8th

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.

Lot 2 - ASD Northwest School - Commercial Subdivision First Amendment

A part of the Southwest Quarter of Section 28, the Northeast Quarter of Section 32, and the Northwest Quarter of Section 33, Township 4 South, Range 1 East, Salt Lake Base & Meridian, U.S. Survey



Scale: 1" = 120'

120 0 60 120 180 240

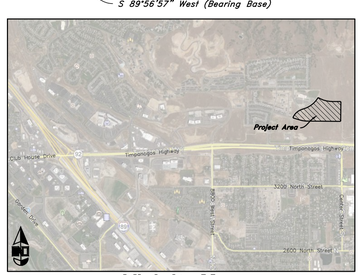
Graphic Scale

Legend

- Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Set Hub & Tack
- A will be set Nail in Curb @ Extension of Property
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe

Notes:
1. Road Dedication Plat was Prepared to Serve a New Middle School – Considered a Commercial Project.
2. All Roadways Dedicated to Lehi City.

Zoning: Planned Community (PC)



Vicinity Map
Not to Scale

Access Easement Line Data		
Line	Bearing	Length
L1	S 73°14'34" E	40.83
L2	S 73°14'34" E	10.00
L3	S 16°45'26" W	130.00
L4	N 73°14'33" W	61.43

Property Line Curve Data					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	10°49'24"	330.50'	62.43'	S 11°20'44" W	62.34'

Property Line Curve Data					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C301	16°17'40"	960.02'	273.02'	N 81°23'24" W	272.10'
C302	98°01'21"	31.00'	53.04'	N 24°13'53" W	46.80'
C303	51°02'21"	585.21'	521.31'	N 50°18'32" E	504.24'
C304	43°42'00"	1027.30'	783.53'	N 53°59'20" E	764.67'
C305	86°25'22"	31.01'	46.77'	N 75°21'01" E	42.46'
C306	27°59'24"	1039.19'	507.66'	S 75°29'04" E	502.63'
C307	90°00'00"	31.00'	48.69'	S 44°32'14" E	43.84'
C308	90°00'00"	31.00'	48.69'	S 45°27'46" W	43.84'

Property Line Data		
Line	Bearing	Length
L401	N 73°14'34" W	158.56
L402	S 73°14'34" E	146.94
L403	S 16°45'26" W	109.44
L404	S 16°45'26" W	4.00

Property Line Curve Data					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C401	16°30'05"	585.00'	168.48'	N 33°01'49" E	167.90'
C402	12°20'08"	290.50'	62.54'	S 10°35'22" W	62.42'
C403	57°08'05"	25.00'	24.93'	S 45°19'36" W	23.91'

SURVEYOR'S CERTIFICATE

I, Mark E. Babbitt, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 166484 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Lot 2 – ASD Northwest School Commercial Subdivision 1st Amendment in Lehi City, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said road dedication, based on data compiled from records in the Utah County Recorder's Office. Monuments have been found or placed as represented on this plat.

Signed this _____ day of _____, 2020.

166484 — License No.

_____ — Mark E. Babbitt

DESCRIPTION

All of Lot 2 ASD Northwest School Commercial Subdivision, Lehi City, Utah County, Utah.

Contains 30.26 Acres

Basis of Bearing From the Monuments at the Southeast 1/4 to the South 1/4 Corner of Section 29: South 89°56'57" West

OWNERS DEDICATION

We, the undersigned, Owners of the hereon described tract of land, hereby set apart a dedicated public street, as shown on this plat and name said tract of land Lot 2 – ASD Northwest School Commercial Subdivision – 1st Ammendment and hereby dedicate, grant and convey to Lehi City, Utah all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to Lehi City those certain strips designated as Public Utility Easements for construction of said street, as shown hereon, the same to be used for construction of said street and utilities, as may be authorized by Lehi City.

Signed this _____ Day of _____, 2020.

Micron Lehi Development, LLC

_____ — Manager

LIMITED LIABILITY ACKNOWLEDGEMENT

State of Utah
County of _____

On the __ day of _____ A.D., 20__, _____, personally appeared before me, the undersigned Notary Public, in and for said County of _____, in the state of Utah, who after being duly sworn, acknowledged to me that ___ is the _____, and that ___ signed the Owner's Dedication for the purposes therein mentioned and that said _____ executed the same.

My commission expires: _____ — _____ Notary Public

ACCEPTANCE OF LEGISLATIVE BODY

} ss

The City of Lehi, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public this ___ day of _____, A.D. 20__.

_____ — City Engineer (See Seal Below)

Attest: _____ — City Recorder (See Seal Below)

PLANNING COMMISSION APPROVAL

Approved this __ day of _____, A.D. 20__ by the Lehi City Planning Commission.

Mayor

_____ — Director – Secretary

_____ — Chairman, Planning Commission

Lehi Micron Middle School

Amended Plat
Located in the Southwest Quarter of Section 28, the Northeast Quarter of Section 32, and the Northwest Quarter of Section 33, Township 4 South, Range 1 East, Salt Lake Base & Meridian, U.S. Survey

LEHI, UTAH COUNTY, UTAH
SCALE: 1" = 120 FEET

GREAT BASIN ENGINEERING
5746 South 1475 East Ogden, Utah 84403
Main (801)394-4515 S.L.C (801)521-0222 Fax (801)392-7544
www.greatbasinengineering.com

ACKNOWLEDGEMENT

State of Utah
County of _____ } ss

On the __ day of _____ A.D., 20__, _____, personally appeared before me, the undersigned Notary Public, in and for said County of _____, in the state of Utah, who after being duly sworn, acknowledged to me that __ is the _____, of _____, and that __ signed the Owner's Dedication freely and voluntarily for and in behalf of said _____ for the purposes therin mentioned and acknowledged to me that said _____ executed the same.

