Lehi City Council Meeting
Agenda
May 11, 2021

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

Pre-Council, 4:00 p.m.

1. Welcome and Invocation

2. All-Abilities Parks Tour- Orem and Spanish Fork

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. 20 Minute Citizen Input
(for public comments on items not listed on the agenda. Comments limited to 3 minutes per person with a time limit not to exceed 20 minutes for this item.)

3. Consent Agenda

   3.1. Approve Minutes from the April 27, 2021 City Council Meeting.
   042721CC.pdf

Regular Agenda

4. Community Development Block Grant (CDBG) Annual Action Plan for FY2021

   a. Public Hearing
   b. Consideration of approval for the proposed Community Development Block Grant (CDBG) Annual Action Plan for FY2021.
   Lehi City CDBG FY21 Funding Recommendations.pdf

5. Public Hearing for the FY2022 Lehi City Budget and Consolidated Fee Schedule.
   FY_2022_MAYOR_S_TENTATIVE_BUDGET.pdf
   2022 FeeSchedule.pdf

6. Consideration of Preliminary and Final subdivision approval for the Jones Legacy Estates, a

2-lot residential subdivision located at approximately 1330 East 600 North in an RA-1 zone.
Petitioner: Dale Jones
CC Staff Jones Legacy Estates Report 05.11.21.docx
Jones Legacy Estates Final Subdivision DRC 03.31.21.docx
Jones Legacy Estates Plans.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

7. Consideration of Final subdivision approval for the Hidden Canyon Plat D Phase 2 a 13-lot residential subdivision located at approximately 5900 North Valley View Road.
Petitioner: Fieldstone Homes
CC Staff Report Hidden Canyon Plat D Phase 2 Final Subdivision 05.11.21.docx
Hidden Canyon Plat D Phase 2 DRC 04.21.21.docx
Hidden Canyon Plat D Phase 2 Plans.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

8. Consideration of Ordinance #18-2021, the Concord Homes Zone Change from RA-1 (residential/agriculture) to R-1-12 (residential) on 0.69-acres of property located at 705 North Cedar Hollow Road.
Petitioner: Concord Homes
CC Staff Report Concord Homes Zone Change 05.11.21.docx
Ord 18-2021.docx
Concord Homes Zone Change DRC 04.07.21.docx
Concord Homes Zone Change Narrative and Pictures.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

9. Consideration of Ordinance #19-2021, approval of the Lakeview Land and Rock General Plan Amendment at approximately 600 East 600 South, changing the designation from LDR (low density residential) to LI (light industrial) on approximately 12.81 acres.
Petitioner: Cole Peck
CC Staff Report Lakeview Land and Rock General Plan Amendment 05.11.21.docx
Lakeview General Plan amendment DRC 03.31.21.docx
Ord 19-2021.docx
Lakeview General Plan Amendment aerial.pdf
Lakeview General Plan Amendment GP.pdf
Lakeview General Plan Amendment zoning.pdf
Lakeview General Plan Amendment narrative.pdf
Lakeview General Plan Amendment layout.pdf

10. Consideration of Ordinance #20-2021, a Development Code amendment to Chapter 12, amending the regulations specific to medical pharmacies with distribution of cannabis to allow drive-thru facilities.
    Petitioner: Curaleaf
    CC Staff Report Curaleaf Chapter 12 Development Code Amendment.docx
    Ord 20-2021.docx
    Curaleaf Ch 12 Development Code Amendment DRC 03.24.21.docx
    Curaleaf Ch 12 Development Code Amendment - narrative.pdf
    Curaleaf Ch 12 Development Code Amendment - amended code.pdf
    Curaleaf Ch 12 Development Code Amendment - email and memo.pdf

11. Consideration of Final subdivision approval for the Willow Point Phase 2, a 90-unit residential development located at 2100 North 4100 West.
    Petitioner: Edge Homes
    CC Staff Report Willow Point Phase 2 Final Subdivision 05.11.21.docx
    Willow Point Phase 2 Final Subdivision DRC 04.07.21.docx
    Willow Point Phase 2 Final Subdivison - plans.pdf
    Willow Point Phase 2 Final Subdivison - landscape plans.pdf
    Exchange North Townhome Elevations.pdf
    Willow Point Phase 2 Final Subdivision Map - Aerial.pdf
    Willow Point Phase 2 Final Subdivision Map - General Plan.pdf
    Willow Point Phase 2 Final Subdivision Map - Zoning.pdf

12. Consideration of Resolution #2021-27, approving a building lease agreement with the Hutchings Museum.
    Petitioner: Lehi City
    Res 2021-27.docx
    Museum Agreement.pdf

13. Staker & Parson Agreement and Purchase Order
    a. Consideration of Resolution #2021-28, approving an agreement with Staker & Parson Companies for road construction and other related road improvements.
    b. Approve Purchase Order

    Petitioner: Lehi City
    Res 2021-28.docx
    Road Agreement.Bids.pdf
    PO.pdf

14. Consideration of Resolution #2021-29, appointing a Board Member to the Lehi City Planning Commission.
    Res 2021-29.docx

15. Consideration of Adjourning into a Closed Session to discuss the character, professional

competence, or physical or mental health of an individual.

16. 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: 3.1

City Council Agenda Item Report

Meeting Date: May 11, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes from the April 27, 2021 City Council Meeting.

Suggested Action:

Attachments:

042721CC.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, **April 27, 2021,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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; Kim Struthers, Community Development Director; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Joel Eves, Power Director; Dean Lundell, Finance Director; Marlin Eldred, Economic Director; Shaye Ruitenbeek, Management Analyst; and Teisha Wilson, City Recorder.

Pre-Council, 5:30 p.m.

1. Welcome and Invocation

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Koivisto was attending virtually. Councilor Southwick gave the invocation.

2. Presentations and Reports

2.1 Lehi Archery Range Discussion

Scott MacIntosh and Robert Williamson stated that they would like to see an archery range in the City. Mayor Johnson stated that it's not lawful to use archery in the city limits, but they can make exceptions when needed. Mr. MacIntosh stated that it's a great youth activity and it's safer than someone using it on private property. He stated that the cost would be minimal, and it could be located at Willow Park. Steve Marchbanks, Parks Manager, stated that he will look into it.

2.5 Legislative Update – Chris Bleak

This item was moved to the next meeting.

3. Agenda Questions

None.

4. Administrative Report

Jason Walker updated the Council on the Utah League of Cities and Towns Conference.

5. Mayor and Council Reports

The Mayor and Council reported on their assigned boards and commissions.

6. Consideration of adjourning into a Closed Executive Session to hold a strategy session to discuss the purchase, exchange, or lease of real property.

DRAFT

Motion: Councilor Condie moved to adjourn into a Closed Executive Session to hold a strategy session to discuss the purchase, exchange, or lease of real property; and to discuss the character, professional competence, or physical or mental health of an individual. 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.

The Council recessed at approximately 6:04 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 Condie led the Pledge.

2. 20 Minute Citizen Input

James Cornish stated that he had concerns with the Office building on Hunter's Grove Lane that was approved. He stated that they are now advertising for a reception center and believe this was not their original proposal. He was concerned with the noise, parking and traffic.

Karen Cornish was also concerned. She said they weren't notified when the developer modified their site plan, so the neighborhood was not able to make comments.

Jason Booth also expressed concern for the noise, traffic and parking.

Kaylynn Osbourne stated that she had a concern with the language in the development code regarding a code enforcement issue. Kim Struthers stated that they are aware of the issue and are proceeding with due process.

3. Consent Agenda

3.1 Approve Minutes from the April 13, 2021 meeting.
3.2 Approve Surplus Property

Motion: Councilor Condie moved to approve the consent agenda items. Councilor Albrecht 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 Resolution #2021-25, approving an agreement between Lehi City and Morgan Pavement for slurry seal application services.

Motion: Councilor Southwick moved to approve Resolution #2021-25, approving an agreement between Lehi City and Morgan Pavement for slurry seal application services. 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.

5. Consideration of Resolution #2021-26, approving an extension of the agreement with Quicksilver Concrete for concrete removal and replacement services.

Motion: Councilor Hancock moved to approve Resolution #2021-26, approving an extension of the agreement with Quicksilver Concrete for concrete removal and replacement services. 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.

6. Consideration of Final subdivision approval of Seasons Estates Plat D, a 44-lot residential subdivision located at approximately 1300 West Autumn View Drive.

Motion: Councilor Condie moved to grant Final subdivision approval of Seasons Estates Plat D, a 44-lot residential subdivision located at approximately 1300 West Autumn View Drive; including all Development Review Committee Comments 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.

7. Adjournment

With no further business to come before the City Council at this time, Councilor Hancock moved to adjourn the meeting. Councilor Albrecht seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:00 p.m.

Approved: April 27, 2021 Attest:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

DRAFT

Agenda Item No: 4

City Council Agenda Item Report

Meeting Date: May 11, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:

Community Development Block Grant (CDBG) Annual Action Plan for FY2021

a. Public Hearing
b. Consideration of approval for the proposed Community Development Block Grant (CDBG) Annual Action Plan for FY2021.

Suggested Action:

Attachments:

Lehi City CDBG FY21 Funding Recommendations.pdf

Lehi City CDBG FY21 Funding Recommendations

Annual Allocation Funding Available: $264,930

Applications:

1. Lehi City Engineering Department – Infrastructure Improvements

   Recommended: $259,930
   Requested: $240,000
   Description:

   a. Install curb & gutter, sidewalk, and pavement on both sides of 300 West - from 200 North to 300 North.

2. Friends of the Utah County Children's Justice Center – Mental Health Treatment for child abuse victims and their families

   Recommended: $5,000
   Requested: $5,000
   Description:

   a. Specialized, age-appropriate, evidence-based mental health treatment for Lehi residents. These services will be available to victims who do not have access to critically needed therapy. With $2,500 in private matching funds, approximately 60 clients will receive more than 214 hours of treatment.

CARES Act Funding Allocation: $283,259

These CDBG funds are to be used to prevent, prepare for, and respond to the coronavirus pandemic. No projects have been identified at this time. The plan for the use of these funds must be submitted to HUD by August 2021.

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: May 11, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public Hearing for the FY2022 Lehi City Budget and Consolidated Fee Schedule.

Suggested Action:

Attachments:

FY_2022_MAYOR_S_TENTATIVE_BUDGET.pdf

2022 FeeSchedule.pdf

LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2022



LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2022

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LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2022

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LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2022

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LEHI CITY

153 North 100 East
Lehi, Utah 84043-1895
801-768-7100

April 13, 2021

Dear City Council members,

I present to you a proposed budget for the upcoming 2021-22 fiscal year. This budget is the culmination of many hours of work which began with the City budget retreat in February. The budget is presented based on priorities identified by the City Council and proposals presented by City staff. I commend our City Departments for their dedication to providing quality services for our residents and keeping within budget restraints. All requests were made with this focus in mind. I wish funding for all requests could have been approved. However, based on budget estimates and funding availability, many requests will need to be reconsidered next year. Careful consideration was made to maintain growth at a conservative level consistent with a growing community.

Lehi City continues to grow rapidly. This growth provides opportunities as well as challenges. One area in which the City is consistently challenged is the impact to infrastructure by a growing business and residential population. As you will see, this budget shows an emphasis on infrastructure projects. Investments now will provide lasting benefits for current and future Lehi residents. A continued focus on infrastructure can allow City leaders to allow growth while still supporting existing stakeholders.

Lehi's growth can be witnessed financially in both tax revenues and other general revenues. Tax revenues have grown at an average of 10.72% over the past five years and total general fund revenues have grown by an average of 12.49% over the same period. In a concerted effort to grow conservatively, general fund expenditures have grown at an average of 7.95% over that time.

Last year at this time, the City, State, and Country were entering an environment of uncertainty surrounding the COVID-19 pandemic. Despite these challenges, City revenue growth stayed strong throughout the year. Specifically, sales tax revenues have continued to trend positively. However, the economic ups and downs have made forecasting a challenge. Uncertainty is still in the air. Budget forecasts have been made conservatively to allow the City to respond to changing conditions. The intent is to maintain a high level of service, take care of the City's employees, while remaining able to respond to economic realities. We continue to follow City budgeting policies and best practices that allow for flexibility in the future.

In evaluating the overall city budget, expenditures in all funds for the fiscal year 2022 total $211,602,214. The 16.78% increase in expenditures over the previous year is primarily due to infrastructure projects. Major capital projects included in this year's budget are: a $5 million sewer

line, $14.3 million for beginning construction on the City's fiber infrastructure, and a $7 million power substation. Operating expenditures are only 1.54% over the previous year. My goal, in association with the budget committee, was to balance conservative revenue forecasts with City needs associated with our consistent, rapid development. No increase to taxes is proposed in this budget.

An emphasis on parks is evident in this year's budget. The budget authorizes two additional parks employees to assist in the areas of sports fields and trails and open space maintenance. $3.5 million of City funds and $1.5 million in grants through Utah County will be used to construct the park and amenities surrounding Dry Creek Reservoir. In addition to providing a key component to the city's pressurized irrigation system, this facility will provide tremendous recreational facilities not only for Lehi residents but for visitors to the community as well.

The budget also anticipates a vote this November to consider a recreation sales tax for the City. This sales tax would assess $1 for every $1,000 in sales occurring within Lehi City. Most cities in Utah County already assess this tax. Proceeds will be available to fund parks, recreation, and arts facilities and programs. The budget anticipates using proceeds from this tax to fund phase I of Mellor Rhodes park in the amount of $5 million. The proposed name is PARC (Parks, Arts, Recreation, and Culture). In addition to Mellor Rhodes, $4 million in impact fees is budgeted for Shadow Ridge Park and a park in the Holbrook Farms subdivision.

Increased funding is also proposed for public safety needs. Three new patrol officers are authorized for the police department, along with one additional Animal Control Officer. The fire department is adding a training officer. This position will improve training to maintain the City's high standards of performance for our firefighters. Furthermore, the City's fourth fire station is anticipated in the next few years. $377,000 is budgeted to design this future station. Additional positions are proposed for facilities and the power department.

The City is forward thinking in operating and planning city utilities. Keeping these funds financially sound by investing in infrastructure and maintaining high bond ratings is a high priority. In order to focus on long-term needs, the city consistently evaluates rates charged for utilities. In accordance with these studies and as previously adopted, the culinary and pressurized irrigation fees will each increase three percent over the previous year and the storm drain fee will increase from $4.75 to $5.00 per household. A review will also occur of the overall rate structure for the electric utility fee. Although revenue levels are currently sufficient, the structure may need to be evaluated to properly match revenues to the utility costs. The sewer rate also needs to be evaluated to determine funding sufficiency for upcoming infrastructure projects.

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

Respectfully

Mayor Mark Johnson

Guiding Financial Principles

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

Budgeting

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

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

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

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

Taxation

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

Debt

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

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

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

Reserves

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

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

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

Capital Expenditures

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

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

Proprietary Funds

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

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

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

Financial Planning

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

- The City will develop multi-year planning and budgeting for personnel: capital projects; equipment and technology replacement; utility rates; and resident tax burden.

GENERAL FUND REVENUES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Taxes							
Current property taxes	$ 10,810,019	$ 10,800,000	$ 11,650,000	$ 11,650,000	27%	$ 850,000	8%
911 Tax (pass through)	-	325,000	325,000	-	0%	(325,000)	-100%
General sales tax	13,788,570	13,121,812	14,421,812	14,276,817	33%	1,155,005	9%
Franchise taxes	4,903,239	4,900,000	4,900,000	4,900,000	11%	-	0%
Cell phone taxes	579,993	550,000	550,000	550,000	1%	-	0%
Innkeeper taxes	187,558	180,000	180,000	180,000	0%	-	0%
Total Taxes	**$ 30,269,379**	**$ 29,876,812**	**$ 32,026,812**	**$ 31,556,817**			
License and Permits							
Business licenses	$ 97,098	$ 115,000	$ 115,000	$ 115,000	0%	-	0%
Building permits	2,649,153	2,905,000	2,905,000	2,905,000	7%	-	0%
Accessory Dwelling Unit	146,062	-	-	-	0%	-	0%
Plan reviews	1,544,076	1,625,000	1,625,000	1,625,000	4%	-	0%
Micron plan review & inspection	75,750	75,000	75,000	75,000	0%	-	0%
Inspection fees	552,671	700,000	700,000	700,000	2%	-	0%
State 1% building permit fees	28,627	20,000	20,000	20,000	0%	-	0%
Total License and Permits	**$ 5,093,436**	**$ 5,440,000**	**$ 5,440,000**	**$ 5,440,000**			
Intergovernmental Revenue							
Library grant	$ 13,800	$ -	$ -	$ -	0%	-	0%
Fire department grants	104,880	268,568	268,568	268,568	1%	-	0%
County recreation grants	31,306	32,000	32,000	32,000	0%	-	0%
State grants	23,305	75,000	75,000	75,000	0%	-	0%
Grants	3,363,359	81,000	70,000	70,000	0%	(11,000)	-14%
Sr citizen building rental income	1,750	5,000	5,000	5,000	0%	-	0%
Senior citizen income	39,530	50,000	50,000	50,000	0%	-	0%

GENERAL FUND REVENUES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Intergovernmental Revenue- Continued							
Alpine District / Police reimbursement	103,000	103,000	103,000	103,000	0%	-	0%
County fire allocation	7,337	15,000	15,000	15,000	0%	-	0%
Total Intergovernmental	**$ 3,688,267**	**$ 629,568**	**$ 618,568**	**$ 618,568**			
Charges For Service							
Library receipts	$ 15,037	$ 70,000	$ 70,000	$ 70,000	0%	-	0%
Library video rental fees	12,107	25,000	25,000	25,000	0%	-	0%
Special police revenue	82,506	50,000	50,000	50,000	0%	-	0%
Sale of cemetery lots	258,700	130,000	130,000	130,000	0%	-	0%
Headstone setting fee	5,230	4,500	4,500	4,500	0%	-	0%
Cemetery burial fees	58,675	52,000	52,000	52,000	0%	-	0%
Fire fees	84,116	195,600	195,600	195,600	0%	-	0%
Ambulance fees	1,518,619	1,224,000	1,224,000	1,224,000	3%	-	0%
Passports	90,732	100,000	100,000	100,000	0%	-	0%
Total Charges for Service	**$ 2,125,722**	**$ 1,851,100**	**$ 1,851,100**	**$ 1,851,100**			
Fines and Forfeitures							
Court fines & forfeitures	$ 786,143	$ 741,500	$ 732,500	$ 732,500	2%	(9,000)	-1%
Enforcement fees	4,738	5,000	5,000	5,000	0%	-	0%
Total Fines and Forfeitures	**$ 790,881**	**$ 746,500**	**$ 737,500**	**$ 737,500**			
Miscellaneous Revenues							
Interest earnings	$ 323,568	$ 100,000	$ 100,000	$ 100,000	0%	-	0%
Traffic school	45,547	33,000	33,000	33,000	0%	-	0%

GENERAL FUND REVENUES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Miscellaneous Revenues - continued							
Park rental	31,448	42,000	42,000	42,000	0%	-	0%
Portable stage rental	-	5,500	5,500	5,500	0%	-	0%
Cellular one tower/park fee	107,888	65,000	65,000	65,000	0%	-	0%
Sale of fixed assets	28,869	10,000	10,000	10,000	0%	-	0%
Sale of city property	-	-	-	-	0%	-	0%
Sale of materials	419	500	500	500	0%	-	0%
Sale of history books	37	500	500	500	0%	-	0%
Frances Comer trust donations	-	2,750	2,750	2,750	0%	-	0%
Literacy center revenue	-	3,250	3,250	3,250	0%	-	0%
Miss Lehi revenue	2,485	21,000	21,000	21,000	0%	-	0%
Lehi roundup revenue	13,825	64,500	64,500	64,500	0%	-	0%
Misc revenue contractors	132,827	50,000	50,000	50,000	0%	-	0%
Family Week	250	-	-	-	0%	-	0%
Alpine School District Rec Fee	18,233	15,000	15,000	15,000	0%	-	0%
Office building rental fee	42,748	40,000	40,000	40,000	0%	-	0%
Miscellaneous revenue	175,322	80,000	80,000	80,000	0%	-	0%
Total Miscellaneous Revenues	**$ 923,466**	**$ 533,000**	**$ 533,000**	**$ 533,000**			
Contributions, Transfers & Admin							
Allocation from water & sewer	$ 540,492	$ 590,500	$ 590,500	$ 590,500	1%	-	0%
Allocation from electric	441,000	541,000	541,000	541,000	1%	-	0%
Administrative charges RDA	1,883,869	1,600,000	1,600,000	1,600,000	4%	-	0%
Fund balance reappropriation	-	816,384	1,493,033	261,436	1%	(554,948)	-68%
Total Contributions & Transfers	**$ 2,865,361**	**$ 3,547,884**	**$ 4,224,533**	**$ 2,992,936**			
Total General Fund Revenues	**$ 45,756,512**	**$ 42,624,864**	**$ 45,431,513**	**$ 43,729,921**	**100%**	**$ 1,105,057**	**3%**

GENERAL FUND EXPENDITURES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Justice court	$ 568,136	$ 599,830	$ 611,815	$ 611,815	1%	$ 11,985	2%
City recorder	251,457	188,562	362,840	362,840	1%	174,278	92%
Administration	1,155,553	1,224,922	1,257,557	1,257,557	3%	32,635	3%
Human resources	249,788	304,157	427,431	330,875	1%	26,718	9%
Treasury	483,045	504,216	517,620	517,620	1%	13,404	3%
Finance	572,579	602,856	628,090	653,090	1%	50,234	8%
Mayor & City Council	355,207	372,522	365,180	365,180	1%	(7,342)	-2%
Legal services	598,090	673,555	736,605	736,605	2%	63,050	9%
Emergency management	67,370	153,479	160,378	160,378	0%	6,899	4%
Information Center	471,761	527,207	521,998	521,998	1%	(5,209)	-1%
Code enforcement	321,513	304,745	313,439	313,439	1%	8,694	3%
Police	7,847,444	8,838,711	9,666,293	9,281,632	21%	442,921	5%
Fire	7,044,164	7,782,253	8,200,202	8,392,889	19%	610,636	8%
Planning & zoning	722,791	957,017	1,029,114	999,814	2%	42,797	4%
Animal control	112,680	219,926	368,665	310,256	1%	90,330	41%
Development Services (Building Dept)	1,281,543	1,375,859	1,392,628	1,392,628	3%	16,769	1%
Economic development	190,023	222,951	233,676	233,676	1%	10,725	5%
Streets & public improvements	1,722,197	1,932,712	2,337,034	2,088,798	5%	156,086	8%
Public works admin	88,232	99,078	101,616	101,616	0%	2,538	3%
Engineering	773,024	788,198	932,811	932,811	2%	144,613	18%
Parks	2,715,459	3,119,524	3,940,238	3,413,369	8%	293,845	9%
Community events	285,502	490,700	490,700	490,700	1%	-	0%
Senior citizen	222,750	374,858	344,977	344,977	1%	(29,881)	-8%
Library	1,345,602	1,420,420	1,497,559	1,460,559	3%	40,139	3%
Literacy center	286,170	387,149	397,301	397,301	1%	10,152	3%
Cemetery	427,127	536,472	586,327	541,527	1%	5,055	1%
Museum	285,231	299,750	299,750	299,750	1%	-	0%
Non-departmental	14,258,414	8,316,935	7,709,670	7,216,222	17%	(1,100,713)	-13%
Total General Fund Expenditures	**$ 44,702,854**	**$ 42,618,564**	**$ 45,431,513**	**$ 43,729,921**	**100%**	**$ 1,111,357**	**3%**
Surplus/(Deficit)	**$ 1,053,657**	**$ 6,300**	**$ 0**	**$ (0)**			

HUMAN RESOURCES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	3	3	4	3		0	
Salaries & Wages	$ 147,025	$ 183,950	$ 248,297	$ 190,547	58%	6,597	4%
Employee Benefits	70,811	78,407	130,329	92,523	28%	14,116	18%
Books, Subscriptions, Memberships	406	1,500	1,500	1,500	0%	-	0%
Travel & Training	2,597	5,000	6,000	5,000	2%	-	0%
Office Supplies	2,393	2,750	2,750	2,750	1%	-	0%
IT Fund Charges	14,004	14,000	14,000	14,000	4%	-	0%
Utilities	-	750	750	750	0%	-	0%
Equipment Maintenance	-	800	800	800	0%	-	0%
Risk Mgmt Fund Charges	996	1,000	1,000	1,000	0%	-	0%
Professional & Technical	11,295	15,000	21,005	21,005	6%	6,005	40%
Miscellaneous	261	1,000	1,000	1,000	0%	-	0%
Total HR Expenditures	**$ 249,788**	**$ 304,157**	**$ 427,431**	**$ 330,875**	**100%**	**$ 26,718**	**62%**

JUSTICE COURT

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTE's	4.3	5.5	5.5	5.5		0	
Salaries & Wages	$ 309,077	$ 318,046	$ 325,874	$ 325,874	53%	$ 7,828	2%
Overtime	-	750	750	750	0%	-	0%
Employee Benefits	173,975	160,374	160,256	160,256	26%	(118)	0%
Books, Subscriptions, Memberships	1,135	1,000	1,000	1,000	0%	-	0%
Travel & Training	5,431	13,100	13,100	13,100	2%	-	0%
Office Supplies	10,158	11,000	11,000	11,000	2%	-	0%
Building & Grounds	-	25,000	25,000	25,000	4%	-	0%
IT Fund Charges	20,004	20,000	20,000	20,000	3%	-	0%
Utilities	14,319	15,000	15,000	15,000	2%	-	0%
Equipment Maintenance	105	1,800	1,800	1,800	0%	-	0%
Risk Mgmt Fund Charges	996	1,000	1,000	1,000	0%	-	0%
Electricity - Lehi City Power	5,522	5,000	5,575	5,575	1%	575	12%
Professional & Technical	22,586	19,760	23,460	23,460	4%	3,700	19%
Witness & Jury Fees	-	4,000	4,000	4,000	1%	-	0%
Miscellaneous	4,829	4,000	4,000	4,000	1%	-	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total Justice Court Expenditures	**$ 568,136**	**$ 599,830**	**$ 611,815**	**$ 611,815**	**100%**	**$ 11,985**	**2%**

CITY RECORDER

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	1	1	1	1		0	
Salaries & Wages	$ 73,381	$ 76,410	$ 78,682	$ 78,682	22%	$ 2,272	3%
Employee Benefits	41,870	43,502	44,971	44,971	12%	1,469	3%
Books, Subscriptions, Memberships	5,783	5,000	5,000	5,000	1%	-	0%
Public Notices	3,379	7,500	7,500	7,500	2%	-	0%
Travel & Training	3,381	4,000	4,000	4,000	1%	-	0%
Office Supplies	243	2,500	2,500	2,500	1%	-	0%
IT Fund Charges	3,996	4,000	4,000	4,000	1%	-	0%
Utilities	-	750	750	750	0%	-	0%
Equipment Maintenance	15,281	20,800	20,800	20,800	6%	-	0%
Risk Mgmt Fund Charges	996	1,000	1,000	1,000	0%	-	0%
Professional & Technical	3,798	12,100	12,100	12,100	3%	-	0%
Miscellaneous	-	11,000	11,000	11,000	3%	-	0%
Election Expense	99,350	-	170,537	170,537	47%	170,537	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total City Recorder Expenditures	**$ 251,457**	**$ 188,562**	**$ 362,840**	**$ 362,840**	**100%**	**$ 174,278**	**92%**

ADMINISTRATION

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	8	8	8	8		0	
Salaries & Wages	$ 705,631	$ 662,900	$ 681,596	$ 681,596	54%	$ 18,696	3%
Overtime	2,058	-	-	-	0%	-	0%
Employee Benefits	277,109	306,960	318,499	318,499	25%	11,539	4%
Books, Subcriptions, Memberships	11,341	6,500	6,500	6,500	1%	-	0%
Public Notices	-	1,000	1,000	1,000	0%	-	0%
Travel & Training	31,825	27,000	28,200	28,200	2%	1,200	4%
Office Supplies	9,128	17,500	18,700	18,700	1%	1,200	7%
Fleet Fund Charges	19,559	19,162	19,162	19,162	2%	-	0%
IT Fund Charges	8,004	8,000	8,000	8,000	1%	-	0%
Utilities	333	12,000	12,000	12,000	1%	-	0%
Risk Mgmt Fund Charges	2,016	2,000	2,000	2,000	0%	-	0%
Electricity - Lehi City Power	-	10,000	10,000	10,000	1%	-	0%
Professional & Technical	7,550	40,000	40,000	40,000	3%	-	0%
Public Defender	69,691	100,000	100,000	100,000	8%	-	0%
Miscellaneous	11,308	11,900	11,900	11,900	1%	-	0%
Captial	-	-	-	-	0%	-	0%
Total Administration Expenditures	**$ 1,155,553**	**$ 1,224,922**	**$ 1,257,557**	**$ 1,257,557**	**100%**	**$ 32,635**	**3%**

TREASURY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	5	5	5	5		0	
Salaries & Wages	$ 271,250	$ 279,659	$ 287,191	$ 287,191	55%	$ 7,532	3%
Employee Benefits	163,455	177,857	183,728	183,728	35%	5,871	3%
Books, Subscriptions, Memberships	-	1,000	1,000	1,000	0%	-	0%
Travel & Training	1,499	4,000	4,000	4,000	1%	-	0%
Office Supplies	6,107	3,200	3,200	3,200	1%	-	0%
IT Fund Charges	15,996	16,000	16,000	16,000	3%	-	0%
Utilities	40	1,000	1,000	1,000	0%	-	0%
Equipment Maintenance	-	500	500	500	0%	-	0%
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	2%	-	0%
Professional & Technical	13,065	10,000	10,000	10,000	2%	-	0%
Miscellaneous	1,637	1,000	1,000	1,000	0%	-	0%
Total Treasury Expenditures	**$ 483,045**	**$ 504,216**	**$ 517,620**	**$ 517,620**	**100%**	**$ 13,404**	**3%**

FINANCE

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTE's	4	4	4	4		0	
Salaries & Wages	$ 331,033	$ 337,331	$ 356,596	$ 356,596	55%	$ 19,265	6%
Employee Benefits	164,495	176,329	184,699	184,699	28%	8,370	5%
Books, Subscriptions, Memberships	645	2,246	2,246	2,246	0%	-	0%
Travel & Training	5,260	7,700	6,500	6,500	1%	(1,200)	-16%
Office Supplies	5,783	11,200	10,000	10,000	2%	(1,200)	-11%
IT Fund Charges	9,996	10,000	10,000	10,000	2%	-	0%
Utilities	80	500	500	500	0%	-	0%
Equipment Maintenance	-	1,500	1,500	1,500	0%	-	0%
Risk Mgmt Fund Charges	996	1,000	1,000	1,000	0%	-	0%
Professional & Technical	7,750	5,000	5,000	30,000	5%	25,000	500%
Yearly audit	44,608	46,000	46,000	46,000	7%	-	0%
Budget award	575	550	550	550	0%	-	0%
Miscellaneous	1,358	3,500	3,500	3,500	1%	-	0%
Total Finance Expenditures	**$ 572,579**	**$ 602,856**	**$ 628,090**	**$ 653,090**	**100%**	**$ 50,234**	**8%**

MAYOR & CITY COUNCIL

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	6	6	6	6		0	
Salaries & Wages	$ 125,705	$ 124,481	$ 127,688	$ 127,688	35%	$ 3,207	3%
Employee Benefits	113,909	141,041	130,491	130,491	36%	(10,550)	-7%
Books, Subscriptions, Memberships	43,462	35,000	35,000	35,000	10%	-	0%
Travel & Training	12,024	15,000	15,000	15,000	4%	-	0%
Office Supplies	879	3,000	3,000	3,000	1%	-	0%
Reimb. Expenses	-	5,000	5,000	5,000	1%	-	0%
Risk Mgmt Fund Charges	5,004	2,000	2,000	2,000	1%	-	0%
IT Fund Charges	2,004	5,000	5,000	5,000	1%	-	0%
Professional & Technical	47,360	25,000	25,000	25,000	7%	-	0%
Miscellaneous	4,860	17,000	17,000	17,000	5%	-	0%
Total City Council Expenditures	**$ 355,207**	**$ 372,522**	**$ 365,180**	**$ 365,180**	**100%**	**$ (7,342)**	**-2%**

LEGAL SERVICES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	5.75	6	6.5	6.5		0	
Salaries & Wages	$ 388,721	$ 415,582	$ 443,182	$ 443,182	60%	$ 27,600	7%
Employee Benefits	142,766	150,973	186,423	186,423	25%	35,450	23%
Books, Subscriptions, Memberships	6,184	8,500	8,500	8,500	1%	-	0%
Travel & Training	3,760	5,500	5,500	5,500	1%	-	0%
Office Supplies	5,530	10,000	10,000	10,000	1%	-	0%
IT Fund Charges	8,004	8,000	8,000	8,000	1%	-	0%
Utilities	132	500	500	500	0%	-	0%
Risk Mgmt Fund Charges	2,004	2,000	2,000	2,000	0%	-	0%
Professional & Technical	12,760	40,000	40,000	40,000	5%	-	0%
Prosecutor Outside Counsel	27,340	30,000	30,000	30,000	4%	-	0%
Miscellaneous	888	2,500	2,500	2,500	0%	-	0%
Total Legal Services Expenditures	**$ 598,090**	**$ 673,555**	**$ 736,605**	**$ 736,605**	**100%**	**$ 63,050**	**9%**

EMERGENCY MANAGEMENT

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	0.5	1	1	1		0	
Salaries & Wages	$ 29,674	$ 61,061	$ 64,497	$ 64,497	40%	$ 3,436	6%
Employee Benefits	2,252	37,718	41,181	41,181	26%	3,463	9%
Books, Subscriptions & Memberships	-	-	-	-	0%	-	0%
Travel & Training	98	3,500	3,500	3,500	2%	-	0%
Office Supplies	-	500	500	500	0%	-	0%
Professional & Technical	-	10,000	10,000	10,000	6%	-	0%
Miscellaneous	22,265	21,700	21,700	21,700	14%	-	0%
Cert Program	11,983	12,500	12,500	12,500	8%	-	0%
Rehab Program	1,098	6,500	6,500	6,500	4%	-	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total Emergency Mgmt Expenditures	**$ 67,370**	**$ 153,479**	**$ 160,378**	**$ 160,378**	**100%**	**$ 6,899**	**4%**

INFORMATION CENTER

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	1.5	7	7	7		0	
Salaries & Wages	$ 290,666	$ 319,621	$ 328,431	$ 328,431	63%	$ 8,810	3%
Overtime	53	-	-	-	0%	-	0%
Employee Benefits	161,907	181,986	167,966	167,966	32%	(14,020)	-8%
Books, Subscriptions, Memberships	3,000	1,000	1,000	1,000	0%	-	0%
Travel & Training	1,152	3,000	3,000	3,000	1%	-	0%
Office Supplies	2,743	5,600	5,600	5,600	1%	-	0%
IT Fund Charges	3,000	3,000	3,000	3,000	1%	-	0%
Professional & Technical	3,500	4,000	4,000	4,000	1%	-	0%
Miscellaneous	5,741	9,000	9,000	9,000	2%	-	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total Information Center Expenditures	**$ 471,761**	**$ 527,207**	**$ 521,998**	**$ 521,998**	**100%**	**$ (5,209)**	**-1%**

CODE ENFORCEMENT

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	2	2	2	2		0	
Salaries & Wages	$ 169,382	$ 163,947	$ 168,846	$ 168,846	54%	$ 4,899	3%
Overtime	25,252	3,000	3,000	3,000	1%	-	0%
Employee Benefits	109,829	115,504	119,299	119,299	38%	3,795	3%
Office Supplies	58	-	-	-	0%	-	0%
Fleet Fund Charges	12,000	12,000	12,000	12,000	4%	-	0%
IT Fund Charges	3,996	4,000	4,000	4,000	1%	-	0%
Risk Mgmt Fund Charges	996	1,000	1,000	1,000	0%	-	0%
Professional & Technical	-	5,000	5,000	5,000	2%	-	0%
Miscellaneous	-	294	294	294	0%	-	0%
Total Code Enforcement Expenditures	**$ 321,513**	**$ 304,745**	**$ 313,439**	**$ 313,439**	**100%**	**$ 8,694**	**3%**

POLICE

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	62	66	71	69		3	
Salaries & Wages	$ 4,173,397	$ 4,542,877	$ 4,909,865	$ 4,730,883	51%	$ 188,006	4%
Overtime	463,361	277,000	277,000	277,000	3%	-	0%
Employee Benefits	2,351,093	2,829,299	3,168,515	3,057,672	33%	228,373	8%
Uniforms	79,346	57,400	57,400	57,400	1%	-	0%
Tactical Equipment	9,880	24,500	31,500	23,100	0%	(1,400)	-6%
Books, Subscriptions, Memberships	4,445	4,338	4,338	4,338	0%	-	0%
Travel & Training	59,438	57,550	57,550	57,550	1%	-	0%
Office Supplies	19,895	31,000	35,000	31,000	0%	-	0%
Fleet Fund Charges	276,804	439,102	276,802	459,951	5%	20,849	5%
Buildings & Grounds O&M	5,004	65,000	65,000	75,000	1%	10,000	15%
Utilities	11,437	77,756	77,756	77,756	1%	-	0%
Equipment Maintenance	58,905	85,799	92,374	80,224	1%	(5,575)	-6%
Miscellaneous Supplies	33,811	23,890	23,890	23,890	0%	-	0%
Electricity - Lehi City Power	13,828	20,000	20,000	20,000	0%	-	0%
Professional & Technical	88,043	63,000	63,000	63,000	1%	-	0%
IT Fund Charges	126,204	126,200	126,200	128,868	1%	2,668	2%
Risk Mgmt Fund Charges	23,004	23,000	23,000	23,000	0%	-	0%
K9 Supplies	6,726	12,000	12,000	12,000	0%	-	0%
Firearms & Supplies	30,532	44,000	44,000	44,000	0%	-	0%
Miscellaneous	6,152	25,000	25,000	25,000	0%	-	0%
Capital Outlay	-	-	266,103	-	0%	-	0%
Youth Court Expenses	-	2,000	2,000	2,000	0%	-	0%
NOVA Expenses	6,140	6,000	6,000	6,000	0%	-	0%
RAD Kids Expenses	-	2,000	2,000	2,000	0%	-	0%
Total Police Expenditures	**$ 7,847,444**	**$ 8,838,711**	**$ 9,666,293**	**$ 9,281,632**	**100%**	**$ 442,924**	**5%**

FIRE

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	66	67	68	68		1	
Salaries & Wages	$ 3,717,377	$ 4,016,054	$ 4,260,393	$ 4,210,893	50%	$ 194,839	5%
Overtime	222,277	177,729	177,729	177,729	2%	-	0%
Employee Benefits	1,888,618	2,211,757	2,307,494	2,279,194	27%	67,437	3%
Uniforms	90,885	87,907	87,907	87,907	1%	-	0%
Books, Subscriptions, Memberships	9,931	20,150	20,150	20,150	0%	-	0%
Travel & Training	23,460	44,462	62,110	62,110	1%	17,648	40%
Office Supplies	5,624	22,400	24,900	22,400	0%	-	0%
Fleet Fund Charges	583,164	583,164	583,164	895,394	11%	312,230	54%
Buildings & Grounds O&M	13,971	25,000	25,000	37,650	0%	12,650	51%
Utilities	10,991	32,000	32,000	32,000	0%	-	0%
Equipment Maintenance	66,791	74,500	74,500	74,500	1%	-	0%
Electricity - Lehi City Power	47,612	50,000	50,000	50,000	1%	-	0%
Professional & Technical	29,634	70,200	75,200	75,200	1%	5,000	7%
IT Fund Charges	20,004	20,000	20,000	20,833	0%	833	4%
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	0%	-	0%
Education	14,856	26,650	26,650	26,650	0%	-	0%
First Aid Supplies	131,488	122,950	122,950	122,950	1%	-	0%
Miscellaneous	157,486	187,330	187,330	187,330	2%	-	0%
Capital Outlay	-	-	52,726	-	0%	-	0%
Total Fire Expenditures	**$ 7,044,164**	**$ 7,782,253**	**$ 8,200,202**	**$ 8,392,889**	**100%**	**$ 610,636**	**8%**

PLANNING & ZONING

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	6.25	7.25	7.25	7.25		0	
Salaries & Wages	$ 436,995	$ 585,643	$ 600,686	$ 600,686	60%	$ 15,043	3%
Employee Benefits	190,099	262,459	268,982	268,982	27%	6,523	2%
Books, Subscriptions, Memberships	1,082	3,000	3,000	3,000	0%	-	0%
Public Notices	5,158	9,000	9,000	9,000	1%	-	0%
Travel & Training	5,028	13,300	23,300	23,300	2%	10,000	75%
Office Supplies	5,129	12,500	12,500	12,500	1%	-	0%
Fleet Fund Charges	3,996	4,000	4,000	4,000	0%	-	0%
Buildings & Grounds O&M	-	-	-	-	0%	-	0%
Utilities	3,084	3,000	3,000	3,000	0%	-	0%
Equipment Maintenance	-	4,295	4,295	4,295	0%	-	0%
Professional & Technical	45,723	32,320	32,320	32,320	3%	-	0%
IT Fund Charges	14,004	14,000	14,000	14,000	1%	-	0%
Risk Mgmt Fund Charges	3,996	4,000	4,000	4,000	0%	-	0%
Recording Fees	6,128	6,000	6,000	6,000	1%	-	0%
Standards Update	-	1,000	1,000	1,000	0%	-	0%
Miscellaneous	2,372	2,500	6,800	2,500	0%	-	0%
Capital Outlay	-	-	36,232	11,232	1%	11,232	0%
Total Planning Expenditures	**$ 722,791**	**$ 957,017**	**$ 1,029,114**	**$ 999,814**	**100%**	**$ 42,797**	**4%**

ANIMAL CONTROL

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	1	1	2	2		1	
Salaries & Wages	$ 61,188	$ 63,097	$ 111,478	$ 99,852	32%	$ 36,755	58%
Overtime	544	4,000	4,000	4,000	1%	-	0%
Employee Benefits	45,753	49,769	88,776	79,437	26%	29,668	60%
Uniforms	1,200	1,800	1,800	1,800	1%	-	0%
Travel & Training	-	-	-	-	0%	-	0%
Fleet Fund Charges	3,996	4,000	4,000	18,132	6%	14,132	353%
Risk Mgmt Fund Charges	-	2,000	2,000	2,000	1%	-	0%
Equipment Maintenance	-	1,300	11,075	11,075	4%	9,775	752%
Professional & Technical	-	93,960	93,960	93,960	30%	-	0%
Capital Outlay	-	-	51,576	-	0%	-	0%
Total Animal Control Expenditures	**$ 112,680**	**$ 219,926**	**$ 368,665**	**$ 310,256**	**100%**	**$ 90,330**	**41%**

DEVELOPMENT SERVICES (BUILDING INSPECTION)

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	13	13	13	13		0	
Salaries & Wages	$ 786,224	$ 840,730	$ 855,313	$ 855,313	61%	$ 14,583	2%
Overtime	904	10,000	10,000	10,000	1%	-	0%
Employee Benefits	387,939	430,518	432,704	432,704	31%	2,186	1%
Uniforms	1,515	3,100	3,100	3,100	0%	-	0%
Books, Subscriptions, Memberships	7,202	9,000	9,000	9,000	1%	-	0%
Travel & Training	13,566	17,000	17,000	17,000	1%	-	0%
Office Supplies	10,317	9,000	9,000	9,000	1%	-	0%
Fleet Fund Charges	24,600	24,601	24,601	24,601	2%	-	0%
Buildings & Grounds O&M	-	-	-	-	0%	-	0%
Utilities	1,339	2,500	2,500	2,500	0%	-	0%
Equipment Maintenance	258	2,200	2,200	2,200	0%	-	0%
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	0%	-	0%
Professional & Technical	-	-	-	-	0%	-	0%
State 1% Building Fees	22,502	-	-	-	0%	-	0%
IT Fund Charges	18,000	18,000	18,000	18,000	1%	-	0%
Miscellaneous	2,172	4,210	4,210	4,210	0%	-	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total Building Inspection Expenditures	**$ 1,281,543**	**$ 1,375,859**	**$ 1,392,628**	**$ 1,392,628**	**100%**	**$ 16,769**	**1%**

ECONOMIC DEVELOPMENT

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	1	1	1	1		0	
Salaries & Wages	$ 117,260	$ 120,810	$ 124,253	$ 124,253	53%	$ 3,443	3%
Employee Benefits	52,686	55,366	57,148	57,148	24%	1,782	3%
Books, Subscriptions, Memberships	565	1,200	19,200	19,200	8%	18,000	1500%
Public Notices	-	1,200	1,200	1,200	1%	-	0%
Travel & Training	7,212	7,875	7,875	7,875	3%	-	0%
Office Supplies	-	1,500	1,500	1,500	1%	-	0%
IT Fund Charges	2,004	2,000	2,000	2,000	1%	-	0%
Permits & Licenses	216	1,500	1,500	1,500	1%	-	0%
Risk Management Charges	996	1,000	1,000	1,000	0%	-	0%
Professional & Technical	8,900	20,500	8,000	8,000	3%	(12,500)	-61%
Miscellaneous	184	10,000	10,000	10,000	4%	-	0%
Total Economic Develop Expenditures	**$ 190,023**	**$ 222,951**	**$ 233,676**	**$ 233,676**	**100%**	**$ 10,725**	**5%**

STREETS

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	17.75	17.75	17.75	17.75		0	
Salaries & Wages	$ 762,071	$ 891,428	$ 920,871	$ 920,871	44%	$ 29,443	3%
Overtime	52,109	50,000	50,000	50,000	2%	-	0%
Employee Benefits	465,410	544,754	571,097	571,097	27%	26,343	5%
Uniforms	4,885	7,600	7,900	7,900	0%	300	4%
Books, Subscriptions, Memberships	-	200	200	200	0%	-	0%
Travel & Training	15,528	25,000	25,000	25,000	1%	-	0%
Office Supplies	3,555	5,500	5,500	5,500	0%	-	0%
Fleet Fund Charges	274,920	274,914	274,914	374,914	18%	100,000	36%
Buildings & Grounds	-	25,000	25,000	25,000	1%	-	0%
Utilities	12,559	5,000	5,000	5,000	0%	-	0%
Equipment Maintenance	17,875	25,000	25,000	25,000	1%	-	0%
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	0%	-	0%
Electricity - Lehi City Power	25,947	4,000	4,000	4,000	0%	-	0%
Professional & Technical	48,043	25,094	25,094	25,094	1%	-	0%
IT Fund Charges	8,004	8,000	8,000	8,000	0%	-	0%
Department Supplies	21,294	19,922	19,922	19,922	1%	-	0%
Landfill Closure/Postclosure	-	2,500	2,500	2,500	0%	-	0%
Capital	-	8,800	357,036	8,800	0%	-	0%
Total Streets Expenditures	**$ 1,722,197**	**$ 1,932,712**	**$ 2,337,034**	**$ 2,088,798**	**100%**	**$ 156,086**	**8%**

PUBLIC WORKS ADMINISTRATION

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	2	1	1	1		0	
Salaries & Wages	$ 43,383	$ 44,107	$ 45,430	$ 45,430	45%	$ 1,323	3%
Employee Benefits	31,895	34,871	36,086	36,086	36%	1,215	3%
Books, Subscrip, Memberships	-	-	-	-	0%	-	0%
Travel & Training	885	3,000	3,000	3,000	3%	-	0%
Office Supplies	573	2,600	2,600	2,600	3%	-	0%
Fleet Fund Charges	3,996	4,000	4,000	4,000	4%	-	0%
IT Fund Charges	6,000	6,000	6,000	6,000	6%	-	0%
Utilities	-	-	-	-	0%	-	0%
Equipment Maintenance	-	500	500	500	0%	-	0%
Risk Mgmt Fund Charges	1,500	1,500	1,500	1,500	1%	-	0%
Professional & Technical	-	2,500	2,500	2,500	2%	-	0%
Miscellaneous	-	-	-	-	0%	-	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total Public Works Admin Expenditures	**$ 88,232**	**$ 99,078**	**$ 101,616**	**$ 101,616**	**100%**	**$ 2,538**	**3%**

ENGINEERING

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	5	6	6	6		0	
Salaries & Wages	$ 474,889	$ 478,982	$ 572,107	$ 572,107	61%	$ 93,125	19%
Employee Benefits	212,773	231,116	283,805	283,805	30%	52,689	23%
Uniforms	391	600	600	600	0%	-	0%
Books, Subscriptions, Memberships	255	1,000	800	800	0%	(200)	-20%
Travel & Training	6,492	9,500	9,500	9,500	1%	-	0%
Office Supplies	314	6,500	5,500	5,500	1%	(1,000)	-15%
Fleet Fund Charges	3,996	4,000	4,000	4,000	0%	-	0%
IT Fund Charges	6,000	6,000	6,000	6,000	1%	-	0%
Utilities	252	-	-	-	0%	-	0%
Equipment Maintenance	19,686	25,000	25,000	25,000	3%	-	0%
Risk Mgmt Fund Charges	2,004	2,000	2,000	2,000	0%	-	0%
Professional & Technical	45,522	23,000	23,000	23,000	2%	-	0%
Miscellaneous	450	500	500	500	0%	-	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total Engineering Expenditures	**$ 773,024**	**$ 788,198**	**$ 932,811**	**$ 932,811**	**100%**	**$ 144,613**	**18%**

PARKS

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	31	33	38	35		2	
Salaries & Wages	$ 1,112,821	$ 1,229,370	$ 1,528,812	$ 1,386,492	41%	$ 157,122	13%
Overtime	39,404	50,000	50,000	50,000	1%	-	0%
Employee Benefits	493,953	655,217	783,489	686,940	20%	31,723	5%
Uniforms	6,104	9,030	9,030	9,030	0%	-	0%
Travel & Training	13,946	12,000	12,000	12,000	0%	-	0%
Office Supplies	3,154	2,000	2,000	2,000	0%	-	0%
Fleet Fund Charges	81,360	81,357	81,357	96,357	3%	15,000	18%
Buildings & Grounds O&M	104,544	84,500	84,500	84,500	2%	-	0%
Utilities	10,384	7,500	7,500	7,500	0%	-	0%
Equipment Maintenance	42,226	40,000	40,000	40,000	1%	-	0%
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	0%	-	0%
Electricity - Lehi City Power	65,249	48,000	48,000	48,000	1%	-	0%
Professional & Technical	372,968	419,500	419,500	419,500	12%	-	0%
IT Fund Charges	6,000	6,000	6,000	6,000	0%	-	0%
Tree Trimming	14,498	40,000	60,000	60,000	2%	20,000	50%
Purchase of Trees	85,891	103,000	108,000	108,000	3%	5,000	5%
Miscellaneous	15,110	12,850	22,850	22,850	1%	10,000	78%
Park Maintenance	153,820	196,700	206,700	206,700	6%	10,000	5%
Park Pavilion & Playground Upgrades	89,024	87,000	87,000	87,000	3%	-	0%
Capital Outlay	-	30,500	378,500	75,500	2%	45,000	0%
Total Parks Expenditures	**$ 2,715,459**	**$ 3,119,524**	**$ 3,940,238**	**$ 3,413,369**	**100%**	**$ 293,845**	**9%**

COMMUNITY EVENTS

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Cultural Arts Council Expense	$ 78,000	$ 78,000	$ 78,000	$ 78,000	16%	$ -	0%
Boys State Contribution	-	800	800	800	0%	-	0%
Miss Lehi Pageant	25,528	22,000	22,000	22,000	4%	-	0%
Lehi Float	14,000	16,000	16,000	16,000	3%	-	0%
Lehi Parade & Events Committee	1,823	102,500	102,500	102,500	21%	-	0%
Youth City Council	3,509	4,000	4,000	4,000	1%	-	0%
Family Week	12,269	5,000	5,000	5,000	1%	-	0%
Foam Day	-	13,000	13,000	13,000	3%	-	0%
Lehi Silver Band	-	2,500	2,500	2,500	1%	-	0%
Community Beautification	7,064	11,000	11,000	11,000	2%	-	0%
Brochures Published	-	3,000	3,000	3,000	1%	-	0%
Santa Parade	3,023	1,500	1,500	1,500	0%	-	0%
Special Projects	16,688	90,000	90,000	90,000	18%	-	0%
Summer Splash Party	18,520	20,000	20,000	20,000	4%	-	0%
Teen Event	1,854	2,500	2,500	2,500	1%	-	0%
National Night Out Event	2,014	5,000	5,000	5,000	1%	-	0%
Outdoor Movies	4,584	12,200	12,200	12,200	2%	-	0%
Archives Donation	32,000	28,000	28,000	28,000	6%	-	0%
Fireworks Show	25,000	25,000	25,000	25,000	5%	-	0%
Parks & Trails Committee	633	1,700	1,700	1,700	0%	-	0%
Christmas in Lehi	-	1,000	1,000	1,000	0%	-	0%
Easter Egg Hunt	7,496	7,000	7,000	7,000	1%	-	0%
Miscellaneous special events	11,497	10,000	10,000	10,000	2%	-	0%
Just for Kids	20,000	20,000	20,000	20,000	4%	-	0%
Volunteer Celebration	-	4,000	4,000	4,000	1%	-	0%
Veteran's Day Celebration	-	5,000	5,000	5,000	1%	-	0%
Total Comm Events Expenditures	**$ 285,502**	**$ 490,700**	**$ 490,700**	**$ 490,700**	**100%**	**$ -**	**0%**

SENIOR CITIZEN

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	3.5	3.5	3.5	3.5		0	
Salaries & Wages	$ 126,612	$ 165,416	$ 167,832	$ 167,832	49%	$ 2,416	1%
Overtime	350	-	-	-	0%	-	0%
Employee Benefits	46,025	58,292	50,995	50,995	15%	(7,297)	-13%
Travel & Training	21,247	2,000	2,000	2,000	1%	-	0%
Office Supplies	1,225	4,000	4,000	4,000	1%	-	0%
Senior Citizen - Bldgs & Grounds	-	15,000	15,000	15,000	4%	-	0%
Utilities	-	2,000	2,000	2,000	1%	-	0%
IT Fund Charges	135	-	-	-	0%	-	0%
Electricity - Lehi City Power	-	6,500	6,500	6,500	2%	-	0%
Professional & Technical	-	1,650	1,650	1,650	0%	-	0%
Program Expenditures	3,969	63,000	63,000	63,000	18%	-	0%
Meal Management	18,849	23,000	23,000	23,000	7%	-	0%
Miscellaneous	4,340	9,000	9,000	9,000	3%	-	0%
Capital Outlay	-	25,000	-	-	0%	(25,000)	0%
Total Senior Citizen Expenditures	**$ 222,750**	**$ 374,858**	**$ 344,977**	**$ 344,977**	**100%**	**$ (29,881)**	**-8%**

LIBRARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	22	22	22	22		0	
Salaries & Wages	$ 699,961	$ 700,330	$ 722,881	$ 722,881	49%	$ 22,551	3%
Employee Benefits	270,893	300,683	298,271	298,271	20%	(2,412)	-1%
Books	179,831	195,000	237,000	200,000	14%	5,000	3%
Subscriptions	20,722	10,000	10,000	10,000	1%	-	0%
Travel & Training	1,997	7,000	7,000	7,000	0%	-	0%
Office Supplies	27,015	22,000	22,000	22,000	2%	-	0%
Equipment Maintenance	53,702	51,827	51,827	51,827	4%	-	0%
Buildings & Grounds O&M	2,004	25,000	25,000	25,000	2%	-	0%
Utilities	4,179	10,000	10,000	10,000	1%	-	0%
Story Hour Expense	5,435	8,250	8,250	8,250	1%	-	0%
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	0%	-	0%
Electricity - Lehi City Power	16,684	18,000	18,000	18,000	1%	-	0%
Professional & Technical	-	5,000	20,000	20,000	1%	15,000	300%
Collections	(326)	2,000	2,000	2,000	0%	-	0%
IT Fund Charges	49,992	50,000	50,000	50,000	3%	-	0%
Miscellaneous	8,509	10,330	10,330	10,330	1%	-	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total Library Expenditures	**$ 1,345,602**	**$ 1,420,420**	**$ 1,497,559**	**$ 1,460,559**	**100%**	**$ 40,139**	**3%**

LITERACY CENTER

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	6.5	6.5	6.5	6.5		0	
Salaries & Wages	$ 202,242	$ 250,172	$ 257,397	$ 257,397	65%	$ 7,225	3%
Employee Benefits	48,235	87,227	90,154	90,154	23%	2,927	3%
Books, Subscriptions, Memberships	270	500	500	500	0%	-	0%
Travel & Training	810	1,000	1,000	1,000	0%	-	0%
Office Supplies	3,687	5,000	5,000	5,000	1%	-	0%
Buildings & Grounds O&M	1,539	15,000	15,000	15,000	4%	-	0%
Utilities	3,254	4,000	4,000	4,000	1%	-	0%
Equipment Maintenance	-	750	750	750	0%	-	0%
Risk Mgmt Fund Charges	5,163	5,000	5,000	5,000	1%	-	0%
Electricity - Lehi City Power	5,952	5,000	5,000	5,000	1%	-	0%
Professional & Technical	-	2,500	2,500	2,500	1%	-	0%
IT Fund Charges	4,992	5,000	5,000	5,000	1%	-	0%
Miscellaneous	10,026	6,000	6,000	6,000	2%	-	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total Literacy Center Expenditures	**$ 286,170**	**$ 387,149**	**$ 397,301**	**$ 397,301**	**100%**	**$ 10,152**	**3%**

CEMETERY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	6	7	7	7		0	
Salaries & Wages	$ 240,651	$ 273,746	$ 281,895	$ 281,895	52%	$ 8,149	3%
Overtime	2,040	3,500	3,500	3,500	1%	-	0%
Employee Benefits	104,032	141,569	119,775	119,775	22%	(21,794)	-15%
Uniforms	1,236	1,800	1,800	1,800	0%	-	0%
Newspaper Expense	-	357	357	357	0%	-	0%
Office Supplies	754	2,000	2,000	2,000	0%	-	0%
Fleet Fund Charges	15,000	15,000	15,000	15,000	3%	-	0%
Cemetery Maintenance	33,076	24,000	24,000	24,000	4%	-	0%
Utilities	2,485	6,200	6,200	6,200	1%	-	0%
Equipment Maintenance	9,777	16,000	16,000	16,000	3%	-	0%
Risk Mgmt Fund Charges	2,004	2,000	2,000	2,000	0%	-	0%
Electricity - Lehi City Power	3,183	3,000	3,000	3,000	1%	-	0%
Professional & Technical	6,793	5,000	5,000	5,000	1%	-	0%
IT Fund Charges	3,996	4,000	4,000	4,000	1%	-	0%
Safety	-	-	-	-	0%	-	0%
Purchase Trees	1,653	8,500	8,500	8,500	2%	-	0%
Miscellaneous	447	9,000	9,000	9,000	2%	-	0%
Capital Outlay	-	20,800	84,300	39,500	7%	18,700	0%
Total Cemetery Expenditures	**$ 427,127**	**$ 536,472**	**$ 586,327**	**$ 541,527**	**100%**	**$ 5,055**	**1%**

MUSEUM

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Salaries & Wages	$ -	$ -	$ -	$ -	0%	$ -	0%
Employee Benefits	-	-	-	-	0%	-	0%
Publicity	-	-	-	-	0%	-	0%
Office Supplies	-	-	-	-	0%	-	0%
Lehi Archives Office Supplies	-	-	-	-	0%	-	0%
Vehicle Fuel/Maint/Mileage	-	-	-	-	0%	-	0%
Buildings & Grounds O&M	2,952	2,950	22,950	22,950	8%	20,000	678%
Utilities	2,730	6,800	6,800	6,800	2%	-	0%
Electricity - Lehi City Power	10,299	10,000	10,000	10,000	3%	-	0%
Professional & Technical	260,000	260,000	260,000	260,000	87%	-	0%
IT Fund Charges	-	-	-	-	0%	-	0%
Risk Mgmt Fund Charges	-	-	-	-	0%	-	0%
Miscellaneous	9,250	20,000	-	-	0%	(20,000)	-100%
Museum Contribution	-	-	-	-	0%	-	0%
Total Museum Expenditures	**$ 285,231**	**$ 299,750**	**$ 299,750**	**$ 299,750**	**100%**	**-**	**0%**

NON-DEPARTMENTAL

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Utilities	$ 232,140	$ 245,000	$ 245,000	$ 245,000	3%	$ -	0%
Credit Card & Bank Charges	5,058	20,000	20,000	20,000	0%	-	0%
Document Imaging	-	30,000	30,000	30,000	0%	-	0%
Contribution to Risk Fund	-	370,013	368,013	518,013	7%	148,000	0%
Contribution to Fleet Fund	229,800	615,435	229,800	-	0%	(615,435)	-100%
Employee Appreciation	82,614	75,000	75,000	75,000	1%	-	0%
Contrib to Legacy Center/Outdoor Pool	1,789,140	1,870,842	2,019,282	1,872,396	26%	1,554	0%
Museum Project Thanksgiving Point	103,000	100,000	100,000	100,000	1%	-	0%
Contribution to Chamber	17,000	12,000	10,000	10,000	0%	(2,000)	-17%
Fox Hollow Golf Course	253,111	275,000	275,000	275,000	4%	-	0%
Contingency	16,717	166,070	100,000	100,000	1%	(66,070)	-40%
MAG Contribution	35,622	25,000	25,000	25,000	0%	-	0%
Branding	3,272	20,000	20,000	20,000	0%	-	0%
Mayor/Council Special Projects	18,364	50,000	50,000	50,000	1%	-	0%
Contribution to IT Fund	308,496	305,500	305,500	305,500	4%	-	0%
Contribution to Capital Projects Fund	8,089,930	300,000	-	-	0%	(300,000)	-100%
Intergovernmental Relations	24,800	50,000	50,000	50,000	1%	-	0%
Employee Wellness	43,719	177,000	177,000	177,000	2%	-	0%
UVSSD dispatch costs	345,702	400,908	400,908	400,908	6%	-	0%
Market Adjustment	-	180,000	180,000	180,000	2%	-	0%
Youth Council	-	5,000	5,000	5,000	0%	-	0%
Information fair	1,928	10,000	10,000	10,000	0%	-	0%
VIPS	-	5,000	5,000	5,000	0%	-	0%
Contribution to Bldgs/Grounds Fund	1,043,496	869,672	869,672	869,672	12%	-	0%
911 Fees Passthrough to UVDSSD	-	325,000	325,000	-	0%	(325,000)	0%
Transfer to Debt Service	1,614,504	1,814,495	1,814,495	1,872,733	26%	58,238	0%
Total Non-Departmental Expenditures	**$ 14,258,414**	**$ 8,316,935**	**$ 7,709,670**	**$ 7,216,222**	**54%**	**$ (833,951)**	**-13%**

CLASS "C" ROADS

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Class 'C" Road Allotment	$ 3,809,524	$ 3,500,000	$ 3,700,000	$ 3,700,000	95%	$ 200,000	6%
Interest Earnings	39,007	-	-	-	0%	-	0%
Re-appropriate balance	-	-	190,000	190,000	5%	190,000	0%
Total Revenues	$ 3,848,530	$ 3,500,000	$ 3,890,000	$ 3,890,000	**100%**	**$ 200,000**	**11%**
Expenditures							
Road Maintenance	$ 1,425,925	$ 1,493,000	$ 1,493,000	$ 1,493,000	38%	-	0%
Snow Removal & Salt	133,454	132,000	132,000	132,000	3%	-	0%
Striping	198,671	200,000	200,000	200,000	5%	-	0%
Equipment rental	17,829	60,000	60,000	60,000	2%	-	0%
Street signs	85,538	85,000	85,000	85,000	2%	-	0%
Traffic Control Updates	20,054	20,000	20,000	20,000	1%	-	0%
Salt Sander & Dump Body	42,213	-	-	-	0%	-	0%
Asphalt Roller	43,900	-	-	-	0%	-	0%
Crack Seal Machine	67,680	-	-	-	0%	-	0%
Road Reconstruction Projects	-	2,330,000	1,700,000	1,700,000	44%	(630,000)	0%
Signal Lights & Signal Development	-	200,000	200,000	200,000	5%	-	0%
Marathon Mastic Melter	-	70,000	-	-	0%	(70,000)	0%
Reserves	-	-	-	-	0%	-	0%
Total Expenditures	$ 2,035,263	$ 4,590,000	$ 3,890,000	$ 3,890,000	**100%**	**$ (700,000)**	**-15%**
Surplus(Deficit)	**$ 1,813,267**	**$ (1,090,000)**	**$ -**	**$ -**			

LIQUOR FUND

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Interest Income	$ -	$ -	$ -	$ -	0%	$ -	0%
Liquor fund allottment	63,167	60,000	60,000	60,000	100%	-	0%
Re-appropreiate fund balance	-	-	-	-	0%	-	0%
Total Revenues	$ 63,167	$ 60,000	$ 60,000	$ 60,000	100%	$ -	0%
Expenditures							
Wages > DUI enforcement	$ 37,505	$ 18,000	$ 18,000	$ 18,000	30%	$ -	0%
Benefits	12,502	6,500	6,500	6,500	11%	-	0%
Miscellaneous	13,160	35,500	35,500	35,500	59%	-	0%
Fund Balance	-	-	-	-	0%	-	0%
Total Expenditures	$ 63,167	$ 60,000	$ 60,000	$ 60,000	100%	$ -	100%
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**			

LEGACY CENTER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Interest Earnings	$ 17,509	$ 1,000	$ 1,000	$ 1,000	0%	$ -	0%
Legacy Center Pass Sales	1,298,803	1,550,000	1,550,000	1,550,000	29%	-	0%
Charges For Service	924,159	1,231,800	1,231,800	1,232,900	23%	1,100	0%
Merchandise Sales	25,102	30,000	30,000	30,000	1%	-	0%
Offsite Concession Sales	11,438	60,000	60,000	60,000	1%	-	0%
Center Court Receipts	139,208	200,000	200,000	200,000	4%	-	0%
Swim Program Revenue	229,733	325,000	325,000	325,000	6%	-	0%
Contribution From General Fund	1,789,140	1,870,842	2,019,282	1,872,396	36%	1,554	0%
Total Revenues	$ 4,435,092	$ 5,268,642	$ 5,417,082	$ 5,271,296	100%	$ 2,654	0%
Operating expenses	$ 4,216,169	$ 5,268,642	$ 5,417,082	$ 5,271,296			
Surplus(Deficit)	**$ 218,923**	**$ -**	**$ (0)**	**$ (0)**			

LEGACY CENTER

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	76.77	76.77	77.27	76.77		0	
Salaries & Wages	$ 2,197,860	$ 2,695,091	$ 2,851,564	$ 2,715,611	52%	$ 20,520	1%
Overtime	906	1,000	1,000	1,000	0%	-	0%
Employee Benefits	473,507	520,293	596,503	596,503	11%	76,210	15%
Uniforms	2,389	3,700	3,700	3,700	0%	-	0%
Fleet Fund Charges	36,000	36,000	2,000	2,000	0%	(34,000)	-94%
IT Fund Charges	53,004	53,000	63,800	56,600	1%	3,600	7%
Risk Mgmt Fund Charges	65,004	65,000	65,000	65,000	1%	-	0%
Books, Subscriptions, Memberships	1,810	2,500	2,500	2,500	0%	-	0%
Recreation Public Notices	1,026	5,000	5,000	5,000	0%	-	0%
Travel & Training	11,094	18,500	18,500	18,500	0%	-	0%
Office Supplies	20,913	32,000	32,000	32,000	1%	-	0%
Buildings & Grounds O&M	95,759	92,000	92,000	92,000	2%	-	0%
Utilities	66,626	120,000	120,000	120,000	2%	-	0%
Offsite Concession Expenses	26,175	64,000	64,000	64,000	1%	-	0%
Center Court Expenses	108,778	165,500	165,500	165,500	3%	-	0%
Electricity - Lehi City Power	184,596	205,000	205,000	205,000	4%	-	0%
Professional & Technical	99,250	108,100	108,100	108,100	2%	-	0%
Program Expenditures	92,606	148,000	148,000	148,000	3%	-	0%
Gymnastics	29,330	76,000	76,000	76,000	1%	-	0%
Dance	7,574	11,900	11,900	11,900	0%	-	0%
Itty Bitty Ball	4,699	10,000	10,000	10,000	0%	-	0%
Birthday Parties	6,603	8,500	8,500	8,500	0%	-	0%
Facilities Stations	10,301	19,400	19,400	19,400	0%	-	0%
Pool Operation & Maintenance	163,545	140,000	140,000	140,000	3%	-	0%
Miscellaneous	10,144	23,000	23,000	23,000	0%	-	0%
Swimming Program	68,449	88,000	88,000	88,000	2%	-	0%
Tennis	2,335	6,000	6,000	6,000	0%	-	0%

LEGACY CENTER-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Legacy Center - Expenditures continued							
Golf	5,935	6,800	6,800	6,800	0%	-	0%
Soccer Program Expense	4,095	26,000	26,000	26,000	0%	-	0%
Volleyball Expense	9,043	10,200	10,200	10,200	0%	-	0%
Baseball Expense	31,341	66,000	66,000	66,000	1%	-	0%
Girls Softball	11,480	19,000	19,000	19,000	0%	-	0%
Basketball Expense	85,427	134,300	134,300	134,300	3%	-	0%
Flag Football Expense	8,123	9,600	9,600	9,600	0%	-	0%
Wrestling Program Expense	1,498	2,000	2,000	2,000	0%	-	0%
Debt Service	-	-	-	-	0%	-	0%
Contribution to Outdoor Pool	148,260	148,258	106,215	103,582	2%	(44,676)	0%
Capital Outlay	57,379	85,000	85,000	85,000	2%	-	0%
Pool Capital Outlay	13,305	44,000	25,000	25,000	0%	(19,000)	-43%
Total Legacy Center Expenditures	**$ 4,216,169**	**$ 5,268,642**	**$ 5,417,082**	**$ 5,271,296**	**100%**	**$ 2,654**	**0%**

OUTDOOR POOL SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2022	INCREASE DECREASE %
Revenues							
Outdoor Pool Revenue	$ 144,649	$ 207,068	$ 204,435	$ 207,068	67%	$ -	0%
Interest Income	9,507	-	-	-	0%	-	0%
Legacy Center Contribution	148,260	148,258	106,215	103,582	33%	(44,676)	-30%
Total Revenues	$ 302,417	$ 355,326	$ 310,650	$ 310,650	100%	$ (44,676)	-13%
Personnel FTEs	4.28	4.28	4.28	4.28		0	
Expenditures							
Salaries & Wages	$ 124,153	$ 157,293	$ 155,736	$ 155,736	50%	$ (1,557)	-1%
Employee benefits	9,221	12,033	11,914	11,914	4%	(119)	-1%
Outdoor Pool Operation & Maintenance	131,887	143,000	143,000	143,000	46%	-	0%
Capital Outlay	48,562	158,000	-	-	0%	(158,000)	-100%
Total Expenditures	$ 313,822	$ 470,326	$ 310,650	$ 310,650	100%	$ (159,676)	-34%
Surplus(Deficit)	**$ (11,406)**	**$ (115,000)**	**$ 0**	**$ 0**			

CAPITAL PROJECTS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Grant Revenue	$ -	$ -	$ -	$ -	0%	$ -	0%
Interest income	630,558	500	500	500	0%	-	0%
Bond Proceeds	-	-	-	-	0%	-	0%
Appropriation from fund balance	-	8,447,562	3,086,306	7,290,433	51%	(1,157,129)	-14%
Sales tax	473,729	432,500	432,500	432,500	3%	-	0%
PARC Tax (RAP tax)	-	-	5,000,000	5,000,000	35%	5,000,000	0%
UT Co Recreation Grant				1,500,000	11%	1,500,000	100%
Transfer from General Fund	8,089,930	300,000	-	-	0%	(300,000)	-100%
Sale of Assets	-	-	-	-	0%	-	0%
Bond Proceeds	-	-	-	-	0%	-	0%
Miscellaneous	-	-	-	-	0%	-	0%
Total Revenues	$ 9,194,217	$ 9,180,562	$ 8,519,306	$ 14,223,433	100%	$ 5,042,871	55%
Expenditures							
Transfer to Debt Service Fund	$ 248,014	$ 50,873	$ 50,873	$ -	0%	$ (50,873)	0%
Debt Service - Cabelas	377,863	427,500	427,500	427,500	3%	$ -	0%
Debt Service Interest - Fire Station	-	-	-	-	0%	-	0%
Debt Service Principal - Fire Station	95,861	-	-	-	0%	-	0%
Bond Costs	3,600	-	-	5,000	0%	5,000	0%
City Hall Addition - Furniture	68,887	-	-	-	0%	-	0%
City Hall Addition	159,348	-	-	-	0%	-	0%
Irrigation Central Control Upgrade	130,022	138,124	138,124	138,124	1%	-	0%
Sidewalks	271,361	300,000	400,000	400,000	3%	100,000	33%
Road Widening & Infrastructure	1,793,866	500,000	-	-	0%	(500,000)	-100%

CAPITAL PROJECTS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Sidewalks 500 W & 1900 S	1,500	-	-	-	0%	-	0%
Safe Routes to School	233,979	-	-	-	0%	-	0%
Infant Cemetery Road	19,421	-	-	-	0%	-	0%
New Flooring	26,252	-	-	-	0%	-	0%
Irrigation Redesign & Renovation	27,744	-	-	-	0%	-	0%
Outdoor Pool Playground Replacement	88,430	-	-	-	0%	-	0%
Wines Park Bathroom Remodel	19,336	-	-	-	0%	-	0%
Replace Bleachers @ Vets Park	34,980	-	-	-	0%	-	0%
Repurpose Skate Park Playground	66,694	-	-	-	0%	-	0%
New Public Safety Building	9,440,754	5,932,000	-	-	0%	(5,932,000)	-100%
Nuttal Drive	219,972	-	-	-	0%	-	0%
Digital Drive	365,005	-	-	-	0%	-	0%
Parks Building	-	-	2,000,000	2,000,000	14%	2,000,000	0%
Public Safety Building Design	2,148,521	-	-	-	0%	-	0%
Public Safety Building Site Work	13,215	-	-	-	0%	-	0%
Main Street Property Purchase	235,362	-	-	-	0%	-	0%
Electric Charging Station	16,821	-	-	-	0%	-	0%
Dry Creek Lake Rescue Equipment	-	55,000	-	-	0%	(55,000)	-100%
Wines Park Irrigation Renovation	-	35,000	-	-	0%	(35,000)	-100%
Sub-Compact Utility Tractor	-	22,000	-	-	0%	(22,000)	-100%
Nuisance Trees & Damaged Sidewalks	-	250,000	250,000	-	0%	(250,000)	-100%
Library Self Check Out Kiosks	-	38,065	-	-	0%	(38,065)	-100%
TIGR Ped Bridge (SR 92)	-	6,329,000	-	-	0%	(6,329,000)	-100%
Traverse Mountain Reforestation	-	415,000	-	-	0%	(415,000)	-100%
Triumph Ped Bridge	-	400,000	50,000	50,000	0%	(350,000)	-88%
Chipper	-	-	42,000	42,000	0%	42,000	0%
Tractor	-	-	36,000	36,000	0%	36,000	0%
Playground Replacements	-	-	60,000	60,000	0%	60,000	0%