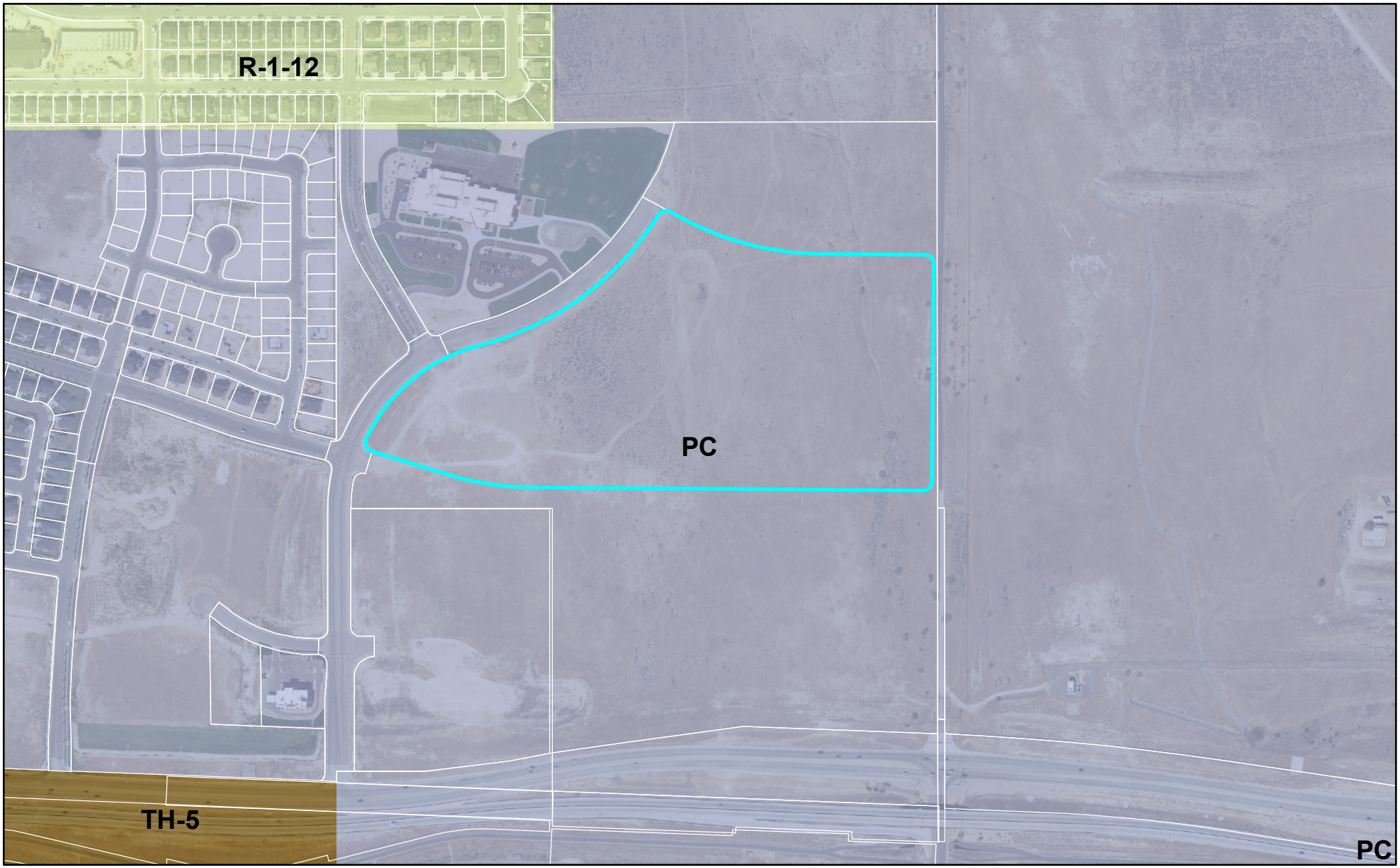
My commission expires: _____

_____ Residing In _____
Notary Public

CORPORATE SEAL | SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY-COUNTY ENGINEER SEAL | CLERK-RECORDER SEAL

Micron Middle School Plat Amendment

Zoning

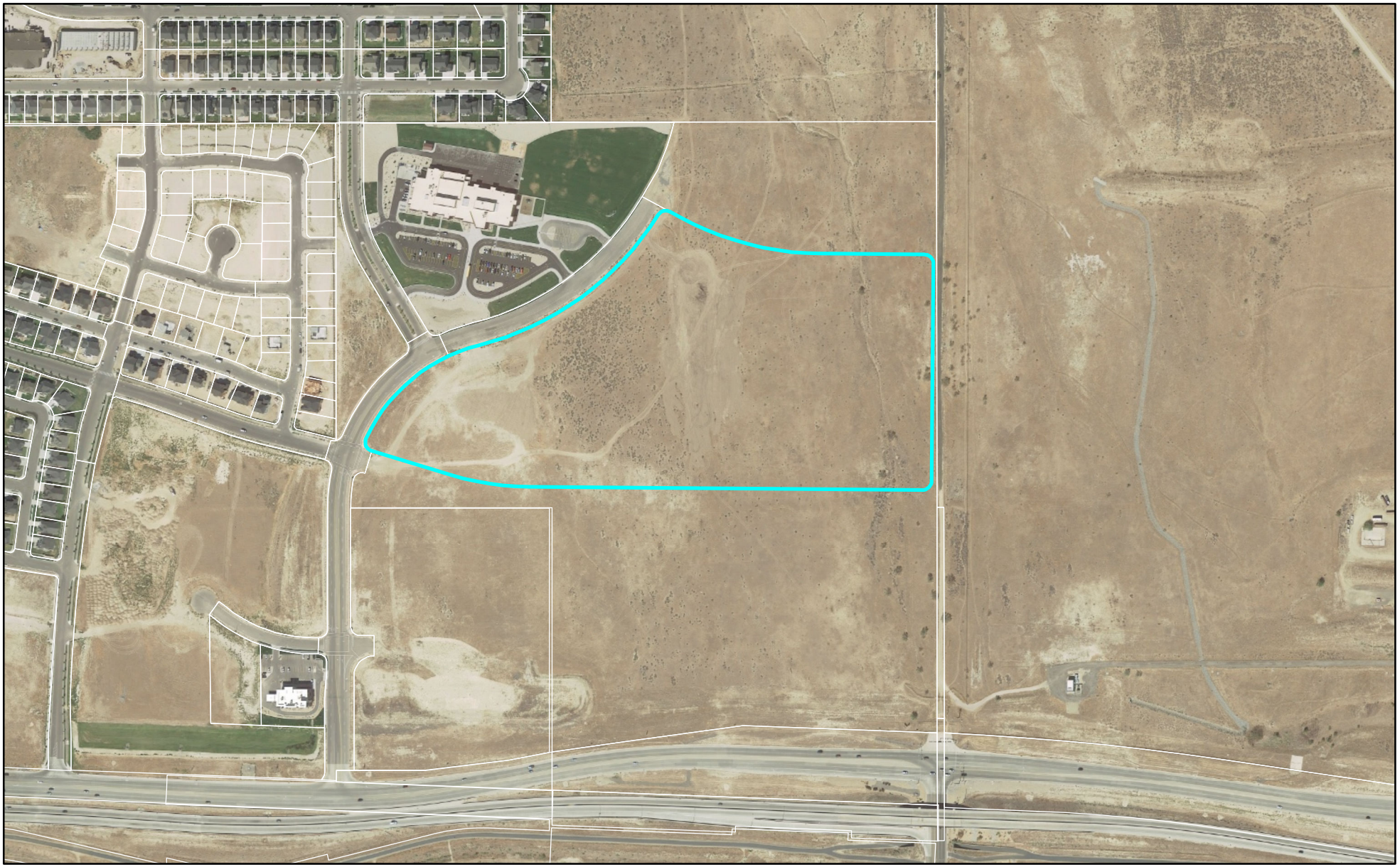


0 570 1,140 Feet

LEHI CITY

Micron Middle School Plat Amendment

Aerial

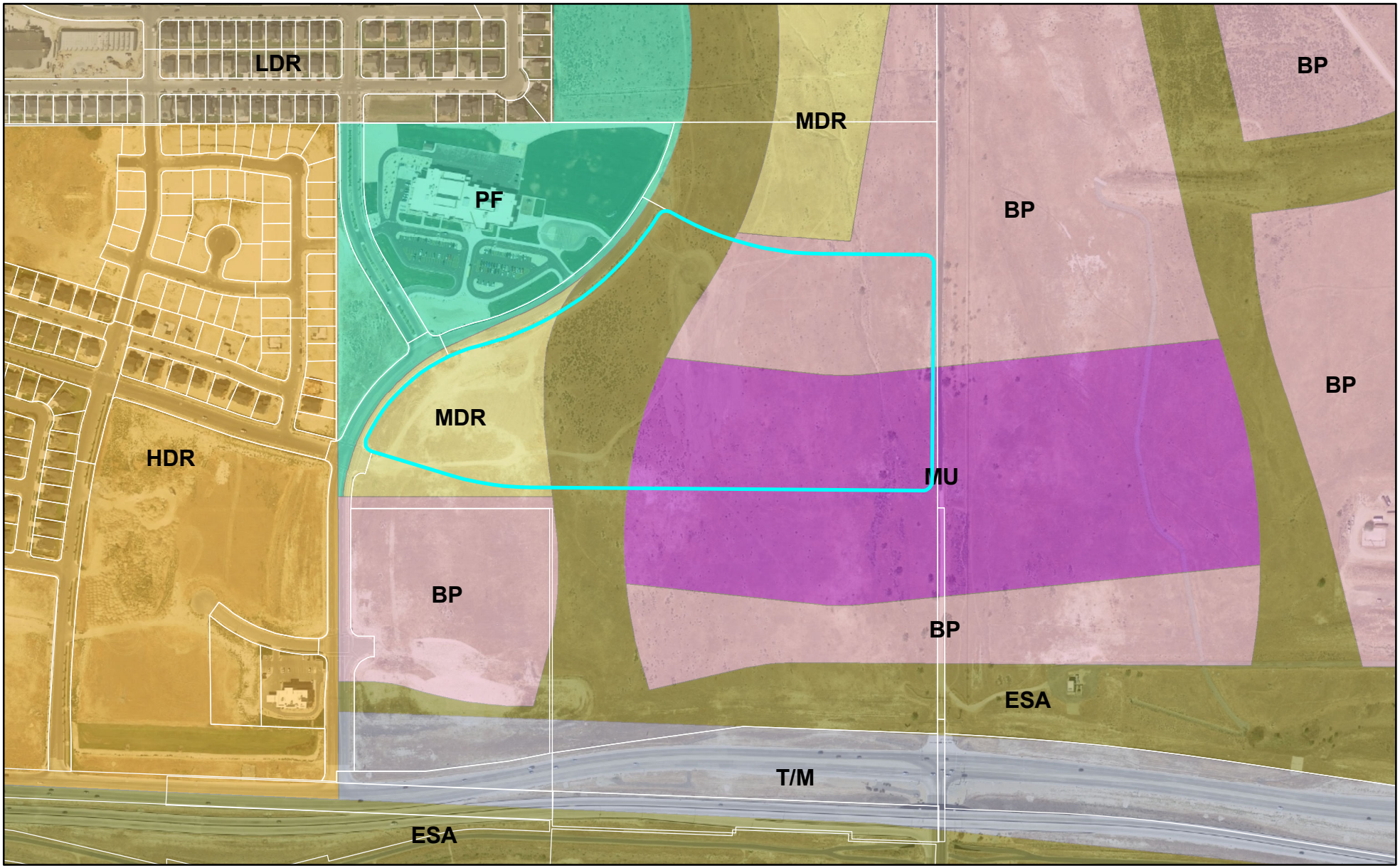


0 570 1,140 Feet

LEHI CITY

Micron Middle School Plat Amendment

General Plan



0 570 1,140 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: September 8, 2020
Submitted by: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section:

Subject:
Consideration of Ordinance #51-2020, a Development Code Amendment to Section 12.080, amending the landscape buffer requirement.
Petitioner: Jeff Southard

Suggested Action:

Attachments:
CC Staff Report Southard Ch 12 Dev Code Amendment 09.08.20.docx

Southard Ch 12 Development Code Amendment 07.29.20.docx

Ord 51-2020.docx

Development Code Chapter 12 Buffering Requirements .pdf

SOUTHARD CH 12 DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Jeff Southard
Meeting Date	September 8, 2020
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	July 29, 2020
Date of Planning Commission Review	August 13, 2020

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.

Section 12.080. Project Buffering and Screening Requirements.

A. Required Screening for Nonresidential Districts adjacent to Agriculture and Residential Areas. When a non-residential zoning district or use sides or backs upon an agriculture or residential zoning district, landscaped buffer areas and screening requirements shall be as follows:

1. A screening treatment of not less than six feet in height shall be required on the property line separating these zoning districts or uses. When a screening treatment is required it shall be the responsibility of the nonresidential use to provide the required screening treatment. Where there is a difference in the grade of the properties on either side of the required fence, the height of the fence shall be measured from the property with the highest grade or in such a way that provides the greatest possible visual screening for the Agriculture or Residential Zoning District (see Figure 4).

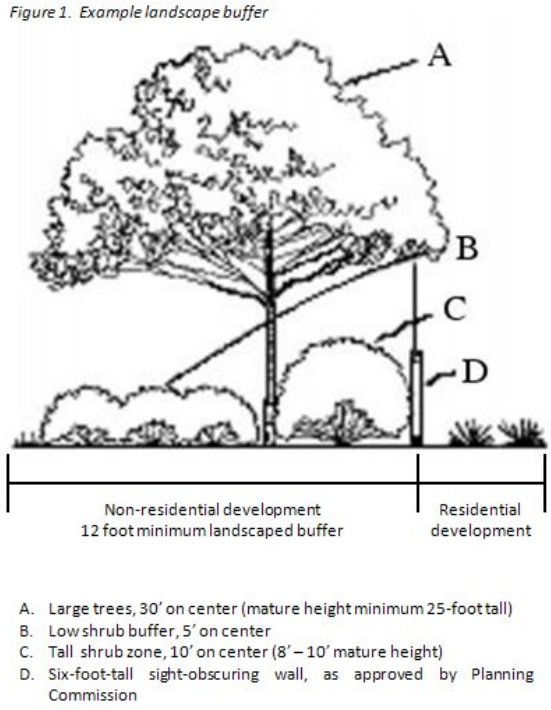


Figure 4. Example landscaped buffer including large trees, low shrubs, tall shrubs, and a six-foot sight obscuring fence.

2. A landscaped buffer with a minimum width of 12 feet for all one-story buildings with a building height of (20 feet or less shall be provided. All buildings over 20 feet in height shall provide an additional one foot of buffer width to the minimum 12 feet for every one foot of additional building height. The additional buffer area for buildings over (20 feet in height may contain parking areas and drive isles as long as the minimum 12-foot landscaped buffer is maintained along the property line and the amount of hard surface is not more than 50% of the total required buffer area. The landscape buffer shall be designed and installed in a manner that is attractive and easily maintained. The buffer shall be planted with shrubs, trees, and sod, for the purpose of buffering, screening, and improving the visual quality of the site. At least 25% of the landscaping shall be evergreen. Deciduous trees shall have a minimum caliper of two inch and evergreen trees shall have a minimum height of six feet. Shrubs shall be a minimum five-gallon size.

3. The landscaped buffer requirements may be modified as deemed appropriate by the Planning Commission if the following conditions apply:
   (a) the adjacent property owner consents in writing to the modification; and
   (b) the adjoining property is identified on the General Plan Land Use Map as a non-residential land use designation.

4. The determination derived from the Right to Farm Analysis shall take precedence over any buffer reduction.

REPORT ANALYSIS

The applicant requests approval of the proposed amendment to Chapter 12 of the Development Code changing the buffering requirements for nonresidential districts next to nonresidential uses.

The Code currently allows for modification of the buffering requirement between nonresidential districts and residential districts at the discretion of the Planning Commission. Current requirements include both the adjacent property owner's consent in writing and a nonresidential designation on the General Plan Land Use Map. The applicant wishes to change the General Plan Land Use Map designation requirement to an adjacent nonresidential land use.

Within the residential zones, non-residential land uses exist either as legal non-conforming or as permitted/conditional

uses within the zone. For example, churches, schools, public buildings, and parks can all locate within residential zones. The applicant proposes amending the Code to allow for a reduction in buffering requirements when adjacent to such uses. The proposed amendment does not eliminate the requirement for Planning Commission approval of any reduction in buffering requirements. This will continue to allow the Planning Commission discretion to safeguard the interest of neighborhoods and require additional buffering where needed.

The DRC reviewed the proposed amendment and had one redline comment:

1. Consider making this a letter (c) so that a site has to be adjacent to either a non-residential use or a non-residential land use designation. That way it still leaves it open as the current Code allows where adjacent to a non-residential GP designation.

Please consider including the DRC comment in your motion, as the DRC feels this will add more flexibility in the potential for a buffering reduction.

PLANNING DIVISION RECOMMENDATION

Planning Division staff recommends **APPROVAL** of the proposed amendment to Chapter 12 of the Development Code including the DRC comment from their July 29, 2020, meeting. This recommendation is based on the following findings:

1. The proposed amendment will add more flexibility in potential buffering reductions while still requiring Planning Commission approval.
2. The proposed amendment to the Lehi City Development Code is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
4. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on August 13, 2020. The minutes and motion from this meeting are as follows:

3.7) Public hearing and recommendation of Jeff Southard's request for review of a Development Code Amendment to Section 12.080, amending the landscape buffer requirement.

Jacob presented information on the agenda item

.

Commissioner Nielsen and Staff discussed the agenda item

.

Motion: Commissioner Everett moved to forward a positive recommendation of **Jeff Southard's request for review of a Development Code Amendment to Section 12.080, amending the landscape buffer requirement;** including all DRC comments and Staff suggestions from July 29, 2020 meeting and based on the findings in the report. Commissioner Eyre seconded.

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

Southard Chapter 12 Development Code Amendment- Landscape Buffer
DRC Redline Comments

Jeff Southard- requests review of a Development Code Amendment to Section 12.080, amending the landscape buffer requirement.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: none due to covid-19
Date of Plans Reviewed:
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Kim – Planning:

1. Consider making this a letter (c) so that a site has to be adjacent to either a non-residential use or a non-residential land use designation. That way it still leaves it open as the current Code allows where adjacent to a non-residential GP designation.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 13th

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

ORDINANCE NO: 51-2020

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTER 12, BUFFERING REQUIREMENTS FOR NONRESIDENTIAL DISTRICTS NEXT TO NONRESIDENTIAL USES

WHEREAS, it has become necessary to amend Chapter 12 of the Lehi City Development Code, providing more flexibility in buffering requirements between nonresidential districts and nonresidential uses in residential zones; and

WHEREAS, this amendment seeks to provide Planning Commission with the power to reduce buffering requirements when appropriate; and

WHEREAS, following a public hearing on August 13, 2020, the Lehi City Planning Commission reviewed the proposed revision and forwarded a positive recommendation to the City Council; and

WHEREAS, on September 8, 2020 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 August 13, 2020, 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 12 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 12 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance 51-2020 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

C. The City Council hereby directs that the official copy of the Lehi City Code be

updated to reflect the provisions enacted by this Ordinance.