CAPITAL PROJECTS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Fencing Replacement at Vets Ball Park	-	-	35,000	35,000	0%	35,000	0%
UTV with Sprayer & Snow Plow	-	-	29,809	29,809	0%	29,809	0%
Mellor Rhoades Park Construction	-	-	5,000,000	5,000,000	35%	5,000,000	0%
Transfer to Fleet Fund	-	-	-	1,000,000	7%	1,000,000	100%
Dry Creek Park	-	-	-	5,000,000	35%	5,000,000	100%
Reserves	-	-	-	-	0%	-	0%
Total Expenditures	$ 16,106,805	$ 14,892,562	$ 8,519,306	$ 14,223,433	100%	$ (618,256)	-4%
Surplus(Deficit)	**$ (6,912,588)**	**$ (5,712,000)**	**$ -**	**$ -**			

DEBT SERVICE

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Transfer from Capital Projects	$ -	$ 50,873	$ -	$ -	0%	$ (50,873)	0%
Transfer from General Fund	907,248	1,814,495	1,614,495	1,872,733	100%	$ 58,238	3%
Fund Balance Appropriation	-	-	400,000	-	0%	$ -	0%
Total Revenues	$ 907,248	$ 1,865,368	$ 2,014,495	$ 1,872,733	100%	$ 7,365	0%
Expenses							
Debt Service - Interest	$ 475,034	$ 952,868	$ 1,151,995	$ 927,733	50%	$ (25,135)	-3%
Debt Service - Principal	-	905,000	855,000	935,000	50%	30,000	3%
Bond Costs	-	-	7,500	10,000	0%	10,000	0%
Total Expenses	$ 475,034	$ 1,857,868	$ 2,014,495	$ 1,872,733	100%	$ 14,865	1%
Surplus(Deficit)	**$ 432,214**	**$ 7,500**	**$ -**	**$ -**			

CDBG

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Interest Income	$ -	$ -	$ -	$ -	0%	$ -	0%
CDBG	120,860	160,000	240,000	240,000	100%	80,000	50%
Re-appropriation of Fund Balance	-	-	-	-	100%	-	0%
Total Revenues	$ 120,860	$ 160,000	$ 240,000	$ 240,000	100%	$ 80,000	50%
Expenditures							
Project improvements	$ 120,271	$ 492,000	$ 240,000	$ 240,000	100%	$ (252,000)	-51%
Total Expenditures	$ 120,271	$ 492,000	$ 240,000	$ 240,000	100%	$ (252,000)	-51%
Surplus(Deficit)	**$ 589**	**$ (332,000)**	**$ -**	**$ -**			

FIRE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Interest Income	$ 16,443	$ 1,000	$ 1,000	$ 1,000	0%	$ -	0%
Impact Fees	247,254	400,000	400,000	400,000	100%	-	0%
Fund balance appropriation	-	-	-	-	0%	-	0%
Bond proceeds	-	-	-	-	0%	-	0%
Total Revenues	$ 263,697	$ 401,000	$ 401,000	$ 401,000	100%	$ -	0%
Expenditures							
Future fire station	$ -	$ -	$ -	$ -	0%	$ -	0%
Interest Expense	-	-	-	-	0%	-	0%
Cost of Issuance	-	-	-	-	0%	-	0%
Fire Station 84	-	-	377,009	377,009	94%	377,009	0%
Reserves	-	401,000	23,991	23,991	6%	-	-94%
Total Expenditures	$ -	$ 401,000	$ 401,000	$ 401,000	100%	$ 377,009	0%
Surplus(Deficit)	**$ 263,697**	**$ -**	**$ -**	**$ -**			

PARKS IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Interest Earnings	$ 20,033	$ 30,000	$ 30,000	$ 30,000	0%	$ -	0%
Park Impact Fees	3,342,694	2,050,000	2,050,000	2,050,000	34%	-	0%
Utah State Parks Grant	594,319	-	-	-	0%	-	0%
Developer Contributions	-	-	2,450,183	2,450,183	40%	2,450,183	0%
Proceeds from Sale of Land	-	-	-	-	0%	-	0%
Reappropriate Fund Balance	-	2,074,180	1,580,440	1,580,440	26%	(493,740)	-24%
Total Revenues	$ 3,957,046	$ 4,154,180	$ 6,110,623	$ 6,110,623	100%	$ 1,956,443	47%
Expenditures							
Debt Service - Principal	$ -	$ -	$ -	$ -	0%	$ -	0%
Interest Expense	-	-	-	-	0%	-	0%
Family Park	110,099	1,425,000	250,000	250,000	4%	(1,175,000)	-82%
Mellor Rhodes Park - Design	15,365	718,740	750,000	750,000	12%	31,260	4%
Shadow Ridge	-	-	1,840,000	1,840,000	30%	1,840,000	0%
Monument Park	3,980	1,100,000	-	-	0%	(1,100,000)	0%
Sage Vista 3 Acre Park	-	-	-	-	0%	-	0%
Parks, Trails, & Open Space Master Plan	-	105,000	-	-	0%	(105,000)	-100%
Upsizing Trails	949,178	105,000	105,000	105,000	2%	-	0%
Mountain Bike Trails	20,981	330,440	330,440	330,440	5%	-	0%
Fire83 Park	1,186,933	50,000	-	-	0%	(50,000)	-100%
Lights at Sports Park	-	220,000	-	-	0%	(220,000)	-100%
Willow Park Upgrades	13,318	100,000	450,000	450,000	7%	350,000	350%
Holbrook Farms Park			2,208,548	2,208,548	36%	2,208,548	0%
Cold Springs Ranch Park			176,635	176,635	3%	176,635	0%
Capital & Impact Fee Study	4,025	-	-	-	0%	-	0%
Reserves	22,750	-	-	-	0%	-	0%
Total Expenditures	$ 2,326,628	$ 4,154,180	$ 6,110,623	$ 6,110,623	100%	$ 1,956,443	47%
Surplus (Deficit)	**$ 1,630,417**	**$ -**	**$ -**	**$ -**			

POLICE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Interest Earnings	$ -	$ 500	$ 500	$ 500	0%	$ -	0%
Police Impact Fees	175,561	250,000	250,000	250,000	100%	-	0%
Proceeds from Issuance of Debt	-	-	-	-	0%	-	0%
Contribution from General Fund	-	-	-	-	0%	-	0%
Reappropriate Fund Balance	-	-	-	-	0%	-	0%
Total Revenues	$ 175,561	$ 250,500	$ 250,500	$ 250,500	100%	$ -	0%
Expenditures							
Land Purchase	$ 2,500	$ -	$ -	$ -	0%	$ -	0%
Interest Expense	-	-	-	-	0%	-	0%
New Police Building Design	(1,100)	-	-	-	0%	-	0%
Reserves	-	250,500	250,500	250,500	100%	-	0%
Total Expenditures	$ 1,400	$ 250,500	$ 250,500	$ 250,500	100%	$ -	0%
Surplus(Deficit)	**$ 174,161**	**$ -**	**$ -**	**$ -**			

ROAD IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Interest Earnings	$ -	$ -	$ -	$ -	0%	$ -	0%
Road Impact Fees	1,289,761	2,000,000	2,000,000	2,000,000	17%	-	0%
Contributions from Developers	221,281	-	-	-	0%	-	0%
UDOT Contributions	735,259	100,000	150,000	50,000	0%	(50,000)	-50%
County Contributions	2,454,626	17,905,282	10,065,000	10,065,000	83%	(7,840,282)	-44%
Reappropriate Fund Balance	-	781,569	-	-	0%	(781,569)	-100%
Total Revenues	$ 4,700,927	$ 20,786,851	$ 12,215,000	$ 12,115,000	100%	$ (8,671,851)	-42%
Expenditures							
Interest Expense	$ -	$ -	$ -	$ -	0%	$ -	0%
Signals	142,728	400,000	200,000	200,000	2%	(200,000)	-50%
Streets Widening	273,094	215,000	275,000	275,000	2%	60,000	28%
600 E North of Dry Creek	6,165	750,000	750,000	750,000	6%	-	0%
Jordan Willows Conn Rd	-	100,000	10,000	10,000	0%	(90,000)	-90%
Center Street & SR92	-	50,000	50,000	50,000	0%	-	0%
Accel/Deccel @ SR92 & 500 West	-	20,000	20,000	20,000	0%	-	0%
Traverse Blvd TRAX Xing & Road	6,540	400,000	80,000	80,000	1%	(320,000)	-80%
Triumph (Frontage Rd to TRAX Xing)	162,779	50,000	-	-	0%	(50,000)	-100%
Main Street 2300 W to Crossroads	604,365	11,600,000	8,000,000	8,000,000	66%	(3,600,000)	-31%
1200 West	2,707,204	1,100,000	-	-	0%	(1,100,000)	-100%
Ashton Blvd Relocation	87,082	50,000	-	-	0%	(50,000)	-100%
I15 & 300 W Enhancement	-	50,000	100,000	100,000	1%	50,000	100%
700 South Cycle Track Project	-	5,321,851	1,600,000	1,600,000	13%	(3,721,851)	0%
1200 East Project	325,950	480,000	50,000	50,000	0%	(430,000)	0%
Accel/Decel - Redwood/2100N	-	-	200,000	200,000	2%	200,000	100%
2300 West - Main to 2100 North			500,000	500,000	4%		
Road Master Plan & Impact Fee	14,363	200,000	100,000	100,000	1%	(100,000)	0%
Reserves	-	-	280,000	180,000	1%	180,000	0%
Total Expenditures	$ 4,330,270	$ 20,786,851	$ 12,215,000	$ 12,115,000	100%	$ (9,171,851)	-42%
Surplus(Deficit)	**$ 370,657**	**$ -**	**$ -**	**$ -**			

CULINARY WATER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Miscellaneous	$ 117,119	$ 100,000	$ 100,000	$ 100,000	1%	$ -	0%
Interest Income	434,425	-	-	-	0%	-	0%
Water service charges	6,312,901	6,326,880	6,776,088	6,776,088	81%	449,208	7%
Water hook up fees	413,861	350,000	350,000	350,000	4%	-	0%
CWP Water Revenues	-	1,000,000	1,000,000	1,000,000	12%	-	0%
Gain/Loss on Sale Fixed Assets	-	-	-	-	0%	-	0%
Contributions from developers	2,306,617	-	-	-	0%	-	0%
As Built Drawing Fees	118,200	135,000	135,000	135,000	2%	-	0%
Bond Proceeds	-	-	-	-	0%	-	0%
Contributions from developers	319,750	-	-	-	0%	-	0%
Reappropriation of fund balance	-	4,241,874	3,870,067	-	0%	(4,241,874)	-100%
Total Revenues	$ 10,022,874	$ 12,153,754	$ 12,231,155	$ 8,361,088	100%	$ (3,792,666)	-31%
Total Expenses	$ 6,969,503	$ 12,153,754	$ 12,231,156	$ 8,361,088			
Total Surplus/Deficit	**$ 3,053,371**	**$ -**	**$ (0)**	**$ 0**			

CULINARY WATER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	13	15	15	15		0	
Salaries	$ 813,177	$ 1,008,255	$ 1,010,105	$ 1,010,105	12%	$ 1,850	0%
Overtime	46,929	40,000	40,000	40,000	0%	-	0%
Employee Benefits	653,343	592,554	582,306	582,306	7%	(10,248)	-2%
Uniforms	1,933	7,200	7,200	7,200	0%	-	0%
Bond Costs	-	-	-	-	0%	-	0%
Books, Subscriptions, Memberships	7,030	10,250	10,250	10,250	0%	-	0%
Travel & Training	17,535	29,000	29,000	29,000	0%	-	0%
Office Supplies	4,527	11,000	11,000	11,000	0%	-	0%
Fleet Fund Charges	174,996	220,500	175,000	260,000	3%	39,500	18%
Buildings & Grounds O&M	84,594	55,000	55,000	55,000	1%	-	0%
Utilities	24,253	42,000	42,000	42,000	1%	-	0%
Supplies & Maintenance	4,217	83,000	83,000	83,000	1%	-	0%
Water Purchase (Share Rent)	1,114,592	1,273,000	1,409,800	1,409,800	17%	136,800	11%
Risk Mgmt Fund Charges	60,000	60,000	60,000	60,000	1%	-	0%
Electricity - Lehi City Power	415,789	600,000	600,000	600,000	7%	-	0%
Professional & Technical	120,083	173,000	133,000	133,000	2%	(40,000)	-23%
IT Fund Charges	40,126	37,000	37,000	37,000	0%	-	0%
Bond Fees	1,650	6,500	6,500	6,500	0%	-	0%
Billing Expense	104,326	50,000	50,000	50,000	1%	-	0%
Bad Debt Expense	6,982	15,000	15,000	15,000	0%	-	0%
Special Department Supplies	9,341	12,000	12,000	12,000	0%	-	0%
Tools	2,828	20,000	20,000	20,000	0%	-	0%
System Maintenance	303,518	470,000	470,000	470,000	6%	-	0%
Meter Replacement	-	125,000	125,000	125,000	1%	-	0%
Bond Interest Expense	-	-	-	-	0%	-	0%
Debt Service	170,053	283,975	283,975	286,232	3%	2,257	0%
Allocation to General Fund	249,996	300,000	300,000	300,000	4%	-	0%
CWP Water Purchase	688,289	1,000,000	1,000,000	1,000,000	12%	-	0%
Meter Annual Maintenance	21,250	76,825	59,325	59,325	1%	(17,500)	-23%

CULINARY WATER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Water expenses - continued							
Capital	-	-	52,000	-	0%	-	0%
Spring Line Replace	-	300,000	300,000	300,000	4%	-	0%
600 E Tank Replacement	-	1,500,000	1,500,000	-	0%	(1,500,000)	-100%
Springs Rehabilitation	-	350,000	350,000	350,000	4%	-	0%
Sandpit Transmission Line	-	1,402,695	1,402,695	-	0%	(1,402,695)	-100%
Sandpit Tank/Pump	-	1,800,000	1,800,000	-	0%	(1,800,000)	-100%
2300 W Pioneer Crossing CWP Connectior	-	100,000	100,000	100,000	1%	-	0%
Public Works Facility Site Planning	-	50,000	50,000	50,000	1%	-	0%
Security Equipment	-	50,000	50,000	50,000	1%	-	0%
Subdivision Development	-	-	-	-	0%	-	0%
Depreciation & amoritization	1,828,146	-	-	-	0%	-	0%
Reserves	-	-	-	797,371	10%	797,371	0%
Total Culinary Water Expenses	**$ 6,969,503**	**$ 12,153,754**	**$ 12,231,156**	**$ 8,361,088**	**100%**	**$ (3,792,666)**	**-31%**

CULINARY WATER IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Interest Earnings	$ 3,138	$ 25,000	$ 25,000	$ 25,000	0%	$ -	0%
Water Impact Fees	1,288,669	1,000,000	1,000,000	1,000,000	15%	-	0%
Contributions from Developers	-	1,500,000	2,600,000	2,600,000	39%	1,100,000	73%
Reappropriate Fund Balance	-	4,057,000	3,117,000	3,117,000	46%	(940,000)	0%
Total Revenues	$ 1,291,807	$ 6,582,000	$ 6,742,000	$ 6,742,000	100%	$ 160,000	2%
Expenses							
Pipe Oversizing	$ -	$ 232,000	$ 72,000	$ 72,000	1%	$ (160,000)	-69%
Master plan and impact fee study	-	-	-	-	0%	-	0%
Interest Expense	-	-	-	-	0%	-	0%
Reserves	-	-	-	-	0%	-	0%
Holbrook Upper Tank & Pump	-	200,000	-	-	0%	(200,000)	0%
TM Flight Park Tank & Lines	-	-	1,500,000	1,500,000	22%	1,500,000	0%
MICRON AP Well, BP, Lines	-	-	1,800,000	1,800,000	27%	1,800,000	0%
Traverse Source	-	1,300,000	50,000	50,000	1%	(1,250,000)	-96%
West Side Tank	-	-	-	-	0%	-	0%
600 E Tank	-	1,500,000	1,500,000	1,500,000	22%	-	0%
Sandpit Tank/Pump	-	3,100,000	1,800,000	1,800,000	27%	(1,300,000)	0%
TP Booster Pump Station	-	250,000	20,000	20,000	0%	(230,000)	0%
Total Expenses	$ -	$ 6,582,000	$ 6,742,000	$ 6,742,000	100%	$ 160,000	2%
Surplus(Deficit)	**$ 1,291,807**	**$ -**	**$ -**	**$ -**			

SEWER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Miscellaneous	$ 29,088	$ 25,000	$ 25,000	$ 25,000	0%	$ -	0%
Interest Income	153,762	-	-	-	0%	-	0%
Sewer charges	9,399,488	9,769,316	9,964,702	10,160,089	93%	390,773	4%
Contributions capital funding	2,988,452	-	-	-	0%	-	0%
Gain/Loss of Fixed Assets	-	-	-	-	0%	-	0%
Reappropriation of Fund Balance	-	1,392,524	1,259,271	728,381	7%	(664,143)	-48%
Total Revenues	$ 12,570,790	$ 11,186,840	$ 11,248,973	$ 10,913,470	100%	$ (273,370)	-2%
Total Expenses	$ 12,141,812	$ 11,186,840	$ 11,248,974	$ 10,913,470	100%	$ (273,370)	-2%
Surplus(Deficit)	**$ 428,979**	**-**	**$ (0)**	**$ 0**			

SEWER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTE's	8	7	8	7		0	
Salaries & Wages	$ 494,661	$ 378,477	$ 438,396	$ 397,035	4%	$ 18,558	5%
Overtime	25,745	20,000	20,000	20,000	0%	-	0%
Employee Benefits	187,778	264,478	275,673	241,530	2%	(22,948)	-9%
Uniforms	934	6,200	6,200	6,200	0%	-	0%
Books, Subscriptions, Memberships	235	1,400	1,400	1,400	0%	-	0%
Travel & Training	60	16,200	16,200	16,200	0%	-	0%
Office Supplies	309	5,500	5,500	5,500	0%	-	0%
Fleet Fund Charges	125,004	125,000	125,000	125,000	1%	-	0%
Buildings & Grounds O&M	80,320	60,000	60,000	60,000	1%	-	0%
Utilities	1,334	10,000	10,000	10,000	0%	-	0%
Supplies & Maintenance	39,080	50,000	50,000	50,000	0%	-	0%
Risk Mgmt Fund Charges	50,004	50,000	50,000	50,000	0%	-	0%
Electricity - Lehi City Power	13,032	5,000	5,000	5,000	0%	-	0%
Professional & Technical	5,324	50,000	50,000	50,000	0%	-	0%
IT Fund Charges	6,996	7,000	7,000	7,000	0%	-	0%
Timpanogos Special Service District	8,665,630	9,050,970	9,231,989	9,231,989	85%	181,019	2%
Billing Expense	112,683	35,000	35,000	35,000	0%	-	0%
Bad Debt Expense	9,862	30,000	30,000	30,000	0%	-	0%
Department Supplies	2,224	10,000	10,000	10,000	0%	-	0%
System Maintenance	126,021	98,615	98,615	98,615	1%	-	0%
Interest Expense	-	3,000	3,000	3,000	0%	-	0%
Allocation to General Fund	150,000	150,000	150,000	150,000	1%	-	0%
Amortization Expense	-	-	-	-	0%	-	0%

SEWER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Sewer Expenses - continued							
Depreciation	2,044,577	-	-	-	0%	-	0%
Reserves	-	-	-	-	0%	-	0%
Manhole/Main Line Rehab	-	760,000	310,000	310,000	3%	(450,000)	-59%
Capital	-	-	260,000	-	0%	-	0%
Capital Improvements	-	-	-	-	0%	-	0%
Total Sewer Expenses	**$ 12,141,812**	**$ 11,186,840**	**$ 11,248,974**	**$ 10,913,470**	**100%**	**$ (273,370)**	**-2%**

SEWER IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Interest Earnings	$ 33,971	$ 10,000	$ 10,000	$ 10,000	0%	$ -	0%
Sewer Impact Fees	933,630	400,000	400,000	400,000	7%	-	0%
Contributions From Developers	-	450,000	-	-	0%	(450,000)	-100%
Reappropriate Fund Balance	-	895,000	5,520,000	5,520,000	93%	4,625,000	0%
Total Revenues	$ 967,601	$ 1,755,000	$ 5,930,000	$ 5,930,000	100%	$ 4,175,000	238%
Expenses							
Oversizing Pipe	$ -	$ 105,000	$ 90,000	$ 90,000	2%	$ (15,000)	-14%
Allred River Crossing	-	50,000	-	-	0%	(50,000)	-100%
Jordan Willow Pump Station Addition	-	500,000	20,000	20,000	0%	(480,000)	-96%
Jordan Willow Pump Line	-	600,000	20,000	20,000	0%	(580,000)	-97%
850 E Sewer to 700 S	-	500,000	500,000	500,000	8%	-	0%
2100 N Sewer 1200 W to 1700 W	-	-	300,000	300,000	5%	300,000	0%
Jordan River Sewer (Main to 1900 S)	-	-	5,000,000	5,000,000	84%	5,000,000	0%
Reserves	-	-	-	-	0%	-	0%
Total Expenses	$ -	$ 1,755,000	$ 5,930,000	$ 5,930,000	100%	$ 4,175,000	238%
Surplus(Deficit)	**$ 967,601**	**$ -**	**$ -**	**$ -**			

ELECTRIC SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Electric sales taxable	$ 33,397,174	$ 33,192,525	$ 35,619,419	$ 35,619,419	83%	$ 2,426,894	7%
Electric sales tax exempt	2,590,145	3,014,342	3,188,134	3,188,134	7%	173,792	6%
Electric hook up fees	381,422	275,000	275,000	275,000	1%	-	0%
Miscellaneous	223,044	175,000	175,000	175,000	0%	-	0%
Temporary power charges	66,428	75,000	75,000	75,000	0%	-	0%
Damage revenue	32,366	25,000	25,000	25,000	0%	-	0%
Salvage revenue	27,409	25,000	25,000	25,000	0%	-	0%
Contribution capital funding	841,443	-	-	-	0%	-	0%
Late payment penalties	91,343	185,000	185,000	185,000	0%	-	0%
Pole attachment	62,811	50,000	50,000	50,000	0%	-	0%
Subdivision reimbursement	5,027,262	3,500,000	3,500,000	3,500,000	8%	-	0%
Interest income	564,299	40,000	40,000	40,000	0%	-	0%
Gain/loss on sale of fixed assets	-	-	-	-	0%	-	0%
Total Revenues	$ 43,305,147	$ 40,556,867	$ 43,157,553	$ 43,157,553	100%	$ 2,600,686	6%
Total Expenses	$ 33,169,270	$ 40,556,867	$ 43,157,553	$ 43,157,553	168%	4,278,601	6%
Surplus(Deficit)	**$ 10,135,877**	**$ -**	**$ 0**	**$ 0**			

ELECTRIC EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTE's	34.5	34.5	35.5	35.5		1	
Salaries & Wages	$ 1,937,449	$ 2,745,838	$ 2,946,587	$ 2,946,587	7%	$ 200,749	7%
Overtime	94,434	186,887	186,887	186,887	0%	-	0%
Employee Benefits	1,104,856	1,391,944	1,472,586	1,472,586	3%	80,642	6%
Uniforms	23,779	21,100	21,100	21,100	0%	-	0%
Books, Subscriptions, Memberships	942	3,000	3,000	3,000	0%	-	0%
Travel & Training	30,483	60,100	60,100	60,100	0%	-	0%
Office Supplies	8,700	21,000	21,000	21,000	0%	-	0%
Fleet Fund Charges	897,000	515,000	515,000	515,000	1%	-	0%
Buildings & Grounds O&M	176,944	162,500	162,500	162,500	0%	-	0%
Utilities	21,703	56,000	56,000	56,000	0%	-	0%
Supplies & Maintenance	-	6,500	6,500	6,500	0%	-	0%
Risk Mgmt Fund Charges	300,000	300,000	300,000	300,000	1%	-	0%
Electricity - Lehi City Power	58,277	55,000	55,000	55,000	0%	-	0%
Professional & Technical	163,933	274,654	387,500	387,500	1%	112,846	41%
IT Fund Charges	23,004	23,000	23,000	24,000	0%	1,000	4%
Computer Maintenance	290	5,000	8,000	6,000	0%	1,000	20%
Bond Fees	3,300	2,500	2,500	2,500	0%	-	0%
Contract Services Expense	79,494	100,000	130,000	130,000	0%	30,000	30%
Internal Generation Maintenance	(168)	10,000	10,000	10,000	0%	-	0%
Safety	25,301	39,150	42,150	42,150	0%	3,000	8%
Delinquent Collection Expense	-	22,031	-	-	0%	(22,031)	-100%
Billing Expense	294,589	200,000	340,000	340,000	1%	140,000	70%
Bad Debt Expense	67,207	65,000	65,000	65,000	0%	-	0%
System Maintenance	566,509	507,833	820,000	820,000	2%	312,167	61%
Miscellaneous	43,037	29,800	37,800	29,800	0%	-	0%
Resale Power Purchase	21,968,640	26,442,583	28,109,748	28,109,748	65%	1,667,165	6%
Line Maintenance	85,983	53,500	61,000	61,000	0%	7,500	14%
Substation Maintenance	26,341	53,500	53,500	53,500	0%	-	0%
Power Locating	12,647	12,000	16,000	16,000	0%	4,000	33%

ELECTRIC EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Expenses - Continued							
Debt Service	646,145	1,253,250	2,056,250	1,252,500	3%	(750)	0%
Allocation to General Fund	441,000	541,000	541,000	541,000	1%	-	0%
Depreciation	3,823,626	-	-	-	0%	-	0%
Amorization Cost	243,825	-	-	-	0%	-	0%
Reserves	-	3,832,697	2,922,845	3,735,595	9%	(97,102)	-3%
Rocky Mtn Power Line Purchases	-	150,000	150,000	150,000	0%	-	0%
Improvements to system	-	400,000	400,000	400,000	1%	-	0%
Street Light Project	-	250,000	250,000	250,000	1%	-	0%
Subdivision Construction	-	300,000	300,000	300,000	1%	-	0%
New Equipment	-	224,500	150,000	150,000	0%	(74,500)	-33%
Capital outlay	-	160,000	395,000	395,000	1%	235,000	147%
Substation security	-	30,000	30,000	30,000	0%	-	0%
Designated City Projects	-	50,000	50,000	50,000	0%	-	0%
Total Electric Expenses	**$ 33,169,270**	**$ 40,556,867**	**$ 43,157,553**	**$ 43,157,553**	**168%**	**$ 4,278,601**	**6%**

ELECTRIC IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Interest Earnings	$ 52,648	$ 35,000	$ 35,000	$ 35,000	0%	$ -	0%
Electric Impact Fees	3,538,641	3,000,000	3,000,000	3,000,000	31%	-	0%
Reappropriate Fund Balance	-	-	6,797,000	6,797,000	69%	6,797,000	0%
Total Revenues	$ 3,591,290	$ 3,035,000	$ 9,832,000	$ 9,832,000	100%	$ 6,797,000	224%
Expenses							
South Transmission	$ -	$ -	$ -	$ -	0%	$ -	0%
River Crossing & Thanksgiving Point	-	550,000	550,000	550,000	6%	-	0%
Interest Expense	-	-	-	-	0%	-	0%
Cost of Issuance	-	-	-	-	0%	-	0%
3-21 Circuit Reconductor (500W-1100W)	-	90,000	90,000	90,000	1%	-	0%
311 Line Extension Upgrade	-	540,000	540,000	540,000	5%	-	0%
822 Line Extension	-	325,000	325,000	325,000	3%	-	0%
300 N Rebuild	-	115,000	115,000	115,000	1%	-	0%
900 N Reconductor	-	100,000	100,000	100,000	1%	-	0%
Pine Meadow Blvd Reconductor	-	170,000	170,000	170,000	2%	-	0%
North Point Substation	-	-	7,000,000	7,000,000	71%	7,000,000	0%
North Point Getaways	-	-	942,000	942,000	10%	942,000	0%
Reserves	-	1,145,000	-	-	0%	(1,145,000)	-100%
Total Expenses	$ -	$ 3,035,000	$ 9,832,000	$ 9,832,000	100%	$ 6,797,000	224%
Surplus(Deficit)	**$ 3,591,290**	**$ -**	**$ -**	**$ -**			

GARBAGE SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Garbage Service Fees	$ 3,135,567	$ 3,621,648	$ 3,841,844	$ 3,841,844	98%	$ 220,196	6%
Dump pass receipts	20,790	21,000	-	-	0%	(21,000)	-100%
Appropriate fund balance	-	86,852	-	87,391	2%	539	1%
Interest Income	5,729	500	500	500	0%	-	0%
Total Revenues	**$ 3,162,086**	**$ 3,730,000**	**$ 3,842,344**	**$ 3,929,735**	100%	$ 199,735	5%
Expenses							
Garbage Contract Payment	$ 2,346,016	$ 2,800,000	$ 2,346,016	$ 2,900,000	74%	$ 100,000	4%
Operations Exp/Tons Per Month	927,630	865,000	865,000	964,735	25%	99,735	12%
Glass recyling	1,986	10,000	10,000	10,000	0%	-	0%
Billing Expense	4,024	25,000	25,000	25,000	1%	-	0%
Bad Debt Expense	2,214	10,000	10,000	10,000	0%	-	0%
City Cleanup Expense	25,915	10,000	576,328	10,000	0%	-	0%
Reserves	-	-	-	-	0%	-	
Allocation to General Fund	9,996	10,000	10,000	10,000	0%	-	0%
Total Garbage Expenses	**$ 3,317,781**	**$ 3,730,000**	**$ 3,842,344**	**$ 3,929,735**	100%	$ 199,735	5%
Surplus(Deficit)	**$ (155,695)**	**$ -**	**$ 0**	**$ 0**			

PRESSURIZED IRRIGATION SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2022	INCREASE DECREASE %
Revenues							
Miscellaneous	$ 335	$ 35,000	$ 35,000	$ 35,000	0%	$ -	0%
Interest Income	164,524	1,500	1,500	1,500	0%	-	0%
Secondary water hook ups	325,712	350,000	350,000	350,000	3%	-	0%
Contributions from developers	3,737,739	-	-	-	0%	-	0%
Pressurized service charges	3,822,436	3,900,000	4,097,340	4,097,340	32%	197,340	5%
Gain/Loss of Fixed Assets	-	-	-	-	0%	-	0%
Bond Proceeds	-	-	-	-	0%	-	0%
Transfer from Culinary Water	-	-	222,549	-	0%	-	0%
Reappropriated fund balance	-	10,557,812	8,156,117	8,275,000	65%	(2,282,812)	-22%
Total Revenues	$ 8,050,746	$ 14,844,312	$ 12,862,506	$ 12,758,840	100%	$ (2,085,472)	-14%
Total Expenses	$ 5,757,771	$ 14,844,312	$ 12,862,506	$ 12,758,840	100%	$ (2,085,472)	-14%
Surplus/(Deficit)	**$ 2,292,975**	**$ -**	**$ (0)**	**$ 0**			

PRESSURIZED IRRIGATION EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTE's	5	5	5	5		0	
Salaries & Wages	$ 259,133	$ 287,931	$ 297,850	$ 297,850	2%	$ 9,919	3%
Overtime	9,928	15,000	15,000	15,000	0%	-	0%
Employee Benefits	171,922	169,265	175,495	175,495	1%	6,230	4%
Uniforms	769	3,000	3,000	3,000	0%	-	0%
Books, Subscriptions, Memberships	-	500	500	500	0%	-	0%
Travel & Training	1,378	5,000	7,000	7,000	0%	2,000	40%
Office Supplies	111	7,000	7,000	7,000	0%	-	0%
Fleet Fund Charges	24,996	25,000	25,000	25,000	0%	-	0%
Buildings & Grounds O&M	20,332	20,000	20,000	20,000	0%	-	0%
Utilities	573	2,000	2,000	2,000	0%	-	0%
Risk Mgmt Fund Charges	50,004	50,000	50,000	50,000	0%	-	0%
Electricity - Lehi City Power	324,745	300,000	400,000	400,000	3%	100,000	33%
Professional & Technical	40,771	40,000	40,000	40,000	0%	-	0%
Bond Fees	-	3,000	3,000	3,000	0%	-	0%
Billing Expense	1,587	15,000	15,000	15,000	0%	-	0%
Bad Debt Expense	3,730	15,000	15,000	15,000	0%	-	0%
Supplies & Maintenance	22,860	16,000	16,000	16,000	0%	-	0%
PI Meters	574,725	110,000	75,000	75,000	1%	(35,000)	-32%
Water Share Assessments	1,169,907	1,300,000	1,300,000	1,300,000	10%	-	0%
System Maintenance	385,117	400,000	400,000	400,000	3%	-	0%
Interest Expense	-	-	-	-	0%	-	0%
Debt Service	636,752	1,050,636	1,235,681	1,052,521	8%	1,885	0%
Fire Hydrant/Mainline Replace	-	600,000	400,000	400,000	3%	(200,000)	-33%
SCADA Upgrades	-	20,000	20,000	20,000	0%	-	0%
Reserves	-	-	-	79,494	1%	79,494	0%

PRESSURIZED IRRIGATION EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
PI - expenses continued							
Depreciation	1,993,451	-	-	-	0%	-	0%
Dry Creek Reservior	-	10,000,000	8,000,000	8,000,000	63%	(2,000,000)	-20%
Seasons Reservoir Repair	-	200,000	200,000	200,000	2%	-	0%
Low Hills Zone Pressure Relieft Vault	-	75,000	75,000	75,000	1%	-	0%
Subdivision Development	-	-	-	-	0%	-	0%
Capital	-	50,000	-	-	0%	(50,000)	0%
Cost of Issuance	-	-	-	-	0%	-	0%
Allocation to General Fund	64,980	64,980	64,980	64,980	1%	-	0%
Total PI Expenses	**$ 5,757,771**	**$ 14,844,312**	**$ 12,862,506**	**$ 12,758,840**	**100%**	**$ (2,085,472)**	-14%

PRESSURIZED IRRIGATION IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Interest Earnings	$ -	$ 25,000	$ 25,000	$ 25,000	1%	$ -	0%
PI Impact Fees	1,110,067	900,000	900,000	900,000	21%	-	0%
Appropriated Fund balance	-	1,135,000	-	-	0%	(1,135,000)	-100%
Contributions From Developers	-	4,000,000	3,355,000	3,355,000	78%	(645,000)	-16%
Total Revenues	$ 1,110,067	$ 6,060,000	$ 4,280,000	$ 4,280,000	100%	$ (1,780,000)	-29%
Expenses							
Interest Expense	$ 44,666	$ -	$ -	$ -	0%	$ -	0%
Master Plan & Impact Fee Study	-	-	-	-	0%	$ -	0%
Pipe Oversizing	-	285,000	85,000	85,000	2%	(200,000)	-70%
Low Hills expansion & piping	-	370,000	370,000	370,000	9%	-	0%
Traverse Booster w/piping	-	60,000	-	-	0%	(60,000)	-100%
Railroad Well & Piping	-	80,000	80,000	80,000	2%	-	0%
Jordan River pump station & piping	-	20,000	-	-	0%	(20,000)	-100%
Jordan River Reservoir Well	-	20,000	-	-	0%	(20,000)	-100%
West Side PI Reservoir	-	2,200,000	1,500,000	1,500,000	35%	(700,000)	-32%
Allred Well w/Booster Pump	-	500,000	20,000	20,000	0%	(480,000)	-96%
Flight Park Reservoir & Pipeline	-	1,000,000	1,200,000	1,200,000	28%	200,000	0%
Holbrook Upper PI Reservoir	-	500,000	-	-	0%	(500,000)	0%
Vialetto Reservoir & Pumps	-	950,000	950,000	950,000	22%	-	0%
Brooks Res Expansion & PS	-	75,000	75,000	75,000	2%	-	0%
Reserves	-	-	-	-	0%	-	0%
Total Expenses	$ 44,666	$ 6,060,000	$ 4,280,000	$ 4,280,000	100%	$ (1,780,000)	-29%
Surplus(Deficit)	**$ 1,065,401**	**$ -**	**$ -**	**$ -**			

DRAINAGE SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Interest Income	$ 63,310	$ 4,000	$ 4,000	$ 4,000	0%	$ -	0%
Contributed capital	2,480,990	-	-	-	0%	-	0%
Drainage service charges	1,700,605	2,230,000	2,341,500	2,341,500	100%	111,500	5%
Reappropriate Fund Balance	-	-	-	-	0%	-	0%
Miscellaneous revenues	89,500	20,049	-	-	0%	(20,049)	-100%
Total Revenues	$ 4,334,405	$ 2,254,049	$ 2,345,500	$ 2,345,500	100%	91,451	4%
Total Expenses	$ 2,851,399	$ 2,254,049	$ 2,345,500	$ 2,345,500	100%	$ 91,451	4%
Surplus(Deficit)	**$ 1,483,006**	**-**	**$ (0)**	**$ (0)**			

DRAINAGE EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTE's	**7**	**12**	**12**	**12**		**0**	
Salaries & Wages	$ 322,827	$ 616,957	$ 639,500	$ 639,500	27%	$ 22,543	4%
Overtime	15,621	20,000	20,000	20,000	1%	-	0%
Employee Benefits	270,023	405,262	401,764	401,764	17%	(3,498)	-1%
Uniforms	925	7,800	7,800	7,800	0%	-	0%
Books, Subscriptions, Memberships	110	3,500	3,500	3,500	0%	-	0%
Travel & Training	7,088	22,000	22,000	22,000	1%	-	0%
Office Supplies	252	800	800	800	0%	-	0%
Fleet Fund Charges	24,996	120,000	25,000	170,000	7%	50,000	42%
Buildings & Grounds	10,841	10,000	10,000	10,000	0%	-	0%
Risk Mgmt Fund Charges	15,000	15,000	15,000	15,000	1%	-	0%
Professional & Technical	94,578	55,000	55,000	55,000	2%	-	0%
IT Fund Charges	6,996	7,000	7,000	7,000	0%	-	0%
Bond Fees	1,500	2,750	2,750	2,750	0%	-	0%
Billing Expense	1,843	7,895	7,895	7,895	0%	-	0%
Bad Debt Expense	3,353	7,000	7,000	7,000	0%	-	0%
Supplies	3,455	10,000	10,000	10,000	0%	-	0%
System Maintenance	16,185	70,000	70,000	70,000	3%	-	0%
Debt Service	39,418	213,700	222,657	212,378	9%	(1,322)	-1%
Detention Basin's Maintenance	136,286	42,000	42,000	42,000	2%	-	0%
Reserves	-	2,874	161,323	26,602	1%	23,728	0%
Remedial drainage	-	233,991	233,991	233,991	10%	-	0%
Allocation to General Fund	65,520	65,520	65,520	65,520	3%	-	0%
Capital outlay	-	-	-	-	0%	-	0%
Depreciation	1,814,582	-	-	-	0%	-	0%
Pipe rehabilitation	-	315,000	315,000	315,000	13%	-	0%
Total Drainage Expenses	**$ 2,851,399**	**$ 2,254,049**	**$ 2,345,500**	**$ 2,345,500**	**100%**	**$ 91,451**	**4%**

DRAINAGE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Interest Earnings	$ -	$ 5,000	$ 5,000	$ 5,000	0%	$ -	0%
Drainage Impact Fees	98,596	350,000	350,000	350,000	35%	-	0%
Contributions From Developers/Bonds	-	600,000	650,000	650,000	65%	50,000	8%
UDOT Contributions	-	-	-	-	0%	-	0%
Reappropriation fund balance	-	-	-	-	0%	-	0%
Total Revenues	$ 98,596	$ 955,000	$ 1,005,000	$ 1,005,000	100%	$ 50,000	5%
Expenses							
Interest Expense	$ -	$ -	$ -	$ -	0%	$ -	0%
Mainline Upsizing	-	55,000	55,000	55,000	5%	-	0%
West Side Drains	-	600,000	600,000	600,000	60%	-	0%
Traverse Mtn Drains	-	50,000	50,000	50,000	5%	-	0%
Dry Creek 600 E Culvert	-	-	200,000	200,000	20%	200,000	0%
Reserves	-	250,000	100,000	100,000	10%	(150,000)	-60%
Total Expenses	$ -	$ 955,000	$ 1,005,000	$ 1,005,000	100%	$ 50,000	5%
Surplus(Deficit)	**$ 98,596**	**$ -**	**$ -**	**$ -**			

PAYMENT IN LIEU

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Interest Earnings	$ 7,638	$ -	$ -	$ -	0%	$ -	0%
Re-Appropriation of Fund Balance	-	320,000	320,000	320,000	76%	-	0%
Payment in Lieu of Detention	105,473	100,000	100,000	100,000	24%	-	0%
Total Revenues	$ 113,110	$ 420,000	$ 420,000	420,000	100%	$ -	0%
Expenses							
Jordan Narrow detention basin	$ -	$ 100,000	$ 100,000	$ 100,000	24%	$ -	0%
West Side Detention Facilities	-	120,000	120,000	120,000	29%	-	0%
Lambert Detention Basin	-	200,000	200,000	200,000	48%	-	0%
Contribution to fund balance	-	-	-	-	0%	-	0%
Total Expenses	$ -	$ 420,000	$ 420,000	$ 420,000	100%	$ -	0%
Surplus(Deficit)	**$ 113,110**	**$ -**	**$ -**	**$ -**			

FIBER

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Fiber Revenue	$ -	$ -	$ -	$ -	0%	$ -	0%
Interest Earned	-	-	-	-	0%	$ -	0%
Bond Proceeds	-	-	-	-	0%	$ -	0%
Fund Balance Appropriation	-	-	-	16,227,742	0%	$ 16,227,742	0%
Total Revenues	$ -	$ -	$ -	$ 16,227,742	100%	$ 16,227,742	0%
Expenses							
Debt Service	$ -	$ -	$ -	$ 1,927,742	12%	$ 1,927,742	0%
Fiber System - Engineering	-	-	-	1,700,000	10%	1,700,000	0%
Fiber System - Backbone	-	-	-	1,100,000	7%	1,100,000	0%
Fiber System - Drops	-	-	-	-	0%	-	0%
Fiber System - Distribution	-	-	-	11,500,000	71%	11,500,000	0%
Cost of Issuance	-	-	-	-	0%	-	0%
Total Expenses	$ -	$ -	$ -	$ 16,227,742	100%	$ 16,227,742	0%
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**			

IT FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Charge to General Fund	$ 664,704	$ 664,700	$ 664,700	$ 666,201	62%	$ 1,501	0%
Charge to Legacy Fund	53,004	53,000	53,000	56,600	5%	3,600	7%
Charge to Water Fund	36,996	37,000	37,000	37,000	3%	-	0%
Charge to Sewer Fund	6,996	7,000	7,000	7,000	1%	-	0%
Charge to Electric Fund	23,004	23,000	23,000	24,000	2%	1,000	4%
Charge to Drainage Fund	6,996	7,000	7,000	7,000	1%	-	0%
Charge to Fleet Fund	2,304	2,300	2,300	2,300	0%	-	0%
Charge to Risk Mgt Fund	4,596	4,600	4,600	4,600	0%	-	0%
Charge to Bldgs & Grounds Fund	5,748	5,750	5,750	5,750	1%	-	0%
Miscellaneous Revenue	2,873	-	-	-	0%	-	0%
Reserves	-	284,292	259,579	253,478	24%	(30,814)	-11%
Interest Income	16,923	7,500	7,500	7,500	1%	-	0%
Total Revenues	$ 824,144	$ 1,096,142	$ 1,071,429	$ 1,071,429	100%	$ (24,713)	-2%
IT Operations Expenses	$ 1,040,877	$ 1,096,142	$ 1,071,429	$ 1,071,429	100%	$ (24,713)	-2%
Surplus(Deficit)	**$ (216,732)**	**$ -**	**$ 0**	**$ 0**			

IT FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTE's	4	4	4	4		0	
Salaries & Wages	$ 235,718	$ 243,917	$ 253,261	$ 253,261	24%	$ 9,344	4%
Employee Benefits	139,821	157,517	163,460	163,460	15%	5,943	4%
Books, Subscriptions, Memberships	-	2,000	2,000	2,000	0%	-	0%
Travel & Training	(4,115)	15,000	15,000	15,000	1%	-	0%
Office Supplies	-	1,500	1,500	1,500	0%	-	0%
Fleet Fund Charges	3,000	3,000	3,000	3,000	0%	-	0%
Utilities	60,666	5,000	5,000	5,000	0%	-	0%
Supplies & Maintenance	212,513	178,483	178,483	178,483	17%	-	0%
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	0%	-	0%
Professional & Technical	63,771	15,000	15,000	15,000	1%	-	0%
Software Maintenance	53,941	45,000	45,000	45,000	4%	-	0%
Miscellaneous	5,064	43,049	43,049	43,049	4%	-	0%
Software Licensing	39,091	41,676	41,676	41,676	4%	-	0%
O & M - Hardware	162,879	200,000	200,000	200,000	19%	-	0%
Hardware Replacement	-	40,000	-	-	0%	(40,000)	0%
Reserves	-	-	-	-	0%	-	0%
Depreciation	63,522	-	-	-	0%	-	0%
Software Upgrade	-	100,000	100,000	100,000	9%	-	0%
Total IT Expenses	**$ 1,040,877**	**$ 1,096,142**	**$ 1,071,429**	**$ 1,071,429**	**100%**	**$ (24,713)**	**-2%**

FLEET FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Charge to General Fund	$ 1,532,796	$ 2,080,735	$ 2,311,314	$ 1,927,511	47%	$ (153,224)	-7%
Charge to Legacy Fund	36,000	2,000	2,000	2,000	0%	-	0%
Charge to Water Fund	174,996	220,500	220,500	260,000	6%	39,500	18%
Charge to Sewer Fund	125,004	125,000	125,000	125,000	3%	-	0%
Charge to Electric Fund	897,000	515,000	780,000	515,000	13%	-	0%
Charge to Drainage Fund	24,996	120,000	25,000	170,000	4%	50,000	42%
Charge to IT Fund	3,000	3,000	3,000	3,000	0%	-	0%
Charge to Risk Mgt Fund	5,004	5,000	5,000	5,000	0%	-	0%
Charge to PI Fund	24,996	25,000	25,000	25,000	1%	-	0%
Charge to Bldgs & Grounds Fund	5,004	15,000	22,500	22,500	1%	7,500	50%
Transfer from Capital Projects	-	-	-	1,000,000	25%	1,000,000	0%
Reserves	-	930,000	-	-	0%	(930,000)	-100%
Miscellaneous	18,438	-	-	-	0%	-	0%
Capital Lease	-	-	-	-	0%	-	0%
Gain/Loss on Disposal of Fixed Assets	-	-	-	-	0%	-	0%
Interest Income	6,668	20,000	20,840	20,000	0%	-	0%
Total Revenues	$ 2,853,902	$ 4,061,235	$ 3,540,154	$ 4,075,011	100%	$ 13,776	0%
Total Expenses	$ 2,425,862	$ 4,061,235	$ 6,454,738	$ 4,075,011	100%	$ 13,776	0%
Surplus(Deficit)	**$ 428,040**	**$ -**	**$ (2,914,584)**	**$ 0**			

FLEET FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTE's	3	4	5.5	4		0	
Salaries & Wages	$ 227,765	$ 235,489	$ 303,886	$ 262,886	6%	$ 27,397	12%
Overtime	21,765	-	-	-	0%	-	2%
Employee Benefits	152,862	144,219	194,568	160,461	4%	16,242	11%
Books, Subscriptions, Memberships	15,428	8,190	7,500	8,190	0%	-	0%
Travel & Training	310	13,331	13,331	13,331	0%	-	0%
Office Supplies	343	1,260	1,200	1,260	0%	-	0%
Operating Expenses	630,626	472,500	472,500	472,500	12%	-	0%
Fuel	504,432	560,800	560,800	560,800	14%	-	0%
IT Fund Charges	3,731	2,300	2,300	2,300	0%	-	0%
Utilities	1,770	-	-	-	0%	-	0%
Supplies & Maintenance & Tires	399	75,000	75,000	75,000	2%	-	0%
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	0%	-	0%
Professional & Technical	-	-	-	-	0%	-	0%
Miscellaneous	33,589	12,911	12,296	12,911	0%	-	0%
Equipment Replacement	-	1,467,825	3,847,698	2,044,798	50%	576,973	39%
Capital Lease	-	830,000	830,000	455,574	11%	(374,426)	-45%
Capital	-	-	128,659	-	0%	-	0%
Reserves	-	232,410	-	-	0%	(232,410)	0%
Depreciation	827,839	-	-	-	0%	-	0%
Total Fleet Expenses	**$ 2,425,862**	**$ 4,061,235**	**$ 6,454,738**	**$ 4,075,011**	**100%**	**$ 13,776**	**0%**

RISK MANAGEMENT FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Charge to General Fund	$ 97,500	$ 464,513	$ 614,513	$ 614,513	47%	$ 150,000	32%
Charge to Legacy Fund	65,004	65,000	65,000	65,000	5%	-	0%
Charge to Water Fund	60,000	60,000	60,000	60,000	5%	-	0%
Charge to Sewer Fund	50,004	50,000	50,000	50,000	4%	-	0%
Charge to Electric Fund	300,000	300,000	300,000	300,000	23%	-	0%
Charge to PI Fund	50,004	50,000	50,000	50,000	4%	-	0%
Charge to Drainage Fund	15,000	15,000	15,000	15,000	1%	-	0%
Charge to IT fund	5,004	5,000	5,000	5,000	0%	-	0%
Charge to Fleet Fund	5,004	5,000	5,000	5,000	0%	-	0%
Charge to Bldgs & Grounds Fund	2,496	2,500	2,500	2,500	0%	-	0%
Appropriated Fund Balance	-	95,901	122,609	122,609	9%	26,708	28%
Miscellaneous revenue	119,958	-	-	-	0%	-	0%
Interest Income	1,540	4,099	4,099	4,099	0%	-	0%
Total Revenues	$ 771,514	$ 1,117,013	$ 1,293,721	$ 1,293,721	100%	$ 176,708	16%
Total Expenses	$ 1,218,006	$ 1,117,013	$ 1,293,721	$ 1,293,721	100%	$ 176,708	16%
Surplus (Deficit)	**$ (446,492)**	**$ -**	**$ 0**	**$ 0**			

RISK MANAGEMENT FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTE's	1	1	1	1			
Salaries & Wages	$ 88,441	$ 88,682	$ 91,322	$ 91,322	7%	$ 2,640	3%
Employee Benefits	47,983	46,781	48,349	48,349	4%	1,568	3%
Books, Subscriptions, Memberships	1,792	2,950	2,950	2,950	0%	-	0%
Travel & Training	(81)	5,000	5,000	5,000	0%	-	0%
Office Supplies	514	500	500	500	0%	-	0%
Fleet Fund Charges	5,004	5,000	5,000	5,000	0%	-	0%
Damage Repairs	65,654	45,000	45,000	45,000	3%	-	0%
Utilities	-	500	500	500	0%	-	0%
Safety	52	20,000	20,000	20,000	2%	-	0%
IT Fund Charges	4,596	4,600	4,600	4,600	0%	-	0%
Electricity - Lehi City Power	-	500	500	500	0%	-	0%
Professional & Technical	8,649	15,500	15,500	15,500	1%	-	0%
Litigation Claims Mgmt	27,798	40,000	40,000	40,000	3%	-	0%
Insurance Expense	948,075	825,000	997,500	997,500	77%	172,500	21%
Miscellaneous	19,530	17,000	17,000	17,000	1%	-	0%
Reserves	-	-	-	-	0%	-	0%
Total Risk Mgmt Expenses	**$ 1,218,006**	**$ 1,117,013**	**$ 1,293,721**	**$ 1,293,721**	**100%**	**$ 176,708**	**16%**

BUILDING/GROUNDS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Charge to General Fund	$ 1,172,124	$ 1,172,122	$ 1,172,122	$ 1,172,122	58%	$ -	0%
Charge to Legacy Fund	92,004	92,000	92,000	92,000	5%	-	0%
Charge to Water Fund	54,996	55,000	55,000	55,000	3%	-	0%
Charge to Sewer Fund	60,000	60,000	60,000	60,000	3%	-	0%
Charge to Electric Fund	150,000	162,500	150,000	162,500	8%	-	0%
Charge to PI Fund	20,004	20,000	20,000	20,000	1%	-	0%
Charge to Drainage Fund	9,996	10,000	10,000	10,000	0%	-	0%
Transfer from Capital Projects	-	-	-	181,000	9%	181,000	0%
Interest Income	12,996	-	-	-	0%	-	0%
Reserves	-	230,871	593,293	264,779	13%	33,908	0%
Total Revenues	$ 1,572,120	$ 1,802,493	$ 2,152,415	$ 2,017,401	100%	$ 214,908	12%
Total Expenses	$ 1,361,098	$ 1,802,493	$ 2,152,415	$ 2,017,401	99%	$ 214,908	12%
Surplus (Deficit)	**$ 211,022**	**$ -**	**$ (0)**	**$ (0)**			

BUILDING/GROUNDS FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTE's	14.5	15.5	16.5	16.5		1	
Salaries & Wages	$ 576,278	$ 827,320	$ 910,803	$ 910,803	45%	$ 83,483	10%
Overtime	24,427	15,000	15,000	15,000	0%	-	0%
Employee Benefits	280,581	336,670	394,395	394,395	20%	57,725	17%
Uniforms	3,484	6,000	6,000	6,000	0%	-	0%
Books, Subscriptions, Memberships	296	500	500	500	0%	-	0%
Travel & Training	285	2,500	2,500	2,500	0%	-	0%
Office Supplies	804	2,000	2,000	2,000	0%	-	0%
Fleet Fund Charges	5,004	60,800	15,000	22,500	1%	(38,300)	-63%
Repairs	230,598	246,600	246,600	246,600	12%	-	0%
Utilities	40,451	4,000	4,000	4,000	0%	-	0%
Supplies	86,267	95,000	95,000	95,000	5%	-	0%
IT Fund Charges	5,748	5,750	5,750	5,750	0%	-	0%
Risk Mgmt Fund Charges	2,496	2,500	2,500	2,500	0%	-	0%
Equipment Maintenance	4,424	91,700	91,700	91,700	5%	-	0%
Bldg Beautification Expenses	19,866	16,500	16,500	16,500	1%	-	0%
Miscellaneous	23,493	20,653	36,653	20,653	1%	-	0%
Capital Outlay	-	69,000	307,514	181,000	9%	112,000	162%
Depreciation	-	-	-	-	0%	-	0%
Reserves	56,597	-	-	-	0%	-	0%
Total Buildings/Grounds Expenses	**$ 1,361,098**	**$ 1,802,493**	**$ 2,152,415**	**$ 2,017,401**	**99%**	**$ 214,908**	**12%**

2022 LEHI CITY BUDGET REQUESTS

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FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED
10	CEMETERY	2	**LAND IMPROVEMENT**	39,500		39,500
10	CEMETERY	4	**CREMATION NICHE WALL**	35,000	35,000	
10	CITY RECORDER	1	**2021 PRIMARY & GENERAL ELECTION**	170,537		170,537
10	COURT	1	**LINE ITEM INCREASE - PROFESSIONAL & TECHNICAL**	3,700		3,700
10	COURT	2	**LINE ITEM INCREASE - ELECTRICITY - LEHI POWER**	575		575
10	ECONOMIC DEVELOPMENT	1	**MEMBERSHIP LINE ITEM INCREASE**	5,500		5,500
10	FIRE	1	**TRAINING OFFICER - ONGOING**	104,800		26,200
10	FIRE	1	**TRAINING OFFICER - ONE TIME**	55,226		7,430
10	FIRE	2	**PARAMEDIC TRAINING (ONGOING FOR THREE YEARS)**	24,000		24,000
10	FIRE	3	**MEDICAL DIRECTOR CONTRACT INCREASE**	5,000		5,000
10	FIRE/FIRE IMPACT FEES	4	**STATION 84 ARCHITECTURE**	377,009		377,009
10	HUMAN RESOURCES	1	**ONBOARDING SOFTWARE**	6,005		6,005
10	HUMAN RESOURCES	3	**HR ANALYST**	96,556	96,556	
10	LEGAL SERVICES	1	**FULL TIME LEGAL SECRETARY (PT TO FT)**	45,855		45,855
10	LIBRARY	1	**PATRON POINT SOFTWARE & SUBSCRIPTION**	15,000		15,000
10	LIBRARY	2	**BOOK BUDGET INCREASE (FY 2021 BUDGET $195,000)**	42,000	37,000	5,000
10	PARKS	1	**EMPLOYEE ADVANCEMENT**	6,580		6,580
10	PARKS	2	**FULL TIME EMPLOYEE - SPORTS CREW - ONGOING**	69,623		69,623
10	PARKS	2	**FULL TIME EMPLOYEE - SPORTS CREW - ONE TIME**	40,361		7,500
10	PARKS	2	**FULL TIME EMPLOYEE - TRAILS & OPEN SPACE CREW - ONGOING**	69,623		69,623
10	PARKS	2	**FULL TIME EMPLOYEE - TRAILS & OPEN SPACE CREW - ONE TIME**	40,361		7,500
10	PARKS	5	**CHIPPER**	42,000		42,000
10	PARKS	6	**TRACTOR**	36,000		36,000
10	PARKS	6	**POWER TURF RENOVATOR - TRACTOR ATTACHMENT**	13,500		13,500
10	PARKS	7	**SAND CLEANING EQUIPMENT**	15,000		15,000
10	PARKS	8	**ADDITIONAL PARKS VEHICLES (RENTAL OR LEASE)**	20,000		20,000
10	PARKS	9	**FENCING REPLACEMENT AT VETS PARK**	35,000		35,000
10	PARKS	10	**FULL TIME EMPLOYEE - DETENTION BASINS - ONGOING**	69,623	69,623	
10	PARKS	10	**FULL TIME EMPLOYEE - DETENTION BASINS - ONE TIME**	43,560	43,560	
10	PARKS	10	**PART TIME EMPLOYEES - DETENTION BASINS**	30,000	30,000	
10	PARKS	11	**FULL TIME EMPLOYEE - TRAILS & OPEN SPACE CREW - ONGOING**	69,623	69,623	
10	PARKS	11	**FULL TIME EMPLOYEE - TRAILS & OPEN SPACE CREW - ONE TIME**	40,361	40,361	
10	PARKS	12	**FULL TIME EMPLOYEE - IRRIGATION CREW - ONGOING**	69,623	69,623	
10	PARKS	12	**FULL TIME EMPLOYEE - IRRIGATION CREW - ONE TIME**	40,361	40,361	
10	PARKS	13	**ADDITIONAL FUNDING FOR FACILITIES SHOP**	250,000		250,000
10	PARKS	14	**PLAYGROUND REPLACEMENTS (SOMMERSET & STAGECOACH SMALL)**	60,000		60,000
10	PARKS	15	**PRESSURE WASHER**	12,000		12,000
10	PARKS	16	**STAND-ON SPREADER/SPRAYER**	10,000		10,000
10	PARKS	18	**STREET TREE INVENTORY**	100,000	100,000	
10	PARKS		**TREE TRIMMING LINE ITEM INCREASE**	20,000		20,000
10	PARKS		**PURCHASE OF TREES LINE ITEM INCREASE**	5,000		5,000
10	PARKS		**PARK MAINTENANCE LINE ITEM INCREASE**	10,000		10,000
10	PLANNING	1	**ENV SUSTAINABILITY DIVISION - TRAVEL & TRAINING**	10,000		10,000
10	PLANNING	2	**EMPLOYEE SERIES PROMOTIONS**	17,431		17,431
10	PLANNING	3	**DOWNTOWN WAYFINDING SIGNAGE**	11,232		11,232
10	PLANNING	4	**STREETLIGHT DATA**	25,000	25,000	
10	PLANNING	5	**CITY HALL ELECTRIC BIKE SHARE**	4,300	4,300	
10	POLICE	1	**NEW PATROL OFFICER - ONGOING**	96,049		72,037
10	POLICE	1	**NEW PATROL OFFICER - ONE TIME**	67,854		26,458

2022 LEHI CITY BUDGET REQUESTS

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FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED
10	POLICE	2	**NEW PATROL OFFICER - ONGOING**	96,049		72,037
10	POLICE	2	**NEW PATROL OFFICER - ONE TIME**	67,854		26,458
10	POLICE	3	**NEW PATROL OFFICER - ONGOING**	96,049		72,037
10	POLICE	3	**NEW PATROL OFFICER - ONE TIME**	67,854		26,458
10	POLICE	5	**SCHOOL RESOURCE OFFICER - ONGOING**	96,049	96,049	
10	POLICE	5	**SCHOOL RESOURCE OFFICER - ONE TIME**	56,658	56,658	
10	POLICE	6	**SPECIAL ENFORCEMENT TEAM OFFICER - ONGOING**	96,049	96,049	
10	POLICE	6	**SPECIAL ENFORCEMENT TEAM OFFICER - ONE TIME**	56,658	56,658	
10	POLICE	7	**PT TO FT RECORDS CLERK**	57,672	57,672	
10	POLICE/ANIMAL CONTROL	4	**FULL TIME ACO OFFICER - ONGOING**	83,861		62,896
10	POLICE/ANIMAL CONTROL	4	**FULL TIME ACO OFFICER - ONE TIME**	64,861		25,417
10	STREETS	1	**FULL TIME EMPLOYEE - SIGN TECHNICIAN - ONGOING**	72,473		72,473
10	STREETS	2	**JOB PROMOTIONS (TWO LEAD OPERATORS, ONE SUPERVISOR LEAD)**	28,294		28,294
10	STREETS	3	**UTV WITH SPRAYER & SNOW PLOW**	29,809		29,809
10	STREETS	7	**F-350 4 DOOR CREW TRUCK**	46,827	46,827	
10	STREETS	8	**10 WHEELER WITH PLOW & WING PLOW**	271,600	271,600	
11	CLASS C ROADS		**2021-2022 ROAD TAX PROJECTS**	1,700,000		1,700,000
21	LEGACY CENTER	1	**PT TO FT ADMINISTRATIVE ASSISTANT**	47,399		47,399
21	LEGACY CENTER	2	**LAPTOP STATIONS FOR FULL TIME EMPLOYEES**	10,800		3,600
21	LEGACY CENTER	4	**DRY CREEK WAGES (RENTALS & CONCESSIONS)**	135,953	135,953	
32	CAPITAL PROJECTS		**SIDEWALKS LINE ITEM INCREASE**	100,000		100,000
32	CAPITAL PROJECTS		**NUISANCE TREES & SIDEWALKS - ONGOING**	250,000	250,000	
32	CAPITAL PROJECTS		**MELLOR RHODES PHASE 1 (SUBJECT TO PARC TAX ELECTION)**	5,000,000		5,000,000
45	CDBG		**300 WEST - 200 NORTH TO 300 NORTH**	240,000		240,000
47	PARK IMPACT FEES	1	**SHADOW RIDGE PARK PHASE 1**	1,840,000		1,840,000
47	PARK IMPACT FEES	2	**WILLOW PARK UPGRADES**	450,000		450,000
47	PARK IMPACT FEES	4	**FAMILY PARK RESTROOM**	250,000		250,000
47	PARK IMPACT FEES	5	**DRY CREEK LAKE PHASE I**	4,500,000		4,500,000
47	PARK IMPACT FEES	6	**HOLBROOK FARMS PARK**	2,208,548		2,208,548
47	PARK IMPACT FEES	7	**COLD SPRINGS PARK**	176,635		176,635
49	ROAD IMPACT FEES		**STREETS WIDENING LINE ITEM INCREASE**	60,000		60,000
49	ROAD IMPACT FEES	1	**2300 WEST - MAIN TO 2100 NORTH**	500,000		500,000
51	WATER		**CWP WATER MAINTENANCE ANNUAL INCREASE**	136,800		136,800
51	WATER	1	**CREW TRUCK - F350**	52,000	52,000	
51	WATER	2	**GIS INTERN**	29,000		29,000
51	WATER (METER)	1	**ANNUAL INCREASE METER SOFTWARE**	2,500		2,500
71	WATER IMPACT FEES	1	**TM FLIGHT PARK TANK & LINES**	1,500,000		1,500,000
71	WATER IMPACT FEES	2	**MICRON AP WELL, BP, LINES**	1,800,000		1,800,000
52	SEWER	1	**CCTV INSPECTION UNIT**	260,000		
52	SEWER	2	**MAINTENANCE OPERATOR LEAD (PROMOTION)**	12,000		12,000
52	SEWER	3	**MAINTENANCE OPERATOR I**	75,504		
72	SEWER IMPACT FEES	1	**2100 N SEWER 1200 W TO 1700 W**	300,000		300,000
72	SEWER IMPACT FEES	2	**JORDAN RIVER SEWER (MAIN ST TO 1900 S)**	5,000,000		5,000,000
53	POWER	3	**RATE STUDY**	23,000		23,000
53	POWER	4	**FULL TIME EMPLOYEE - IT SUPPORT**	107,700		107,700

2022 LEHI CITY BUDGET REQUESTS

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FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED
53	POWER	5	**REBATE PROGRAM**	8,000	8,000	
53	POWER	6	**STRATEGIC PLAN AND IMPACT FEE STUDY**	60,000		60,000
53	POWER	7	**VAC TRUCK CONTRACT SERVICES**	30,000		30,000
53	POWER	8	**RECONDUCTOR AROUND SMITH'S**	200,000		200,000
53	POWER	9	**3200 N 175 E (SKYRIDGE PROJECT)**	35,000		35,000
73	POWER IMPACT FEES	1	**NORTH POINT SUBSTATION**	7,000,000		7,000,000
73	POWER IMPACT FEES	2	**NORTH POINT GETAWAYS**	942,000		942,000
55	PI		**ELECTRICITY LINE ITEM INCREASE**	100,000		100,000
55	PI		**FIRE HYDRANT/MAINLINE REPLACEMENT LINE ITEM INCREASE**	100,000		100,000
57	STORM DRAIN		**PROMOTION TWO LEAD OPERATORS**	20,000		20,000
77	STORM DRAIN IMPACT FEES	1	**DRY CREEK 600 E CULVERT**	200,000		200,000
64	FLEET	1	**FLEET REPLACEMENT LIST**	3,847,697	1,847,697	2,000,000
64	FLEET	2	**FULL TIME MECHANIC**	75,107	75,107	
64	FLEET	3	**PART TIME OFFICE ASSISTANT**	25,391		25,391
64	FLEET	4	**FLATBED TOW TRUCK**	128,659	128,659	
69	BLDGS/GROUNDS	1	**FULL TIME DEEP CLEANING & ELECTRICAL AID - ONGOING**	67,500		67,500
69	BLDGS/GROUNDS	1	**FULL TIME DEEP CLEANING & ELECTRICAL AID - ONE TIME**	38,814		38,814
69	BLDGS/GROUNDS	2	**ENERGY MANAGEMENT EQUIPMENT/SOFTWARE - ONE TIME**	32,000	32,000	
69	BLDGS/GROUNDS	2	**ENERGY MANAGEMENT EQUIPMENT/SOFTWARE - ONGOING**	3,000	3,000	
69	BLDGS/GROUNDS	3	**RE-DIRECTING DROP OFF AT LEGACY CENTER**	29,000		29,000
69	BLDGS/GROUNDS	4	**POOL PAINTING/SOUND BAFFLES**	38,000		38,000
69	BLDGS/GROUNDS	5	**MEN'S LOCKER ROOM LOCKERS**	69,000	69,000	
69	BLDGS/GROUNDS	6	**DANCE FLOOR**	18,700	18,700	
69	BLDGS/GROUNDS	7	**ROOF COATING AT THE LEGACY CENTER**	72,000		72,000
69	BLDGS/GROUNDS	8	**COURT HOUSE REPAIRS**	30,000		15,000
69	BLDGS/GROUNDS	9	**CARPET AT THE ARTS CENTER**	12,000		12,000

LEHI CITY CORPORATION

MAYOR'S RDA TENTATIVE BUDGET FY 2022



RDA MILL POND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Property taxes	$ 441,787	$ 335,000	$ 335,000	$ 335,000	22%	-	0%
Miscellaneous Revenue	-	-	-	-	0%	-	0%
Reappropriation of Fund Balance	-	1,157,500	1,157,500	1,157,500	77%	-	0%
Interest Income	38,650	7,500	7,500	7,500	1%	-	0%
Total Revenues	$ 480,437	$ 1,500,000	$ 1,500,000	$ 1,500,000	100%	-	0%
Expenses							
Millpond RDA engineering	$ -	$ -	$ -	$ -	0%	-	0%
Millpond RDA streets	-	-	-	-	0%	-	0%
Millpond RDA water	108,473	300,000	300,000	300,000	20%	-	0%
Road/Pedestrian w/bridge to Meadows	-	1,200,000	1,200,000	1,200,000	80%	-	0%
Reserves	-	-	-	-	0%	-	0%
Total Expenses	$ 108,473	$ 1,500,000	$ 1,500,000	$ 1,500,000	100%	-	0%
Surplus(Deficit)	**$ 371,964**	**$ -**	**$ -**	**$ -**			

RDA (MICRON) SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Property Taxes	$ 13,572,636	$ 13,000,000	$ 13,000,000	$ 13,000,000	100%	$ -	0%
Total Revenues	$ 13,572,636	$ 13,000,000	$ 13,000,000	$ 13,000,000	100%	$ -	0%
Expenses							
Micron	$ 9,500,845	$ 9,100,000	$ 9,100,000	$ 9,100,000	70%	$ -	0%
Lehi City	1,799,732	1,723,800	1,723,800	1,723,800	13%	-	0%
Alpine School District	1,799,732	1,723,800	1,723,800	1,723,800	13%	-	0%
Utah County	313,528	300,300	300,300	300,300	2%	-	0%
TSSD	158,800	152,100	152,100	152,100	1%	-	0%
Total Expenses	$ 13,572,636	$ 13,000,000	$ 13,000,000	$ 13,000,000	100%	$ -	0%
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**			

CDA XACTWARE

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Property taxes	$ 331,950	$ 325,000	$ 325,000	$ 325,000	100%	$ -	0%
Note proceeds	-	-	-	-	0%	-	0%
Total Revenues	$ 331,950	$ 325,000	$ 325,000	$ 325,000	100%	$ -	0%
Expenses							0%
EDA costs	$ -	$ -	$ -	$ -	0%	$ -	0%
Taxing entities	321,991	315,250	315,250	315,250	97%	-	0%
Administration	9,958	9,750	9,750	9,750	3%	-	0%
Redevelopment expenditures	-	-	-	-	0%	-	0%
Total Expenses	$ 331,950	$ 325,000	$ 325,000	$ 325,000	100%	$ -	0%
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**			

EDA THANKSGIVING PARK

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Property taxes	$ 263,822	$ 300,000	$ 300,000	$ 300,000	100%	$ -	0%
Interest Income	-	-	-	-	0%	-	0%
Total Revenues	$ 263,822	$ 300,000	$ 300,000	$ 300,000	100%	$ -	0%
Expenses							
EDA Administration Charges	$ 13,191	$ 15,000	$ 15,000	$ 15,000	5%	$ -	0%
Thanksgiving Park	250,631	285,000	285,000	285,000	95%	-	0%
Total Expenses	$ 263,822	$ 300,000	$ 300,000	$ 300,000	100%	$ -	0%
Surplus(Deficit)	**$ (0.01)**	**$ -**	**$ -**	**$ -**			

EDA ADOBE SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Property taxes	$ 914,355	$ 675,000	$ 675,000	$ 675,000	100%	$ -	0%
Total Revenues	$ 914,355	$ 675,000	$ 675,000	$ 675,000	100%	$ -	0%
Expenses							
EDA costs	$ -	$ -	$ -	$ -	0%	$ -	0%
Taxing entities	853,368	629,978	629,978	629,978	93%	-	0%
Administration	60,988	45,022	45,022	45,022	7%	-	0%
Redevelopment expenditures	-	-	-	-	0%	-	0%
Total Expenses	$ 914,355	$ 675,000	$ 675,000	$ 675,000	100%	$ -	0%
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**			

CDA OUTLETS AT TRAVERSE MOUNTAIN

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Sales Tax	$ 372,404	$ 820,000	$ 820,000	$ 820,000	69%	$ -	0%
Property Taxes	168,755	375,000	375,000	375,000	31%	-	0%
Total Revenues	$ 541,159	$ 1,195,000	$ 1,195,000	$ 1,195,000	100%	$ -	0%
Expenses							
Sales tax reimbursement	$ -	$ 820,000	$ 820,000	$ 820,000	69%	$ -	0%
Property tax reimbursement	10,806	375,000	375,000	375,000	31%	-	0%
Total Expenses	$ 10,806	$ 1,195,000	$ 1,195,000	$ 1,195,000	100%	$ -	0%
Surplus(Deficit)	**$ 530,352**	**$ -**	**$ -**	**$ -**			

Lehi City FY 2022 Fee Schedule

Building Inspections

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Building Permits (valuation based on 90% of the ICC Building Valuation Data - AUGUST 2020):				
Total Valuation of $1.00 - $500	$23.50	$23.50	$23.50	$23.50
+ / $100 increase ($501 - $2,000)	$3.05	$3.05	$3.05	$3.05
The first $2,000 of the Total Valuation	$69.25	$69.25	$69.25	$69.25
+ / $1,000 increase ($2,001 - $25,000)	$14	$14	$14	$14
The first $25,000 of the Total Valuation	$391.75	$391.75	$391.75	$391.75
+ / $1,000 increase ($25,001 - $50,000)	$10.10	$10.10	$10.10	$10.10
The first $50,000 of the Total Valuation	$643.75	$643.75	$643.75	$643.75
+ / $1,000 increase ($50,001 - $100,000)	$7	$7	$7	$7
The first $100,000 of the Total Valuation	$993.75	$993.75	$993.75	$993.75
+ / $1,000 increase ($100,001 - $500,000)	$5.60	$5.60	$5.60	$5.60
The first $500,000 of the Total Valuation	$3,233.75	$3,233.75	$3,233.75	$3,233.75
+ / $1,000 increase ($500,001 - $1,000,000)	$4.75	$4.75	$4.75	$4.75
The first $1,000,000 of the Total Valuation	$5,608.75	$5,608.75	$5,608.75	$5,608.75
+ / $1,000 increase (above $1,000,001)	$3.65	$3.65	$3.65	$3.65
Plan Review				
Residential (as % of permit fee)	40%	40%	40%	40%
Non-Residential (as % of permit fee)	65%	65%	65%	65%
+ State charge (as % of permit fee)	1%	1%	1%	1%
Building Inspections:				
Single-Family Residential (/ sq. ft.)				
Main Floor	$104.54	$108.68	$109.12	$111.31
Second Floor	$104.54	$108.68	$109.12	$111.31
Unfinished Basement	$26.14	$27.17	$27.28	$27.83
Semi-Finished Basement	$26.14	$27.17	$27.28	$27.83
Finished Basement	$52.27	$54.34	$54.56	$55.66
Garage - Wood Frame	$41.33	$43.02	$43.47	$48.79
Open Carports	$34.80	$36.57	$21.74	$24.40
Building Plans Copies - Flash Drive	-	-	-	$50
Reinspection Fee	$100	$100	$100	$100
Temporary Power Setup	$80	$80	$80	$80

Cemetery

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Spaces				
Resident	$550	$850	$850	$850
Non-Resident	$1,100	$1,100	$1,100	$1,100
Infant (Resident or Non-Resident)	$250	$250	$250	$250
Cremains (1/2 space)	$300	$300	$300	$300
Perpetual Care (all 8-space lots sold before 1950)	$425	$425	$425	$425
Title/Certificate Transfer	$50	$75	$75	$75
Headstone Setting				
Resident	$35	$50	$50	$50
Non-Resident	$35	$50	$50	$50
Disinterment				
With a standard vault	$1,200	$1,200	$1,200	$1,200
Infant	$600	$800	$800	$800
Cremains	$300	$300	$300	$300
Interment				
+ on Saturdays and Holidays	$250	$350	$350	$350
Adult				
Resident	$350	$350	$350	$350
Non-Resident	$700	$700	$700	$700
Infant				
Resident	$200	$200	$200	$200
Non-Resident	$300	$300	$300	$300
Cremation				
Resident	$200	$200	$200	$200
Non-Resident	$300	$300	$300	$300