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

Approved and Adopted by the City Council of Lehi City this 8th day of September, 2020.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

Development Code Amendment Application Statement

Current Language:
(b) the adjoining property is identified on the General Plan Land Use Map as a non-residential land use designation.

Proposed Language:
(b) the adjoining property has a non-residential land use.

The current language requires a non-residential land use on the General Plan. However, there are situations in the city where even though the General Plan Land Use Map shows a non-residential land use designation, the property is being used for residential still. Conversely, there are also situations where the land use designation might be residential, but the actual use is non-residential. This change in the code more closely follows the intent of the ordinance – which is to ensure the buffering modifications would be deemed appropriate in non-residential land USE situations.

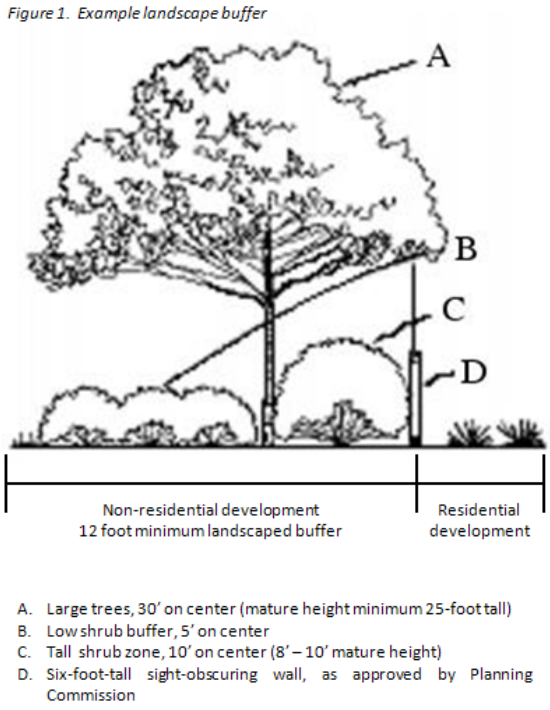


Figure 4. Example landscaped buffer including large trees, low shrubs, tall shrubs, and a six-foot sight obscuring fence.

2. A landscaped buffer with a minimum width of 12 feet for all one-story buildings with a building height of (20 feet or less shall be provided. All buildings over 20 feet in height shall provide an additional one foot of buffer width to the minimum 12 feet for every one foot of additional building height. The additional buffer area for buildings over (20 feet in height may contain parking areas and drive isles as long as the minimum 12-foot landscaped buffer is maintained along the property line and the amount of hard surface is not more than 50% of the total required buffer area. The landscape buffer shall be designed and installed in a manner that is attractive and easily maintained. The buffer shall be planted with shrubs, trees, and sod, for the purpose of buffering, screening, and improving the visual quality of the site. At least 25% of the landscaping shall be evergreen. Deciduous trees shall have a minimum caliper of two inch and evergreen trees shall have a minimum height of six feet. Shrubs shall be a minimum five-gallon size.

3. The landscaped buffer requirements may be modified as deemed appropriate by the Planning Commission if the following conditions apply:

(a) the adjacent property owner consents in writing to the modification; and

(b) the adjoining property ~~is identified on the General Plan Land Use Map as a non-residential land use designation~~. has a non-residential land use.

4. The determination derived from the Right to Farm Analysis shall take precedence over any buffer reduction.

C. Required Screening for Mixed Use Districts adjacent to Agriculture and Residential Areas.

1. When a Mixed Use Zoning District or use sides or backs upon an Agriculture or Residential Zoning District, landscaped buffer areas and screening requirements shall be provided as required by the Zoning Administrator, Reviewing Departments, Planning Commission, and City Council sufficient to ensure and maintain the integrity and continued functioning of the adjacent use.

2. The Zoning Administrator, Reviewing Departments, Planning Commission, and City Council shall be guided by, and may impose, the requirements of Sections 12.080(A) and (B) and any other requirement of Section 12.080.

3. If the buffering and screening requirements of Section 12.080(B) are met, approvals may be given according to the underlying approval process for the development request.

D. Any screening wall or fence, or other treatment required under the provisions of this section, under a conditional use permit or other requirement, shall be constructed of masonry, reinforced concrete, timber, or other similar suitable permanent materials as approved by the City which do not contain openings. All wall or fence openings shall be equipped with gates equal in height and screening characteristics to the wall or fence. Alternative equivalent screening may be approved through the site plan approval process. Screening fences or walls shall be supplemented by planting or planted buffer strips or berms.

E. Developments shall provide for effective screening of rooftop mechanical equipment and vents.

F. All outdoor mechanical equipment, storage parking, and equipment or materials storage areas shall be screened.

G. All required screening walls shall be equally finished on both sides of the wall.

City Council Agenda Item Report

Meeting Date: September 8, 2020
Submitted by: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Resolution # 2020-59, changing multiple street names for the Meadows at Lakeside subdivision.
Petitioner: Lehi City

Suggested Action:

Attachments:
Res 2020-59.doc

CC Staff Report Meadows at Lakeside Road Name Changes 09.08.20.docx

Meadows at Lakeside Road Name Change DRC 08.26.2020.docx

Meadows at Lakeside Road Name Changes 08.26.20.pdf

Meadows at Lakeside.pdf

RESOLUTION #: 2020-59

A RESOLUTION CHANGING THE NAMES OF ROADWAYS IN THE MEADOWS AT LAKESIDE SUBDIVISION.

WHEREAS, Planning staff was recently informed of issues pertaining to the addressing made to this subdivision; and

WHEREAS, due to the nature of this subdivision being one of the first in this area of town, staff decided to completely overhaul this subdivision to better align with the City street address grid system and correct a handful of errors; and

WHEREAS, by changing the names of roadways in the Meadows at Lakeside Subdivision, it will help provide clarification to emergency response departments and avoid confusing addresses.

NOW, THEREFORE, be it resolved by the Municipal Council of Lehi City, Utah, that the names of roadways in the Meadows at Lakeside Subdivision be renamed.

Approved and Adopted by the City Council of Lehi City this 8th day of September, 2020.

_____
Mayor Mark Johnson
Lehi City

Attest:

_____
Teisha Wilson, City Recorder

MEADOWS AT LAKESIDE ROAD NAME CHANGES

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	September 8, 2020
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	August 26, 2020

REQUIRED ACTION

City Council	Final approval

REPORT ANALYSIS

Lehi City requests review and approval of the proposed road name changes to the Meadows at Lakeside subdivision. Staff was recently informed of issues pertaining to the addressing made previously to this subdivision. Due to the nature of this subdivision being one of the first in this area of town, Staff decided to completely overhaul this subdivision to better align with the City street address grid system and correct a handful of errors. Making these changes will help to ensure the best emergency response, deliveries, and wayfinding for visitors to this subdivision.

The following road name changes are proposed as part of this update:

1725 W to 1740 W
1775 W to 1800 W
1820 W to 1890 W
1920 W to Meadowview Dr
1570 S to 1550 S
1600 S to 1650 S

The DRC had one comment on the proposed name changes. Since the DRC meeting, Staff has worked to update the addresses for each lot on the subdivision plat to resolve the issue.

1. What about all of the lots that now don't match the roads, might confuse firefighters.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** to the City Council for the proposed Meadows at Lakeside road name changes. The recommendation is based on the following findings:

1. The proposed road name changes will help to ensure the best emergency response, deliveries, and wayfinding for visitors.
2. The proposed amendment to the Lehi City Development Code is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
4. Additional findings based upon information presented during the public hearing.

Meadows at Lakeside Road Name Change
DRC Redline Comments

Lehi City – requests review of road name changes to the Meadows at Lakeside subdivision.

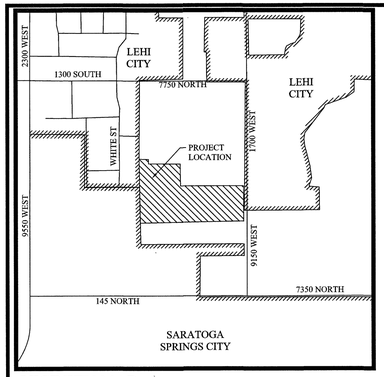
DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Date of Plans Reviewed: 08/26/2020

DRC REDLINE COMMENTS:
Glade – Power: No comment
Kerry – Fire: No comment
Greg – Water/Sewer: No comment
Trent – Parks: No comment
Gary – Building/Inspections:
1. What about all of the lots that now don't match the roads, might confuse firefighters.

JD – Streets: No comment
Ross – Engineering: No comment
Kim – Planning: No comment

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON SEPTEMBER 8, 2020.

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.



VICINITY MAP

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	738.00	9°11'00"	118.29	S03°34'25"W	118.16
C2	100.00	11°55'45"	20.82	S04°56'47"W	20.78
C3	62.50	292°36'03"	319.18	N79°03'51"W	69.35
C4	62.50	292°36'03"	319.18	S89°33'13"W	69.35
C5	150.00	25°24'06"	66.50	S12°18'52"W	65.96
C6	150.00	25°24'06"	66.50	N12°18'52"E	65.96
C7	766.00	9°11'00"	122.78	S03°34'25"W	122.64
C8	107.00	22°56'27"	42.84	N77°51'19"E	42.56
C9	15.00	89°22'06"	23.40	S45°42'08"E	21.10
C10	710.00	9°11'00"	113.80	S03°34'25"W	113.68
C11	15.00	81°50'05"	21.42	S49°04'58"W	19.65
C12	15.00	98°09'55"	25.70	S40°55'02"E	22.67
C13	15.00	56°16'32"	14.73	N17°13'36"W	14.15
C14	15.00	56°19'31"	14.75	S39°04'25"W	14.16
C15	15.00	56°21'37"	14.76	N28°34'00"W	14.17
C16	15.00	56°14'26"	14.72	S27°44'02"W	14.14
C17	15.00	89°22'06"	23.40	S45°42'08"E	21.10
C18	15.00	85°54'26"	22.49	N46°39'36"E	20.44
C19	15.00	90°37'54"	23.73	N44°17'52"E	21.33
C20	15.00	90°00'00"	23.56	N45°23'11"W	21.21

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C21	15.00	97°23'48"	25.50	S41°41'17"E	22.54
C22	15.00	90°00'00"	23.56	N44°36'49"E	21.21
C23	15.00	90°00'00"	23.56	S45°23'11"E	21.21
C24	178.00	21°18'32"	66.20	S14°21'39"W	65.82
C25	122.00	25°24'06"	54.09	N12°18'52"E	53.65
C26	178.00	25°24'06"	78.91	N12°18'52"E	78.27
C27	122.00	18°00'18"	38.34	S16°00'46"W	38.18
C28	15.00	90°00'00"	23.56	S44°36'49"W	21.21
C29	72.00	11°55'45"	14.99	S04°56'47"W	14.96
C30	128.00	11°55'45"	26.65	S04°56'47"W	26.60
C31	62.50	61°59'55"	67.63	N14°21'55"W	64.38
C32	62.50	73°19'41"	79.99	N53°17'53"E	74.64
C33	62.50	73°22'06"	80.03	S53°21'13"E	74.68
C34	62.50	83°54'21"	91.53	S25°17'00"W	83.56
C35	62.50	73°20'19"	80.00	N20°04'39"W	74.65
C36	62.50	72°57'42"	79.59	N53°04'22"E	74.32
C37	62.50	73°42'56"	80.41	S53°35'19"E	74.98
C38	62.50	72°35'06"	79.18	S19°33'42"W	73.99
C39	178.00	13°25'58"	41.73	S18°17'56"W	41.64
C40	122.00	11°12'36"	23.87	N19°24'37"E	23.83

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C41	122.00	14°11'30"	30.22	N06°42'34"E	30.14
C42	178.00	11°58'08"	37.18	S05°35'53"W	37.12
C43	128.00	11°07'31"	24.85	N04°32'41"E	24.82
C44	710.00	4°42'51"	58.42	S01°20'21"W	58.40
C45	710.00	4°28'09"	55.38	S05°55'51"W	55.37
C46	685.59	4°14'48"	50.82	S00°52'56"W	50.80
C47	128.00	0°48'13"	1.80	N10°30'33"E	1.80
C48	835.15	4°56'12"	71.96	N05°28'27"E	71.94
C49	21.00	49°14'00"	18.04	N64°59'49"E	17.49
C51	21.00	90°23'57"	33.13	N45°11'13"W	29.80
C52	163.00	17°30'35"	49.81	S66°30'58"W	49.62
C53	15.00	76°17'20"	19.97	S37°07'35"W	18.53
C54	134.98	31°58'23"	75.32	N73°43'30"E	74.35
C55	135.00	31°33'51"	74.37	S73°32'56"W	73.43
C56	107.00	32°07'17"	59.99	S73°47'47"W	59.20
C57	107.00	8°37'25"	16.10	N62°04'23"E	16.09
C58	79.02	32°07'17"	44.30	S73°47'31"W	43.72

Line Table		
LINE	DIRECTION	LENGTH
L1	S10°54'40"W	69.49
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L4	N00°23'11"W	1.23
L5	N44°37'21"E	62.47
L6	S22°47'37"E	62.50
L7	S30°50'27"W	66.91
L8	S31°37'36"E	66.84
L9	S89°51'26"W	0.08

TABULATION:

PROPERTY AREA:	16.87 ACRES
ROAD AREA:	2.94 ACRES
TOTAL OPEN SPACE:	1.52
SINGLE FAMILY LOTS:	47
LOT ACREAGE:	12.41 ACRES
DENSITY:	2.79 UNITS PER ACRE
LANE MILES:	0.61 MILES
ZONE:	R-1-8

GRAPHIC SCALE

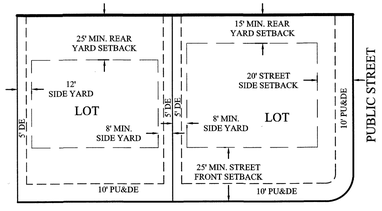
60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

NOTES:

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TYPICAL BUILDING SETBACKS
N.T.S.

16639

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

07/18/19
Date

BOUNDARY DESCRIPTION

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Contains: 16.87± acres

OWNER'S DEDICATION

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 18th DAY OF July A.D. 2019

BY: Benson J. Whitney
(PRINTED NAME)

ITS: V.P. of Land Acquisition, Richmond American Homes of Utah, Inc.

ENT 73916:2019 Map # 16639
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Aug 05 3:41 pm FEE 152.00 BY SW
RECORDED FOR LEHI CITY CORPORATION

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake

ON THE 18 DAY OF July A.D. 20 19 PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Benson J. Whitney, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE V.P. Land Acquisition OF Richmond American Homes A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 7-28-2023

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY

MY COMMISSION No. 706644

Kay Van Wagoner
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 25th DAY OF July, A.D. 2019

APPROVED BY MAYOR

APPROVED BY ENGINEER
(SEE SEAL BELOW)

ATTEST Teisha Wilson
CLERK-RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 25th DAY OF July, A.D. 2019, BY THE LEHI CITY PLANNING COMMISSION.

DIRECTOR - SECRETARY

CHAIRMAN, PLANNING COMMISSION

PHASE 1

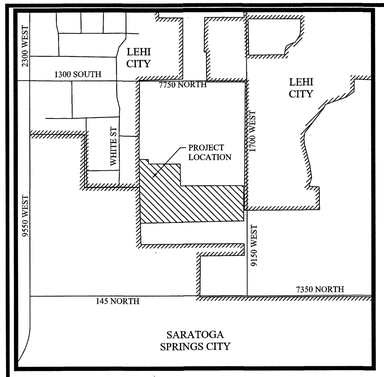
MEADOWS AT LAKESIDE

RESIDENTIAL SUBDIVISION
LOCATED IN THE SW1/4, NW1/4 AND SE1/4 OF SECTION 19, T5S, R1E, SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	LEHI CITY ENGINEER SEAL	LEHI CITY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 10516507 SPENCER W. LLEWELYN 07/18/19 STATE OF UTAH		LEHI CITY 8/1/19 ENGINEER	CORPORATE SEAL OF LEHI CITY

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

Z:_2017\17-069 Web Project\~Leh\design 17-069\dwg\sheets\Final\C2 FINAL PLAT.dwg
SE 19 T5S R1E TUDO 04



VICINITY MAP

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	738.00	9°11'00"	118.29	S03°34'25"W	118.16
C2	100.00	11°55'45"	20.82	S04°56'47"W	20.78
C3	62.50	292°36'03"	319.18	N79°03'51"W	69.35
C4	62.50	292°36'03"	319.18	S89°33'13"W	69.35
C5	150.00	25°24'06"	66.50	S12°18'52"W	65.96
C6	150.00	25°24'06"	66.50	N12°18'52"E	65.96
C7	766.00	9°11'00"	122.78	S03°34'25"W	122.64
C8	107.00	22°56'27"	42.84	N77°51'19"E	42.56
C9	15.00	89°22'06"	23.40	S45°42'08"E	21.10
C10	710.00	9°11'00"	113.80	S03°34'25"W	113.68
C11	15.00	81°50'05"	21.42	S49°04'58"W	19.65
C12	15.00	98°09'55"	25.70	S40°55'02"E	22.67
C13	15.00	56°16'32"	14.73	N17°13'36"W	14.15
C14	15.00	56°19'31"	14.75	S39°04'25"W	14.16
C15	15.00	56°21'37"	14.76	N28°34'00"W	14.17
C16	15.00	56°14'26"	14.72	S27°44'02"W	14.14
C17	15.00	89°22'06"	23.40	S45°42'08"E	21.10
C18	15.00	85°54'26"	22.49	N46°39'36"E	20.44
C19	15.00	90°37'54"	23.73	N44°17'52"E	21.33
C20	15.00	90°00'00"	23.56	N45°23'11"W	21.21

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C21	15.00	97°23'48"	25.50	S41°41'17"E	22.54
C22	15.00	90°00'00"	23.56	N44°36'49"E	21.21
C23	15.00	90°00'00"	23.56	S45°23'11"E	21.21
C24	178.00	21°18'32"	66.20	S14°21'39"W	65.82
C25	122.00	25°24'06"	54.09	N12°18'52"E	53.65
C26	178.00	25°24'06"	78.91	N12°18'52"E	78.27
C27	122.00	18°00'18"	38.34	S16°00'46"W	38.18
C28	15.00	90°00'00"	23.56	S44°36'49"W	21.21
C29	72.00	11°55'45"	14.99	S04°56'47"W	14.96
C30	128.00	11°55'45"	26.65	S04°56'47"W	26.60
C31	62.50	61°59'55"	67.63	N14°21'55"W	64.38
C32	62.50	73°19'41"	79.99	N53°17'53"E	74.64
C33	62.50	73°22'06"	80.03	S53°21'13"E	74.68
C34	62.50	83°54'21"	91.53	S25°17'00"W	83.56
C35	62.50	73°20'19"	80.00	N20°04'39"W	74.65
C36	62.50	72°57'42"	79.59	N53°04'22"E	74.32
C37	62.50	73°42'56"	80.41	S53°35'19"E	74.98
C38	62.50	72°35'06"	79.18	S19°33'42"W	73.99
C39	178.00	13°25'58"	41.73	S18°17'56"W	41.64
C40	122.00	11°12'36"	23.87	N19°24'37"E	23.83

Curve Table					
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C41	122.00	14°11'30"	30.22	N06°42'34"E	30.14
C42	178.00	11°58'08"	37.18	S05°35'53"W	37.12
C43	128.00	11°07'31"	24.85	N04°32'41"E	24.82
C44	710.00	4°42'51"	58.42	S01°20'21"W	58.40
C45	710.00	4°28'09"	55.38	S05°55'51"W	55.37
C46	685.59	4°14'48"	50.82	S00°52'56"W	50.80
C47	128.00	0°48'13"	1.80	N10°30'33"E	1.80
C48	835.15	4°56'12"	71.96	N05°28'27"E	71.94
C49	21.00	49°14'00"	18.04	N64°59'49"E	17.49
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TABULATION:

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LANE MILES:	0.61 MILES
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GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

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07/18/19
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BY: Benson J. Whitney
(PRINTED NAME)

ITS: V.P. of Land Acquisition, Richmond American Homes of Utah, Inc.

ENT 73916:2019 Map # 16639
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Aug 05 3:41 pm FEE 152.00 BY SW
RECORDED FOR LEHI CITY CORPORATION

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MY COMMISSION No. 706644

KAY VAN WAGONER
PRINTED FULL NAME OF NOTARY

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APPROVED BY MAYOR

APPROVED BY ENGINEER
(SEE SEAL BELOW)

ATTEST Teisha Wilson
CLERK-RECORDER
(SEE SEAL BELOW)

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APPROVED THIS 25th DAY OF July, A.D. 2019, BY THE LEHI CITY PLANNING COMMISSION.

DIRECTOR - SECRETARY

CHAIRMAN, PLANNING COMMISSION

PHASE 1

MEADOWS AT LAKESIDE

RESIDENTIAL SUBDIVISION
LOCATED IN THE SW1/4, NW1/4 AND SE1/4 OF SECTION 19, T5S, R1E,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	LEHI CITY ENGINEER SEAL	LEHI CITY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 10516507 SPENCER W. LLEWELYN 07/18/19 STATE OF UTAH		LEHI CITY 8/1/19 ENGINEER	CORPORATE SEAL OF LEHI CITY

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7. THE DEVELOPER AGREES TO CONSTRUCT THE DRY CREEK TRAIL INCLUDING A 10' WIDE TRAIL, A 6' EQUESTRIAN TRAIL, AND A FORM OF CROSSING OVER DRY CREEK AS PART OF THE DEVELOPMENT OF THE PROPERTY PER THE ANNEXATION AGREEMENT.

16639

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

Z:_2017\17-069 Webb Property\Leh\design 17-069 (dwg's\sheets\Final\C2 FINAL PLAT.dwg
FEB 19 T5S R1E TUDO 04

City Council Agenda Item Report

Meeting Date: September 8, 2020
Submitted by: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section:

Subject:
Consideration of Ordinance #49-2020, a Development Code amendment to Table 05.030-C, changing Mixed Use Single Family Residential and Commercial Structure/Project to a permitted use in the Mixed Use zone. Petitioner: Lehi City

Suggested Action:

Attachments:
CC Staff Report Lehi City Development Code Amendment Chapter 5 Table 05.030-C 09.08.20.docx

Ch 5 Lehi City Development Code Amendment DRC 07.15.2020.docx

Lehi City Development Code Amendment TBL05.030-C Special use zones 07.15.20.pdf

Ord 49-2020.docx

LEHI CITY CHAPTER 5 TABLE 05-030-C DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	September 8, 2020
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	July 15, 2020
Date of Planning Commission Review	August 13, 2020

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

Lehi City requests approval of a Development Code amendment to Chapter 5, Table 05-030-C which is the table of uses for mixed use and special districts. The proposed amendment will clarify and allow for horizontal mixed-use single family residential and commercial projects that comply with the use and development standards while on the same parcel. This Development Code change does not allow for stacked residential above commercial.

There were no DRC comments on the proposed amendment.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** to the City Council for the proposed amendment to the Development Code, including the DRC comments from July 15, 2020. The recommendation is based on the following findings:

1. The proposed amendment adds clarity to the existing Development Code Table.
2. The DRC did not have any comments on the proposed amendment to the Lehi City Development Code.
3. The proposed amendment to the Lehi City Development Code is not detrimental to the public health, safety, and welfare of Lehi City.
4. The proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
5. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on August 13, 2020. The minutes and motion from this meeting are as follows:

3.9) Public hearing and recommendation of Lehi City's request for review of a Development Code amendment to Table 05.030-C, changing Mixed Use Single Family Residential and Commercial Structure/Project to a permitted use in the Mixed Use zone.

Jacob presented information on the agenda item.

The Commission and Staff discussed the agenda item. Mixed us zoned needs to be updated and is part of the General Plan Update. Mixed Use will need to be more defined at a later date.

Commissioner Nielsen opened the public hearing item.

Commissioner Nielsen closed the public hearing item.