Lehi City FY 2022 Fee Schedule

Parks

Fee Information	Approved FY 2019		Approved FY 2020		Approved FY 2021		Proposed FY 2022	
Pavilion Reservation:	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Allred Park / full day	$80	$55	$80	$55	$80	$55	$80	$55
Allred Park / half day	$55	$40	$55	$40	$55	$40	$55	$40
Bandwagon Park East / full day	$55	$40	$55	$40	$55	$40	$55	$40
Bandwagon Park East / half day	$40	$25	$40	$25	$40	$25	$40	$25
Bandwagon Park West / full day	$55	$40	$55	$40	$55	$40	$55	$40
Bandwagon Park West / half day	$40	$25	$40	$25	$40	$25	$40	$25
Dry Creek Park / full day	$80	$55	$80	$55	$80	$55	$80	$55
Dry Creek Park / half day	$55	$40	$55	$40	$55	$40	$55	$40
Dry Creek Park East Pavilion / full day	-	-	$80	$55	$80	$55	$80	$55
Dry Creek Park East Pavilion / half day	-	-	$55	$40	$55	$40	$55	$40
Eagle Summit Park / full day	$80	$55	$80	$55	$80	$55	$80	$55
Eagle Summit Park / half day	$55	$40	$55	$40	$55	$40	$55	$40
Exchange Park / full day	-	-	-	-	$55	$40	$55	$40
Exchange Park / half day	-	-	-	-	$40	$25	$40	$25
Olympic Park / full day	$80	$55	$80	$55	$80	$55	$80	$55
Olympic Park / half day	$55	$40	$55	$40	$55	$40	$55	$40
Osier Park / full day	-	-	$80	$55	$80	$55	$80	$55
Osier Park / half day	-	-	$55	$40	$55	$40	$55	$40
Outdoor Pool Park / full day	$80	$55	$80	$55	$80	$55	$80	$55
Outdoor Pool Park / half day	$55	$40	$55	$40	$55	$40	$55	$40
Sports Complex South / full day	$55	$40	$55	$40	$55	$40	$55	$40
Sports Complex South / half day	$40	$25	$40	$25	$40	$25	$40	$25
Sports Complex Horshoe / full day	-	-	-	-	$55	$40	$55	$40
Sports Complex Horshoe / half day	-	-	-	-	$40	$25	$40	$25
Sports Complex North (Fields)/ full day	-	-	-	-	$55	$40	$55	$40
Sports Complex North (Fields) / half day	-	-	-	-	$40	$25	$40	$25
Triumph Park / full day	-	-	-	-	$55	$40	$55	$40
Triumph Park / half day	-	-	-	-	$40	$25	$40	$25
Wines Park #1 / full day	$80	$55	$80	$55	$80	$55	$80	$55
Wines Park #1 / half day	$55	$40	$55	$40	$55	$40	$55	$40
Wines Park #2 / full day	$80	$55	$80	$55	$80	$55	$80	$55
Wines Park #2 / half day	$55	$40	$55	$40	$55	$40	$55	$40
Wines Park #3 / full day	$55	$40	$55	$40	$55	$40	$55	$40
Wines Park #3 / half day	$40	$25	$40	$25	$40	$25	$40	$25
Wines Park #4 / full day	$55	$40	$55	$40	$55	$40	$55	$40
Wines Park #4 / half day	$40	$25	$40	$25	$40	$25	$40	$25
Special events maintenance fee (per hour)	$150	$125	$150	$125	$150	$125	$150	$125
Willow Park Pavillion/Campground Fees (check-out 1:00 pm)								
Pavilion / half day /						$65		$65
Pavilion / full day /						$100		$100
Group Areas / overnight camping /						$175		$175
/ Overnight camping / per site						$25		$25
Impact Fee:								
Residential / dwelling unit	$2,773		$2,772.98		$2,772.98		$2,772.98	
Multi-Family / dwelling unit	$2,415		$2,415.41		$2,415.41		$2,415.41	

City Recorder

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Election Registration	$35	$35	$35	$35
Audio Recording CD / meeting	$5	$5	$5	$5
GRAMA Request rates / hour:				
Department Heads	$55	$55	$55	$55
Supervisory Staff	$45	$45	$45	$45
Professional Staff	$35	$35	$35	$35
Support Staff	$25	$25	$25	$25
GRAMA Request copies:				
GIS Maps:				
24" x 36" Color	$10	$10	$10	$10
17" x 24" Color	$5	$5	$5	$5
11" x 17" Color	$3	$3	$3	$3
> 24" x 36" / linear foot	$2	$2	$2	$2
Other GRAMA Copies:				
Up to 11" x 17" Color	$0.25	$0.25	$0.25	$0.25
Up to 11" x 17" Black & White	$0.10	$0.10	$0.10	$0.10

Events Coordinator

Fee Information	Approved FY 2019		Approved FY 2020		Approved FY 2021		Proposed FY 2022	
Stage Rental (first day)	$1,000		$1,000		$1,000		$1,000	
+ Additional Day Fee (with move)	$1,000		$1,000		$1,000		$1,000	
+ Additional Day Fee (without move)	$750		$750		$750		$750	
Hourly Transportation Cost (if outside Lehi City limits)	$190		$190		$190		$190	
	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Parking Lot Reservation - South								
Legacy Center Overflow	$125	$100	$125	$100	$125	$100	$125	$100
Special Event Permit base	$20		$20		$20		$20	
Special Event Permit deposit (refundable)	$100		$100		$100		$100	
+ Police Service / officer (2 hour min) / hour	$50		$50		$65		$65	
+ / Sergeant / hour (any event requiring more than 3 officers must include a Sergeant)	-		-		$75		$75	
+ Additional Charge - Holidays	-		-		25% of Police Service Fee		25% of Police Service Fee	
+ Additional Charge - less than 72 hours notice of event	-		-		25% of Police Service Fee		25% of Police Service Fee	
+ Fire & EMS / person / hour	$50		$50		$50		$50	
+ / ambulance or brush truck / event	$100		$100		$100		$100	
+ / engine or tower / event	$200		$200		$200		$200	
+ Streets Service / hour	$25		$25		$25		$25	
+ Parks Service / hour	$25		$25		$25		$25	

Fire & Emergency Medical Services

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Ambulance: (as established by the Utah Bureau of Emergency Medical Services)				
Basic Ground Ambulance / transport	$746	$746	$746	$746
Intermediate Ground Ambulance / transport	$984	$984	$984	$984
Paramedic Ground Ambulance / transport	$1,440	$1,440	$1,440	$1,440
Standard Mileage Rate / mile	$31.65	$31.65	$31.65	$31.65
+ Off-Road / mile (if >10 mi. traveled)	$1.50	$1.50	$1.50	$1.50
Fuel Fluctuation / mile (if > $4.25 / gal.)	$0.25	$0.25	$0.25	$0.25
AOS Assessment / treatment without transport	$225	$225	$225	$225
Waiting time (per quarter hour)	$22.05	$22.05	$22.05	$22.05
False Alarm:				
Fire/Smoke/CO2 (if>3 / yr. at bus.) / alarm	$150	$150	$150	$150
Fire/Smoke/CO2 (if>3 / yr. at res.) / alarm	$50	$50	$50	$50
Impact Fee:				
Per ERU	$198	$198	$198	$198
Annual Operational Permits:				
Single Use Permit:				
Agricultural Burn Permit	$10	$10	$10	$10
Fireworks Display (ground)	$125	$125	$125	$125
Aerial Fireworks Display:				
< 250 devices	$140	$140	$140	$140
> 250 devices	$215	$215	$215	$215
Pyrotechnics (other)	$110	$110	$110	$110
Candles and open flames	$60	$60	$60	$60
Carnivals:				
< 10 attractions	$60	$60	$60	$60
> 10 attractions	$100	$100	$100	$100
Tent:				
200 - 2000 sq. ft.	$60	$60	$60	$60
> 2000 sq. ft.	$100	$100	$100	$100
Canopy:				
400 - 2000 sq. ft.	$60	$60	$60	$60
> 2000 sq. ft.	$100	$100	$100	$100
Air Supported Structure	$100	$100	$100	$100
Fire Stand-by at Special Events	$80	$80	$80	$80

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Inspections & Enforcement:				
Exempt Child Care Facility	$25	$25	$25	$25
Daycare/Pre-School	$25	$25	$25	$25
Nursing Homes	$50	$50	$50	$50
Assisted Living Facilities	$50	$50	$50	$50
Boarding School	$100	$100	$100	$100
Outpatient Provider	$75	$75	$75	$75
Hospital	$200	$200	$200	$200
Final for Occupancy	$60	$60	$60	$60
Flammable Finish Operations:				
Spray Booth	$150	$150	$150	$150
Powder Coating	$150	$150	$150	$150
Electrostatic Apparatus	$150	$150	$150	$150
Dipping Tank / tank	$150	$150	$150	$150
Amusement Building	$100	$100	$100	$100
Combustible Fiber Storage	$60	$60	$60	$60
Cutting and Welding	$60	$60	$60	$60
Dry Cleaning Plant	$60	$60	$60	$60
High Piled Storage	$60	$60	$60	$60
Hot Work Operations	$60	$60	$60	$60
Industrial Ovens / oven	$60	$60	$60	$60
LPG Dispensing	$60	$60	$60	$60
Spray Booths & Auto Painting	$60	$60	$60	$60
Lumber Yards	$75	$75	$75	$75
Woodworking Plants	$75	$75	$75	$75
Alarm User Permit	$25	$25	$25	$25
Fireworks Sales / location	$60	$60	$60	$60
Automatic Fire Sprinkler Systems:				
Plan Review:				
< 100 heads	$125	$125	$125	$125
100 - 199 heads	$175	$175	$175	$175
200 - 299 heads	$225	$225	$225	$225
≥ 300 heads	$275	$275	$275	$275
+ / head	$0.50	$0.50	$0.50	$0.50
Acceptance Testing:				
Underground Flush	$60	$60	$60	$60
Hydrostatic (2 hour maximum)	$60	$60	$60	$60
Acceptance (2 hour maximum)	$60	$60	$60	$60
Any Acceptance (2 hour maximum)	$60	$60	$60	$60
Other Fire Protection Systems:				
Additional Riser	$50	$50	$50	$50
Standpipe (2 hour maximum)	$100	$100	$100	$100
Automatic Fire Sprinkler System Remodel or Tenant Finish:				
Plan Review:				
< 5 heads	$65	$65	$65	$65
5 - 50 heads	$125	$125	$125	$125
> 50 heads	$150	$150	$150	$150
+ / head	$0.50	$0.50	$0.50	$0.50
Acceptance Testing:				
Hydrostatic (2 hour maximum)	$60	$60	$60	$60
Acceptance (2 hour maximum)	$60	$60	$60	$60
Fire Alarm Systems:				
Plan Review:				
New System	$115	$115	$115	$115
Remodel	$65	$65	$65	$65
Additional Floors	$60	$60	$60	$60
Acceptance (2 hour maximum)	$60	$60	$60	$60
Commercial Hood Systems:				
Plan Review / hood	$115	$115	$115	$115
Acceptance (2 hour maximum)	$60	$60	$60	$60

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Fire Hydrant Installation and Testing:				
Underground Flush	$60	$60	$60	$60
Acceptance Testing	$60	$60	$60	$60
Fire Hydrant Single Usage	$110	$110	$110	$110
Fire Hydrant Multi Usage	$100	$100	$100	$100
Fire Hydrant Flow Test	$60	$60	$60	$60
LPG and Hazardous Materials:				
LPG Storage Tanks and Gas Systems:				
Plan Review	$50	$50	$50	$50
< 500 gallons (private use)	$140	$140	$140	$140
< 500 gallons (retail use)	$140	$140	$140	$140
> 500 gallons (private use)	$165	$165	$165	$165
> 500 gallons (retail use)	$215	$215	$215	$215
> 2000 gallons (plans)	$215	$215	$215	$215
> 4000 gallons (plans)	$265	$265	$265	$265
Hazardous Materials Storage Annual Permit:				
Minimal Storage	$80	$80	$80	$80
Haz Mat Storage	$165	$165	$165	$165
Haz Mat Dispensing	$215	$215	$215	$215
Manufacturing	$265	$265	$265	$265
Haz Mat Production	$265	$265	$265	$265
Waste Production	$300	$300	$300	$300
Multiple-Use Site	$315	$315	$315	$315
Liquid Storage Tank / tank (installation and closure):				
Plan Review	$50	$50	$50	$50
Underground:				
≤ 500 gallons	$115	$115	$115	$115
501 - 1000 gallons	$165	$165	$165	$165
> 1000 gallons	$265	$265	$265	$265
Above Ground:				
≤ 500 gallons	$115	$115	$115	$115
501 - 1000 gallons	$165	$165	$165	$165
> 1000 gallons	$265	$265	$265	$265
Explosives and Blasting / project	$75	$75	$75	$75
Explosives and Blasting annually	$365	$365	$365	$365
Compressed Gas Systems:				
Compressed Gas	$115	$115	$115	$115
Medical Gas	$115	$115	$115	$115
Combustible and Flammable Liquid Systems:				
Plan Review	$50	$50	$50	$50
If not UST or AST	$215	$215	$215	$215
+ / additional hour for reviews, inspections, approvals, etc. > 2 hours	$60	$60	$60	$60
Fire Report Copy	$15	$15	$15	$15
Plan Review Rush - Alarm	$100	$100	$100	$100
Plan Review Rush - Sprinkler	$200	$200	$200	$200
Stop Work Removal	$100	$100	$100	$100
After-Hrs. Inspection / hour (2 hour min.)	$75	$75	$75	$75
Installation without Permit	(Applicable fees double for installations with no Permit)			
Open Burning: (for violations only)				
Type 1 Equipment / hour	$230	$230	$230	$230
Type 2 Equipment / hour	$150	$150	$150	$150
Type 6 Equipment / hour	$120	$120	$120	$120
Fire Chief or Marshal / day	$95	$95	$95	$95
EMT-Paramedic / hour	$25	$25	$25	$25
EMT-Intermediate / hour	$22	$22	$22	$22
Community Emergency Response Team Training				
Resident	$35	$35	$35	$35
Nonresidents	$40	$40	$40	$40

Lehi City FY 2022 Fee Schedule

Police and Code Enforcement

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Traffic School (+ Plea in Abeyance fine)	$65	$65	$65	$65
Small Claims: (as established by the Utah State Courts)				
Up to $2,000	$60	$60	$60	$60
$2,001 - $7,499	$100	$100	$100	$100
$7,500 - $10,000	$185	$185	$185	$185
Counterclaim up to $2,000	$50	$50	$50	$50
Counterclaim $2,001 - $7,499	$70	$70	$70	$70
Counterclaim $7,500 - $10,000	$120	$120	$120	$120
Appeal	$10	$10	$10	$10
Police Report Copies:				
Resident	$5	$5	$5	$5
or / page (whichever is greater)	$0.25	$0.25	$0.25	$0.25
Non-Resident	$15	$15	$15	$15
or / page (whichever is greater)	$0.25	$0.25	$0.25	$0.25
Video Tape or CD / copy	$30	$30	$30	$30
Processed Color Photo	$25	$25	$25	$25
Digital Color Photo Printout / page	$5	$5	$5	$5
False Alarm:				
Intrusion/Burglar (if > 3 / year) / alarm	$100	$100	$100	$100
Duress/Hold-Up (if > 3 / year) / alarm	$100	$100	$100	$100
Intrusion/Burglar (if > 10 / year) / alarm	-	-	-	$200
Duress/Hold-Up (if > 10 / year) / alarm	-	-	-	$200
Animal Control:				
Animal Trap - refundable deposit	-	-	$75	$100
Animal Trap - per week charge	-	-	$10	$10
Impact Fee:				
Per ERU	$98	$98	$98	$98
Broadbent Community Room Rental				
Resident/Lehi City Employee - per hour	-	-	$50	$50
Non Resident - per hour	-	-	$60	$60
Deposit	-	-	$200	$200

Library

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Library Card				
Resident	Free	Free	Free	Free
Non-Resident / year	$80	$80	$80	$80
Non-Resident / 6 months	$40	$40	$40	$40
Reciprocal Borrower / year	$40	$40	$40	$40
Reciprocal Borrower / 6 months	$20	$20	$20	$20
Replacement of Card	$3	$3	$3	$3
Check Out Fees				
DVD/Blu-ray/Video / week	$1	$1	$1	$1
Inter-Library Loan / item	$5	$5	$5	$5
Inter-Library Loan kits / kit	$10	$10	$10	$10
Copies				
Letter size	$0.10	$0.10	$0.10	$0.10
Legal size	$0.15	$0.15	$0.15	$0.15
Printing	$0.10	$0.10	$0.10	$0.10
Used book sales	$0.50 - $1.00	$0.50 - $1.00	$0.50 - $1.00	$0.50 - $1.00
Damage				
Repairable Damage	$2 - $14	up to full cost of item	up to full cost of item	up to full cost of item
Major Damage (not repairable)	full cost of item	full cost of item	full cost of item	full cost of item

Fee Information (cont.)	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Annexation base	$200	$200	$200	$200
+ / acre <50 acres	$20	$20	$20	$20
+ / acre >50 acres	$5	$5	$5	$5
Area Plan base	$3,000	$3,000	$3,000	$3,000
+ / acre	$10	$10	$10	$10
Area Plan Amendment				
Minor (affecting 3 pages or less)	$400	$400	$400	$400
Intermediate (affecting 4 pages or more)	$1,000	$1,000	$1,000	$1,000
Major (addition of new property) base	$1,500	$1,500	$1,500	$1,500
+ / acre	$10	$10	$10	$10
Amendments to:				
General Plan	$400	$400	$400	$400
Zone District Maps	$400	$400	$400	$400
Development Code	$400	$400	$400	$400
Accessory Dwelling Units (Apartments)				
Application Fee	$25	$25	$25	$25
Impact Fees	$4,253	$4,253	$4,253	$4,253
Concept (Charge applies as a credit to Preliminary Subdivision or Site Plan)				
Single Family Residential / lot	$20	$20	$20	$20
Multi-Family Residential base	$100	$100	$100	$100
+ / unit	$5	$5	$5	$5
Non-Residential base	$100	$100	$100	$100
+ / acre	$10	$10	$10	$10
Concept PC base	$500	$500	$500	$500
+ / acre	$2	$2	$2	$2
Preliminary Subdivision Plat				
Res. Single Family detached lots base	$250	$250	$250	$250
+ / lot	$60	$60	$60	$60
Res. Multi-Family attached units base	$250	$250	$250	$250
+ / unit	$50	$50	$50	$50
Non-Residential base	$250	$250	$250	$250
+ / lot or unit	$75	$75	$75	$75
Final Subdivision Plat				
Res. Single Family detached lots base	$350	$350	$350	$350
+ / lot	$75	$75	$80	$80
Res. Multi-Family attached units base	$350	$350	$350	$350
+ / unit	$65	$65	$70	$70
Condominium base	-	$300	$300	$300
+ / lot or unit	-	$50	$55	$55
Non-Residential base	$350	$350	$350	$350
+ / lot or unit	$100	$100	$100	$100
Site Plan				
Multi Family Residential base	$500	$500	$500	$500
+ / lot or unit	$10	$10	$10	$10
Non-Residential / acre	$350	$350	$350	$350
or / 1,000 bldg. sq. ft. (if greater)	$50	$50	$50	$50
Lot Line Adjustments (not requiring a plat)	$200	$200	$200	$200
Final Plat Revision, Amend, Vacation base	$200	$200	$200	$200
+ / lot or unit	$100	$100	$100	$100
Two-Lot Subdivision with an Existing Home	$350	$350	$350	$350
Short Term Rental Application Fee	-	-	$50	$50
Permitted Use (existing bldgs. only)	$50	$50	$50	$0
Conditional Use	$300	$300	$300	$300
Modification of Existing Conditional Use	$150	$150	$150	$150
Temporary Uses	$40	$40	$40	$40
Zoning Verification Letters	$50	$50	$50	$50
Sign Permits:				
Temporary Special Event	$25	$25	$25	$25
Temporary Weekend Directional Sign	$10	$10	$10	$10
Hearing Examiner	$200	$200	$200	$200

Lehi City FY 2022 Fee Schedule

Planning & Zoning-continued

Fee Information (cont.)	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Construction Drawing Revision (first page)	$100	$100	$100	$100
+ each subsequent page	$20	$20	$20	$20
Revision to Approved Dev. Agreement	$2,500	$2,500	$2,500	$2,500
Replacement of Development Bonds / bond	$350	$350	$350	$350
Pub. Improvement Inspect. base (% of bond)	1.4%	1.4%	1.4%	1.4%
+ / linear ft. T.V. fee for sewer lines	$0.45	$0.45	$0.45	$0.45
+ / linear ft. T.V. fee for storm drain lines	$0.45	$0.45	$0.45	$0.45
First Extension of Development Approval	$250	$250	$250	$250
If made after original expiration date	$500	$500	$500	$500
+ additional extension requests	$500	$500	$500	$500
Grading Permit first 20 acres	$100	$100	$100	$100
+ / each additional 20 acres	$100	$100	$100	$100
GIS Maps:				
24" x 36" Color	$10	$10	$10	$10
17" x 24" Color	$5	$5	$5	$5
11" x 17" Color	$3	$3	$3	$3
> 24" x 36" / linear foot	$2	$2	$2	$2
Copies:				
11" x 17" Color	$0.25	$0.25	$0.25	$0.25
11" x 17" Black & White	$0.10	$0.10	$0.10	$0.10
8.5" x 11" Color	$0.25	$0.25	$0.25	$0.25
8.5" x 11" Black & White	$0.10	$0.10	$0.10	$0.10
Flash Drive (For pre-construction plans copies only)	$75	$75	$75	$75
Books:				
Design Standards	$10	$10	$10	$10
Development Code	$10	$10	$10	$10
Downtown Revitalization Plan	$20	$20	$20	$20

Senior Citizen Center

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Membership - Annual	$5	$5	$5	$5
Lunch (established by Mountainland Association of Governments)				
+ / case of 24 of Ensure	$20	$20	$20	$20
+ / case of 24 of Glucerna	-	$30	$30	$30
Facility Rental				
Small room rental	$25	$25	$25	$25
Over 60 / hour (Birthday or Anniversary)	$25	$25	$25	$25
Other / hour	$50	$50	$50	$50
Non-Resident / hour	$60	$60	$60	$60
+ deposit	$500	$500	$200	$200

Treasurer

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Utility Sign-up Processing	$30	$30	$30	$30
Disconnect/connect fee (Water and Power)	$50	$50	$50	$50
Overdue Charge / month (if past 30 days)	1.5%	1.5%	1.5%	1.5%
Returned Check	$20	$20	$20	Max Allowed by Law
Temporary power meter deposit	$200	$200	$200	$200

Lehi City FY 2022 Fee Schedule

Streets

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Road Cut Fees - April 1 - November 30				
Road Cut Base Fee	-	$250	$250	$250
Road Cut Fee (Base fee plus)				
Charge per sq ft of Road Cut x < 5 years Foot for area	-	$0.50	$0.50	$0.50
Charge per sq ft of Road Cut x > 5 years Foot for area	-	$0.25	$0.25	$0.25
Bore Directional Base Fee	-	$150	$150	$150
Bore per linear foot (Base fee plus)	-	$0.25	$0.25	$0.25
Pothole per Core	-	$25	$25	$25
Road Closure	-	$250	$250	$250
Road Closure Extension	-	$100	$100	$100
Road Cut Fees - Emergencies Only December 1 - March 31				
Road Cut Base Fee	-	$350	$350	$350
Road Cut Fee (Base fee plus)				
Charge per sq ft of Road Cut x < 5 years Foot for area	-	$0.50	$0.50	$0.50
Charge per sq ft of Road Cut x > 5 years Foot for area	-	$0.25	$0.25	$0.25
Bore Directional Base Fee	-	$200	$200	$200
Bore per linear foot (Base fee plus)	-	$0.25	$0.25	$0.25
Pothole per Core	-	$25	$25	$25
Road Closure	-	$300	$300	$300
Road Closure Extension	-	$150	$150	$150
No Permit Fine	-	$500	$500	$500
Transportation Impact Fee:				
Single family residential (per dwelling unit)	$1,163	$1,163	$1,163	$1,163
Multi family residential (per dwelling unit)	$708	$708	$708	$708
General office	$363	$363	$363	$363
Hotel	$318	$318	$318	$318
Industry	$73	$73	$73	$73
Light industry	$266	$266	$266	$266
Specialty retail	$878	$878	$878	$878
Supermarket	$1,556	$1,556	$1,556	$1,556
Superstore	$469	$469	$469	$469
Warehousing	$197	$197	$197	$197
Medical / Dental Bldg	$920	$920	$920	$920
Drive in Bank	$2,710	$2,710	$2,710	$2,710
Drugstore w/Drive	$1,477	$1,477	$1,477	$1,477
Auto Parts	$1,407	$1,407	$1,407	$1,407
Tire Store	$756	$756	$756	$756
Gas Station w/Convenience Store	$1,983	$1,983	$1,983	$1,983
High Turnover Restaurant	$1,939	$1,939	$1,939	$1,939
Fast Food w/Drive	$7,558	$7,558	$7,558	$7,558
Church	$212	$212	$212	$212
Elementary School	$169	$169	$169	$169
Middle School	$214	$214	$214	$214

Solid Waste

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
First garbage tote / month	$10.50	$13.68	$13.68	$13.68
Additional garbage tote(s) each / month	$10	$11	$10.65	$10.65
Recyclables tote (bi-weekly collect) / month	Free	Free	Free	Free
Green waste tote / month (Mar. - Nov. only)	$6.50	$6.92	$6.92	$6.92

Lehi City FY 2022 Fee Schedule

Storm Drain

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Impact Fee / acre (.25 acre minimum)	$1,391	$1,391	$1,391	$1,391
Service Charge:				
Residential / month	$3	$4.50	$4.75	$5.00
Commercial / 1,000 sq. ft. of impervious surface	$1	$1.50	$1.58	$1.67

Culinary Water

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Water Connection Fee:				
3/4" Meter	$401.80	$406.63	$406.63	$406.63
1" Meter	$466.90	$465.86	$465.86	$465.86
1 1/2" Meter	$1,447.97	$1,490.61	$1,490.61	$1,490.61
2" Meter	$1,654.29	$1,676.93	$1,676.93	$1,676.93
3" Meter	$1,960.47	$2,011.34	$2,011.34	$2,011.34
4" Meter	$3,207.12	$3,310.56	$3,310.56	$3,310.56
6" Meter	-	$5,542.59	$5,542.59	$5,542.59
8" Meter	-	$9,455.76	$9,455.76	$9,455.76
Water Impact Fee:				
Residential / dwelling unit	$1,194	$1,194.07	$1,194.07	$1,194.07
Non-Residential				
3/4" Meter	$1,194	$1,194.07	$1,194.07	$1,194.07
1" Meter	$3,184	$3,184.19	$3,184.19	$3,184.19
1 1/2" Meter	$3,980	$3,980.23	$3,980.23	$3,980.23
2" Meter	$12,737	$12,736.75	$12,736.75	$12,736.75
3" Meter	$27,862	$27,861.64	$27,861.64	$27,861.64
4" Meter	$50,151	$50,150.95	$50,150.95	$50,150.95
6" Meter	$111,447	$111,446.56	$111,446.56	$111,446.56
8" Meter	$191,051	$191,051.25	$191,051.25	$191,051.25
Water Service Charge:				
Residential				
Base rate / connection / month	$16.74	$17.24	$17.76	$18.29
per 1,000 gallon used from 1 - 30,000 gallons	$1.12	$1.16	$1.19	$1.23
per 1,000 gallon > 30,000 gallons	$2.25	$2.31	$2.38	$2.45
Commercial				
Base rate / connection / month	$16.74	$17.24	$17.76	$18.29
per 1,000 gallon used	$1.12	$1.16	$1.19	$1.23

Pressurized Irrigation

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
PI Connection Fee:				
1" Lateral	$466.90	$485.22	$485.22	$485.22
1 1/2" Lateral	$1,110.96	$1,954.86	$1,954.86	$1,954.86
2" Lateral	$1,258.43	$2,025.55	$2,025.55	$2,025.55
3" Lateral	-	$5,195.12	$5,195.12	$5,195.12
4" Lateral	-	$5,217.90	$5,217.90	$5,217.90
6" Lateral	-	$5,887.77	$5,887.77	$5,887.77
8" Lateral	-	$7,672.42	$7,672.42	$7,672.42
10" Lateral	-	$9,079.94	$9,079.94	$9,079.94
PI Impact Fee:				
Residential (Single and Multi-Family) / acre (.25 acre minimum)	$4,379	$4,378.63	$4,378.63	$4,378.63
Non-Residential / pervious acre (.25 acre minimum)	$6,736	$6,736.35	$6,736.35	$6,736.35

Pressurized Irrigation-continued

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
PI Service Charge:				
Base rate / connection / month	$5.00	$5.15	$5.30	$5.46
+ / sq ft of lot divided by 43560	$45.84	$47.21	$48.63	$50.09
Minimum / month charge	$14.17	$14.59	$15.03	$15.48
Pre-construction water permit base	$85	$85	$85	$85
+ / 1,000 sq ft of lot	$1	$1	$1	$1
or + / lot (whichever is less)	$25	$25	$25	$25
Fire Hydrant Non-Metered Usage	$110	$110	$110	$110
Additional cost per lot (if greater than 1)	$25	$25	$25	$25
Metered Fire Hydrant Permit Processing	$45	$45	$45	$45
(+ / Utility Sign-up Processing)	$30	$30	$30	$30
Hydrant meter deposit	$1,550	$1,550	$1,550	$1,550
Base rate / metered fire hydrant connection / month	$4.14	$4.14	$4.14	$4.14
+ / 1,000 gallons used	$0.80	$0.80	$0.80	$0.80
Minimum / month charge	$12.47	$12.47	$12.47	$15.03
Shareholder Charge base	$7.00	$7.21	$7.43	$7.65
+ / month / share	$6.42	$6.62	$6.82	$7.02
Penalty for violation of secondary water system conservation code				
First violation	Written notice	Written notice	Written notice	Written notice
Second violation	$100	$100	$100	$100
Third	Class C misdemeanor	Class C misdemeanor	Class C misdemeanor	Class C misdemeanor

Sewer

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Impact Fee:				
Residential / dwelling unit	$761	$761.43	$761.43	$761.43
Non-Residential				
3/4" Meter	$761	$761.43	$761.43	$761.43
1" Meter	$2,060	$2,059.65	$2,059.65	$2,059.65
1 1/2" Meter	$2,569	$2,568.54	$2,568.54	$2,568.54
2" Meter	$8,184	$8,184.05	$8,184.05	$8,184.05
3" Meter	$17,995	$17,995.01	$17,995.01	$17,995.01
4" Meter	$30,853	$30,852.95	$30,852.95	$30,852.95
6" Meter	$71,988	$71,988.30	$71,988.30	$71,988.30
8" Meter	$123,412	$123,412.42	$123,412.42	$123,412.42
Service Charge:				
Base rate / connection / month	$19	$19	$19	$20
+ /1,000 gallons used	$2	$2	$2	$2.06
Timpanogos Special Service District (Regional Sewer Treatment Plant)				
Impact Fee:				
Single Family Housing / house	$1,708	$1,708	$1,708	$1,785.55
Multi Unit Residential / dwelling unit	$1,110	$1,110	$1,110	$1,785.55
Commercial, Industrial, Institutional	See T.S.S.D.	See T.S.S.D.	See T.S.S.D.	See T.S.S.D.

Lehi City FY 2022 Fee Schedule

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Connection Fee:				
Residential Single Phase up to 200 AMPS (self contained)	-	$374.02	$374.02	$374.02
Residential Single Phase 201-400 AMPS (self contained)	-	$442.02	$442.02	$442.02
Commercial Single Phase up to 200 AMPS (self contained)	-	$264.02	$264.02	$264.02
Commercial Single Phase 201-400 AMPS (self contained)	-	$280.02	$280.02	$280.02
Commercial Single Phase 201-400 AMPS (instrament rated)	-	$1,588.17	$1,588.17	$1,588.17
Commercial 3 Phase up to 400 AMP (self contained)	-	$575.62	$575.62	$575.62
Commercial 3 Phase 401-800 AMP (instrament rated)	-	$1,764.17	$1,764.17	$1,764.17
Commercial 3 Phase 801-4000 AMP (intrament rated)	-	$1,582.17	$1,582.17	$1,582.17
Single Phase Multimeter / meter	-	$140.00	$140	$140
(AMPS cost schedule same as single meter)				
3 Phase Multimeter / meter	$200	$365	$365	$365
(AMPS cost schedule same as single meter)				
Net Meter	$500	$395	$394.81	$394.81
Impact Fee:				
Residential Single Phase (120/240) Service Sizes:				
AMPS KVA Peak Demand				
100 24 5	$1,188	$1,187.71	$1,187.71	$1,187.71
125 30 6	$1,485	$1,484.64	$1,484.64	$1,484.64
150 36 7	$1,732	$1,732.08	$1,732.08	$1,732.08
200 48 8	$1,980	$1,979.52	$1,979.52	$1,979.52
225 54 10	$2,474	$2,474.40	$2,474.40	$2,474.40
250 60 11	-	-	-	$2,721.84
300 72 12	-	-	-	$2,969.28
350 84 13	-	-	-	$3,216.72
400 96 14	$3,464	$3,464.16	$3,464.16	$3,464.16
Commercial Single Phase (120/240) Service Sizes:				
AMPS KVA Peak Demand				
100 24 5	$1,188	$1,187.71	$1,187.71	$1,187.71
125 30 7	$1,732	$1,732.08	$1,732.08	$1,732.08
150 36 9	$2,227	$2,226.96	$2,226.96	$2,226.96
200 48 14	$3,464	$3,464.16	$3,464.16	$3,464.16
250 60 15	-	-	-	$3,712.05
300 72 17	-	-	-	$4,206.99
350 84 18	-	-	-	$4,454.46
400 96 19	$4,701	$4,701.36	$4,701.36	$4,701.36
Commercial/Residential 3 Phase (120/240) Service Sizes:				
AMPS KVA Peak Demand				
125 52 16	$3,959	$3,959.04	$3,959.04	-
150 62 24	$5,939	$5,938.56	$5,938.56	-
200 83 31	$7,671	$7,670.64	$7,670.64	-
400 166 63	$15,589	$15,588.72	$15,588.72	-
600 249 94	$23,259	$23,259.36	$23,259.36	-
800 333 126	$31,177	$31,177.44	$31,177.44	-
1000 416 157	$38,848	$38,848.07	$38,848.07	-
1200 499 189	$46,766	$46,766.15	$46,766.15	-
1600 665 252	$62,355	$62,354.87	$62,354.87	-
2000 831 312	$77,944	$77,943.59	$77,943.59	-
2500 1039 394	$97,491	$97,491.35	$97,491.35	-

Fee Information (cont.)	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Commercial/Residential 3 Phase (120/208) Service Sizes:				
AMPS KVA Peak Demand				
125 45 16	$3,959	$3,959.04	$3,959.04	$3,959.04
150 54 24	$5,939	$5,938.56	$5,938.56	$5,938.56
200 72 31	$7,671	$7,670.64	$7,670.64	$7,670.64
225 81 35	-	-	-	$8,658.30
250 90 39	-	-	-	$9,662.49
300 108 47	-	-	-	$11,670.86
350 126 55	-	-	-	$13,679.23
400 144 63	$15,589	$15,588.72	$15,588.72	$15,588.72
500 180 80	-	-	-	$19,701.95
600 216 94	$23,259	$23,259.36	$23,259.36	$23,259.36
800 288 126	$31,177	$31,177.44	$31,177.44	$31,177.44
1000 360 157	$38,848	$38,848.07	$38,848.07	$38,848.07
1200 432 189	$46,766	$46,766.15	$46,766.15	$46,766.15
1600 576 252	$62,355	$62,354.87	$62,354.87	$62,354.87
2000 721 315	$77,944	$77,943.59	$77,943.59	$77,943.59
2500 901 394	$97,491	$97,491.35	$97,491.35	$97,491.35
Commercial/Residential 3 Phase (277/480V) Service Sizes:				
AMPS KVA Peak Demand				
125 104 35	$8,660	$8,660.40	$8,660.40	$8,660.40
150 125 52	$12,867	$12,866.88	$12,866.88	$12,866.88
200 166 73	$18,063	$18,063.12	$18,063.12	$18,063.12
225 187 84	-	-	-	$20,784.96
250 208 93	-	-	-	$23,011.92
300 250 112	-	-	-	$27,713.28
350 291 131	-	-	-	$32,414.64
400 333 145	$35,879	$35,878.79	$35,878.79	$35,878.79
500 416 187	-	-	-	$46,271.28
600 499 219	$54,189	$54,189.35	$54,189.35	$54,189.35
800 665 290	$71,758	$71,757.59	$71,757.59	$71,757.59
1000 831 364	$90,068	$90,068.15	$90,068.15	$90,068.15
1200 998 436	$107,884	$107,883.82	$107,883.82	$107,883.82
1600 1330 583	$144,258	$144,257.50	$144,257.50	$144,257.50
2000 1663 728	$180,136	$180,136.29	$180,136.29	$180,136.29
2500 2078 910	$225,170	$225,170.37	$225,170.37	$225,170.37
3000 2494 1092	$270,204	$270,204.44	$270,204.44	$270,204.44
3500 2910 1272	$314,744	$314,743.63	$314,743.63	$314,743.63
3750 3118 1363	$337,261	$337,260.67	$337,260.67	$337,260.67
4000 3326 1454	$359,778	$359,777.70	$359,777.70	$359,777.70
Service Charge:				
Residential / kWh ($4.50 minimum bill)	$0.087612	$0.087612	$0.087612	$0.087612
Commercial base / month	$9	$9	$9	$9
+ / kWh, 1st 1,000 kWh (if no demand)	$0.098	$0.098	$0.098	$0.098
+ / kWh, >1st 1,000 kWh (if no demand)	$0.0661	$0.0661	$0.0661	$0.0661
+ / kWh, 1st 1,000 kWh (if demand)	$0.098	$0.098	$0.098	$0.098
+ / kWh, > 1st 1,000 kWh (if demand)	$0.0661	$0.0661	$0.0661	$0.0661
+ Demand / kW	$7.75	$7.75	$7.75	$7.75
Net Meter kWh	$0.087612	$0.087612	$0.087612	$0.087612
kWh credit if generated by Customer exceeds consumption	$0.087612	$0.087612	$0.087612	$0.087612
Feed In Tariff				
Class 1 (1 kW to 10 kW) - credit per kWh	-	$0	$0.05	$0.05
Class 1 (>10 kW to 1,000 kW) - credit per kWh	-	$0	$0.04	$0.04
Meter Tampering	$100	$100	$100	$100
Conduit Lease Fee (per foot, per year)	-	$1	$0.75	$0.75
Pole Attachment / year	$18	$18	$18	$18
Solar Meter Fee (Connection Fee)	-	$500	$500	$500
Over 10 kW Solar Interconnection Study	-	$1,500	$1,500	$1,500
Banner Installation and Removal	$150	$150	$150	$150
+ each additional week	$50	$50	$50	$50

Lehi City FY 2022 Fee Schedule

Legacy Center

Fee Information	Approved FY 2019		Approved FY 2020		Approved FY 2021		Proposed FY 2022	
Rentals:								
Complex Rental / day	$400		$500		$500		Discontinue	
+ deposit	$500		$500		$500		Discontinue	
Entire Park Rental / day	$665		$665		$665		Discontinue	
+ deposit	$500		$500		$500		Discontinue	
Field Rental / day	-		-		-		$150	
+ deposit	-		-		-		$125	
Field Rental / hour / field	$27		$27		$27		$30	
+ deposit / hour / field	$30		$35		$35		$25	
Field Rental / 4 hours / field (Baseball)	$87		$110		$110		$90	
+ deposit / 4 hours / field (Baseball)	$100		$110		$110		$75	
Additional Field Prep / diamond (Baseball)	$40		$50		$50		$45	
+ on Saturdays and Holidays (Baseball)	$13		$15		$15		$60	
Field Lighting / hour / field	$27		$35		$35		$25	
Memberships:	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Monthly Pass								
Family/Group	$52	$48	$53	$49	$53	$49	$54	$49
Additional Person	$3.50	$3.00	$3.50	$3.00	$3.50	$3.00	$3.50	$3.00
Adult Couple (18-59)	$42	$39	$43	$39	$43	$39	$44	$40
Adult Individual (18-59)	$29	$26	$29	$27	$29	$27	$30	$27
Youth Individual (12-17)	$16	$15	$16	$15	$16	$15	$17	$15
Child Individual (4-11)	$13	$12	$13	$12	$13	$12	$14	$12
Toddler (3 & under)	Free	Free	Free	Free	Free	Free	Free	Free
Senior Couple (60+)	$29	$26	$29	$27	$29	$27	$30	$27
Senior Individual (60+)	$16	$15	$16	$15	$16	$15	$17	$15
Annual Pass								
Family/Group	$525	$485	$535	$485	$540	$490	$545	$495
Additional Person	$32	$30	$33	$30	$33	$31	$33	$31
Adult Couple (18-59)	$425	$395	$435	$395	$435	$400	$440	$400
Adult Individual (18-59)	$295	$275	$300	$275	$305	$275	$305	$280
Youth Individual (12-17)	$165	$155	$165	$155	$170	$155	$170	$155
Child Individual (4-11)	$130	$125	$135	$125	$135	$125	$135	$125
Senior Couple (60+)	$295	$275	$300	$275	$305	$275	$305	$280
Senior Individual (60+)	$165	$155	$165	$155	$170	$155	$170	$155
Summer Pass								
Family/Group	$193	$168	$193	$168	Discontinue		$193	$168
Daily Pass								
Adult Full Facility (Ages 18-59)	$6		$6		$6		$6	
Youth Full Facility (Ages 12-17)	$5		$5		$5		$5	
Child Full Facility (Ages 4-11)	$4		$4		$4		$4	
Senior Full Facility (Ages 60+)	$4		$4		$4		$4	
Gym	$3.00		$3		$3		$3	
Weight & Cardio	$3.00		$3		$3		$3	
Aerobics Class	$4		$4		$4		$4	
Water Aerobics	$4		$4		$4		$4	
Cycling Class	$4		$4		$4		$4	
Track	$0.75		$1.00		$1		$1	
Climbing Wall	-		-		-		$8	
Day Care, first child / hour	$2.50		$2.50		$2.50		$2.50	
+ / additional child / hour	$1.50		$1.50		$1.50		$1.50	
Punch Card								
Day Care	$36		$36		$36		$36	

Legacy Center-continued

Fee Information	Approved FY 2019		Approved FY 2020		Approved FY 2021		Proposed FY 2022	
	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Programs:								
Team Sports								
Women's Volleyball	$320	$265	$325	$270	$325	$270	$325	$270
Coed Volleyball	-	-	-	-	$325	$270	$325	$270
Men's Basketball	$910	$760	$930	$775	$930	$775	$930	$775
Youth Sports								
Wrestling	$54	$45	$54	$45	$55	$46	$56	$47
(if member)	$49	$41	$49	$41	$50	$41	$50	$42
Girls Volleyball	$68	$50	$69	$51	$70	$52	$70	$52
(if member)	$61	$45	$62	$46	$63	$47	$63	$47
Volleyball Camp	$59	$44	$59	$44	$61	$45	$61	$45
Flag Football (K-6th)	$63	$47	$65	$48	$66	$49	$66	$49
(if member)	$57	$42	$59	$43	$59	$44	$59	$44
Flag Football (7th-10th)	-	-	-	-	$80	$59	$81	$60
(if member)	-	-	-	-	$72	$53	$73	$54
Indoor Soccer	$50	$37	$51	$38	$53	$39	$53	$39
(if member)	$45	$33	$46	$34	$48	$35	$48	$35
Outdoor Soccer (K-6th)	$50	$37	$51	$38	$53	$39	$53	$39
(if member)	$45	$33	$46	$34	$48	$35	$48	$35
Outdoor Soccer (7th-9th)	$60	$47	$66	$49	$68	$50	$68	$50
(if member)	$54	$42	$59	$44	$61	$45	$61	$45
Track & Field	$80	$59	$81	$60	$82	$61	$84	$62
7yrs & Under Golf	$44	$37	$46	$38	$47	$39	$47	$39
8yrs & Up Golf	$79	$66	$80	$67	$82	$68	$83	$69
Advanced Golf	$104	$87	$106	$88	$108	$90	$109	$91
Tennis	$76	$56	$76	$56	$77	$57	$78	$58
(if member)	$68	$50	$68	$50	$69	$51	$70	$52
Kids Sports Camp	$60	$50	$60	$50	$61	$51	$62	$52
(if member)	$54	$45	$54	$45	$55	$46	$56	$47
Basketball Camp - 3 Day (Skyridge) K-3rd	$74	$74	$75	$75	$60	$60	$60	$60
Basketball Camp - 3 Day (Skyridge) 4th-6th	$90	$90	$95	$95	$90	$90	$85	$85
Basketball Camp - 3 Day (Skyridge) 7th-9th	-	-	-	-	$90	$90	$85	$85
Basketball Camp - 3 Day (Skyridge) 10th-12th	$90	$90	$95	$95	$60	$60	$70	$70
Basketball Camp - Girls - 3 Day (Skyridge) K-12th	-	-	$80	$80	$81	$81	$80	$80
Basketball Camp - 4 Day (LC) 1st-3rd	-	-	-	-	$45	$45	$60	$60
Basketball Camp - 4 Day (LC) 4th-6th	-	-	-	-	$90	$90	$75	$75
Basketball Camp - 4 Day (LC) 7th-9th	$118	$118	$118	$118	$90	$90	$90	$90
Jr. Jazz Basketball (K-4th grade)	$59	$44	$59	$44	$61	$45	$61	$45
(if member)	$53	$40	$53	$40	$55	$41	$55	$41
Jr. Jazz Basketball (5th-6th grade)	$76	$56	$76	$56	$77	$56	$78	$58
(if member)	$68	$50	$68	$50	$69	$51	$70	$52
Jr. Jazz Basketball (7th-8th grade)	$92	$68	$93	$69	$95	$70	$96	$71
(if member)	$83	$61	$84	$62	$86	$63	$86	$64
Jr. Jazz Basketball (9th-12th)-Teams only	$655	$545	$740	$615	$750	$625	$755	$630
Baseball (3rd-8th grade)	$128	$85	$129	$86	$131	$87	$132	$88
(if member)	$115	$77	$116	$77	$118	$78	$119	$79
Baseball (2nd grade)	$68	$50	$76	$56	$77	$57	$77	$57
(if member)	$61	$45	$68	$50	$69	$51	$69	$51
Baseball (T-ball & coach pitch)	$50	$37	$59	$44	$61	$45	$61	$45
(if member)	$45	$33	$53	$40	$55	$41	$55	$41
Softball (3rd-11th grade)	$115	$85	$129	$86	$131	$87	$132	$88
(if member)	$104	$77	$116	$77	$118	$78	$119	$79
Swimming								
Summer Swimming Lessons	$53	$35	$54	$36	$54	$36	$56	$37
(if member)	$48	$32	$49	$32	$49	$32	$50	$33
School Year Swimming Lessons	$53	$35	$54	$36	$54	$36	$56	$37
(if member)	$48	$32	$49	$32	$49	$32	$50	$33
Summer Rec Swim Team	$159	$106	$162	$108	$165	$110	$167	$111
Summer Rec Swim Camp	$29	$19	$30	$20	$30	$20	$30	$20

Legacy Center-continued

Fee Information	Approved FY 2019		Approved FY 2020		Approved FY 2021		Proposed FY 2022	
	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Dance Camp								
5 & 6 year olds	$47	$39	$47	$39	$48	$40	$48	$40
7-14 years old	$72	$72	$73	$73	$74	$74	$75	$75
Dance								
Enrollment Fee	-	-	$25	$25	$25	$25	$26	$26
Summer Dance Class	-	-	$89	$79	$89	$79	$97	$81
30 minutes	$46	$34	$46	$34	$47	$35	$47	$35
40 minutes	$43	$36	$44	$37	$44	$37	$46	$38
50 minutes	$47	$39	$47	$39	$48	$40	$48	$40
Sessions:								
Babysitter Certification	$81	$60	$85	$64	$88	$65	$89	$66
CPR & First Aid	$72	$60	$73	$61	$74	$62	$76	$63
Rock Climbing Merit Badge	$42	$28	$42	$28	$44	$29	Discontinue	
Hunter Safety	$11	$7	$11	$7	$11	$7	$12	$8
Itty Bitty Baseball	$47	$39	$47	$39	$48	$40	$48	$40
(if member)	$42	$35	$42	$35	$43	$36	$43	$36
Itty Bitty Soccer	$47	$39	$47	$39	$48	$40	$48	$40
(if member)	$42	$35	$42	$35	$43	$36	$43	$36
Itty Bitty Basketball	$47	$39	$47	$39	$48	$40	$48	$40
(if member)	$42	$35	$42	$35	$43	$36	$43	$36
Itty Bitty Football	$47	$39	$47	$39	$48	$40	$48	$40
(if member)	$42	$35	$42	$35	$43	$36	$43	$36
Itty Bitty Ball	$47	$39	$47	$39	$48	$40	$48	$40
(if member)	$42	$35	$42	$35	$43	$36	$43	$36
Parenting With Love & Logic	$42	$35	$43	$36	$43	$36	$44	$37
Scrapbooking	$14	$12	$14	$12	$14	$12	$32	$27
Scrapbook Sleepover	$26	$22	$26	$22	$26	$22	$44	$37
Sign Language	$55	$46	$56	$47	$56	$47	$58	$48
Women On Weights- members only	$160	$135	$160	$135	$170	$140	$170	$140
Summer Youth Camp	$59	$49	$60	$50	$61	$51	$62	$52
Princess Party	$16	$13	$16	$13	$16	$13	$17	$14
Superhero Party	$16	$13	$16	$13	$16	$13	$17	$14
Safety On Wheels Fair	-	-	$10	$8	$16	$13	$17	$14
Adult Triathlon Training	$120	$89	$123	$92	$124	$92	$126	$93
(if member)	$108	$80	$111	$83	$112	$83	$113	$84
RAD Women	$41	$34	$41	$34	$42	$35	$20	$20
Science Class	$125	$104	$125	$104	$130	$108	$131	$109
Science Camp	$114	$95	$114	$95	$118	$98	$85	$71
Robotics Camp	$144	$120	$144	$120	$149	$124	$151	$16
Late Night @ LC Teen Camp	-	-	-	-	$14	$12	$14	$12
Social Date Dance Night	-	-	-	-	-	-	$10	$10
Kids Hiking Club	-	-	-	-	$18	$15	$18	$15
Fishing Club	-	-	-	-	$35	$35	$35	$35
Computer Game Programming Classes	-	-	-	-	$173	$144	$175	$146
Lego Engineering Camp	-	-	-	-	$164	$164	$166	$166
Youth Entrepreneur Fair	-	-	-	-	$10	$10	$10	$10
Sewing Camp	-	-	-	-	$35	$35	$40	$40
Gymnastics - Fall								
45 minutes 1 day per week	$49	$36	$50	$37	$50	$37	$51	$38
45 minutes 2 days per week	$81	$60	$82	$61	$82	$61	Discontinue	
1 hour 1day per week	$54	$40	$55	$41	$55	$41	$57	$42
1 hour 2 days per week	$92	$68	$93	$69	Discontinue		-	
1 hour 2 days per week (PreTeam)	$75	$68	$76	$69	Discontinue		-	
1 1/4 hours 2 days per week (PreTeam)	$85	$77	$86	$78	$88	$80	$89	$81
1 1/2 hours 1 day per week	$61	$51	$62	$52	$62	$52	$64	$53
1 1/2 hours 2 days per week	$107	$89	$109	$91	$110	$92	$112	$93
1 1/2 hours 2 days per week (PreTeam)	$98	$89	$100	$91	$101	$92	$101	$93
1 1/2 hours 3 days per week	$158	$132	$161	$134	Discontinue		-	

Legacy Center-continued

Fee Information	Approved FY 2019		Approved FY 2020		Approved FY 2021		Proposed FY 2022	
	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
2 hours 2 days per week	$102	$97	$104	$99	Discontinue		-	
2 hours 3 days per week	$146	$139	$148	$141	Discontinue		$173	$144
2 hours 4 days per week	$177	$169	$180	$171	Discontinue		-	
2 1/2 hours 1 day per week	$64	$61	$65	$62	Discontinue		-	
2 1/2 hours 2 days per week	$116	$110	$118	$112	Discontinue		-	
2 1/2 hours 3 days per week	$165	$157	$168	$160	Discontinue		-	
3 hours 2 days per week	$146	$139	$148	$141	$163	$148	$165	$150
3 hours 3 days per week	$185	$176	$188	$178	$208	$189	$210	$191
Level 6 Extra Class	$44	$42	$44	$42	$58	$43	$43	$43
Gymnastics - Summer (June, July & August)								
45 minutes 1 day per week	$62	$46	$62	$46	Discontinue		-	
45 minutes 2 days per week	$101	$75	$103	$76	Discontinue		-	
1 hour 1 day per week	$66	$49	$68	$50	Discontinue		-	
1 hour 2 days per week	$112	$83	$115	$85	Discontinue		-	
1 hour 2 days per week (PreTeam)	$91	$83	$94	$85	Discontinue		-	
1 1/4 hours 2 days per week (PreTeam)	$106	$96	$108	$98	Discontinue		-	
1 1/2 hours 1 day per week	$77	$64	$78	$65	Discontinue		-	
1 1/2 hours 2 days per week	$132	$110	$134	$112	Discontinue		-	
1 1/2 hours 2 days per week (PreTeam)	$121	$110	$123	$112	Discontinue		-	
1 1/2 hours 3 days per week	$197	$164	$199	$166	Discontinue		-	
2 hours 2 days per week	$127	$121	$129	$123	Discontinue		-	
2 hours 3 days per week	$181	$172	$184	$175	Discontinue		-	
2 hours 4 days per week	$222	$211	$225	$214	Discontinue		-	
2 1/2 hours 1 day per week	$80	$76	$81	$77	Discontinue		-	
2 1/2 hours 2 days per week	$144	$137	$146	$139	Discontinue		-	
2 1/2 hours 3 days per week	$204	$194	$207	$197	Discontinue		-	
3 hours 2 days per week	$182	$173	$184	$175	Discontinue		-	
3 hours 3 days per week	$230	$219	$233	$222	Discontinue		-	
Level 6 Extra Class	$55	$52	$56	$53	Discontinue		$53	$53
Cheer								
Enrollment Fee	-	-	$25	$25	$15	$15	$15	$15
30 minutes (Fall)	$42	$35	$43	$36	$43	$36	$44	$37
50 minutes (Fall)	$47	$39	$47	$39	$48	$40	$48	$40
Cheer (Summer)								
30 minutes	$73	$61	$73	$61	$76	$63	$77	$64
50 minutes	$86	$72	$86	$72	$89	$74	$90	$75
Preschool								
2 days a week	$91	$76	$92	$77	$94	$78	$95	$79
3 days a week	$113	$94	$114	$95	$116	$97	$118	$98
Summer Preschool	$178	$148	$180	$150	$184	$153	$186	$155
Hap Ki-Do	$65	$55	$65	$55	$73	$61	$74	$62
Other Programs								
Slim-to-Win	$260	$260	$260	$260	$340	$340	$340	$340
Adult Gun Safety & Handling (formerly Concealed Weapons)	$48	$48	$49	$49	$49	$49	$50	$50
Adaptive Volleyball	$35	$35	$35	$35	$35	$35	$35	$35
Adaptive Basketball	$26	$26	$36	$36	$36	$36	$36	$36
Adaptive Bowling	$45	$45	$35	$35	$35	$35	$35	$35
Private Swim Lessons	$25	$25	$25	$25	$25	$25	$26	$26
Semi-Private Swim Lessons	$15	$15	$15	$15	$15	$15	$16	$16
Private Gymnastics Lessons	$25	$25	$25	$25	$25	$25	$26	$26
Semi-Private Gymnastics Lessons	$15	$15	$15	$15	$15	$15	$16	$16
Ski & Snowboarding School (established in conjunction with American Fork City)	$225	$225	$230	$230	$235	$235	$336	$280
Special Olympics Swim Team	$49	$39	$57	$42	$58	$43	$58	$43
USA Swim Team - Dolphins	$50	$37	$82	$61	$82	$61	$100	$74
USA Swim Team - Sharks	$53	$39	$85	$63	$85	$63	$103	$76
USA Swim Team - Junior Prep	$59	$44	$92	$68	$92	$68	$113	$84
USA Swim Team - Juniors	$68	$50	$100	$74	$100	$74	$122	$90
USA Swim Team - Senior (Mar-Aug)	$88	$65	$120	$89	$120	$89	$142	$105
USA Yearly Membership Fee (set by USA Swimming)	$85	$85	$85	$85	$90	$90	$95	$95

Legacy Center-continued

Fee Information	Approved FY 2019		Approved FY 2020		Approved FY 2021		Proposed FY 2022	
WSI	$170	$170	$170	$170	$175	$175	$175	$175
Lifeguard Class	$200	$200	$200	$200	$200	$200	$200	$200
Masters Swimming	$22	$22	$22	$22	$30	$25	$42	$35
Gymnastics Meet Fees	$445	$445	$445	$445	$445	$445	Discontinue	
Facility Services:								
Body Fat Testing	$12		$13		$13		$13	
Personal Training	Per trainer		Per trainer		Per trainer		Per trainer	
Birthday Party Packages								
Package 1 - Room	$80		$80		$80		$85	
Package 2 - Room & Rock Wall	$85		$85		$85		$100	
Package 3 - Room & Swim	$95		$95		$95		$110	
Package 4 - Room, Swim & Rock Wall	$105		$105		$105		$135	
Kid Fit - 1st Child	$2.50		$2.50		$2.50		$2.50	
Kid Fit - Each Additional Child	$1.50		$1.50		$1.50		$1.50	
Facility Rentals								
Pool Rental (2 hour rental)	$350		$350		$350		$375	
Pool Rental-Alpine School Dist meet	$450		$450		$450		$450	
Lap Lanes - Short Course - Alpine School District	$10		$10		$10		$10	
Lap Lanes - Long Course - Alpine School District	$12		$12		$12		$12	
Lap Lanes - Short Course	$12		$12		$12		$12	
Lap Lanes - Long Course	$12		$12		$12		$12	
Full Gymnasium / hour	$55		$55		$55		$55	
each additional after 3 hours	$22		$25		$25		$25	
all day	$225		$250		$250		$250	
Half Gymnasium	$40		$40		$40		$40	
each additional after 3 hours	$17		$20		$20		$20	
all day	$160		$180		$180		$180	
Full Multi - purpose Room	$55		$55		$55		$55	
each additional after 3 hours	$22		$25		$25		$25	
all day	$225		$250		$250		$250	
Half Multi - purpose Room	$40		$40		$40		$40	
each additional after 3 hours	$17		$20		$20		$20	
all day	$160		$180		$180		$180	
Small Conference Room	$40		$40		$40		$40	
each additional after 3 hours	$17		$20		$20		$20	
all day	$160		$180		$180		$180	
Climbing Wall (per hour)	$40		$40		$40		$40	

Outdoor Pool

Fee Information	Approved FY 2019		Approved FY 2020		Approved FY 2021		Proposed FY 2022	
Season Pass	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Family (up to 6 people)	$193	$168	$193	$168	$193	$168	$193	$168
+ each additional family member	$30	$30	$30	$30	$30	$30	$30	$30
If Legacy Center year-round pass holder	$135	$118	$135	$118	$135	$118	Discontinue	
Individual	$110	$84	$110	$84	$110	$84	$110	$84
Pool Rental	$400		$400		$400		$425	
Daily Admission								
Ages 3 and under	Free		Free		Free		Free	
Individual (Ages 4-11)	$5		$5		$5		$5	
Individual (Ages 12-59)	$6		$6		$6		$6	
Seniors (Ages 60+)	$2		$2		$2		$2	
Lap Swimming	$3		$3		$4		$4	
Water Aerobics	$3		$3		$4		$4	
Group Rate Discounts:								
5-9 People (discount / person)	$0.50		$0.50		$0.50		$0.50	
10 or more (discount / person)	$1		$1		$1		$1	
Monday Family Night (up to 8 people)	$25		$25		$25		$25	

Lehi City FY 2022 Fee Schedule

Information Center

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Dumpster Rental / dumpster (for residents who pay garbage to Lehi City	$150	$150	$150	$200
Landfill Transfer Station Punch Card:				
3 Punch Card (1 per year for residents who pay garbage to Lehi City)	Free	Free	Free	Free
Fingerprinting:				
Resident	$10	$10	$10	$10
Non-Resident	$25	$25	$25	$25
Lehi History Book (Earlier Version)	$15	$15	$15	$15
Both books	$40	$40	$40	$40
Lehi History Book (Latest Version)	$35	$35	$35	$35
Business License				
Home-Occupied Business (no impact)	-	-	-	No Fee
Home-Occupied Business (impact)	$40	$40	$40	No Fee
Base Fee	$80	$80	$80	$80
Fireworks	$40	$40	$40	$40
Seasonal/Temporary (Christmas tree lot, snow cone shack, etc)	$40	$40	$40	$40
Beer License	$150	$150	$150	$150
Single event alcohol	$50	$50	$50	$50
Alcohol License	$300	$300	$300	$300
Solicitor (per person)	$50	$50	$50	$50
Late Fee	25% of the renewal fee if not paid by February 15th	25% of the renewal fee if not paid within 45 days of renewal date	25% of the renewal fee if not paid within 45 days of renewal date	25% of the renewal fee if not paid within 45 days of renewal date
Animal Shelter: (as established by NUVAS)				
Dog License - 1 year (if spayed or neutered)	$15	$15	$15	$15
Dog License - 2 year (if spayed or neutered)	$25	$25	$25	$25
Dog License - 3 year (if spayed or neutered)	$35	$35	$35	$35
Dog License - 1 year (if not spayed or neutered)	$35	$35	$35	$35
Dog License - 2 year (if not spayed or neutered)	$65	$65	$65	$65
Dog License - 3 year (if not spayed or neutered)	$95	$95	$95	$95
Passport				
Passport Application Fees* (In addition to State Department Charges**)	$35	$35	$35	$35
Photo Fee	$10	$10	$10	$10
Overnight Fee	Fee set by USPS	Fee set by USPS	Fee set by USPS	Fee set by USPS

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

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

Civil Fine Schedule

Fee Information	Approved FY 2019	Approved FY 2020	Approved FY 2021	Proposed FY 2022
Parking Violations:				
If paid within 5 business days:				
Overtime Parking (7-1-1)	$25	$25	$25	$25
Snow Removal (7-1-1)	$25	$25	$25	$25
Restricted Vehicles in Residential Zone (7-1-2)	$25	$25	$25	$25
Trailer on Roadway 12 hrs (7-1-2)	$25	$25	$25	$25
Parking Within 30' Sign or Signal (41-6A-1401)	$25	$25	$25	$25
Double Parking (41-6A-1401)	$25	$25	$25	$25
Parking Within Intersection (41-6A-1401)	$25	$25	$25	$25
Parking Out of Stall (41-6A-1401)	$25	$25	$25	$25
Parking Within 20' of Crosswalk (41-6A-1401)	$25	$25	$25	$25
Blocking Driveway (41-6A-1401)	$25	$25	$25	$25
Abandoned Vehicle 48 hrs (41-6A-1408)	$25	$25	$25	$25
Red Curb, Yellow Curb, Sign (41-6A-1401)	$30	$30	$30	$30
Parking On or Over Sidewalk (41-6A-1401)	$30	$30	$30	$30
Parking in Firelane (41-6A-1401)	$30	$30	$30	$30
Parking Within 15' Fire Hydrant (41-6A-1401)	$30	$30	$30	$30
Parked Facing Traffic (41-6A-1402)	$30	$30	$30	$30
Disability Space (41-1A-414)	$125	$125	$125	$125
Any Other Parking Violation under City Code or State Law	$25	$25	$25	$25
If Applicable; +/ any towing and storage fees	100%	100%	100%	100%
If Paid Between 6-10 business days (multiplied by base fine amt)	x2	x2	x2	x2
If Paid After 10 business days (multiplied by base fine amt)	x3	x3	x3	x3

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: May 11, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary and Final subdivision approval for the Jones Legacy Estates, a 2-lot residential subdivision located at approximately 1330 East 600 North in an RA-1 zone.

Suggested Action:

Attachments:

CC Staff Jones Legacy Estates Report 05.11.21.docx

Jones Legacy Estates Final Subdivision DRC 03.31.21.docx

Jones Legacy Estates Plans.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

JONES LEGACY ESTATES PRELIMINARY AND FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Dale Jones		
Meeting Date	May 11, 2021		
Requested Action/Purpose	Approval of a proposed preliminary and final subdivision		
Location	1330 East 600 North		
Existing General Plan Designation	Very Low Density Residential (VLDR)		
Existing Zoning	RA-1		
Existing Land Use	Undeveloped Field		
Number of Lots/Units	2 lots		
Adjacent Zoning and Land Use	*North*	Unincorporated	Single Family Home and Field
	South	R-1-8	Single Family Homes
	East	R-1-15	Single Family Homes
	West	Unincorporated	Field
Date of DRC Review	March 31, 2021		
Date of Planning Commission Review	April 22, 2021		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Public hearing, review, and recommendation on preliminary
City Council	Final approval on preliminary and final subdivision

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

Section 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.

Section 05.020. Zoning Districts Purpose.
The purpose of the Very Low-Density Residential Districts (R-1-22, RA-1, R-1-15) is to provide for large-lot single-family residential areas and/or hobby farm developments.

PROPERTY HISTORY

September 29, 2020 Property came into the City as the Jones Legacy Estates Annexation

REPORT ANALYSIS

The applicant requests approval of the proposed preliminary and final Jones Legacy Estates subdivision. The proposed subdivision includes two 0.48- acre lots and a full road section on 600 North and a partial road on 1330 East.

The construction of these roadways will increase the road connectivity and access in this area. It will also include the construction of sidewalks on 600 North and the east side of 1330 East. Both the roads and the sidewalk will provide benefit to the existing neighborhood. The applicant requests an exception to the existing road cross section standard that requires a five-foot walk and seven-foot planter. The applicant wishes to match the size of the existing sidewalk and planter which was built under the previous standard. City Council should include in their motion if they grant this exception or not.

The adjacent parcels to this proposed subdivision are third acre lots. These proposed approximate half acre lots will be a little larger than the existing lots adding some diversity in lot size in the existing neighborhood.

The DRC reviewed the proposed subdivision and had eight redline comments including:
1. Add note to the plat near set back table, that property line is 12’ from TBC**.**
2. Remove stop sign from plans.
3. Include lot addresses provided by Planning Staff and label the front of lot
4. Provide a transition from the proposed 5' walks to the existing 4' walks on both 1330 E and 600 N

Please consider including all DRC comments in your motion.

PLANNING DIVISION RECOMMENDATION

Planning staff recommends **APPROVAL** of the Jones Legacy Estates preliminary and final subdivision including the DRC comments from March 31, 2021. This recommendation is based on the following findings:

1. The proposed subdivision will provide road and sidewalk connectivity for the existing neighborhood.
2. The proposed approximate half acre lots are compatible with the existing third acre lots.
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 Lehi City Development Code in regard to subdivision approvals.
5. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission review the preliminary subdivision on April 22, 2021. The minutes and motion from this meeting follow:

3.4. Public hearing and recommendation of Dale Jones request for preliminary subdivision review of Jones Legacy Estates, a 2-lot residential subdivision located at approximately 1330 East 600 North in an RA-1 (residential/agriculture) zone.

The Applicant, Darren Jones, was present. There are two lots that are being annexed into the City from the property. There was a policy change that narrowed their lot size down a little under half acre. They would like to keep the original variance and will not plant trees in the mow strip if they can keep the lot size. They will be able to keep animal rights if they can keep the half acre lot size. The new City policy dramatically effects the applicant.

Commissioner Nielsen opened the public hearing for comment.

Bart Anthony stated implementing wider park strip and wider sidewalk on a single lot makes the most sense and asked that logic prevail.

Jacob stated there was a public comment on the new engagement platform.

Commissioner Nielsen closed the public hearing.

Commissioner Hemmert asked about the timing of the application. Ross Dinsdale stated a recommendation can be given by the City Council. Commissioner Peterson stated it was a catch .22 and the lot size was lost along with the animal rights. Ross also stated that lot two will tie into existing sidewalk, but lots one will need to maintain the new standard, unless decided otherwise by Council.

> **Motion:** Commissioner Peterson moved to send a positive recommendation **of Dale Jones request for preliminary subdivision review of Jones Legacy Estates, a 2-lot residential subdivision located at approximately 1330 East 600 North in an RA-1 (residential/agriculture) zone**, including all DRC comments and findings stated in the report; recommending an exception for road width and sidewalk width that are consistent along 1300 East. Commissioner Hemmert seconded.
>
> **Vote**: Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Hemmert, yes; Commissioner Peterson, yes; Commissioner Bunker, yes; Commissioner Hereth, yes; Commissioner Eyre, yes. The motion passed unanimously.

Jones Legacy Estates Final Subdivision
DRC Redline Comments

Dale Jones- requests preliminary and final review of the Jones Legacy Estates Subdivision, a 2-lot residential development located at approximately 1330 East 600 North in an RA-1 zone.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Dale Jones and Tony Trane
Date of Plans Reviewed: **03/23/21**
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer:
1. Provide actual INV elevation on storm drain manhole.
2. Locate both water services for both lots near a property line to avoid conflict with future driveways. I would move them to the East lot line of each lot.

Trent – Parks: No comments
Gary – Building/Inspections:
1. Add note to the plat near set back table, that property line is 12’ from TBC**.**

JD – Streets:
2. 62'
3. Change to 6" concrete
4. Extend fill to the north 10' to slope to existing grade to protect asphalt from sloughing off and add K-rail at the of the road.
5. Remove stop sign from plans.

Ross – Engineering:
6. Show and label edge of asphalt

Kim – Planning:
7. Include lot addresses provided by Planning Staff and label the front of lot
8. Provide a transition from the proposed 5' walks to the existing 4' walks on both 1330 E and 600 N

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. 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).
7. 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.
8. Address any comments or conditions from City Council approval.
9. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
10. 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).

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.

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. Developer shall provide a letter with an exhibit of the property covered from their title company guaranteeing that the property taxes including rollback/greenbelt taxes have been paid of open space or right of way is being dedicated.
5. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
6. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

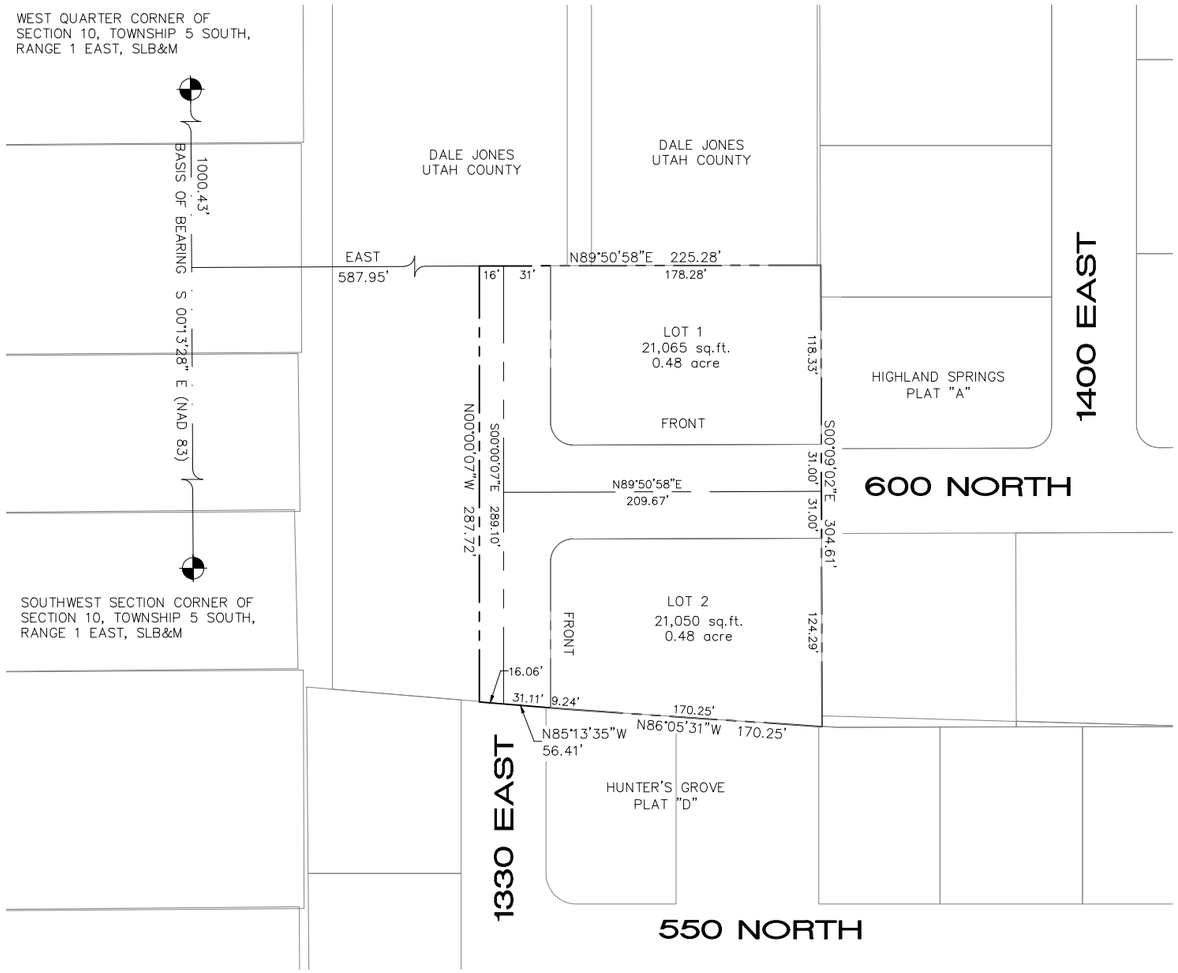
1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
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5. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. 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.
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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.
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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.

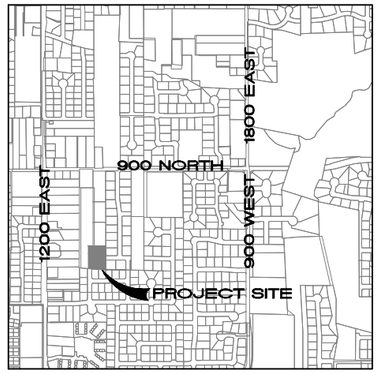
THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON APRIL 22nd

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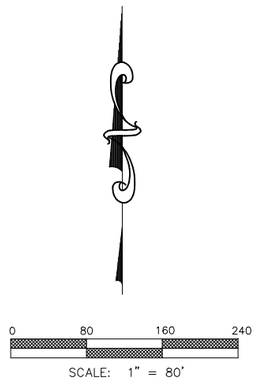
JONES LEGACY ESTATES PLAT "A"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



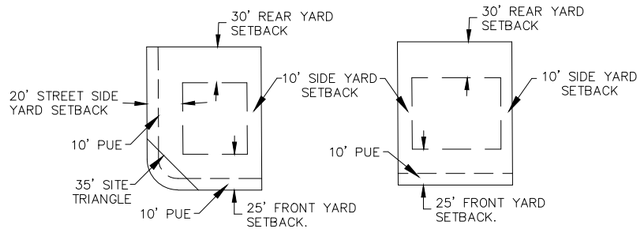


VICINITY MAP



NOTES:

1) THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
2) ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE 2016 LEHI CITY STANDARDS AND SPECIFICATIONS.
3) PAYMENT IN LIEU OF DETENTION.
4) ALL EXTERIOR PROPERTY CORNERS SHALL BE MARKED IN ACCORDANCE WITH LEHI CITY DESIGN STANDARDS AND PUBLIC SPECIFICATIONS INCLUDING NAILS IN THE CURB FOR EXTENSIONS OF SIDE YARD PROPERTY LINES.
5) A SOILS REPORT WILL BE NEEDED AT THE TIME OF BUILDING PERMIT.
6) ZONING IS RA-1.



SETBACK AND EASEMENT DETAIL

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described heron, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as PLAT "A" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is South 00°13'28" East 1000.43 feet along the section line and East 587.95 feet from the West Quarter Corner of Section 10, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence North 89°50'58" East 225.28 feet; thence South 00°09'02" East 304.61 feet along the West line of Highland Springs Plat "A"; thence along the North line of Hunter's Grove Plat "D" the following two courses 1) North 86°05'31" West 170.25 feet 2) North 85°13'35" West 56.41 feet; thence North 00°00'07" West 287.72 feet to the point of beginning.

Area: 1.54 acres

Basis of Bearing: the line between the West Quarter Corner and the Southwest Corner of Section 10, Township 5 South, Range 1 East, Salt Lake Base and Meridian which bears South 00°13'28" East (NAD 83 bearings, State Plane Dependent Resurvey Plat found at the Utah County Surveyors office)

_____ DATE

_____ SURVEYOR

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as JONES LEGACY PLAT "A" and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS_____ DAY OF_____, A.D. 20 ___

ACKNOWLEDGEMENT

STATE OF UTAH)
: S.S.
COUNTY OF UTAH)

ON THE_____DAY OF_____, A.D. 20 ___ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY _____

COMMISSION # _____

MY COMMISSION EXPIRES _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

_____ NOTARY PUBLIC SIGNATURE

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____

ATTEST _____ CLERK-RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS_____DAY OF_____, A.D. 20_____, BY THE _____ PLANNING COMMISSION

_____ DIRECTOR-SECRETARY

_____ CHAIRMAN, PLANNING COMMISSION

PLAT "A"

JONES LEGACY ESTATES

A RESIDENTIAL SUBDIVISION

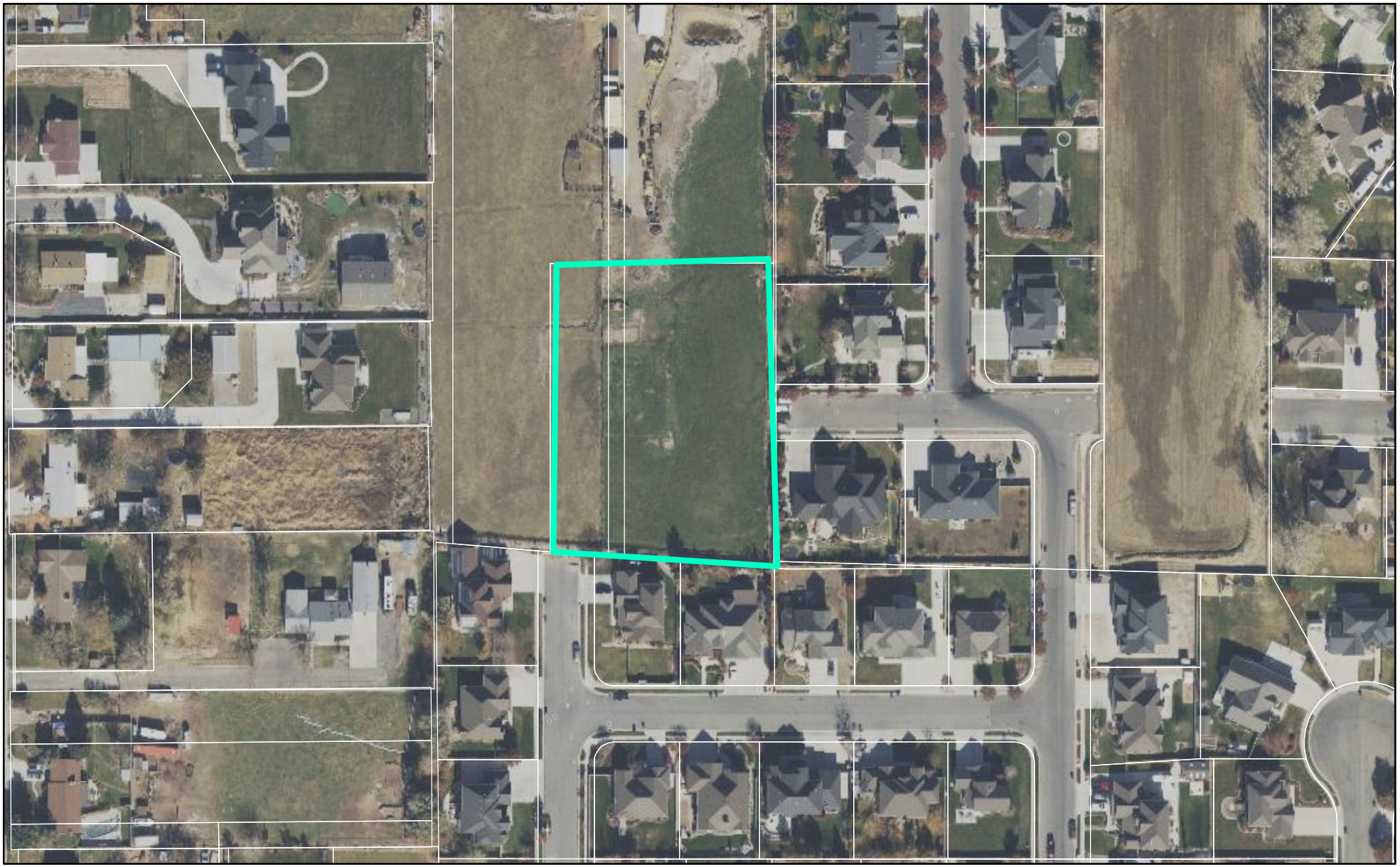
LEHI UTAH COUNTY, UTAH

SCALE: 1"= 60 FEET

SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDED SEAL

Jones Legacy Estates

Aerial

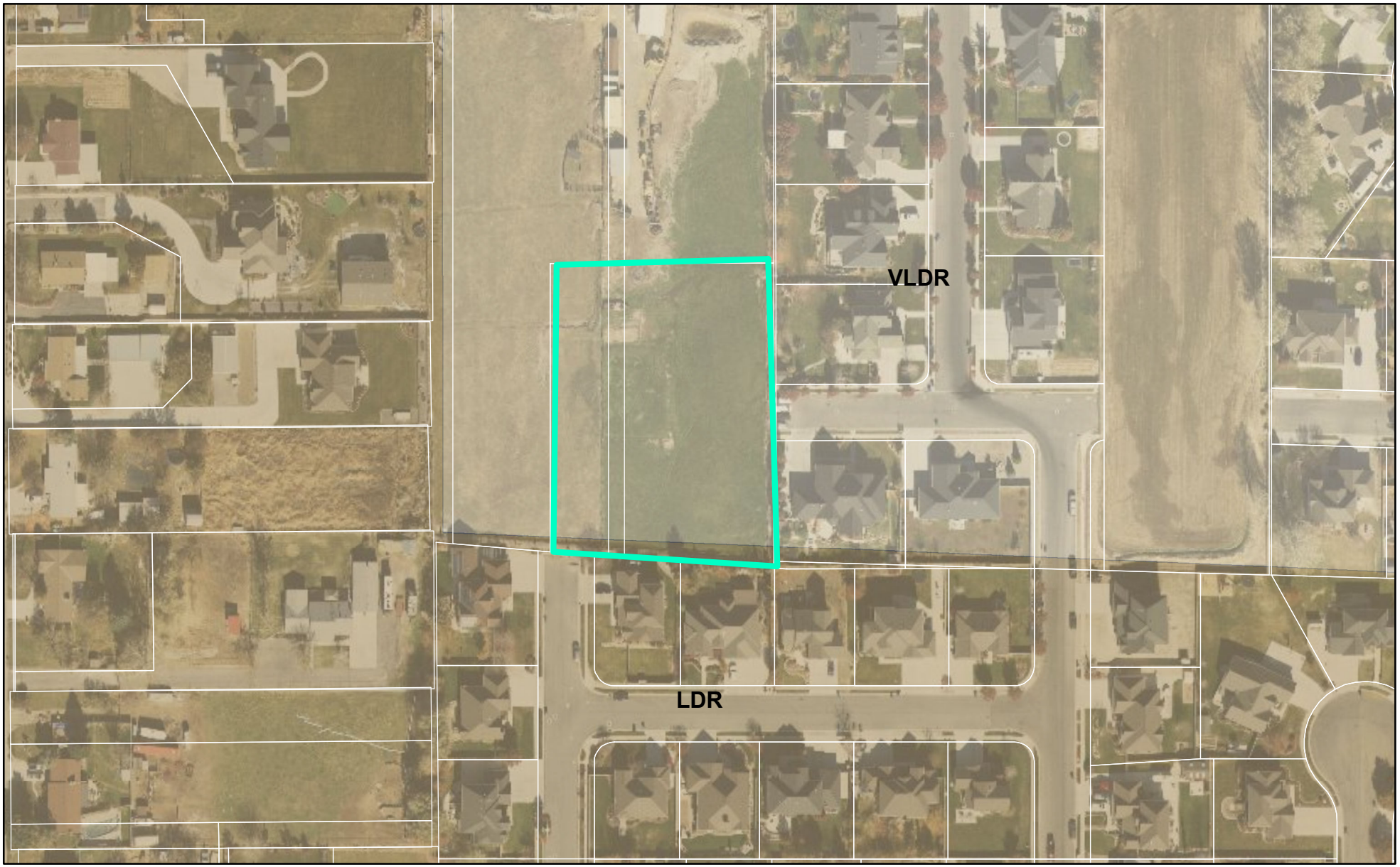


0 160 320 Feet

LEHI CITY

Jones Legacy Estates

General Plan

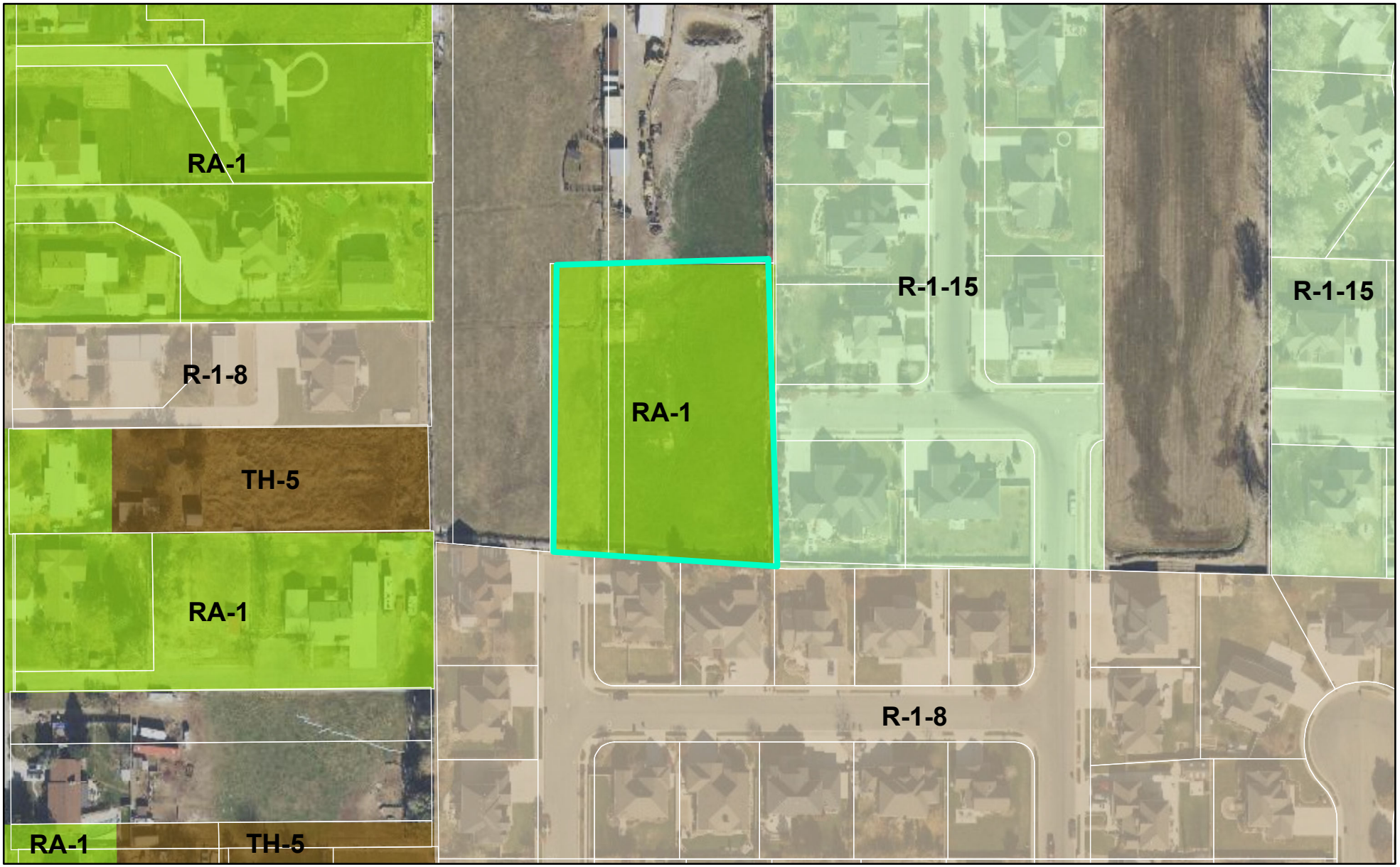


0 160 320 Feet

LEHI CITY

Jones Legacy Estates

Zoning



0 160 320 Feet

LEHI CITY

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: May 11, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval for the Hidden Canyon Plat D Phase 2 a 13-lot residential subdivision located at approximately 5900 North Valley View Road.

Suggested Action:

Attachments:

CC Staff Report Hidden Canyon Plat D Phase 2 Final Subdivision 05.11.21.docx

Hidden Canyon Plat D Phase 2 DRC 04.21.21.docx

Hidden Canyon Plat D Phase 2 Plans.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

HIDDEN CANYON PLAT D PHASE 2 FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Fieldstone Homes		
Meeting Date	May 11, 2021		
Requested Action/Purpose	Approval of a final subdivision		
Location	5900 North Valley View Road		
Existing Land Use	Undeveloped		
Existing Zoning	Planned Community (PC)		
General Plan Land Use Designation	Medium Density Residential (MDR)/ ESA		
Number of Lots/Units	13 lots		
Adjacent Zoning and Land Use	*North*	PC	Undeveloped (future phases)
	South	PC	Hidden Canyon Plat C
	East	PC	Undeveloped (future phases)
	West	PC	Approved Plat D Phase 1
Date of DRC Review	April 21, 2021		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

PROPERTY HISTORY

July 26, 1997	Annexed into the City as part of the Deerfield Annexation
January 24, 2012	The current amended Traverse Area Plan was adopted by City Council designating this area as medium density residential.
January 26, 2016	City Council approved the Hidden Canyon Preliminary Subdivision
February 23, 2021	City Council approved the Hidden Canyon Plat D Preliminary Subdivision

REPORT ANALYSIS

The applicant requests approval of the Hidden Canyon Plat D Phase 2 final subdivision located at approximately 5900 North Valley View Road. This proposed phase includes 13 single family lots ranging in size from approximately 7,300 to 13,200 square feet. The proposed final subdivision matches the approved lot layout in the Hidden Canyon Plat D preliminary subdivision that was approved earlier this year.

This phase does not include any trail sections. It meets the requirements of the Code and the design standards. The applicant noted on the plans that the pedestrian connection stairs between lots 203 and 213 will be installed with

phase six of Plat D.

The DRC reviewed the proposed subdivision and had five redline comments related to the water lines and curb and gutter. Please consider including all DRC comments in your motion.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Hidden Canyon Plat D Phase 2 final subdivision including the DRC comments from April 21, 2021. This recommendation is based on the following findings:

1. The proposed final subdivision matches the approved Hidden Canyon Plat D preliminary subdivision.
2. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed subdivision meets the requirements of the Development Code.
4. Other findings based upon information presented at the public meeting.

Hidden Canyon Plat D Phase 2
DRC Redline Comments

Fieldstone Home - requests final subdivision review of Hidden Canyon Plat D Phase 2 a 13-lot residential subdivision located at approximately 5900 North Valley View Road.

DRC Members Present: Glade Kirkham, Garion Rowett, Gary Smith, Joshua Bunnell, Luke Seegmiller
Representatives of the Applicant Present: Randy Smith
Date of Plans Reviewed: **04/13/21**
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power:
General: Previous phase/plat requires revision to power design due to changes.
Garion – Fire:
Greg – Water/Sewer:
1. RIM elevations on both SSMH and SDMH appear to be attached to existing elevation rather than new proposed elevation at bend on Chaco Drive
2. Show 12" HP storm line running East out of SDMH #222 in profile. Adjust elevation to avoid conflict with water lines at crossing.
3. Remove culinary blow off, tee, and valve.
4. Temp blow offs will be installed at this location in phase 1, they will be removed and replaced with construction valves with phase 2.

Trent – Parks:
Gary – Building/Inspections: No comments
JD – Streets:
5. Change to high back curb and gutter.

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

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.
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PRIOR TO RECORDING OF PLAT:
1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
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5. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

1. Retaining walls will require a building permit
2. 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.
3. 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.
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THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON MAY 11th

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

HIDDEN CANYON PHASE D
PLAT 2 SUBDIVISION

5900 NORTH FOX CANYON ROAD
LEHI, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
April 13, 2021

INDEX OF DRAWINGS

1-1	SUBDIVISION PLAT
C-001	GENERAL NOTES
C-100	SITE PLAN
C-200	GRADING AND DRAINAGE PLAN
C-201	ROUGH GRADING PLAN
C-300	UTILITY PLAN
C-301	OVERALL FIRE HYDRANT PLAN
C-400	EROSION CONTROL PLAN
PP-1	PLAN AND PROFILE CHACO DRIVE
PP-2	PLAN AND PROFILE VALLEY VIEW ROAD
C-500	DETAILS
C-501	DETAILS
C-502	DETAILS
C-503	DETAILS
C-504	DETAILS
C-505	DETAILS

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

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

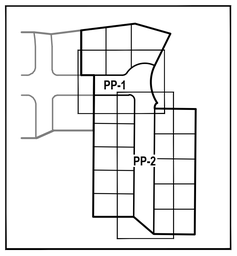
NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

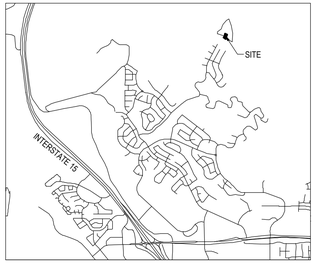
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

KEY MAP



NO SCALE

VICINITY MAP



NO SCALE

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2016 LEHI CITY POWER SPECIFICATIONS, APWA, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CALL BLUE STAKES 48 HOURS PRIOR TO DIGGING.
3. BENCHMARK ELEVATION = SOUTHEAST CORNER SECTION 19, T4S, R1E SALT LAKE BASE & MERIDIAN ELEV. = 4948.88.
4. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE CONSTRUCTING ANY IMPROVEMENTS.
5. PRIOR TO COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
FIELDSTONE HOMES
12896 PONY EXPRESS RD #400
DRAPER UT, 84020
CONTACT:
MATHEW LOVELAND
PHONE: 801-884-3597

HIDDEN CANYON PHASE D
PLAT 2 SUBDIVISION
LEHI, UTAH

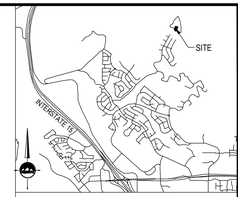
FOR REVIEW

PROJECT NUMBER 8439B
PRINT DATE 4/13/21
DRAWN BY
CHECKED BY
PROJECT MANAGER

HIDDEN CANYON PHASE D PLAT 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH
LOCATED WITHIN PC PLANNED COMMUNITY ZONING
RESIDENTIAL SUBDIVISION





VICINITY MAP
NOT TO SCALE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.65'	90°20'27"	N26°02'47"W	21.28'
C2	71.00'	5.84'	4°42'52"	N68°51'35"W	5.84'
C3	71.00'	76.13'	61°26'08"	N35°47'04"W	72.54'

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP (ENSIGN ENG. LAND SURV.)
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- FIRE HYDRANT
- PU&DE — PUBLIC UTILITY, DRAINAGE AND ROADWAY CONSTRUCTION EASEMENT

NORTH

HORIZONTAL GRAPHIC SCALE
40 0 20 40 60
(IN FEET)
HORZ: 1 inch = 40 ft.

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as HIDDEN CANYON PHASE D PLAT 2, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A portion of the Northeast and Northwest Quarters of Section 19, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 8,982.54 feet and West 2,143.52 feet from the Southeast Corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing being North 00°17'58" West along the section line from the Southeast Corner to the East Quarter Corner of said Section 30); and running

thence North 70°52'32" West 114.33 feet;
thence North 30°48'17" West 73.19 feet;
thence North 70°52'34" West 113.10 feet;
thence North 19°11'43" East 394.94 feet;
thence North 71°13'01" West 36.97 feet;
thence North 18°46'59" East 124.62 feet;
thence South 78°14'56" East 151.73 feet;
thence South 55°49'54" East 102.53 feet;
thence South 36°25'29" West 166.10 feet;
thence Southwesterly 29.98 feet along the arc of a 71.00 feet radius non-tangent curve to the right (center bears South 84°56'00" West and the long chord bears South 07°01'46" West 29.76 feet through a central angle of 24°11'31");
thence South 19°07'31" West 21.64 feet;
thence South 70°52'34" East 114.34 feet;
thence South 19°07'28" West 350.00 feet to the point of beginning.

Contains 138,904 Square Feet or 3.189 Acres and 13 Lots

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S DEDICATION

Known all people by these presents that I / we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

HIDDEN CANYON PHASE D PLAT 2

do hereby dedicate the streets, easements and other public areas as indicated hereon for the perpetual use of the public.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20 _____.

By:
Its:

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } S.S.

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

MY COMMISSION EXPIRES:

NOTARY PUBLIC
RESIDING IN _____ COUNTY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS HEREON, 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.

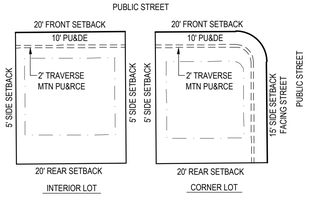
THIS _____ DAY OF _____, A.D. 20____.

MAYOR

ATTEST: _____
CLERK/RECORDER
(SEE SEAL BELOW)

NOTES
1. SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS. ALL FRONT LOT CORNERS TO HAVE A RIVET SET ON TOP OF CURB ON THE PROLONGATION OF EACH LOT LINE.
2. STORM WATER RUNOFF FOR THIS DEVELOPMENT WILL BE HANDLED WITH THE EXISTING DETENTION POND PREVIOUSLY APPROVED WITHIN HIDDEN CANYON PLAT "A".

Dominion Energy Utah - Note:
Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be constructed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Dominion Energy Utah also hereby approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.



TYPICAL BUILDING SETBACKS

NOTE: FRONT PROPERTY LINE IS 9' FROM TBC

LAND USE TABLE		
LOT AREA	= 2.529 AC	79%
ROADWAYS	= 0.660 AC	21%
OPEN SPACE	= 0.000 AC	0%
TOTAL AREA	= 3.189 AC	100 %

CURRENT ZONE: PC
SINGLE FAMILY LOTS: 13
DENSITY: 4.0 UNITS / ACRE

OWNER
FIELDSTONE HOMES
12896 PONY EXPRESS RD #400
DRAPER, UTAH 84020
PHONE: 801.884.3597

ENSIGN

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone:801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

SHEET 1 OF 1

PROJECT NUMBER : 8739B
MANAGER : JKF
DRAWN BY : MWB
CHECKED BY : PMH
DATE : 4/13/21

PLANNING COMMISSION APPROVAL

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

CHAIR, PLANNING COMMISSION

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH			

HIDDEN CANYON PHASE D PLAT 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

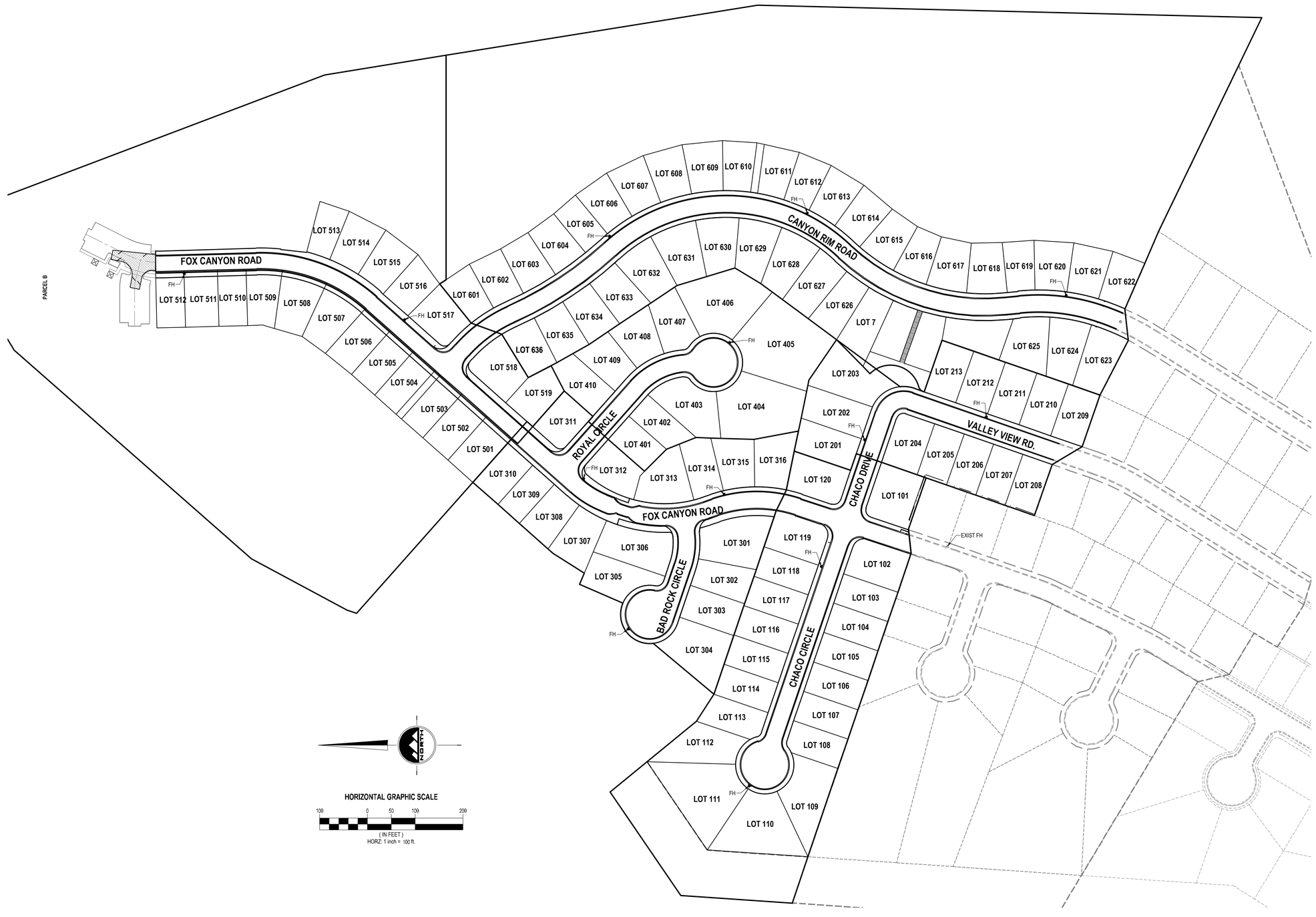
811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4948.88'



NORTH

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

(IN FEET)

HORZ: 1 inch = 100 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
FIELDSTONE HOMES
12896 PONY EXPRESS RD #400
DRAPER UT, 84020
CONTACT:
MATHEW LOVELAND
PHONE: 801-884-3597

HIDDEN CANYON PHASE D
PLAT 2 SUBDIVISION

LEHI, UTAH

FOR REVIEW

OVERALL FIRE HYDRANT PLAN

PROJECT NUMBER 8439B
PRINT DATE 4/13/21
DRAWN BY
CHECKED BY
PROJECT MANAGER

C-301

Hidden Canyon Plat D Phase 2

Aerial

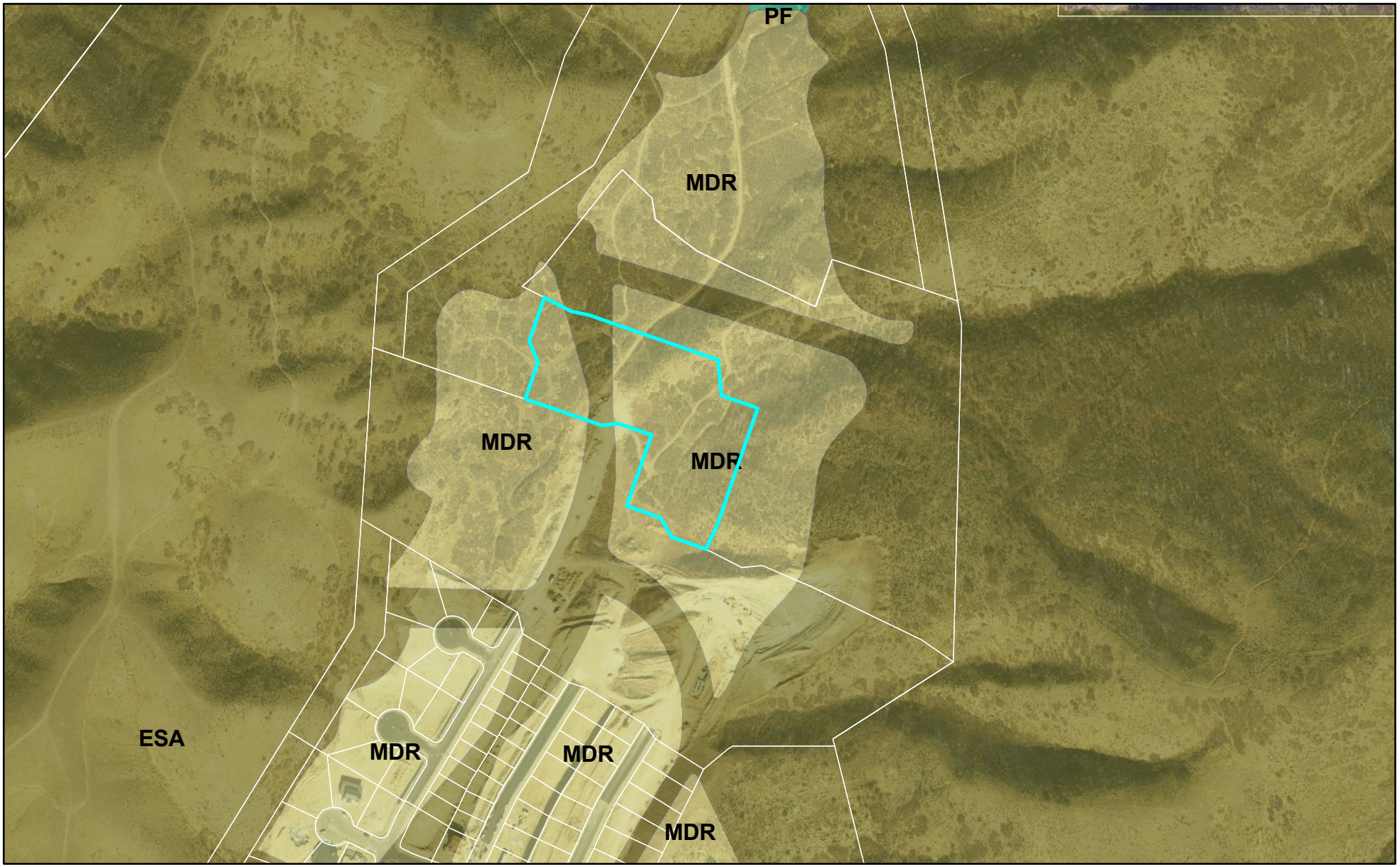


0 530 1,060 Feet

LEHI CITY

Hidden Canyon Plat D Phase 2

General Plan



LEHI CITY

Hidden Canyon Plat D Phase 2

Zoning



0 530 1,060 Feet

LEHI CITY

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: May 11, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #18-2021, the Concord Homes Zone Change from RA-1 (residential/agriculture) to R-1-12 (residential) on 0.69-acres of property located at 705 North Cedar Hollow Road.

Suggested Action:

Attachments:

CC Staff Report Concord Homes Zone Change 05.11.21.docx

Ord 18-2021.docx

Concord Homes Zone Change DRC 04.07.21.docx

Concord Homes Zone Change Narrative and Pictures.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

CONCORD HOMES ZONE CHANGE

CITY COUNCIL REPORT

Applicant	Concord Homes		
Meeting Date	May 11, 2021		
Requested Action/Purpose	Approval of a proposed zone change		
Location	705 North Cedar Hollow Road		
Acreage	0.69 acres		
Existing Zoning	RA-1		
Existing General Plan Land Use Designation	LDR		
Proposed Zoning Designation	R-1-12		
Existing Land Use	Single Family Home		
Adjacent Zoning and Land Use	*North*	R-1-8	Single Family Homes
	South	PF	Lehi Junior High
	East	RA-1	Single Family Homes
	West	R-1-8	Single Family Homes
Date of DRC Review	April 7, 2021		
Date of Planning Commission Review	April 22, 2021		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

From 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.

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Goal: 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.

Policy: The purpose of the Low-Density Residential Districts (R-1-12, R-1-10, R-1-8, and R-1-Flex) is to provide for

single-family residential areas and dwelling units on individual lots.

1. The standard zones for the Low-Density Residential District are the R-1-Flex zone and R-1-12.

2. A property may be zoned to an R-1-8 or R-1-10 zone only in cases where a parcel of property is immediately adjacent to existing R-1-8 or R-1-10 zoning on at least 3 sides.

PROPERTY HISTORY

July 31, 2985 Property came into the City as part of the Cedar Hollow Addition.

REPORT ANALYSIS

The applicant seeks approval of the proposed Concord Homes zone change from RA-1 to R-1-12 on 0.69 acres located at 705 N Cedar Hollow Road. The applicant's request for R-1-12 zoning is consistent and compatible with the General Plan Land Use Designation of Low Density Residential (LDR). The R-1-12 zone allows for single family homes, with a small yard area and limited animal rights. The R-1-12 and R-1-Flex zones are the standard zones for the LDR General Plan land use designation.

Water dedication will be required as part of this zone change to provide for the potential increased water use of additional density. The water dedication must take place before the zone change is recorded.

The DRC reviewed the proposed Concord Zone Change and had five comments for the applicant. These comments provided information for the applicant regarding future development of this land. Please consider including all DRC comments in your motion.

PLANNING DIVISION RECOMMENDATION

Planning Division staff recommends **APPROVAL** of the proposed Concord Homes zone change including the DRC comments from April 7, 2021. This recommendation is based on the following findings:

1. The proposed zone change is compatible with the single-family use of the surrounding areas.
2. The proposed zone change is consistent with the goals and policies of the General Plan.
3. The proposed zone change to R-1-12 provides single-family homes with small yards.
4. The proposed zone change is consistent with the LDR designation of the General Plan.
5. The proposed zone change will not unduly affect the uses or proposed uses for nearby and adjoining properties.
6. The proposed zone change will not adversely affect the public health, safety, and welfare of the surrounding neighborhoods.
7. The overall community benefit of the proposed amendment.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on April 22, 2021. The minutes and motion from this meeting follow:

3.3. Public hearing and recommendation of Concord Homes' request for review of the Concord Homes Zone Change from RA-1 (residential/agriculture) to R-1-12 (residential) on 0.69-acres of property located at 705 North Cedar Hollow Road.

The Applicant was not present.

Commissioner Nielsen opened the public hearing for comment.

Dustin Beecroft stated that he lives just west of the proposed development. The only recommendation he would like to make is the existing chain link fence and shed removed from the property line so they can put up a new fence.

Commissioner Nielsen closed the public hearing for comment.

Ross Dinsdale addressed the issue of the existing shed. He said if it is an existing shed that if they don't need to physically remove it to accommodate the new house. The City can't enforce that.

Commissioner Hereth asked why it was 705 North and not 705 East? Jacob stated it was a clerical error.

> **Motion**: Commissioner Bunker moved to send a positive recommendation **of Concord Homes' request for review of the Concord Homes Zone Change from RA-1 (residential/agriculture) to R-1-12 (residential) on 0.69-acres of property located at 705 North Cedar Hollow Road;** including all DRC comments and findings stated in the report. Commissioner Hereth seconded.
>
> **Vote**: Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Hemmert, yes; Commissioner Peterson, yes; Commissioner Bunker, yes; Commissioner Hereth, yes; Commissioner Eyre, yes. The motion passed unanimously.

ORDINANCE NO: 18-2021

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 705 NORTH CEDAR HOLLOW ROAD

WHEREAS, Concord Homes, authorized agent for the owner of property located at 705 North Center Street 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-1-12 (Low Density Residentia); and

WHEREAS, following a public hearing on April 22, 2021, 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 May 11, 2021, 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 April 22, 2021; 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-1-12 (Low Density Residential).

PART II:

A. If a provision of this Ordinance 18-2021 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 11th day of May 2021.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

CONCORD HOMES ZONE CHANGE LEGAL DESCRIPTION

COM S 364.67 FT & E 625.17 FT FR N 1/4 COR. SEC. 9, T5S, R1E, SLB&M.; S 89 DEG 50' 48" E 141.47 FT; S 0 DEG 22' 41" E 212.19 FT; S 85 DEG 40' 22" W 136.54 FT; N 1 DEG 43' 38" W 222.97 FT TO BEG. AREA 0.694 AC.

Concord Homes Zone Change
DRC Redline Comments

Concord Homes- requests review of the Concord Homes Zone Change from RA-1 to R-1-12 on .69-acres of property located at 705 North Cedar Hollow Road.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Gary Smith, Joshua Bunnell, Luke Seegmiller
Representatives of the Applicant Present: Kirk Philo
Date of Plans Reviewed: 03/29/21
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer:

1. Water/PI and sewer lateral services for the existing home are located along the frontage of Cedar Hollow Road. Each lot will require individual service connections, these services connections must be located on the lot with the home they serve.
2. New Water/PI and sewer services for existing home will need to be installed off of Summer Crest Drive

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

3. Curb, gutter AND sidewalk will be required when the subject property is developed
4. 34' of asphalt will be required on Cedar Hollow Road at time of development.

Luke – Traffic:
Kim – Planning:

5. 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-1-12 Zone. The amount of culinary water is 1.3- acre feet per acre and irrigation water is 2.34-acre feet per acre.

This area has a **Low Density Residential (LDR)** designation on the General Plan Land Use Map.

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.

THIS ITEM NEEDS ENVELOPES AND WILL BE SCHEDULED FOR PLANNING COMMISSION ON APRIL 22nd

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.

concordhomes

9089 South 1300 West #100
West Jordan, Utah 84088

760.468.1527
kirk@concordhomesutah.com
concordhomesutah.com

3/27/21

Lehi City
153 N 100 E
Lehi, UT 84043

Attention: Brittney Harris, Planner

Subject: **REVISED REQUEST** to Application for zoning map amendment. 12:048:0300, 705 Cedar Hollow Rd., Lehi, UT 84043.

After discussing our initial application with DRC, Concord Homes would like to revise our request. The current parcel is zoned RA-1. This would allow us to split the lot and add one additional parcel, for a total of two parcels.
Concord Homes LLC is requesting a zoning change to R-1-12 which would allow one additional parcel.

Granting approval of our zoning change request to R-1-12 would have a significantly positive aesthetic, safety and economic impact to Lehi City and the surrounding neighbors. The removal of the old home and the construction of two new homes would help beautify the neighborhood. We will be taking special care when plotting each home and managing the construction process to ensure, as many of the existing old growth mature trees are preserved. It is our intent to plot the new home within the trees so new home will be integrated into the established growth and minimize the visual impact. In addition, this will provide the new homeowners with mature, established landscaping.

We are very aware of the fact that new developments typically result in significant site clearing. This is usually one of the biggest complaints that I hear from surrounding neighbors when developing and constructing new homes. Although we will not retain all trees, we will only remove the trees that are required and will always do our best to preserve large mature healthy trees.

The street frontage improvements along Cedar Hollow Rd. would improve safety for pedestrian traffic, allow for safer passage of vehicle traffic and improve the drainage pattern. These improvements are all that much more important due to the proximity to the school zone.

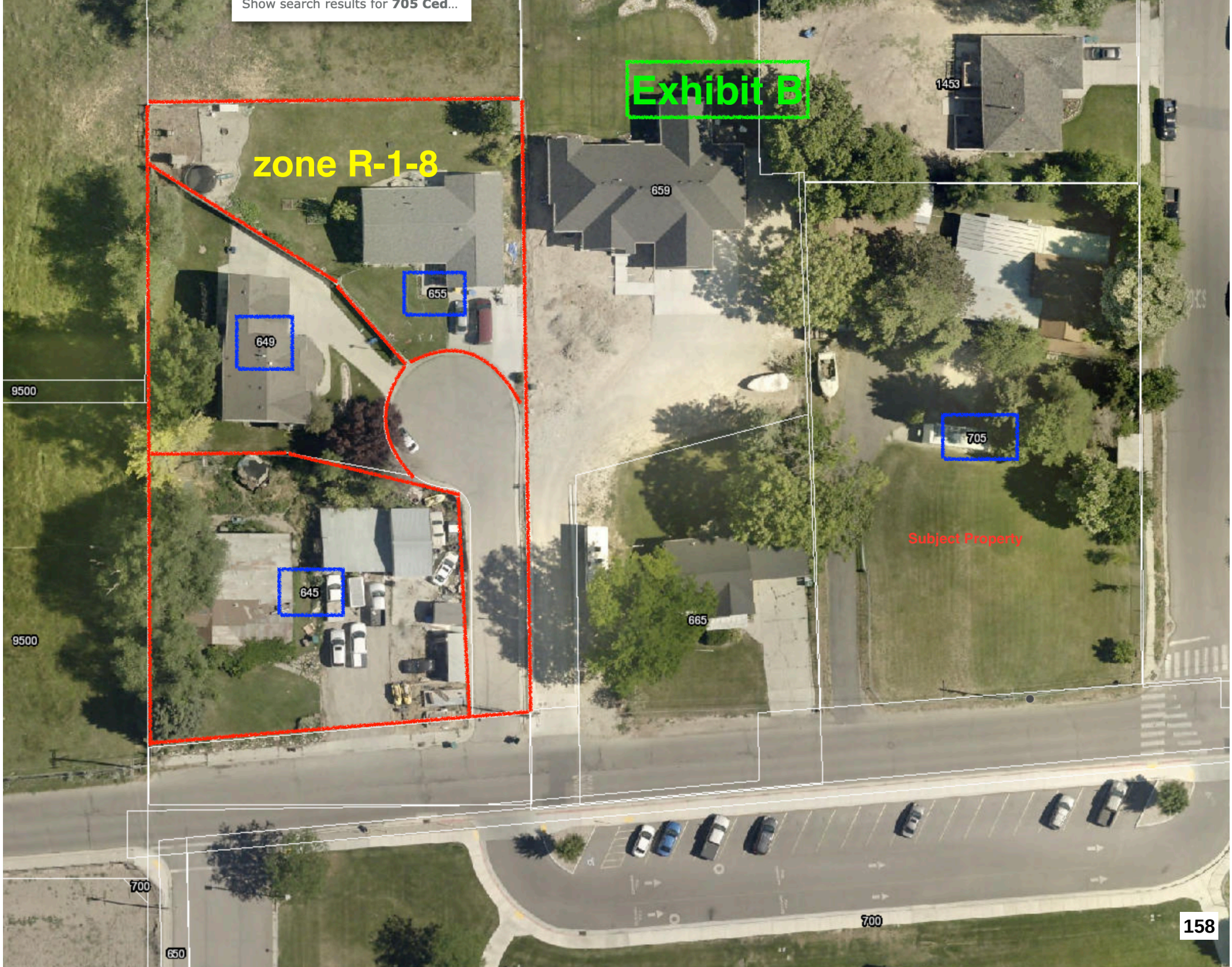
The terrain of our parcel is flat and provides the opportunity for little to no grade changes. Therefore, there is minimal impact to the surrounding neighbors and neighborhood. The adjacent homes North on Summer Crest Dr. are not as fortunate. Our site will not require retaining walls or have steep driveways to accommodate the zone change.

Overall, there are many compelling reasons to justify the zone change to R-1-12. This change brings more continuity to the neighborhood, provides aesthetic benefits to the neighbors, improves safety for school traffic and pedestrian traffic, beautifies the neighborhood and provides a positive long-term impact on Lehi City.

Concord Homes respectively requests you approve the zone change from RA-1 to R-1-12.

Cordially,

Kirk Philo
President, Concord Homes LLC


Show search results for 705 Ced...
Exhibit B
zone R-1-8
1453
659
655
649
9500
705
Subject Property
645
665
9500
700
700
650

RA1 Lot split, adding parcel with existing house.

Exhibit C

zone RA-1

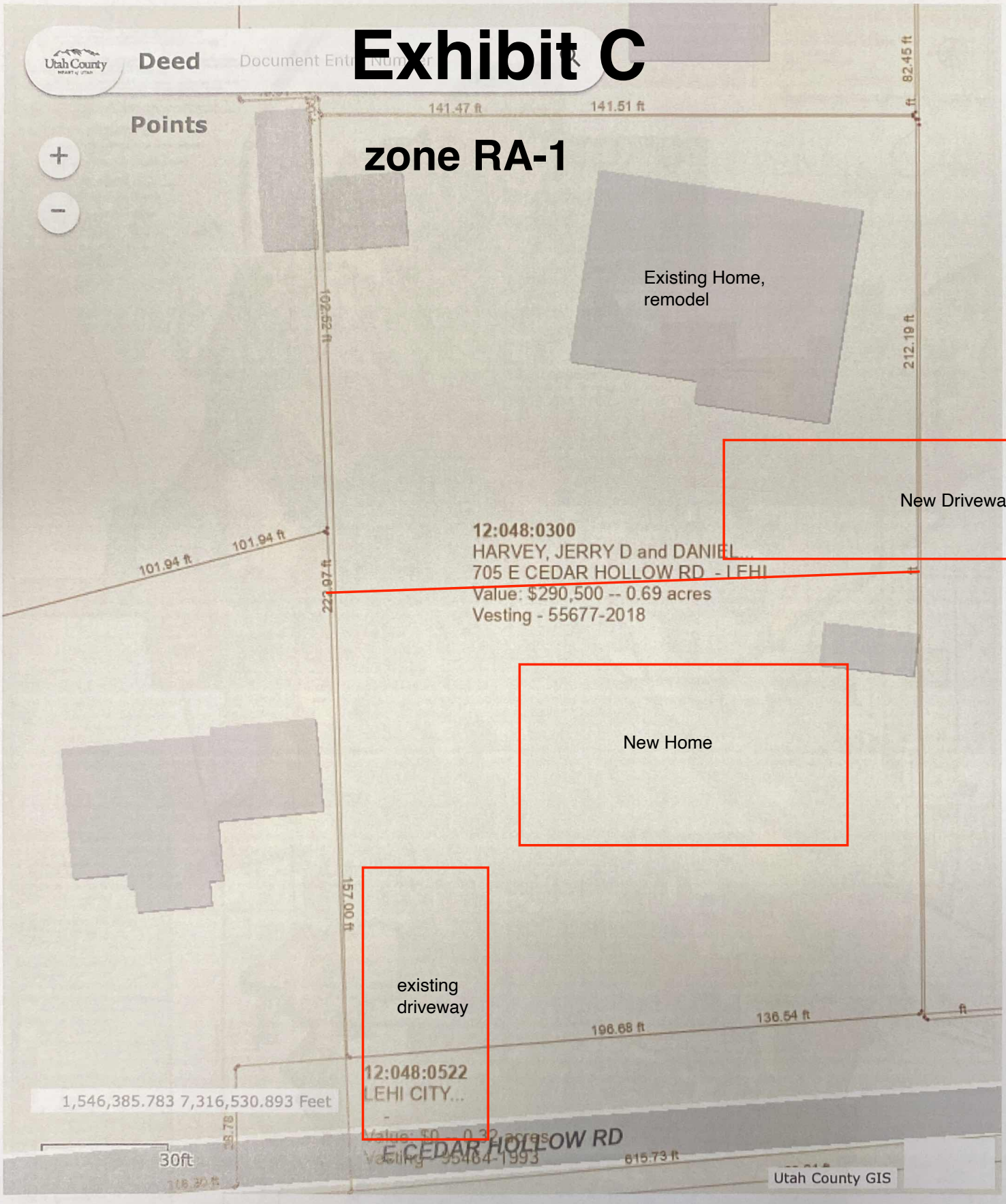


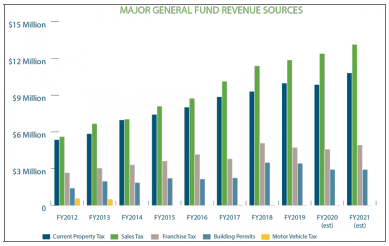
Exhibit E



Revenue & Taxation

Lehi City is funded primarily through two categories of revenue: taxes and fees. Tax revenue is primarily used to pay for services provided to the public in general such as police, fire, streets, and parks. The City also provides services that benefit specific groups of citizens for which a specific fee is charged, which is intended to pay for all or part of the costs incurred to provide that service. The City adheres to the following revenue policies:

- The City should maintain a diversified and stable revenue system to shelter it from unforeseeable short-run fluctuations in any one revenue source.
- The City should estimate revenues conservatively on an annual basis to avoid unexpected deficits and to provide a funding source for capital project needs.
- The City should minimize the use of one-time revenue to fund ongoing services.
- The City should annually review the full costs of activities supported by user fees, impact fees, license and permit fees, and special assessments to 1) identify the impact of inflation, 2) determine that the full long-term service costs are not being subsidized by general revenues or passed on to future generations of taxpayers, 3) determine the subsidy of some fees, and 4) to consider new fees, subject to the review of City Council.
- The City should seek to maintain a stable tax rate.

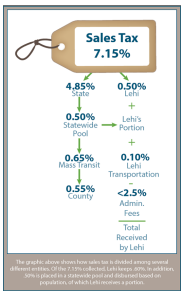


The above chart shows the ten-year trend for those revenue sources classified as general taxes and as building permit fees. In total, these five sources are expected to comprise approximately 77% of the General Fund revenue. It is important to maintain balance among major revenue sources. The remainder of this webpage will provide additional information on the major general fund revenue sources used to fund the City's general government services. **User fee revenue information can be found by clicking** *here (https://www.lehi-ut.gov/wp-content/uploads/2020/07/2021-FeeSchedule.pdf)***.** User fees are based on an analysis of how much of the cost should be covered by the fee versus how much should be subsidized by general taxes and revenue. Factors considered in the analysis include:

- How Lehi's fees compare with those charged by other cities,
- Whether the service benefits the general public versus an individual user, and
- Whether the same service can be offered privately at a lower cost.

Sales Tax

General sales tax is one of Lehi City's largest revenue sources at just over 30% of General Fund revenue for FY 2021. State law authorizes cities to receive sales tax revenue based on the process described in the chart shown below. Normally, sales tax revenue fluctuates more with the economy than the other major tax revenue sources. However, commercial growth has continued to hold steady with the addition of Class A office space and several commercial developments.

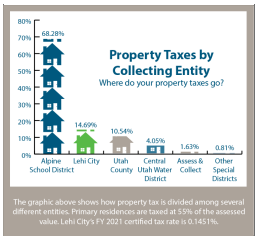


Property Tax

Property tax is another one of Lehi City's largest sources of tax revenue, accounting for about 25% of General Fund revenue. In Fiscal year 2014, Lehi's Finance Department started combining current property taxes, motor vehicle taxes, and delinquent taxes into one property tax line item. This accounts for the increase in the property tax revenue line item from previous budgets. Utah County assesses the taxable value of property in Lehi and collects property tax. Lehi City's FY 2021 certified property tax rate is 0.001451. Primary residences are taxed at 55% of the assessed value while secondary residences are taxed at 100% of the assessed value. Lehi City receives approximately 15% of what Lehi residents pay in property taxes (see graph below).

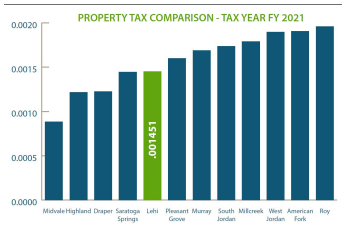
Related Pages

Transparency (https://www.lehi-ut.gov/government/transparency/)



The graphic above shows how property tax is divided among several different entities. Primary residences are taxed at 55% of the assessed value. Lehi City's FY 2021 certified tax rate is 0.1451%.

Maintaining an average rate for many years, property tax revenues have stayed relatively stable. When compared to other cities in Utah of a similar size, Lehi has maintained a relatively average property tax rate for many years which has helped to mitigate against the need for a significant rate increase in any single given year.



Franchise Tax

Franchise taxes are the third largest source of revenue for the general fund, accounting for approximately 11% of total General Fund revenues. State law authorizes cities to collect up to 6% in utilities operating within city boundaries.

Motor Vehicle Tax

A statewide fee is assessed on motor vehicles in lieu of property taxes. The fee is assessed based on the age of the vehicle. Historically, this source of revenue accounted for just under 3% of all General Fund revenues. Lehi's Finance Department now tracks motor vehicle tax revenue with property tax and delinquent taxes under one line item. A breakdown of how the Motor Vehicle Tax is assessed is provided below:

MODEL YEARS	AGE-BASED FEE
2020-2018	$150
2017-2015	$110
2014-2012	$80
2011-2009	$50
2008 & older	$10
*Source: Utah State Tax Commission	

LEHI CITY
153 North 100 East
Lehi, Utah 84043
Phone: 385.201.1000
Fax: 385.201.1001

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Privacy - Terms

Exhibit G


New drive approach and driveway improves asethitic appearance of neighbirhood
New Curb & Gutter improves walkability and street asethitics
new corner transition will remove trip hazards and imprive safety


Exhibit H
New homes will beautify
the neighborhood and
improve asthetics


Exhibit J
New homes will beautify the neighborhood and improve asthetics

Exhibit K


Large Trees
new driveway and
fencing, removal
of old buildings
will help beautify
the neighborhood

Concord Homes Zone Change

Aerial



0 100 200 Feet

LEHI CITY

Concord Homes Zone Change

General Plan

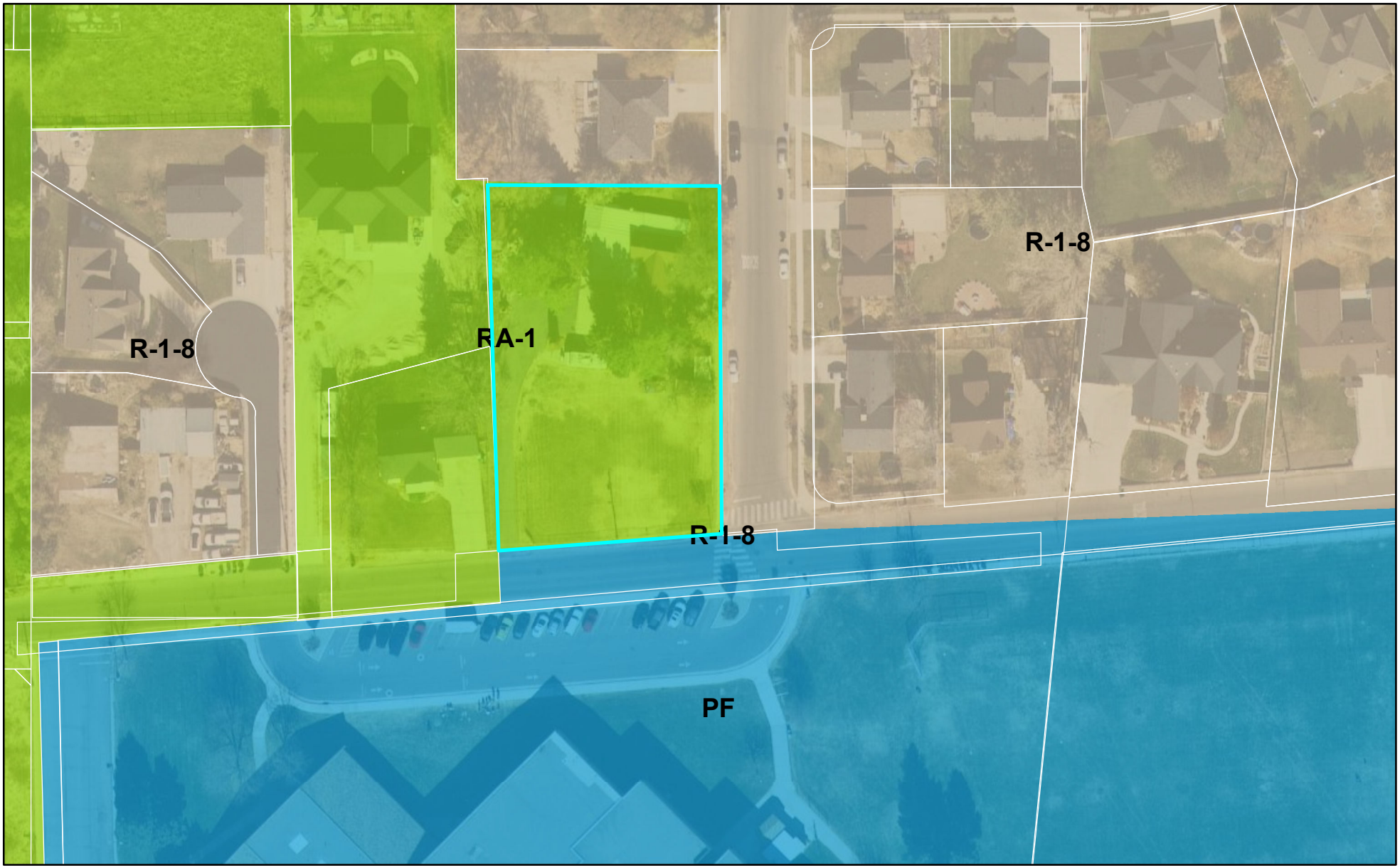


0 100 200 Feet

LEHI CITY

Concord Homes Zone Change

Zoning



0 100 200 Feet

LEHI CITY

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: May 11, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #19-2021, approval of the Lakeview Land and Rock General Plan Amendment at approximately 600 East 600 South, changing the designation from LDR (low density residential) to LI (light industrial) on approximately 12.81 acres.

Suggested Action:

Attachments:

CC Staff Report Lakeview Land and Rock General Plan Amendment 05.11.21.docx

Lakeview General Plan amendment DRC 03.31.21.docx

Ord 19-2021.docx

Lakeview General Plan Amendment aerial.pdf

Lakeview General Plan Amendment GP.pdf

Lakeview General Plan Amendment zoning.pdf

Lakeview General Plan Amendment narrative.pdf

Lakeview General Plan Amendment layout.pdf

LAKEVIEW LAND AND ROCK GENERAL PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	Cole Peck		
Meeting Date	May 11, 2021		
Requested Action/Purpose	Approval of a proposed general plan amendment		
Location	Approximately 600 East 600 South		
Acreage	12.81 acres		
Existing Zoning	N/A- Unincorporated part of Utah County		
Existing General Plan Land Use Designation	LDR (Low Density Residential)		
Proposed Land Use Designation	LI (Light Industrial)		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	A-1/ R-1-10/TH-5	Single family residential
	South	N/A	Unincorporated part of Utah County
	East	A-1	Single family residential/Peck Trucking
	West	R-1-Flex	Valley Point Subdivision
Date of DRC Review	March 31, 2021		
Date of Planning Commission Review	April 22, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval
The City Council should consider the following factors, among others, when reviewing a General Plan amendment:

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

APPLICABLE GENERAL PLAN GOALS AND POLICIES

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.



Light Industrial (L-1)

The L-1 classification identifies and provides locations for light industrial uses that produce no appreciable impact on adjacent properties and seek a clean and attractive industrial setting. Uses allowed in the L-1 classification may include automobile and truck rental, auto and truck repair, furniture manufacture and repair, tire distribution and retail sales, upholstery shops, industrial assembly, freight terminal, warehousing, moving and storage, and manufacturing activity. The Light Industrial Zone is applicable here.



PROPERTY HISTORY

The subject property has not been annexed into Lehi or have any previous development on it.

REPORT ANALYSIS

The applicant is requesting approval of an amendment to the Lehi General Plan Land Use Map to change the designation of approximately 12.81-acres of property located at approximately 600 East 600 South from Low Density Residential to Light Industrial.

The Light Industrial designation is intended to allow a more attractive industrial setting for specific lower impact industrial-related uses. The applicant has included in their narrative a desire to develop the land with an office warehouse building for their construction companies.

Recognizing the location of the proposed amendment in relationship to residential uses, the DRC issued concern about the Light Industrial land use being incompatible with immediately adjacent residential land use. This concern stems from the Lehi City General Plan Goal #7 which calls out for “planned and orderly development with a system of land uses”. Zoning and land use designations should be planned to transition residential land uses to other compatible land uses. While there are industrial uses on the east side of 600 East and the railroad exists to the south, these both have buffers that help with the transition. The proposed amendment would allow for light industrial development adjacent to an existing neighborhood with only minimal buffering.

The DRC had four comments on this General Plan Amendment including the following:

1. 570 South will be required to continue east through this property in order to meet the City's connectivity requirements in Chapter 37 of the Development Code.

2. It will be challenging to provide enough buffering between the residential and Light Industrial uses. We have already faced similar challenges in the area just south of 2100 North, adjacent to Hadco's construction yard, with noise, lights, dust, etc.
3. Recommend denial of the proposed Light Industrial designation. 600 East creates a good boundary for Light Industrial, and we should hold to that boundary and keep it residential to the west of 600 E. The north portion of the property is also completely surrounded with existing and zoned residential use.
4. Recommend that the Peck's hold a neighborhood meeting with nearby residents prior to the Planning Commission meeting if possible.

Please consider the DRC comments in the final motion.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **DENIAL** of the Lakeview Land and Rock general plan amendment, including DRC comments from March 31, 2021. This recommendation is based on the following findings:

1. The proposed General Plan amendment is not consistent with the land uses and zoning of nearby and adjoining properties, specifically the Valley Point subdivision to the west.
2. The proposed General Plan amendment will have a substantial adverse effect on surrounding property.
3. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed general plan amendment on April 22, 2021. The minutes and motion from this meeting are as follows:

3.1. Public hearing and recommendation of Cole Peck's request for review of the Lakeview Land and Rock General Plan Amendment at approximately 600 East 600 South, changing the designation from LDR (low density residential) to LI (light industrial) on approximately 12.81 acres.

Jacob presented information on the agenda item.

The applicant, Clay Peck, was present and answered questions from the Commissioners.

Commissioner Nielsen opened the public hearing for comment. He acknowledged the comments that were submitted through ecomment.

Benjamin Lee stated he borders the property and will be negatively affected by the zone change. He feels the Pecks have good intentions but feels when a company is given leeway to build what they want you must assume the worst. He stated the majority of the homes along the westside do not support the rezoning on the property. Some of the negative effects include losing the small town feel in the neighborhood that is built with people, not businesses. Most of the comments he has read are based on LDR. One of the biggest problems is that there is a housing crisis right now. He stated he would be at a loss because of the housing crisis right now with the rezoning. Pollution, noise, large buildings, and the concrete wall are all things that he does not want in his back yard.

Wade Lott owns the parcel to the north. He has talked to the Pecks and he is very much against the zone change. He has a parcel of property that borders the change and is not planning on doing anything with his property right now but knows it will negatively affect his property. He also expressed his concern about the traffic and cars near Broadmoor Park.

Jeremy Thomas is a local business owner and recently met the Pecks after trying to find a place to park his truck. He is here to support the light industrial as part of being a small business owner, knowing his neighbors wouldn't want him to talk to park in his neighborhood. As a person with a need, he can't find anywhere to park and would hope that he would

have the support for businesses and to be economically where we need people who are in this type of business to build an develop.

Melissa Peck stated the property was acquired by her dad and uncle. She is also representing Jerry and Nikki Hunter who can't be here tonight. They have been surrounded by light industrial for thirty years and have lived in Lehi her entire life. She understands that Lehi is a small town and people want to be here for the small-town life, but she is fine with the light industrial. She is concerned with water and stated with more homes comes more water usage. She stated when Broadmoor was put in the water pressure went down and is concerned if more housing is put in that it will be even worse. She wanted to second Wade Lotts comment about the traffic and parking on the road to Broadmoor being too congested. She is 100% against housing and residential if it is annexed into Lehi.

Jay Bodine stated his mother in law is closer to Pecks and she is in favor of Pecks zoning light industrial. He stated Broadmoor has great people, but it has created a traffic and parking issues. He stated the plan for the annexation is good for the general wellbeing of the City.

Bryan Max is a small business owner and does flooring. He has been looking for a light industrial place to rent to park is trailers and hasn't been able to find a place. When he heard there may be a place to rent, he was glad.

Megan Butler stated she owns property near the Pecks. She does not want a lot of homes in the area because they would not have the correct slopes for sewage. She said appraisals of homes aren't really a factor because homes are selling quickly. She does want it to look nice as her family prides themselves in that. They had the idea to make Lehi High School a Jr High and rebuild the High school. She is in favor of the zone change.

Bart Anthony does understand the need for light industrial and the two people that talked about the need to generate revenue. He expressed his approval for the Peck's business and for the zone change.

Alexa Jarrett stated her property touches the Pecks. She also wanted to note that a lot of mom's couldn't be here tonight because they have young families. She is concerned that a blank check without having a plan and saying have at it. She is concerned that their livelihood will be affected for the worse. She is also concerned about the traffic and noise from the light industrial zone change.

Liz Anderson stated she understands the concern of the community, but she knows the need of light industrial and the need for the businesses. She stated the west side of the property is the only side that is being affected.

Jennifer stated her property borders the Pecks and feels that there are a lot of people now that will border the Peck property, existing and future. Her point is that a lot of homes and homeowners are going to be affected. She feels that the applicant has used scare tactics. She talked about Broadmore park not effecting the new plan and would like homes built. She is not in favor of the light industrial and annexation.

Darren Jones stated he is in favor of the light industrial. He understands that residential is important but also knows that light industrial is important.

Alaina Allred is in support of the Peck's. She stated Broadmoor's is an issue and building more homes will create a lot more traffic. She stated the semi's go slow and feels that having more homes will create more congestion. Pecks Trucking is right across the road and so it makes sense to have the light industrial across the road. She is in support of the light industrial.

Cole Peck is one of the applicants. He never wanted to have LDR or HDR and bought the property to have an expansion of Thomas J Peck. They are trying to find a solution and feels that the light industrial is a great buffer. Their machines mostly live on the job and live there until the job is finishes unless they need maintenance or are not in compliance.

Commissioner Nielsen closed the public hearing for comment.

Commissioner Hemmert stated there will be appreciable impact on the adjacent properties. Commissioner Bunker stated he can see both sides of the homeowner and the applicant. He has concerned about changing the zone but likes that the property sits lower and would recommend a buffer. Commissioner Bunker stated there is a need for light industrial. Commissioner Peterson stated the subdivision to the north has been approved, but to the east there is light industrial

properties. He stated there is demand for both zones and there could be solutions with some sort of a buffer that would include light, sound, and stated he thinks something more than a wall would need to do that. Commissioner Peterson stated the connectivity through the subdivision should end there and not continue through. He stated a lot of that can be worked out through a site plan and an agreement. He would be opposed to just a flat zone change without buffering and a plan. Commissioner Everett asked Jacob if the east property was City or County? Jacob responded it would be LI that would only be allowed. Commissioner Everett stated he agreed the Broadmore to the north being low density compounds the issue, and agrees if there were a site concept it makes it easier to decided, but without that it is harder to decide. Commissioner Eyre stated if 675 South was connected, he would feel better about deciding. He understands the concerns the neighbors have and is leaning more towards that with the buffers. Commissioner Hemmert reiterated they are looking at a general plan amendment, not a site plan. There are seven elements that should be considered. Commissioner Peterson does not disagree but believes in some cases it makes sense. Commissioner Jackson liked the idea of light industrial and sees this as a positive overall. He heard some of the important things as a non-factor for the property owner. He sees value to it and if it is in line and feels that it would be good for Lehi. Commissioner Hereth agreed with Commissioner Hemmert and felt he would be inclined to deny it until there is a better solution. Commissioner Nielsen stated there has been a lot said that he agrees and disagree with. He wanted to understand why planning put this on the agenda with a negative recommendation. He wanted to reiterate that it was because of buffers, which was confirmed. Commissioner Nielsen didn't know if he agreed with either of those statements. He stated it would take and enormous berm to buffer. He also discussed the seven factors when reviewing the general plan amendment. He stated that code reads we "may" not "shall" take the seven factors into consideration. He discussed negative and positive impacts of light industrial and LDR. Commissioner Jackson stated whatever happens with the Light industrial the Commission would need to see the plan. He believes he falls in favor, even though he does not have a vote tonight. Commissioner Peterson wanted to add that he is happy to have the public be able to participate in person again. Commissioner Peterson asked Commissioner Nielsen how tall of a wall is needed to be an effective buffer. Commissioner Nielsen stated it depends on what is surrounding that area and what is trying to be protected and that the buffer is trying to transition the buffer and compatibility.

Ross Dinsdale pointed out that if it is changed, they would need to meet the landscaping and buffering requirement. He stated the 600 east lends itself as a natural buffer right now.

Tony Trane, Civil Engineer, stated we will come back with a concept with the annexation. They are just looking for direction before they come forward with the concept plan and then will come forward to City Council.

> **Motion**: Bunker moved to send a positive recommendation **of Cole Peck's request for review of the Lakeview Land and Rock General Plan Amendment at approximately 600 East 600 South, changing the designation from LDR (low density residential) to LI (light industrial) on approximately 12.81 acres**, not including DRC comments and findings. Peterson seconded, adding that we recommend some sort of development agreement be pursued to determine site plan. Commissioner Bunker agreed with the amendment. Commissioner Peterson second still stands.
>
> **Vote**: Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Hemmert, no; Commissioner Peterson, yes; Commissioner Bunker, yes; Commissioner Hereth, no; Commissioner Eyre, yes. The motion passed 5 – 2.

Lakeview Land and Rock General Plan Amendment
DRC Redline Comments

Cole Peck- requests review of the Lakeview Land and Rock General Plan Amendment at approximately 600 East 600 South, changing the designation from LDR to LI on approximately 12.81 acres.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Applicant Present: Tony Trane
Date of Plans Reviewed: 03/23/21

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
Luke- Traffic: No comments
Kim – Planning:

1. 570 South will be required to continue east through this property in order to meet the City's connectivity requirements in Chapter 37 of the Development Code.
2. It will be challenging to provide enough buffering between the residential and Light Industrial uses. We have already faced similar challenges in the area just south of 2100 North, adjacent to Hadco's construction yard, with noise, lights, dust, etc.
3. Recommend denial of the proposed Light Industrial designation. 600 East creates a good boundary for Light Industrial, and we should hold to that boundary and keep it residential to the west of 600 E. The north portion of the property is also completely surrounded with existing and zoned residential use.
4. Recommend that the Peck's hold a neighborhood meeting with nearby residents prior to the Planning Commission meeting if possible.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON APRIL 22, 2021.
*(NEED ENVELOPES BEFORE SCHEDULING) *

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

ORDINANCE NO: 19-2021

ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP FOR LAKEVIEW LAND AND ROCK

WHEREAS, on May 11, 2021, following all necessary public hearings, the Lehi City Council adopted an amendment to the Lehi City General Plan which included the 2017 Land Use Element together with the Lehi City General Plan Land Use Map; and

WHEREAS, the Lehi City Planning Commission held a public hearing on April 22, 2021, to review and make a recommendation on the General Plan Amendment located at approximately 600 East 600 South changing the land use designation from Low Density Residential to Light Industrial, as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on May 11, 2021, pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map from Low Density Residential to Light Industrial;

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

PART 1:

The Land Use Element of the Lehi City General Plan and General Plan Land Use Map is hereby amended to change the subject properties from Low Density Residential to Light Industrial. The total amendment will include 12.81 acres of property located at approximately 600 East 600 South, more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance 19 -2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 11th day of May, 2021.

ATTEST

Mark Johnson, Mayor	Teisha Wilson, City Recorder

Exhibit A

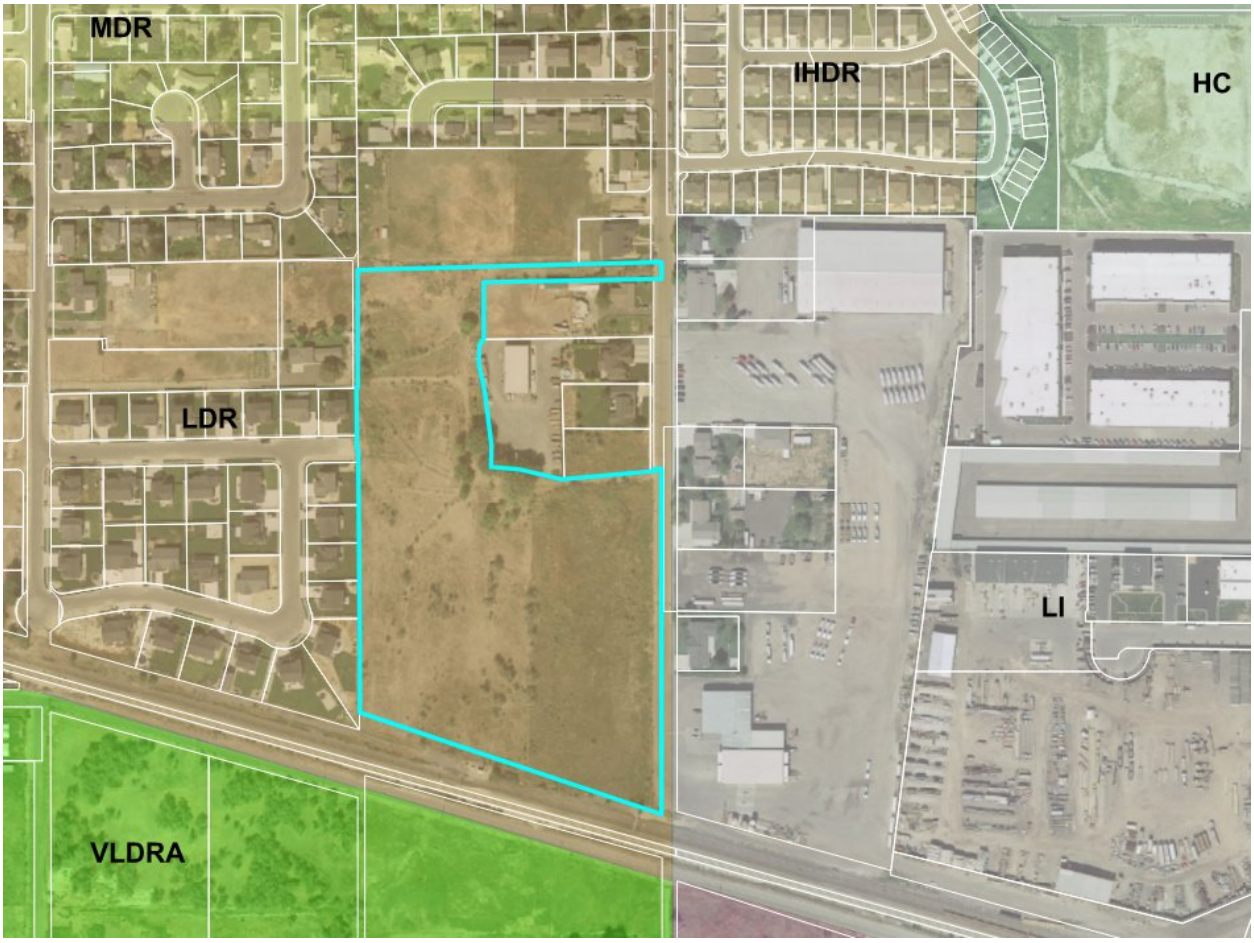


EXHIBIT “A”

LAKEVIEW LAND AND ROCK LEGAL DESCRIPTION

The following legal description is for the parcel that is in the proposed General Plan Amendment.