Commissioner Eyre asked for clarification on why Nursing and Retirement homes were conditional use. Staff clarified conditional and permitted uses and certain conditions may be imposed for Nursing and Retirement homes.

Commissioner Nielsen entertained a motion.

Motion: Commissioner Bunker moved to forward a positive recommendation **of Lehi City's request for review of a Development Code amendment to Table 05.030-C, changing Mixed Use Single Family Residential and Commercial Structure/Project to a permitted use in the Mixed Use zone;** including all DRC comments and findings stated in the report. Commissioner Nielsen seconded.

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

Ch 5 Lehi City Development Code Amendment
DRC Redline Comments

Lehi City – requests review of a Development Code amendment to Chapter 5, Table 05.030-C changing Mixed Use commercial and residential to a permitted use.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Date of Plans Reviewed: 07/07/2020

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 13, 2020.

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.

TABLE 05-030-C
TABLE OF USES - MIXED USE AND SPECIAL DISTRICTS
(Adopted 09/11/12; Amended 11/13/12; 02/24/15; 01/12/16; 02/23/17; 06/11/19; 03/31/20)

USE	DISTRICT			
	MU	HC	PC/SE/RC	PF
RESIDENTIAL USES				
Dwelling Unit (above ground floor)	P	P		
Dwelling Unit for caretaker/security guard (must be within primary structure and not as an accessory unit)	C	P	* *	
Group Home	P	P	*	
High-Density Residential			*	
Mixed-Use Single Family Residential and Commercial Structure/Project complying with the use and development standards	P	P	* *	
Mixed Use Commercial and Stacked Residential Above Commercial		P	*	
Modular Home	P[1]	P[1]	*	
Nursing Home	C	P	*	
Residential Lease, Short Term			*	
Retirement Home/Center	C	P	*	
Single-Family Dwelling	P[1]	P[1]	*	
PUBLIC/CIVIC USES				
Churches (places of worship)	P	P	*	
Cultural and Artistic uses, such as Museums, Galleries, Libraries, Performing Arts Studios	P	P	*	P
Golf Courses, Country Clubs, and Putting Greens			*	P
Parks, Playgrounds, Open Space, Trails and Greenways	P	P	*	P
Parking Lot or Parking Structure, Municipal or Joint Venture (public/private)	C	P		P
Public/Civic Buildings	P	P	*	P
Schools	P	P	*	C
Sporting Facilities, Arenas, Municipal	P		*	P

Notes:
P = Uses allowed as a Permitted Use.
C = Uses allowed as a Conditional Use. Uses not identified as either a Permitted or Conditional Use are deemed to be prohibited.
* All uses in the Planned Community, Resort Community and Sports Entertainment Zones must be authorized through an Area Plan pursuant to Chapter 15, Area Plans, of this Code.
1 = Single family homes that existed at the time this code was adopted (9/11/12) shall continue; however new single family dwellings shall not be permitted

ORDINANCE NO: 49-2020

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE TABLE 05-030-C ALLOWING HORIZONTAL MIXED USE IN THE MIXED USE ZONE

WHEREAS, it has been deemed desirable to amend Table 05-030-C of the Lehi City Development Code, allowing horizontal mixed use in the mixed use zone, and;

WHEREAS, this amendment seeks to allow for horizontal mixed-use single family residential and commercial projects that comply with the use and development standards while on the same parcel in the City, and;

WHEREAS, following a public hearing on August 13, 2020, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on September 8, 2020 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 August 13, 2020, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Table 05-030-C 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:

Table 05-030-C of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance 49 -2020 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

C. The City Council hereby directs that the official copy of the Lehi City Code be

updated to reflect the provisions enacted by this Ordinance.

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

Approved and Adopted by the City Council of Lehi City this 8th day of September 2020.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

City Council Agenda Item Report

Meeting Date: September 8, 2020
Submitted by: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section:

Subject:
Consideration of Ordinance # 50-2020, a Development Code amendment to Chapters 16 and 17, adding a list of potential items for a density bonus in PRD and PUD developments.
Petitioner: Lehi City

Suggested Action:

Attachments:
CC Staff Report Ch 16 & 17 Dev Code Amendment 09.08.20.docx

Ch 16 & 17 PRD PUD Density Bonus DRC 07.15.2020.docx

Development Code Amendment Ch 16&17 Density Bonus .pdf

Ord 50-2020.docx

CHAPTER 16 & 17 DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	September 8, 2020
Requested Action/Purpose	Approval of proposed amendments to the Lehi City Development Code
Date of DRC Review	July 15, 2020
Date of Planning Commission Review	August 13, 2020

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.

Section 16.040. Requirements for Planned Residential Development Projects.

A. Qualifying Districts**.** Planned Residential Developments may be allowed at the discretion of the Planning Commission and City Council in all agricultural and residential districts within the City with a minimum area requirement of ten acres.

B. Procedure for Approval**.** Planned Residential Developments are allowed subject to the requirements of this Chapter and the site plan and subdivision requirements, review, and procedures as contained in this Code.

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

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

1. The following areas shall be subtracted from the gross site area to determine net usable area:
   (a) areas of steep slopes, wetlands, or areas below the high water level of Utah Lake as defined in Section 12.060-K of this Code;
   (b) the area of any perennial channels, measured from top of bank to top of bank of the flow channel;

(c) existing public streets, any areas of additional right-of-way required to comply with the Lehi City Master Transportation Plan; and
(d) areas to be set aside for public buildings or institutional uses including churches and schools.

2. Net usable site area shall be multiplied by the density allowed by the underlying zoning district as established in Table 05-040-A to identify the maximum number of allowed units.

3. Density for areas in the 100-year flood plain as shown on the FEMA Flood Insurance Rate Maps shall be as determined by the Planning Commission and City Council on a case-by-case basis at the time of Concept Plan approval.

4. If the Planned Residential Development is located in more than one zoning district, the total allowed number of units shall be calculated by adding the number of units allowed by each zoning district. However, the dwelling units may be placed without regard to district boundaries, provided the total units do not exceed that allowed by the underlying zoning districts.

REPORT ANALYSIS

The applicant requests approval of proposed amendments to Chapter 16 and 17 of the Development Code. The applicant wishes to add a list of potential items for a density bonus in Planned Residential Developments (PRD) and Planned Unit Developments (PUD). These chapters already allow for Planning Commission and City Council to grant density bonuses but do not indicate for what items these bonuses may be granted. The proposed amendment does not offer a comprehensive list but does provide a framework of the types of things that qualify. Chapter 6 on Planned Communities has a similar list that helped guide this proposed amendment.

The categories for a density bonus include active transportation, pedestrian and bicycle enhancements, additional open space, enhanced architectural features, and improvements to master planned infrastructure.

The DRC reviewed the proposed amendment and had one redline comment:

1. Include wording to state that density bonus for items not related to roads and trails can only be granted after roads and trails are addressed

Please consider including this DRC comment in your motion prioritizing roads and trails in awarding density bonuses.

PLANNING DIVISION RECOMMENDATION

Planning Division staff recommends **APPROVAL** of the proposed amendment to Chapters 16 and 17 of the Development Code including the DRC comment from July 15, 2020. This recommendation is based on the following findings:

1. The proposed amendment adds direction in the Development Code for the types of things that can receive a density bonus in PRD and PUD developments.
2. The proposed amendment to the Lehi City Development Code is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
4. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on August 13, 2020. The minutes and motion from this meeting are as follows:

3.10) Public hearing and recommendation of Lehi City's request for review of a Development Code amendment to Chapters 16 and 17, adding a list of potential items for a density bonus in PRD and PUD developments.

Jacob presented information on the agenda item.
The Commission and Staff discussed the agenda item.
Commissioner Nielsen opened the public hearing item.
Commissioner Nielsen closed the public hearing item.
Commissioner Nielsen entertained a motion.

Motion: Commissioner Peterson moved to forward a positive recommendation **of Lehi City's request for review of a Development Code amendment to Chapters 16 and 17, adding a list of potential items for a density bonus in PRD and PUD developments;** including all DRC comments and findings based in the report. Commissioner Everett seconded.

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

Ch 16 & 17 PRD PUD Density Bonus
DRC Redline Comments

Lehi City- requests review of a Development Code amendment to Chapters 16 and 17 adding a list of potential items for a density bonus in PRD and PUD developments.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: None
Date of Plans Reviewed: 07/08/2020
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering:

1. Include wording to state that density bonus for items not related to roads and trails can only be granted after roads and trails are addressed

Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 13th

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

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

1. The following areas shall be subtracted from the gross site area to determine net usable area:
   (a) areas of steep slopes, wetlands, or areas below the high water level of Utah Lake as defined in Section 12.060-K of this Code;
   (b) the area of any perennial channels, measured from top of bank to top of bank of the flow channel;
   (c) existing public streets, any areas of additional right-of-way required to comply with the Lehi City Master Transportation Plan; and
   (d) areas to be set aside for public buildings or institutional uses including churches and schools.

2. Net usable site area shall be multiplied by the density allowed by the underlying zoning district as established in Table 05-040-A to identify the maximum number of allowed units.

3. Density for areas in the 100-year flood plain as shown on the FEMA Flood Insurance Rate Maps shall be as determined by the Planning Commission and City Council on a case-by-case basis at the time of Concept Plan approval.

4. If the Planned Residential Development is located in more than one zoning district, the total allowed number of units shall be calculated by adding the number of units allowed by each zoning district. However, the dwelling units may be placed without regard to district boundaries, provided the total units do not exceed that allowed by the underlying zoning districts.

E. Density Bonus Amenities: The list below represents items for which a density bonus may be granted subject to Planning Commission and City Council approval. Other items not included in this list may be considered for a density bonus on a case by case basis.

1. Active Recreation: Master planned trails, swimming pools, sports courts, tennis courts, pickleball courts, splash pads, clubhouse, trails, pedestrian bridges, and other similar amenities beyond those required.

2. Pedestrian and Bicycle Enhancements: raised planters, bulb-outs or curb extensions, pedestrian plazas, additional bike lanes or facilities not already required.

3. Additional Open Space: beyond the required 20 percent.

4. Design Features: Architecture that is unique, visionary, and timeless as determined by the Planning Commission and City Council. Architecture that incorporates full wrap of hard surface exterior materials or otherwise exceeds the requirements for single family homes in Chapter 37 of this Code.

5. Improvements to Master Planned Infrastructure: master planned roads, utilities, trails, property for civic buildings, or other similar items.

~~E.~~F. Lot Sizes. There shall be no minimum lot size requirement of area, width, or depth. However, lot sizes shall be adequate to promote compatibility with adjoining activities on and off the development site as determined by the Planning Commission and City Council.

~~F.~~G. Housing Types Allowed. Allowed housing types shall be consistent with the types of housing allowed by the underlying zoning district. The proposed locations for all houses and dwelling units, or building envelopes for all structures, shall be shown on the plat or site plan in enough detail so that compliance with the required development standards is assured.

~~G.~~H. Building Setbacks. Along the perimeter of the development site or project area, all development shall meet the building setback standards of the underlying zoning district. Within the site, building setbacks and separation shall be established as part of the preliminary development plan approval by the reviewing and approval bodies of the City sufficient to promote a functional, attractive, and compatible development. Setbacks may be reduced, but shall be sufficient to allow for the installation of all required public utilities.

~~H.~~I. Height. The height limit of the underlying zoning district shall apply.

~~I.~~J. Required Open Space. At least 20% of the total Planned Residential Development site shall be devoted to open space as defined in Chapter 39 of this code, or payment in lieu of open space provided. Additional density may be authorized for the provision of open space greater than the required 20%

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five acres regardless of the density allowed by the underlying zone.

4. If the Planned Unit Development is located in more than one zoning district, the total allowed number of units shall be calculated by adding the number of units allowed by each zoning district. However, the dwelling units may be placed without regard to district boundaries, provided the total units do not exceed that allowed by the underlying zoning districts.

F. Density Bonus Amenities: The list below represents items for which a density bonus may be granted subject to Planning Commission and City Council approval. Other items not included in this list may warrant a density bonus on a case by case basis.

1. Active Recreation: Master planned trails, swimming pools, sports courts, tennis courts, pickleball courts, splash pads, clubhouse, trails, pedestrian bridges, and other similar amenities beyond those required.

2. Pedestrian and Bicycle Enhancements: raised planters, bulb-outs or curb extensions, pedestrian plazas, additional bike lanes or facilities not already required.