Legal Description: COM N 697.62 FT & W 16.5 FT FR S 1/4 COR. SEC. 16, T5S, R1E, SLB&M.; N 729.61 FT; S 88 DEG 56' 32" W 16.74 FT; S 0 DEG 2' 32" W 4.41 FT; S 85 DEG 13' 52" W 189.98 FT; S 89 DEG 40' 31" W 8.14 FT; N 77 DEG 13' 6" W 88.06 FT; N 83 DEG 53' 2" W 60.92 FT; N 1 DEG 39' 47" E 43.66 FT; N 7 DEG 41' 12" W 105 FT; N 7 DEG 41' 12" W 22.17 FT; N 12 DEG 19' 58" W 50.67 FT; N 2 DEG 31' 23" E 37.32 FT; N 35 DEG 3' 39" E 14.69 FT; N 89 DEG 15' 47" E .31 FT; N 0 DEG 2' 32" E 121.16 FT; N 88 DEG 56' 32" E 376.79 FT; N 35.37 FT; S 88 DEG 32' 45" W 643.71 FT; S 249.13 FT; S 88 DEG 52' 48" W 2.49 FT; S 0 DEG 34' 24" E 130.7 FT; N 88 DEG 39' 27" E 2.44 FT; S 0 DEG 32' 12" E 385.78 FT; S 0 DEG 6' 50" W 169.46 FT; S 71 DEG 21' 5" E 674.38 FT TO BEG. AREA 11.974 AC.

Lakeview Land and Rock General Plan Amendment

Aerial

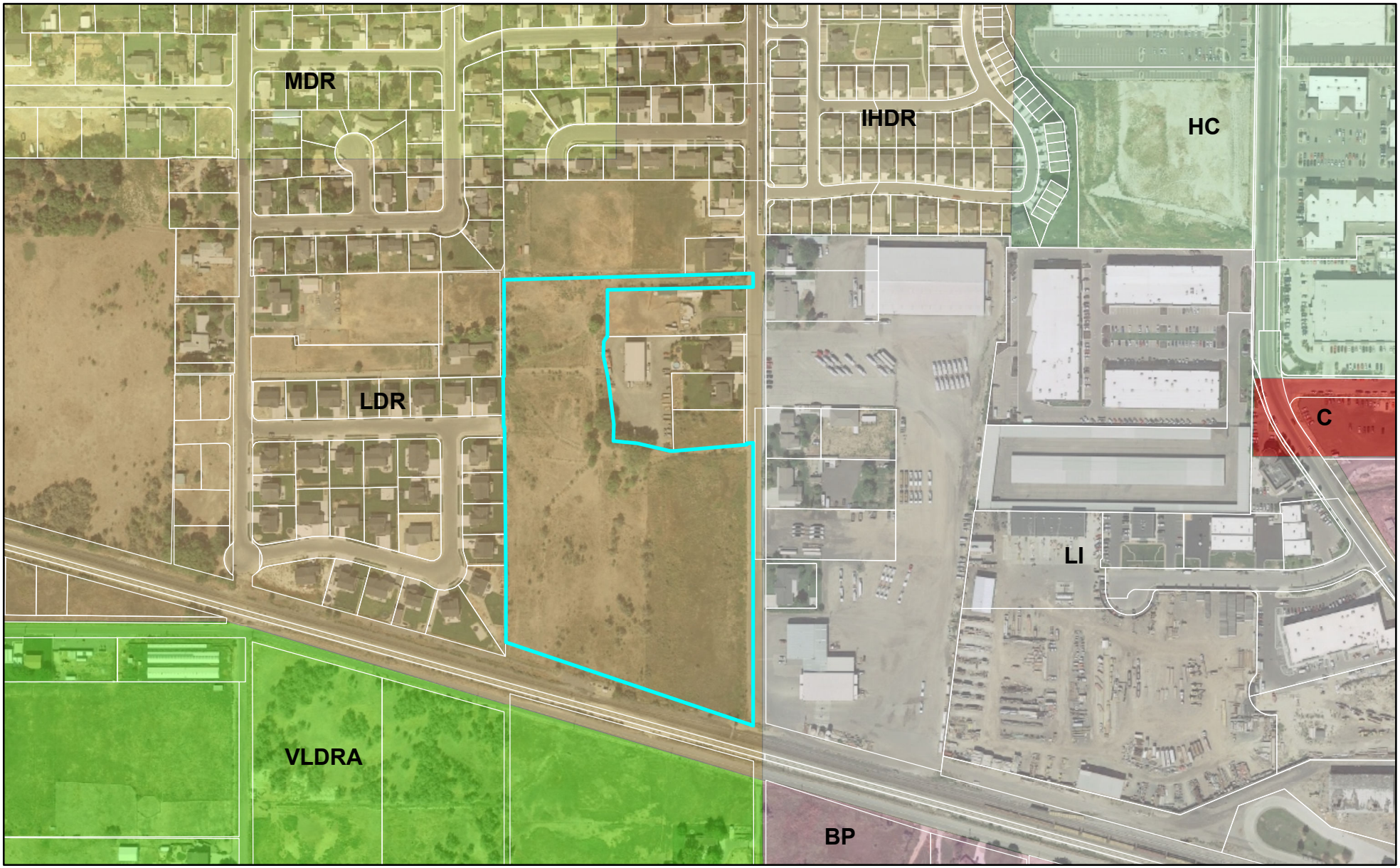


0 425 850 Feet

LEHI CITY

Lakeview Land and Rock General Plan Amendment

General Plan

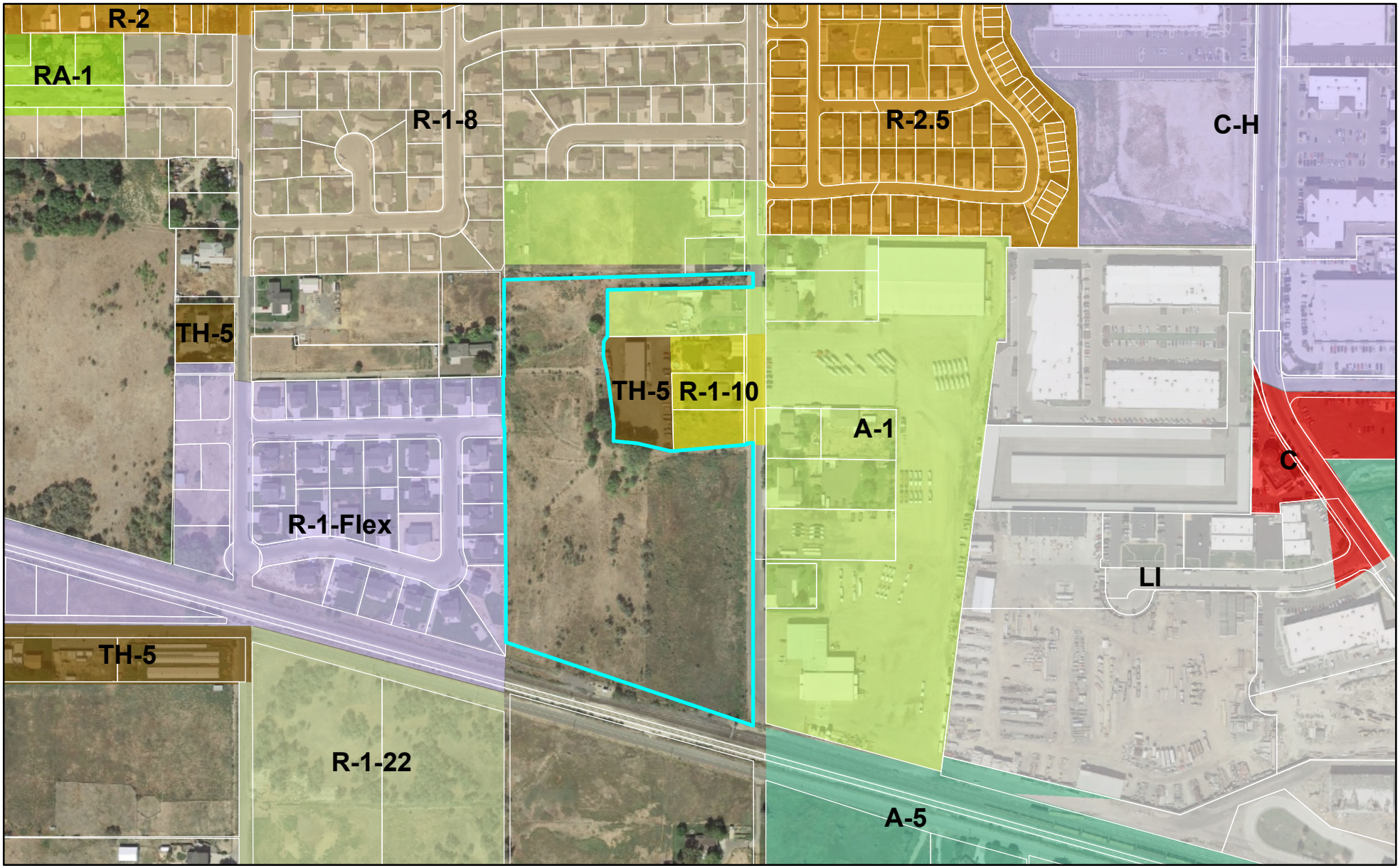


0 425 850 Feet

LEHI CITY

Lakeview Land and Rock General Plan Amendment

Zoning



0 425 850 Feet

LEHI CITY

March 1, 2021

Lehi City
Attn: City Council and Staff

Subject: LAKEVIEW LAND AND ROCK DEVELOPMENT LLC GENERAL PLAN AMENDMENT

The properties owned by, Lakeview Land and Rock Development LLC, located at 600 South 600 East (serial number 13:007:0040) is requesting a general plan amendment for the Lehi City General Plan Map. This general plan amendment submittal is requesting approximately 12.81 acres change the designation to LI (light industrial). We feel this is an appropriate request based on the criteria below:

(a) In general, the topography, vegetation, and other natural features present on the property proposed for the amendment is Flat Land.

(b) The existing land use(s) of the property has been pasture land. It is anticipated that the majority of the property will continue with this use. The initial development is anticipated to be a couple acres for the property owner to building an office warehouse building for their construction companies.

(c) The potential development of the property would be to develop similar uses to the initial anticipated phase of office warehouse and storage areas. The requested use is similar to the property east. One future proposed use that is being considered is office space that looks more like home, (similar to the older homes along Main Street). This Seems to be a direction moving in the market today that could give a more blended feel to the area. If the property were to stay residential, the population and residential density of the proposed area would be anticipated to develop in the range of 3-3.5 units per acre or around 44 single family lots. The current adjacent property owners that have voiced opinions have been more in favor of this request vs have more residential development added here.

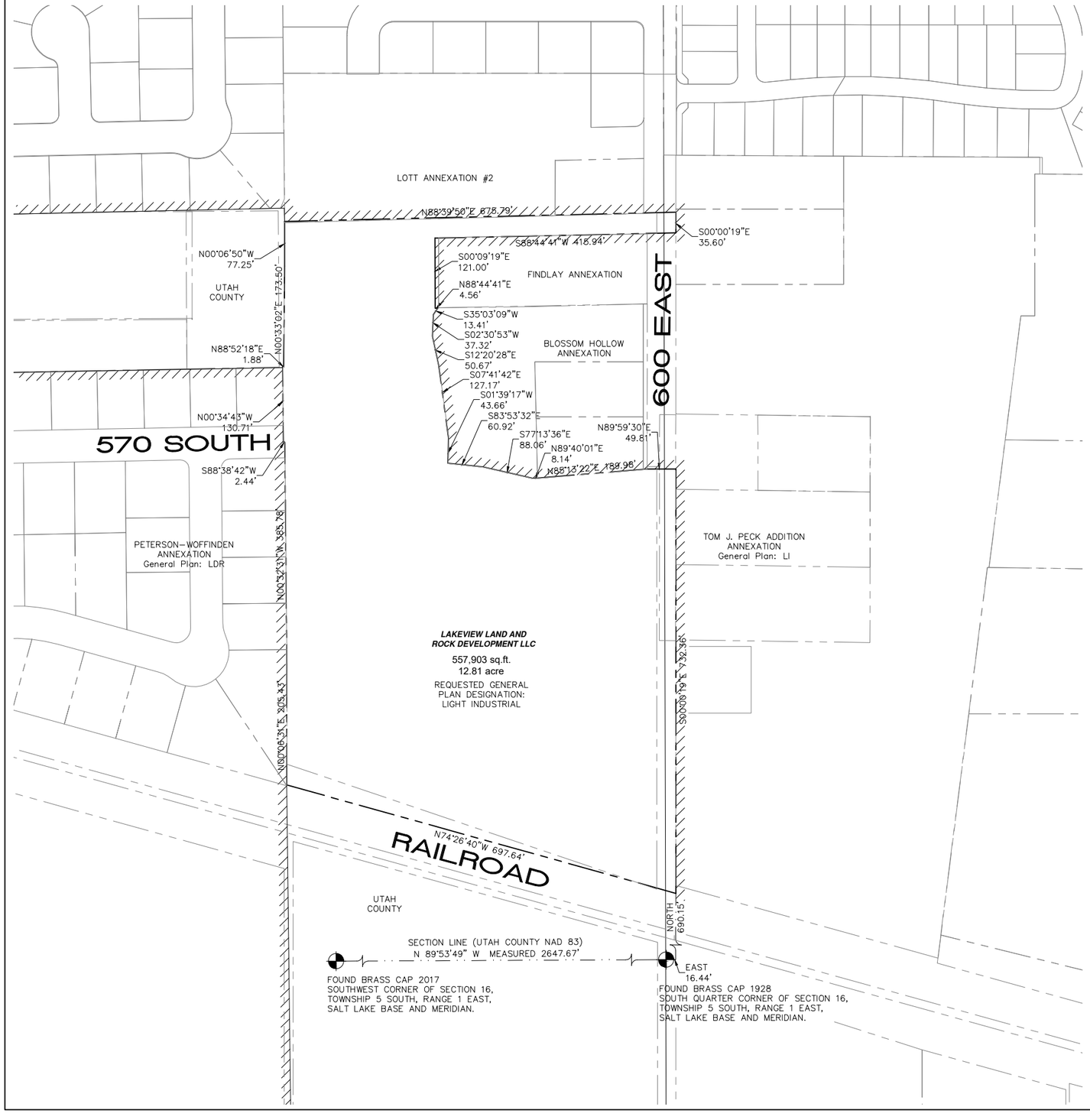
(d) This proposal would fit in with the Lehi City's land use(s), goals and policies outlined in the Lehi City General Plan base on the adjacent similar uses, a railroad along the property and a significant need within the City for this type of land use.

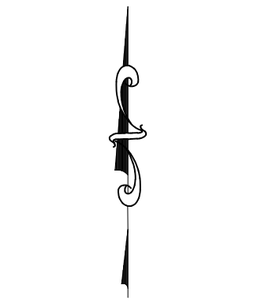
(e) The potential (when the property is developed) demands for Lehi City provided facilities and services to the area including culinary water, irrigation water, wastewater,transportation facilities, drainage, fire protection, solid waste, parks and recreation, and police protection would be lessened with the current proposal based on the fact that the proposed impact to the systems would be at different times from the typical residential demands. The transportation impact can also be assisted by allowing and additional outlet for vehicles to go along the tracks to Mill Pond Road.

We feel that the proposed amendment request is an appropriate request and would be in line with the City's future planning. We ask that you grant approval for the requested General Plan Amendment for the Lakeview Land and Rock property along 600 East.

Thank you for your consideration of this matter.

LAKEVIEW LAND AND ROCK DEVELOPMENT LLC
GENERAL PLAN AMENDMENT





SECTION CORNER MONUMENT

LEHI CITY BOUNDARY

SECTION LINE

FUTURE ANNEXATION BOUNDARY

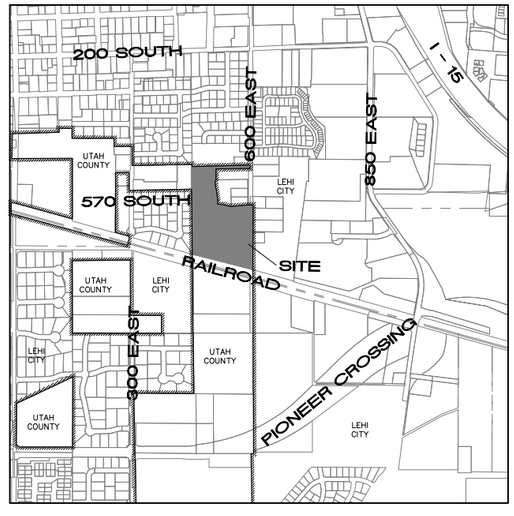
EXISTING PROPERTY LINES

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

Property Description
Beginning at a point on the North right of way fence of the rail road which is East 16.44 feet and North 690.15 feet from the South Quarter Corner of Section 16, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence North 74°26'40" West 697.64 feet along a Surveyed line by George Wilson Entry No. 10-01 and its extension thereof; thence along the Peterson-Woffinden Annexation the following four courses 1) North 00°06'31" East 205.43 feet; 2) North 00°32'31" West 385.78 feet; 3) South 88°38'42" West 2.44 feet; 4) North 00°34'43" West 130.71 feet; thence North 88°52'18" East 1.88 feet; thence North 00°33'02" East 173.50 feet along a fence line; thence North 00°06'50" West 77.25 feet along an existing fence line; thence North 88°39'50" East 675.79 feet along the South line of Lott Annexation #2; thence South 00°00'19" East 35.60 feet along the West line of Tom J. Peck Addition Annexation; thence along the Findlay Annexation the following three courses 1) South 88°44'41" West 415.94 feet; 2) South 00°09'19" East 121.00 feet; 3) North 88°44'41" East 4.56 feet; thence following along the Blossom Hollow Annexation the following ten courses 1) South 35°03'09" West 13.41 feet; 2) South 02°30'53" West 37.32 feet; 3) South 12°20'28" East 50.67 feet; 4) South 07°41'42" East 127.17 feet; 5) South 01°39'17" West 43.66 feet; 6) South 83°53'32" East 60.92 feet; 7) South 77°13'36" East 88.06 feet; 8) North 89°40'01" East 8.14 feet; 9) North 85°13'22" East 189.98 feet; 10) North 89°59'30" East 49.81 feet; thence South 00°00'19" East 732.36 feet along the Tom J. Peck Addition Annexation to the point of beginning.

Property contains 12.81 acres more or less

Basis of Bearing: NAD 83 Bearings



VICINITY MAP

LAKEVIEW LAND AND ROCK DEVELOPMENT LLC
GENERAL PLAN AMENDMENT

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: May 11, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #20-2021, a Development Code amendment to Chapter 12, amending the regulations specific to medical pharmacies with distribution of cannabis to allow drive-thru facilities.

Suggested Action:

Attachments:

CC Staff Report Curaleaf Chapter 12 Development Code Amendment.docx

Ord 20-2021.docx

Curaleaf Ch 12 Development Code Amendment DRC 03.24.21.docx

Curaleaf Ch 12 Development Code Amendment - narrative.pdf

Curaleaf Ch 12 Development Code Amendment - amended code.pdf

Curaleaf Ch 12 Development Code Amendment - email and memo.pdf

CURALEAF CHAPTER 12 DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Curaleaf
Meeting Date	May 11, 2021
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	March 24, 2021
Date of Planning Commission Review	April 22, 2021

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

The applicant requests review and approval of a Development Code amendment to Chapter 12 to remove the ban on drive-thru facilities for cannabis medical pharmacies. The proposed amendment is consistent with Utah State Code, which allows drive-thru facilities for these types of uses. This amendment would only apply to medical pharmacy regulations and would not apply to other cannabis-related businesses.

The DRC has no comments regarding the Development Code amendment.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the proposed Curaleaf Chapter 12 Development Code Amendment. The recommendation is based on the following findings:

1. The proposed amendment would be consistent with Utah State Code.
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 April 22, 2021. The minutes and motion from this meeting are as follows:

3.2. Public hearing and recommendation of Curaleaf's request for review of a Development Code amendment to Chapter 12, amending the regulations specific to medical pharmacies with distribution of cannabis to allow drive-thru facilities.

Jacob presented information on the agenda item.

The Applicant was not present.

Commissioner Nielsen opened the public hearing for comment.

There were no public comments.

Commissioner Nielsen closed the public hearing.

> **Motion**: Commissioner Peterson moved to send a positive recommendation **of Curaleaf's request for review of a Development Code amendment to Chapter 12, amending the regulations specific to medical pharmacies with distribution of cannabis to allow drive-thru facilities,** including all findings stated in the repot. Commissioner Eyre seconded.
>
> **Vote**: Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Hemmert, yes; Commissioner Peterson, yes; Commissioner Bunker, yes; Commissioner Hereth, yes; Commissioner Eyre, yes. The motion passed unanimously.

LEHI CITY

ORDINANCE NO: 20-2021

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTER 12, ALLOWING DRIVE-THRU FACILITIES FOR CANNABIS MEDICAL PHARMACIES

WHEREAS, it has become necessary to amend Chapter 12 of the Lehi City Development Code, allowing drive-thru facilities for medical pharmacies with distribution of cannabis; and

WHEREAS, this amendment seeks to be consistent with Utah State Code; and

WHEREAS, following a public hearing on March 24, 2021, the Lehi City Planning Commission reviewed the proposed revision and forwarded a positive recommendation to the City Council; and

WHEREAS, on May 11, 2021, 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 March 24, 2021, 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 20-2021 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 11th day of May, 2021.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Curaleaf Ch 12 Development Code Amendment
DRC Redline Comments

*Curaleaf – requests review of the **Chapter 12 Development Code Amendment**, amending the regulations specific to medical pharmacy with distribution of cannabis to allow drive thru facilities.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Stan Lockhart
Date of Plans Reviewed: 03/15/21
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – 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
Luke- Traffic: No comments
Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON APRIL 22ND

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

The purpose of the proposed change to Lehi code section 12.130.L.5 to delete " d. Drive thru facilities shall not be allowed." is to allow medical cannabis pharmacies to operate drive thrus in Lehi. This proposal conforms to state regulations regarding medical cannabis pharmacies (attached memo). The Curaleaf pharmacy is the only cannabis pharmacy in Lehi and is located in a zone that has many drive thru businesses. We believe that this proposal conforms to the goals and policies of the Lehi General Plan and will have minimal effect on the surrounding area and nearby properties. This proposal will also contribute to the public health, safety and welfare and overall community benefit from the existing Code to the proposed amendment.

5. Light shall be property shielded and designed, located, and arranged to reflect the light away from any street or adjacent properties. All lighting shall conform with the lighting standards from Section 12.110 of this Code.

6. A minimum 10-foot landscaped setback shall be required between all public streets and display areas. This landscape area shall include street trees as per City street tree standards.

7. For properties one acre or larger in size, the automobile sales and rental use, including the inventory and office space, shall occupy at minimum one-acre of the property. Allowed uses within the applicable zone, including other automobile-related uses, may be located on the same property, but will not count towards the one-acre minimum for the automobile sales and rental use.

K. Hobby Garages.

1. Windows and Doors. In addition to the requirements of the Design Standards in Chapter 37 of this Code, all buildings facing public streets and public trails will include windows and doors.

2. Restrictions. Private garage units shall not be used for manufacturing, retail or wholesale selling, office functions, or human or animal habitation. Private garage units shall not permit storage of any hazardous or flammable materials unless in containers approved by the International Fire Code (IFC), hazardous waste, or any material which creates noxious dust, odor, or fumes.

3. Personal Use. An owner of a unit may use such unit for a personal use that is not considered a residential, business or retail use.

4. Residential Use Not Allowed. No portion of any private garage development shall be used for residential purposes and no owner may sleep overnight in or on their unit. A unit may include bathroom facilities provided that no unit may include or contain more than one toilet. Kitchen-type appliances will be allowed, provided all appliances are limited to a 120-volt, single pole, GFCI receptacle.

5. Parking. The term "vehicles", as used in this section shall include, without limitation, automobiles, trucks, watercraft, trailers, motorcycles, ATVs, campers, vans, airplanes, recreational vehicles and machines similar to the foregoing. No vehicle may be left upon any portion of the project except in a garage, driveway, parking pad or other area designated; however, guests and invitees of owners may park vehicles in the aisles as long as it does not impede the flow of traffic or block driveways for up to five (5) hours at a time. Commercial vehicles, recreational vehicles, mobile homes, trailers, campers, boats or other watercraft, or other oversized vehicles, stored vehicles and unlicensed vehicles or inoperable vehicles shall not be parked within the project other than in an enclosed unit. This section shall not apply to emergency vehicle repairs. No additional off-site parking spaces are required.

6. Explosives. No unit shall be used to manufacture, store, distribute or sell explosives or associated materials.

7. Owners Association. Any development with private garages must maintain an active owners' association that remains intact through the duration of the use.

8. Lighting. Lighting shall meet the requirements of Section 12.110 of this Chapter including a detailed lighting plan to ensure well-lit areas, while reducing light pollution to surrounding neighborhoods and developments.

L. Cannabis, CBD and Hemp Production Facilities and Medical Pharmacies.

1. Purpose. The purpose of this Section is to comply with State regulations found in S.B. 1002 and to regulate the location of medical cannabis related businesses to protect the health, safety and welfare of the general public while providing for the orderly establishment of cannabis production and medical distribution.

2. Definitions. As used in this section:
(a) "Cannabis" includes all species of the genus cannabis and all parts of the genus, whether grown or not; the seeds of it, the resin extracted from any part of the plant; and every compound manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin.
(i) "CBD oil or Hemp" is a subcategory of cannabis that contains less than 0.3 percent tetrahydrocannabinol.
(b) "Cannabis Cultivation" is the growing or intention to grow cannabis for sale or for

personal use.

(c) "Cannabis Production" is the process of changing cannabis plants, seeds, or resin to a different form for use or consumption.

(i) "Medical Cannabis Pharmacy" is a location that sells or intends to sell cannabis in a medicinal form, or a medical cannabis device to a medical cannabis cardholder.

3. Regulations for all cannabis related businesses including cultivation, production, and pharmacy distribution.

(a) No cannabis related business may locate within 1,000 feet of a community location including: public or private schools, a licensed child-care facility or preschool, a church, public library, a public playground or public park.

(b) No cannabis related business may locate in or within 600 feet of a residential zoning district including: RA-1, R-1-22, R-1-15, R-1-12, R-1-10,R-1-8, R-Flex, R-2, R-2.5, R-3, and PC.

(i) The 600- and 1,000-feet requirements shall be measured from the nearest entrance to the cannabis business by following the shortest route of ordinary pedestrian travel to the property boundary of the community location or border of the residential zone.

(c) All cannabis related businesses must comply with all other related State Code and must show a State License prior to applying.

4. Cultivation Regulations. Regulations specific to the cultivation of cannabis.

(a) Cultivation shall not exceed 100,000 square feet of contiguous area.

(b) Cultivation areas require a six-foot security fence around the full perimeter.

5. Medical Pharmacy Regulations. Regulations specific to the medical pharmacy distribution of cannabis.

(a) No bars, chains, or similar security devices visible from the public street or sidewalk are allowed

(b) Hours of operation shall be limited to between 8 am and 8 pm

(c) No outdoor seating or outdoor vending shall be allowed.

~~(d) Drive thru facilities shall not be allowed.~~

(e) The number of allowed medical pharmacies shall be one per every 50,000 residents. The number of residents for this requirement rounds down, meaning 100,000 residents are required for an additional pharmacy.

(f) Signage. The following regulations apply to all cannabis related business signage.

(i) Signage located on the outside of the medical cannabis pharmacy shall comply with all State Code requirements found in Utah Code 26-61a-505.

(ii) Signage shall also comply with all signage requirements listed in Chapter 23.

6. CBD oil or Hemp products containing less than 0.3 percent tetrahydrocannabinol sales.

(a) Must be registered with the U.S. Department of Agriculture and Food and submit State license prior to City business license being issued.

Section 12.140. Wireless Telecommunications Facilities. *(New 02/27/07; Amended 07/08/14)*

A. Purpose. The purposes of this section are:

1. to establish location, appearance, and safety standards that will help mitigate potential impacts related to the construction, use, and maintenance of telecommunications facilities;

2. to provide for the orderly establishment of telecommunications facilities in the City;

3. to minimize the number of antenna support structures by encouraging the location of antennas on pre-existing support structures, encouraging the use of stealth facilities, encouraging the co-location of multiple antennas on a single structure, and encouraging the use of City–owned property for antenna support structures; and

4. to comply with the Telecommunications Act of 1996 by establishing regulations that do not prohibit or have the effect of prohibiting the provision of personal wireless services, do not unreasonably discriminate among providers of functionally equivalent services, and are not based on the environmental effects of radio frequency emissions to the extent that such facilities comply with the Federal Communication Commission's regulations concerning such emissions.

UTAH DEPARTMENT OF HEALTH

MEMORANDUM

To: Medical Cannabis Pharmacies
Cc: Medical Cannabis Stakeholders
From: Richard Oborn, Director, Center for Medical Cannabis, Utah Department of Health
Date: May 7, 2020
Subject: **Medical Cannabis Pharmacy Drive-Thru and Curbside Pick-Up Operation Standards**

The Utah Medical Cannabis Act does not prohibit drive-thru and curbside pick-up service and the Department is aware that multiple pharmacies plan to provide these services, especially in light of the ongoing COVID-19 pandemic and the need to accomplish social distancing.

In cases of drive-thru and curbside pick-up service, a pharmacy must still comply with laws established in the Utah Medical Cannabis Act (Utah Code 26-61a), applicable Utah Administrative Rule (R380-400 to 411), and ordinances adopted by local governments. In addition to those laws, the following standards apply to cases of drive-thru and curbside service:

1. **Call ahead or online order**. A qualifying customer may contact a pharmacy, either by phone or online, prior to the time of drive-thru or curbside service pick-up to make an order.

2. **Transactions must take place on property of the licensed entity.** A customer transaction may take place outside the actual pharmacy facility but it must still occur within the total area property boundary of the licensed entity. All customer transactions must occur at a licensed location that is owned, leased, or rented by the licensed entity and may not occur on public sidewalks or adjacent parking lots. No pharmacies are approved by the Department to deliver medical cannabis to a customer's home or any off-site location. Home delivery service will not begin until after July 2020.

3. **Monetary transaction.** If product is purchased with cash, the cash must be taken into the pharmacy facility after each transaction. If a pharmacy obtains approval from the Division of Finance to accept customer payments through an electronic payment provider, drive-thru and curbside pick-up customers may make payments using the approved electronic payment provider.

4. **Storage of medical cannabis products.** Medical cannabis products, including those that are awaiting pick-up, must be securely stored in the pharmacy facility until a customer

arrives for pick up. Under no circumstances may a medical cannabis product be stored outside of a pharmacy facility prior to a customer arriving to pick-up the product.

5. **Video surveillance**. A pharmacy's video surveillance must enable the recording of every consumer transaction. This includes video surveillance of a customer, customer vehicle, pharmacy employee verifying the customer's valid form of photo identification, and the transfer and dispensing of an item purchased by a customer. Video cameras must record all points of entry and exit of a parking lot and shall be angled so as to allow for the capture of clear and certain identification of any customer and their vehicle's license plate.

6. **Identification of qualifying customer.** The individual receiving the delivery of a product from the pharmacy employee via drive-thru or curbside pick-up must be a qualifying customer. In cases of drive-thru, the qualifying customer (qualifying patient/guardian/caregiver) verifying their ID to the pharmacy must be visible to cameras and to the pharmacy employee who is helping them.

7. **Minors may be present in a vehicle.** Children under 18 may be present in the vehicle that is arriving for drive-thru or curbside pick-up service.

8. **PMP consultation.** In cases when a pharmacy medical provider's consultation with a qualifying customer is required, the consultation may be provided in-person, over the phone, or with some other real-time communications device. It is the responsibility of the pharmacy to ensure the privacy of these consultations regardless of where or how the consultations happen.

9. **Opaque bag required.** When a pharmacy employee transports a container of medical cannabis product to a qualifying customer via drive-thru or curbside service, the container must be contained within an opaque bag.

10. **Use of drive-thru drawer or pneumatic tube to transport product.** In cases of drive-thru service, a pharmacy may use a secure drive-thru drawer or pneumatic tube to transport medical cannabis product, valid photo identification, cash, and documents between a pharmacy employee and a qualifying customer. This method of transport is commonly used by regular pharmacies and is acceptable for a medical cannabis pharmacy.

A municipality or county may enact an ordinance that is not in conflict with Utah Code 26-61a-507 and governs the time, place, and manner of medical cannabis operations in the municipality or county.[1] This means that a municipality or county has the authority to enact an ordinance that places restrictions on drive-thru or curbside pick-up service and a pharmacy must comply with those ordinances.

[1] Utah Code 26-61a-507 (3)

The Utah Department of Health, Center for Medical Cannabis is notifying pharmacies of these standards in anticipation of incorporating them into administrative rule in the future.

Please contact Rich Oborn at roborn@utah.gov with any questions or comments about these standards.

Gmail

Stan Lockhart <stanlockhartutah@gmail.com>

FW: Drive thru Amendment?

Alan Roth <Alan.Roth@curaleaf.com>
To: Stan Lockhart <stanlockhartutah@gmail.com>
Cc: Don Williams <don.williams@curaleaf.com>, Stuart Wilcox <Stuart.Wilcox@curaleaf.com>

Thu, Mar 11, 2021 at 2:08 PM

Here you go, Stan.

Hope this helps.

-Alan

Alan Roth
Director of Compliance | Compliance
Alan.Roth@curaleaf.com |
curaleaf.com | 263 River Bend Way North Salt Lake City UT 84054

curaleaf

From: Richard Oborn <roborn@utah.gov>
Date: Thursday, March 11, 2021 at 1:56 PM
To: Alan Roth <Alan.Roth@curaleaf.com>
Cc: Katie Barber <kjbarber@utah.gov>
Subject: Re: Drive thru Amendment?

Hi Alan,

Utah law does not prohibit a medical cannabis pharmacy from having a drive thru. I'm attaching a memo that clarifies standards for them.

On Thu, Mar 11, 2021 at 1:45 PM Alan Roth <Alan.Roth@curaleaf.com> wrote:

Hi Rich & Katie,

Pardon the unusual question.

Curaleaf UT is in the midst of requesting City of Lehi to modify its code and grant permission to open a Drive thru window at our Lehi facility, to more better protect patients and staff during the era of COVID, and to match the permission granted by other UT cities to their Medical Cannabis licensees.

For ex:

Beehive, Perfect Earth Modern Apothecary, Dragonfly Wellness

https://merryjane.com/news/utah-approves-cannabis-drive-thrus-and-delivery-to-facilitate-social-distancing

https://kutv.com/news/local/utah-medical-marijuana-pharmacies-prep-for-drive-thru-home-delivery-as-demand-increases

https://www.marijuanadoctors.com/blog/utah-medical-marijuana-drive-thru/

City of Lehi seeks a written description of the amendment that gives the reason and justification for the proposed amendment.

We're wondering can you point us to the provision in state law or health department rule that allows pharmacies to do drive-thru?

Or, is this permitted via Silence in the Regs?

How did the other pharmacies gain approval from UDoH?

Many thanks,

Alan

Alan Roth

Director of Compliance | Compliance
Alan.Roth@curaleaf.com |
curaleaf.com | 263 River Bend Way North Salt Lake City UT 84054

curaleaf

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Richard J. Oborn, MPA

Director, Center for Medical Cannabis

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: May 11, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval for the Willow Point Phase 2, a 90-unit residential development located at 2100 North 4100 West.

Suggested Action:

Attachments:

CC Staff Report Willow Point Phase 2 Final Subdivision 05.11.21.docx

Willow Point Phase 2 Final Subdivision DRC 04.07.21.docx

Willow Point Phase 2 Final Subdivison - plans.pdf

Willow Point Phase 2 Final Subdivison - landscape plans.pdf

Exchange North Townhome Elevations.pdf

Willow Point Phase 2 Final Subdivision Map - Aerial.pdf

Willow Point Phase 2 Final Subdivision Map - General Plan.pdf

Willow Point Phase 2 Final Subdivision Map - Zoning.pdf

WILLOW POINT PHASE 2 FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Edge Homes		
Meeting Date	May 11, 2021		
Requested Action/Purpose	Approval of a final subdivision		
Location	4100 West Hardman Way		
Existing Land Use	Undeveloped		
Existing Zoning	HC (Heavy Commercial)		
General Plan Land Use Designation	HC (Heavy Commercial)		
Number of Lots/Units	90 units		
Adjacent Zoning and Land Use	*North*	C (Commercial)	2100 North
	South	R-3 (High Density Residential)	The Exchange
	East	C (Commercial)	Undeveloped
	West	HC (Heavy Commercial)	Undeveloped
Date of DRC Review	April 7, 2021		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

PROPERTY HISTORY

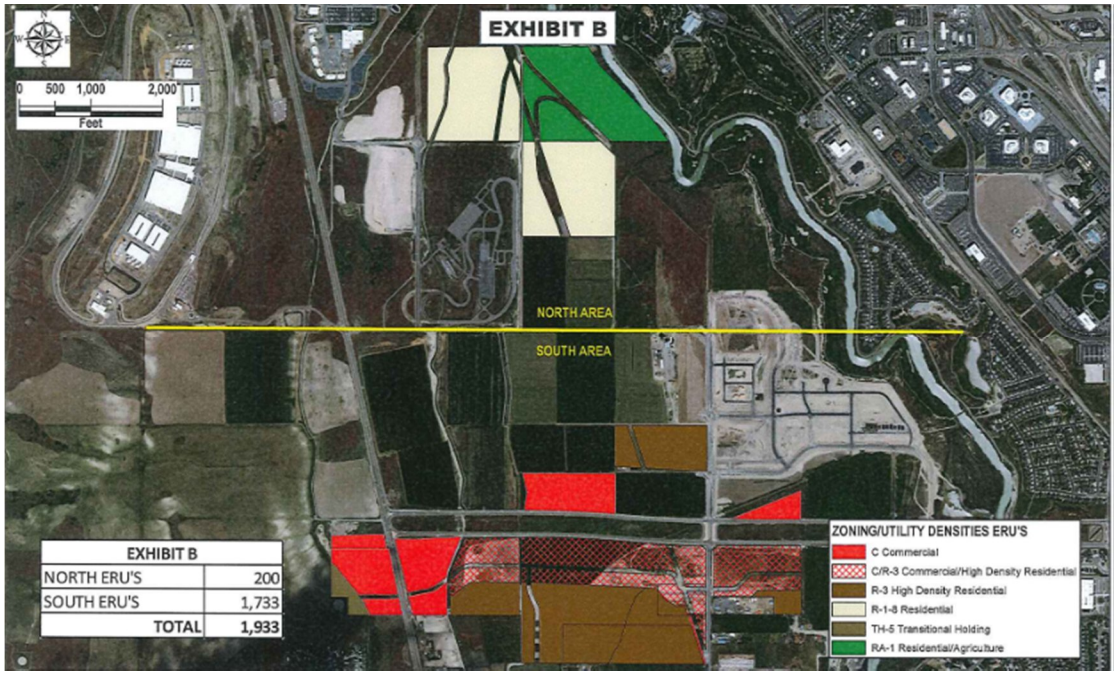
September 26, 2008	This property was included in the Holbrook Annexation.
April 20, 2015	This property was included in the Gardner-Plumb Development Agreement.
October 26, 2016	The Hardman Lehi Plat A subdivision was recorded and included the subject property.
June 11, 2018	The View 21 Plat A subdivision was recorded and amended the parcel created with Hardman Lehi Plat A. This subdivision dedicated the right-of-way for 4100 West and created the parcels that exist today.
July 21, 2018	An amendment to the Gardner-Plumb Development Agreement was approved.
May 12, 2020	The Willow Point Concept was approved by the City Council.
October 27, 2020	The Willow Point Preliminary Subdivision was approved by the City Council.
January 26, 2021	Willow Point Phase 1 Final Subdivision was approved by the City Council.

REPORT ANALYSIS

The applicant requests approval of the Willow Point Phase 2 final subdivision. The proposed subdivision will consist of 90 townhomes. This report will discuss the Gardner-Plumb Agreement, the subdivision layout, architecture, and the DRC comments.

Gardner-Plumb Agreement

This property falls under the Gardner-Plumb Development Agreement. This agreement gave flexible ERUs (equivalent residential units) to specific property around 2100 North and the Jordan River. The original agreement was approved in 2015. This agreement was a settlement to avoid litigation with the original developer, Gerald Anderson. The agreement granted some commercially zoned areas along the south side of 2100 North flexibility to be developed as either commercial or high density residential. In 2018, the City Council approved an amendment to the agreement. The amendment allowed for additional areas of high density residential on the commercial properties along 2100 North. The map below is from the approved amended agreement and shows the allowed land uses.



The proposed subdivision is in an area that allows for both high density residential and commercial uses. While the current zoning is Heavy Commercial, the Gardner-Plumb agreement allows for the high-density residential use proposed with this subdivision.

Subdivision Layout

The proposed subdivision includes 90 townhomes and open space. The overall subdivision includes both front-load and rear-load townhomes and meets the minimum fifty percent rear-load requirement. This phase includes all rear-load townhomes that front onto internal streets and open space areas. The rear-load townhomes facing an internal street will have on-street parking to provide parking for residents and guests. Additional guest parking stalls will also be provided on 2090 North. The open spaces will have pedestrian connections to connect the townhomes fronting onto them. In addition, the open spaces will have sidewalk connections to the streets on the north and south to provide pedestrian connectivity throughout the subdivision. Picnic tables and playgrounds will be located within the open space areas throughout the subdivision to provide gathering areas and amenities to the residents.

Architecture

The proposed townhomes will be constructed with fiber cement siding, stucco, stone, brick, and board and batten. The elevations will include a mixture of traditional, craftsman, and modern styles and will have a variety of colors. Each townhome has been designed with a two-car garage to accommodate parking needs.

DRC Comments

The DRC had 6 comments regarding the utility layout and street design. Please include all DRC comments as a part of the motion.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Willow Point Phase 2 final subdivision including the DRC comments from April 7, 2021. This recommendation is based on the following findings:

1. The proposed residential use is consistent with the approval of the Gardner-Plumb development agreement.
2. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed subdivision meets the requirements of the Development Code.
4. Other findings based upon information presented at the public meeting.

Willow Point Phase 2 Final Subdivision
DRC Redline Comments

*Edge Homes - requests final subdivision review of **Willow Point Phase 2**, a 90-unit residential development located at 2100 North 4100 West.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Date of Plans Reviewed: 03/30/21

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire:
1. Were these hydrants proposed and now being removed from the plans?
2. Is this hydrant staying or going?

Greg – Water/Sewer:
3. You have added a PI service connection since your first submittal and didn't label the size

Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets:
4. 3930 does not scale out to 24' of asphalt

Ross – Engineering: No comments
Brad- Engineering:
5. No parking signs, with sign spacing
6. Josh / Ross...A general question.
   Why aren't we forcing "standard" curb in these situations where we have a planter strip? I was thinking that our standard was high back curb everywhere except where we have a sidewalk right next to the curb.

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

GENERAL COMMENT:
1. RMP asset transfer required.
2. Power will update phase 2 streetlights prior to pre-con meeting.

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. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
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

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.

PRIOR TO RECORDING OF PLAT:

1. Provide water dedication.
2. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
3. Include surveyor's and engineer's stamps and signatures on the plat.
4. Submit a title report to be reviewed by Lehi City Attorney.
5. Developer shall provide a letter with an exhibit of the property covered from their title company guaranteeing that the property taxes including rollback/greenbelt taxes have been paid of open space or right of way is being dedicated.
6. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
7. Provide a recorded copy of required boundary line agreement(s).
8. Provide a signed original copy of the CC&Rs to record with the plat (to be reviewed by City Attorney).
9. Warranty deed/title insurance (open space, detention, City park property, City trails, some road dedication). Title insurance policies on each to be obtained through Marnae at Vanguard Title 801-610-1670
10. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

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. If the subject property is subject to the Gardner-Plumb agreement with Lehi City, the conditions of that agreement apply here.
9. 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.
10. 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 APRIL 27, 2021.

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.

WILLOW POINT PHASE 2

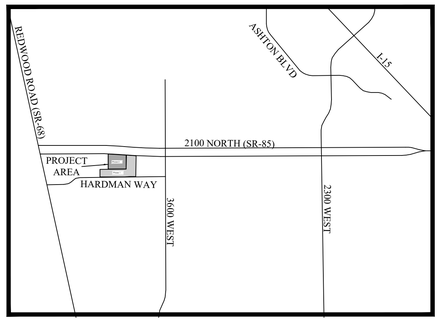
A TOWNHOME SUBDIVISION

PREPARED FOR:

EDGE HOMES

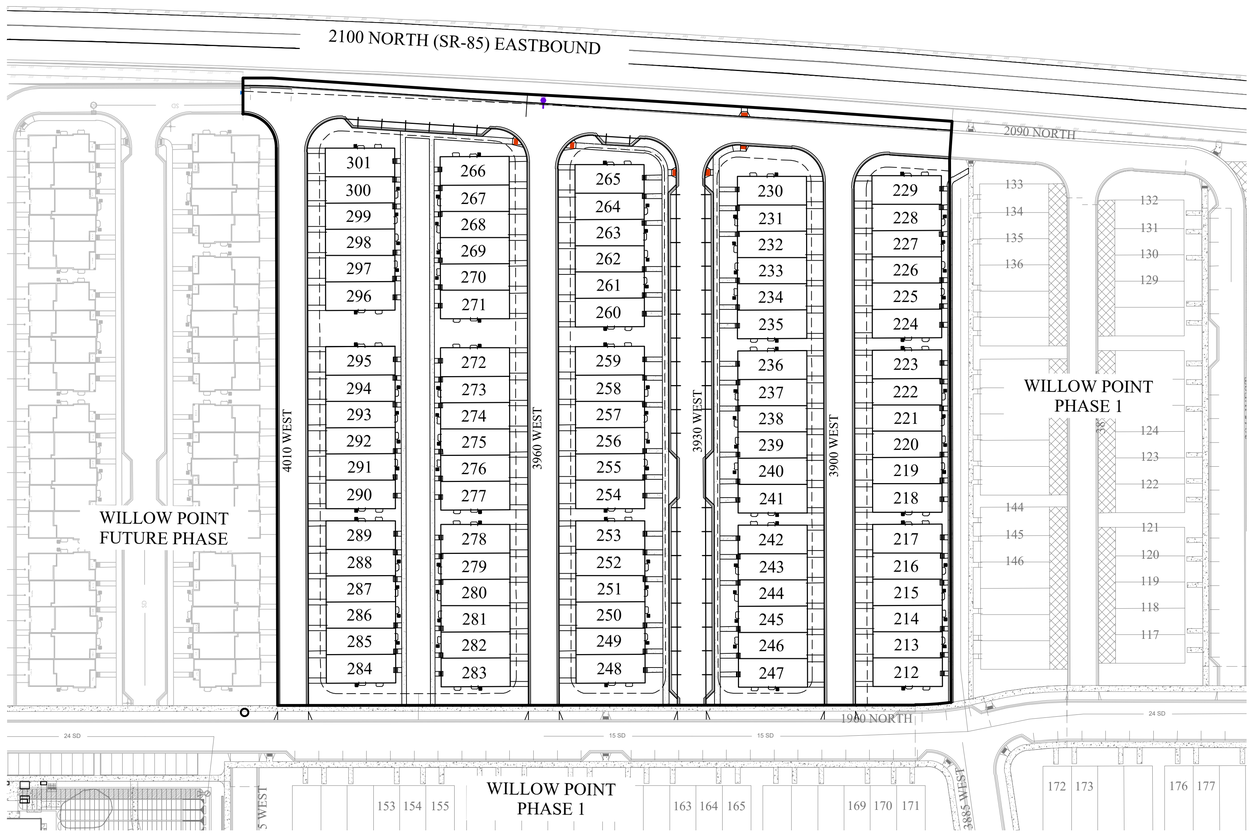
LOCATED IN:

LEHI, UTAH



VICINITY MAP

NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	FINAL PLAT
C2.1	FINAL PLAT
C3	SITE PLAN
C3.1	SITE PLAN
C4	GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C5	DRAINAGE PLAN
C5.1	DRAINAGE PLAN
C6	SEWER PLAN
C7	WATER PLAN
C8	EROSION CONTROL PLAN
C9	POWER PLAN
C9.1	OVERALL POWER PLAN
PP01	2090 NORTH
PP02	4010 WEST
PP03	3960 WEST
PP04	3930 WEST
PP05	3900 WEST

LEHI CITY NOTES

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

GENERAL NOTES

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

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

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

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

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

NOTICE

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

ENGINEER'S NOTES TO CONTRACTOR

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

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

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

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

CONTACTS

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

OWNER/DEVELOPER
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UTAH 84020
(801) 494-0150
CONTACT: BRANDON PARR

N

S

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

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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

FOR REVIEW ONLY

WILLOW POINT PHASE 2
LEHI, UTAH
COVER SHEET

REVISION BLOCK

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

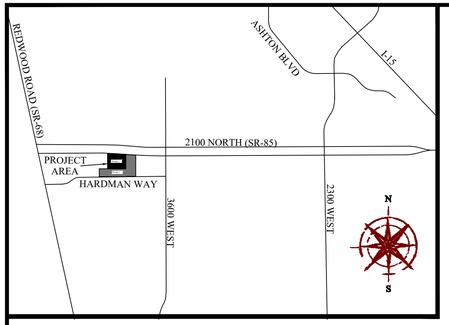
COVER SHEET

Scale:	1"=60'	Drawn:	RSH
Date:	3/30/2021	Job #:	21-0005
Sheet:	C1		

Z:_2021\21-0005 Willow Point Phase 2\design 21-0005.dwg\sheet\1\C1 COVER SHEET.dwg

WILLOW POINT SUBDIVISION
PHASE 2

LOCATED IN THE SE1/4 OF SECTION 2, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- COMMON AREA
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.

2. 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 PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.

3. ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.

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5. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.

6. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.

7. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.

8. ALL PARCELS WILL BE OWNED AND MAINTAINED BY HOA

9. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING

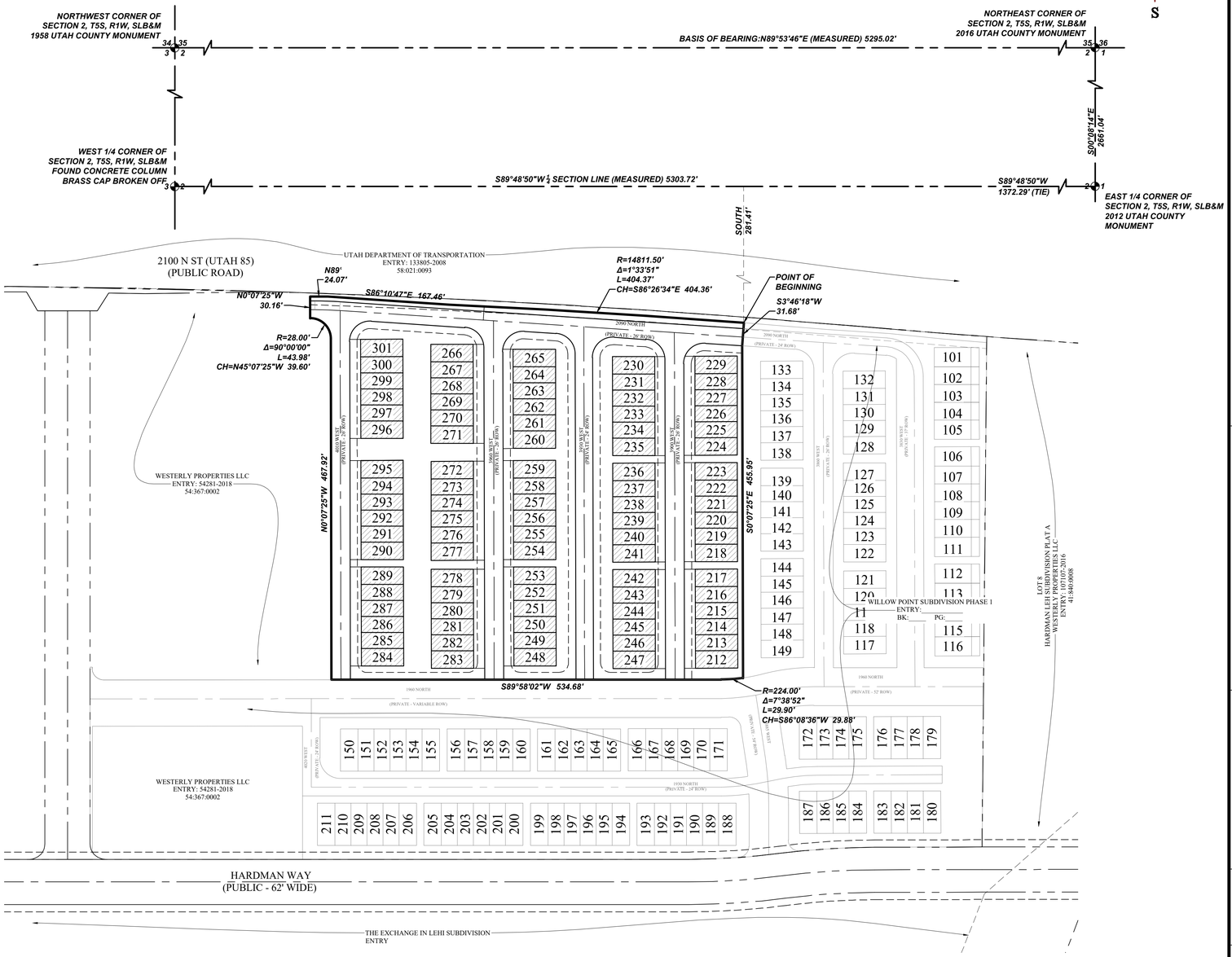
10. LAND DRAIN LATERALS ARE NOT REQUIRED FOR THE PROJECT AS STATED IN THE LETTER PROVIDED BY INTERMOUNTAIN GEOTECHNICAL SERVICES, INC. AND DATED DECEMBER 11, 2020.

11. THE ZONING IS HEAVY COMMERCIAL WITH A RESIDENTIAL OVERLAY - DENSITY WAS ALLOWED ON THE PROPERTY PER THE GARDNER PLUMB AGREEMENT ENTRY #24625:2019

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.



SURVEYOR'S CERTIFICATE

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

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

A portion of Lot 2, VIEW 21 PLAT 'A', according to the Official Plat thereof recorded June 11, 2018 as Entry No. 54281:2018 of the Official Records of Utah County, located in the SE1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Northwest Corner of WILLOW POINT PHASE 1, according to the Official Plat thereof recorded _____ as Entry No. _____ in the Office of the Utah County Recorder, said point being located S89°48'50"W along the 1/4 Section line 1,372.29 feet and South 281.41 feet from the East 1/4 Corner of Section 2, T5S, R1W, SLB&M (Basis of Bearing: N89°53'46"E between the Northwest Corner and Northeast Corner of said Section 2); thence along said plat the following four (4) courses: 1) S03°46'51"W 31.68 feet; 2) S00°07'25"E 455.95 feet; 3) along the arc of a curve to the right with a radius of 224.00 feet a distance of 29.90 feet through a central angle of 07°38'52" Chord: S86°08'36"W 29.88 feet; 4) S89°58'02"W 534.68 feet; thence N00°07'25"W 467.92 feet; thence along the arc of a curve to the left with a radius of 28.00 feet a distance of 43.98 feet through a central angle of 90°00'00" Chord: N45°07'25"W 39.60 feet; thence N00°07'25"W 30.16 feet; thence N89°44'22" E 24.07 feet; thence S86°10'47"E 167.46 feet; thence along the arc of a non-tangent curve to the right having a radius 14811.50 feet (radius bears: S2°46'31"W) a distance of 404.37 feet through a central angle of 1°33'51" chord: S86°26'34"E 404.36 feet to the point of beginning.

Contains: 6.61 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.PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER HEREBY CONVEYS THE COMMON AREA (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS), AS INDICATED HEREON, TO THE WILLOW POINT TOWNHOME ASSOCIATION, A UTAH NONPROFIT ASSOCIATION, WITH A REGISTERED ADDRESS OF 12227 BUSINESS PARK DR., SUITE 200, DRAPER, UT. 84020.

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

EDGE HOMES UTAH, LLC

BY:_____
(PRINTED NAME)

ITS:_____

ACCEPTANCE BY LEGISLATIVE BODY

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 PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20__

APPROVED BY MAYOR

APPROVED_____ ATTEST: _____
CITY ENGINEER (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

DIRECTOR - SECRETARY CHAIR, PLANNING COMMISSION

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

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

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____

PRINTED FULL NAME OF NOTARY

WILLOW POINT SUBDIVISION
PHASE 2

LOCATED IN THE SE1/4 OF SECTION 2, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CITY RECORDER'S SEAL	COUNTY RECORDER'S SEAL

1 OF 3 | 11/10/2020

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

PREPARED FOR
OWNER/DEVELOPER
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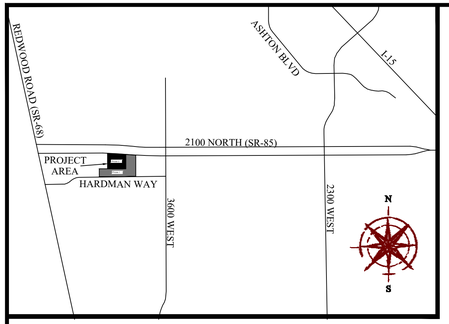
SITE TABULATIONS

TOTAL ACREAGE	6.61	ACRES
TOTAL SINGLE FAMILY LOTS	90	LOTS
TOTAL ACREAGE IN LOTS	2.70	ACRES
TOTAL OPEN SPACE (5 PARCELS)	2.41	ACRES
TOTAL ACREAGE IN ROW	1.50	ACRES
LANE MILES OF ROAD	0.73	MILES
TOTAL UNITS PER ACRE	13.62	UNITS/ACRE
IRRIGATION SERVICES	(2) 2"	SERVICE

NOTE: EXISTING ZONING IS HEAVY COMMERCIAL WITH A RESIDENTIAL OVERLAY (PER PLUMB GARDNER AGREEMENT)

Z:_2021\21-0005 Willow Point Phase 2\design 21-0005\dwg\sheets\C2.0 FINAL PLAT.dwg

WILLOW POINT SUBDIVISION
PHASE 2
LOCATED IN THE SE1/4 OF SECTION 2, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH



VICINITY MAP
N.T.S

LEGEND
- BOUNDARY
- SECTION LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
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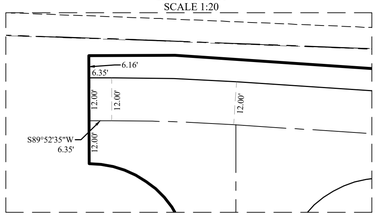
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



SEE DETAIL A
SCALE 1:20



SURVEYOR'S CERTIFICATE

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Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	28.00	93°54'16"	45.89	N46°49'43"E	40.92
C2	28.00	86°05'44"	42.07	S43°10'17"E	38.23
C3	28.00	6°57'27"	3.40	S03°21'18"W	3.40
C4	28.00	10°06'43"	4.94	N05°10'47"W	4.94
C5	28.00	93°56'50"	45.91	N46°48'26"E	40.94
C6	28.00	86°08'18"	42.10	S43°11'34"E	38.24
C7	27.68	7°10'22"	3.47	S03°26'32"W	3.46
C8	28.00	85°57'07"	42.00	S43°14'36"E	38.18
C9	28.00	93°54'24"	45.89	N46°49'39"E	40.92
C10	28.00	9°16'04"	4.53	N04°54'04"W	4.52
C11	500.00	3°54'16"	34.07	N88°10'17"W	34.07
C12	28.00	22°10'42"	10.84	S10°57'55"W	10.77
C13	28.00	71°43'34"	35.05	S57°55'03"W	32.81
C14	224.00	7°38'52"	29.90	S86°08'36"W	29.88
C15	512.00	3°54'16"	34.89	S88°10'17"E	34.88

1 OF 3 | 11/10/2020

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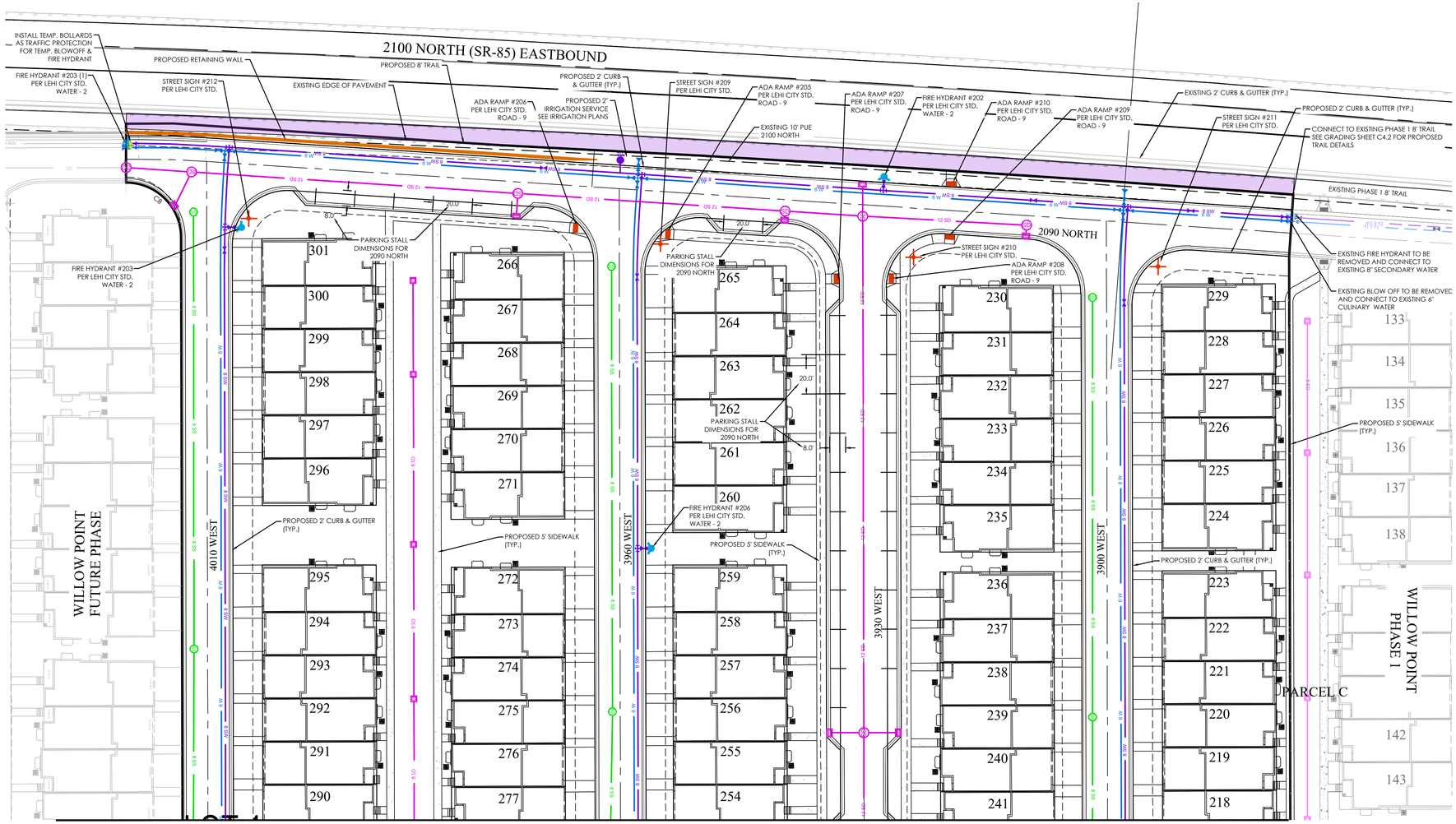
PREPARED FOR

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST, SUITE B12
DRAPER, UTAH 84020
(801) 494-0150
CONTACT: BRANDON PARR

SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CITY RECORDER'S SEAL	COUNTY RECORDER'S SEAL

WILLOW POINT SUBDIVISION
PHASE 2
LOCATED IN THE SE1/4 OF SECTION 2, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

Z:_2021\21-0005 Willow Point Phase 2\design 21-0005\dwg\sheets\C21 FINAL PLAT.dwg



MATCHLINE
SEE SHEET C3.1

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
PROPOSED RETAINING WALL	

N

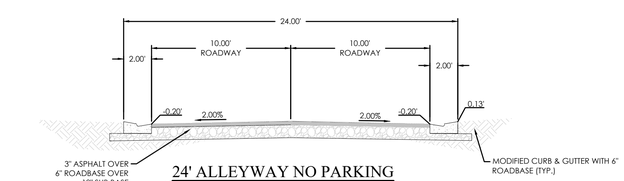
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GRAPHIC SCALE

30 0 15 30 60 120

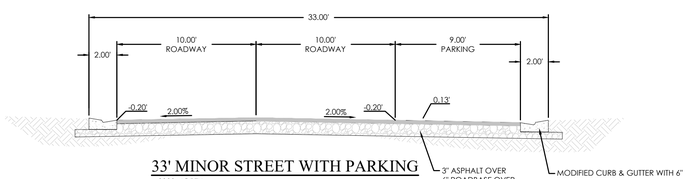
(IN FEET)
1 inch = 30 ft.

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



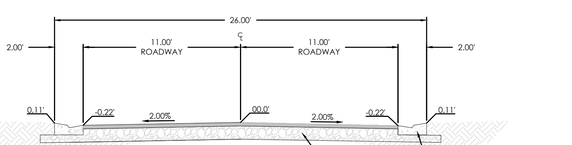
24' ALLEYWAY NO PARKING

2090 NORTH
11+70.13 - 12+56.81
13+78.65 - 14+47.52
15+04.24 - 17+64.76
N.T.S.



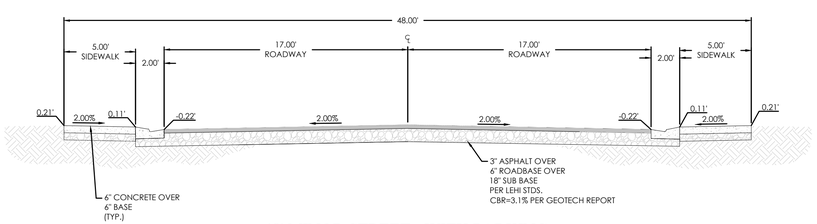
33' MINOR STREET WITH PARKING

2090 NORTH
12+56.81 - 13+78.65
14+67.52 - 15+04.27
N.T.S.



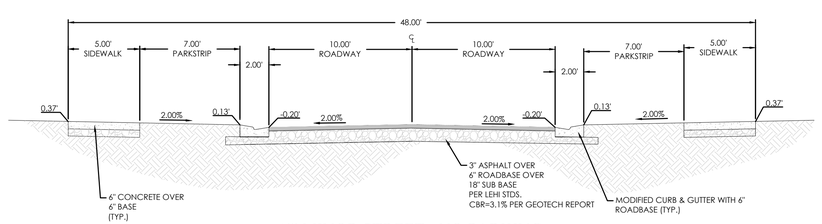
26' MINOR STREET NO PARKING

4010 WEST
3960 WEST
3900 WEST
N.T.S.



48' MINOR STREET - WITH PARKING

3930 WEST
10+55.65 - 12+70.31
13+17.49 - 14+71.50
N.T.S.



48' MINOR STREET - NO PARKING

3930 WEST
10+37.36 - 10+48.65
12+77.31 - 13+10.49
N.T.S.

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WILLOW POINT PHASE 2
LEHI, UTAH
SITE PLAN

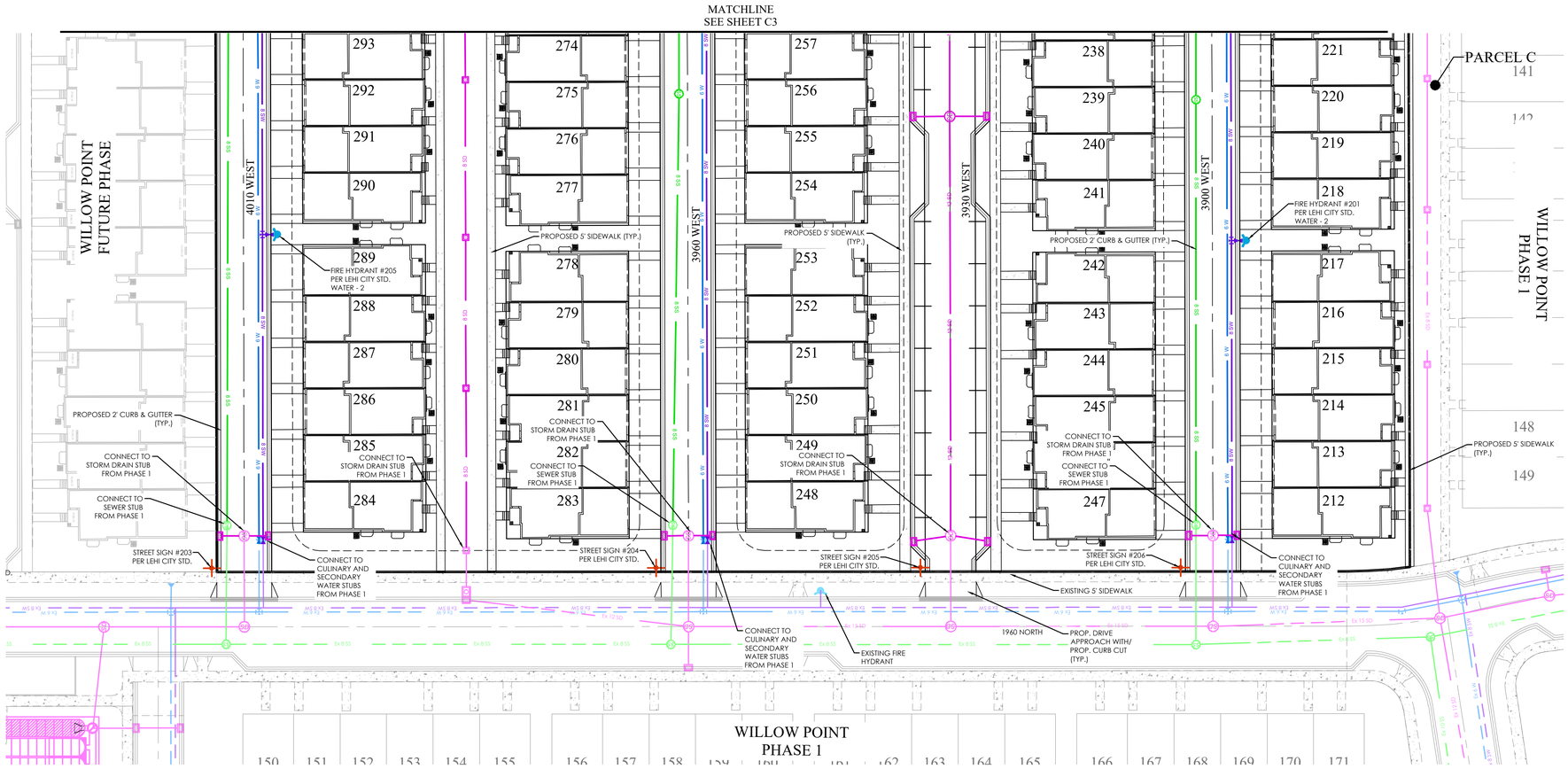
REVISION BLOCK

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

SITE PLAN

Scale:	1"=30'	Drawn:	RSH
Date:	3/30/2021	Job #:	21-0005
Sheet:	C3		

Z:_2021\21-0005 Willow Point Phase 2\design 21-0005\dwg\sheets\C3 SITE PLAN.dwg



LEGEND

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

N

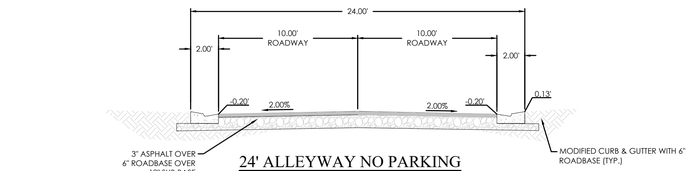
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Know what's below. Call 811 before you dig.

GRAPHIC SCALE

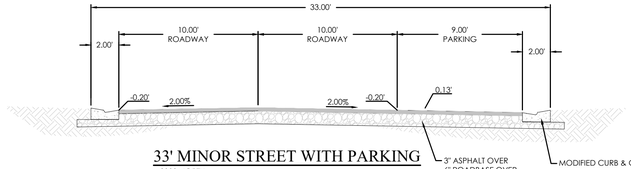
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(IN FEET)
1 inch = 30 ft.



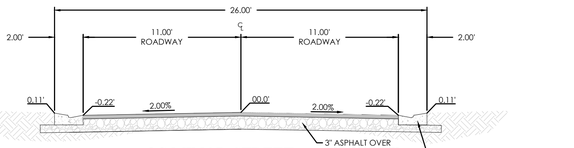
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13+78.65 - 14+67.52
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N.T.S.



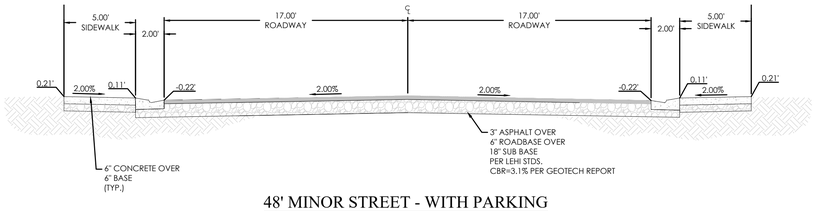
33' MINOR STREET WITH PARKING

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N.T.S.



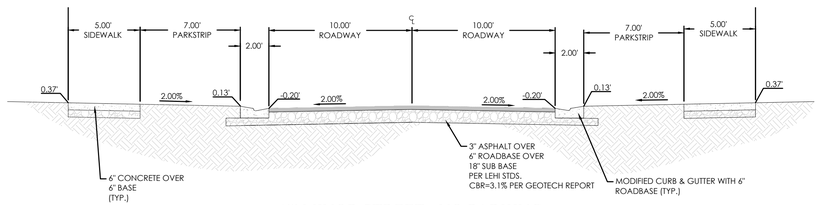
26' MINOR STREET
NO PARKING

4010 WEST
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48' MINOR STREET - NO PARKING

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10+37.36 - 10+48.65
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N.T.S.

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WILLOW POINT PHASE 2

LEHI, UTAH

SITE PLAN

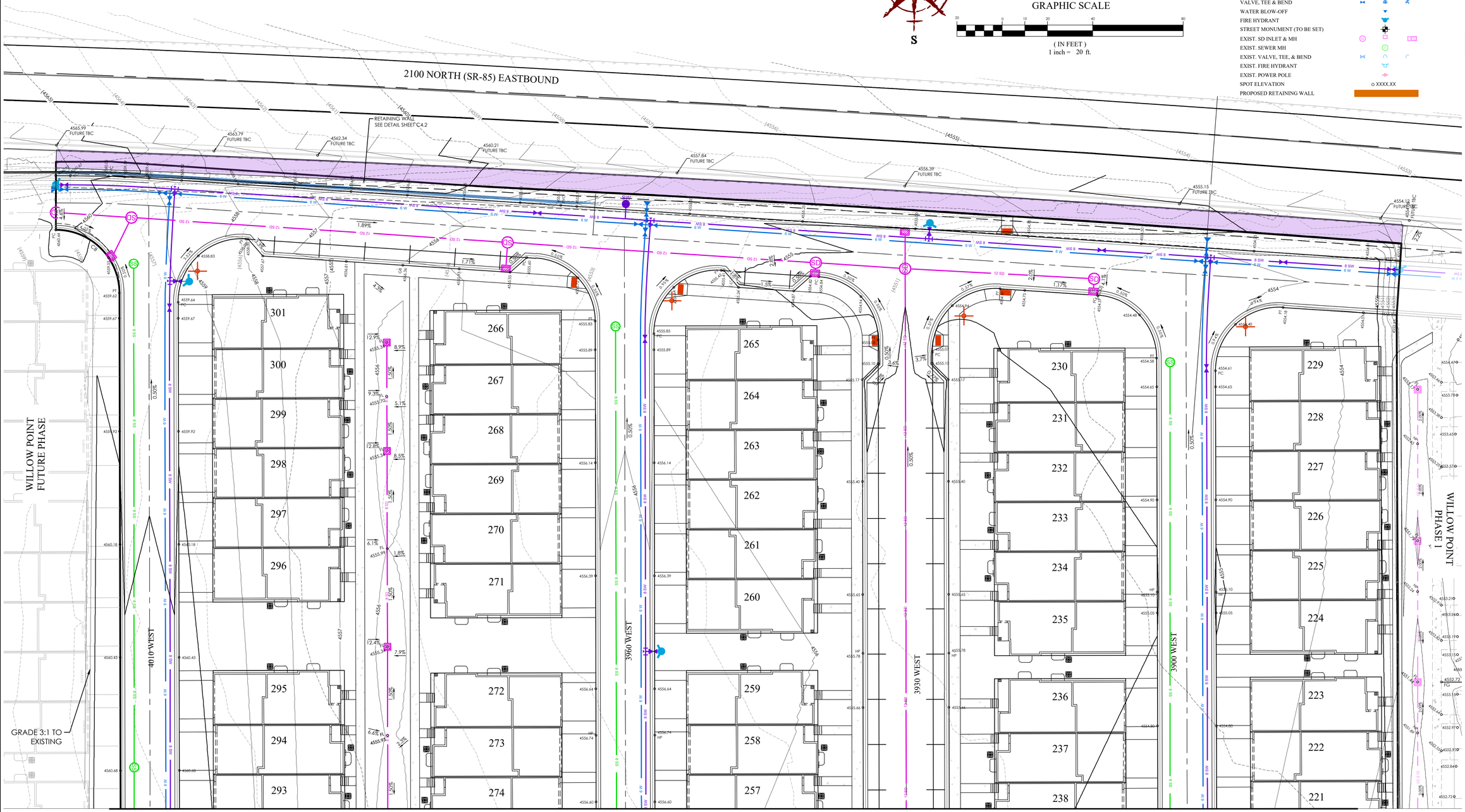
REVISION BLOCK

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

SITE PLAN

Scale:	1"=30'	Drawn:	RSH
Date:	3/30/2021	Job #:	21-0005
Sheet:	C3.1		

Z:_2021\21-0005 Willow Point Phase 2\design 21-0005\dwg\sheet\C3.1 SITE PLAN.dwg



N

S

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
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EXIST. 24"RCP SD	Ex 24 SD
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EXIST. FENCE	X X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
PROPOSED RETAINING WALL	

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WILLOW POINT PHASE 2

LEHI, UTAH

GRADING PLAN

REVISION BLOCK

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

GRADING PLAN

Scale:	1"=20'	Drawn:	RSH
Date:	3/30/2021	Job #:	21-0005
Sheet:	C4		

Z:_2021\21-0005 Willow Point Phase 2\design 21-0005\dwg\sheet\1 C4 GRADING PLAN.dwg

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

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
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EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
PROPOSED RETAINING WALL	

MATCHLINE
SEE SHEET C4

WILLOW POINT
FUTURE PHASE

GRADE 3:1 TO EXISTING

4010 WEST

3960 WEST

3930 WEST

3900 WEST

WILLOW POINT
PHASE 1

WILLOW POINT
PHASE 1

293 292 291 290 289 288 287 286 285 284
274 275 276 277 278 279 280 281 282 283
257 256 255 254 253 252 251 250 249 248
238 239 240 241 242 243 244 245 246 247
221 220 219 218 217 216 215 214 213 212

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WILLOW POINT PHASE 2

LEHI, UTAH

GRADING PLAN

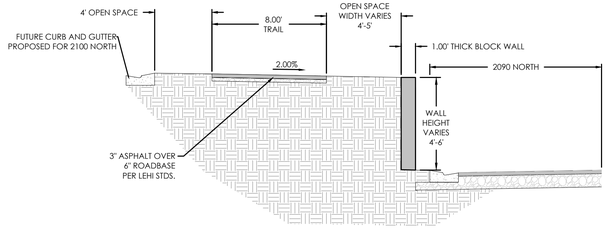
REVISION BLOCK

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

GRADING PLAN

Scale:	1"=20'	Drawn:	RSH
Date:	3/30/2021	Job #:	21-0005
Sheet:	C4.1		

Z:_2021\21-0005 Willow Point Phase 2\design\21-0005\dwg\sheet\\C4.1 GRADING PLAN.dwg



BLOCK WALL GRADING DETAIL

2090 NORTH
11+70.13 - 14+07.92
N.T.S.

N

S

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

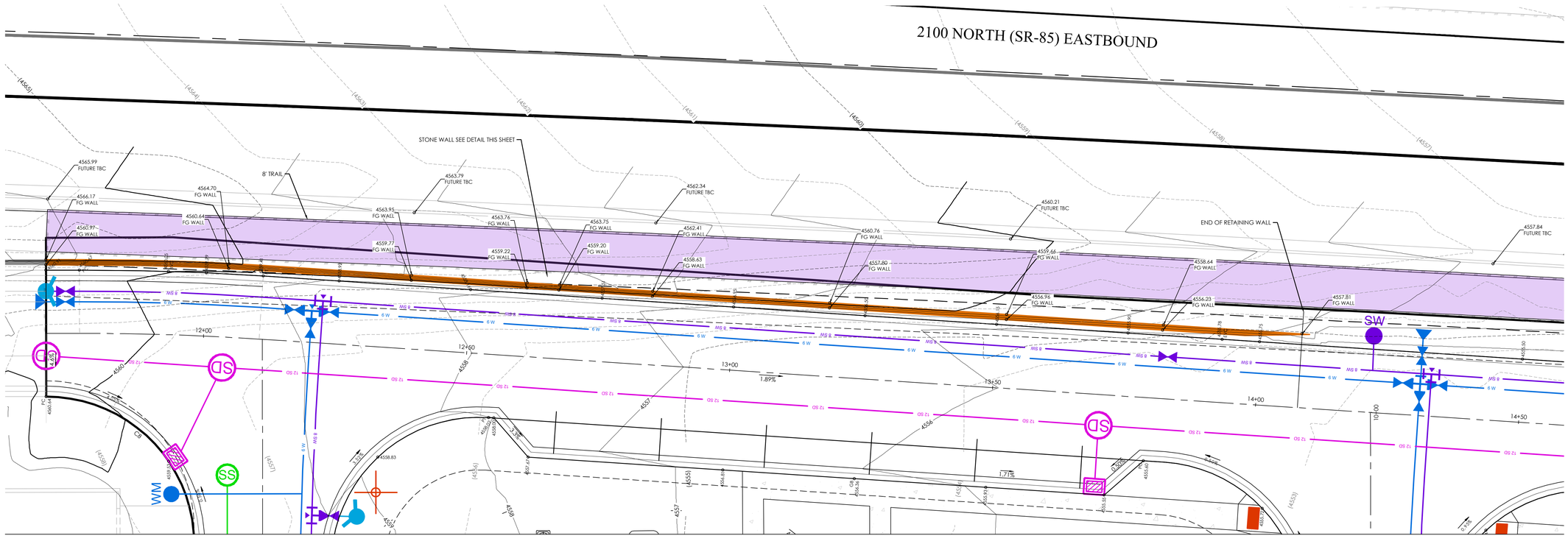
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 10 ft.

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
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SD MH, INLET, AND COMBO	
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EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
PROPOSED RETAINING WALL	



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WILLOW POINT PHASE 2

LEHI, UTAH

GRADING PLAN

REVISION BLOCK

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

GRADING PLAN

Scale:	1"=10'	Drawn:	RSH
Date:	3/30/2021	Job #:	21-0005
Sheet:	C4.2		

Z:_2021\21-0005 Willow Point Phase 2\design 21-0005\dwg\sheet\\C4.2 GRADING PLAN.dwg

NOTES

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

2. ALL MECHANICAL JOINTS WILL REQUIRE A MEGALUG OR EQUIVALENT JOINT RESTRAINT.

3. EXISTING VALVES MAY BE USED FOR TESTING, IF THESE VALVES FAIL THEY WILL BE REPLACED AT THE DEVELOPERS EXPENSE.

4. ALL EXISTING MANHOLES HAVE BEEN SURVEYED.

5. ALL PROPOSED STORM DRAIN INFRASTRUCTURE, UNLESS OTHERWISE NOTED AS PUBLIC, IS PRIVATELY OWNED AND MAINTAINED.

N

S

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
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EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
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SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
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EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX

2100 NORTH (SR-85) EASTBOUND

SDMH #207 4' Ø
RIM=4560.58
INV. OUT=4557.17 (E)
PER LEHI CITY STD.
SEWER / DRAIN - 1

12" ADS
L=33.43'
S=3.77%

SDMH #206 4' Ø
RIM=4559.49
INV. OUT=4555.91 (E)
INV. IN=4555.91 (W)
INV. IN=4555.91 (SW)
PER LEHI CITY STD.
SEWER / DRAIN - 2

12" ADS
L=166.60'
S=2.39%

SDMH #205 4' Ø
RIM=4555.59
INV. OUT=4551.93 (E)
INV. IN=4551.93 (W)
INV. IN=4551.93 (S')
PER LEHI CITY STD.
SEWER / DRAIN - 2

12" ADS
L=13.15'
S=0.50%

SD INLET #214
TBC=4555.58
INV. OUT=4551.99 (N)
PER LEHI CITY STD.
SEWER/DRAIN - 8

SDMH #204 4' Ø
RIM=4554.74
INV. IN=4550.84 (W)
INV. OUT=4550.84 (E)
INV. IN=4550.84 (S)
PER LEHI CITY STD.
SEWER / DRAIN - 2

12" ADS
L=6.15'
S=0.50%

SD INLET #212
TBC=4554.83
INV. OUT=4550.87 (N)
PER LEHI CITY STD.
SEWER/DRAIN - 8

12" ADS
L=39.43'
S=0.50%

12" ADS
L=136.47'
S=0.79%

SD INLET #209
TBC=4555.02
INV. OUT=4552.00 (S)
PER LEHI CITY STD.
SEWER/DRAIN - 8

12" ADS
L=17.89'
S=0.50%

SDMH #202 4' Ø
RIM=4554.92
INV. IN=4550.65 (W)
INV. IN=4550.65 (E)
INV. IN=4551.91 (N)
INV. OUT=4550.65 (S)
PER LEHI CITY STD.
SEWER / DRAIN - 2

12" ADS
L=83.64'
S=0.50%

SDMH #203 4' Ø
RIM=4554.27
INV. OUT=4551.06 (W)
INV. IN=4551.06 (S)
PER LEHI CITY STD.
SEWER / DRAIN - 2

12" ADS
L=7.16'
S=0.50%

SD INLET #208
TBC=4554.40
INV. OUT=4551.10 (N)
PER LEHI CITY STD.
SEWER/DRAIN - 8

SD INLET #213
TBC=4559.53
INV. OUT=4556.00 (NE)
PER LEHI CITY STD.
SEWER/DRAIN - 8

12" ADS
L=18.43'
S=0.50%

YARD DRAIN #228
RIM=4555.34
INV. OUT=4551.66 (S)
NYLOPLAST INLINE DRAIN
W/8" DROP GRATE
PER NYLOPLAST STD.

8" ADS
L=47.93'
S=0.50%

YARD DRAIN #227
RIM=4555.34
INV. OUT=4551.42 (S)
INV. IN=4551.42 (N)
NYLOPLAST INLINE DRAIN
W/8" DROP GRATE
PER NYLOPLAST STD.

8" ADS
L=86.66'
S=0.50%

YARD DRAIN #226
RIM=4555.34
INV. OUT=4550.99 (S)
INV. IN=4550.99 (N)
NYLOPLAST INLINE DRAIN
W/8" DROP GRATE
PER NYLOPLAST STD.

8" ADS
L=78.69'
S=0.50%

12" ADS
L=263.28'
S=0.50%

EXISTING STORM DRAIN
PHASE 1

WILLOW POINT
FUTURE PHASE

GRADE 3:1 TO EXISTING

4010 WEST

3960 WEST

3930 WEST

3900 WEST

MATCHLINE
SEE SHEET C5.1

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WILLOW POINT PHASE 2

LEHI, UTAH

DRAINAGE PLAN

REVISION BLOCK

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

DRAINAGE PLAN

Scale: 1"=20' | Drawn: RSH
Date: 3/30/2021 | Job #: 21-0005
Sheet: C5

Z:_2021\21-0005 Willow Point Phase 2\design 21-0005\dwg\sheets\C5 DRAINAGE PLAN.dwg

NOTES

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

2. ALL MECHANICAL JOINTS WILL REQUIRE A MEGALUG OR EQUIVALENT JOINT RESTRAINT.

3. EXISTING VALVES MAY BE USED FOR TESTING, IF THESE VALVES FAIL THEY WILL BE REPLACED AT THE DEVELOPERS EXPENSE.

4. ALL EXISTING MANHOLES HAVE BEEN SURVEYED.

5. ALL PROPOSED STORM DRAIN INFRASTRUCTURE, UNLESS OTHERWISE NOTED AS PUBLIC, IS PRIVATELY OWNED AND MAINTAINED.

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

N

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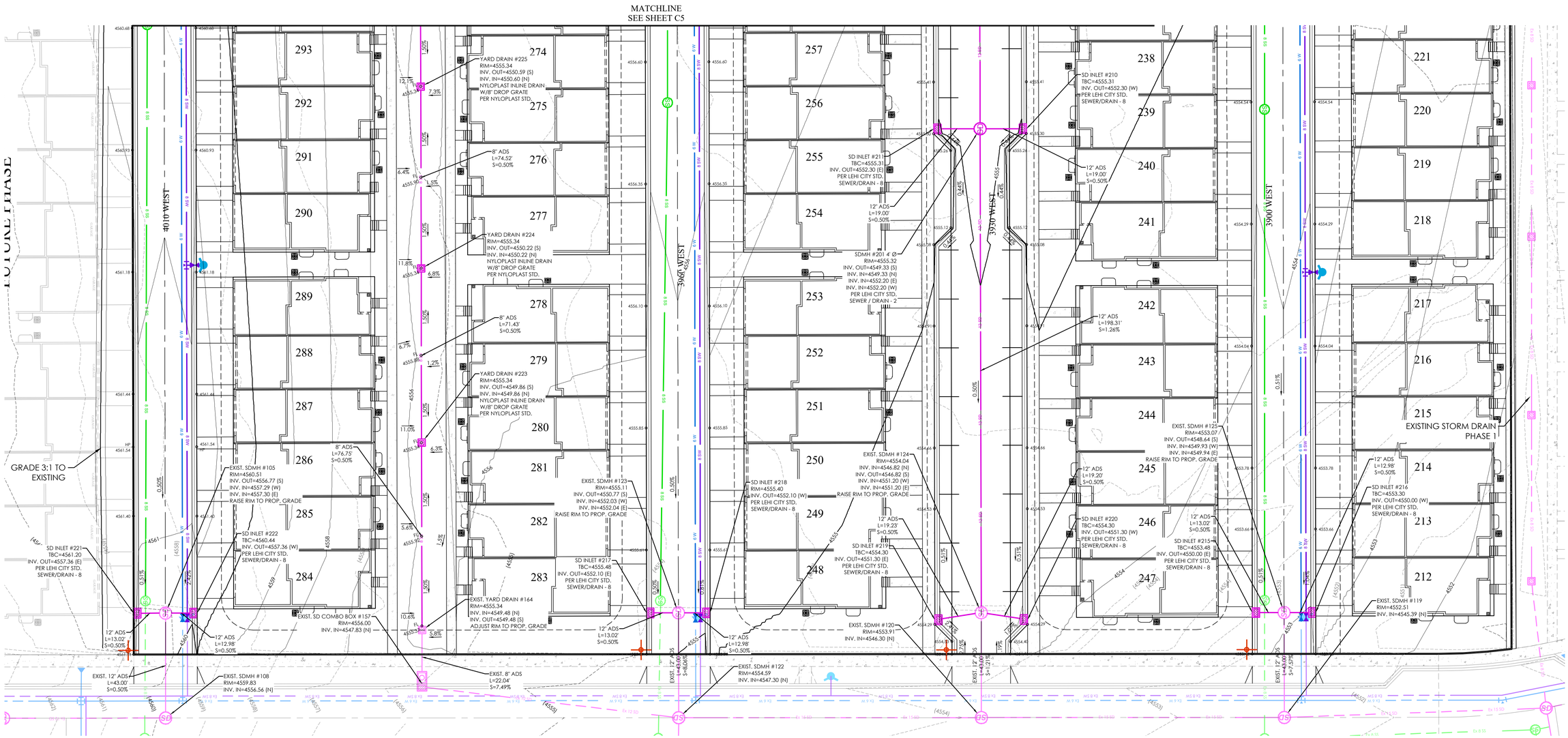
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
PROPOSED RETAINING WALL	



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WILLOW POINT PHASE 2

LEHI, UTAH

DRAINAGE PLAN

REVISION BLOCK

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

DRAINAGE PLAN

Scale:	1"=20'	Drawn:	RSH
Date:	3/30/2021	Job #:	21-0005
Sheet:	C5.1		

Z:_2021\21-0005 Willow Point Phase 2\design\21-0005.dwg\sheet\\C5.1 DRAINAGE PLAN.dwg

2100 NORTH (SR-85) EASTBOUND

EXISTING 10' UTILITY EASEMENT

PROPOSED 10' UTILITY EASEMENT

WILLOW POINT FUTURE PHASE

PARCEL C

WILLOW POINT PHASE 1

4010 WEST

3960 WEST

3930 WEST

3900 WEST

SSMH #203 4' Ø
RIM=4559.30
INV. OUT=4550.02 (S)
PER LEHI CITY STD.
SEWER / DRAIN - 1

SSMH #204 4' Ø
RIM=4560.42
INV. IN=4549.13 (N)
INV. OUT=4548.93 (S)
PER LEHI CITY STD.
SEWER / DRAIN - 1

SSMH #205 4' Ø
RIM=4555.65
INV. OUT=4545.92 (S)
PER LEHI CITY STD.
SEWER / DRAIN - 1

SSMH #206 4' Ø
RIM=4556.32
INV. IN=4545.01 (N)
INV. OUT=4544.81 (S)
PER LEHI CITY STD.
SEWER / DRAIN - 1

SSMH #201 4' Ø
RIM=4554.34
INV. OUT=4542.51 (S)
PER LEHI CITY STD.
SEWER / DRAIN - 1

SSMH #202 4' Ø
RIM=4554.26
INV. IN=4541.44 (N)
INV. OUT=4541.24 (S)
PER LEHI CITY STD.
SEWER / DRAIN - 1

EXIST SSMH #122 4' Ø
RIM=4560.81
INV. IN=4547.98 (N)
INV. OUT=4547.78 (S)
RAISE RIM TO PROP. GRADE

EXIST SSMH #114 4' Ø
RIM=4555.16
INV. IN=4544.00 (N)
INV. OUT=4543.80 (S)
RAISE RIM TO PROP. GRADE

EXIST SSMH #123 4'Ø
RIM=4553.16
INV. IN=4540.23 (N)
INV. OUT=4540.03 (S)
RAISE RIM TO PROP. GRADE

8" SDR-35 SEWER
L=222.82'±

4" SEWER LATERAL [TYP.]

8" SDR-35 SEWER
L=227.00'±

8" SDR-35 SEWER
L=213.90'±

8" SDR-35 SEWER
L=236.15'±

8" SDR-35 SEWER
L=204.12'±

8" SDR-35 SEWER
L=201.22'±

EXISTING 8" SEWER
PHASE 1

CONNECT TO EXIST.
PHASE 1 SSMH

CONNECT TO EXIST.
PHASE 1 SSMH

CONNECT TO EXIST.
PHASE 1 SSMH

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
PROPOSED RETAINING WALL	

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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WILLOW POINT PHASE 2
LEHI, UTAH
SEWER PLAN

REVISION BLOCK

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

SEWER PLAN

Scale:	1"=30'	Drawn:	RSH
Date:	3/30/2021	Job #:	21-0005
Sheet:	C6		

Z:_2021\21-0005 Willow Point Phase 2\design 21-0005\dwg\sheets\C6 SEWER PLAN.dwg

2100 NORTH (SR-85) EASTBOUND

2090 NORTH

1960 NORTH

4010 WEST

3960 WEST

3930 WEST

3900 WEST

WILLOW POINT FUTURE PHASE

WILLOW POINT PHASE 1

PARCEL C

6" PVC C900 L=33.87'±

8" PVC C900 L=34.00'±

CUL. WATER FITTING (1) 6" TEE (3) 6" GATE VALVES W/THRUST BLOCKS PER LEHI CITY STD. WATER - 5

SEC. WATER FITTING (1) 8" TEE (2) 8" GATE VALVES W/THRUST BLOCKS PER LEHI CITY STD. WATER - 5

6" PVC C900 L=210.73'±

8" PVC C900 L=210.73'±

CUL. WATER FITTING (1) 6" CROSS (4) 6" GATE VALVES W/THRUST BLOCKS PER LEHI CITY STD. WATER - 5

4" PERMANENT BLOWOFF PER LEHI CITY STDS.

SEC. WATER FITTING (1) 8" TEE (2) 8" GATE VALVES W/THRUST BLOCKS PER LEHI CITY STD. WATER - 5

EXISTING 10' PUE

8" PVC C900 L=123.27'±

6" PVC C900 L=248.13'±

FIRE HYDRANT #202 PER LEHI CITY STD. WATER - 2

8" PVC C900 L=124.87'±

4" PERMANENT BLOWOFF PER LEHI CITY STDS.

SEC. WATER FITTING (1) 8" TEE (3) 8" GATE VALVES W/THRUST BLOCKS PER LEHI CITY STD. WATER - 5

8" PVC C900 L=83.71'±

6" PVC C900 L=85.70'±

EXISTING FIRE HYDRANT TO BE REMOVED AND CONNECT TO EXISTING 8" SECONDARY WATER

EXISTING BLOW OFF TO BE REMOVED AND CONNECT TO EXISTING 6" CULINARY WATER

FIRE HYDRANT #203 (TYP.) PER LEHI CITY STD. WATER - 2

PER LEHI CITY STD. WATER - 3

6" PVC C900 L=51.11'±

8" PVC C900 L=28.92'±

FIRE HYDRANT #203 PER LEHI CITY STD. WATER - 2

8" PVC C900 L=22.19'±

6" PVC C900 L=34.74'±

8" PVC C900 L=34.74'±

PROPOSED 10' PUE

6" PVC C900 L=34.73'±

8" PVC C900 L=34.72'±

8" PVC C900 L=136.04'±

FIRE HYDRANT #206 PER LEHI CITY STD. WATER - 2

8" PVC C900 L=281.22'±

PROPOSED 3/4" WATER METER (TYP.)

6" PVC C900 L=437.68'±

8" PVC C900 L=291.53'±

6" PVC C900 L=431.90'±

6" PVC C900 L=424.28'±

FIRE HYDRANT #205 PER LEHI CITY STD. WATER - 2

FIRE HYDRANT #201 PER LEHI CITY STD. WATER - 2

8" PVC C900 L=144.52'±

8" PVC C900 L=294.40'±

8" PVC C900 L=141.55'±

EXISTING BLOW OFF TO BE REMOVED AND CONNECT TO EXISTING 6" CULINARY WATER WITH GATE VALVE

EXISTING FIRE HYDRANT TO BE REMOVED AND CONNECT TO EXISTING 8" SECONDARY WATER WITH GATE VALVE

EXISTING BLOW OFF TO BE REMOVED AND CONNECT TO EXISTING 6" CULINARY WATER WITH GATE VALVE

EXISTING FIRE HYDRANT TO BE REMOVED AND CONNECT TO EXISTING 8" SECONDARY WATER WITH GATE VALVE

EXISTING BLOW OFF TO BE REMOVED AND CONNECT TO EXISTING 6" CULINARY WATER WITH GATE VALVE

EXISTING FIRE HYDRANT TO BE REMOVED AND CONNECT TO EXISTING 8" SECONDARY WATER WITH GATE VALVE

EXISTING 6" CULINARY WATER PHASE 1

EXISTING 8" SECONDARY WATER PHASE 1

PROPOSED 10' PUE (TYP.)

PHASE 1 EXISTING 6" CULINARY WATER LINE

PHASE 1 EXISTING 8" SECONDARY WATER LINE

EXISTING FIRE HYDRANT

301 300 299 298 297 296 295 294 293 292 291 290 289 288 287 286 285 284

266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 283

265 264 263 262 261 260 259 258 257 256 255 254 253 252 251 250 249 248

230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 247

229 228 227 226 225 224 223 222 221 220 219 218 217 216 215 214 212

133 134 135 136 137 138 139 140 141 142 143 147 148 149

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	X X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX

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

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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WILLOW POINT PHASE 2

LEHI, UTAH

WATER PLAN

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

WATER PLAN

Scale:	1"=30'	Drawn:	RSH
Date:	3/30/2021	Job #:	21-0005
Sheet:	C7		

Z:_2021\21-0005 Willow Point Phase 2\design\21-0005-dwg\sheet\C7 WATER PLAN.dwg

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

N

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LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX

EROSION CONTROL LEGEND

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

SWPPP DATA:

PROJECT LOCATION (LAT/LONG):
NORTHING:40°24'41" EASTING:-111°54'54"

RECEIVING WATERS: GREAT SALT LAKE

AREA AFFECTED:

1. TOTAL PROJECT AREA IS 10.61 ACRES. AN ESTIMATED 10.61 ACRES WITHIN THE PROJECT LIMITS WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONTRACTOR STORAGE ACTIVITIES.
2. THE EXISTING DRAINAGE SYSTEM FOR THIS SITE CONSISTS OF EXISTING STORM DRAIN PIPING AND STRUCTURES AND NEW STORM DRAIN PIPING AND STRUCTURES AS WELL AS ABOVE AND BELOW GROUND RETENTION SYSTEMS.
3. THE MAJORITY OF EXISTING SITE GRADES RANGE FROM 1.0% TO 10.0%. THE PROPOSED GRADING RAISES THE SITE APPROXIMATELY 1.5' WITH ROADS OF APPROXIMATELY 0.5% TO PROVIDE THE PROPER DRAINAGE.
4. THE INITIAL SITE IS APPROXIMATELY 0% IMPERVIOUS. THE FINISHED SITE WILL BE APPROXIMATELY 99% IMPERVIOUS.

CONSTRUCTION ACTIVITIES:

1. THE PROJECT EXTENTS CONSIST OF 211 CONNECTED AND MASS GRADED TOWNHOMES. PLANNED ACTIVITIES INCLUDE CONSTRUCTION OF THE INFRASTRUCTURE, VERTICAL CONSTRUCTION OF HOMES, LANDSCAPING AND RELATED ACTIVITIES. OBTAIN UPDES "NOI" PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.
2. INSTALL BMP'S ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS SWPPP.
3. CONSTRUCTION ACTIVITIES WILL PROCEED AS FOLLOWS: ROUGH GRADING, UTILITY INFRASTRUCTURE, ROADWAY INFRASTRUCTURE, HOME CONSTRUCTION AND LANDSCAPING. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.1B IN THE UPDES PERMIT REGULATIONS.
4. SITE STABILIZATION OF AREAS DISTRIBUTED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING AN "NOT" PERMIT.
5. CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS, UPON PROJECT COMPLETION AND OBTAINING "NOT" PERMIT, REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

RUNOFF COEFFICIENTS OF DISCHARGE:

1. THE EXISTING RUNOFF COEFFICIENT FOR THE PROJECT AREA IS ESTIMATED TO BE 0.30. THE PROPOSED RUNOFF COEFFICIENT WILL BE APPROXIMATELY 0.72 FOR THE PROPOSED IMPROVEMENTS UPON COMPLETION OF IMPROVEMENTS.
2. DISCHARGE FROM THE SITE WILL BE THROUGH THE EXISTING STORM DRAIN SYSTEM.

GENERAL STORM WATER POLLUTION CONTROL NOTES:

1. FOR INSTALLATION PROCEDURES, SEE SWPPP DETAIL BEST MANAGEMENT PRACTICES (BMP) SPECIFICATIONS IN SECTION 5.
2. THE BMPS AND SITE WILL BE MONITORED REGULARLY, ANY ADDITIONAL BMPS THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR INSPECTIONS AND INSTALLED ACCORDING TO SPECIFICATION. ANY CHANGES TO PROTECT BMPS WILL NEED TO BE REFLECTED ON THE SWPPP MAP(S).
3. SWPPP PLAN COMPILED FROM INFORMATION OBTAINED FROM MATERIAL PRODUCED BY: FOCUS ENGINEERING AND SURVEYING
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047
PH: (801) 352-0075

ALL INFORMATION SHOWN ON SWPPP MAPS WAS TAKEN OR DERIVED FROM THE ABOVE STATED SOURCE. ANY INFORMATION NOT DEPICTED WAS NOT PROVIDED AS PART OF THIS PROJECT.

SWPPP NOTES:

1. ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES ARE TO BE INSPECTED AND MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.
2. CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE.
3. ESTIMATED RUN OFF COEFFICIENT UPON COMPLETION OF CONSTRUCTION ACTIVITIES = 0.72

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WILLOW POINT PHASE 2

LEHI, UTAH

EROSION CONTROL PLAN

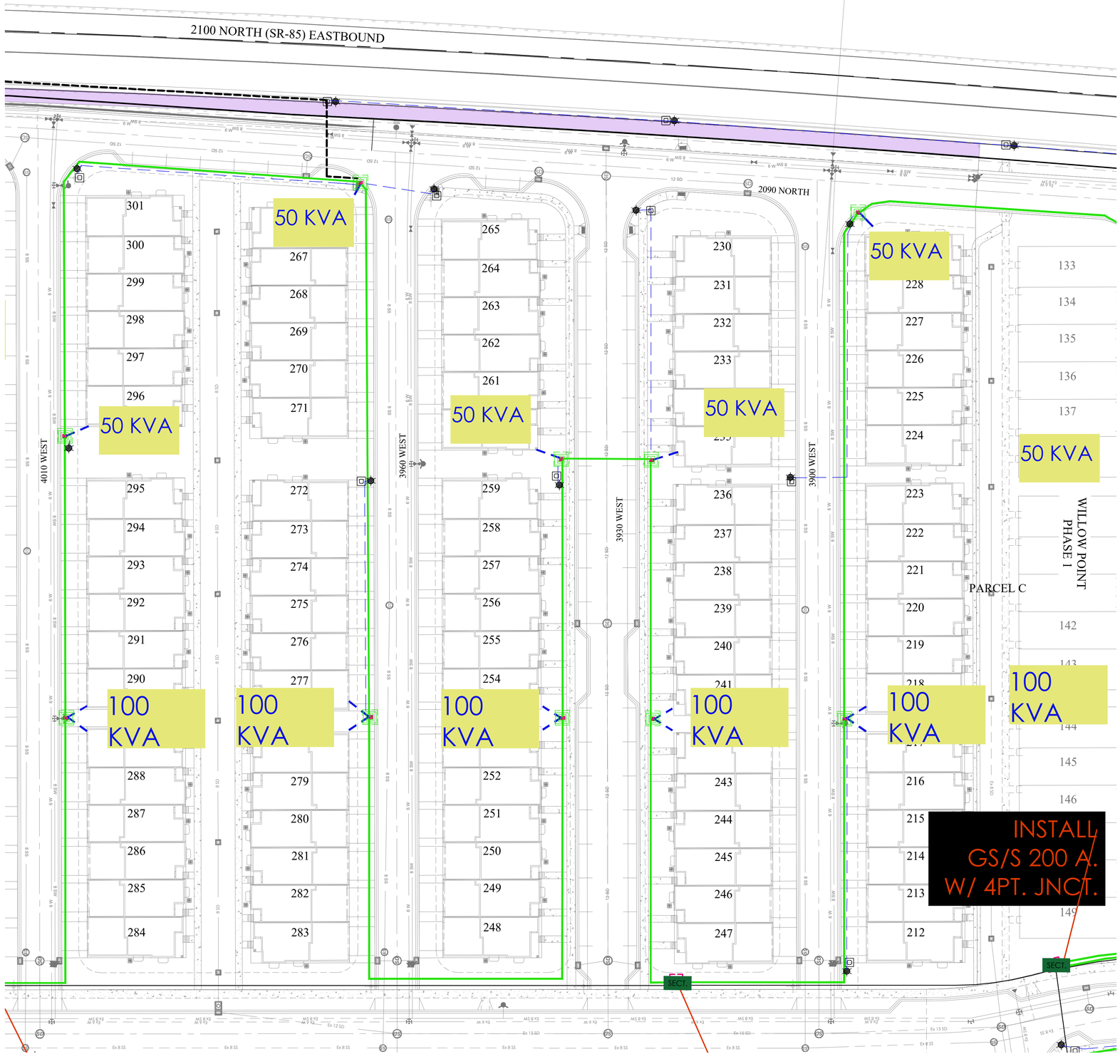
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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5	----	----
6	----	----

EROSION CONTROL PLAN

Scale: 1"=30' Drawn: RSH
Date: 3/30/2021 Job #: 21-0005
Sheet: C8

Z:\...2021\21-0005 Willow Point Phase 2\design 21-0005\dwg\sheets\C8 EROSION CONTROL PLAN.dwg



LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
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EXIST. 24"RCP SD	Ex 24 SD
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EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
PROPOSED RETAINING WALL	

N

S

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 30 ft.

LEGEND:

- SWITCH
- GROUNDSLEEVE/SECTIONALIZER
- TRANSFORMER
- SECONDARY JUNCTION
- STREET LIGHT
- 6" DIA. CNDT.
- 4" DIA. CNDT.
- 3" DIA. PRIMARY CNDT.
- 3" DIA. SECONDARY CNDT.
- 3" DIA. SECONDARY SERVICE STUB
- NOTE: INSTALL DURALINE MICRODUCT PART #10009312 WITH ALL CNDT. RUNS.

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WILLOW POINT PHASE 2

LEHI, UTAH

POWER PLAN

REVISION BLOCK

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

POWER PLAN

Scale:	1"=30'	Drawn:	RSH
Date:	3/30/2021	Job #:	21-0005
Sheet:	C9		

Z:_2021\21-0005 Willow Point Phase 2\design\21-0005.dwg\sheet\1\C9 POWER PLAN.dwg

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" ADS SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900	8 SW
SEC. WATER (PURPLE PIPE)	
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900	
SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	X X X
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
STREET SIGN	
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX

LEGEND:

- SWITCH
- GROUNDSLEEVE/SECTIONALIZER
- TRANSFORMER
- SECONDARY JUNCTION
- STREET LIGHT
- 6" DIA. CNDT.
- 4" DIA. CNDT.
- 3" DIA. PRIMARY CNDT.
- 3" DIA. SECONDARY CNDT.
- 3" DIA. SECONDARY SERVICE STUB
- NOTE: INSTALL DURALINE MICRODUCT PART #10009312 WITH ALL CNDT. RUNS.

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

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 50 ft.



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WILLOW POINT PHASE 2

LEHI, UTAH

OVERALL POWER PLAN

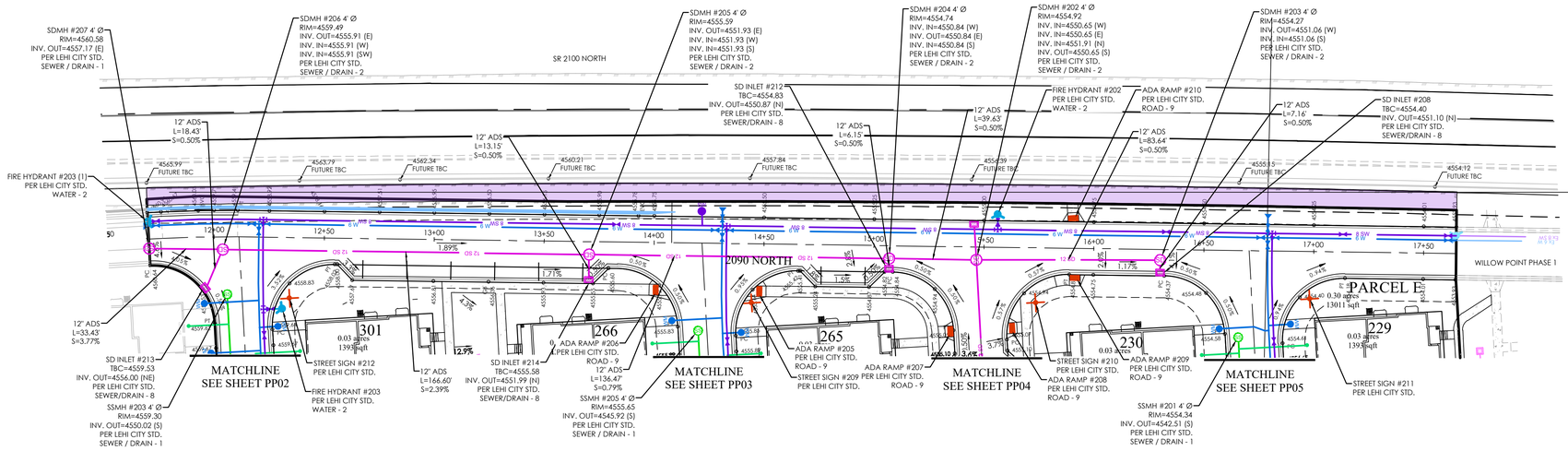
REVISION BLOCK

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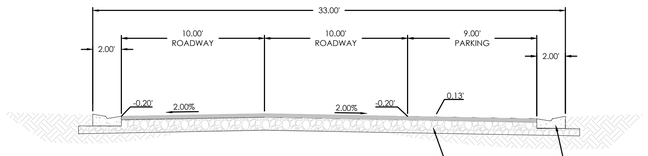
OVERALL POWER PLAN

Scale: 1"=50' | Drawn: RSH
Date: XXX | Job #: 21-0005
Sheet: C9.1

Z:_2021\21-0005 Willow Point Phase 2\design 21-0005\dwg\sheets\C9.1- OVERALL POWER PLAN.dwg



2090 NORTH PLAN



33' MINOR STREET WITH PARKING

2090 NORTH
12+56.81 - 13+78.65
14+67.52 - 15+04.27
N.T.S.

3" ASPHALT OVER
6" ROADBASE OVER
18" SUB BASE
PER LEHI STDS.
CBR=3.1% PER GEOTECH REPORT

MODIFIED CURB & GUTTER WITH 6" ROADBASE (TYP.)

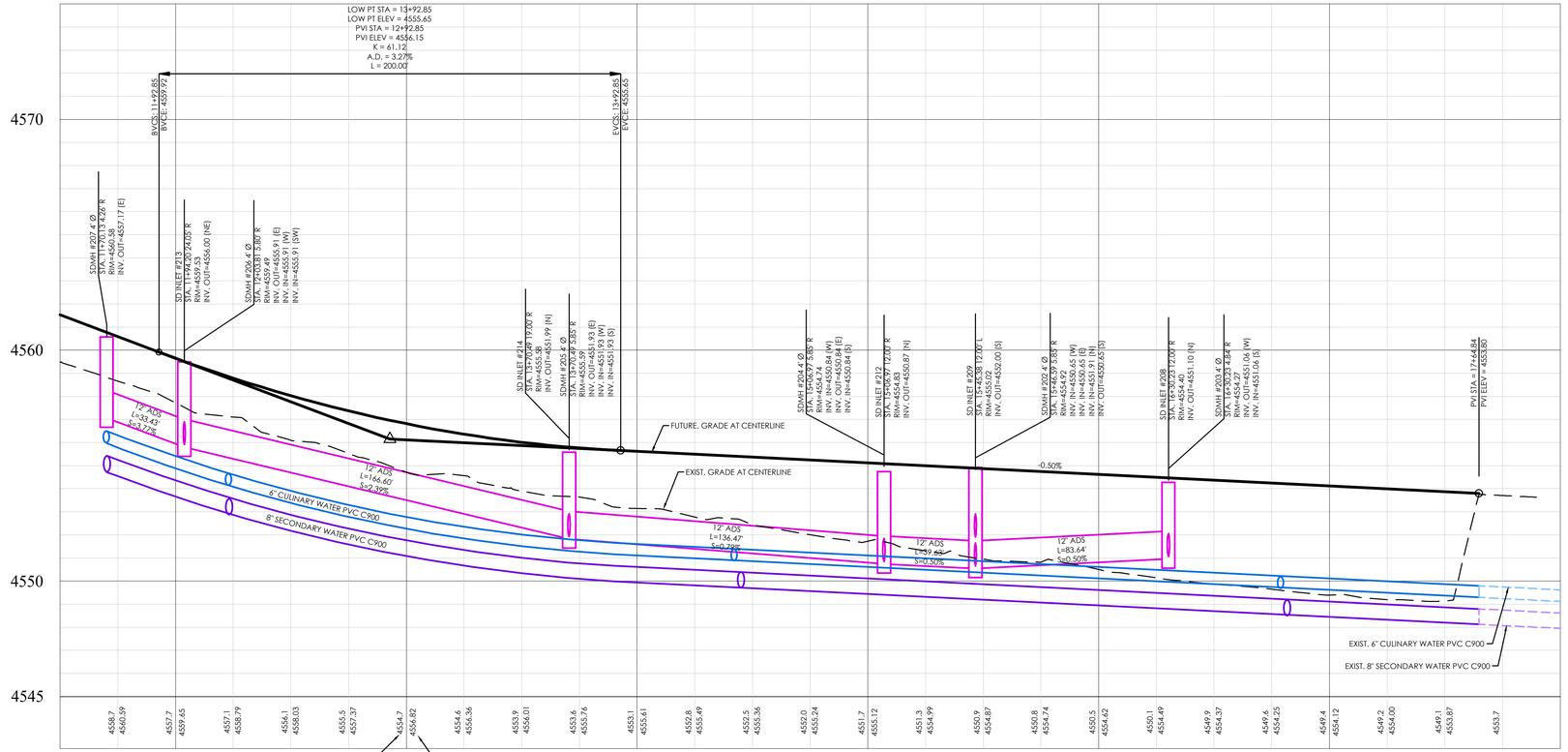
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 30 ft.

N

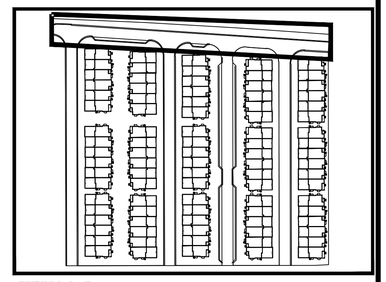
S



2090 NORTH PROFILE

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
PROPOSED RETAINING WALL	



KEY MAP
N.T.S

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

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WILLOW POINT PHASE 2

LEHI, UTAH

2090 NORTH

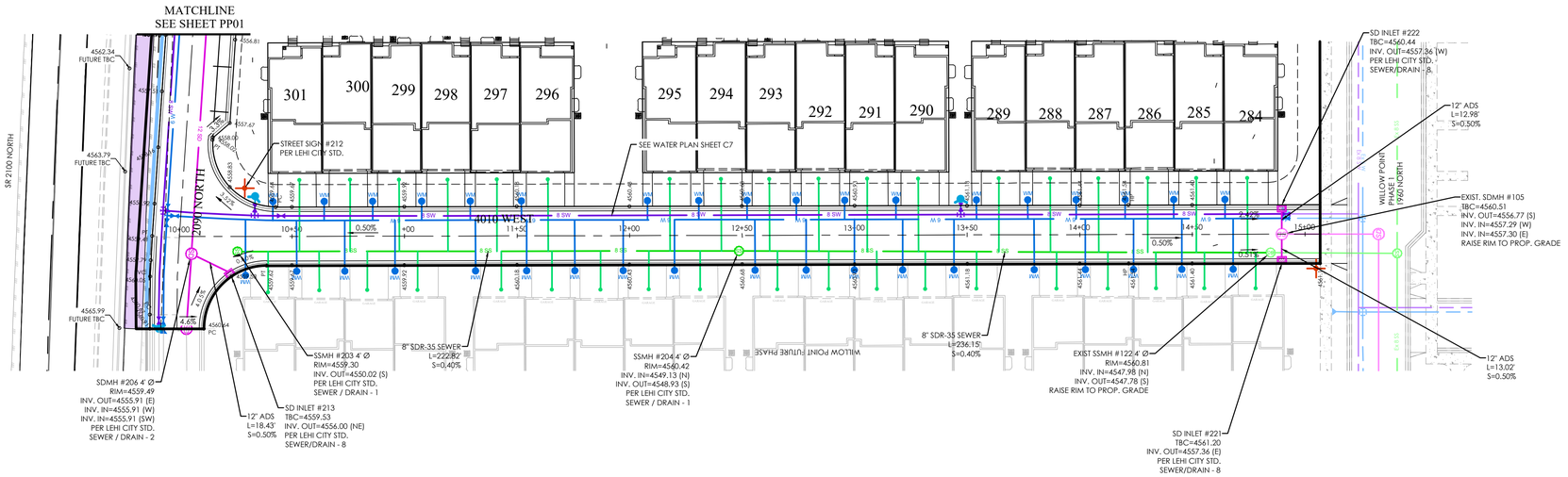
REVISION BLOCK

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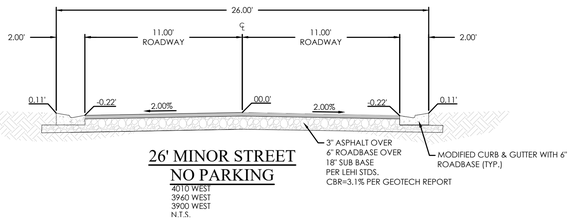
2090 NORTH

Scale:	1"=30'	Drawn:	RSH
Date:	3/30/2021	Job #:	21-0005
Sheet:	PP01		

Z:_2021\21-0005 Willow Point Phase 2\design 21-0005\dwg\sheets\PP01 2090 NORTH.dwg



4010 WEST PLAN



26' MINOR STREET
NO PARKING

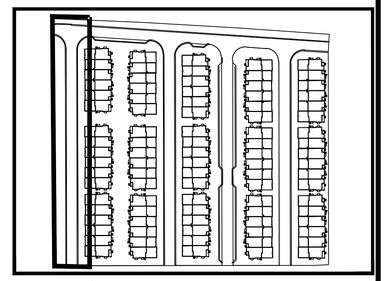
4010 WEST
3940 WEST
3900 WEST
N.T.S.

GRAPHIC SCALE

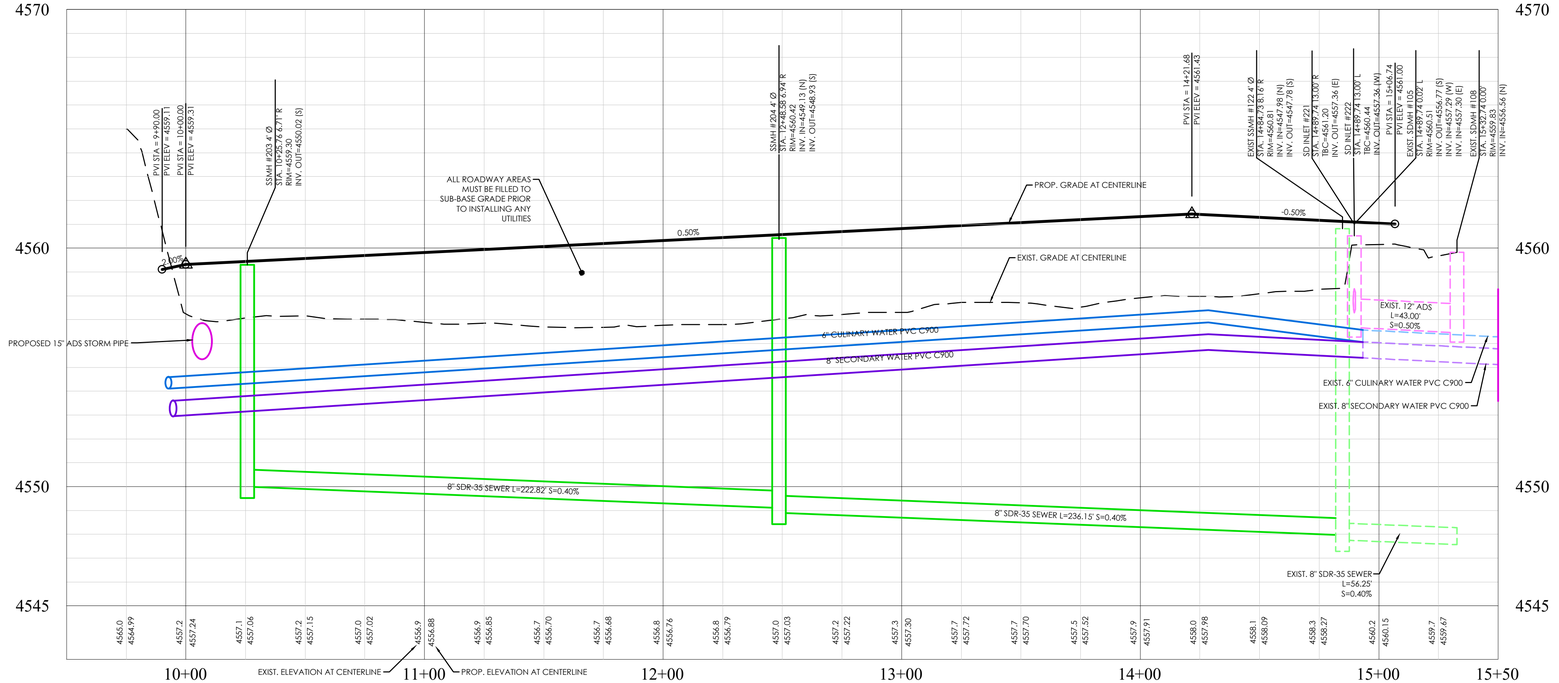
30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

N S



KEY MAP
N.T.S



4010 WEST PROFILE

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
PROPOSED RETAINING WALL	

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WILLOW POINT PHASE 2

LEHI, UTAH

4010 WEST

REVISION BLOCK

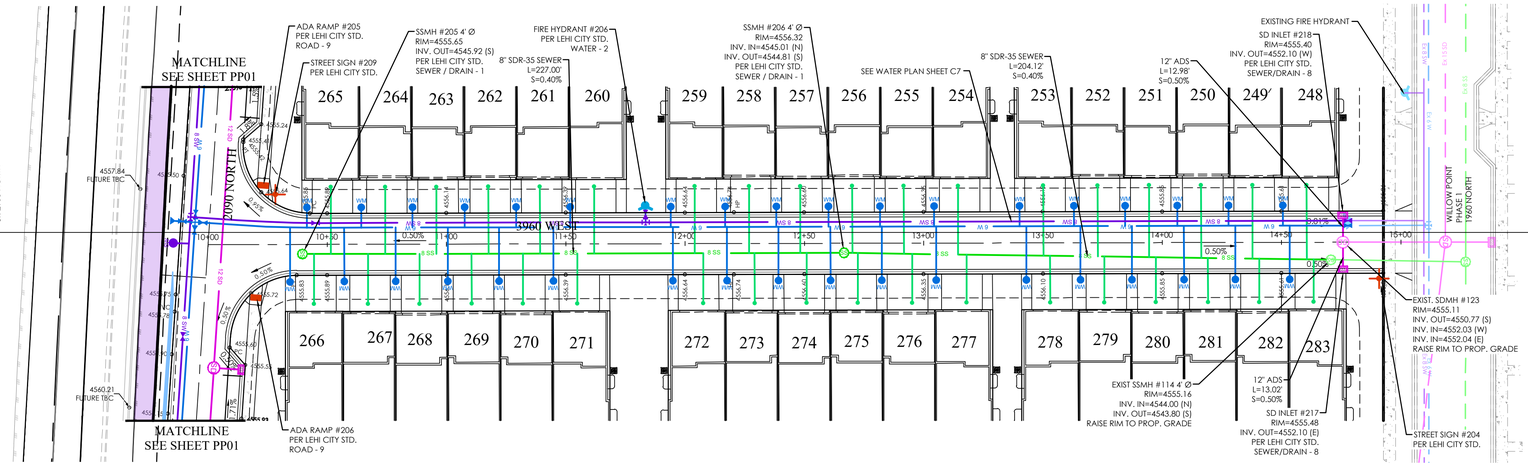
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4010 WEST

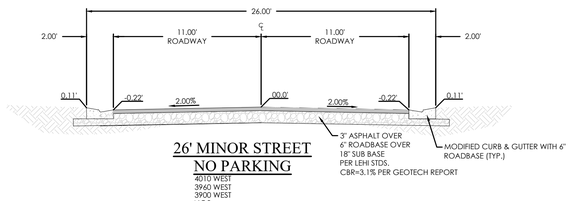
Scale:	1"=30'	Drawn:	RSH
Date:	3/30/2021	Job #:	21-0005
Sheet:	PP02		

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

Z:_2021\21-0005 Willow Point Phase 2\design 21-0005\dwg\sheets\PP02 4010 WEST.dwg



3960 WEST PLAN



26' MINOR STREET
NO PARKING

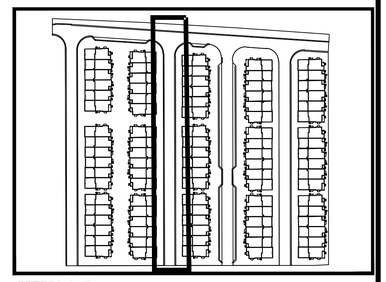
4010 WEST
3940 WEST
3900 WEST
N.T.S.

GRAPHIC SCALE

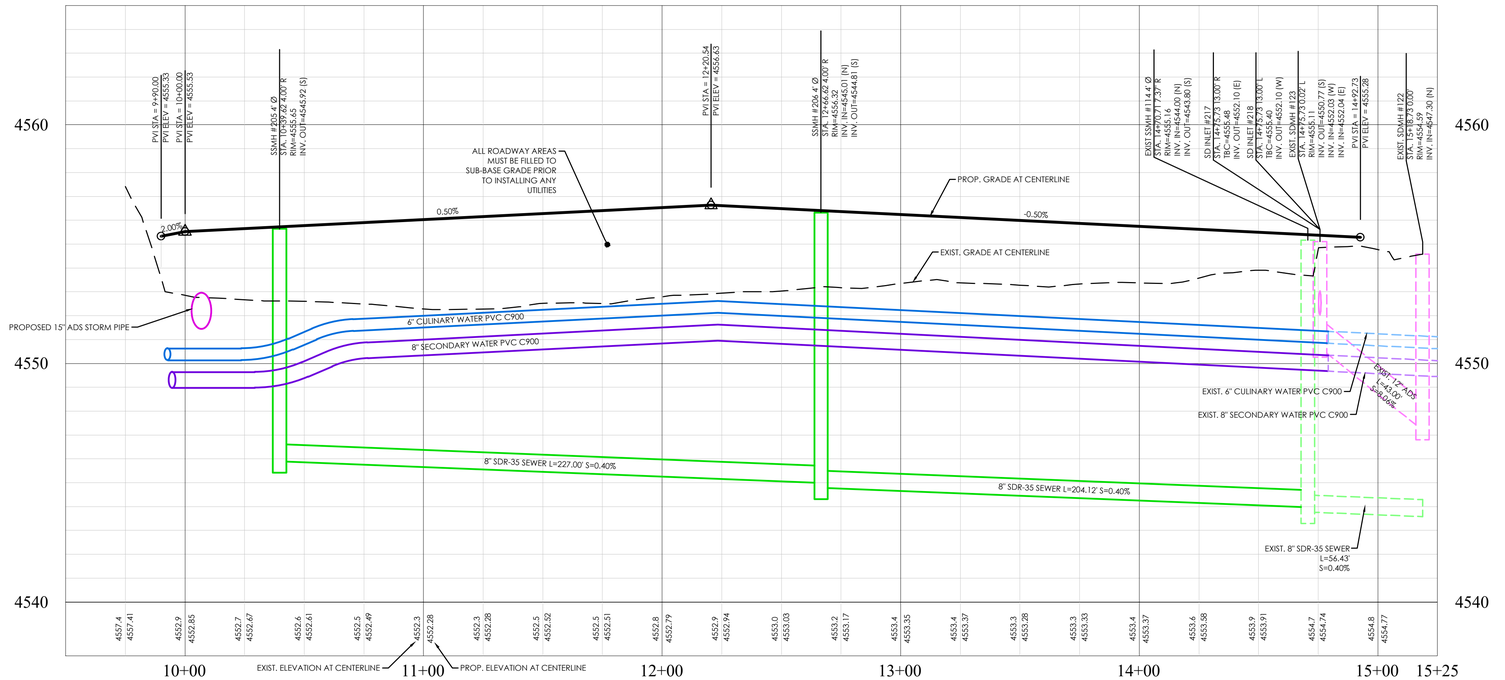
30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

N S



KEY MAP
N.T.S



3960 WEST PROFILE

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
PROPOSED RETAINING WALL	

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WILLOW POINT PHASE 2

LEHI, UTAH

3960 WEST

REVISION BLOCK

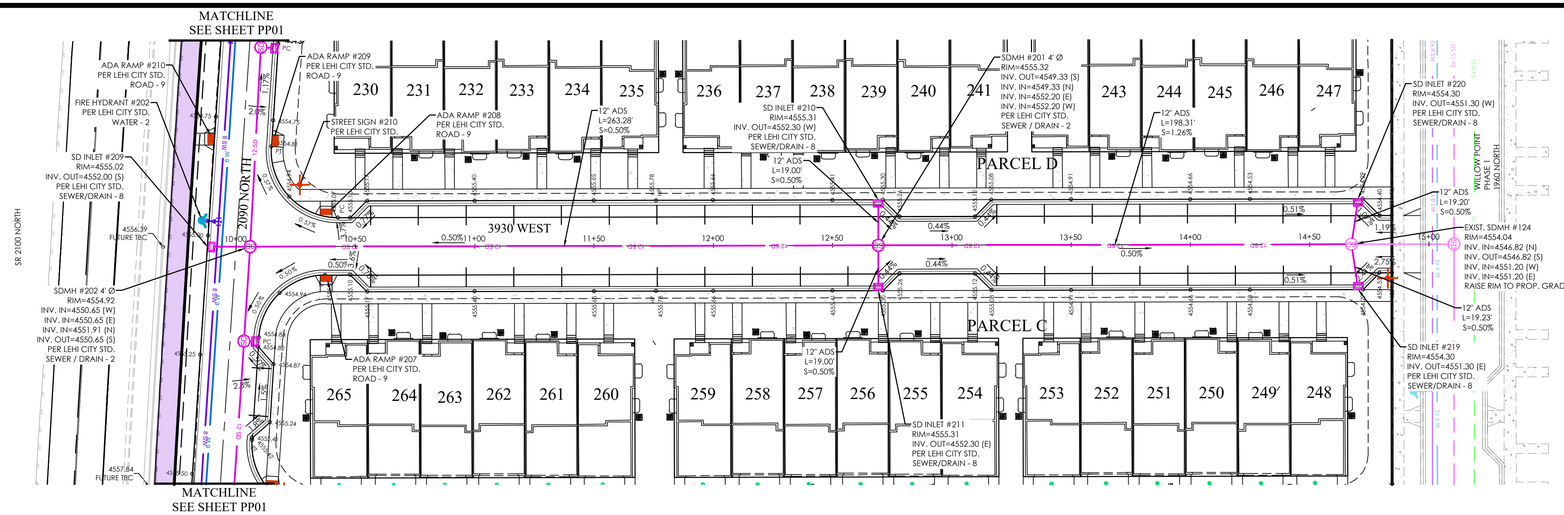
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5	----	----
6	----	----

3960 WEST

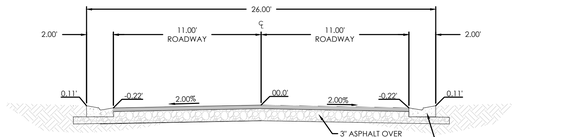
Scale:	1"=30'	Drawn:	RSH
Date:	3/30/2021	Job #:	21-0005
Sheet:	PP03		

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

Z:_2021\21-0005 Willow Point Phase 2\design 21-0005\dwg\sheets\PP03 3960 WEST.dwg



3930 WEST PLAN



26' MINOR STREET
NO PARKING

4010 WEST
3960 WEST
3900 WEST
N.T.S.

GRAPHIC SCALE

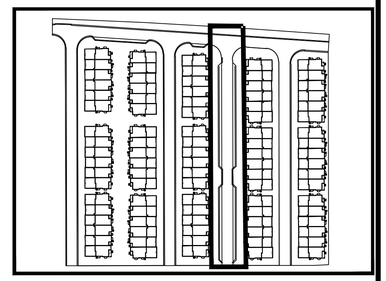
30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

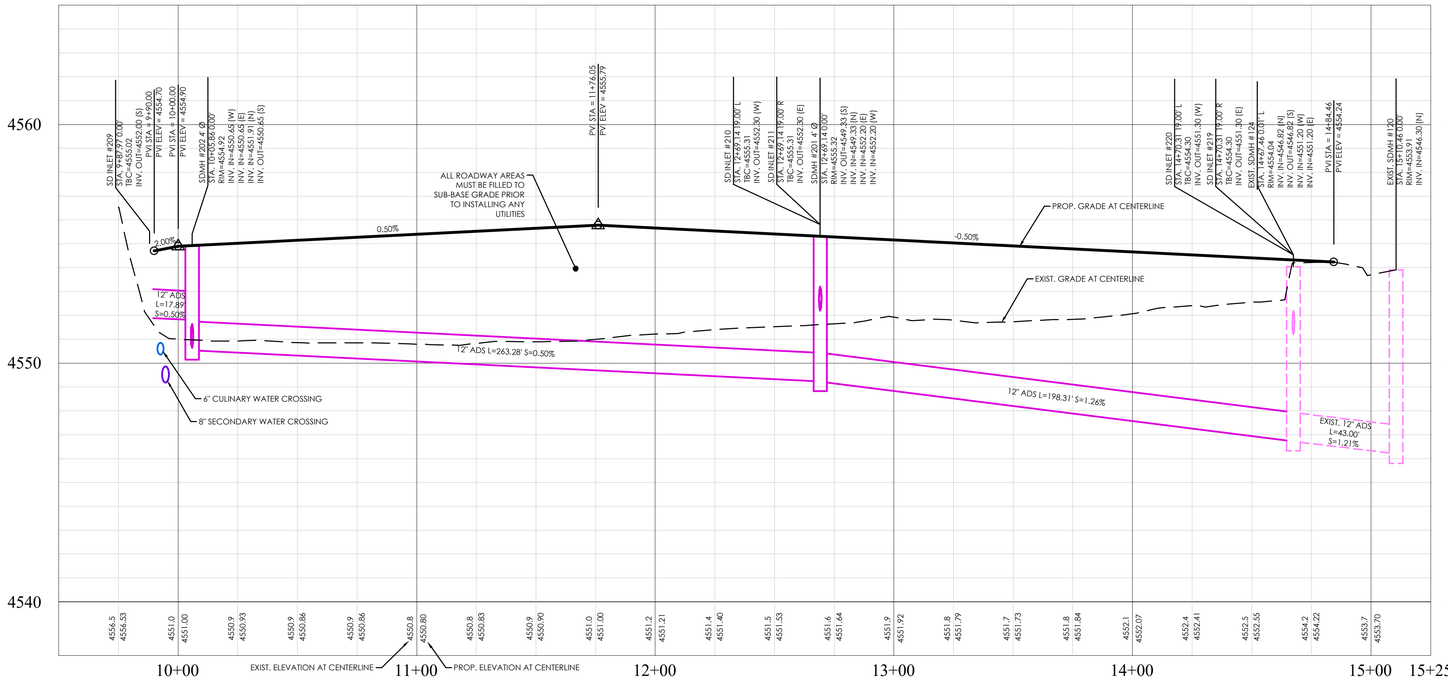
N S

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
PROPOSED RETAINING WALL	



KEY MAP
N.T.S



3930 WEST PROFILE

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

WILLOW POINT PHASE 2

LEHI, UTAH

3930 WEST

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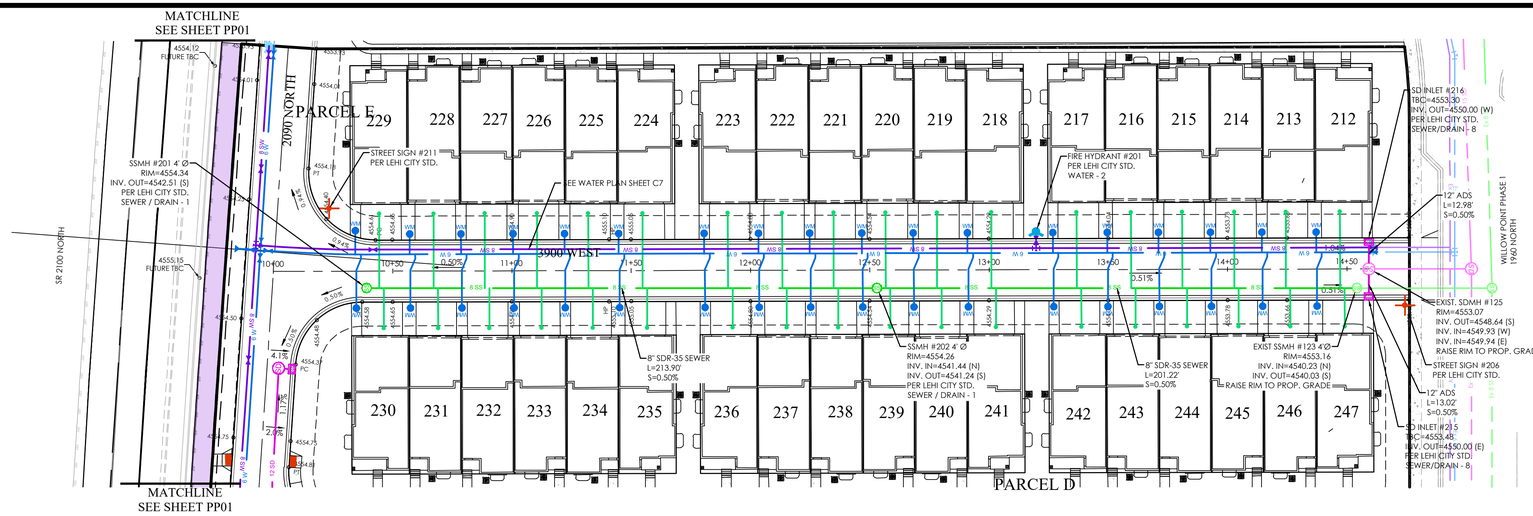
REVISION BLOCK

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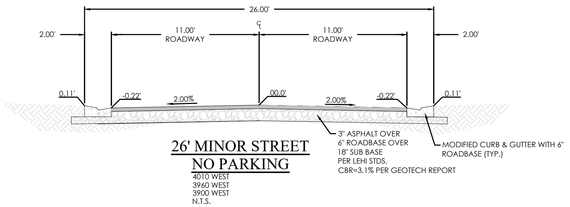
3930 WEST

Scale:	1"=30'	Drawn:	RSH
Date:	3/30/2021	Job #:	21-0005
Sheet:	PP04		

Z:_2021\21-0005 Willow Point Phase 2\design 21-0005\dwg\sheets\PP04 3930 WEST.dwg



3900 WEST PLAN



26' MINOR STREET
NO PARKING

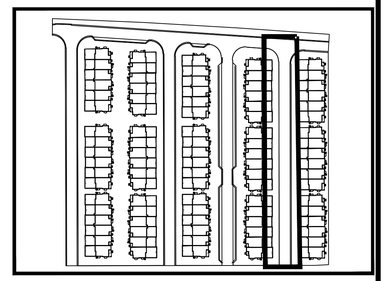
4010 WEST
3960 WEST
3900 WEST
N.T.S.

GRAPHIC SCALE

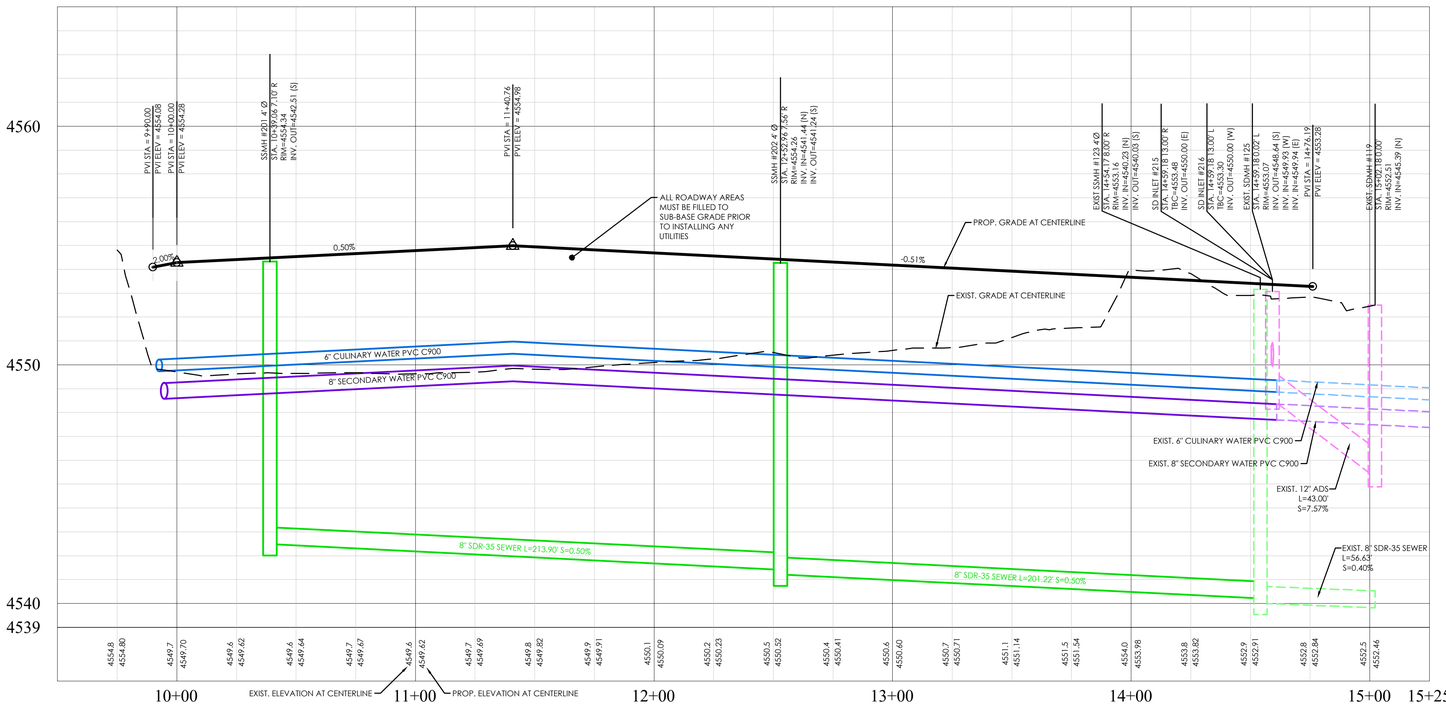
30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

N S



KEY MAP
N.T.S



3900 WEST PROFILE

LEGEND

BOUNDARY	
ROW	
CENTERLINE	
LOT LINE	
PUE	
15" RCP SD	15 SD
8" PVC SDR-35 SEWER	8 SS
6" PVC DR-18 C900 WATER	6 W
8" PVC DR-18 C900 SEC. WATER (PURPLE PIPE)	8 SW
EXIST. 24"RCP SD	Ex 24 SD
EXIST. 18"RCP SD	Ex 18 SD
EXIST. 8" SDR-35 SEWER	Ex 8 SS
EXIST. 14" DR-18 C900 WATER	Ex 14 W
EXIST. 12" DR-18 C900 SEC. WATER (PURPLE PIPE)	Ex 12 SW
EXIST. FENCE	x x x x
EXIST. CONTOUR MAJOR	XXXX
EXIST. CONTOUR MINOR	XXXX
SD MH, INLET, AND COMBO	
SEWER MANHOLE	
VALVE, TEE & BEND	
WATER BLOW-OFF	
FIRE HYDRANT	
STREET MONUMENT (TO BE SET)	
EXIST. SD INLET & MH	
EXIST. SEWER MH	
EXIST. VALVE, TEE, & BEND	
EXIST. FIRE HYDRANT	
EXIST. POWER POLE	
SPOT ELEVATION	o XXXX.XX
PROPOSED RETAINING WALL	

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WILLOW POINT PHASE 2

LEHI, UTAH

3900 WEST

REVISION BLOCK

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

3900 WEST

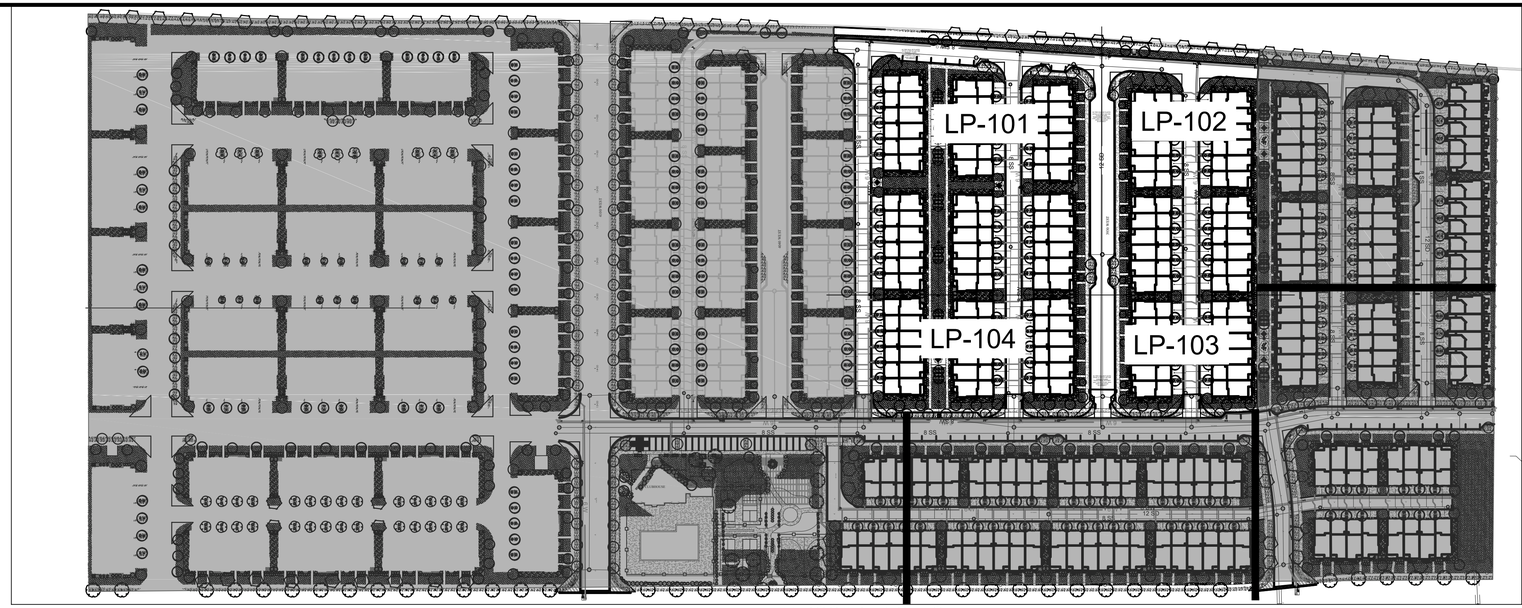
Scale:	1"=30'	Drawn:	RSH
Date:	3/30/2021	Job #:	21-0005
Sheet:	PP05		

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

Z:_2021\21-0005 Willow Point Phase 2\design 21-0005\dwg\sheets\PP05 3900 WEST.dwg

TOTAL
LANDSCAPED AREA:

LANDSCAPE AREA = 18,069 SQ.FT (DRIP SYSTEM SO ONLY PLANTS ARE IRRIGATED. 50% OF LANDSCAPE AREA)
GRASS AREA = 14,669 SQ.FT.
IRRIGATED AREA = 32,768 SQ. FT.
EXISTING TREE PRESERVATION: *NO EXISTING TREES ON SITE



PLANT SCHEDULE PHASE 2

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
AR'R	AR'R	47	Acer rubrum `Redpointe` Redpointe Maple	2" Cal
QR'F	Qr'f	18	Quercus robur fastigiata Pyramidal English Oak	2" Cal
QR'J	QR'J	14	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak	2" Cal
Zs'c	Zs'c	18	Zelkova serrata `JFS-KW1` TM City Sprite Zelkova	2" Cal
ZS'M	ZS'M	75	Zelkova serrata `Musashino` Sawleaf Zelkova	2" Cal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
BS'S	BS'S	555	Buxus sempervirens `Suffruticosa` True Dwarf Boxwood	5 gal
CS'K	CS'K	90	Cornus sericea `Kelseyi` Kelseyi Dogwood	5 gal
JS'B	JS'B	60	Juniperus Scopulorum `Blue Arrow` Blue Arrow Juniper	5 gal
RF'R	RF'R	30	Rhamnus frangula `Fine Line` Fine Line Buckthorn	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
CA'K	CA'K	396	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	2 gal

REFERENCE NOTES SCHEDULE PHASE

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "A.P.M. PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	14,669 sf
1-02	1" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH ONE INCH (1") OQUIRRH COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	9,735 sf
1-03	WOOD MULCH: MULCHED AREAS SHALL INCLUDE THE TREE RINGS AROUND DECIDUOUS TREES WITHIN THE LAWN AREAS. MULCH SHALL BE APPLIED TO A DEPTH OF THREE INCHES (3") AT THE OUTER EDGE OF TREE RINGS, TAPERING DOWN TO THE TREE TRUNK, AND SHALL BE CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	14,503 sf
1-05	2"-4" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH TWO TO FOUR INCH (2"-4") TAURUS CEDARSTONE COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	11,899 sf

LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

A. THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:

1.1 SUMMARY

1.2 SITE CONDITIONS

1.3 PERMITS

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

1.5 FINAL INSPECTION

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

1.7 WARRANTY

1.2 SITE CONDITIONS

A. EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS; SHALL VISIT THE SITE OF THE WORK; SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS; AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS ERRONEOUS OR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.