3. Additional Open Space: beyond the required 10 percent.

4. Design Features: Architecture that is unique, visionary, and timeless as determined by the Planning Commission and City Council. Architecture that incorporates full wrap of hard surface exterior materials or otherwise exceeds the requirements in Chapter 37 of this Code.

5. Improvements to Master Planned Infrastructure: master planned roads, utilities, trails, property for civic buildings, or other similar items.

~~4.~~

~~F.~~ Lot Sizes. The dwellings may be situated in one building or buildings may be clustered. Individual lot sizes may be reduced below the requirements of the district in which the development is located. The remaining land not within individual lots shall be set aside for parks, playgrounds, open space or other open areas. Setbacks may be reduced, but shall be sufficient to allow for the installation of all required public utilities. The public utility easement shall be free and clear of building footings, foundation walls, window wells, or any other permanent structure that does not meet clearance requirements. Front yard building setbacks shall be at least 15 feet in order to ensure the public utility easement is unobstructed.

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

H. Open Space Design.

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

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

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

I. Location of Open Space. The location of open space conserved through a Planned Unit Development shall be consistent with the policies contained in the General Plan Parks, Open Space and Recreational Facilities Element. Required open space areas shall be well planned, walkable, and connected, not a collection of remnants. Where possible, units shall front onto the open space(s). Yard areas within lots shall not be counted toward meeting the minimum open space requirement.

J. Open Space Adjacent to Major Roads. Where a Planned Unit Development is required for

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ORDINANCE NO: 50-2020

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTERS 16 & 17, ADDING POSSIBLE IMPROVEMENTS FOR DENSITY BONUSES IN PRD & PUD DEVELOPMENTS

WHEREAS, it has become necessary to amend Chapters 16 and 17 of the Lehi City Development Code, adding a list of possible improvements for a density bonus in PRD and PUD developments; and

WHEREAS, this amendment seeks to add more clarity and predictability for density bonuses in PRD and PUD developments; and

WHEREAS, following a public hearing on August 13, 2020, the Lehi City Planning Commission reviewed the proposed revision and forwarded a positive recommendation to the City Council; and

WHEREAS, on September 8, 2020 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 August 13, 2020, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapters 16 and 17 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:

Chapters 16 and 17 of the Lehi City Development Code are hereby amended.

PART II:

A. If a provision of this Ordinance -2020 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

C. The City Council hereby directs that the official copy of the Lehi City Code be

updated to reflect the provisions enacted by this Ordinance.

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

Approved and Adopted by the City Council of Lehi City this 8th day of September 2020.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

City Council Agenda Item Report

Meeting Date: September 8, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section:

Subject:
Consideration of Resolution #2020-58, approving a Real Estate Purchase Contract between Lehi City and Kristopher Gaisford.
Petitioner: Lehi City

Suggested Action:

Attachments:
Res 2020-58.docx

Real Estate Purchase Contract Kristopher Gaisford Signed.pdf

Addendum Kristopher Gaisford Signed.pdf

RESOLUTION NO. 2020-58

A RESOLUTION APPROVING A REAL ESTATE PURCHASE AGREEMENT BETWEEN LEHI CITY AND KRISTOPHER GAISFORD

WHEREAS, Kristopher Gaisford is the owner of real property located at 945 North 200 East, in Lehi, Utah; and

WHEREAS, the City desires to purchase the subject property, such to the terms and conditions contained the attached Agreements.

THEREFORE, BE IT RESOLVED by the City Council of Lehi City that the attached agreement is hereby approved and the Mayor is authorized to sign the agreement.

Approved and Adopted by the City Council of Lehi City this 8th day of September, 2020.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

dotloop signature verification: dtlp.us/cISU-etzu-TUgP

REAL ESTATE PURCHASE CONTRACT

This is a legally binding Real Estate Purchase Contract ("REPC"). Utah law requires real estate licensees to use this form. Buyer and Seller, however, may agree to alter or delete its provisions or to use a different form. If you desire legal or tax advice, consult your attorney or tax advisor.

EARNEST MONEY DEPOSIT

On this 1st day of September, 20 20 ("Offer Reference Date") Lehi City Corporation ("Buyer") offers to purchase from Kristopher Gaisford ("Seller") the Property described below and **agrees to deliver no later than four (4) calendar days after Acceptance (as defined in Section 23),** an Earnest Money Deposit in the amount of $00.00 in the form of _____. After Acceptance of the REPC by Buyer and Seller, and receipt of the Earnest Money by the Brokerage, the Brokerage shall have four (4) calendar days in which to deposit the Earnest Money into the Brokerage Real Estate Trust Account.

OFFER TO PURCHASE

1. PROPERTY: 945 North 200 East

City of Lehi, County of Utah County, State of Utah, Zip 84043 Tax ID No. _____ (the "Property"). Any reference below to the term "Property" shall include the Property described above, together with the Included Items and water rights/water shares, if any, referenced in Sections 1.1, 1.2 and 1.4.

1.1 Included Items. Unless excluded herein, this sale includes the following items if presently owned and in place on the Property: plumbing, heating, air conditioning fixtures and equipment; solar panels; ovens, ranges and hoods; cook tops; dishwashers; ceiling fans; water heaters; water softeners; light fixtures and bulbs; bathroom fixtures and bathroom mirrors; all window coverings including curtains, draperies, rods, window blinds and shutters; window and door screens; storm doors and windows; awnings; satellite dishes; all installed TV mounting brackets; all wall and ceiling mounted speakers; affixed carpets; automatic garage door openers and accompanying transmitters; security system; fencing and any landscaping.

1.2 Other Included Items. The following items that are presently owned and in place on the Property have been left for the convenience of the parties and are also included in this sale **(check applicable box)**: ☐ **washers** ☐ **dryers** ☐ **refrigerators** ☐ **microwave ovens** ☐ **other (specify)** _____

The above checked items shall be conveyed to Buyer under separate bill of sale with warranties as to title. In addition to any boxes checked in this Section 1.2 above, there ☐ **ARE** ☑ **ARE NOT** additional items of personal property Buyer intends to acquire from Seller at Closing by separate written agreement.

1.3 Excluded Items. The following items are excluded from this sale: _____

1.4 Water Service. The Purchase Price for the Property shall include all water rights/water shares, if any, that are the legal source for Seller's current culinary water service and irrigation water service, if any, to the Property. The water rights/water shares will be conveyed or otherwise transferred to Buyer at Closing by applicable deed or legal instruments. The following water rights/water shares, if applicable, are specifically excluded from this sale: _____

2. PURCHASE PRICE.

2.1 Payment of Purchase Price. The Purchase Price for the Property is $ 365,000.00. Except as provided in this Section, the Purchase Price shall be paid as provided in Sections 2.1(a) through 2.1(e) below. Any amounts shown in Sections 2.1(c) and 2.1(e) may be adjusted as deemed necessary by Buyer and the Lender (the "Lender").

$00.00	**(a) Earnest Money Deposit.** Under certain conditions described in the REPC, this deposit may become totally non-refundable.
$	**(b) Additional Earnest Money Deposit** (see Section 8.4 if applicable)
$	**(c) New Loan.** Buyer may apply for mortgage loan financing (the "Loan") on terms acceptable to Buyer: If an FHA/VA loan applies, see attached FHA/VA Loan Addendum.
$	**(d) Seller Financing** (see attached Seller Financing Addendum)
$365,000.00	**(e) Balance of Purchase Price in Cash at Settlement**
$365,000.00	**PURCHASE PRICE. Total of lines (a) through (e)**

2.2 Sale of Buyer's Property. Buyer's ability to purchase the Property, to obtain the Loan referenced in Section 2.1(c) above, and/or any portion of the cash referenced in Section 2.1(e) above ☐ **IS** ☑ **IS NOT** conditioned upon the sale of real estate owned by Buyer. If checked in the affirmative, the terms of the attached subject to sale of Buyer's property addendum apply.

3. SETTLEMENT AND CLOSING.

3.1 Settlement. Settlement shall take place no later than the Settlement Deadline referenced in Section 24(d), or as otherwise mutually agreed by Buyer and Seller in writing. "Settlement" shall occur only when all of the following have been completed: (a) Buyer and Seller have signed

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and delivered to each other or to the escrow/closing office all documents required by the REPC, by the Lender, by the title insurance and escrow/closing offices, by written escrow instructions (including any split closing instructions, if applicable), or by applicable law; (b) any monies required to be paid by Buyer or Seller under these documents (except for the proceeds of any Loan) have been delivered by Buyer or Seller to the other party, or to the escrow/closing office, in the form of cash, wire transfer, cashier's check, or other form acceptable to the escrow/closing office.

3.2 Closing. For purposes of the REPC, "Closing" means that: (a) Settlement has been completed; (b) the proceeds of any new Loan have been delivered by the Lender to Seller or to the escrow/closing office; and (c) the applicable Closing documents have been recorded in the office of the county recorder ("Recording"). The actions described in 3.2 (b) and (c) shall be completed no later than four calendar days after Settlement.

3.3 Possession. Except as provided in Section 6.1(a) and (b), Seller shall deliver physical possession of the Property to Buyer as follows: ☐ **Upon Recording**; ☑ 24 **Hours after Recording;** ☐ ___ **Calendar Days after Recording.** Any contracted rental of the Property prior to or after Closing, between Buyer and Seller, shall be by separate written agreement. Seller and Buyer shall each be responsible for any insurance coverage each party deems necessary for the Property including any personal property and belongings. The provisions of this Section 3.3 shall survive Closing.

4. PRORATIONS / ASSESSMENTS / OTHER PAYMENT OBLIGATIONS.

4.1 Prorations. All prorations, including, but not limited to, homeowner's association dues, property taxes for the current year, rents, and interest on assumed obligations, if any, shall be made as of the Settlement Deadline referenced in Section 24(d), unless otherwise agreed to in writing by the parties. Such writing could include the settlement statement. The provisions of this Section 4.1 shall survive Closing.

4.2 Special Assessments. Any assessments for capital improvements as approved by the homeowner's association ("HOA") (pursuant to HOA governing documents) or as assessed by a municipality or special improvement district, prior to the Settlement Deadline shall be paid for by: ☑ **Seller** ☐ **Buyer** ☐ **Split Equally Between Buyer and Seller** ☐ **Other (explain)** _____. The provisions of this Section 4.2 shall survive Closing.

4.3 Fees/Costs/Payment Obligations.

(a) Escrow Fees. Unless otherwise agreed to in writing, Seller and Buyer shall each pay their respective fees charged by the escrow/closing office for its services in the settlement/closing process. The provisions of this Section 4.3(a) shall survive Closing.

(b) Rental Deposits/Prepaid Rents. Rental deposits (including, but not limited to, security deposits, cleaning deposits and prepaid rents) for long term lease or rental agreements, as defined in Section 6.1(a), and short-term rental bookings, as defined in Section 6.1(b), not expiring prior to Closing, shall be paid or credited by Seller to Buyer at Settlement. The provisions of this Section 4.3(b) shall survive Closing.

(c) HOA/Other Entity Fees Due Upon Change of Ownership. Some HOA's, special improvement districts and/or other specially planned areas, under their governing documents charge a fee that is due to such entity as a result of the transfer of title to the Property from Seller to Buyer. Such fees are sometimes referred to as transfer fees, community enhancement fees, HOA reinvestment fees, etc. (collectively referred to in this section as "change of ownership fees"). Regardless of how the change of ownership fee is titled in the applicable governing documents, if a change of ownership fee is due upon the transfer of title to the Property from Seller to Buyer, that change of ownership fee shall, at Settlement, be paid for by: ☑ **Seller** ☐ **Buyer** ☐ **Split Equally Between Buyer and Seller** ☐ **Other (explain)** _____ The provisions of this Section 4.3(c) shall survive Closing.

(d) Utility Services. Buyer agrees to be responsible for all utilities and other services provided to the Property after the Settlement Deadline. The provisions of this Section 4.3(d) shall survive Closing.

(e) Sales Proceeds Withholding. The escrow/closing office is authorized and directed to withhold from Seller's proceeds at Closing, sufficient funds to pay off on Seller's behalf all mortgages, trust deeds, judgments, mechanic's liens, tax liens and warrants. The provisions of this Section 4.3(e) shall survive Closing.