B. UPON VISITING OF SITE AND REVIEW OF GRADING & DRAINAGE DRAWINGS- THE CONTRACTOR SHALL INFORM THE OWNER IN WRITING OF ANY AREAS THAT SHALL BE CONSIDERED AN ADDITIONAL COST OR SERVICE ABOVE THE REQUESTED SCOPE OF WORK.

C. PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.

D. IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE AND IS COMPLETELY OPERATIONAL.

1.3 PERMITS

A. BLUE STAKE/ DIG LINE: WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING TO THE LANDSCAPE ARCHITECT AND PREFERABLY BEFORE THE BID DUE DATE.

1.5 FINAL INSPECTION

A. ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO BE DESIGNATED AREAS OF A PROJECT.

1.7 WARRANTY

A. ALL WORK DONE AND ALL MATERIALS INSTALLED IN CONNECTION WITH ONE OF OUR JOBS SHOULD BE OF HIGH QUALITY AND THAT ALL TRADE CONTRACTORS SHOULD STAND BEHIND THE QUALITY OF THEIR WORK. THEREFORE WE REQUIRE ALL TRADE CONTRACTORS TO WARRANT THE QUALITY (MATERIAL AND WORKMANSHIP) OF THEIR WORK FOR 90 DAYS AFTER FINAL INSTALLATION.

B. THE TRADE CONTRACTOR SHALL HAVE FOURTEEN (14) DAYS IN WHICH TO CORRECT ANY WARRANTY ISSUES. THE OWNER HAS THE RIGHT TO CORRECT ANY ISSUES THAT HAVE NOT BEEN CORRECTED BY THE RESPONSIBLE TRADE CONTRACTOR WITHIN THE FOURTEEN (14) DAY PERIOD. TRADE CONTRACTOR WILL BE BACK-CHARGED AT THE RATE OF $35.00 PER MAN HOUR (MINIMUM CHARGE OF $140.00), PLUS THE COST OF ANY MATERIALS AND EQUIPMENT, FOR WARRANTY ISSUES THE OWNER OR AGENTS CORRECT. IN ADDITION, ANY ISSUE NOT CORRECTED BY THE TRADE CONTRACTOR WITHIN FOURTEEN (14) DAYS MAY RESULT IN A FINE OF $50 PER DAY STARTING ON DAY 15, AND CONTINUING DAILY UNTIL THE ISSUE HAS BEEN CORRECTED. THE OWNER MAY ALSO WITHHOLD CHECKS UNTIL ANY OUTSTANDING (PAST 14 DAYS) WARRANTY ISSUES HAVE BEEN COMPLETED.

C. UPON COMPLETION OF ANY WARRANTY ISSUES, IT IS THE TRADE CONTRACTORS RESPONSIBILITY TO REPORT IN WRITING BACK TO THE OWNER AND EDGE WARRANTY OFFICE THAT THE ISSUES HAVE BEEN 100% COMPLETED.

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. NO TREE STAKING UNLESS WARRANTY REQUIRES, OR GRADE IS LAGER THAN 4:1 SLOPE.

B. TREE WRAP: TREE WRAP IS NOT TO BE USED.

C. MULCH: SEE PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUNDCOVERS.

D. TREE, SHRUB, AND GRASS BACKFILL MIXTURE; WHEN BACKFILL MIXTURE IS INADEQUATE FOR PROPER PLANT GROWTH FOLLOW EDGE HOMES SPECIFICATIONS.

E. 2" OF TOPSOIL TO BE IMPLEMENTED IN ALL GRASS AND PERENNIAL AREAS AND IMPORTED TOPSOIL TO BE CONCENTRATED IN SHRUB AND TREE PLANTING HOLE LOCATIONS.

F. MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN CUT FRESH THE EVENING PRIOR TO INSTALLATION. ONLY SOD THAT HAS BEEN GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.

G. LANDSCAPE CUT EDGING: SHOVEL CUT EDGE AT AN ANGLE TO KEEP MULCH IN LANDSCAPE BED.

PART III - EXECUTION

3.1 GRADING

E.TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.

F.COMPACTION: COMPACTION UNDER HARD SURFACE AREAS (ASPHALT PATHS AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT. COMPACTION UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.

3.2 TURF GRADING

A. THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAT ½" IN DIAMETER.

B. THE FINISH GRADE OF THE SOIL ADJACENT TO ALL SIDEWALKS, MOW-STRIPS, ETC. PRIOR TO THE LAYING OF SOD, SHALL BE SET SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.

3.3 PLANTING OPERATIONS

A. REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.

B. WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.

C. BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.

D. THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND THREE TIMES THE DIAMETER OF THE ROOT BALL.

E.TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.

F.THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1" TO 2" ABOVE THE BASE OF THE TRUNK FLARE, USING THE TOP OF THE ROOT BALL AS A GUIDE.

G. PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS.

H. SET TREE ON SOIL AND CUT AND REMOVE TOP ONE THIRD OF THE BURLAP AND FOLD REMAINING BURLAP DOWN INTO THE HOLE, REMOVE AT LEAST THE TOP HALF OF WIRE BASKET, PUSH THE REMAINING BASKET INTO THE BOTTOM OF THE HOLE. REMOVE TWINE, WRAPPINGS, ETC. BEFORE BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

I. UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE AREA IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED. IT SHOULD BE A COURSER MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.

J. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. ALL CUTS, SCARS, AND BRUISES SHALL BE PROPERLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING TECHNIQUES SHALL BE USED. DO NOT LEAVE STUBS AND DO NOT CUT THE LEADER BRANCH. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.

K.PREPARE A WATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED TREES.

3.4 TURF - SOD LAYING

A. FERTILIZATION: FERTILIZE PER SOD FARM RECOMMENDATIONS.

B. SOD AVAILABILITY AND CONDITION: THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR

FURNISHING AND LAY ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT SO AS TOO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.

C. SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED ABOVE. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.

D. SOD SHALL BE TAMPED LIGHTLY AS EACH PIECE IS SET TO INSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND.

E.APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.

F.WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS IN PLACE ON THE SITE, BUT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SYSTEM. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOD BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.

G. PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC), EROSION, ETC. UNTIL AFTER NINETY (90) DAY WARRANTY PERIOD AND EDGE HOMES FINAL INSPECTION.

END OF SECTION

LANDSCAPE NOTES

1. DECIDUOUS TREE SIZES ARE SPECIFIED ON THE PLANS AND SHALL BE BALLED AND BURLAPPED NURSERY STOCK.
2. CONIFER TREE SIZES ARE SPECIFIED ON THE PLANS AND SHALL BE BALLED AND BURLAPPED NURSERY STOCK.
3. TREE HOLES SHALL BE DUG 2-3 TIMES THE DIAMETER OF THE ROOT BALL AND ONLY AS DEEP AS THE ROOT BALL.
4. TREE ROOT BALL SHALL BE AT LEAST 12 INCHES IN DIAMETER PER EACH 1 INCH OF TREE CALIPER AND AT LEAST 18 INCHES DEEP. ROOT BALL SHALL BE WRAPPED TIGHTLY WITH NO LOOSE PARTS.
5. TREE SHOULD BE SET IN THE CENTER OF THE HOLE AND STOOD UPRIGHT. THE ROOT FLARE SHOULD BE VISIBLE AND LOCATED AT, OR SLIGHTLY ABOVE, FINISHED GROUND LEVEL. THE ROOT FLARE SHOULD NEVER BE BELOW FINISHED GROUND LEVEL.
6. TREES SHALL ONLY BE LIFTED BY THE WIRE BASKET, NEVER LIFT TREES BY GRASPING TRUNK OR LIMBS, OR BY ATTACHING ANY TYPE OF SLING OR CHOKER.
7. REMOVE AT LEAST THE TOP HALF OF WIRE BASKET, PUSH THE REMAINING BASKET INTO THE BOTTOM OF THE HOLE.
8. CUT AND REMOVE TOP ONE THIRD OF THE BURLAP AND FOLD REMAINING BURLAP DOWN INTO THE HOLE.
9. REMOVE ALL STRINGS ROPE, STAKES, TAPING, TAGS, FLAGGING, AND ANY OTHER SUCH ITEMS.
10. BACKFILL HOLE WITH EXCAVATED MATERIAL AND COMPACT ONLY ENOUGH TO HOLD TREE IN PLACE.NEVER USE MECHANICAL COMPACTION.TOP SOIL OR SOIL PEP MAY BE ADDED TO EXCAVATED BACKFILL MATERIAL. BACKFILL MATERIAL SHOULD COVER ROOT FLARE SLIGHTLY, BUT SHOULD NEVER BE PILED AGAINST TRUNK.
11. WATER GENEROUSLY TO SOAK ENTIRE ROOT BALL AND BACKFILL MATERIAL. A SOIL WATER RING MAY BE FORMED AT THE EDGE OF THE ROOT BALL, BACKFILL MATERIAL MAY NEED TO BE ADDED AS SOIL SETTLES BELOW ROOT FLARE.
12. ALL SHRUBS SHOWN ON THIS LANDSCAPE PLAN SHALL BE FIVE GALLON (#5 GAL.) UNLESS SPECIFIED OTHERWISE.
13. ALL GRASS SHRUBS SHOWN ON THIS LANDSCAPE PLAN SHALL BE 1 GALLON (#1 GAL.)
14. HOLE SHOULD BE DUG AT LEAST TWO TIMES (2X) THE DIAMETER OF THE ROOT BALL AND ONLY AS DEEP AS THE ROOT BALL.
15. GENTLY REMOVE PLANT FROM THE CONTAINER, LIGHTLY RUB ALL SIDES OF THE ROOT BALL TO EXPOSE ENDS OF ROOTS, AND PLACE IN THE CENTER OF THE HOLE, THE TOP OF THE ROOT BALL SHOULD BE AT FINISHED GROUND LEVEL.
16. BACKFILL THE HOLE WITH EXCAVATED MATERIAL. TOP SOIL OR SOIL PEP MAY BE ADDED TO EXCAVATED MATERIAL IF HIGH QUANTITIES OF CLAY SOILS ARE PRESENT, BUT SHALL NOT REPLACE EXCAVATED MATERIAL.
17. COMPACT SOIL ENOUGH TO HOLD PLANT IN PLACE. NEVER USE MECHANICAL COMPACTION.
18. GENEROUSLY WATER TO SOAK ENTIRE ROOT BALL AND BACKFILL. A SOIL WATER RING SHOULD BE FORMED AROUND THE OUTSIDE OF THE ROOT BALL. BACKFILL MATERIAL MAY NEED TO BE ADDED AFTER MATERIAL HAS SETTLED.
19. MULCH SHALL BE ADDED TO A DEPTH OF THREE (3") INCHES AND AT LEAST TWICE THE WIDTH OF THE ROOT BALL.
20. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
21. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
22. NEW TURF AREAS TO BE SODDED WITH DROUGHT TOLERANT KENTUCKY BLUEGRASS BLEND OR APPROVED EQUAL.
23. 2" OF TOPSOIL TO BE IMPLEMENTED IN ALL GRASS AND PERENNIAL AREAS AND IMPORTATED TOPSOIL TO BE CONCENTRATED IN SHRUB AND TREE PLANTING HOLE LOCATIONS.
24. TREES LOCATED IN LAWN AREAS SHALL HAVE A 4' DIAMETER TREE WELL AROUND BASE OF TREE WITH 3" DEPTH OF MULCH.
25. MULCH TO BE IMPLEMENTED WHERE SPECIFIED ON THE PLAN AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; PULL MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
26. POWER TO CONTROLLER TO BE PROVIDED BY OWNER. OWNER TO SPECIFY EXACT LOCATION OF EACH CONTROLLER. INSTALL PER MANUFACTURERS INSTRUCTIONS.

LANDSCAPE GENERAL NOTES

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR EDGE HOMES INDIVIDUAL TRADE - SCOPE OF WORK. EDGE HOMES ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS. MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING, IRRIGATION, AND FENCING MATERIALS, COMPONENTS, OR TIME EXECUTION.
2. THE INSTALLER OF ALL LANDSCAPING, FENCING, AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

1. ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE AT 10 PERCENT FOR 10'-0"
2. THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.
3. FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
4. 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS
5. LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
6. IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW (6 INCHES OF FALL WITHIN 10 FEET OF THE BUILDING) THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
7. ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS; WHICHEVER DISTANCE IS GREATER.

LANDSCAPING REQUIREMENTS

1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES AND ADDITIONAL JURISDICTIONAL REQUIREMENT I.E. COVENANTS CONDITIONS AND RESTRICTIONS (CC&R), HOME OWNER ASSOCIATION (HOA), DESIGN REVIEW COMMITTEE (DRC), ARCHITECTURAL REVIEW COMMITTEE (ARC) ETC AND EXCAVATION OBSERVATION REQUIREMENTS.
2. NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.
3. ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.
4. LAWN TO BE NO CLOSER THAN 3' FROM BUILDING FOUNDATIONS.

FENCING REQUIREMENTS

1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES AND ADDITIONAL JURISDICTIONAL REQUIREMENT I.E. COVENANTS CONDITIONS AND RESTRICTIONS (CC&R), HOME OWNER ASSOCIATION (HOA), DESIGN REVIEW COMMITTEE (DRC), ARCHITECTURAL REVIEW COMMITTEE (ARC) ETC AND EXCAVATION OBSERVATION REQUIREMENTS.
2. ALL FENCING IS TO BE INSTALLED PER MANUFACTURERS SPECIFICATION, AREA WIND LOADING REQUIREMENTS, AND SITE CONDITIONS AND REQUIREMENTS.

*****THE LANDSCAPE ARCHITECT PROVIDES QUANTITY AND FOOTAGE INFORMATION AS AN AIDE TO THE BIDDING LANDSCAPER. QUANTITIES, SPECIES, AND SPECIFICATIONS HAVE BEEN SUBMITTED AND APPROVED BY THE MUNICIPALITIES – ALL SUBSTITUTIONS AND LESSER QUANTITIES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND EDGE HOMES MANAGEMENT. IT IS ENTIRELY THE RESPONSIBILITY OF THE BIDDERS TO CALCULATE THE MATERIAL BASED ON THE GRADE CONTOURS, INCLUDING ALL LANDSCAPING RETAINING WALLS INDICATED ON THE CIVIL AS WELL AS THE LANDSCAPING DRAWINGS. THESE CIVIL, LANDSCAPING, AND IRRIGATION DRAWING WILL NEED TO BE REVIEWED PRIOR TO SUBMITTING A BID FOR THE PROJECT. ANY SHORTAGES OF MATERIALS WILL NOT BE PAID FOR BY EDGE HOMES OR THE LANDSCAPE ARCHITECT**

ISSUE DATE	PROJECT NUMBER
03/30/2021	UT20038

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 50' 100' 200' 400'
GRAPHIC SCALE: 1" = 100'

PROJECT INFORMATION

WILLOW POINT: PH 2
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Client / Engineer:
FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

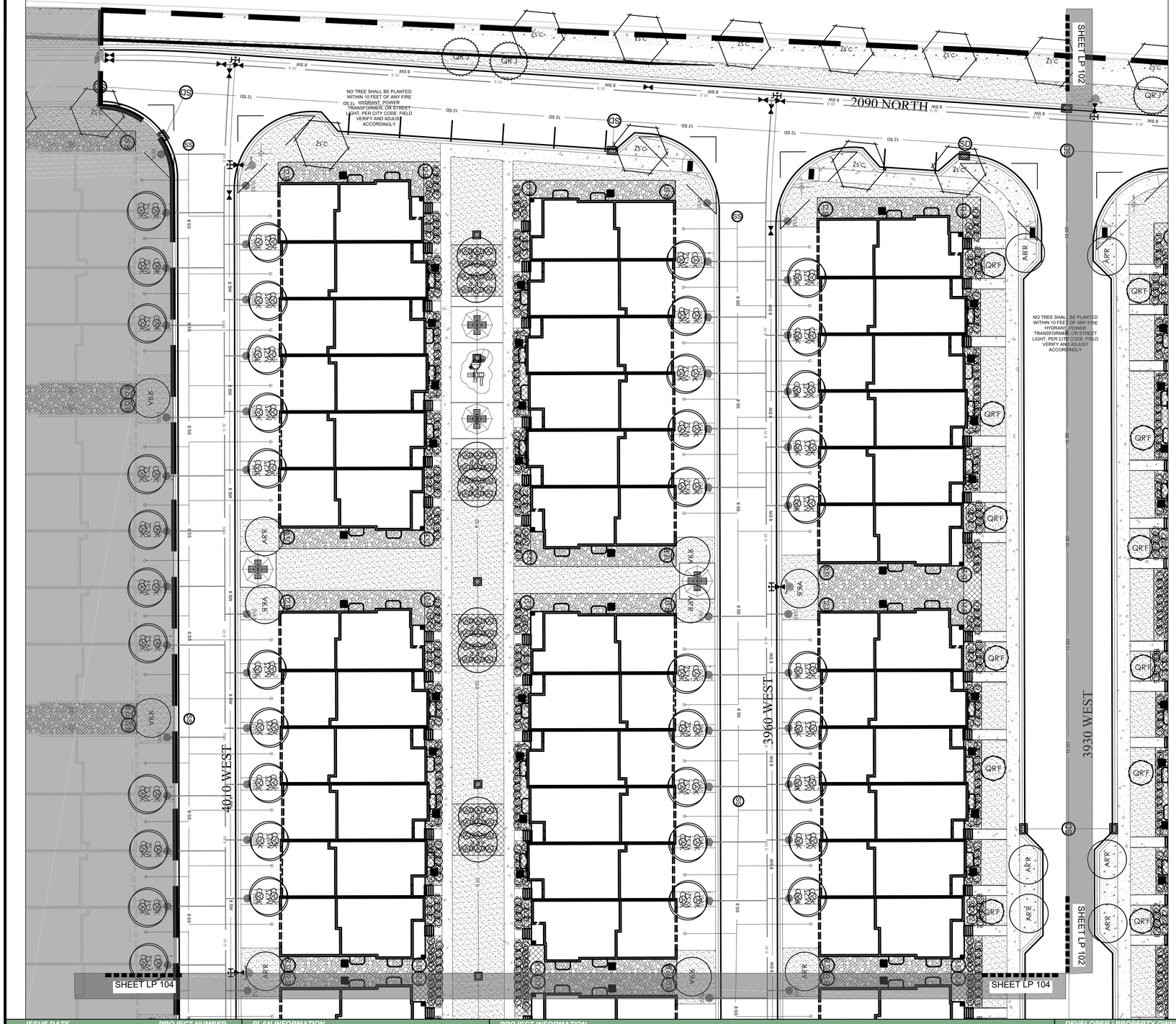
REGISTERED LANDSCAPE ARCHITECT JEREMY ANDREWS 8128125-5301 LICENSED 03/04/2021 STATE OF UTAH

DRAWING INFO

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 3/30/2021

LANDSCAPE PLAN

LP-100



PLANT SCHEDULE PHASE 2

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
AR'R	AR'R	47	Acer rubrum `Redpointe` Redpointe Maple	2" Cal
QR'F	Qr'f	18	Quercus robur fastigiata Pyramidal English Oak	2" Cal
QR'J	QR'J	14	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak	2" Cal
Zs'c	Zs'c	18	Zelkova serrata `JFS-KW1` TM City Sprite Zelkova	2" Cal
ZS'M	ZS'M	75	Zelkova serrata `Musashino` Sawleaf Zelkova	2" Cal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
BS'S	BS'S	555	Buxus sempervirens `Suffruticosa` True Dwarf Boxwood	5 gal
CS'K	CS'K	90	Cornus sericea `Kelseyi` Kelseyi Dogwood	5 gal
JS'B	JS'B	60	Juniperus Scopulorum `Blue Arrow` Blue Arrow Juniper	5 gal
RF'A	RF'A	30	Rhamnus frangula `Fine Line` Fine Line Buckthorn	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
CA'K	CA'K	396	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	2 gal

REFERENCE NOTES SCHEDULE PHASE

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	14,669 sf
1-02	1" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH ONE INCH (1") OQUIRRH COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	9,735 sf
1-03	WOOD MULCH: MULCHED AREAS SHALL INCLUDE THE TREE RINGS AROUND DECIDUOUS TREES WITHIN THE LAWN AREAS. MULCH SHALL BE APPLIED TO A DEPTH OF THREE INCHES (3") AT THE OUTER EDGE OF TREE RINGS, TAPERING DOWN TO THE TREE TRUNK, AND SHALL BE CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	14,503 sf
1-05	2"-4" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH TWO TO FOUR INCH (2"-4") TAURUS CEDARSTONE COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	11,899 sf

ISSUE DATE	PROJECT NUMBER
03/30/2021	UT20038

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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5		
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

WILLOW POINT: PH 2
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Client / Engineer:
FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

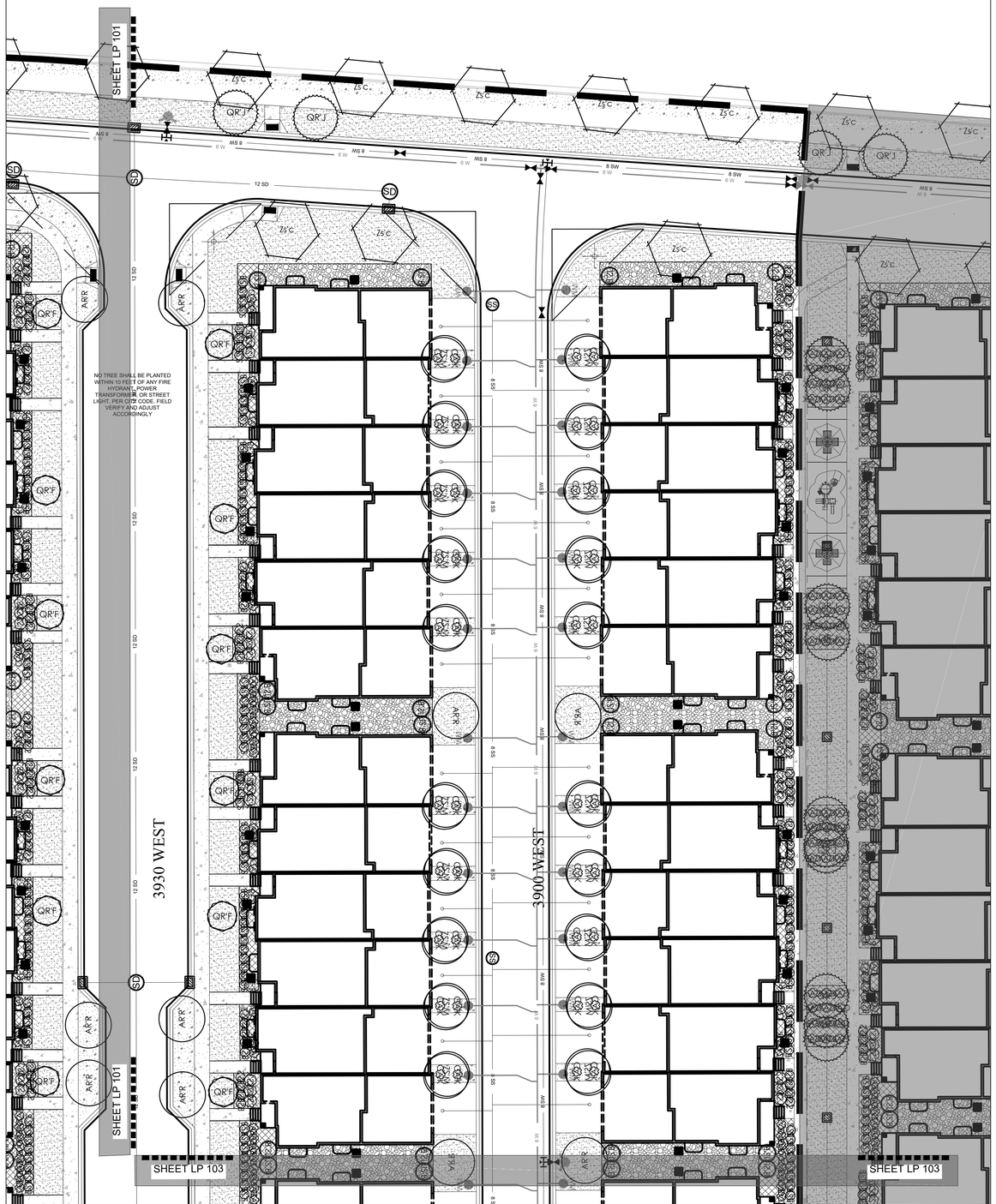
LICENSED LANDSCAPE ARCHITECT
JEREMY ANDREWS
8139125-5301
03/04/2021
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	3/30/2021

LANDSCAPE PLAN

LP-101



PLANT SCHEDULE PHASE 2

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
AR'R	AR'R	47	Acer rubrum `Redpointe` Redpointe Maple	2" Cal
QR'F	Qr'f	18	Quercus robur fastigiata Pyramidal English Oak	2" Cal
QR'J	QR'J	14	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak	2" Cal
Z5'C	Z5'c	18	Zelkova serrata `JFS-KW1` TM City Sprite Zelkova	2" Cal
Z5'M	Z5'M	75	Zelkova serrata `Musashino` Sawleaf Zelkova	2" Cal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
BS'S	BS'S	555	Buxus sempervirens `Suffruticosa` True Dwarf Boxwood	5 gal
CS'K	CS'K	90	Cornus sericea `Kelseyi` Kelseyi Dogwood	5 gal
JS'B	JS'B	60	Juniperus Scopulorum `Blue Arrow` Blue Arrow Juniper	5 gal
RF'R	RF'R	30	Rhamnus frangula `Fine Line` Fine Line Buckthorn	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
CA'K	CA'K	396	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	2 gal

REFERENCE NOTES SCHEDULE PHASE

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
	1-01 SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	14,669 sf
	1-02 1" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH ONE INCH (1") OQUIRRH COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	9,735 sf
	1-03 WOOD MULCH: MULCHED AREAS SHALL INCLUDE THE TREE RINGS AROUND DECIDUOUS TREES WITHIN THE LAWN AREAS. MULCH SHALL BE APPLIED TO A DEPTH OF THREE INCHES (3") AT THE OUTER EDGE OF TREE RINGS, TAPERING DOWN TO THE TREE TRUNK, AND SHALL BE CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	14,503 sf
	1-05 2"-4" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH TWO TO FOUR INCH (2"-4") TAURUS CEDARSTONE COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	11,899 sf

ISSUE DATE 03/30/2021 **PROJECT NUMBER** UT20038

NO.	REVISION	DATE
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

WILLOW POINT: PH 2
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Client / Engineer:
FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

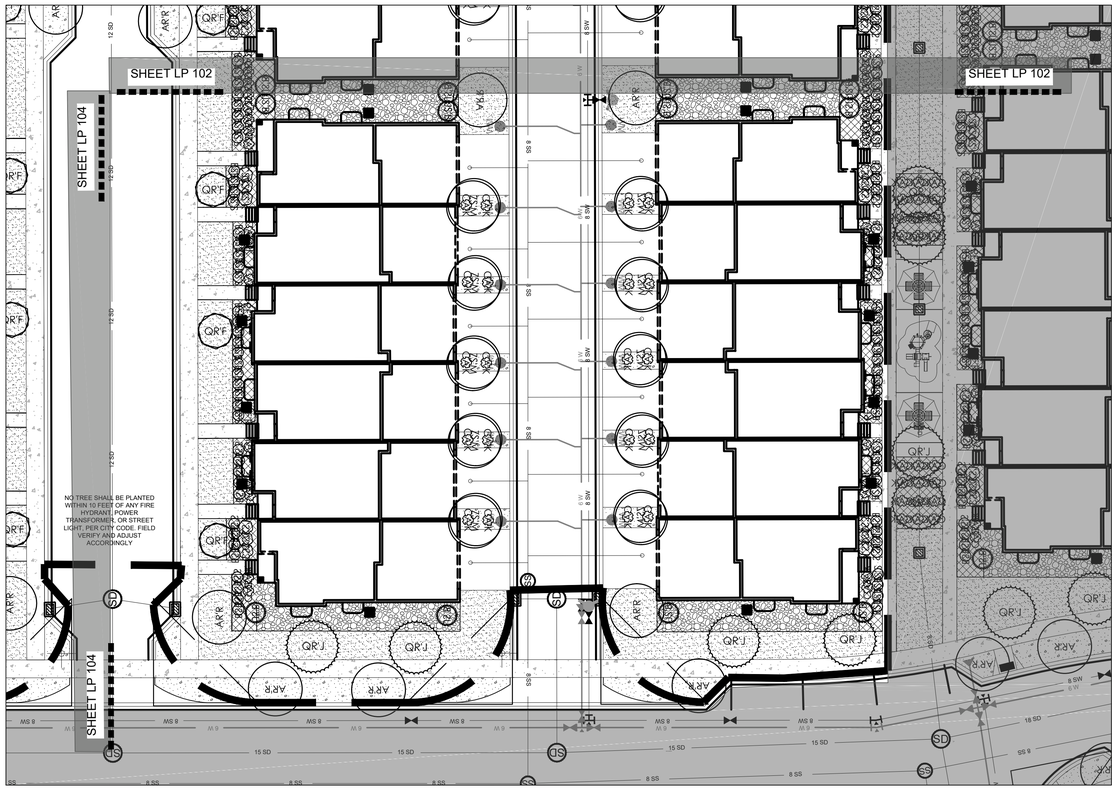
LICENSED LANDSCAPE ARCHITECT JEREMY ANSWORTH 8139121-5301 03/04/2021 STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	3/30/2021

LANDSCAPE PLAN

LP-102



PLANT SCHEDULE PHASE 2

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
AR'R	AR'R	47	Acer rubrum `Redpointe` Redpointe Maple	2" Cal
QR'F	Qr'f	18	Quercus robur fastigiata Pyramidal English Oak	2" Cal
QR'J	QR'J	14	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak	2" Cal
Zs'c	Zs'c	18	Zelkova serrata `JFS-KW1` TM City Sprite Zelkova	2" Cal
ZS'M	ZS'M	75	Zelkova serrata `Musashino` Sawleaf Zelkova	2" Cal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
BS'S	BS'S	555	Buxus sempervirens `Suffruticosa` True Dwarf Boxwood	5 gal
CS'K	CS'K	90	Cornus sericea `Kelseyi` Kelseyi Dogwood	5 gal
JS'B	JS'B	60	Juniperus Scopulorum `Blue Arrow` Blue Arrow Juniper	5 gal
RF'R	RF'R	30	Rhamnus frangula `Fine Line` Fine Line Buckthorn	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
CA'K	CA'K	396	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	2 gal

REFERENCE NOTES SCHEDULE PHASE

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	14,669 sf
1-02	1" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH ONE INCH (1") OQUIRRH COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	9,735 sf
1-03	WOOD MULCH: MULCHED AREAS SHALL INCLUDE THE TREE RINGS AROUND DECIDUOUS TREES WITHIN THE LAWN AREAS. MULCH SHALL BE APPLIED TO A DEPTH OF THREE INCHES (3") AT THE OUTER EDGE OF TREE RINGS, TAPERING DOWN TO THE TREE TRUNK, AND SHALL BE CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	14,503 sf
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ISSUE DATE 03/30/2021 **PROJECT NUMBER** UT20038

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1	XXXX	XX-XX-XX
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

WILLOW POINT: PH 2
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Client / Engineer:
FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

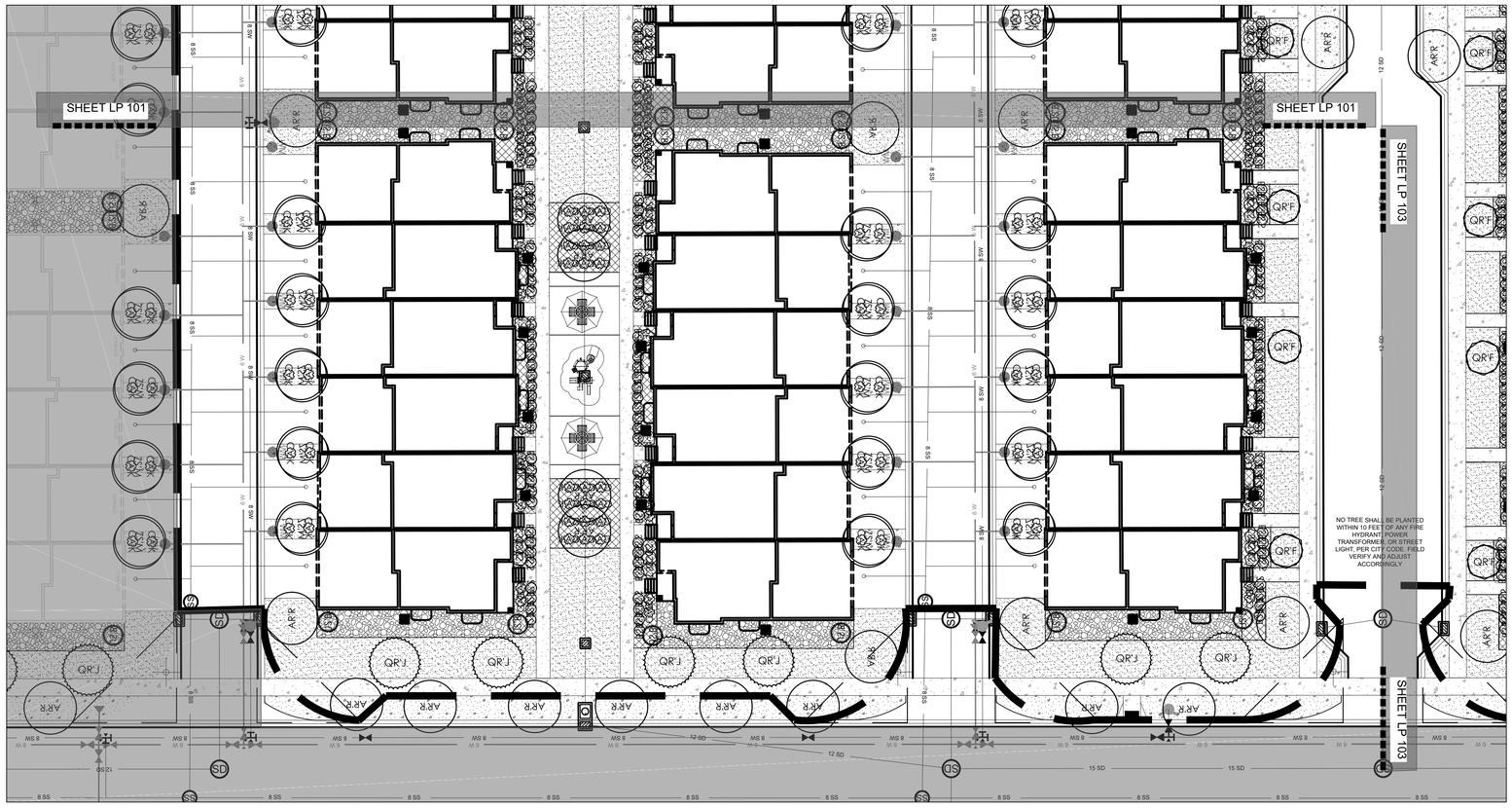
LICENSED LANDSCAPE ARCHITECT JEREMY ANDREATTA 8128125-5301 03/04/2021 STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	3/30/2021

LANDSCAPE PLAN

LP-103



PLANT SCHEDULE PHASE 2

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
AR'R	AR'R	47	Acer rubrum `Redpointe` Redpointe Maple	2" Cal
QR'F	Qr'f	18	Quercus robur fastigiata Pyramidal English Oak	2" Cal
QR'J	QR'J	14	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak	2" Cal
ZS'C	ZS'C	18	Zelkova serrata `JFS-KW1` TM City Sprite Zelkova	2" Cal
ZS'M	ZS'M	75	Zelkova serrata `Musashino` Sawleaf Zelkova	2" Cal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
BS'S	BS'S	555	Buxus sempervirens `Suffruticosa` True Dwarf Boxwood	5 gal
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GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
CA'K	CA'K	396	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	2 gal

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SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
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1-02	1" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH ONE INCH (1") OQUIRRH COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	9,735 sf
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1-05	2"-4" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH TWO TO FOUR INCH (2"-4") TAURUS CEDARSTONE COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	11,899 sf

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PLAN INFORMATION

811 BLUE STAKES OF UTAH
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1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

WILLOW POINT: PH 2
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Client / Engineer:
FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
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LICENSE STAMP

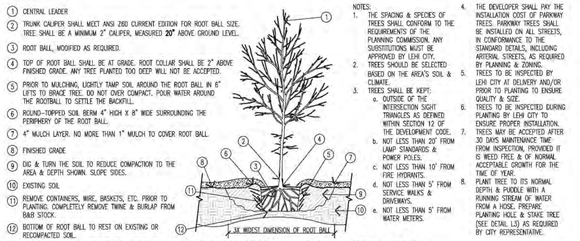
REGISTERED LANDSCAPE ARCHITECT JENNIE AINSWORTH 03/30/2021 STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	3/30/2021

LANDSCAPE PLAN

LP-104

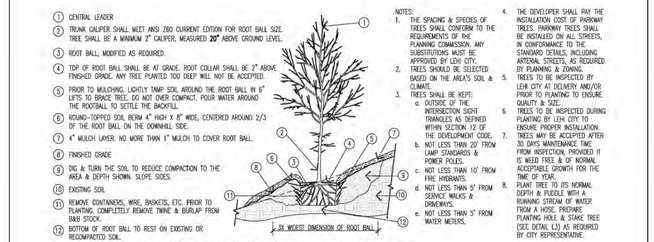


L1 TREE WITH BERM (EXISTING SOIL NOT MODIFIED)
SCALE: NTS — SECTION VIEW DETAIL

MEANDERING SIDEWALK TYPICAL PLANTING PLAN

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

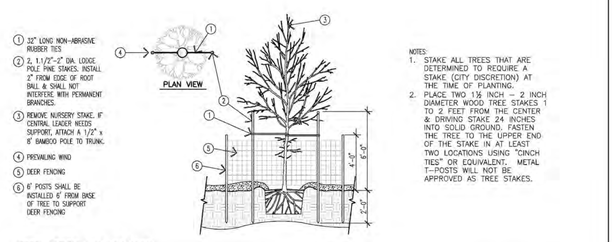
PARKS DEPARTMENT
TYP. TREE PLANTING
SCALE: NO SCALE
DATE: 11/2/2016
REVISION:
REVISION DATE:



L2 TREE ON SLOPE 5% (20:1) – UNMODIFIED
SCALE: NTS — SECTION VIEW DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
TYP. TREE PLANTING - SLOPE
SCALE: NO SCALE
DATE: 11/2/2016
REVISION:
REVISION DATE:



L3 TREE STAKING
SCALE: NTS — SECTION VIEW DETAIL

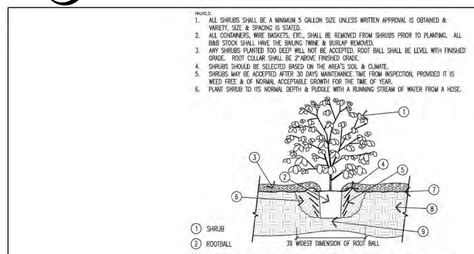
LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
TYP. TREE STAKING
SCALE: NO SCALE
DATE: 11/2/2016
REVISION:
REVISION DATE:

A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE

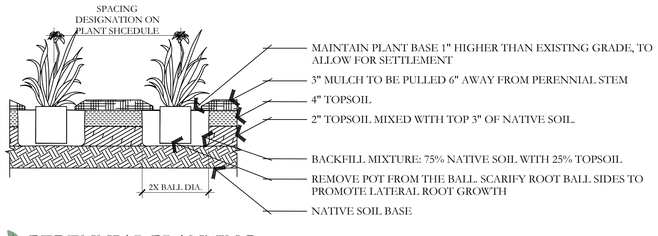
C TREE w/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE



M1 SHRUB – UNMODIFIED SOIL
SCALE: NTS — SECTION DETAIL

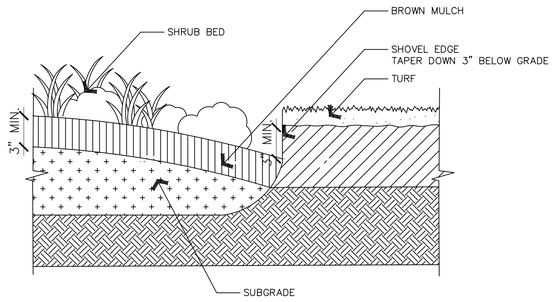
LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
TYP. SHRUB PLANTING
SCALE: NO SCALE
DATE: 11/2/2016
REVISION:
REVISION DATE:

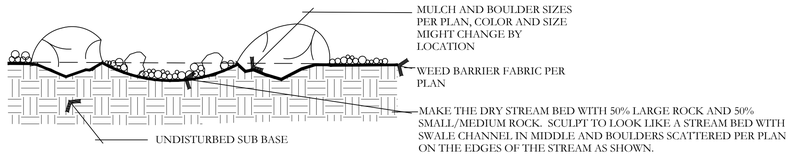


E SHRUB PLANTING DETAIL
NOT TO SCALE

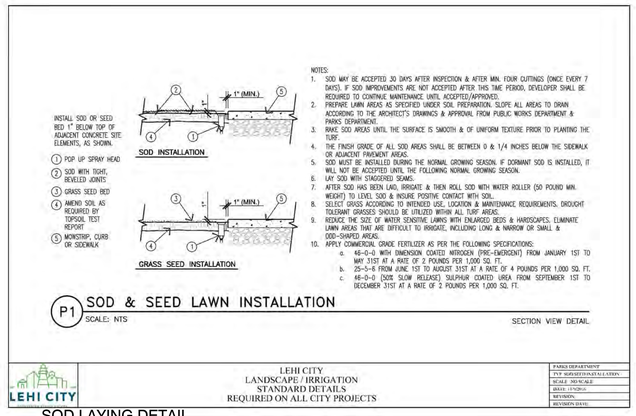
F PERENNIAL PLANTING
NOT TO SCALE
PKJ DESIGN GROUP



I CUT EDGE DETAIL
NOT TO SCALE
PKJ DESIGN GROUP



J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE
PKJ DESIGN GROUP



P1 SOD & SEED LAWN INSTALLATION
SCALE: NTS — SECTION VIEW DETAIL

LEHI CITY
LANDSCAPE / IRRIGATION
STANDARD DETAILS
REQUIRED ON ALL CITY PROJECTS

PARKS DEPARTMENT
TYP. SEEDED/SOD PLANTING
SCALE: NO SCALE
DATE: 11/2/2016
REVISION:
REVISION DATE:

L SOD LAYING DETAIL
NOT TO SCALE

ISSUE DATE	PROJECT NUMBER
03/30/2021	UT20038

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

PROJECT INFORMATION

WILLOW POINT: PH 2
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Client / Engineer:
FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

REGISTERED LANDSCAPE ARCHITECT JEREMY ARCHIBETH 813913-5301 STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	3/30/2021

LANDSCAPE DETAILS

LP-501

WILLOW POINT: PH2

LEHI, UTAH

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pope and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Secondary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to filter, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require filter, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

A. The following standards will apply to the work of this Section:

a. ASTM-American Society for Testing and Materials

b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have need reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. Parts list for each operating element of the system

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

A. Acceptance: Do not install work in this section prior to acceptance by OAR.

B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

a. Two quick coupler keys with hose swivels.

b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated.

2.3 CONNECTION ASSEMBLY

A. Secondary water shall be used on this Project. Install filter and RPZ as needed.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract.

B. Controller shall be as specified in the drawings. Controller shall be surge protected.

a. Installation of wall-mount controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount controllers shall be 120 VAC unless otherwise noted.

b. Locate Controller(s) in general loeation shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P7079D.

a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare wire shall be looped within each valve box of the grouping it is to service.

D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip eap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

b. Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 east iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ¼" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be ¾", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A. All lateral line fittings shall be S/40 PVC

2.14 Spray Sprinklers

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 VALVE BOXES

A. Carson valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-usable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.

a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or handscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E. Pipe shall not be glued unless ambient temperature is at least 50 degress F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.

B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

3.7 VALVES

A. Isolation valves, remote control valves, and quiek coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a Carson 1419124 box. Place a minimum of 4" of ¾" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

B. Open trenches or hazards shall be protected with yellow caution tape.

C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION

90 Day Establishment Period Irrigation Schedule (April, May, June)									
	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

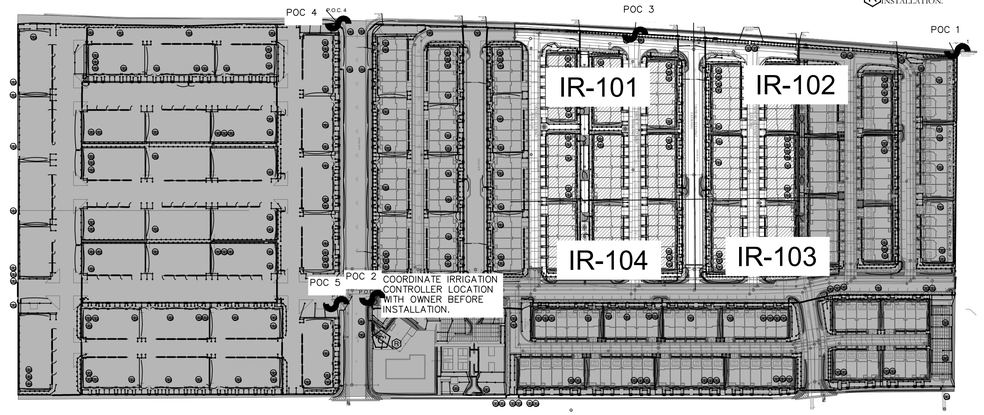
Regular Irrigation Schedule (see Seasonal Differential Chart)									
	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min		15 min		15 min		30 psi
Shrubs	Shrubs	45 min		45 min		45 min		45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential							
	April	May	June	July	August	Sept	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min

P.O.C. 3 WILL ALSO IRRIGATE AREAS IN PHASE 3

COORDINATE: IRRIGATION CONTROLLER LOCATION WITH OWNER BEFORE INSTALLATION.



2" MAINLINE ROUTING ,CONTROLLER AND 2 P.O.C. LOCATIONS OVERVIEW

ISSUE DATE	PROJECT NUMBER
3/5/2021	UT20038

NO.	REVISION	DATE
1		
2		
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5		
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PLAN INFORMATION

811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org

N

0' 75' 150' 300' 600'

GRAPHIC SCALE: 1" = 150'

PROJECT INFORMATION

WILLOW POINT: PH 2

LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Building Architect / Engineer:

FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

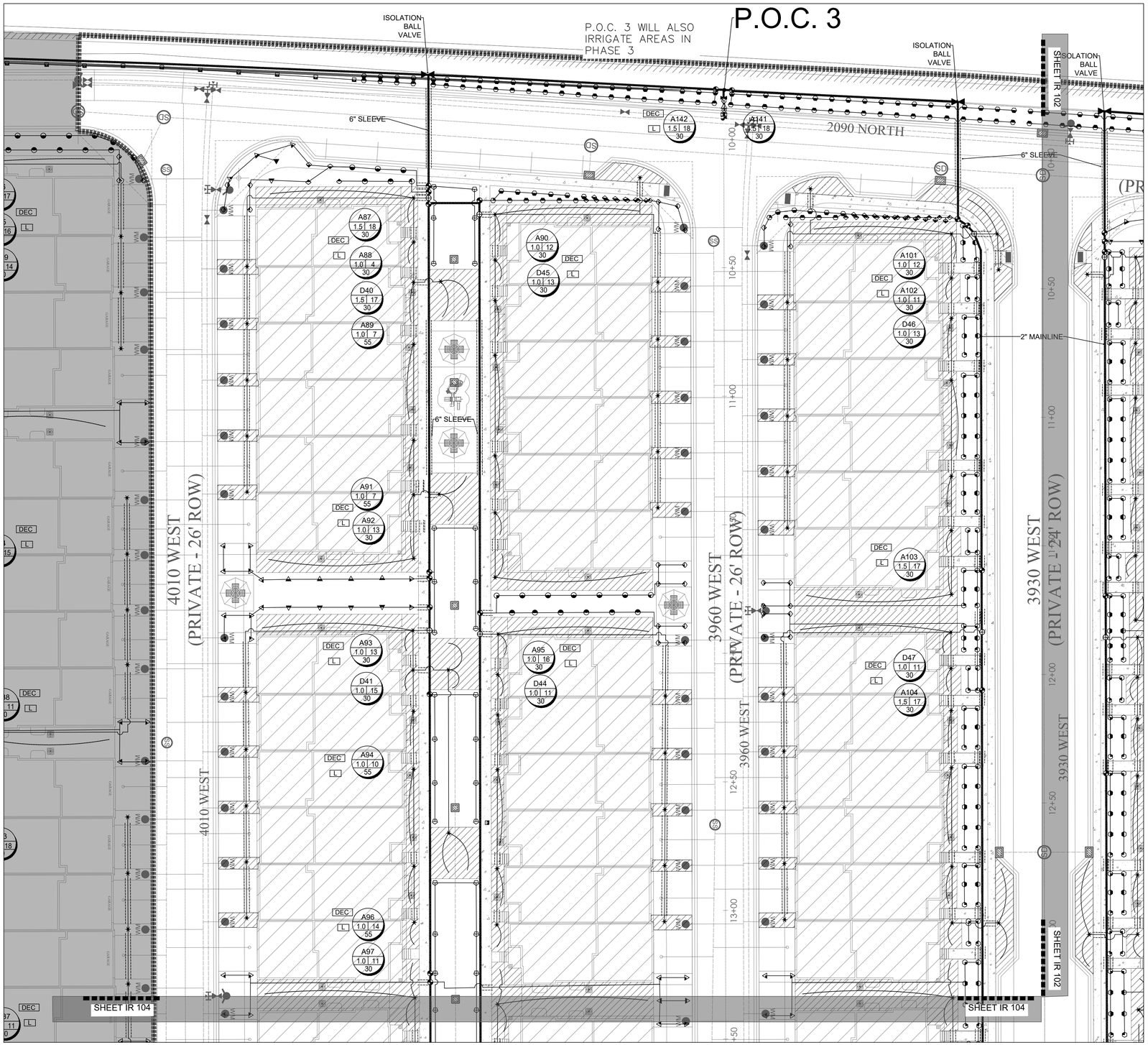
JEREMY ANCHORPAK 812824-5501 LANDSCAPE ARCHITECT 03/05/2021 LICENSING BOARD STATE OF UTAH

DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	3/5/2021

IRRIGATION COVER SHEET

IR 100



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 55 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
C	CONTROLLER: RAINBIRD LX-IVMPRO, ATTACH TO WALL MOUNT LXMMSS, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" T SUPER AMIAD PLASTIC FILTER - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	FLOW SENSOR
QL	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
DEC	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC. LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.
L	
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1 1/4" DIAMETER MINIMUM
	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFS DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.

TOTAL DRIP ZONE FLOW	20 GPM	TIME TO APPLY 1/4" OF WATER	23
MAX. LATERAL LENGTH OF TUBING	350 FT	REQUIRED NUMBER OF STAKES	500
TOTAL LENGTH OF ZONE DRIPLINE	2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS	2
APPLICATION RATE	.64 IN. / HR	SUGGESTED HEADER & FOOTER PIPE SIZE	CLASS 200 1.25"

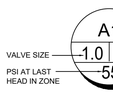
*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER.USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2""	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG



NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE	PROJECT NUMBER
3/5/2021	UT20038

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

WILLOW POINT: PH 2
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Building Architect / Engineer:
FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

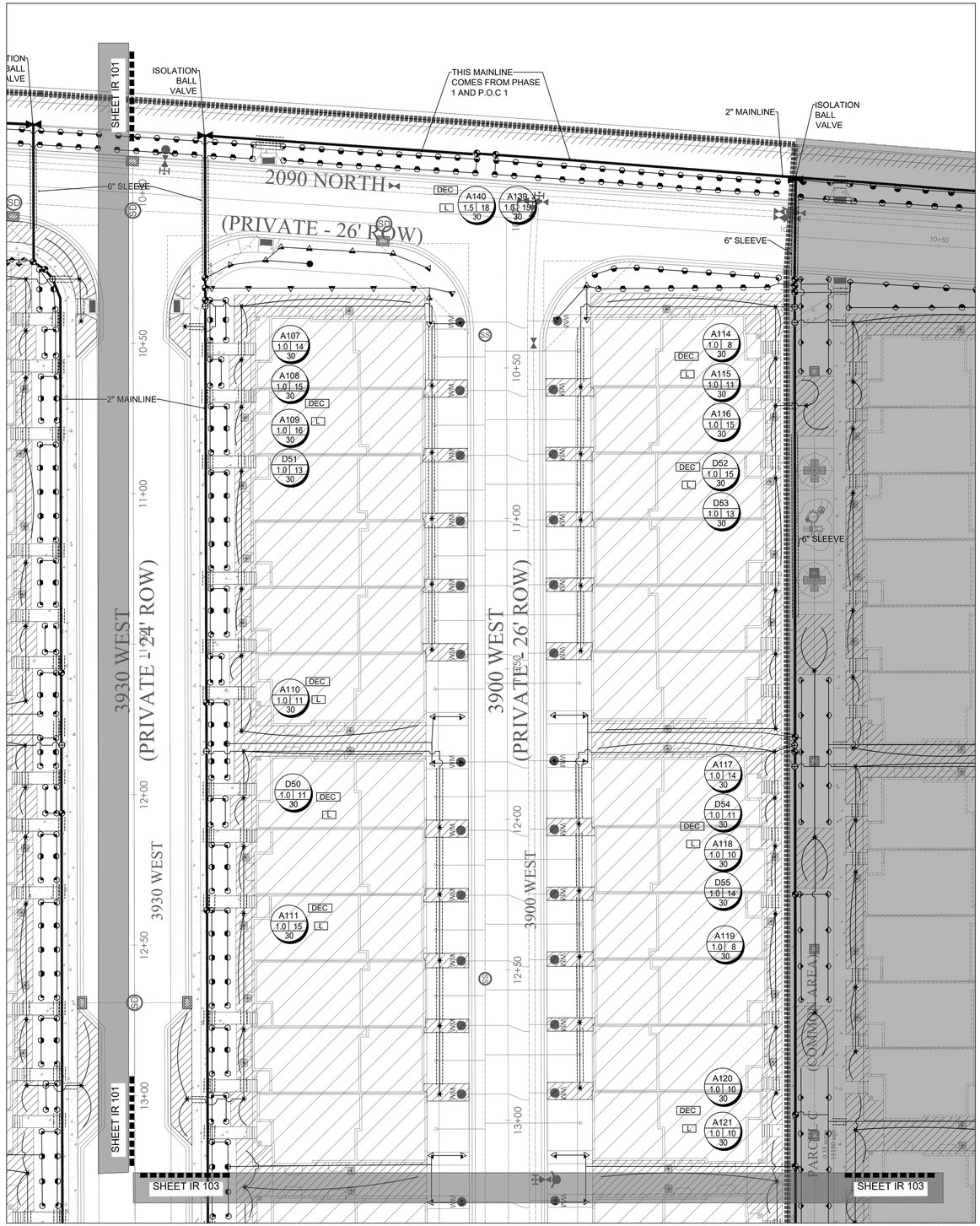
LICENSE STAMP

REGISTERED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8729-5 APR 05/05/2021 RENEW 04/30/2023 STATE OF UTAH

DRAWING INFO	
PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	3/5/2021

IRRIGATION PLAN

IR 101



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
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S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
C	CONTROLLER: RAINBIRD LX-IVMPRO, ATTACH TO WALL MOUNT LXMMSS, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" T SUPER AMIAD PLASTIC FILTER - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	FLOW SENSOR
QL	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
DEC	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC. LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.
L	
	REMOTE CONTROL VALVE: RAINBIRD 1VMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
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	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1 1/4" DIAMETER MINIMUM
	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFS DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.

TOTAL DRIP ZONE FLOW	20 GPM	TIME TO APPLY 1/4" OF WATER	23
MAX. LATERAL LENGTH OF TUBING	350 FT	REQUIRED NUMBER OF STAKES	500
TOTAL LENGTH OF ZONE DRIPLINE	2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS	2
APPLICATION RATE	.64 IN. / HR	SUGGESTED HEADER & FOOTER PIPE SIZE	CLASS 200 1.25"

*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

IRRIGATION NOTES

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4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
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13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
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19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
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22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2""	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG

A1 — CONTROLLER NUMBER, VALVE NUMBER
1.0 — VALVE SIZE
18 — GALLONS PER MINUTE
55 — PSI AT LAST HEAD IN ZONE

NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE	PROJECT NUMBER
3/5/2021	UT20038

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

WILLOW POINT: PH 2
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Building Architect / Engineer:
FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

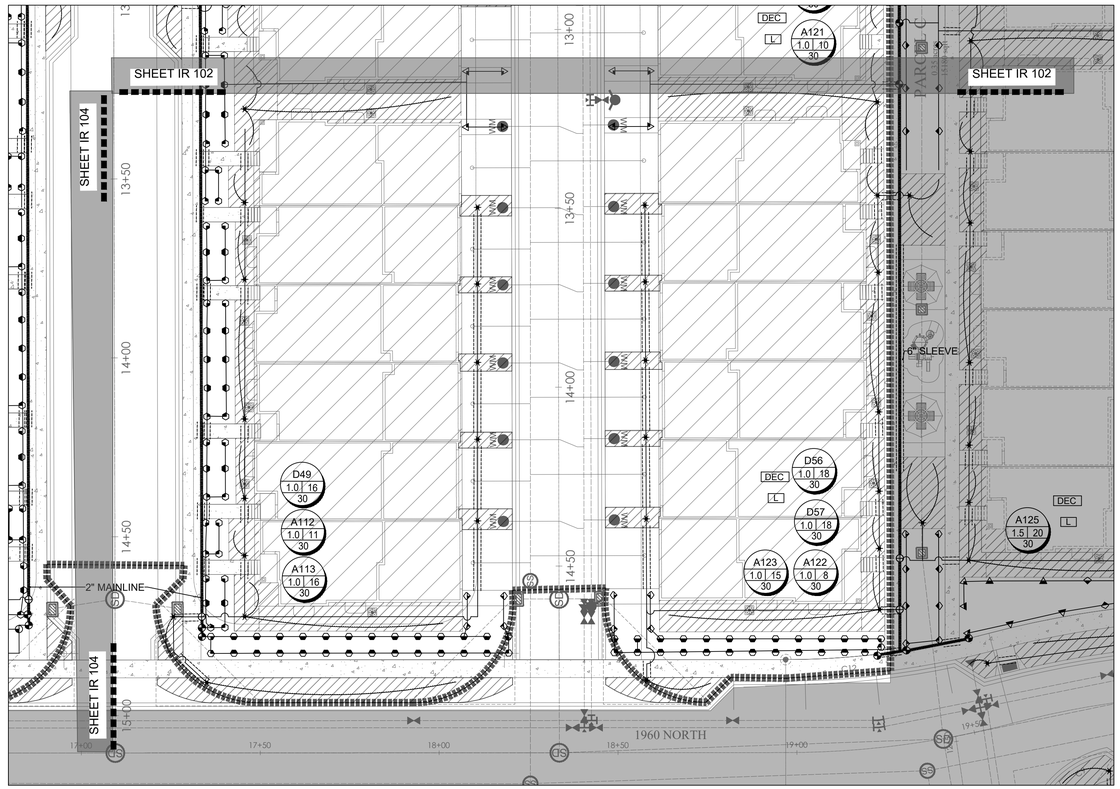
LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT — JEREMY AINSWORTH — 8129154-5301 — 05/05/2020 — RENEWAL 04/30/2022 — STATE OF UTAH

DRAWING INFO	
PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	3/5/2021

IRRIGATION PLAN

IR 102



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
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S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
C	CONTROLLER: RAINBIRD LX-IVMPRO, ATTACH TO WALL MOUNT LXMMSS, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" T SUPER AMIAD PLASTIC FILTER - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	FLOW SENSOR
QL	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
DEC L	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC. LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.
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	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1 1/4" DIAMETER MINIMUM
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DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
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TOTAL DRIP ZONE FLOW	20 GPM	TIME TO APPLY 1/4" OF WATER	23
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TOTAL LENGTH OF ZONE DRIPLINE	2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS	2
APPLICATION RATE	.64 IN. / HR	SUGGESTED HEADER & FOOTER PIPE SIZE	CLASS 200 1.25"

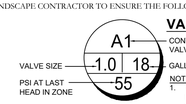
*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG



NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE	PROJECT NUMBER
3/5/2021	UT20038

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

WILLOW POINT: PH 2
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Building Architect / Engineer:
FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

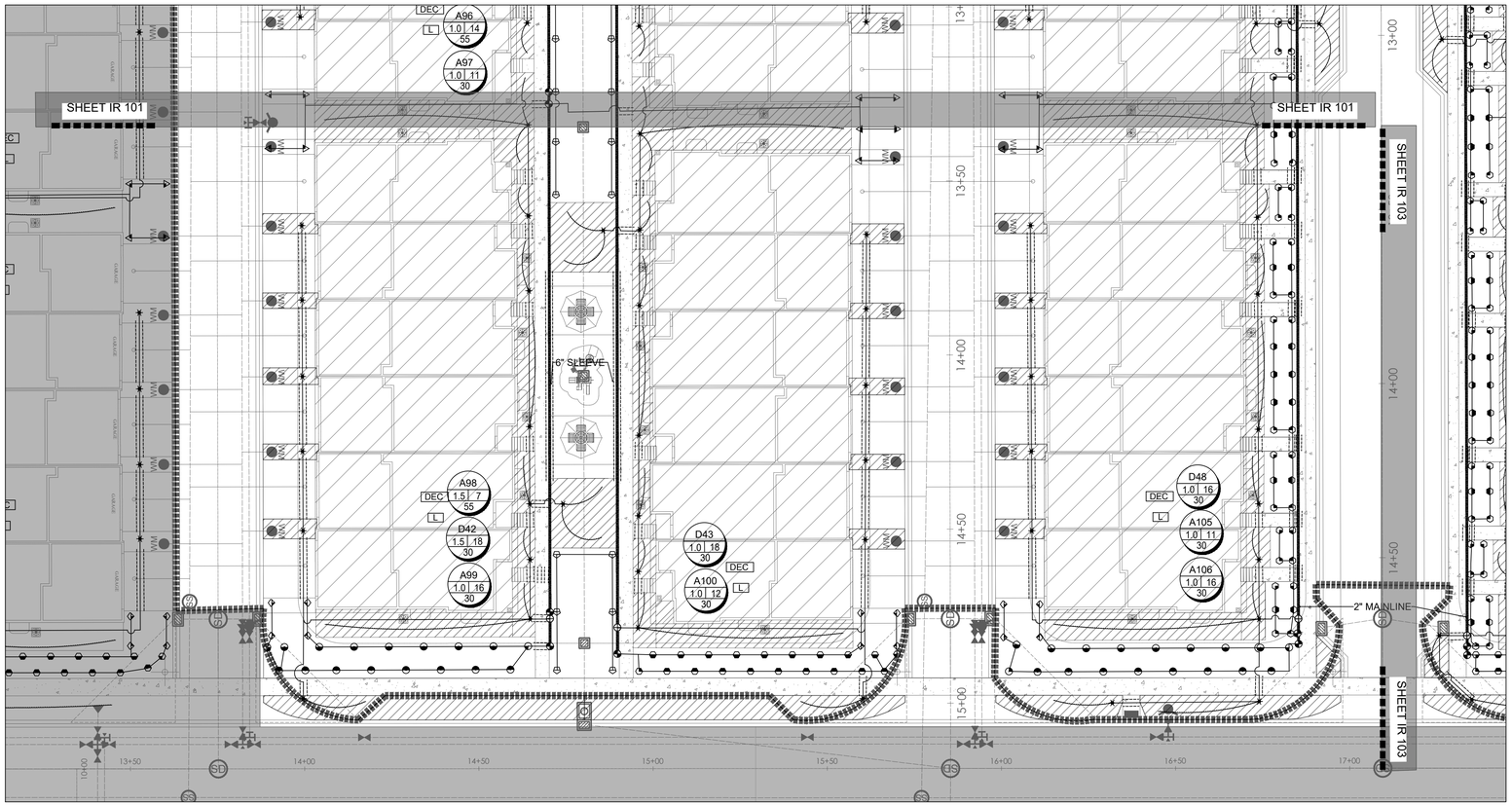
REGISTERED LANDSCAPE ARCHITECT
JEREMY ARNSWORTH
05/05/2006
STATE OF UTAH

DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	3/5/2021

IRRIGATION PLAN

IR 103



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 55 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
C	CONTROLLER: RAINBIRD LX-IVMPRO, ATTACH TO WALL MOUNT LXMMSS, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" T SUPER AMIAD PLASTIC FILTER - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	FLOW SENSOR
QL	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
DEC	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC. LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.
L	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1 1/4" DIAMETER MINIMUM 14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFS DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.

TOTAL DRIP ZONE FLOW	20 GPM	TIME TO APPLY 1/4" OF WATER	23
MAX. LATERAL LENGTH OF TUBING	350 FT	REQUIRED NUMBER OF STAKES	500
TOTAL LENGTH OF ZONE DRIPLINE	2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS	2
APPLICATION RATE	.64 IN. / HR	SUGGESTED HEADER & FOOTER PIPE SIZE	CLASS 200 1.25"

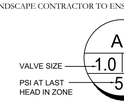
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4"	180 GPM

VALVE ID TAG



NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE	PROJECT NUMBER
3/5/2021	UT20038

NO.	REVISION	DATE
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

WILLOW POINT: PH 2
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Building Architect / Engineer:
FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

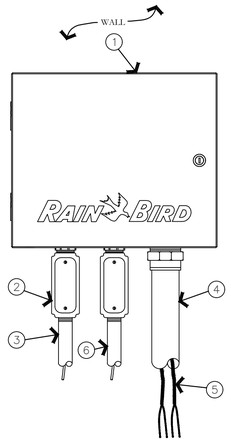
LICENSE STAMP



DRAWING INFO	
PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	3/5/2021

IRRIGATION PLAN

IR 104



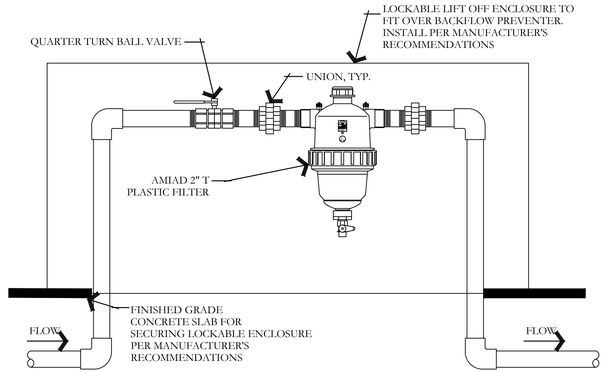
1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO IN LXMM METAL CABINET WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE
4. 2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
5. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES, USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
6. 1-INCH CONDUIT AND FITTINGS FOR GROUND WIRE. ONLY FOR OUTDOOR INSTALLATIONS.

NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LMIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 4O PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS. IF CONTROLLER IS MOUNTED INDOORS, USE POWER SUPPLY GROUND.