5. CONFIRMATION OF AGENCY DISCLOSURE.

Buyer and Seller acknowledge prior written receipt of agency disclosure provided by their respective agent that has disclosed the agency relationships confirmed below. At the signing of the REPC:

Seller's Agent(s) _____, represent(s) ☐ **Seller** ☑ **both Buyer and Seller as Limited Agent(s);**

Seller's Agent(s) Utah Real Estate License Number(s): _____.

Seller's Brokerage Equity Real Estate - Solid, represents ☐ **Seller** ☑ **both Buyer and Seller as Limited Agent;**

Seller's Brokerage Utah Real Estate License Number: _____.

Buyer's Agent(s) W Eldred, represent(s) ☐ **Buyer** ☑ **both Buyer and Seller as Limited Agent(s);**

Buyer's Agent(s) Utah Real Estate License Number(s): 11366843-SA00.

Buyer's Brokerage Equity Real Estate - Solid, represents ☐ **Buyer** ☑ **both Buyer and Seller as a Limited Agent.**

Buyer's Brokerage Utah Real Estate License Number: _____.

6. TITLE & TITLE INSURANCE.

6.1 Title to Property. Seller represents that Seller has fee title to the Property and will convey marketable title to the Property to Buyer at Closing by general warranty deed. Buyer does agree to accept title to the Property subject to the contents of the Commitment for Title Insurance (the "Commitment") provided by Seller under Section 7, and as reviewed and approved by Buyer under Section 8.

(a) Long-Term Lease or Rental Agreements. Buyer agrees to accept title to the Property subject to any long-term tenant lease or rental agreements (meaning for periods of thirty (30) or more consecutive days) affecting the Property not expiring prior to Closing. Buyer also agrees to accept title to the Property subject to any existing rental and property management agreements affecting the Property not expiring prior to Closing.

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The provisions of this Section 6.1(a) shall survive Closing.

(b) Short-Term Rental Bookings. Buyer agrees to accept title to the Property subject to any short-term rental bookings (meaning for periods of less than thirty (30) consecutive days) affecting the Property not expiring prior to Closing. The provisions of this Section 6.1(b) shall survive Closing.

6.2 Title Insurance. At Settlement, Seller agrees to pay for and cause to be issued in favor of Buyer, through the title insurance agency that issued the Commitment (the "Issuing Agent"), the most current version of the *ALTA Homeowner's Policy of Title Insurance* (the "*Homeowner's Policy*"). If the *Homeowner's Policy* is not available through the Issuing Agent, Buyer and Seller further agree as follows: (a) Seller agrees to pay for the *Homeowner's Policy* if available through any other title insurance agency selected by Buyer; (b) if the *Homeowner's Policy* is not available either through the Issuing Agent or any other title insurance agency, then Seller agrees to pay for, and Buyer agrees to accept, the most current available version of an *ALTA Owner's Policy of Title Insurance ("Owner's Policy")* available through the Issuing Agent.

7. SELLER DISCLOSURES. No later than the Seller Disclosure Deadline referenced in Section 24(a), Seller shall provide to Buyer the following documents in hard copy or electronic format which are collectively referred to as the "Seller Disclosures":

(a) a written Seller property condition disclosure for the Property, completed, signed and dated by Seller as provided in Section10.3;
(b) a *Lead-Based Paint Disclosure & Acknowledgement* for the Property, completed, signed and dated by Seller (only if the Property was built prior to 1978);
(c) a Commitment for Title Insurance as referenced in Section 6.1;
(d) a copy of any restrictive covenants (CC&R's), rules and regulations affecting the Property;
(e) a copy of the most recent minutes, budget and financial statement for the homeowners' association, if any;
(f) a copy of any long-term tenant lease or rental agreements affecting the Property not expiring prior to Closing;
(g) a copy of any short-term rental booking schedule (as of the Seller Disclosure Deadline) for guest use of the Property after Closing;
(h) a copy of any existing property management agreements affecting the Property;
(i) evidence of any water rights and/or water shares referenced in Section 1.4;
(j) written notice of any claims and/or conditions known to Seller relating to environmental problems and building or zoning code violations;
(k) In general, the sale or other disposition of a U.S. real property interest by a foreign person is subject to income tax withholding under the *Foreign Investment in Real Property Tax Act of 1980* (FIRPTA). A "foreign person" includes a non-resident alien individual, foreign corporation, partnership, trust or estate. If FIRPTA applies to Seller, Seller is advised that Buyer or other qualified substitute may be legally required to withhold this tax at Closing. In order to avoid closing delays, if Seller is a foreign person under FIRPTA, Seller shall advise Buyer in writing; and
(l) Other (specify) _____

8. BUYER'S CONDITIONS OF PURCHASE.

8.1 DUE DILIGENCE CONDITION. Buyer's obligation to purchase the Property: ☐ **IS** ☑ **IS NOT** conditioned upon Buyer's Due Diligence as defined in this Section 8.1(a) below. This condition is referred to as the "Due Diligence Condition." If checked in the affirmative, Sections 8.1(a) through 8.1(c) apply; otherwise they do not.

(a) Due Diligence Items. Buyer's Due Diligence shall consist of Buyer's review and approval of the contents of the Seller Disclosures referenced in Section 7, and any other tests, evaluations and verifications of the Property deemed necessary or appropriate by Buyer, such as: the physical condition of the Property; the existence of any hazardous substances, environmental issues or geologic conditions; the square footage or acreage of the land and/or improvements; the condition of the roof, walls, and foundation; the condition of the plumbing, electrical, mechanical, heating and air conditioning systems and fixtures; the condition of all appliances; the costs and availability of homeowners' insurance and flood insurance, if applicable; water source, availability and quality; the location of property lines; regulatory use restrictions or violations; fees for services such as HOA dues, municipal services, and utility costs; convicted sex offenders residing in proximity to the Property; and any other matters deemed material to Buyer in making a decision to purchase the Property. Unless otherwise provided in the REPC, all of Buyer's Due Diligence shall be paid for by Buyer and shall be conducted by individuals or entities of Buyer's choice. Seller agrees to cooperate with Buyer's Due Diligence. Buyer agrees to pay for any damage to the Property resulting from any such inspections or tests during the Due Diligence.

(b) Buyer's Right to Cancel or Resolve Objections. If Buyer determines, in Buyer's sole discretion, that the results of the Due Diligence are unacceptable, Buyer may either: (i) no later than the Due Diligence Deadline referenced in Section 24(b), cancel the REPC by providing written notice to Seller, whereupon the Earnest Money Deposit shall be released to Buyer without the requirement of further written authorization from Seller; or (ii) no later than the Due Diligence Deadline referenced in Section 24(b), resolve in writing with Seller any objections Buyer has arising from Buyer's Due Diligence.

(c) Failure to Cancel or Resolve Objections. If Buyer fails to cancel the REPC or fails to resolve in writing with Seller any objections Buyer has arising from Buyer's Due Diligence, as provided in Section 8.1(b), Buyer shall be deemed to have waived the Due Diligence Condition, and except as provided in Sections 8.2(a) and 8.3(b)(i), the Earnest Money Deposit shall become non-refundable.

8.2 APPRAISAL CONDITION. Buyer's obligation to purchase the Property: ☑ **IS** ☐ **IS NOT** conditioned upon the Property appraising for not less than the Purchase Price. This condition is referred to as the "Appraisal Condition." If checked in the affirmative, Sections 8.2(a) and 8.2(b) apply; otherwise they do not.

(a) Buyer's Right to Cancel. If after completion of an appraisal by a licensed appraiser, Buyer receives written notice from the Lender or the appraiser that the Property has appraised for less than the Purchase Price (a "Notice of Appraised Value"), Buyer may cancel the REPC by providing written notice to Seller (with a copy of the Notice of Appraised Value) no later than the Financing & Appraisal Deadline referenced in Section 24(c); whereupon the Earnest Money Deposit shall be released to Buyer without the requirement of further written authorization from Seller.

(b) Failure to Cancel. If the REPC is not cancelled as provided in this section 8.2, Buyer shall be deemed to have waived the Appraisal

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Condition, and except as provided in Sections 8.1(b) and 8.3(b)(i), the Earnest Money Deposit shall become non-refundable.

8.3 FINANCING CONDITION. (Check Applicable Box)

(a) [☑] No Financing Required. Buyer's obligation to purchase the Property **IS NOT** conditioned upon Buyer obtaining financing. If checked, Section 8.3(b) below does NOT apply.

(b) [☐] Financing Required. Buyer's obligation to purchase the Property **IS** conditioned upon Buyer obtaining the Loan referenced in Section 2.1(c). This Condition is referred to as the "Financing Condition." If checked, Sections 8.3(b)(i), (ii) and (iii) apply; otherwise they do not. If the REPC is not cancelled by Buyer as provided in Sections 8.1(b) or 8.2(a), then Buyer agrees to work diligently and in good faith to obtain the Loan.

(i) Buyer's Right to Cancel Before the Financing & Appraisal Deadline. If Buyer, in Buyer's sole discretion, is not satisfied with the terms and conditions of the Loan, Buyer may, after the Due Diligence Deadline referenced in Section 24(b), if applicable, cancel the REPC by providing written notice to Seller no later than the Financing & Appraisal Deadline referenced in Section 24(c); whereupon $00.00 of Buyer's Earnest Money Deposit shall be released to Seller without the requirement of further written authorization from Buyer, and the remainder of Buyer's Earnest Money Deposit shall be released to Buyer without further written authorization from Seller.

(ii) Buyer's Right to Cancel After the Financing & Appraisal Deadline. If after expiration of the Financing & Appraisal Deadline referenced in Section 24(c), Buyer fails to obtain the Loan, meaning that the proceeds of the Loan have not been delivered by the Lender to the escrow/closing office as required under Section 3.2, then Buyer shall not be obligated to purchase the Property and Buyer or Seller may cancel the REPC by providing written notice to the other party.

(iii) Earnest Money Deposit(s) Released to Seller. If the REPC is cancelled as provided in Section 8.3(b)(ii), Buyer agrees that all of Buyer's Earnest Money Deposit, or Deposits, if applicable (see Section 8.4 below), shall be released to Seller without the requirement of further written authorization from Buyer. Seller agrees to accept, as Seller's exclusive remedy, the Earnest Money Deposit, or Deposits, if applicable, as liquidated damages. Buyer and Seller agree that liquidated damages would be difficult and impractical to calculate, and the Earnest Money Deposit, or Deposits, if applicable, is a fair and reasonable estimate of Seller's damages in the event Buyer fails to obtain the Loan.

8.4 ADDITIONAL EARNEST MONEY DEPOSIT. If the REPC has not been previously canceled by Buyer as provided in Sections 8.1, 8.2 or 8.3, as applicable, then no later than the Due Diligence Deadline, or the Financing & Appraisal Deadline, whichever is later, Buyer: ☐ **WILL** ☑ **WILL NOT** deliver to the Buyer's Brokerage, an Additional Earnest Money Deposit in the amount of $_____. The Earnest Money Deposit and the Additional Earnest Money Deposit, if applicable, are sometimes referred to herein as the "Deposits". The Earnest Money Deposit, or Deposits, if applicable, shall be credited toward the Purchase Price at Closing.

9. ADDENDA. There ☑ **ARE** ☐ **ARE NOT** addenda to the REPC containing additional terms. If there are, the terms of the following addenda are incorporated into the REPC by this reference: ☑ **Addendum No.** 1 ☐ **Seller Financing Addendum** ☐ **FHA/VA Loan Addendum** ☐ **Other (specify)** _____.

10. HOME WARRANTY PLAN / AS-IS CONDITION OF PROPERTY.

10.1 Home Warranty Plan. A one-year Home Warranty Plan ☐ **WILL** ☑ **WILL NOT** be included in this transaction. If included, the Home Warranty Plan shall be ordered by ☐ **Buyer** ☐ **Seller** and shall be issued by a company selected by ☐ **Buyer** ☐ **Seller**. The cost of the Home Warranty Plan shall not exceed $ _____ and shall be paid for at Settlement by ☐ **Buyer** ☐ **Seller**.

10.2 Condition of Property/Buyer Acknowledgements. Buyer acknowledges and agrees that in reference to the physical condition of the Property: (a) Buyer is purchasing the Property in its "As-Is" condition without expressed or implied warranties of any kind; (b) Buyer shall have, during Buyer's Due Diligence as referenced in Section 8.1, an opportunity to completely inspect and evaluate the condition of the Property; and (c) if based on the Buyer's Due Diligence, Buyer elects to proceed with the purchase of the Property, Buyer is relying wholly on Buyer's own judgment and that of any contractors or inspectors engaged by Buyer to review, evaluate and inspect the Property. The provisions of Section 10.2 shall survive Closing.

10.3 Condition of Property/Seller Acknowledgements. Seller acknowledges and agrees that in reference to the physical condition of the Property, Seller agrees to: (a) disclose in writing to Buyer defects in the Property known to Seller that materially affect the value of the Property that cannot be discovered by a reasonable inspection by an ordinary prudent Buyer; (b) carefully review, complete, and provide to Buyer a written Seller property condition disclosure as stated in Section 7(a); (c) deliver the Property to Buyer in substantially the same general condition as it was on the date of Acceptance, as defined in Section 23, ordinary wear and tear excepted; (d) deliver the Property to Buyer in broom-clean condition and free of debris and personal belongings; and (e) repair any Seller or tenant moving-related damage to the Property at Seller's expense. The provisions of Section 10.3 shall survive Closing.

11. FINAL PRE-SETTLEMENT WALK-THROUGH INSPECTION. No earlier than seven (7) calendar days prior to Settlement, and upon reasonable notice and at a reasonable time, Buyer may conduct a final pre-Settlement walk-through inspection of the Property to determine only that the Property is "as represented," meaning that the items referenced in Sections 1.1, 1.2 and 8.1(b)(ii) ("the items") are respectively present, repaired or corrected as agreed. The failure to conduct a walk-through inspection or to claim that an item is not as represented shall not constitute a waiver by Buyer of the right to receive, on the date of possession, the items as represented.

12. CHANGES DURING TRANSACTION. Seller agrees that except as provided in Section 12.5 below, from the date of Acceptance until the date of Closing the following additional items apply:

12.1 Alterations/Improvements to the Property. No substantial alterations or improvements to the Property shall be made or undertaken without prior written consent of Buyer.

12.2 Financial Encumbrances/Changes to Legal Title. No further financial encumbrances to the Property shall be made, and no changes in

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the legal title to the Property shall be made without the prior written consent of Buyer.

12.3 Property Management Agreements. No changes to any existing property management agreements shall be made and no new property management agreements may be entered into without the prior written consent of Buyer.

12.4 Long-Term Lease or Rental Agreements. No changes to any existing tenant lease or rental agreements shall be made and no new long-term lease or rental agreements, as defined in Section 6.1(a), may be entered into without the prior written consent of Buyer.

12.5 Short-Term Rental Bookings. If the Property is made available for short-term rental bookings as defined in Section 6.1(b), Seller **MAY NOT** after the Seller Disclosure Deadline continue to accept short-term rental bookings for guest use of the property without the prior written consent of Buyer.

13. AUTHORITY OF SIGNERS. If Buyer or Seller is a corporation, partnership, trust, estate, limited liability company or other entity, the person signing the REPC on its behalf warrants his or her authority to do so and to bind Buyer and Seller.

14. COMPLETE CONTRACT. The REPC together with its addenda, any attached exhibits, and Seller Disclosures (collectively referred to as the "REPC"), constitutes the entire contract between the parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings or contracts between the parties whether verbal or otherwise. The REPC cannot be changed except by written agreement of the parties.

15. MEDIATION. Any dispute relating to the REPC arising prior to or after Closing: ☑ **SHALL** ☐ **MAY AT THE OPTION OF THE PARTIES** first be submitted to mediation. Mediation is a process in which the parties meet with an impartial person who helps to resolve the dispute informally and confidentially. Mediators cannot impose binding decisions. The parties to the dispute must agree before any settlement is binding. The parties will jointly appoint an acceptable mediator and share equally in the cost of such mediation. If mediation fails, the other procedures and remedies available under the REPC shall apply. Nothing in this Section 15 prohibits any party from seeking emergency legal or equitable relief, pending mediation. The provisions of this Section 15 shall survive Closing.

16. DEFAULT.

16.1 Buyer Default. If Buyer defaults, Seller may elect one of the following remedies: (a) cancel the REPC and retain the Earnest Money Deposit, or Deposits, if applicable, as liquidated damages; (b) maintain the Earnest Money Deposit, or Deposits, if applicable, in trust and sue Buyer to specifically enforce the REPC; or (c) return the Earnest Money Deposit, or Deposits, if applicable, to Buyer and pursue any other remedies available at law.

16.2 Seller Default. If Seller defaults, Buyer may elect one of the following remedies: (a) cancel the REPC, and in addition to the return of the Earnest Money Deposit, or Deposits, if applicable, Buyer may elect to accept from Seller, as liquidated damages, a sum equal to the Earnest Money Deposit, or Deposits, if applicable; or (b) maintain the Earnest Money Deposit, or Deposits, if applicable, in trust and sue Seller to specifically enforce the REPC; or (c) accept a return of the Earnest Money Deposit, or Deposits, if applicable, and pursue any other remedies available at law. If Buyer elects to accept liquidated damages, Seller agrees to pay the liquidated damages to Buyer upon demand.

17. ATTORNEY FEES AND COSTS/GOVERNING LAW. In the event of litigation or binding arbitration arising out of the transaction contemplated by the REPC, the prevailing party shall be entitled to costs and reasonable attorney fees. However, attorney fees shall not be awarded for participation in mediation under Section 15. This contract shall be governed by and construed in accordance with the laws of the State of Utah. The provisions of this Section 17 shall survive Closing.

18. NOTICES. Except as provided in Section 23, all notices required under the REPC must be: (a) in writing; (b) signed by the Buyer or Seller giving notice; and (c) received by the Buyer or the Seller, or their respective agent, or by the brokerage firm representing the Buyer or Seller, no later than the applicable date referenced in the REPC.

19. NO ASSIGNMENT. The REPC and the rights and obligations of Buyer hereunder, are personal to Buyer. The REPC may not be assigned by Buyer without the prior written consent of Seller. Provided, however, the transfer of Buyer's interest in the REPC to any business entity in which Buyer holds a legal interest, including, but not limited to, a family partnership, family trust, limited liability company, partnership, or corporation (collectively referred to as a "Permissible Transfer"), shall not be treated as an assignment by Buyer that requires Seller's prior written consent. Furthermore, the inclusion of "and/or assigns" or similar language on the line identifying Buyer on the first page of the REPC shall constitute Seller's written consent only to a Permissible Transfer.

20. INSURANCE & RISK OF LOSS.

20.1 Insurance Coverage. As of Closing, Buyer shall be responsible to obtain casualty and liability insurance coverage on the Property in amounts acceptable to Buyer and Buyer's Lender, if applicable.

20.2 Risk of Loss. If prior to Closing, any part of the Property is damaged or destroyed by fire, vandalism, flood, earthquake, or act of God, the risk of such loss or damage shall be borne by Seller; provided however, that if the cost of repairing such loss or damage would exceed ten percent (10%) of the Purchase Price referenced in Section 2, either Seller or Buyer may elect to cancel the REPC by providing written notice to the other party, in which instance the Earnest Money Deposit, or Deposits, if applicable, shall be returned to Buyer.

21. TIME IS OF THE ESSENCE. Time is of the essence regarding the dates set forth in the REPC. Extensions must be agreed to in writing by all parties. Unless otherwise explicitly stated in the REPC: (a) performance under each Section of the REPC which references a date shall absolutely be required by 5:00 PM Mountain Time on the stated date; and (b) the term "days" and "calendar days" shall mean calendar days and shall be counted beginning on the day following the event which triggers the timing requirement (e.g. Acceptance). Performance dates and times referenced herein shall not be binding upon title companies, lenders, appraisers and others not parties to the REPC, except as otherwise agreed to in writing by such non-party.

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22. ELECTRONIC TRANSMISSION AND COUNTERPARTS. The REPC may be executed in counterparts. Signatures on any of the Documents, whether executed physically or by use of electronic signatures, shall be deemed original signatures and shall have the same legal effect as original signatures.

23. ACCEPTANCE. "Acceptance" occurs **only** when **all** of the following have occurred: (a) Seller or Buyer has signed the offer or counteroffer where noted to indicate acceptance; and (b) Seller or Buyer or their agent has communicated to the other party or to the other party's agent that the offer or counteroffer has been signed as required.

24. CONTRACT DEADLINES. Buyer and Seller agree that the following deadlines shall apply to the REPC:

(a) Seller Disclosure Deadline 09/15/2020 (Date)

(b) Due Diligence Deadline 09/15/2020 (Date)

(c) Financing & Appraisal Deadline 09/15/2020 (Date)

(d) Settlement Deadline 10/15/2020 (Date)

25. OFFER AND TIME FOR ACCEPTANCE. Buyer offers to purchase the Property on the above terms and conditions. If Seller does not accept this offer by: 5:00 ☐ **AM** ☑ **PM** Mountain Time on 09/04/2020 (Date), this offer shall lapse; and the Brokerage shall return any Earnest Money Deposit to Buyer.

(Buyer's Signature) (Date) (Buyer's Signature) (Date)

ACCEPTANCE/COUNTEROFFER/REJECTION

CHECK ONE:

☐ **ACCEPTANCE OF OFFER TO PURCHASE:** Seller Accepts the foregoing offer on the terms and conditions specified above.

☐ **COUNTEROFFER:** Seller presents for Buyer's Acceptance the terms of Buyer's offer subject to the exceptions or modifications as specified in the attached ADDENDUM NO. _____.

☐ **REJECTION:** Seller rejects the foregoing offer.

Kristopher Gaisford dotloop verified 09/01/20 3:25 PM MDT 98TK-98BX-5WIN-NSMV

(Seller's Signature) (Date) (Time) (Seller's Signature) (Date) (Time)

THIS FORM APPROVED BY THE UTAH REAL ESTATE COMMISSION AND THE OFFICE OF THE UTAH ATTORNEY GENERAL, EFFECTIVE SEPTEMBER 1, 2017. AS OF JANUARY 1, 2018, IT WILL REPLACE AND SUPERSEDE THE PREVIOUSLY APPROVED VERSION OF THIS FORM.

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ADDENDUM NO. 1
TO
REAL ESTATE PURCHASE CONTRACT

THIS IS AN [☑] ADDENDUM [☐] COUNTEROFFER to that REAL ESTATE PURCHASE CONTRACT (the "REPC") with an Offer Reference Date of 09/01/2020, including all prior addenda and counteroffers, between Lehi City Corporation as Buyer, and Kristopher Gaisford as Seller, regarding the Property located at 945 North 200 East, Lehi, UT 84043. The following terms are hereby incorporated as part of the REPC:

Seller agrees to pay all brokerage fees and document and storage fees to Equity Solid at closing. There are no commission fees to be paid to buyer or seller agent.

To the extent the terms of this ADDENDUM modify or conflict with any provisions of the REPC, including all prior addenda and counteroffers, these terms shall control. All other terms of the REPC, including all prior addenda and counteroffers, not modified by this ADDENDUM shall remain the same. **[☑] Seller [☐] Buyer** shall have until 5:00 **[☐] AM [☑] PM** Mountain Time on 09/04/2020 (Date), to accept the terms of this ADDENDUM in accordance with the provisions of Section 23 of the REPC. Unless so accepted, the offer as set forth in this ADDENDUM shall lapse.

Kristopher Gaisford dotloop verified 09/01/20 3:27 PM MDT CJWH-2HLK-WBNE-X2YG	
[☐] Buyer [☐] Seller Signature (Date) (Time)	[☐] Buyer [☐] Seller Signature (Date) (Time)

ACCEPTANCE/COUNTEROFFER/REJECTION

CHECK ONE:

[☐] ACCEPTANCE: [☐] Seller [☐] Buyer hereby accepts the terms of this ADDENDUM.

[☐] COUNTEROFFER: [☐] Seller [☐] Buyer presents as a counteroffer the terms of attached ADDENDUM NO. ____.

(Signature) (Date) (Time)	(Signature) (Date) (Time)

[☐] REJECTION: [☐] Seller [☐] Buyer rejects the foregoing ADDENDUM.

(Signature) (Date) (Time)	(Signature) (Date) (Time)

THIS FORM APPROVED BY THE UTAH REAL ESTATE COMMISSION AND THE OFFICE OF THE UTAH ATTORNEY GENERAL, EFFECTIVE JANUARY 1, 2020. IT REPLACES AND SUPERSEDES ALL PREVIOUSLY APPROVED VERSIONS OF THIS FORM.