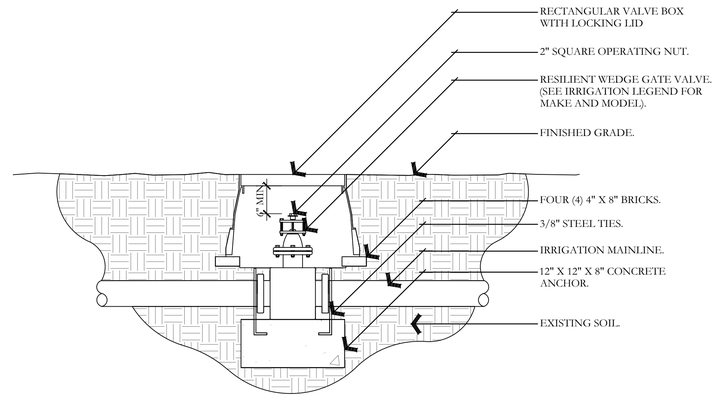
KEY SPECIFICATIONS

FEATURE / MODEL	MAX PROGRAMS	STATIONS	MAX SIMULSTATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
LX-IVM	10	60	8	5	5	4
LX-IVM PRO	40	240	16	10	10	8

A ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL CABINET
NOT TO SCALE

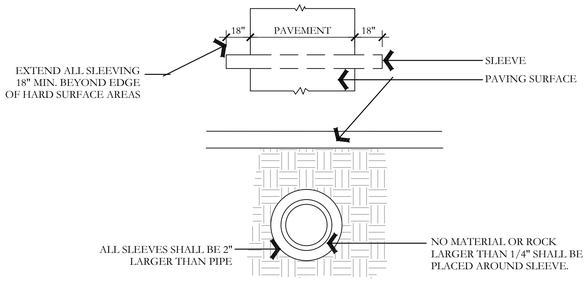


B 2" PLASTIC FILTER DETAIL
NOT TO SCALE

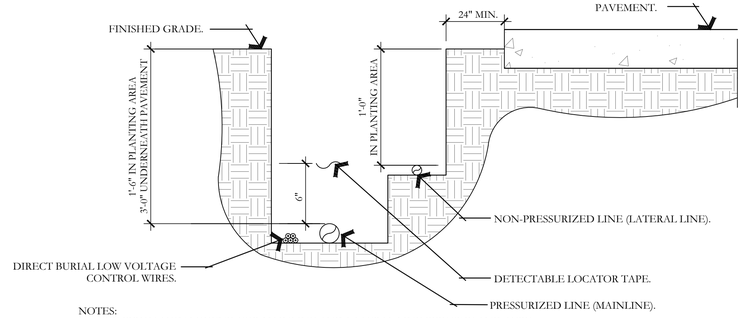


NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL
NOT TO SCALE

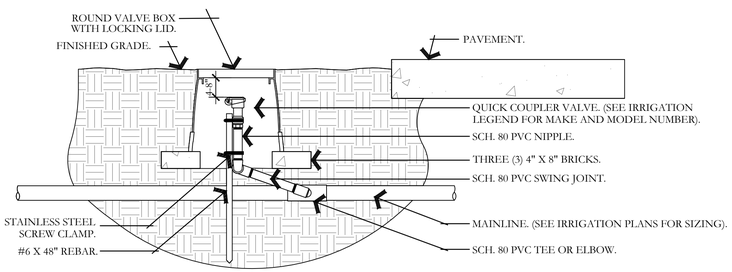


D TYPICAL SLEEVING DETAIL
NOT TO SCALE



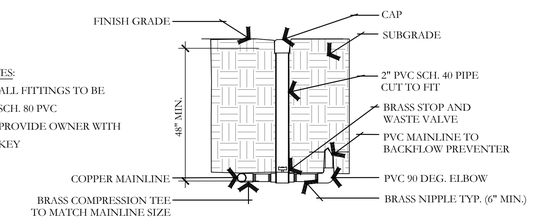
NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

E IRRIGATION TRENCHING DETAIL
NOT TO SCALE



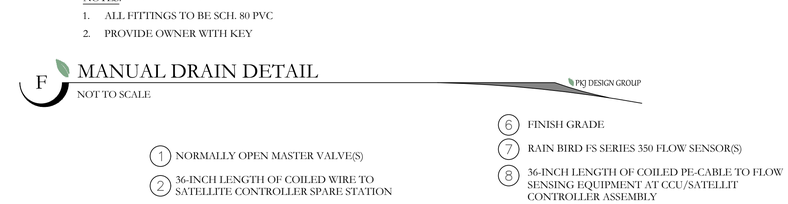
NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

G QUICK COUPLER DETAIL
NOT TO SCALE



NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

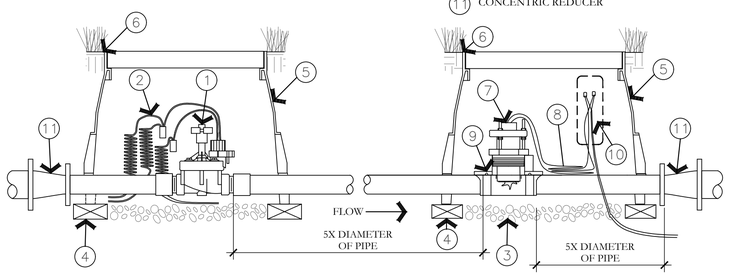
H STOP AND WASTE VALVE ASSEMBLY DETAIL
NOT TO SCALE



NOTES:
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F MANUAL DRAIN DETAIL
NOT TO SCALE

1. NORMALLY OPEN MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
4. BRICK (1 OF 4)
5. VALVE BOX WITH COVER - 12-INCH SIZE
6. FINISH GRADE
7. RAIN BIRD FS SERIES 350 FLOW SENSOR(S)
8. 36-INCH LENGTH OF COILED PE-CABLE TO FLOW SENSING EQUIPMENT AT CCU/SATELLIT CONTROLLER ASSEMBLY
9. DOUBLE-STRAP SADDLE
10. SEE MAXICOM DETAIL 611 FOR SPLICE. SEE FLOW SENSOR DETAIL FOR WIRING DIAGRAM.
11. CONCENTRIC REDUCER



I MASTER VALVE AND FLOW SENSOR DETAIL
NOT TO SCALE

ISSUE DATE	PROJECT NUMBER
3/5/2021	UT20038

NO.	REVISION	DATE
1		
2		
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

PROJECT INFORMATION

WILLOW POINT: PH 2
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
801-910-2066

Building Architect / Engineer:
FOCUS ENGINEERING
6949 S. HIGH TECH DRIVE, STE 200
MIDVALE, UT 84047

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

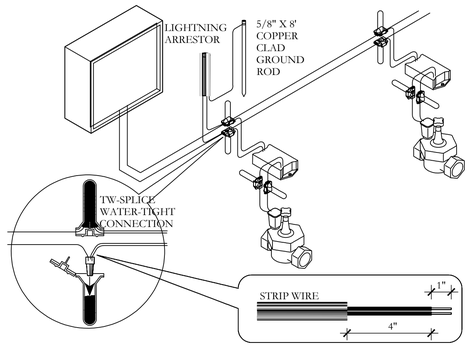
LICENSED LANDSCAPE ARCHITECT JEREMY ANDREW KNOWLTON 8128124-5501 05/05/2021 RENEWAL DATE STATE OF UTAH

DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	3/5/2021

IRRIGATION DETAILS

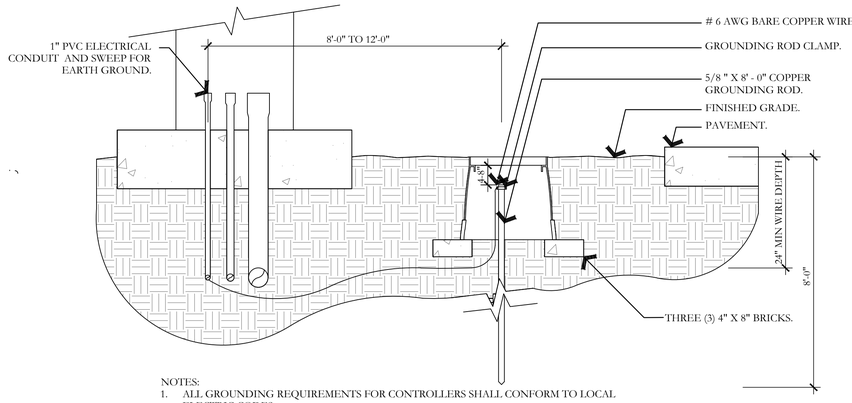
IR 501



J 2-WIRE CONNECTION DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

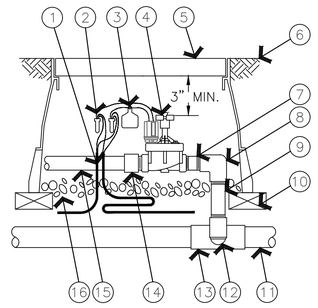


NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K GROUNDING ROD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

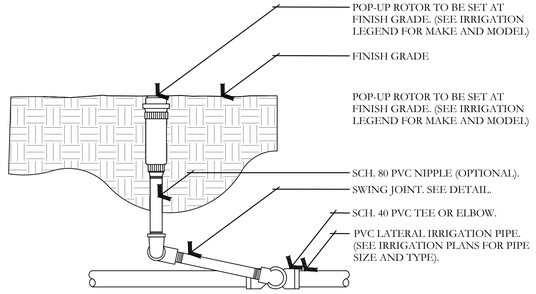


1. 30-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
12. PVC SCH 40 TEE OR ELL
13. PVC SCH 40 MALE ADAPTER
14. PVC LATERAL PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

M ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM

PKJ DESIGN GROUP

NOT TO SCALE

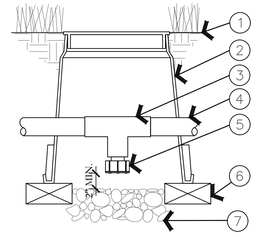


NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR SPRAYHEAD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

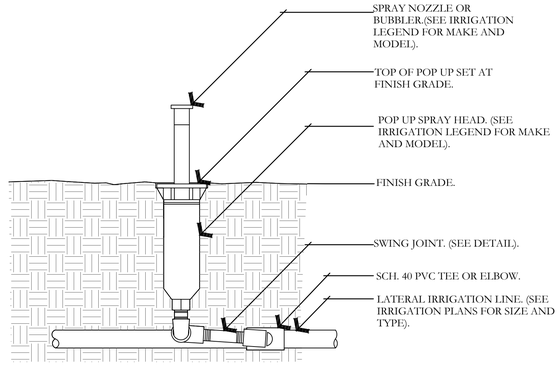


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. BRICK (1 OF 2)
7. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L LATERAL LINE DRAIN VALVE DETAIL

PKJ DESIGN GROUP

NOT TO SCALE



NOTE:
1. 6" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

ISSUE DATE	PROJECT NUMBER
3/5/2021	UT20038

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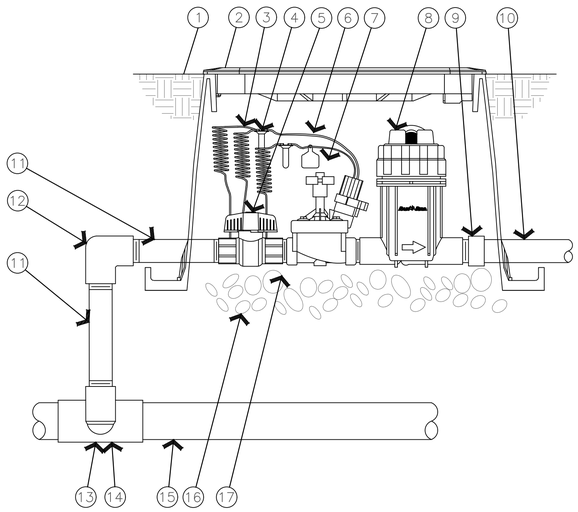
PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

JEREMY ANDERSON 8128151-5301 05/06/2021 LICENSED LANDSCAPE ARCHITECT STATE OF UTAH

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	3/5/2021

IR 502

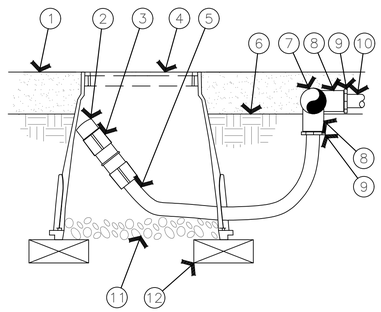


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

Q DRIP CONTROL ZONE KIT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



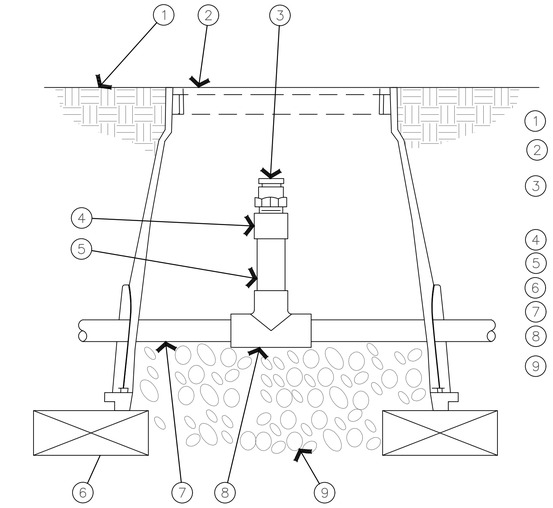
1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL
12. BRICK (1 OF 2)

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

R ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

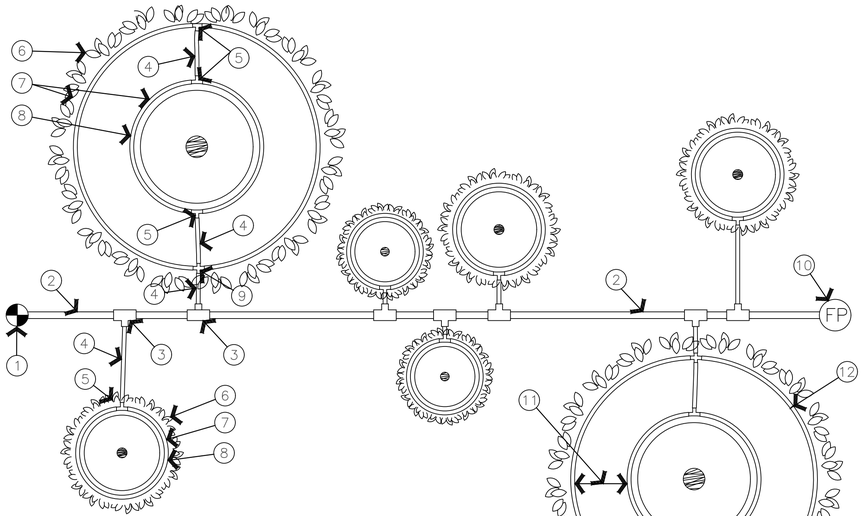


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK (1 OF 2)
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

S AIR RELIEF VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW DEMAND)
2. PVC DRIP MANIFOLD PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES BLANK TUBING (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
11. SPACING PER SPECIFICATION
12. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

T ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
3/5/2021	UT20038

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LEHI, UTAH 84043 (801) 960-2698
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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT — JEROME ANDREWS — 8128151-5301 — 05/06/2021 — RENEW 04/30/2023 — STATE OF UTAH

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	3/5/2021

IR 503

TOWNHOMES INNER

EDGEhomes



Bailey

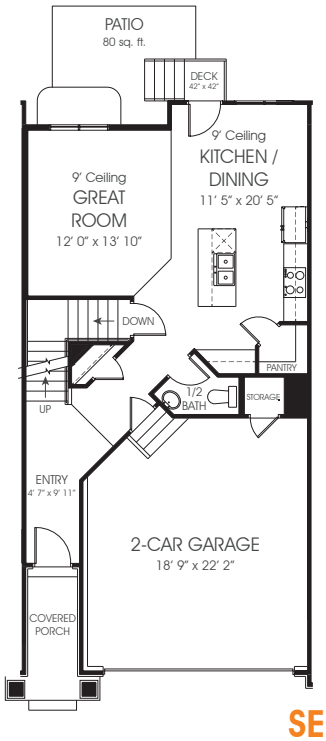


Beckett

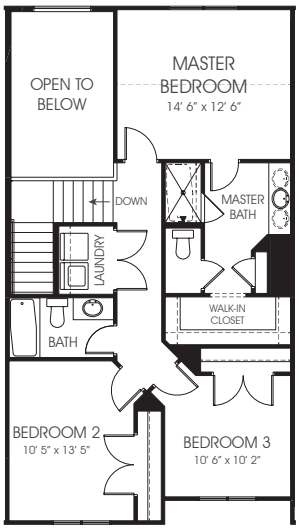


Blair

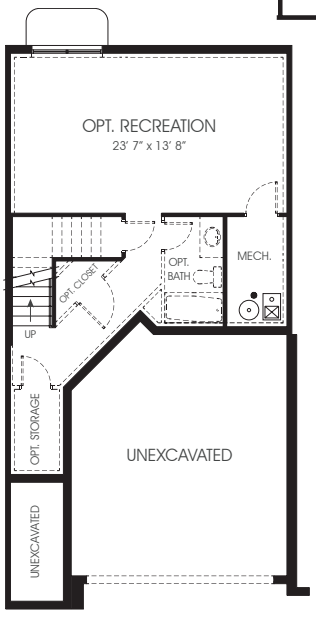
FIRST LEVEL



SECOND FLOOR



BASEMENT



SPECIFICATIONS

First Floor	703 sq.ft.	Bedrooms	3
Second Floor	892 sq.ft.	(Total Possible)	(4)
Basement	685 sq.ft.	Bathrooms	2.5
Total Sq. Ft.	2,280 sq.ft.	(Total Possible)	(3.5)
Total Finished	1,595 sq.ft.		

EDGEhomes reserves the right to make changes at any time. Floor plans, dimensions, and elevations are deemed reliable but may be modified. Renderings and floorplans do not depict exact finishes or design. Please verify inclusions with an EDGEhomes agent.

TOWNHOMES OUTER



Bailey

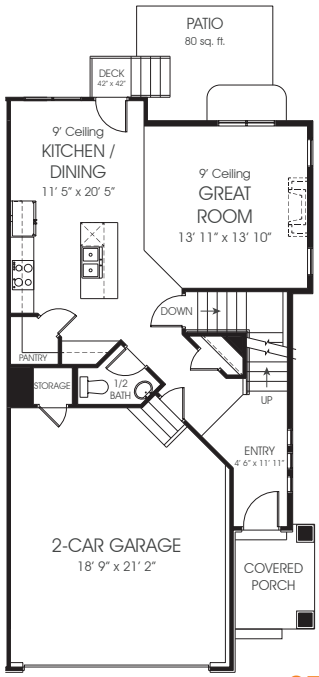


Beckett

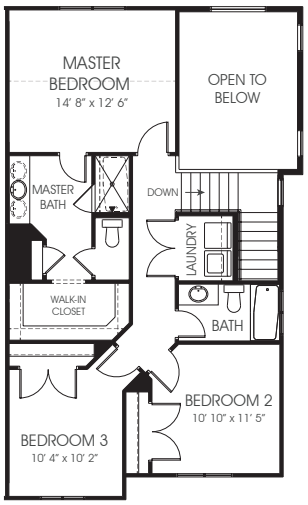


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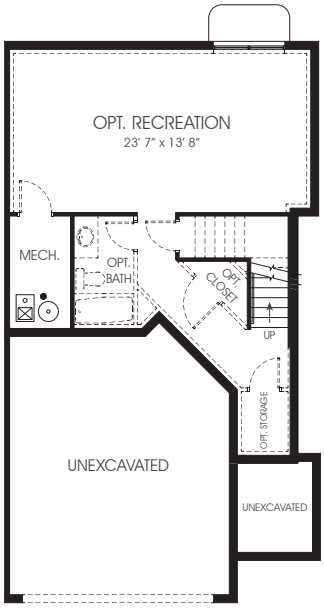
FIRST LEVEL



SECOND FLOOR



BASEMENT



SPECIFICATIONS

First Floor	722 sq.ft.	Bedrooms	3
Second Floor	896 sq.ft.	(Total Possible)	(4)
Basement	703 sq.ft.	Bathrooms	2.5
Total Sq. Ft.	2,321 sq.ft.	(Total Possible)	(3.5)
Total Finished	1,618 sq.ft.		

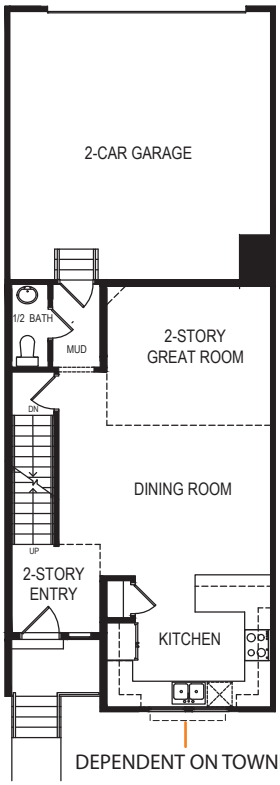
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ALLEY LOAD INNER TOWNHOME
Chantelle

EDGEhomes

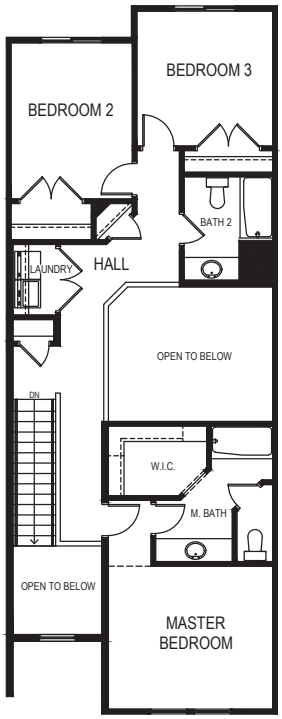


FIRST FLOOR

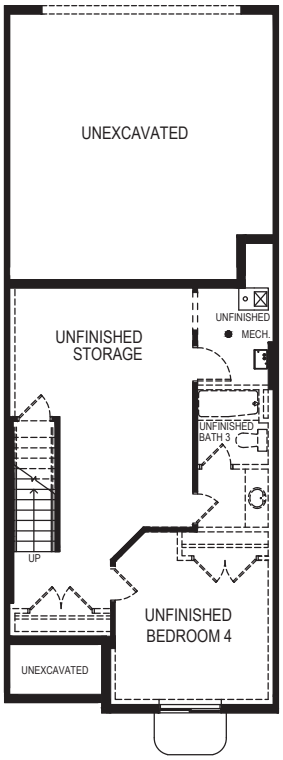


DEPENDENT ON TOWNHOME UNIT

SECOND FLOOR



BASEMENT



SPECIFICATIONS

First Floor	719 sq.ft.	**Bedrooms**	3
Second Floor	910 sq.ft.	**(Total Possible)**	(4)
Basement	735 sq.ft.	**Bathrooms**	2.5
Total Sq. Ft.	2,364 sq.ft.	**(Total Possible)**	(3.5)
Total Finished	1,629 sq.ft.		

Sq.ft. may vary depending on the unit location. Contact your EDGEhomes agent for more info

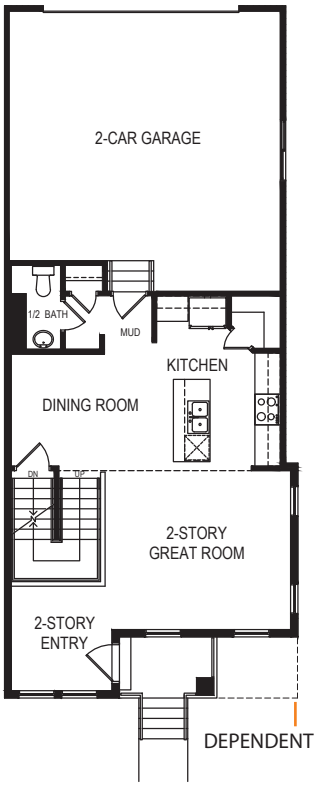
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ALLEY LOAD OUTER TOWNHOME
Chantelle

EDGEhomes

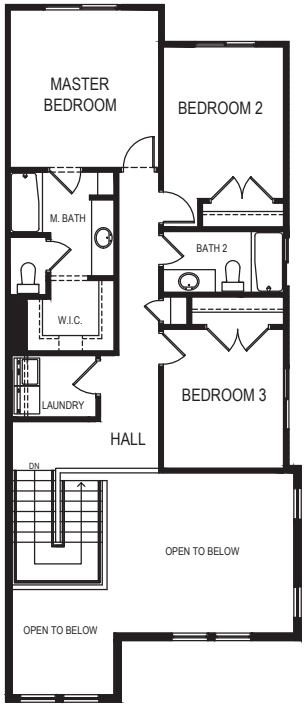


FIRST FLOOR

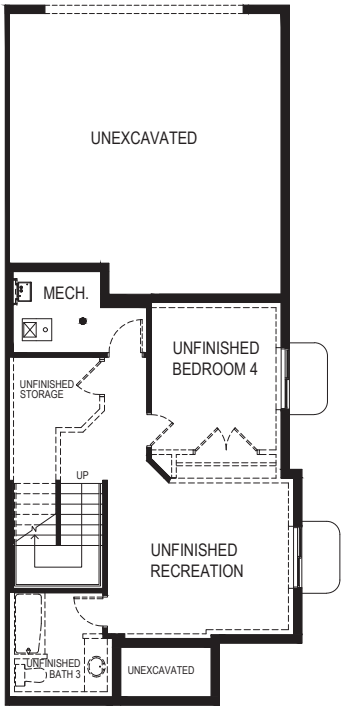


DEPENDENT ON TOWNHOME UNIT

SECOND FLOOR



BASEMENT



SPECIFICATIONS

First Floor	724 sq.ft.	**Bedrooms**	3
Second Floor	835 sq.ft.	**(Total Possible)**	(4)
Basement	729 sq.ft.	**Bathrooms**	2.5
Total Sq. Ft.	2,288 sq.ft.	**(Total Possible)**	(3.5)
Total Finished	1,559 sq.ft.		

Sq.ft. may vary depending on the unit location. Contact your EDGEhomes agent for more info

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LUXURY TOWNHOMES

EDGEhomes

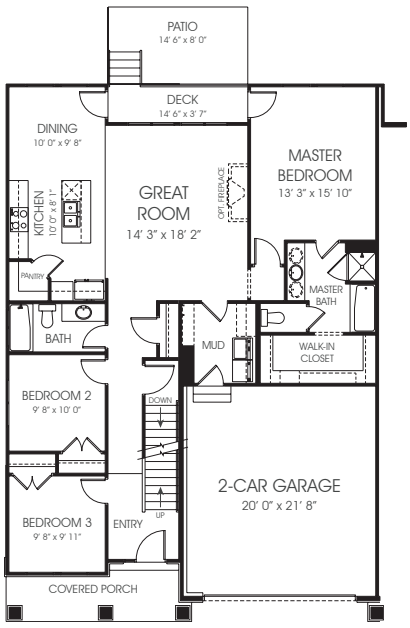


David

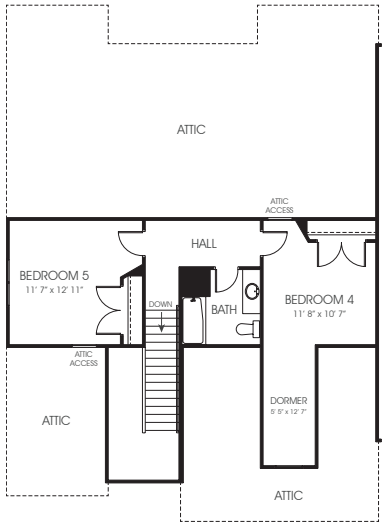


Drake

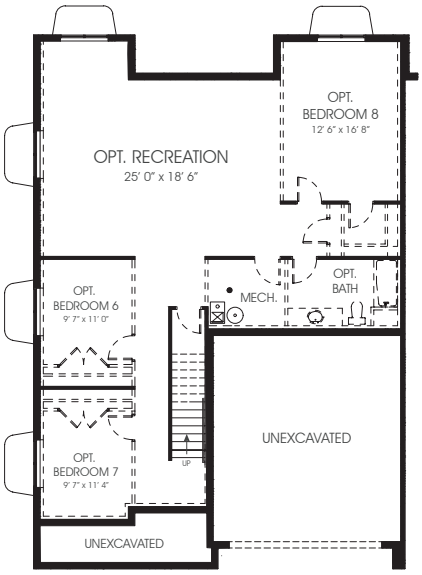
FIRST LEVEL



SECOND FLOOR



BASEMENT



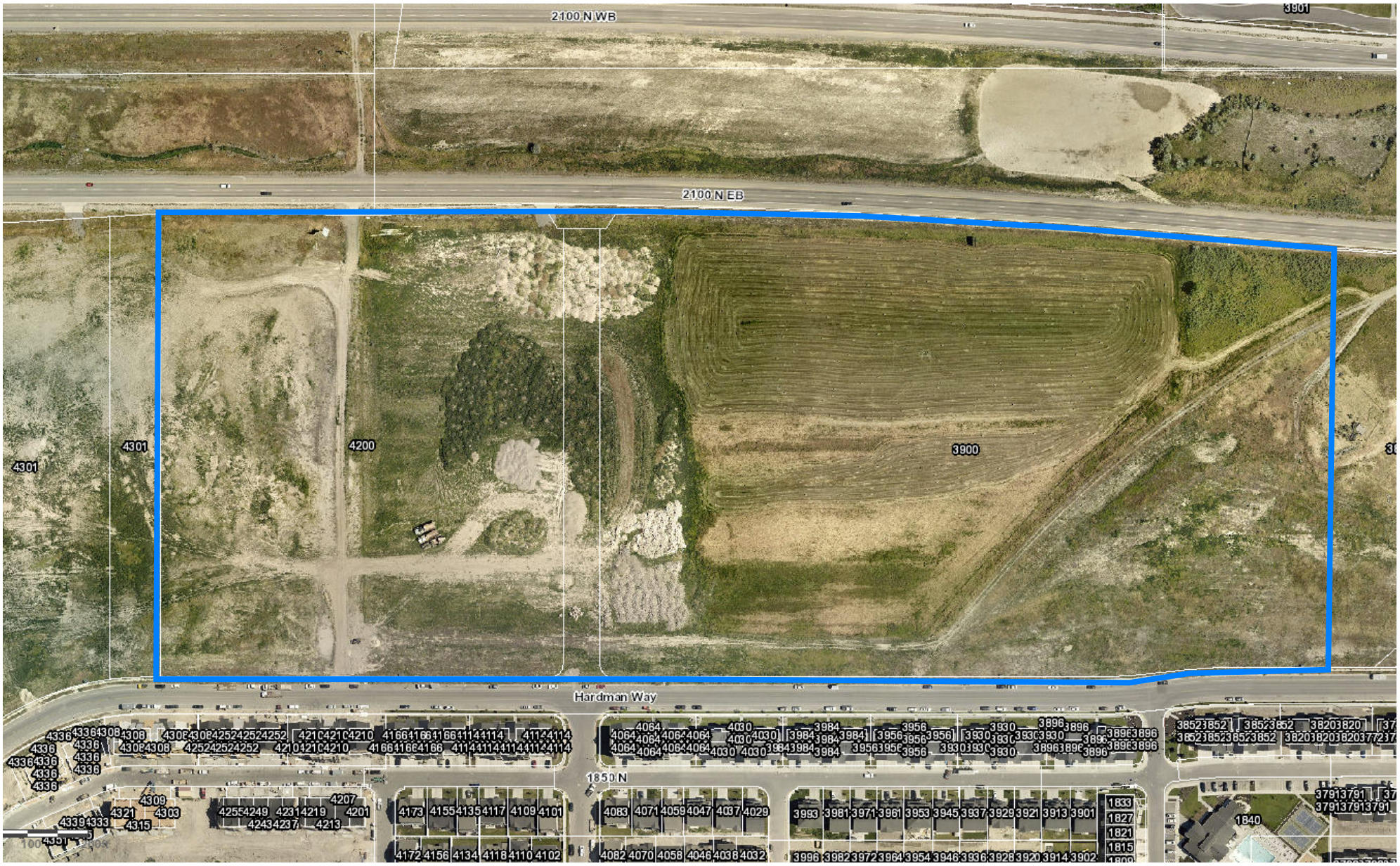
SPECIFICATIONS

First Floor	1,511 sq.ft.	Bedrooms	5
Second Floor	586 sq.ft.	(Total Possible)	(8)
Basement	1,525 sq.ft.	Bathrooms	3
Total Sq. Ft.	3,622 sq.ft.	(Total Possible)	(4)
Total Finished	2,097 sq.ft.		

EDGEhomes reserves the right to make changes at any time. Floor plans, dimensions, and elevations are deemed reliable but may be modified. Renderings and floorplans do not depict exact finishes or design. Please verify inclusions with an EDGEhomes agent.

Willow Point Phase 2 Final Subdivision

Aerial

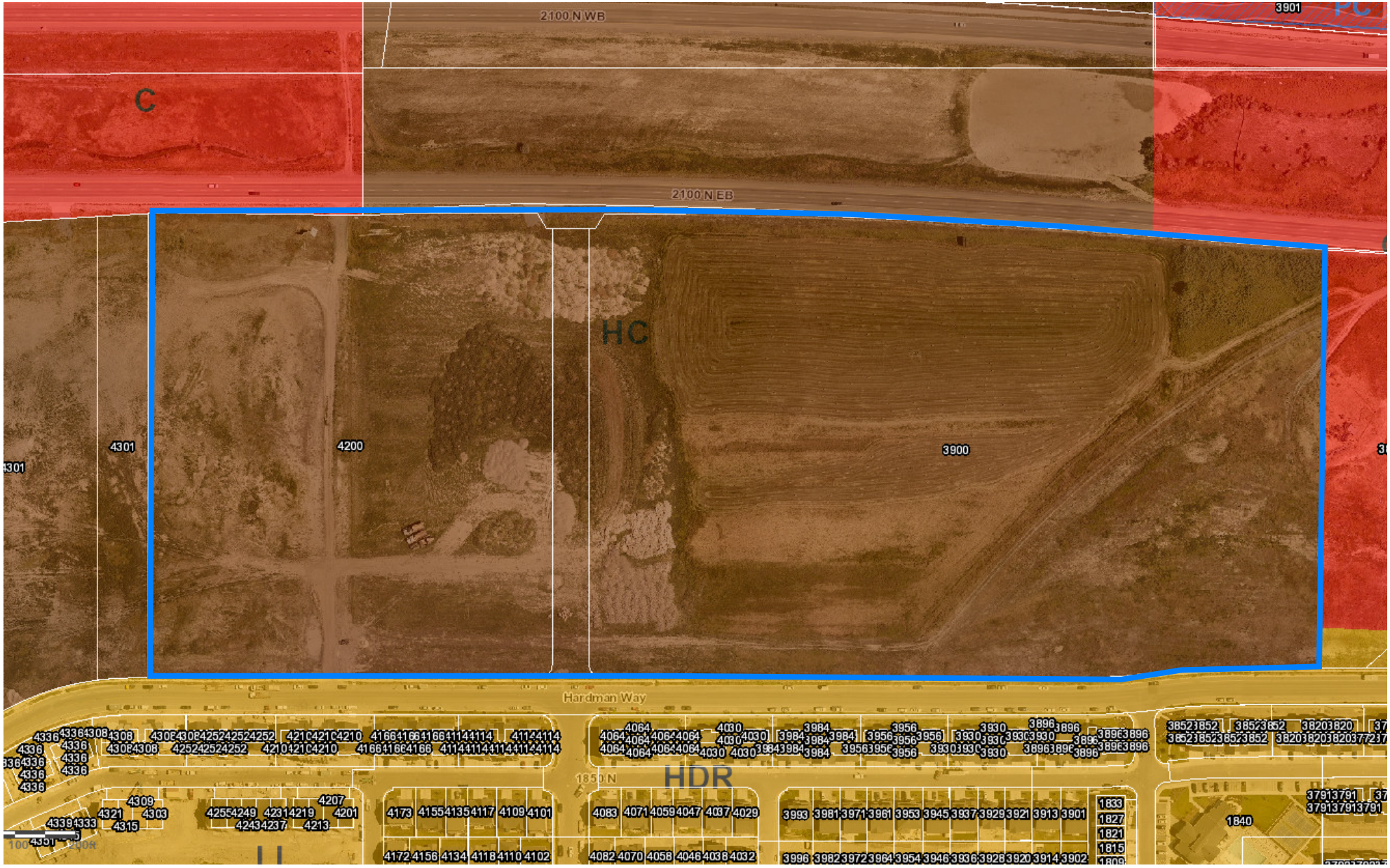


0 420 840 Feet

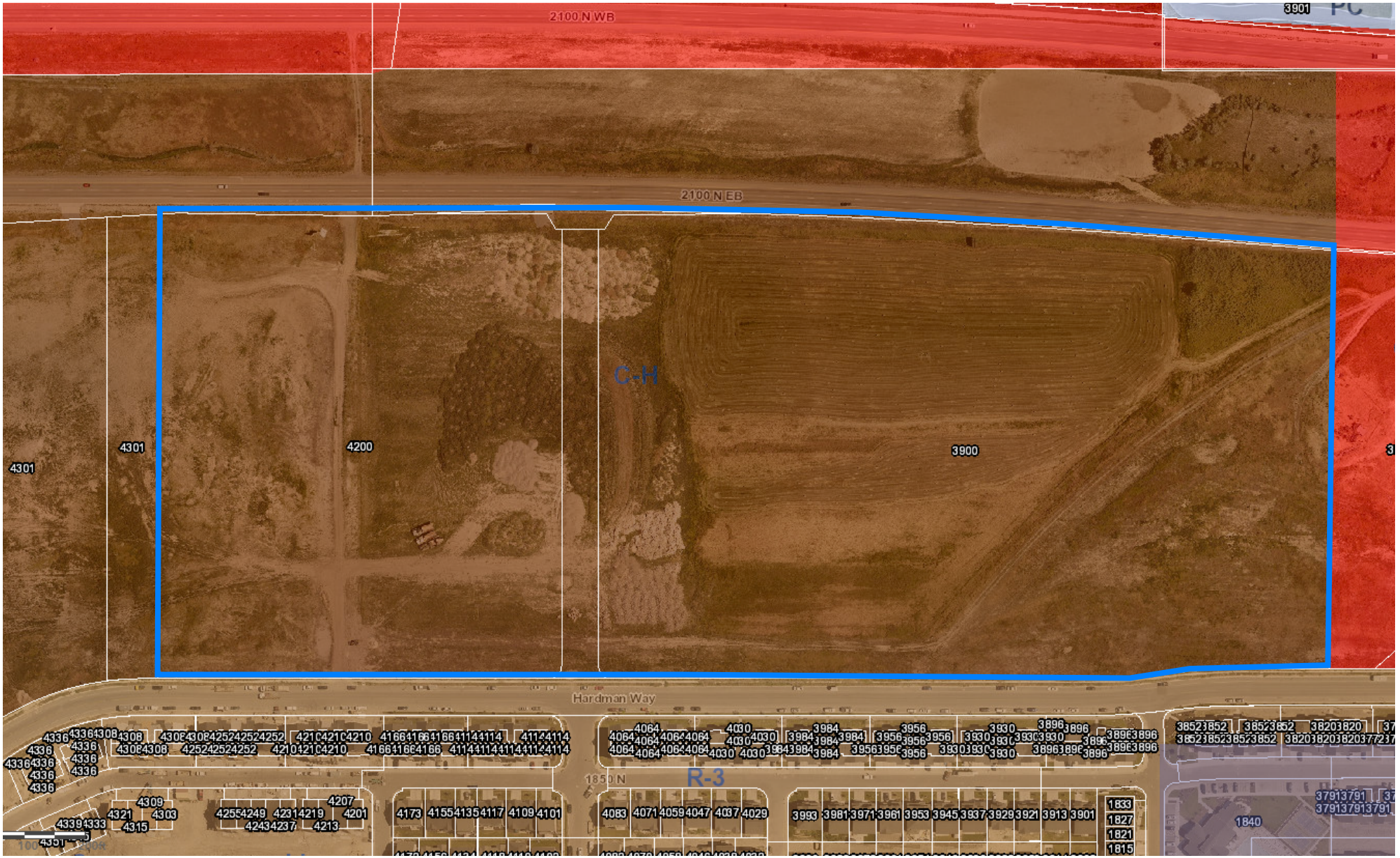
LEHI CITY

Willow Point Phase 2 Final Subdivision

General Plan



Willow Point Phase 2 Final Subdivision
Zoning



Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: May 11, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-27, approving a building lease agreement with the Hutchings Museum.

Suggested Action:

Attachments:

Res 2021-27.docx

Museum Agreement.pdf

LEHI CITY

RESOLUTION NO. 2021-27

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING A BUILDING LEASE AGREEMENT WITH THE HUTCHINGS MUSEUM

WHEREAS**,** Lehi City owns a vacant house and garage located at 93 North 100 West, in Lehi City, ("Property");

WHEREAS, the Hutchings Museum needs storage space and desires to lease the Property for this purpose; and

WHEREAS, on May 11th, 2021, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

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

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

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

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 11th day of May, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

BUILDING LEASE AGREEMENT BETWEEN LEHI CITY AND HUTCHINGS MUSEUM

THIS BUILDING LEASE AGREEMENT is made and entered into as of the ____ day of _____ 2021 by and between LEHI CITY, a municipality and political subdivision of the State of Utah, located at 153 North 100 East, Lehi, Utah 84043, hereinafter referred to as "City," and HUTCHINGS MUSEUM, 55 North Center Street, Lehi, Utah 84043, hereinafter referred to as "Museum."

RECITALS

WHEREAS, City owns a vacant house and garage located at 93 North 100 West, Lehi, UT 84043, which is suitable to be used for storage; and

WHEREAS, Museum desires to lease the house and garage for storage purposes;

WHEREAS, the Parties desire to enter into a Lease Agreement and memorialize their understanding of the rights and responsibilities of the Parties;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. CITY RESPONSIBILITIES

1.1 Lease and Lease Term. City hereby leases to Museum the house and garage located at 93 North 100 West, Lehi, UT 84043 for a period not to exceed ten (10) years. The Lease Terms may be extended upon mutual written agreement of the parties.

1.2 Electrical Utilities and Yard Maintenance. City will provide electrical utilities and yard maintenance for the house and garage.

1.3 Building Maintenance. City shall maintain the exterior of the house and garage but shall not be responsible for making cosmetic repairs, changes or upgrades. City will not provide maintenance of the interior of the house or garage nor will City provide any type of janitorial service. City shall not be responsible for maintenance of any non-structural items, including painting, exterior window cleaning, or pressure washing. City shall not be responsible to secure the house or garage.

1.4 Pest Control. City shall not be responsible for pest and rodent control of the house or garage or appurtenant property.

1.5 Fire Department Access. Fire department access shall be granted via a KNOX box placed on the house and garage. Placement shall be determined by the Lehi City Fire Marshal.

1.6 Termination. City may terminate this Lease Agreement at any time by giving Museum three (3) months written notice.

2. MUSEUM RESPONSBILITIES

2.1 Lease. Museum agrees to lease from City the house and garage located at 93 North 100 West, Lehi, UT 84043 in as-is condition.

2.2 Lease Rate. Museum shall pay City one dollar ($1.00) per year during the Lease Term.

2.3 Building Use. Museum shall use the house and garage for storage purposes only. Museum shall not establish offices therein or any uses other than storage. Museum understands that the house and garage are not temperature controlled. There is no heat, gas, water, or sewer. Use of portable heaters is not allowed in the house and garage and if used, will cause the lease to be immediately terminated and require Museum to immediately vacate the house and garage without further notice from the City as required by paragraph 3.3 or any default procedure as required by paragraph 3.1 being invoked by the City.

2.4 Signage. Museum shall place no signage upon the house, garage, or appurtenant property.

2.5 Building Security and Maintenance; Snow Removal. Museum shall secure and maintain the house and garage and be responsible for snow removal. Museum shall not allow waste or neglect to occur within the house or garage.

2.6 Insurance. Museum shall be responsible for insuring its stored items. City shall not be responsible to insuring any of Museum's property.

2.7 Janitor Services. Museum shall be responsible for its own janitorial services.

2.8 Indemnification. Museum agrees to indemnify and hold harmless the City their officers, employees, volunteers, and agents from and against any and all loss, damage, liability, cost, expense, or claims for injuries or damages, including reasonable attorneys' fees, that arise out of the public or private use or occupation of the building and grounds, or which is directly attributable to the negligence, gross negligence, recklessness, or intentional conduct of the Museum, its officers, employees, and volunteers.

3. GENERAL PROVISIONS

3.1 Default. Any Party's failure to perform any of the covenants, conditions and agreements herein may be deemed a default. In the event of a default the defaulting Party shall be given full and direct notice of the default and given an opportunity to cure. If the defaulting Party fails to cure its default within thirty (30) days after receipt of notice of the default (or failing to commence curing the default of curing or if curing would reasonably take more than thirty (30) days), then the non-defaulting Party may terminate this Agreement. No default shall be deemed to continue if and so long as the Party shall be so proceeding to cure the same in good faith.

3.2 Waiver. The failure of a Party to complain of any act or omission on the part of the other Party no matter how long the same may continue shall not be deemed to be a waiver by said Party of any of its rights hereunder. No waiver by a Party at any time, express or implied, or any breach of any provision of this Agreement shall be deemed a waiver or a breach of any other provision of this Agreement or a consent to any subsequent breach of the same or any other provision.

3.3 Notices. Every notice, approval, consent or other communication authorized or required by this Agreement shall not be effective unless the same shall be in writing and either (i) personally delivered, (ii) sent postage prepaid by United States certified mail, return receipt requested, directed to the other Party at its address set forth at the beginning of this Agreement, or such other address as either Party may designate by notice given from time to time in accordance with this paragraph, or (iii) sent to such address by express delivery.

3.4 Governing Law and Venue. This Agreement and the performance thereof shall be governed by the laws of the State of Utah. The venue for any action which arises or results from this Agreement shall be in the Fourth Judicial District Court of Utah, Utah County, State of Utah.

3.5 Partial Invalidity. If any term, covenant, condition or provision of this Agreement shall be found at any time or to any extent to be invalid or unenforceable, the remainder of this Agreement shall not be affected and each term, covenant, condition and provision of the Agreement shall be valid and enforceable to the fullest extent permitted by law.

3.6 Written Agreement. This Agreement constitutes the entire agreement of the parties with respect to the operation of the Society. No oral statement or prior written matter shall have any force or effect. This agreement shall not be modified or canceled except by a writing subscribed to by all parties.

3.7 Successors. The covenants, conditions and agreements contained in this Agreement shall bind and inure to the benefit of the parties and their respective heirs, successors and administrators.

LEHI CITY CORPORATION

By:_____
Mark Johnson
Mayor

ATTEST:

_____
City Recorder

HUTCHINGS MUSEUM

By _____
Name:
Title: Museum Board President

_____

State of Utah)
:ss.
County of Utah)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by _____, _____ of the Hutchings Museum, who duly acknowledged to me that having received proper authorization from Hutchings Museum, he/she signed this instrument for and in behalf of the Hutchings Museum and that the execution of the instrument is the act of the Hutchings Museum for the purposes stated in it.

_____
Notary Public

Agenda Item No: 13

City Council Agenda Item Report

Meeting Date: May 11, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:

Staker & Parson Agreement and Purchase Order
a. Consideration of Resolution #2021-28, approving an agreement with Staker & Parson Companies for road construction and other related road improvements.
b. Approve Purchase Order

Suggested Action:

Attachments:

Res 2021-28.docx

Road Agreement.Bids.pdf

PO.pdf

LEHI CITY

RESOLUTION NO. 2021-28

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AGREEMENT WITH STAKER & PARSON COMPANIES FOR ROAD CONSTRUCTION AND OTHER RELATED ROAD IMPROVEMENTS

WHEREAS**,** Lehi City ("City") needs to contract for road construction and related road improvements ("Work");

WHEREAS, the City issued a bid solicitation to invite qualified firms and companies to bid on the proposed Work; and

WHEREAS, based on Stake & Parson's bid submittal, the City selected and now desires to contract Stake & Parsons to perform the Work as specified in the bid; and

WHEREAS, on May 11th, 2021, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

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

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

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

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 11th day of May, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

LEHI CITY PURCHASE REQUISITION REQUEST

Supplier

Name Staker Parson Materials & Construction
Street 89 West 13490 South
City Draper **State** UT
Zip 84020 **Telephone** 801-871-6632

Vendor _____

Date May 11, 2021

Engineering — **Requesting Department**

See below — **Department Account Numbers**

Department Head Signature

Quantity	Unit	Materials and Description		Price	Total
1	LS	700 South Cycle Track	49-70-70-119	$1,300,000.00	$1,300,000.00
1	LS	Triumph Ped Trail Bridge	32-70-70-122	$250,000.00	$250,000.00
1	LS	Traverse Blvd	49-70-70-106	$100,000.00	$100,000.00
1	LS	1200 East	49-70-70-121	$100,000.00	$100,000.00
1	LS	Road Tax	11-50-20-004	$1,700,000.00	$1,700,000.00
		See attached Comparative Bid Tabulation			
		See attached Contract			
					$3,450,000.00

JUSTIFICATION:
The Street Department has muliple road projects that need to
be repaired, rebuilt or built. There are also many current and new
roads that need to be built according to the Road Master Plan.
These projects have been bid out in one package to save
money and time. The initial Bid goes to December 2021 with
options to extend to 2022,2023,2024 if City and Contractor agree

PRICE DETERMINATION	
Verbal Quote	
Informal Bid	
Written Bid	**x**
State Bid	
Other	

Lehi City 2021 Roads Project

Comparative Bids

ITEM	CONTRACT ITEMS	EST QUANT	UNIT	Staker Parson Materials & Construction		Geneva Rock		Kilgore Contracting		S & L Inc.	
				Unit PRICE	AMOUNT	Unit PRICE	AMOUNT	Unit PRICE	AMOUNT	Unit PRICE	AMOUNT
CLEARING, GRUBBING AND REMOVALS											
1	Clear, Grub and Misc Removals	8,000	SY	$ 1.90	$ 15,200.00	$ 3.00	$ 24,000.00	$ 4.00	$ 32,000.00	$ 9.00	$ 72,000.00
2	Remove Wire Fence	2,000	LF	$ 2.05	$ 4,100.00	$ 2.25	$ 4,500.00	$ 2.80	$ 5,600.00	$ 4.00	$ 8,000.00
3	Remove Conc. Sidewalk, Ditch, Driveway, Etc.	1,200	SF	$ 1.65	$ 1,980.00	$ 1.00	$ 1,200.00	$ 3.25	$ 3,900.00	$ 3.00	$ 3,600.00
4	Remove Curb and Gutter	300	LF	$ 9.55	$ 2,865.00	$ 6.25	$ 1,875.00	$ 6.70	$ 2,010.00	$ 8.00	$ 2,400.00
5	Remove Inlet Box	2	EA	$ 1,045.00	$ 2,090.00	$ 450.00	$ 900.00	$ 691.00	$ 1,382.00	$ 900.00	$ 1,800.00
6	Remove Tree 4"-10"	9	EA	$ 724.00	$ 6,516.00	$ 375.00	$ 3,375.00	$ 835.00	$ 7,515.00	$ 1,400.00	$ 12,600.00
7	Remove Tree 11"-18"	5	EA	$ 728.00	$ 3,640.00	$ 475.00	$ 2,375.00	$ 914.00	$ 4,570.00	$ 2,200.00	$ 11,000.00
8	Remove Tree >18"	3	EA	$ 1,290.00	$ 3,870.00	$ 800.00	$ 2,400.00	$ 1,602.00	$ 4,806.00	$ 3,300.00	$ 9,900.00
9	Remove Root Ball (All Sizes)	16	EA	$ 155.00	$ 2,480.00	$ 200.00	$ 3,200.00	$ 896.00	$ 14,336.00	$ 600.00	$ 9,600.00
10	Remove/Dispose 8"-24" Existing Pipe	500	LF	$ 15.70	$ 7,850.00	$ 18.00	$ 9,000.00	$ 27.50	$ 13,750.00	$ 20.00	$ 10,000.00
11	Potholing existing Utilities	10	Ea	$ 340.00	$ 3,400.00	$ 500.00	$ 5,000.00	$ 760.00	$ 7,600.00	$ 1,000.00	$ 10,000.00
EROSION CONTROL AND GEOTEXTILES											
12	Erosion Control Fence	1,000	LF	$ 2.85	$ 2,850.00	$ 2.50	$ 2,500.00	$ 6.00	$ 6,000.00	$ 3.50	$ 3,500.00
13	Stabilized Entrance Pad	6	EA	$ 1,855.00	$ 11,130.00	$ 500.00	$ 3,000.00	$ 1,132.00	$ 6,792.00	$ 2,500.00	$ 15,000.00
14	Inlet Control	20	EA	$ 119.00	$ 2,380.00	$ 65.00	$ 1,300.00	$ 147.00	$ 2,940.00	$ 200.00	$ 4,000.00
15	Geotextile Weed Barrier Fabric	400	SY	$ 10.70	$ 4,280.00	$ 5.00	$ 2,000.00	$ 3.60	$ 1,440.00	$ 5.00	$ 2,000.00
ROCK AND FILL											
16	Road Base	13,000	TN	$ 14.95	$ 194,350.00	$ 26.00	$ 338,000.00	$ 22.00	$ 286,000.00	$ 28.00	$ 364,000.00
17	A1a Sub Base or Embankment Material	8,000	TN	$ 15.25	$ 122,000.00	$ 15.00	$ 120,000.00	$ 20.00	$ 160,000.00	$ 24.00	$ 192,000.00
18	Landscape Rock Mulch	400	SY	$ 37.45	$ 14,980.00	$ 17.00	$ 6,800.00	$ 21.30	$ 8,520.00	$ 30.00	$ 12,000.00
19	Gravel (Driveways etc.)	500	TN	$ 32.60	$ 16,300.00	$ 17.00	$ 8,500.00	$ 39.00	$ 19,500.00	$ 40.00	$ 20,000.00
20	Granular Trench Backfill or Other Pipe Bedding	400	TN	$ 18.15	$ 7,260.00	$ 26.00	$ 10,400.00	$ 16.00	$ 6,400.00	$ 38.00	$ 15,200.00
21	Rock or Stabilization	300	TN	$ 22.75	$ 6,825.00	$ 35.00	$ 10,500.00	$ 51.00	$ 15,300.00	$ 65.00	$ 19,500.00
ASPHALT ITEMS											
22	Asphalt Sawing	7,000	LF	$ 0.62	$ 4,340.00	$ 1.15	$ 8,050.00	$ 2.15	$ 15,050.00	$ 2.50	$ 17,500.00
23	Asphalt Removal	8,000	SF	$ 0.37	$ 2,960.00	$ 0.50	$ 4,000.00	$ 0.82	$ 6,560.00	$ 1.10	$ 8,800.00
24	Pulverize 6" Asphalt and Base	40,000	SF	$ 0.16	$ 6,400.00	$ 0.13	$ 5,200.00	$ 0.35	$ 14,000.00	$ 0.40	$ 16,000.00
25	Mill Asphalt (Per Inch Depth)	800,000	SF	$ 0.10	$ 80,000.00	$ 0.16	$ 128,000.00	$ 0.15	$ 120,000.00	$ 0.17	$ 136,000.00
26	3" (1/2") Asphalt	300,000	SF	$ 1.10	$ 330,000.00	$ 1.22	$ 366,000.00	$ 1.30	$ 390,000.00	$ 1.55	$ 465,000.00
27	3" Asphalt (2' to 6' Widening) & Cul-de-sac	15,000	SF	$ 1.55	$ 23,250.00	$ 1.70	$ 25,500.00	$ 1.60	$ 24,000.00	$ 2.20	$ 33,000.00
28	2" Asphalt Overlay	800,000	SF	$ 0.79	$ 632,000.00	$ 0.84	$ 672,000.00	$ 0.89	$ 712,000.00	$ 1.05	$ 840,000.00
29	3" Asphalt Driveway	2,000	SF	$ 1.85	$ 3,700.00	$ 2.00	$ 4,000.00	$ 2.25	$ 4,500.00	$ 3.30	$ 6,600.00
30	>3" or Leveling Asphalt (Per Inch Thickness)	4,000	IN/SF	$ 0.50	$ 2,000.00	$ 0.60	$ 2,400.00	$ 0.84	$ 3,360.00	$ 1.32	$ 5,280.00
31	3" Asphalt Trail	70,000	SF	$ 1.25	$ 87,500.00	$ 1.40	$ 98,000.00	$ 2.05	$ 143,500.00	$ 1.82	$ 127,400.00
CONCRETE ITEMS											
32	Concrete Sidewalk 6" Thick	32,000	SF	$ 6.75	$ 216,000.00	$ 5.50	$ 176,000.00	$ 9.00	$ 288,000.00	$ 7.00	$ 224,000.00
33	2' Concrete Curb & Gutter	18,000	LF	$ 18.40	$ 331,200.00	$ 15.00	$ 270,000.00	$ 33.00	$ 594,000.00	$ 25.00	$ 450,000.00
34	Lehi Standard 4' Drain Gutter	200	LF	$ 38.45	$ 7,690.00	$ 34.00	$ 6,800.00	$ 73.00	$ 14,600.00	$ 50.00	$ 10,000.00
35	Disabled Pedestrian Ramp	20	EA	$ 1,325.00	$ 26,500.00	$ 1,200.00	$ 24,000.00	$ 2,200.00	$ 44,000.00	$ 2,000.00	$ 40,000.00

Lehi City 2021 Roads Project

Comparative Bids

ITEM	CONTRACT ITEMS	EST QUANT	UNIT	Staker Parson Materials & Construction		Geneva Rock		Kilgore Contracting		S & L Inc.	
				Unit PRICE	AMOUNT	Unit PRICE	AMOUNT	Unit PRICE	AMOUNT	Unit PRICE	AMOUNT
36	Concrete Driveway and Approaches 6" Thick	2,000	SF	$ 5.50	$ 11,000.00	$ 5.50	$ 11,000.00	$ 11.00	$ 22,000.00	$ 12.00	$ 24,000.00
37	Dry Creek/700 South Bridge Extension	1	LS	$ 109,700.00	$ 109,700.00	$ 80,000.00	$ 80,000.00	$ 180,000.00	$ 180,000.00	$ 400,000.00	$ 400,000.00
38	Triumph/Ped Bridge 2 Abutments	1	LS	$ 372,650.00	$ 372,650.00	$ 195,000.00	$ 195,000.00	$ 390,000.00	$ 390,000.00	$ 150,000.00	$ 150,000.00
39	Triumph/Ped Bridge Set Bridge	1	LS	$ 9,480.00	$ 9,480.00	$ 15,000.00	$ 15,000.00	$ 10,000.00	$ 10,000.00	$ 35,000.00	$ 35,000.00
40	Triumph/Ped Bridge Concrete Deck	1,300	SF	$ 14.40	$ 18,720.00	$ 9.00	$ 11,700.00	$ 15.00	$ 19,500.00	$ 13.00	$ 16,900.00
EXCAVATION AND GRADING											
41	Mass Excavation (>700CY Per Site) with Disposal	5,000	CY	$ 9.85	$ 49,250.00	$ 18.00	$ 90,000.00	$ 33.50	$ 167,500.00	$ 22.00	$ 110,000.00
42	Excavation (<700CY Per Site) with Disposal	4,000	CY	$ 15.35	$ 61,400.00	$ 20.00	$ 80,000.00	$ 33.60	$ 134,400.00	$ 25.00	$ 100,000.00
43	Fine Grading	200,000	SF	$ 0.09	$ 18,000.00	$ 0.11	$ 22,000.00	$ 0.10	$ 20,000.00	$ 0.17	$ 34,000.00
44	Drainage Channel Grading	800	LF	$ 7.70	$ 6,160.00	$ 3.00	$ 2,400.00	$ 14.50	$ 11,600.00	$ 20.00	$ 16,000.00
STORM DRAIN, WATER AND SANITARY SEWER											
45	12" Corrugated HDPE Storm Drain Pipe	100	LF	$ 41.80	$ 4,180.00	$ 35.00	$ 3,500.00	$ 86.00	$ 8,600.00	$ 85.00	$ 8,500.00
46	12" RCP Storm Drain Pipe	100	LF	$ 48.10	$ 4,810.00	$ 55.00	$ 5,500.00	$ 87.00	$ 8,700.00	$ 95.00	$ 9,500.00
47	15" Corrugated HDPE Storm Drain Pipe	200	LF	$ 47.05	$ 9,410.00	$ 45.00	$ 9,000.00	$ 76.00	$ 15,200.00	$ 92.00	$ 18,400.00
48	15" RCP Storm Drain Pipe	200	LF	$ 51.25	$ 10,250.00	$ 65.00	$ 13,000.00	$ 73.00	$ 14,600.00	$ 105.00	$ 21,000.00
49	18" Corrugated HDPE Storm Drain Pipe	200	LF	$ 52.30	$ 10,460.00	$ 50.00	$ 10,000.00	$ 86.00	$ 17,200.00	$ 102.00	$ 20,400.00
50	18" RCP Storm Drain Pipe	200	LF	$ 55.40	$ 11,080.00	$ 70.00	$ 14,000.00	$ 93.00	$ 18,600.00	$ 112.00	$ 22,400.00
51	24" Corrugated HDPE Storm Drain Pipe	200	LF	$ 67.90	$ 13,580.00	$ 65.00	$ 13,000.00	$ 94.00	$ 18,800.00	$ 120.00	$ 24,000.00
52	24" RCP Storm Drain Pipe	400	LF	$ 61.05	$ 24,420.00	$ 80.00	$ 32,000.00	$ 88.00	$ 35,200.00	$ 135.00	$ 54,000.00
53	48" Dia. Manhole 6'-8' high	5	EA	$ 5,700.00	$ 28,500.00	$ 4,000.00	$ 20,000.00	$ 3,300.00	$ 16,500.00	$ 6,000.00	$ 30,000.00
54	60" Dia. Manhole 6'-8' high	5	EA	$ 6,115.00	$ 30,575.00	$ 4,400.00	$ 22,000.00	$ 3,800.00	$ 19,000.00	$ 7,200.00	$ 36,000.00
55	Flared End Section w/Grate (12"-18")	4	EA	$ 1,310.00	$ 5,240.00	$ 900.00	$ 3,600.00	$ 2,400.00	$ 9,600.00	$ 2,500.00	$ 10,000.00
56	Flared End Section w/Grate (24")	4	EA	$ 1,410.00	$ 5,640.00	$ 1,000.00	$ 4,000.00	$ 1,110.00	$ 4,440.00	$ 3,200.00	$ 12,800.00
57	Curb Inlet Box with Grate	3	EA	$ 3,190.00	$ 9,570.00	$ 3,200.00	$ 9,600.00	$ 4,700.00	$ 14,100.00	$ 5,500.00	$ 16,500.00
58	Combo Box w/Grate	2	EA	$ 4,180.00	$ 8,360.00	$ 5,000.00	$ 10,000.00	$ 3,800.00	$ 7,600.00	$ 8,000.00	$ 16,000.00
59	4'X4' Drain Box/Catch Basin (up to 6' high)	4	EA	$ 3,505.00	$ 14,020.00	$ 4,900.00	$ 19,600.00	$ 3,900.00	$ 15,600.00	$ 7,000.00	$ 28,000.00
60	5' by 5' Drain Cleanout Box (up to 6' high)	2	EA	$ 3,725.00	$ 7,450.00	$ 5,900.00	$ 11,800.00	$ 4,000.00	$ 8,000.00	$ 8,000.00	$ 16,000.00
61	Additional Box Height for 4' or 5' Box	20	LF	$ 1,310.00	$ 26,200.00	$ 410.00	$ 8,200.00	$ 1,100.00	$ 22,000.00	$ 900.00	$ 18,000.00
62	Install New Blow Off Assembly	2	EA	$ 3,835.00	$ 7,670.00	$ 5,000.00	$ 10,000.00	$ 6,400.00	$ 12,800.00	$ 4,000.00	$ 8,000.00
63	Install New Fire Hydrant Assembly	2	EA	$ 9,680.00	$ 19,360.00	$ 8,000.00	$ 16,000.00	$ 6,900.00	$ 13,800.00	$ 8,500.00	$ 17,000.00
REPLACEMENTS											
64	Install 6' Black Vinyl Chain Link Fence	100	LF	$ 47.30	$ 4,730.00	$ 55.00	$ 5,500.00	$ 52.70	$ 5,270.00	$ 65.00	$ 6,500.00
65	Install 48" Field Fence	1,000	Lf	$ 6.05	$ 6,050.00	$ 6.00	$ 6,000.00	$ 52.70	$ 52,700.00	$ 25.00	$ 25,000.00
66	Relocate Fire Hydrant	1	EA	$ 8,630.00	$ 8,630.00	$ 4,500.00	$ 4,500.00	$ 5,900.00	$ 5,900.00	$ 6,000.00	$ 6,000.00
67	Relocate Blow Off Valve	1	EA	$ 4,055.00	$ 4,055.00	$ 3,800.00	$ 3,800.00	$ 3,200.00	$ 3,200.00	$ 1,650.00	$ 1,650.00
68	Relocate Sewer Cleanout	1	EA	$ 3,505.00	$ 3,505.00	$ 400.00	$ 400.00	$ 3,400.00	$ 3,400.00	$ 3,000.00	$ 3,000.00
69	Relocate Culinary Meter	5	EA	$ 3,970.00	$ 19,850.00	$ 2,900.00	$ 14,500.00	$ 1,900.00	$ 9,500.00	$ 2,750.00	$ 13,750.00
70	Relocate PI Service Box	5	EA	$ 3,400.00	$ 17,000.00	$ 1,300.00	$ 6,500.00	$ 2,042.00	$ 10,210.00	$ 2,750.00	$ 13,750.00
71	Relocate Mailbox	10	EA	$ 122.00	$ 1,220.00	$ 150.00	$ 1,500.00	$ 770.00	$ 7,700.00	$ 400.00	$ 4,000.00
72	Relocate Sign	20	EA	$ 155.00	$ 3,100.00	$ 100.00	$ 2,000.00	$ 320.00	$ 6,400.00	$ 350.00	$ 7,000.00

Lehi City 2021 Roads Project

Comparative Bids

ITEM	CONTRACT ITEMS	EST QUANT	UNIT	Staker Parson Materials & Construction		Geneva Rock		Kilgore Contracting		S & L Inc.	
				Unit PRICE	AMOUNT	Unit PRICE	AMOUNT	Unit PRICE	AMOUNT	Unit PRICE	AMOUNT
ADJUSTMENTS											
73	Adjust Manhole	30	EA	$ 103.00	$ 3,090.00	$ 175.00	$ 5,250.00	$ 715.00	$ 21,450.00	$ 1,000.00	$ 30,000.00
74	Adjust Manhole with concrete collar	20	EA	$ 696.00	$ 13,920.00	$ 825.00	$ 16,500.00	$ 715.00	$ 14,300.00	$ 1,125.00	$ 22,500.00
75	Adjust Storm Drain Box & Irrigation Boxes	10	EA	$ 1,960.00	$ 19,600.00	$ 2,000.00	$ 20,000.00	$ 2,010.00	$ 20,100.00	$ 3,300.00	$ 33,000.00
76	Adjust Valve Box	400	EA	$ 25.75	$ 10,300.00	$ 75.00	$ 30,000.00	$ 480.00	$ 192,000.00	$ 750.00	$ 300,000.00
77	Adjust Valve Box with concrete collar	200	EA	$ 464.00	$ 92,800.00	$ 550.00	$ 110,000.00	$ 480.00	$ 96,000.00	$ 825.00	$ 165,000.00
78	Adjust Fire Hydrant to Grade	5	EA	$ 773.00	$ 3,865.00	$ 300.00	$ 1,500.00	$ 1,400.00	$ 7,000.00	$ 1,100.00	$ 5,500.00
79	Adjust Blow Off Valve to Grade	5	EA	$ 515.00	$ 2,575.00	$ 300.00	$ 1,500.00	$ 1,400.00	$ 7,000.00	$ 825.00	$ 4,125.00
TRAFFIC AND QUALITY CONTROL											
80	Compaction Testing	200	EA	$ 103.00	$ 20,600.00	$ 80.00	$ 16,000.00	$ 520.00	$ 104,000.00	$ 85.00	$ 17,000.00
81	Traffic Control - Two Flaggers (If approved)	100	HR	$ 85.00	$ 8,500.00	$ 60.00	$ 6,000.00	$ 67.00	$ 6,700.00	$ 100.00	$ 10,000.00
82	Road Closed Signage (Per site if approved)	80	DAY	$ 20.00	$ 1,600.00	$ 200.00	$ 16,000.00	$ 175.00	$ 14,000.00	$ 55.00	$ 4,400.00
83	Traffic Control Signs & Devices	100	Day	$ 3.00	$ 300.00	$ 200.00	$ 20,000.00	$ 180.00	$ 18,000.00	$ 220.00	$ 22,000.00
84	Variable Message Board	20	DAY	$ 50.00	$ 1,000.00	$ 80.00	$ 1,600.00	$ 62.00	$ 1,240.00	$ 200.00	$ 4,000.00
		TOTAL BID PRICE:			**$ 3,343,311.00**		**$ 3,381,725.00**		**$ 4,825,341.00**		**$ 5,148,255.00**

AGREEMENT
BETWEEN OWNER AND CONTRACTOR

THIS AGREEMENT is by and between Lehi City Corporation ("Owner") and Staker & Parson Companies dba Staker Parson Materials & Construction ("Contractor").

Owner and Contractor hereby agree as follows:

ARTICLE 1 – WORK

1.01 *Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:*

Road reconstruction, widening, asphalt overlays, storm drain, and other road improvements as detailed.

ARTICLE 2 – THE PROJECT

The Project, of which the Work under the Contract Documents is a part, is generally described as follows: Road reconstruction, widening, asphalt overlays, storm drain, and other road improvements as detailed. This contract shall be until December 31, 2021 with an option of up to three (3) one-year extensions possible with mutual consent.

ARTICLE 3 – ENGINEER

3.01 Work shown on the attached plan sheets has been designed by various engineers as shown on the individual plan sheets. Other items of work are still being designed and other work may be done at the direction of the Lehi Streets Department.

ARTICLE 4 – CONTRACT TIMES

4.01 *Time of the Essence*

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 *Contract Times: Dates*

A. The Work will be substantially completed on or before DECEMBER 31, 2021 OR AS EXTENDED BY MUTUAL AGREEMENT (ARTICLE 2), and completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before DECEMBER 31, 2021 OR AS EXTENDED BY MUTUAL AGREEMENT(ARTICLE 2).

4.03 *Liquidated Damages*

A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial and other losses if the Work is not completed and Milestones not achieved within the times specified in Paragraph 4.02 above, plus any extensions thereof allowed in accordance with the Contract. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Owner if the

Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty):

1. Substantial Completion: Contractor shall pay Owner $500.00 for each day that expires after the time (as duly adjusted pursuant to the Contract) specified in Paragraph 4.02.A above for Substantial Completion until the Work is substantially complete.

ARTICLE 5 – CONTRACT PRICE

5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents the amounts that follow, subject to adjustment under the Contract:

A. OWNER shall pay CONTRACTOR for performance of the Work in accordance with the Contract Documents in current funds as follows:

$ 3,343,311.00 .

(Figures)

Three Million, Three Hundred Forty-Three Thousand, Three Hundred Eleven Dollars

(Writing)

B. CONTRACTOR'S Bid Form is included in the Bidding Requirements of the Project Manual and is hereby designated as an Exhibit to this Agreement as described in Article 9 hereunder.

The extended prices for Unit Price Work set forth as of the Effective Date of the Contract are based on estimated quantities. As provided in Paragraph 13.03 of the General Conditions, estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by Engineer.

ARTICLE 6 – PAYMENT PROCEDURES

6.01 *Submittal and Processing of Payments*

A. Contractor shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.02 *Progress Payments; Retainage*

A. Owner shall make progress payments once each month on account of the Contract Price on the basis of Contractor's Applications for Payment as recommended by the Engineer. All progress payments will be on the basis of the progress of work, less 5% retainage withheld by Owner.

6.03 *Final Payment*

A. Upon final completion and acceptance of the Work in accordance with Paragraph 15.06 of the General Conditions, Owner shall pay the remainder of the Contract Price as recommended by Engineer as provided in said Paragraph 15.06.

ARTICLE 7 – INTEREST

7.01 All amounts not paid when due shall bear interest at the maximum rate allowed by law at the place of the project.

ARTICLE 8 – CONTRACTOR'S REPRESENTATIONS

8.01 In order to induce Owner to enter into this Contract, Contractor makes the following representations:

A. Contractor has examined and carefully studied the Contract Documents, and any data and reference items identified in the Contract Documents.

B. Contractor has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. Contractor is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress, and performance of the Work.

D. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Site-related reports and drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor; and (3) Contractor's safety precautions and programs.

E. Based on the information and observations referred to in the preceding paragraph, Contractor agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.

F. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.

G. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.

H. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

I. Contractor's entry into this Contract constitutes an incontrovertible representation by Contractor that without exception all prices in the Agreement are premised upon performing and furnishing the Work required by the Contract Documents.

ARTICLE 9 – CONTRACT DOCUMENTS

9.01 *Contents*

A. The Contract Documents consist of the following:

1. This Agreement (pages 1 to 6, inclusive).
2. Performance bond (pages 1 to 1, inclusive).
3. Payment bond (pages 1 to 1, inclusive).
4. General Conditions (pages 1 to 70, inclusive).
5. Supplementary Conditions (pages 1 to 3, inclusive).
6. Specifications as listed in the table of contents of the Project Manual.

7. Drawings (not attached but incorporated by reference) consisting of 26 sheets with each sheet bearing the following general title: Lehi City 2021 Roads Project and Other Specific Location Sheet (MW Brown Engineers).

8. Addenda (numbers ___ to ___, inclusive).

9. Exhibits to this Agreement (enumerated as follows):

   a. Contractor's Bid (pages ___ to ___, inclusive).

10. The following which may be delivered or issued on or after the Effective Date of the Contract and are not attached hereto:

    a. Notice to Proceed.

    b. Change Orders.

B. The documents listed in Paragraph 9.01.A are attached to this Agreement (except as expressly noted otherwise above).

C. There are no Contract Documents other than those listed above in this Article 9.

D. The Contract Documents may only be amended, modified, or supplemented as provided in the General Conditions.

ARTICLE 10 – MISCELLANEOUS

10.01 *Terms*

A. Terms used in this Agreement will have the meanings stated in the General Conditions and the Supplementary Conditions.

10.02 *Assignment of Contract*

A. Unless expressly agreed to elsewhere in the Contract, no assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, money that may become due and money that is due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.03 *Successors and Assigns*

A. Owner and Contractor each binds itself, its successors, assigns, and legal representatives to the other party hereto, its successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

10.04 *Severability*

A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

10.05 *Contractor's Certifications*

A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 10.05:

1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process or in the Contract execution;

2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;

3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and

4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

10.06 *Indemnification*

A. To the fullest extent permitted by law the CONTRACTOR shall indemnify, defend and hold harmless the CITY and its officers, agents, representatives and employees from any and all claims, demands, liabilities, damages, injuries, causes of action, costs and expenses, including attorney's fees, arising out of or in any way related to the performance of the Work caused in whole or in part by any negligent act or omission of the CONTRACTOR, or anyone directly or indirectly employed by CONTRACTOR.

10.07 *Termination*

A. CITY, upon written notice, may terminate this Agreement, or any part hereof, as a result of the CONTRACTOR'S failure to render to the satisfaction of CITY, the material, work and/or services required of it, including progress of the work and such abandonment or termination shall not be deemed a breach by CITY. The CONTRACTOR shall not be entitled, nor shall CITY give any consideration to claims for any costs or for loss of anticipated revenue(s), including overhead and profit, due to the abandonment or termination of this Agreement, or any part hereof, by CITY for cause.

10.08 *Force Majeure*

A. "Force Majeure" shall be considered to be an act of God, nature, fire, or explosion that, due to its consequences, threatens to delay the timely performance of the parties' obligations hereunder. Whenever either party has knowledge of any event of Force Majeure or other situation that is delaying or threatens to delay the timely performance of any obligation called for by this Agreement, that party shall immediately give written notice thereof, including all relevant information with respect thereto, to the other party. Neither party to this Agreement shall be liable for delay or failure to perform pursuant to the terms of this Agreement that is caused by a Force Majeure event.

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement.

This Agreement will be effective on _____ (which is the Effective Date of the Contract).

OWNER:

Lehi City Corporation

By: _____

Title: _____

Attest: _____

Title: _____

Address for giving notices:

153 North 100 East

PO Box 255

Lehi, Ut 84043

(If Owner is a corporation, attach evidence of authority to sign. If Owner is a public body, attach evidence of authority to sign and resolution or other documents authorizing execution of this Agreement.)

CONTRACTOR:

Staker & Parson Companies dba Staker Parson Materials & Construction

By: _____

Title: _____

(If Contractor is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest: _____

Title: _____

Address for giving notices:

89 West 13490 South

Draper, Ut 84020

License No.: _____
(where applicable)

PURCHASE ORDER

LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE # 6889

LEHI CITY

48710
ISSUED TO: STAKER & PARSON COMPANIES
2350 SOUTH 1900 WEST SUITE 100

OGDEN UT 84401

SHIP TO: ADMIN
153 N 100 E
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 05/05/2021

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	700 SOUTH CYCLE TRACK	1,300,000.00	1,300,000.00	49-70-70-119
0	1.00	TRIUMPH PED TRAIL BRIDGE	250,000.00	250,000.00	32-70-70-~~235~~ 122
0	1.00	TRAVERSE BLVD	100,000.00	100,000.00	49-70-70-106
0	1.00	1200 EAST	100,000.00	100,000.00	49-70-70-121
0	1.00	ROAD TAX	1,700,000.00	1,700,000.00	11-50-20-004

TOTAL 3,450,000.00

Authorized By:

Kim Powell 5/5/21
Department Head

City Council Approval Date *

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

Mayor or City Administrator

Agenda Item No: 14

City Council Agenda Item Report

Meeting Date: May 11, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-29, appointing a Board Member to the Lehi City Planning Commission.

Suggested Action:

Attachments:

Res 2021-29.docx

LEHI CITY

RESOLUTION NO. 2021-29

A RESOLUTION OF THE LEHI CITY COUNCIL APPOINTING A BOARD MEMBER TO THE LEHI CITY PLANNING COMMISSION

WHEREAS, the Lehi Municipal Code Title 3, Chapter 2, outlines the qualification for membership, terms and vacancies for the Lehi City Planning Commission; and

WHEREAS, Commissioner Jared Peterson has resigned effective immediately leaving a vacancy; and

WHEREAS, in accordance with that section his position should be filled for the remainder of his term which will expire December 31, 2021; and

WHEREAS, the Mayor of Lehi City wishes to appoint, along with the advice and consent of the City Council, the following individual to the Lehi City Planning Commission.

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

1. Appoint Greg Jackson as a Planning Commissioner to fill the remaining term of Jared Peterson which will expire December 31, 2021.

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

Approved and Adopted by the City Council of Lehi City this 11th day of May, 2021.

Attest:

_____
Mark Johnson, Mayor
Lehi City

_____
Teisha Wilson, City Recorder

Agenda Item No: 15

City Council Agenda Item Report

Meeting Date: May 11, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Regular Agenda

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

Suggested Action:

Attachments: