Lehi City Council Meeting
Agenda
October 24, 2023

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

Pre-Council, 6:30 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

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

4. Administrative Report

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

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. 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 September 19, City Council Meeting, October 3, Work Session and the October 10, City Council Meeting.
   100323 WS.pdf
   101023CC.pdf

Regular Agenda

4. Consideration of Preliminary subdivision approval for the Holbrook Farms Plat K subdivision, a 5-lot commercial subdivision located at approximately 2100 North 3600 West. Petitioner: Boyer Company

CC Staff Report Holbrook Farms Plat K Preliminary Subdivision 10.24.23.docx
Holbrook Farms Plat K DRC 09.13.23.docx
Holbrook Farms Plat K Narrative.pdf
HOlbrook Farms Plat K Resubmittal civil 09.13.23.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

5. Consideration of Concept approval for an amendment to the Skye Area Plan with a lot line adjustment, changing the location that is included in the Area Plan as the Technical Manufacturing Buffer and the portion that is zoned Technical Manufacturing.
   Petitioner: Texas Instrument
   CC Staff Report Texas Instruments Skye Area Plan Amendment 10.24.23.docx
   TI Lot Line Adjustment Concept Plan DRC 09.20.23.docx
   TI Area Plan Amendment Concept Narrative.pdf
   TI Area Plan Adjustment Concept Plan.pdf
   Aerial Map.pdf
   General Plan Map.pdf
   Zoning Map.pdf

6. Consideration of Ordinance #60-2023 a Development Code Amendment to Chapter 12 and 39 clarifying the allowance of indoor powersports and marine vehicle sales under Retail Sales.
   Petitioner: Lehi City
   CC Staff Report Indoor Vehicle Sales Development Code Amendment 10.24.23.docx
   Indoor Automobile Sales Development Code Amendment DRC 09.13.23.docx
   Ord 60-2023.docx
   Indoor Recreation Vehicle Sales DCA Text.pdf

7. Consideration of Ordinance #61-2023 an amendment to the Lehi City Master Transportation Plan, adding a new master planned roadway alternative connecting Clubhouse Drive to Redwood Road.
   Petitioner: Lehi City
   CC Staff Report Master Transportation Plan Amendment 10.24.23.docx
   Lehi City Master Transportation Plan Update DRC 09.13.23.docx
   Master_Transportation_Plan_11x17 (rev. Aug 8 2023).pdf
   Ord 61-2023.docx

8. Adjournment

- Public is invited to attend all City Council Meetings
- In compliance with the Americans with Disabilities Act, persons in need of special accommodations should contact the City Recorder at 385-201-2269

- This agenda has been properly posted and a copy provided to the local news media.

Agenda Item No: 3.1

City Council Agenda Item Report

Meeting Date: October 24, 2023
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes from the September 19, City Council Meeting, October 3, Work Session and the October 10, City Council Meeting.

Suggested Action:

Attachments:

100323 WS.pdf

101023CC.pdf

LEHI CITY

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

Minutes of the **Work Session** of the **Lehi City Council and Planning Commission** held Tuesday, **October 3, 2023,** at Lehi City Hall, 153 North 100 East, Lehi, Utah. The meeting began at approximately 4:00 PM.

Present: Mark Johnson, Mayor
Paige Albrecht, Council Member
Chris Condie, Council Member (arrived at approximately4:21)
Paul Hancock, Council Member
Katie Koivisto, Council Member
Mike Southwick, Council Member

Others Present: Beau Thomas, Deputy City Administrator; Attorney; Kim Struthers, Community Development Director; Lorin Powell, City Engineer; Andy Gowans, Management Analyst; and Teisha Wilson, City Recorder

1. Welcome and Roll Call

Mayor Johnson welcomed everyone and noted that all Councilmembers were present except addfor Councilor Condie who will join the meeting in progress.

2. Discussion and Presentation Items

2.a) HIVEs/Just for Kids appreciation presentation

Michelle Holbrook expressed her gratitude to Lehi City and presented a short PowerPoint presentation to showcase the positive impact of their collaboration. They have been involved in various sports and activities for individuals with disabilities, starting with adaptive swimming and expanding into basketball, bowling, and volleyball programs and tournaments. The city has supported them by providing spaces for their events and tournaments. She emphasized her appreciation for Lehi City's support and mentioned various collaborative initiatives, including educational activities for adults and community service projects. She also shared the group's excitement about a new Curtis Center that is nearing completion. The group expressed overwhelming gratitude for the financial support received and concluded by sharing songs.

2.b.) CDBG application and review process discussion.

Jessica DeLora and Debra Lauret with Mountainland Association of Governments (MAG) led a discussion on the Community Development Block Grant (CDBG) application process. The proposal included setting priorities for public services, defining eligible criteria, and recommending a vetting process for grant applications. The goal was to streamline the application process and ensure that the grants align with the community's needs and priorities.

The conversation also touched on the challenges and benefits of funding various projects, especially in balancing infrastructure development with public service projects. They emphasized the importance of inclusivity, specifically in supporting those with special needs.

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Lehi City was recognized for being a haven of inclusivity and for fostering partnerships that support the community's diverse needs.

The discussion emphasized the ongoing efforts to manage the funds effectively, balancing the needs of different community groups.

3. Adjournment

With no further business to come before the City Council at this time the meeting adjourned at approximately 4:39 p.m.

Approved:

Attest:

_____

Mark Johnson, Mayor

_____

Teisha Wilson, City Recorder

DRAFT

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, **October 10, 2023,** 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; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Kim Struthers, Community Development Director; Cameron Boyle, Assistant City Administrator; Dean Lundell, Finance Director; Andy Gowans, Management Analyst; and Teisha Wilson, City Recorder.

Pre Council, 6:30 p.m.

1. Welcome and Opening Comment

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Koivisto attended virtually. Councilor Albrecht gave the opening comment.

Mayor Johnson asked for a motion to adjourn into the Local Building Authority Meeting.

Motion: Councilor Hancock moved to adjourn this meeting for the Local Building. Councilor Koivisto seconded the motion.

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

The meeting adjourned at approximately 6:35 p.m.
The meeting was reconvened at approximately 6:40 p.m.

2. Agenda Questions

None.

3. Administrative Report

None.

4. Mayor and Council Reports

The Mayor and Council reported on their assigned committees.

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

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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 Koivisto joined virtually. Councilor Southwick led the Pledge of Allegiance.

2. Presentations and Reports

2.1) Lehi Youth Council Swearing-In Ceremony

The Lehi Youth Councilmembers were sworn in.

2.2) "Awesome Save" Award Presentation

Maranda Davis from the Holy Cross Hospital Mountain Point presented the "Awesome Save" award to Lehi Police Department staff: Sgt. Colqui, Cpl. Page, Officer Martin, and Officer Hellewell.

2.3) October Waterwise Yard of the Month Award Presentation

The award was presented to Todd and Christina Neilson.

3. 20 Minute Citizen Input

None.

4. Consent Agenda

4.1) Approve Minutes from the August 22 and August 31, 2023 City Council Meetings.

4.2)Approve Purchase Orders

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

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

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

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

Motion: Councilor Hancock moved to approve Resolution #2023-66 approving an agreement for the Ashton Lighting Phase 3 with Probst Electric. Councilor Southwick seconded the motion.

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

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

Jason Mandelaris was the applicant, along with Danny Crocket and Reno Mahe

Motion: Councilor Southwick moved to approve Ordinance #58-2023 approval of the Skyridge Property Zone Change from Public Facility to RA-1 (residential/agriculture) on 4.07 acres located at approximately 260 East 2700 North; include all Planning Commission and Develop Review Committee Comments. Councilor Albrecht seconded the motion.

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

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

Josh Moffiat, with JDH Development, was representing the applicant.

Motion: Councilor Southwick moved to grant Preliminary subdivision approval of Vivian Estates Phase 4, a 22-lot residential development located at 600 East 2000 North; include all Planning Commission and Develop Review Committee Comments. Councilor Hancock seconded the motion.

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

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

Josh Moffiat, with JDH Development. was representing the applicant.

Motion: Councilor Condie moved to approve a grading permit for the Vivian Estates phases 3 & 4 on approximately 43-acres located at approximately 600 East 2300 North; include all Planning Commission and Develop Review Committee Comments. Councilor Albrecht seconded the motion.

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

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

The discussion revolved around housing elements, particularly focusing on detached accessory dwelling units (ADUs). The conversation covered the analysis of properties eligible for ADUs, parking requirements, setback regulations, and ADU size limitations. There was debate about whether the ADU size should be determined by a percentage of the

primary dwelling or a set square footage. Concern was raised about infrastructure strain due to the potential increase of an ADU over 1300 square feet.

Mayor Johnson asked for public input.

Jamie Ostler stated that she owns property just under a third of an acre and proposed that the Council consider including a quarter-acre lot size for accessory dwelling units (ADUs) due to the ample space available on their large lot. She emphasized the benefits of ADUs, including providing housing for family members and reducing outdoor water usage. She was aiming to address the housing problem and allow young people to remain in Utah.

The Council discussed the possibility of reducing the minimum lot size for the allowance of Accessory Dwelling Units (ADUs) from a third of an acre to a quarter of an acre. Concerns were raised about the potential impact on infrastructure, including sewer and water demands. Some council members suggested a cautious approach, considering the potential impacts on infrastructure and proposing to revisit the matter after some time to gather more data. There was also discussion about existing regulations for setbacks, height limits, and the potential of internal ADUs.

Motion: Councilor Condie moved to Ordinance #59-2023 a Development Code Amendment to Chapter 26, Accessory Uses, changing the lot size requirement for detached ADUs from 1/2 to 1/3 acre; but with the modification to Section 26.040 1A, striking the existing provision of either 50% of the primary dwelling or 1200 square feet and replace it with a flat cap of 1300 square feet for ADUs; and including all DRC and Planning Commission comments. Councilor Albrecht seconded the motion.

Various perspectives were discussed regarding the appropriate size restrictions for ADUs and their potential impact on infrastructure and community. The concern was that on a large lot with a large primary home, the ADU could also be rather large which may place more burden on infrastructure. The Council was also willing to have this discussion again in the future after this change has been implemented and they can collect more data.

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

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

Motion: Councilor Southwick moved to approve Resolution #2023-67, appointing a Steve Marchbanks to the John Hutchings Museum Board of Directors. Councilor Hancock seconded the motion.

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

Jason Walker, City Administrator asked for a motion to close the meeting to discuss the character, professional competence, or physical or mental health of an individual.

Motion: Councilor Albrecht moved to close the meeting to discuss the character, professional competence, or physical or mental health of an individual. Councilor Condie seconded the motion.

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

The Council went into a closed meeting at approximately 8:35 p.m.
The Council resumed the meeting at approximately 9:10 p.m.

11. 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 9:11 p.m.

Approved: October 24, 2023 Attest:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

DRAFT

Agenda Item No: 4

City Council Agenda Item Report

Meeting Date: October 24, 2023
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary subdivision approval for the Holbrook Farms Plat K subdivision, a 5-lot commercial subdivision located at approximately 2100 North 3600 West.

Suggested Action:

Attachments:

CC Staff Report Holbrook Farms Plat K Preliminary Subdivision 10.24.23.docx

Holbrook Farms Plat K DRC 09.13.23.docx

Holbrook Farms Plat K Narrative.pdf

HOlbrook Farms Plat K Resubmittal civil 09.13.23.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

HOLBROOK FARMS PLAT K
PRELIMINARY SUBDIVISION
CITY COUNCIL REPORT

Applicant	Boyer Company		
Meeting Date	October 24, 2023		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Location	Approximately 2100 North 3600 West		
Existing General Plan Designation	Commercial		
Existing Zoning	PC – Planned Community		
Existing Land Use	Vacant		
Number of Lots/Units	5 lots		
Adjacent Zoning and Land Use	*North*	PC – Planned Community	Townhomes
	South	Commercial	Maverick gas station
	East	PC – Planned Community	Primary Children's
	West	PC – Planned Community	McDonald's
Date of DRC Review	September 13, 2023		
Date of Planning Commission Review	September 28, 2023		
Assigned Planner	Katie Bussell		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

PROPERTY HISTORY

May 23, 2016 Property was recorded as part of the Holbrook Farms Area Plan.

December 10, 2019 Holbrook Farms Area Plan Amendment was approved by Lehi City Council.

REPORT ANALYSIS

The applicant requests approval of the Holbrook Farms Plat K preliminary commercial subdivision located at approximately 2100 North 3600 West in the Holbrook Farms Planned Community. The proposal is to divide the property into five commercial lots. The layout and DRC comments should receive consideration.

Layout
The Holbrook Farms Area Plan has no minimum lot sizes for commercial lots, nor are there any minimum setback requirements aside from ensuring there is adequate space for PUE's. A 10-foot PUE has been provided on all five commercial lots. The access into the site has been aligned with 2150 North to the west of the site and 3520 West to the north of the site. Access from 2150 North has been restricted to right-in, right-out only by requiring the developer to construct a median in 3600 West to prevent unsafe driving conditions. Pedestrian connectivity is met as the site provides an access to the trail along both 2100 North and 3600 West. Individual building elevations and landscaping plans will be provided at site plan for each parcel.

DRC Comments
The DRC reviews the proposed preliminary subdivision and had 14 redline comments, mainly pertaining to utilities. Some of note include:

1. Provide updated report showing that the existing piping and detention can accommodate this site without on site detention.
2. Incorporate any recommendations from traffic study.
3. Show existing striping and align 3600 West raised median with eastern-most yellow line strip. This may eliminate the need for the gap in the median at the sewer manhole.

Please consider all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed subdivision meets/does not meet the requirements of the Holbrook Farms Area Plan.
2. The proposed subdivision meets/does not meet the requirements of the Lehi City Development Code regarding subdivision approvals.
3. The proposed subdivision conforms/does not conform with the goals and policies of the General Plan.
4. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on September 28, 2023. The minutes and motion from this meeting are as follows:

3.2) Public hearing and recommendation of Boyer Company's request for preliminary subdivision approval for the Holbrook Farms Plat K subdivision, a 5-lot commercial subdivision located at approximately 2100 North 3600 West.

Katie Bussell presented information on the agenda item. She clarified some of the DRC comments that were listed. Luke Seegmiller stated he had requested a traffic study but had not received it yet.

The applicant, Spencer Mofit, was present. He stated the company is just trying to get some commercial property approved for the area.

Chairperson Newall opened and closed the public hearing, noting no public comments online.

Motion: Commissioner Carlson moved to recommend approval of **Boyer Company's request for preliminary subdivision approval for the Holbrook Farms Plat K subdivision, a 5-lot commercial subdivision located at approximately 2100 North 3600 West;** including all DRC comments and findings stated in the report. Commissioner Everett seconded the motion.

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

Holbrok Farms Plat K
DRC Redline Comments

Boyer- requests preliminary subdivision review of Holbrook Farms Plat K, a 5-lot commercial subdivision located at approximately 3600 West 2100 North.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Ross Dinsdale, James Farnsworth
Assigned Planner: Katie Bussell
Representatives of the Applicant Present: Ben Duzett
Date of Plans Reviewed: 9/5/23
Time Start: 1:05 PM
Time End: 1:20 PM

DRC REDLINE COMMENTS:
Glade – Power:
1. Show and label existing power easement along 2100 N and label with entry number.

Garion – Fire: No comments.
Ryan – Water/Sewer:
2. Label existing SW 10" C-900
3. Label 8x4 tee 4" valve flanged to tee. on all fire lines.
4. 3 8" gate valves 1 4" gate valve for blow off
5. label all hydrants 8x6 tee with 6" valve flanged to tee.
6. 8" Sec. water
7. 4" lateral
8. label sizes of all water services.
9. No future loop for 8" SW main ?
10. Show 20' easement in favor of lehi city centered on both water mains.
11. Remove all fire line connection and water services from plan set.

James – Parks: No comments.
Gary – Building/Inspections: No comments.
Shelbey – Public Works: No comments.
Ross – Engineering:
12. Provide updated report showing that the existing piping and detention can accommodate this site without on site detention.

Luke – Traffic:
13. Incorporate any recommended changes from traffic study.
14. Show existing striping and align 3600 W raised median with eastern-most yellow line strip. This may eliminate the need for the gap in the median at the sewer manhole.

Kim – Planning: No comments.

General Comments:
1. Parks – coordinate future landscape construction activities with Lehi City Parks Department.

PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Stefanie Daggs- Sdaggs@lehi-ut.gov or 385-201-2523)
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.

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.

4. Reimbursement Agreement for any reimbursable improvement items must be in place.
5. Include surveyor's and engineer's stamps and signatures on the construction drawings.
6. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Contact Shelbey Brewer at sbrewer@lehi-ut.gov or (385)-201-2435).
7. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073). This should be the last item completed prior to scheduling a preconstruction meeting.
8. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division and Public Works (Shelbey Brewer sbrewer@lehi-ut.gov) for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.
9. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required.
   Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.
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

DRC GENERAL COMMENTS:

1. 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.
2. Developer is responsible to purchase, move or remove any existing RMP facilities.
3. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
4. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one 24x36 set of plans submitted to the Planning Department. When changes need to be made to a check-off set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.
5. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
6. All signage will require a separate review and approval process
7. All required private improvements (except private landscaping) shall be completed prior to the certificate of occupancy being granted.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION SEPTEMBER 28TH. (PENDING ENVELOPES)

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.

Memorandum

To: Lehi City

CC: Boyer Development

From: Focus Engineering and Surveying

Date: 8/8/2023

Re: Holbrook Farms Plat K

Holbrook Farms Plat K is a commercial subdivision located within Village 14 of the Holbrook Farms Master Plan. This commercial subdivision consists of 5 commercial lots adjacent to 3600 West and 2100 North.

HOLBROOK FARMS PLAT K

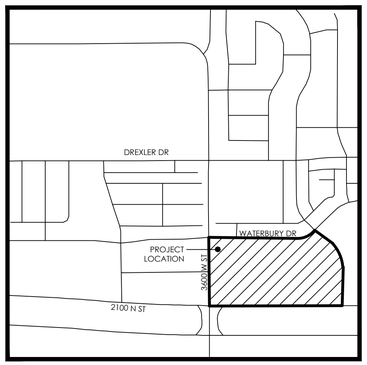
A COMMERCIAL SUBDIVISION

PREPARED FOR:

THE BOYER COMPANY

LOCATED IN:

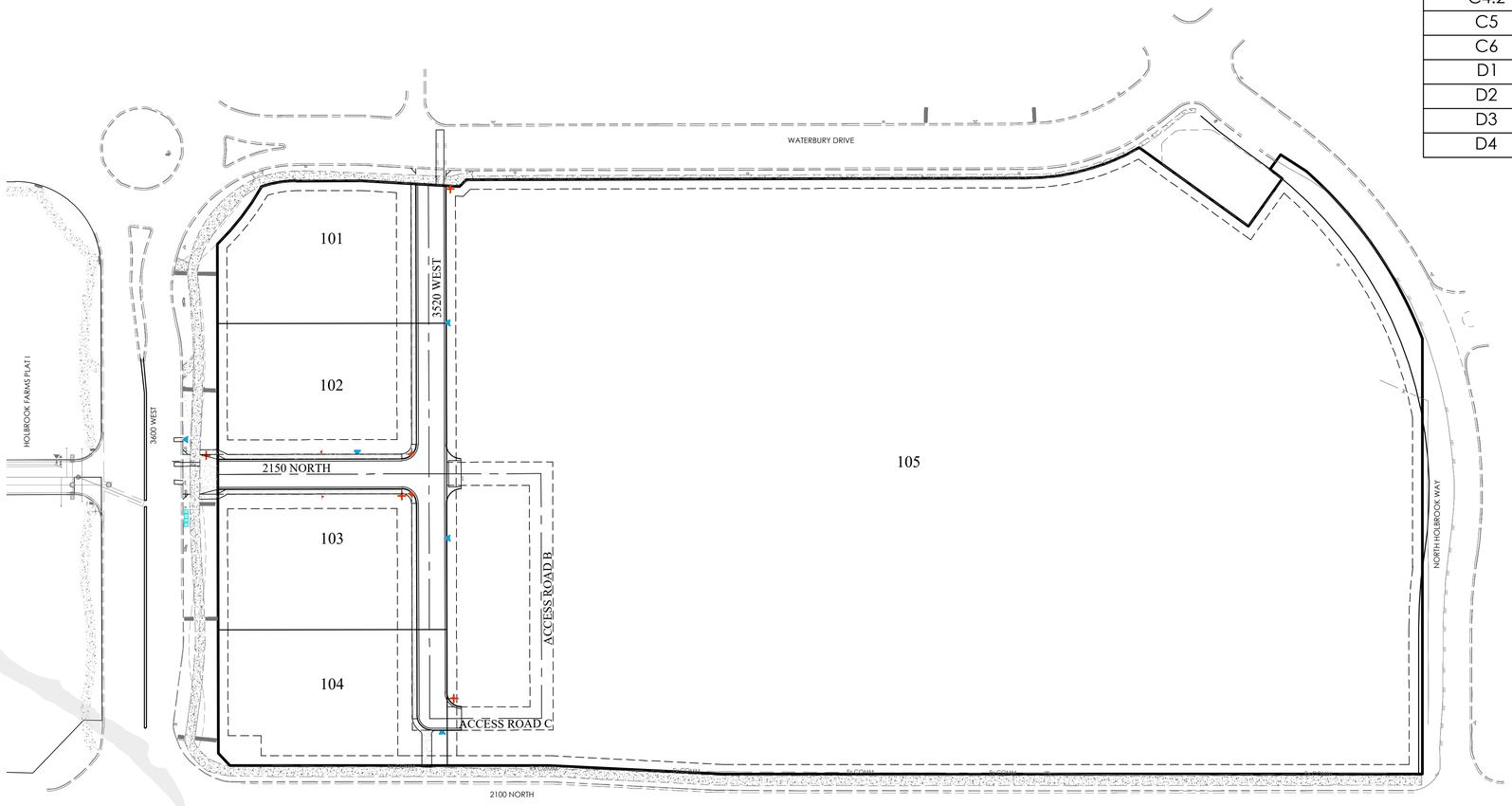
LEHI,UT



VICINITY MAP

NTS

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	PRELIMINARY PLAT
C3	SITE PLAN
C3.1	HARDSCAPE PLAN
C4	OVERALL GRADING & DRAINAGE PLAN
C4.1	GRADING & DRAINAGE PLAN
C4.2	POND DESIGN
C5	SEWER & WATER PLAN
C6	EROSION CONTROL PLAN
D1	DETAILS
D2	DETAILS
D3	DETAILS
D4	EROSION CONTROL DETAILS



SITE MAP

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: BEN DUZETT
SURVEY MANAGER: JUSTIN LUNDBERG

OWNER/DEVELOPER
THE BOYER COMPANY
101 S 200 E #200
SALT LAKE CITY, UTAH 84111
(801)521-4781
CONTACT: SPENCER MOFFAT

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GRAPHIC SCALE

70 0 35 70 140 280

(IN FEET)
1 inch = 70 ft.

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

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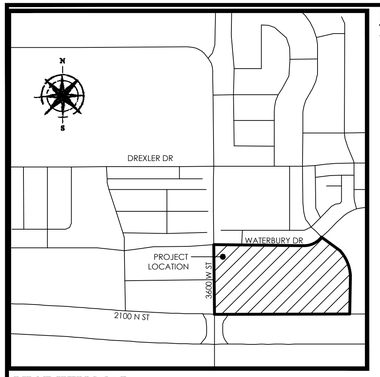
HOLBROOK FARMS PLAT K
LEHI, UTAH
COVER SHEET

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COVER SHEET

Scale:	1"=70'	Drawn:	BBD
Date:	9/5/23	Job #:	22-0351
Sheet:	C1		

Z:_2022\22-0351 Holbrook 3600 West Commercial\design 22-0351\dwg\sheet\r\C1 COVER SHEET.dwg



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- TO BE DEDICATED TO LEHI CITY

NOTES:

1. THIS AREA IS SUBJECT TO NORMAL EVERYDAY SOUNDS, ODORS, SITES, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
3. A 10' PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENT HAS BEEN PROVIDED ALONG ALL STREET FRONTAGES.
4. #5 REBAR AND CAP TO BE SET AT ALL FRONT LOT CORNERS. PLUG OR NAIL TO BE SET IN CURB AT PROJECTION OF SIDE LOT LINES.
5. HOLBROOK FARMS PLAT "K" IS LOCATED IN LAND USE AREA #13 (COMMERICAL OFFICE) OF THE HOLBROOK FARMS AREA PLAN.
6. LAND DRAIN LATERALS ARE NOT REQUIRED PER GEO-TECHNICAL RECOMMENDATION BY IGES, PROJECT NO. 00145-018, DATED SEPTEMBER 19, 2019.
7. EACH PROPERTY OWNER WILL BE REQUIRED TO INSTALL LANDSCAPING AND MAINTAIN PROPERTY FRONTAGE AND ADJACENT PROPERTY

TABULATIONS:

CURRENT ZONE:	PC
VILLAGES:	VILLAGE 14
TOTAL AREA:	17.19 ACRES
LOTS:	5
OPEN SPACE:	0.00 ACRES
DENSITY:	0.29 LOT/ACRE
ROADWAY AREA:	0.00 ACRES
ROADWAY LENGTH:	0.00 FEET
DEVELOPMENT TYPE:	COMMERCIAL

LAND USE TABULATION:

PARCEL 14 COMMERCIAL OFFICE

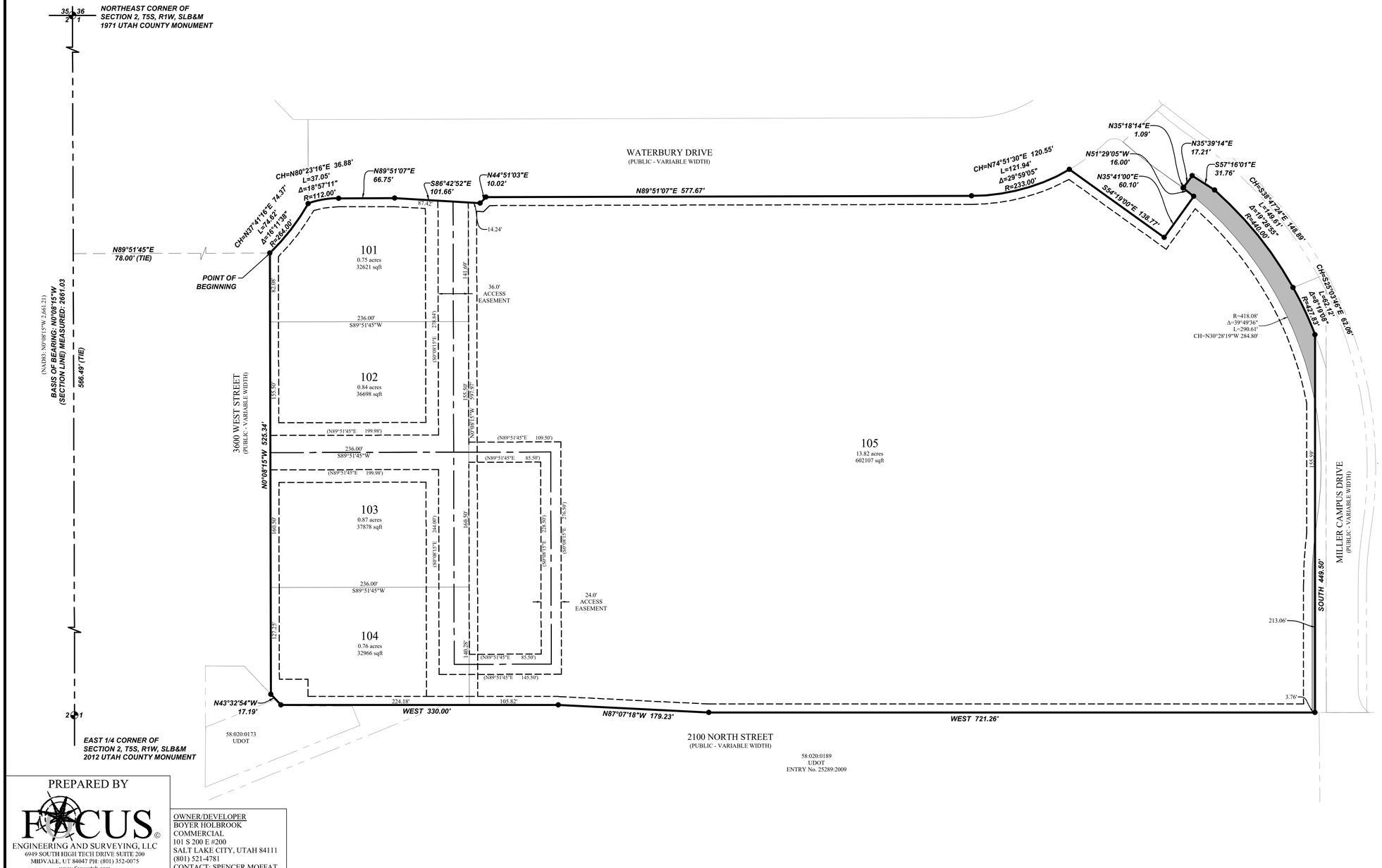
ERU'S ALLOWED	47
PREVIOUSLY CLAIMED	0
ERU'S USED WITH HOLBROOK COMMERCIAL VILLAGE 14	5
ERU'S REMAINING	42

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

N
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PREPARED BY

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

OWNER/DEVELOPER
BOYER HOLBROOK COMMERCIAL
101 S 200 E #200
SALT LAKE CITY, UTAH 84111
(801) 521-4781
CONTACT: SPENCER MOFFAT

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots, parcels, and streets, together with easements, to be hereafter known as Holbrook Farms PLat K, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat.

FOR REVIEW ONLY

Justin Lundberg
Professional Land Surveyor
License No. 12554439

Date

BOUNDARY DESCRIPTION

A part of the East Quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, being more particularly described as follow:

Beginning at point located at an easterly right-of-way line of 3600 WEST STREET, also being situate N00°08'15"W 566.49 feet along the Section Line and N89°51'45"E 78.00 feet from the East Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along the arc of a curve to the left with a radius of 264.00 feet a distance of 74.62 feet through a central angle of 16°11'38" Chord: N37°41'16"E 74.37 feet to a southerly right-of-way line of WATERBURY DRIVE; thence along said right-of-way the following six (6) courses: (1) Easterly along the arc of a non-tangent curve to the right having a radius of 112.00 feet (radius bears: S19°05'19"E) a distance of 37.05 feet through a central angle of 18°57'11" Chord: N80°23'16"E 36.88 feet; thence (2) N89°51'07"E 66.75 feet; thence (3) S86°42'52"E 101.66 feet; thence (4) N44°51'03"E 10.02 feet; thence (5) N89°51'07"E 577.67 feet; thence (6) Easterly along the arc of a non-tangent curve to the left having a radius of 233.00 feet (radius bears: N00°08'57"W) a distance of 121.94 feet through a central angle of 29°59'05" Chord: N74°51'30"E 120.55 feet; thence S54°19'00"E 138.77 feet; thence N35°41'00"E 60.10 feet; thence N51°29'05"W 16.00 feet; thence N35°41'01"E 17.23 feet to a easterly boundary line of Holbrook Way, according to the official plat thereof recorded May 21, 2018 as Entry No. 47330:2018, in the Utah County Recorder's office; thence along said plat the following four (4) courses: (1) S57°16'01"E 31.76 feet; thence (2) Southeasterly along the arc of a non-tangent curve to the right having a radius of 440.00 feet (radius bears: S41°28'09"W) a distance of 149.61 feet through a central angle of 19°28'55" Chord: S38°47'24"E 148.89 feet; thence (3) Southeasterly along the arc of a non-tangent curve to the right having a radius of 427.83 feet (radius bears: S60°46'40"W) a distance of 62.12 feet through a central angle of 08°19'08" Chord: S25°03'46"E 62.06 feet; thence (4) South 449.50 feet to the northerly Deed line of that Special Warranty Deed thereof record March 10, 2009 as Entry No. 25289:2009 in the Utah County Recorder's Office; thence along said Deed line the following two (2) courses: (1) West 721.26 feet; thence (2) N87°07'18"W 179.23 feet; thence West 330.00 feet ; thence N43°32'54"W 17.19 feet to an Easterly right-of-way line of afore said 3600 West; thence along said right-of-way N00°08'15"W 525.34 feet to the point of beginning.

Containing 17.19 acres +/-

OWNER'S DEDICATION

KNOW ALL 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, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

BY:_____

_____

ITS:

_____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

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

MY COMMISSION EXPIRES:_____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR

APPROVED BY ENGINEER
(SEE SEAL BELOW)

ATTEST_____
CLERK-RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

DIRECTOR - SECRETARY

CHAIR, PLANNING COMMISSION

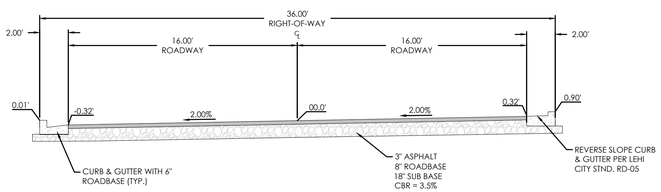
VILLAGE 14

HOLBROOK FARMS PLAT K

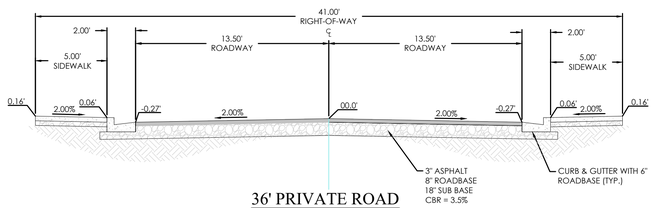
A COMMERCIAL SUBDIVISION
LEHI, UTAH COUNTY, UTAH

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

TIE INTO EXIST. SEC. & CUL. WATER LINES
EXIST. UGP TO REMAIN
PROP. ASPHALT CUT AND REPLACEMENT PER LEHI CITY STND. WT-01
EXIST. FIRE HYDRANT TO REMAIN
EXIST. 12" SEC. WATER LINE
EXIST. 10" CUL. WATER LINE
EXIST. GABION BASKET TO REMAIN
FUTURE SEWER CONNECTION FOR LOT #105
WATERBURY DRIVE
EXIST. STORM DRAIN LINE
STREET SIGN #102 PER LEHI CITY STND.
FLARED DRIVE APPROACH PER LEHI CITY STND. RD-11
EXIST. BUILDING
36' ROAD EASEMENT
15.0' PUE
101
EXIST. FIRE HYDRANT TO REMAIN
EXIST. 15" SEWER MAIN
3520 WEST
2' HIGH BACK CURB & GUTTER (TYP.)
LOT #105 TO BE COMPLETED WITH FUTURE PHASE
TIE CENTERLINE MEDIAN CURBING INTO EXISTING MEDIAN
FIRE HYDRANT #101 PER LEHI CITY STND. WT-02
36' SUPER-ELEVATED PRIVATE ROAD
3600 WEST
HOLBROOK FARMS PLAT I
FIRE HYDRANT #105 PER LEHI CITY STND. WT-02
FLARED DRIVE APPROACH PER LEHI CITY STND. RD-11
5' CONCRETE SIDEWALK
102
ADA RAMP #101 PER LEHI CITY STND. RD-06
PROP. ASPHALT CUT AND REPLACEMENT PER LEHI CITY STND. WT-01
STREET SIGN #101 PER LEHI CITY STND.
EXIST. STREET LIGHT TO REMAIN
FIRE HYDRANT #104 PER LEHI CITY STND. WT-02
NO PARKING SIGN #101 PER LEHI CITY STND.
41' PRIVATE ROAD
4' WATERWAY DRAIN GUTTER PER LEHI CITY STND. RD-05
TIE INTO EXIST. 12" SEC. WATER
2150 NORTH
PROP. EOA
105
EXIST. IRR. DITCH TO BE REMOVED
TEMP. ALL WEATHER ACCESS ROAD W/ 24' EASEMENT PER LEHI CITY STND. RD-14
EXIST. FENCE
EXIST. DIRT ROAD TO BE REMOVED
NORTH HOLBROOK WAY
NORTH HOLBROOK WAY ROAD WIDENING TO OCCUR W/ FUTURE LOT #105 SITE PLAN
2' HIGH BACK CURB & GUTTER
NO PARKING SIGN #102 PER LEHI CITY STND.
STREET SIGN #103 PER LEHI CITY STND.
FIRE HYDRANT #103 PER LEHI CITY STND. WT-02
PROP. ASPHALT CUT AND REPLACEMENT PER LEHI CITY STND. WT-01
EXIST. FIRE HYDRANT TO BE RELOCATED
4 EXIST. IRR. BOXES TO BE RELOCATED
4 PROP. IRR. BOXES
103
ADA RAMP #102 PER LEHI CITY STND. RD-06
EXIST. 10' TRAIL
ACCESS ROAD B
5' CONCRETE SIDEWALK
REVERSE SLOPE CURB & GUTTER PER LEHI CITY STND. RD-05
EXIST. UGP TO REMAIN
PROP. CENTER MEDIAN CURBING INSTALLED ALONG CENTERLINE STRIPING TO ALLOW FOR ALL OF THE TURNING LANES
104
STREET SIGN #104 PER LEHI CITY STND.
ACCESS ROAD C
EXIST. SWITCH TO REMAIN
FIRE HYDRANT #102 PER LEHI CITY STND. WT-02
PROP. EOA
EXIST. OHP TO REMAIN
EXIST. GABION BASKET TO REMAIN
2100 NORTH

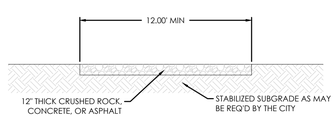


36' SUPER-ELEVATED PRIVATE ROAD
N.T.S.



36' PRIVATE ROAD
N.T.S.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.



ALL WEATHER ACCESS ROAD
N.T.S.

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LEGEND

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

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www.focusutah.com

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HOLBROOK FARMS PLAT K
LEHI, UTAH
SITE PLAN

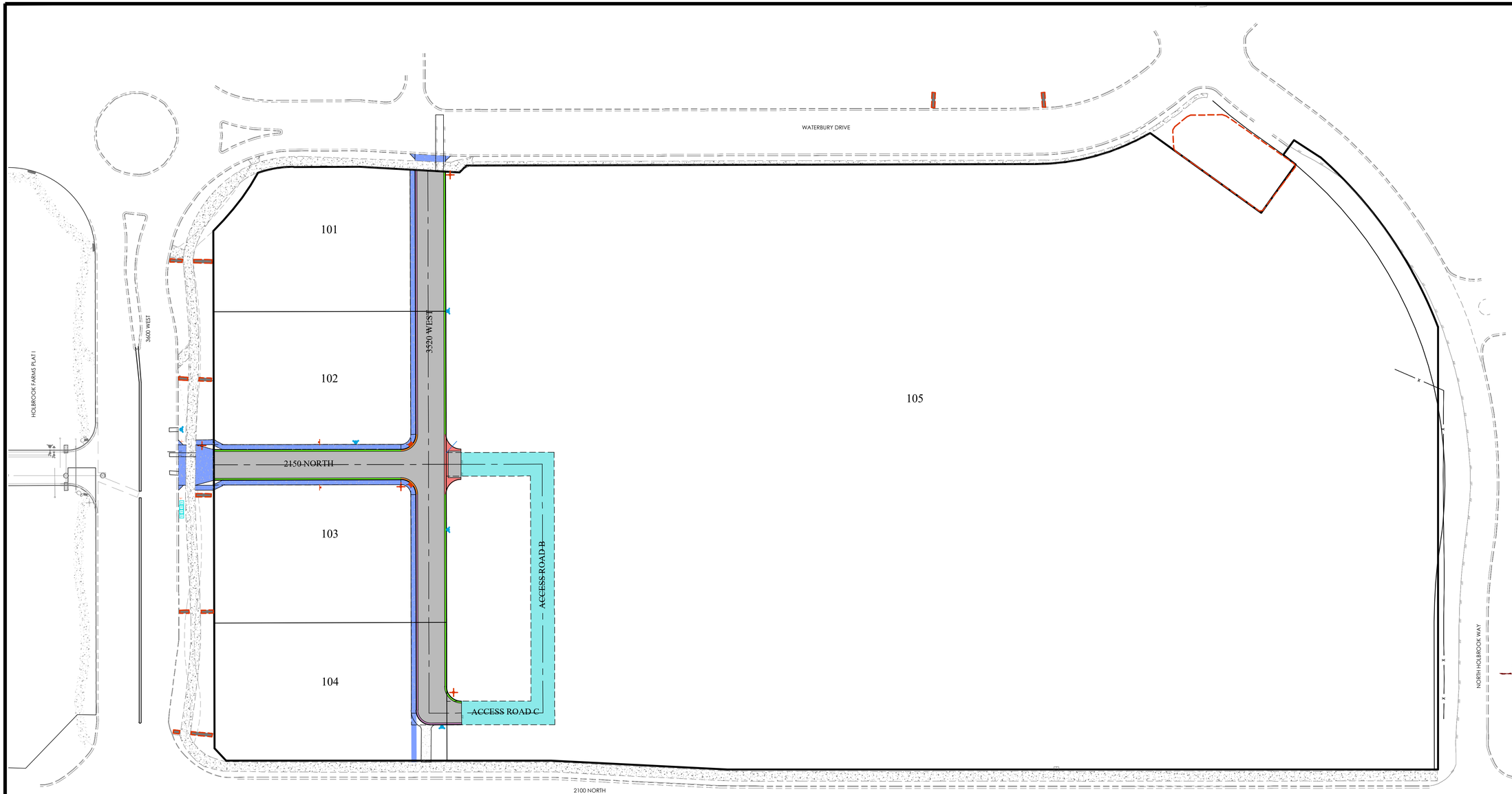
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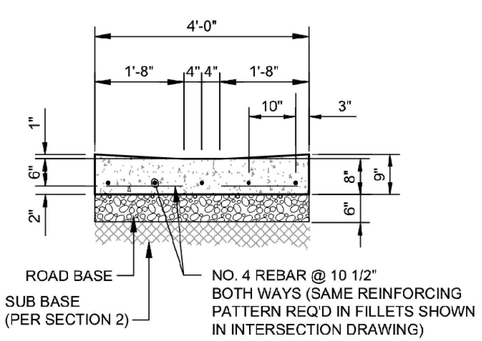
SITE PLAN

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Sheet:	C3		

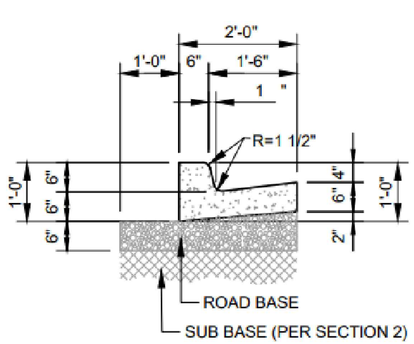
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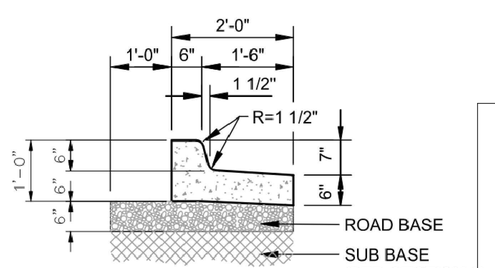
Know what's below.
Call 811 before you dig.



4' DRAIN GUTTER



HIGH BACK CURB & GUTTER



REVERSE SLOPE CURB & GUTTER

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

HARDSCAPE LEGEND

	ROAD ASPHALT
	REVERSE SLOPE C&G PER LEHI CITY STND. RD-05
	2.0' HIGHBACK C&G PER LEHI CITY STND. RD-05
	C&G TRANSITION
	6" CONCRETE (SIDEWALK)
	6" CONCRETE (TRAIL/DRIVEWAY/PARKING STALL)
	4' WATERWAY PER LEHI CITY STND. RD-05
	TEMPORARY ALL WEATHER ACCESS ROAD PER LEHI CITY STND. RD-14

LEGEND

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

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HOLBROOK FARMS PLAT K
LEHI, UTAH
HARDSCAPE PLAN

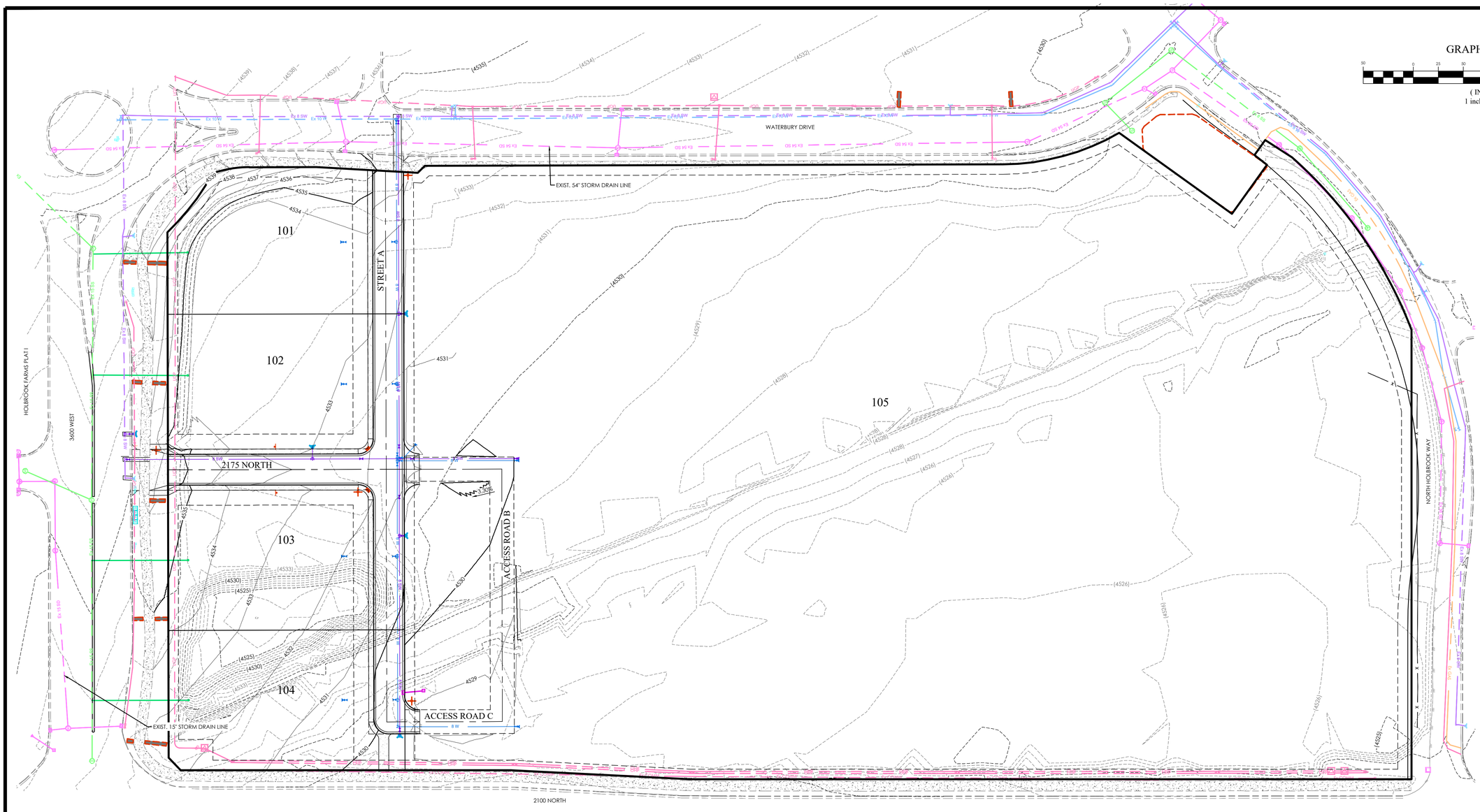
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REVISION BLOCK

HARDSCAPE PLAN

Scale:	1"=50'	Drawn:	BBD
Date:	9/5/23	Job #:	22-0351
Sheet:	C3.1		

Z:_2022\22-0351 Holbrook 3600 West Commercial\design 22-0351\dwg\sheets\C3.1 HARDSCAPE PLAN.dwg



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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

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 EXIST STORM DRAIN MAN HOLES HAVE BEEN SURVEYED.
3. ALL PRIVATE STORM DRAIN IS TO BE OWNED & MAINTAINED BY THE PROPERTY OWNERS OR HOA.

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 = 0.85

LEGEND

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

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HOLBROOK FARMS PLAT K
LEHI, UTAH
OVERALL GRADING & DRAINAGE PLAN

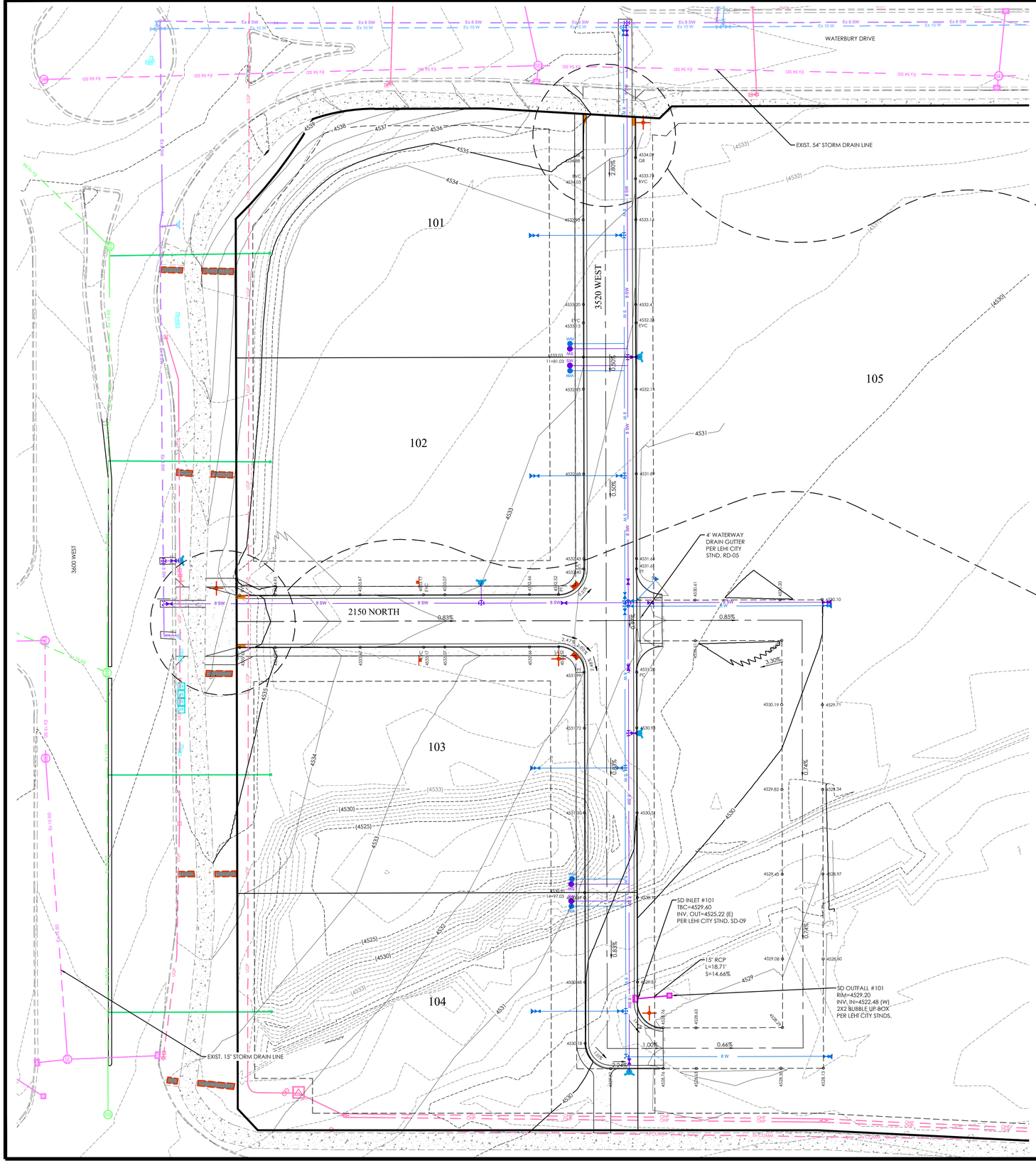
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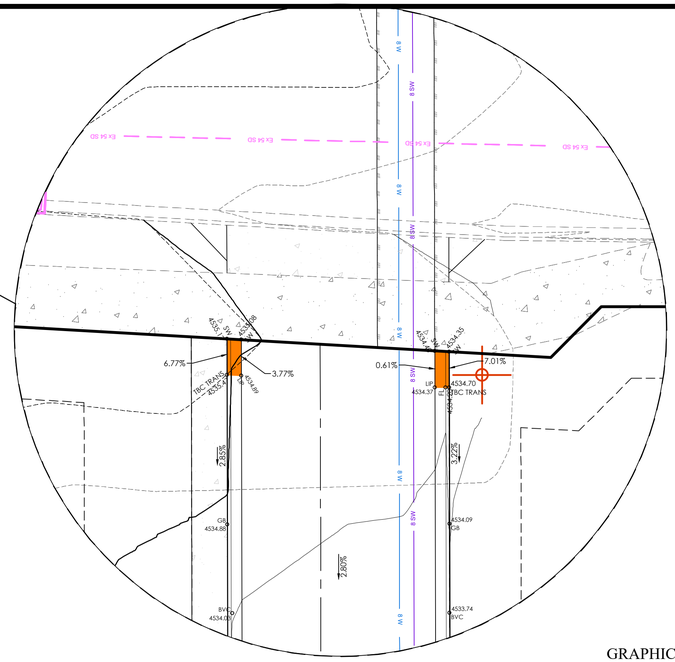
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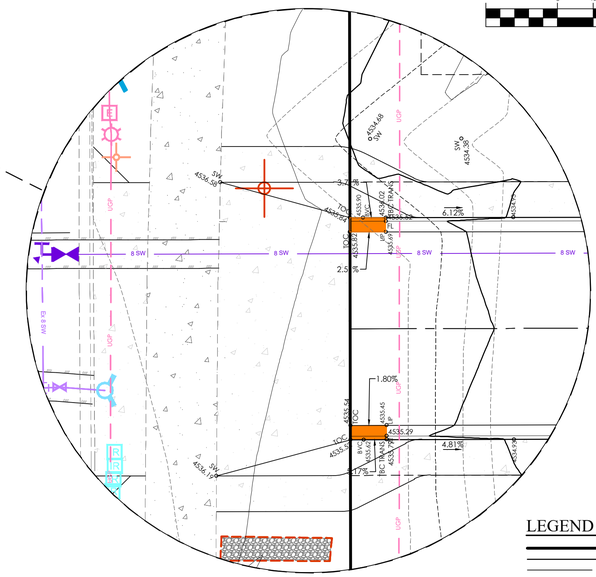
OVERALL GRADING & DRAINAGE PLAN

Scale:	1"=50'	Drawn:	BBD
Date:	9/5/23	Job #:	22-0351
Sheet:	C4		

Z:_2022\22-0351 Holbrook 3600 West Commercial\design 22-0351\dwg\sheet\C4 GRADING AND DRAINAGE PLAN.dwg







GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

N

S

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

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 = 0.85

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 EXIST STORM DRAIN MAN HOLES HAVE BEEN SURVEYED.
3. ALL PRIVATE STORM DRAIN TO BE OWNED & MAINTAINED BY THE PROPERTY OWNERS OR HOA.

LEGEND

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

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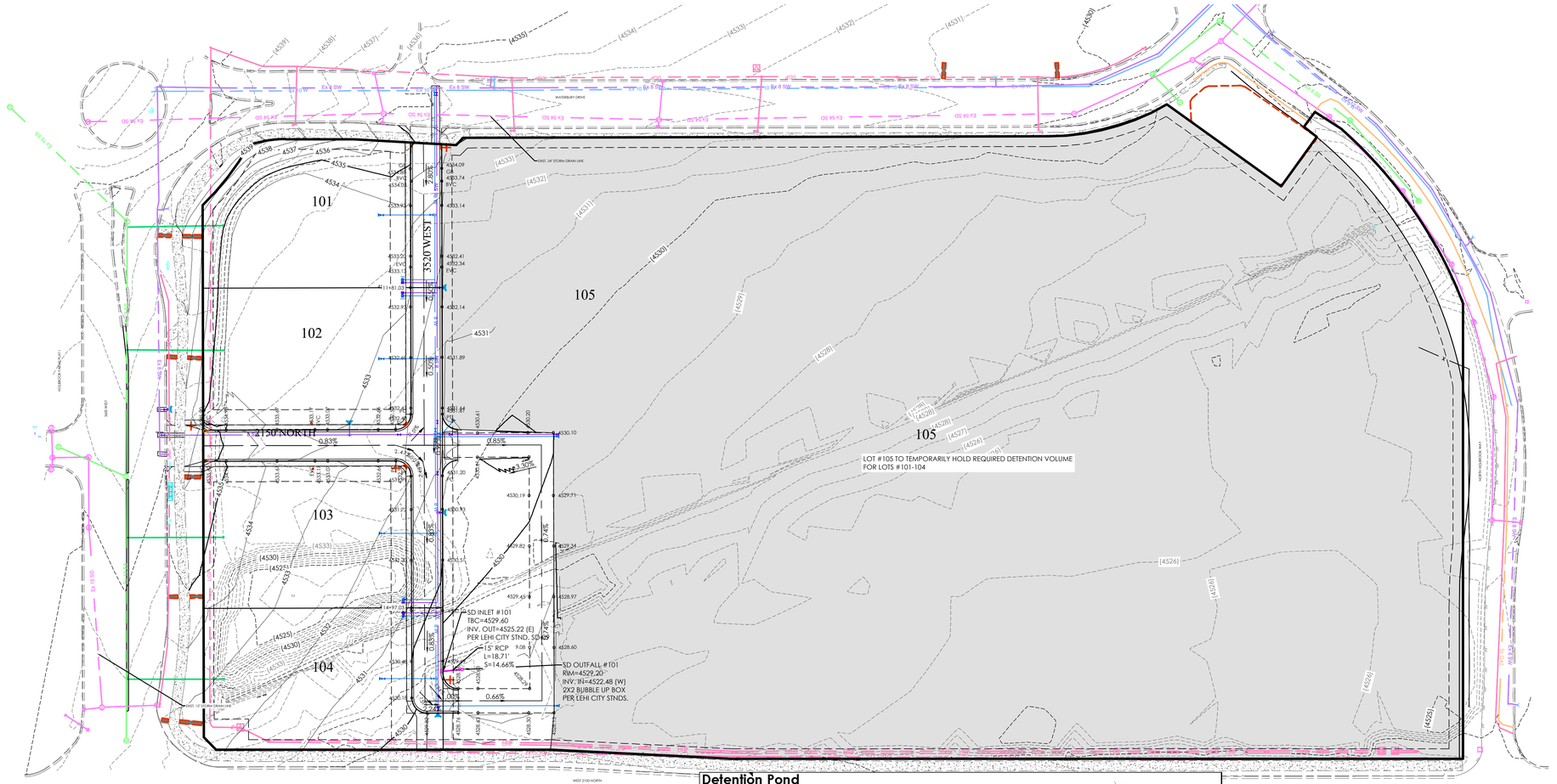
HOLBROOK FARMS PLAT K
LEHI, UTAH
GRADING & DRAINAGE PLAN

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

GRADING & DRAINAGE PLAN

Scale:	1"=30'	Drawn:	BBD
Date:	9/5/23	Job #:	22-0351
Sheet:	C4.1		

Z:_2022\22-0351 Holbrook 3600 West Commercial\design 22-0351\dwg\sheets\C4.1 GRADING AND DRAINAGE PLAN.dwg



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

N

S

Detention Pond

Project: HOLBROOK FARMS PLAT K
Location Lehi, Utah
Date: 9/1/2023
Designer: DCJ

FOCUS ENGINEERING & SURVEYING

100-Year Detention Sizing

Design Criteria

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

Allowable Discharges

Storm Drain Discharge: 0.64 cfs
Other Discharge: 0.00 cfs Source:
Total Discharge: **0.644 cfs**

Weighted "C" Value

Surface Type	*Area (sf)*	*"C" Value*	C*A
Building	83,598	0.85	71,058
Drives	0	0.85	0
Roadway and Sidewalk	28,698	0.85	24,393
Landscape	27,867	0.15	4,180
Totals	140,163		99,632
Weighted "C" Value		**0.71**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	*in/hr*		*Ac*	*cfs*	*cf*	*cfs*	*cf*	*cf*
15.0	3.93	0.71	3.22	8.99	8,090	0.64	579	7,511
30.0	2.65	0.71	3.22	6.06	10,910	0.64	1,158	9,752
60.0	1.64	0.71	3.22	3.75	13,504	0.64	2,317	11,187
120.0	0.89	0.71	3.22	2.04	14,689	0.64	4,633	10,056
180.0	0.60	0.71	3.22	1.37	14,821	0.64	6,950	7,871
360.0	0.32	0.71	3.22	0.73	15,809	0.64	13,900	1,909
720.0	0.18	0.71	3.22	0.42	17,983	0.64	27,801	-9,818
1440.0	0.09	0.71	3.22	0.21	18,378	0.64	55,602	-37,224

Maximum Storage Requirement: ***11,187***
Maximum Storage Requirement (ac-ft): 0.26

Detention Basin Design

Storage Requirement: 11,187 *cf*
Allowable Depth: 1.0 *ft*
Retention Pond Volume: 11,790 *cf*

Total Storage **11,790** ***DETENTION ADEQUATE***

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 = 0.85

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 EXIST STORM DRAIN MAN HOLES HAVE BEEN SURVEYED.
3. ALL PRIVATE STORM DRAIN TO BE OWNED & MAINTAINED BY THE PROPERTY OWNERS OR HOA.
4. LOT #105 TO SERVE AS TEMPORARY DETENTION FOR LOTS #101-104 AND HAS VOLUME CAPACITY REQUIRED

LEGEND

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

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FOR REVIEW ONLY

HOLBROOK FARMS PLAT K
LEHI, UTAH
DETENTION AREA

REVISION BLOCK

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

DETENTION AREA

Scale:	1"=30'	Drawn:	BBD
Date:	9/5/23	Job #:	22-0351
Sheet:	C4.2		

Z:_2022\22-0351 Holbrook 3600 West Commercial\design 22-0351\dwg\sheets\C4.2 GRADING AND DRAINAGE PLAN.dwg

TIE INTO EXIST. SEC. & CUL. WATER LINES

WATERBURY DRIVE

EXIST. FIRE HYDRANT TO REMAIN

EXIST. 8" C-900 DR-18 SEC. WATER LINE

EXIST. 10" C-900 CUL. WATER LINE

1-10" X 8" HOT TAPP SADDLE
1-8" FLANGED GATE VALVE
W/THRUST BLOCKS
PER LEHI CITY STND.

1-10" X 8" HOT TAPP SADDLE
1-8" FLANGED GATE VALVE
W/THRUST BLOCKS
PER LEHI CITY STND.

EXIST. SSMH # 102
RIM=4536.88
INV. OUT=4523.78 (S)
INV. IN=4524.68 (NW)

4" INSERTA TEE
CONNECTION TO 15" MAIN

EXIST. FIRE HYDRANT TO REMAIN

SEWER STUB #101
RIM=4529.83
INV. OUT=4526.88 (W)
STUB, MARK & CAP 6" SEWER
LATERAL FOR FUTURE CONNECTION

4" SDR-35 SEWER
L=94.43'
S=2.00%

EXIST. 8" C-900 DR-18
SEC. WATER MAIN

4" INSERTA TEE
CONNECTION TO 15" MAIN

4" SDR-35 SEWER
L=95.47'
S=2.00%

SEWER STUB #102
RIM=4528.85
INV. OUT=4525.88 (W)
STUB, MARK & CAP 6" SEWER
LATERAL FOR FUTURE CONNECTION

15" SDR-35 SEWER
L=251.51'
S=0.92%

FIRE HYDRANT #105
PER LEHI CITY STND. WT-02

1 - 8" X 8" MJ X FL 90° BEND
1 - 8" VALVE FLANGED TO 90° BEND
W/ THRUST BLOCKS
PER LEHI CITY STND.

TIE INTO EXIST. 12" SEC. WATER

8" PVC C900
L=187.31'±

FIRE HYDRANT #104
PER LEHI CITY STND. WT-02

8" PVC C900
L=82.92'±

EXIST. FIRE HYDRANT TO BE RELOCATED

EXIST. SSMH # 101
RIM=4536.17
INV. IN=4521.67 (N)
INV. IN=4521.67 (NW)
INV. OUT=4521.47 (S)

4" INSERTA TEE
CONNECTION TO 15" MAIN

SEWER STUB #103
RIM=4526.89
INV. OUT=4523.91 (W)
STUB, MARK & CAP 4" SEWER
LATERAL FOR FUTURE CONNECTION

4" SDR-35 SEWER
L=96.56'
S=2.00%

15" SDR-35 SEWER
L=260.89'
S=1.31%

4" INSERTA TEE
CONNECTION TO 15" MAIN

4" SDR-35 SEWER
L=96.58'
S=2.00%

SEWER STUB #104
RIM=4525.18
INV. OUT=4522.18 (W)
STUB, MARK & CAP 4" SEWER
LATERAL FOR FUTURE CONNECTION

EXIST. SSMH # 104
RIM=4533.16
INV. IN=4518.26 (N)

4" FIRE LINE
W/2" TEMP. BLOWOFF
& 2" VALVE)

101

8" PVC C900
L=197.37'±

8" PVC C900
L=341.70'±

3/4" CUL. WATER METER

1.5" SEC. WATER METER

FIRE HYDRANT #101
PER LEHI CITY STND. WT-02

4" FIRE LINE
W/2" TEMP. BLOWOFF
& 2" VALVE)

102

8" PVC C900
L=145.00'±

1-8" CROSS
4-8" GATE VALVES
W/ THRUST BLOCKS
PER LEHI CITY STNDS.

105

TEMP. 2" BLOW-OFF
W/ GATE VALVE
PER LEHI CITY STND.
WT-03

8" PVC C900
L=117.88'±

TEMP. 2" BLOW-OFF
W/ GATE VALVE
PER LEHI CITY STND.
WT-03

8" PVC C900
L=119.92'±

2150 NORTH

4" FIRE LINE
W/2" TEMP. BLOWOFF
& 2" VALVE)

103

8" PVC C900
L=76.98'±

FIRE HYDRANT #103
PER LEHI CITY STND. WT-02

8" PVC C900
L=266.00'±

8" PVC C900
L=200.02'±

ACCESS ROAD B

4" FIRE LINE
W/2" TEMP. BLOWOFF
& 2" VALVE)

104

6" PVC C900
L=119.75'±

ACCESS ROAD C

TEMP. 4" BLOW-OFF
W/ GATE VALVE
PER LEHI CITY STND.
WT-03

FIRE HYDRANT #102
PER LEHI CITY STND. WT-02

3520 WEST

3600 WEST

HOLBROOK FARMS PLAT I

45° BEND
W/THRUST BLOCKS
PER LEHI CITY STND. WT-05

4" BLOW OFF
PER LEHI CITY STND. WT-03

1-8" TEE
1-8" FLANGED GATE VALVE
1-4" FLANGED GATE VALVE
W/THRUST BLOCKS
PER LEHI CITY STNDS. WT-05

1-8" TEE
2-8" FLANGED GATE VALVES
W/THRUST BLOCKS
PER LEHI CITY STNDS. WT-05

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

N

S

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

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.

LEGEND

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

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REVISION BLOCK

#	DATE	DESCRIPTION
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3	----	----
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HOLBROOK FARMS PLAT K
LEHI, UTAH
SEWER & WATER PLAN

SEWER & WATER PLAN

Scale:	1"=30'	Drawn:	BBD
Date:	9/5/23	Job #:	22-0351
Sheet:	C5		

Z:_2022\22-0351 Holbrook 3600 West Commercial\design 22-0351\dwg\sheets\C5 SEWER & WATER PLAN.dwg

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

N

S

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

WATERBURY DRIVE

3520 WEST

3600 WEST

HOLBROOK FARMS PLAT I

2150 NORTH

2100 NORTH

NORTH HOLBROOK WAY

ACCESS ROAD B

ACCESS ROAD C

101

102

103

104

105

EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE OR BERM (SF)

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HOLBROOK FARMS PLAT K
LEHI, UTAH
EROSION CONTROL PLAN

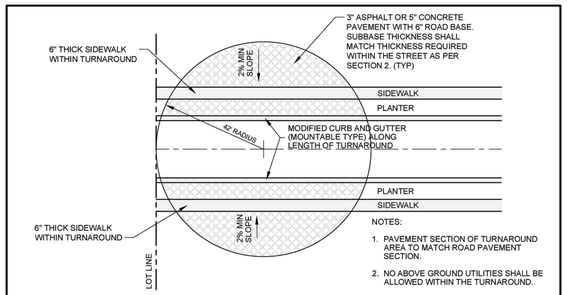
REVISION BLOCK

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EROSION CONTROL PLAN

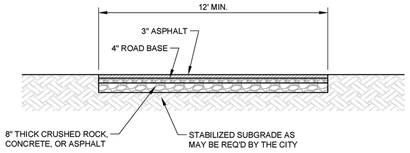
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Date: 9/5/23	Job #: 22-0351
Sheet: C6	

Z:_2022\22-0351 Holbrook 3600 West Commercial\design 22-0351\dwg\sheet\\C6 EROSION CONTROL PLAN.dwg

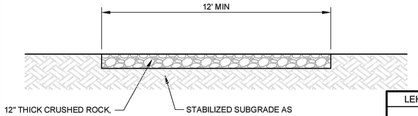


NOTES:

1. PAVEMENT SECTION OF TURNAROUND AREA TO MATCH ROAD PAVEMENT SECTION.
2. NO ABOVE GROUND UTILITIES SHALL BE ALLOWED WITHIN THE TURNAROUND.
3. A TEMPORARY EASEMENT SHALL BE PROVIDED FOR AREA OUTSIDE OF THE CITY STREET RIGHT-OF-WAY.
4. NO PARKING SIGNS REQUIRED. 3 SIGNS LOCATED AS PER FIRE MARSHAL REVIEW.



MAINTENANCE ACCESS WITH ASPHALT TRAIL ABOVE



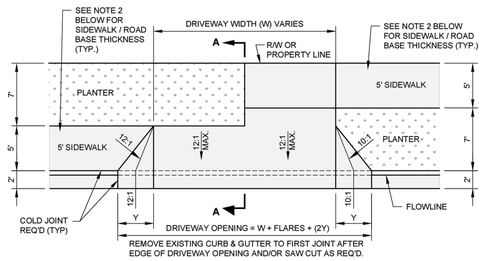
ALL WEATHER ACCESS

LEHI CITY

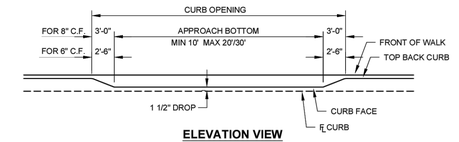
LEHI CITY STANDARD DETAIL

TEMPORARY TURNAROUND AND ACCESS ROADS

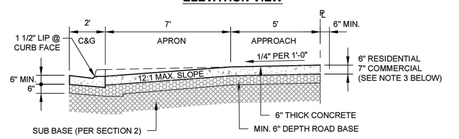
RD-14 DATE: JANUARY 2022



PLAN VIEW



ELEVATION VIEW



SECTION A-A

GENERAL NOTES:

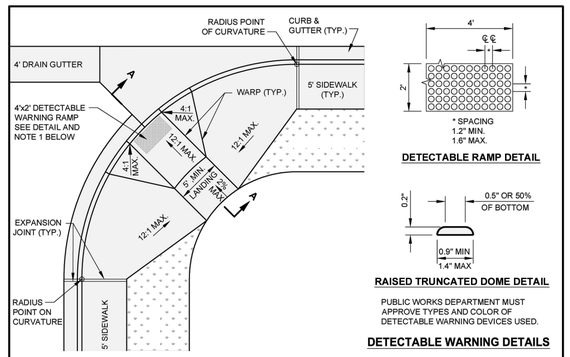
1. ALL PROPOSED DRIVEWAY PLACEMENTS SHALL BE INSPECTED BY THE LEHI CITY STREET DEPARTMENT PRIOR TO POURING OF CONCRETE.
2. IN THE EVENT THAT SIDEWALKS ARE INSTALLED PRIOR TO THE INSTALLATION OF DRIVE APPROACHES, AND THEY ARE NOT CONSTRUCTED TO MEET THE STANDARDS ABOVE, ALL NON-COMPLIANT SIDEWALK SECTIONS SHALL BE REMOVED & REPLACED AS PART OF THE DRIVE APPROACH CONSTRUCTION.
3. MESH, REBAR AND/OR A THICKER CONCRETE AND ROAD BASE SECTION MAY BE REQUIRED BASED UPON ANTICIPATED TRAFFIC LOADS
4. MAX. DRIVEWAY WIDTH 20' FOR 2 CAR GARAGE, 30' FOR 3 CAR GARAGE

LEHI CITY

LEHI CITY STANDARD DETAIL

FLARED DRIVE APPROACH

RD-11 DATE: JANUARY 2022



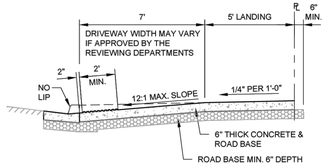
DETECTABLE RAMP DETAIL

RAISED TRUNCATED DOME DETAIL

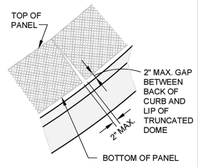
PUBLIC WORKS DEPARTMENT MUST APPROVE TYPES AND COLOR OF DETECTABLE WARNING DEVICES USED.

DETECTABLE WARNING DETAILS

PLAN VIEW



SECTION A-A



DETECTABLE WARNING SURFACE PANEL GAP DETAIL

GENERAL NOTES:

1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. DETECTABLE WARNING SURFACES SHALL EXTEND (24 IN) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.

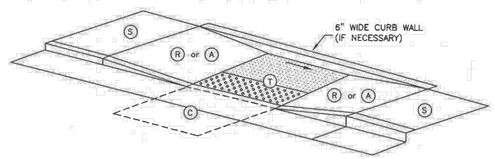
LEHI CITY

LEHI CITY STANDARD DETAIL

ADA RAMP COMBINATION CURB, GUTTER & SIDEWALK (AT INTERSECTION)

RD-07 DATE: JANUARY 2022

TURNING SPACE AT STREET LEVEL



EXAMPLE 5

ELEMENT		DIMENSION
R	A	4 FEET WIDE MINIMUM
C	T	4 FEET SQUARE MINIMUM

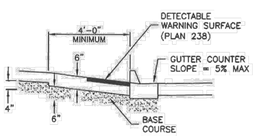
WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	T	STREET GRADE	2
CURB RAMP	R	8.33	2
CLEAR SPACE	C	5	STREET GRADE
SIDEWALK	S	STREET GRADE	2
APPROACHE	A	8.33	2

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

SLOPE TABLE

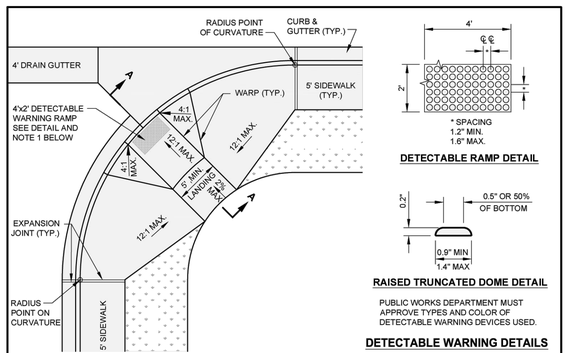


MATERIALS

APWA Utah Chapter

Mid-block curb cut assembly

Plan **236.3** September 2011



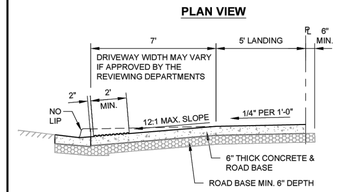
DETECTABLE RAMP DETAIL

RAISED TRUNCATED DOME DETAIL

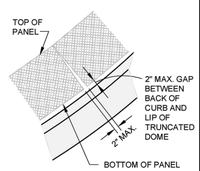
PUBLIC WORKS DEPARTMENT MUST APPROVE TYPES AND COLOR OF DETECTABLE WARNING DEVICES USED.

DETECTABLE WARNING DETAILS

PLAN VIEW



SECTION A-A



DETECTABLE WARNING SURFACE PANEL GAP DETAIL

GENERAL NOTES:

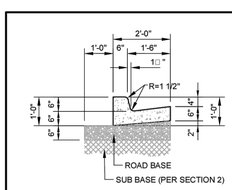
1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. DETECTABLE WARNING SURFACES SHALL EXTEND (24 IN) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.

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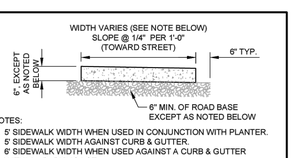
LEHI CITY STANDARD DETAIL

ADA RAMP COMBINATION CURB, GUTTER & SIDEWALK (AT INTERSECTION)

RD-07 DATE: JANUARY 2022



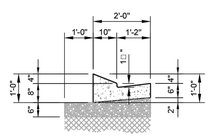
HIGH BACK CURB & GUTTER



NOTES:

1. 5' SIDEWALK WIDTH WHEN USED IN CONJUNCTION WITH PLANTER. 5' SIDEWALK WIDTH AGAINST CURB & GUTTER. 6' SIDEWALK WIDTH WHEN USED AGAINST A CURB & GUTTER WITHIN A PARKING LOT.
2. SIDEWALK THICKNESS MAY BE 5" AND ROAD BASE THICKNESS 4" OUTSIDE OF SUBDIVISIONS IN AREA WITH NO ACCESSES AS APPROVED BY THE REVIEWING DEPARTMENTS.

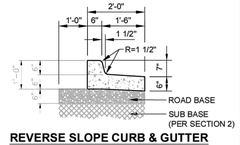
SIDEWALK



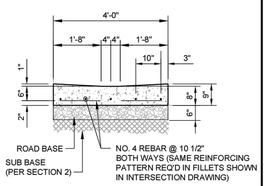
NOTES:

1. THIS CROSS SECTION IS ONLY FOR COMMERCIAL, INDUSTRIAL ZONES AND TEMPORARY TURNAROUNDS.
2. THE USE OF THIS CROSS SECTION IS SUBJECT TO APPROVAL OF THE CITY ENGINEER

MODIFIED CURB & GUTTER (MOUNTABLE TYPE)



REVERSE SLOPE CURB & GUTTER



4' DRAIN GUTTER

GENERAL NOTES:

1. PLACE EXPANSION JOINTS (JOINT FILLER MATERIAL) EVERY 50' ALONG CURB, GUTTER & SIDEWALK SECTIONS. JOINTS TO BE PLACED THE FULL DEPTH OF CONCRETE PLUS 1", FLUSH WITH TOP OF CONCRETE.
2. CONTRACTION JOINTS ALONG CURB & GUTTER SECTIONS SHOULD BE PLACED AT INTERVALS NOT TO EXCEED 10'.
3. CONTRACTION JOINTS ALONG SIDEWALK SECTIONS SHOULD BE PLACED AT INTERVALS MATCHING THE SIDEWALK WIDTH, EXCEPT WITH VERY WIDE CONCRETE SECTIONS WHERE CONTRACTION JOINT SPACING SHALL NOT EXCEED 2 TIMES THE SLAB THICKNESS IN FEET. FOR EXAMPLE THE MAXIMUM JOINT SPACING FOR A 4" THICK CONCRETE SLAB WOULD BE 8 FEET.
4. WHEN CURB, GUTTER OR SIDEWALK MUST BE REMOVED & REPLACED, FOLLOW WRITTEN GUIDELINES IN SECTION 5.

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LEHI CITY STANDARD DETAIL

CURB, GUTTER AND SIDEWALK

RD-05 DATE: JANUARY 2022

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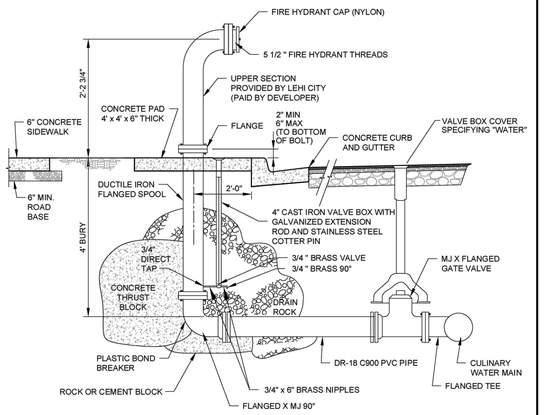
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Know what's below. Call 811 before you dig.

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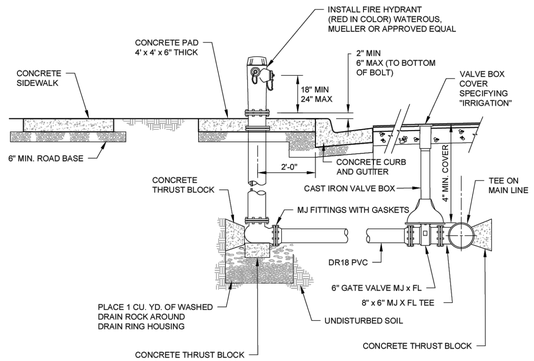


NOTE:

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

LEHI CITY

LEHI CITY STANDARD DETAIL	
BLOW-OFF	
WT-03	DATE: *JANUARY 2022*



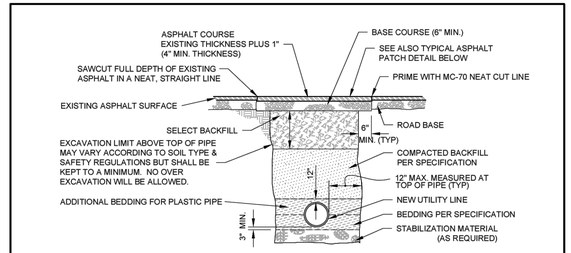
FIRE HYDRANT WITH VALVE

NOTES:

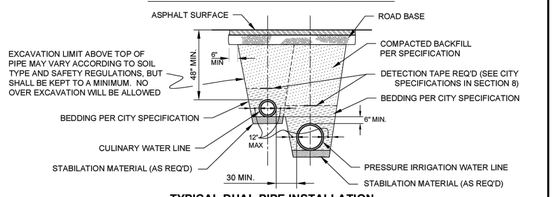
1. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
2. HYDRANT SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND FIRE HYDRANT, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE HYDRANT TO THE CORNERS OF SAID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

LEHI CITY

LEHI CITY STANDARD DETAIL	
FIRE HYDRANT	
WT-02	DATE: *JANUARY 2022*

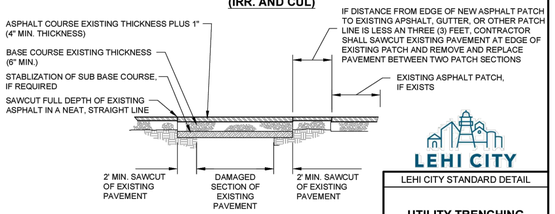


UTILITY INSTALLATION AND ROAD REPAIR



TYPICAL DUAL PIPE INSTALLATION

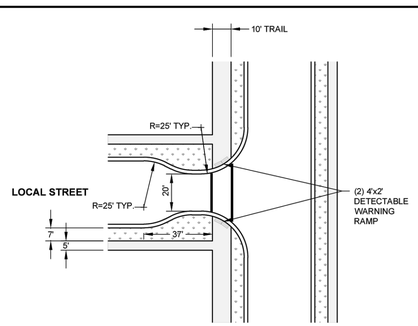
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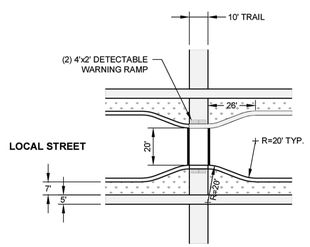
TYPICAL ASPHALT PATCH DETAIL

LEHI CITY

LEHI CITY STANDARD DETAIL	
UTILITY TRENCHING	
WT-01	DATE: *JANUARY 2022*



INTERSECTION TRAIL CROSSING



MID-BLOCK TRAIL CROSSING

LEHI CITY

LEHI CITY STANDARD DETAIL	
MASTER PLANNED TRAIL CROSSING AT LOCAL STREET	
RD-17	DATE: *JANUARY 2022*

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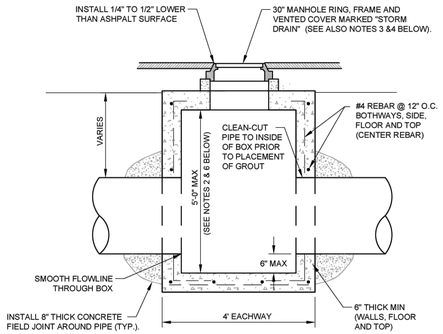
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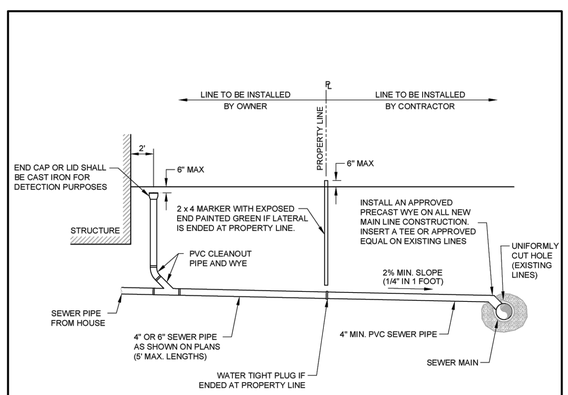


NOTES:

1. AN ENGINEERED PRECAST BOX MAY BE ALLOWED AS APPROVED BY THE CITY
2. FOR DEPTHS NOT TO EXCEED 5', OTHERWISE USE STANDARD LINE OR JUNCTION MANHOLE
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. (TWIST, ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. VENTED RING, COVER & BOX SHALL BE CAPABLE OF SUPPORTING TRAFFIC LOADS. RING & COVER MAY BE SUBSTITUTED WITH A GRATED LID WHEN OUTSIDE OF PAVED ROADWAY AREAS (AS APPROVED BY THE CITY ENGINEER OR PUBLIC WORKS DIRECTOR), BUT SHALL ALSO BE CAPABLE OF SUPPORTING TRAFFIC LOADS.
5. 3'X3' I.D. CLEANOUT BOX MAY BE REQUIRED IF MORE THAN ONE PIPE ENTERS / EXITS BOX.
6. BMP "SNOUT" MAY BE REQUIRED WITHIN STORM DRAINAGE BOXES TO MEET STORM WATER QUALITY REQUIREMENT. CLEAN OUT BOX DEPTH SHALL BE MODIFIED TO MEET "SNOUT" MANUFACTURER'S GUIDELINES. ORIFICE PLATES SHOULD NOT BE INSTALLED BEHIND "SNOUT" HOODS.

LEHI CITY

LEHI CITY STANDARD DETAIL	
DRAIN CLEAN-OUT BOX	
SD-06	DATE: *JANUARY 2022*

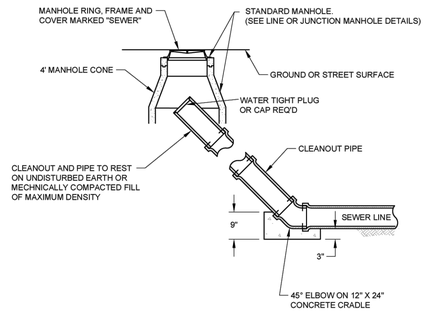


NOTES:

1. MAXIMUM DISTANCE BETWEEN CLEANOUTS: 100 FEET
2. LATERALS SHALL NOT ENTER MANHOLES UNLESS OTHERWISE APPROVED BY CITY ENGINEER

LEHI CITY

LEHI CITY STANDARD DETAIL	
SEWER LATERAL	
SD-05	DATE: *JANUARY 2022*



LEHI CITY

LEHI CITY STANDARD DETAIL	
TEMPORARY SEWER MAIN CLEANOUT	
SD-04	DATE: *JANUARY 2022*

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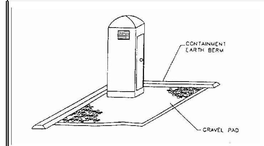
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811 Know what's **below.** **Call 811** before you dig.

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BMP: Portable Toilets

PT



1X1'

Objectives

- ☒ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

Description:
Temporary on-site sanitary facilities for construction personnel.

Application:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

Installation/Application Criteria:
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.

Limitations:
No limitations.

Maintenance:
- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

LEHI
PIONEERING UTAH'S FUTURE
ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

Targeted Pollutants

- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

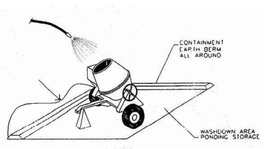
Implementation Requirements

- ☒ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Concrete Waste Management

CWM



Locate 50' From Nearest Drainage Area.

Objectives

- ☐ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

Description:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

Applications:
This technique is applicable to all types of sites.

Installation/Application Criteria:
- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier information sheet.)
- Train employees and subcontractors in proper concrete waste management.

Limitations:
- Off-site washout of concrete wastes may not always be possible.

Maintenance:
- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

LEHI
PIONEERING UTAH'S FUTURE
ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

Targeted Pollutants

- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

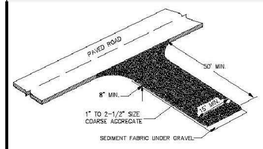
Implementation Requirements

- ☐ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☒ Training

■ High ☒ Medium ☐ Low

BMP: Stabilized Construction Entrance

SCE



Objectives

- ☒ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☐ Control Internal Erosion

Description:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

Applications:
At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

Installation/Application Criteria:
- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months.
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.

Limitations:
- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

Maintenance:
- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

LEHI
PIONEERING UTAH'S FUTURE
ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

Targeted Pollutants

- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

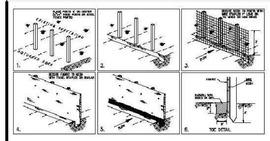
Implementation Requirements

- ■ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Silt Fence

SF



Objectives

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

Description:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.

Application:
- Perimeter control: place barrier at downgradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier at top of stream bank
- Inlet protection: place fence surrounding catchbasins

Installation/Application Criteria:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts.
- Secure wire mesh (14 gage min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

Limitations:
- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum upgradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

Maintenance:
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

LEHI
PIONEERING UTAH'S FUTURE
ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

Targeted Pollutants

- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

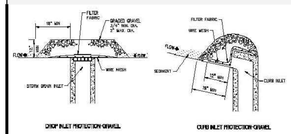
Implementation Requirements

- ☒ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Gravel

IP



Objectives

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

Description:
Placement of gravel filter over inlet to storm drain to filter storm water runoff.

Application:
Construct at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities.

Installation/Application Criteria:
- Place wire mesh (with ½ inch openings) over the inlet grate extending one foot past the grate in all directions.
- Place filter fabric over the mesh. Filter fabric should be selected based on soil type.
- Place graded gravel, to a minimum depth of 12-inches, over the filter fabric and extending 18-inches past the grate in all directions.

Limitations:
- Recommended for maximum drainage area of one acre.
- Excess flows may bypass the inlet requiring down gradient controls.
- Ponding will occur at inlet.

Maintenance:
- Inspect inlet protection after every large storm event and at a minimum of once monthly.
- Remove sediment accumulated when it reaches 4-inches in depth.
- Replace filter fabric and clean or replace gravel if clogging is apparent.

LEHI
PIONEERING UTAH'S FUTURE
ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

Targeted Pollutants

- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ■ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

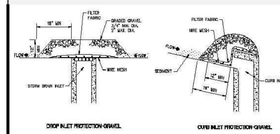
Implementation Requirements

- ☒ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Gravel

IP



Objectives

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

Description:
Placement of gravel filter over inlet to storm drain to filter storm water runoff.

Application:
Construct at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities.

Installation/Application Criteria:
- Place wire mesh (with ½ inch openings) over the inlet grate extending one foot past the grate in all directions.
- Place filter fabric over the mesh. Filter fabric should be selected based on soil type.
- Place graded gravel, to a minimum depth of 12-inches, over the filter fabric and extending 18-inches past the grate in all directions.

Limitations:
- Recommended for maximum drainage area of one acre.
- Excess flows may bypass the inlet requiring down gradient controls.
- Ponding will occur at inlet.

Maintenance:
- Inspect inlet protection after every large storm event and at a minimum of once monthly.
- Remove sediment accumulated when it reaches 4-inches in depth.
- Replace filter fabric and clean or replace gravel if clogging is apparent.

LEHI
PIONEERING UTAH'S FUTURE
ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

Targeted Pollutants

- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ■ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

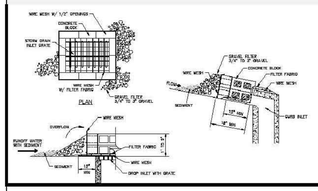
Implementation Requirements

- ☒ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Concrete Block

IP



Objectives

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

Description:
Concrete block and gravel filter placed over inlet to storm drain system.

Application:
Construct at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities.

Installation/Application Criteria:
- Place wire mesh (with ½ inch openings) over the inlet grate extending one foot past the grate in all directions.
- Place concrete blocks around the inlet with openings facing outward. Stack blocks to minimum height of 12-inches and maximum height of 24-inches.
- Place wire mesh around outside of blocks.
- Place gravel (3/4" to 3") around blocks.

Limitations:
- Recommended for maximum drainage area of one acre.
- Excess flows may bypass the inlet requiring down gradient controls.
- Ponding will occur at inlet.

Maintenance:
- Inspect inlet protection after every large storm event and at a minimum of once monthly.
- Remove sediment accumulated when it reaches 4-inches in depth.
- Replace filter fabric and clean or replace gravel if clogging is apparent.

LEHI
PIONEERING UTAH'S FUTURE
ADAPTED FROM SALT LAKE COUNTY BMP FACT SHEET

Targeted Pollutants

- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ■ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

- ☒ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

Attention Contractors

All mud and or debris tracked onto any streets shall be the responsibility of that person as per Lehi City Drainage Ordinance 13.40.

Fines are a Class C Misdemeanor and the project will be shut down until resolved

LEHI CITY EROSION CONTROL SIGN

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

HOLBROOK FARMS PLAT K
LEHI, UTAH
EROSION CONTROL DETAILS

REVISION BLOCK

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

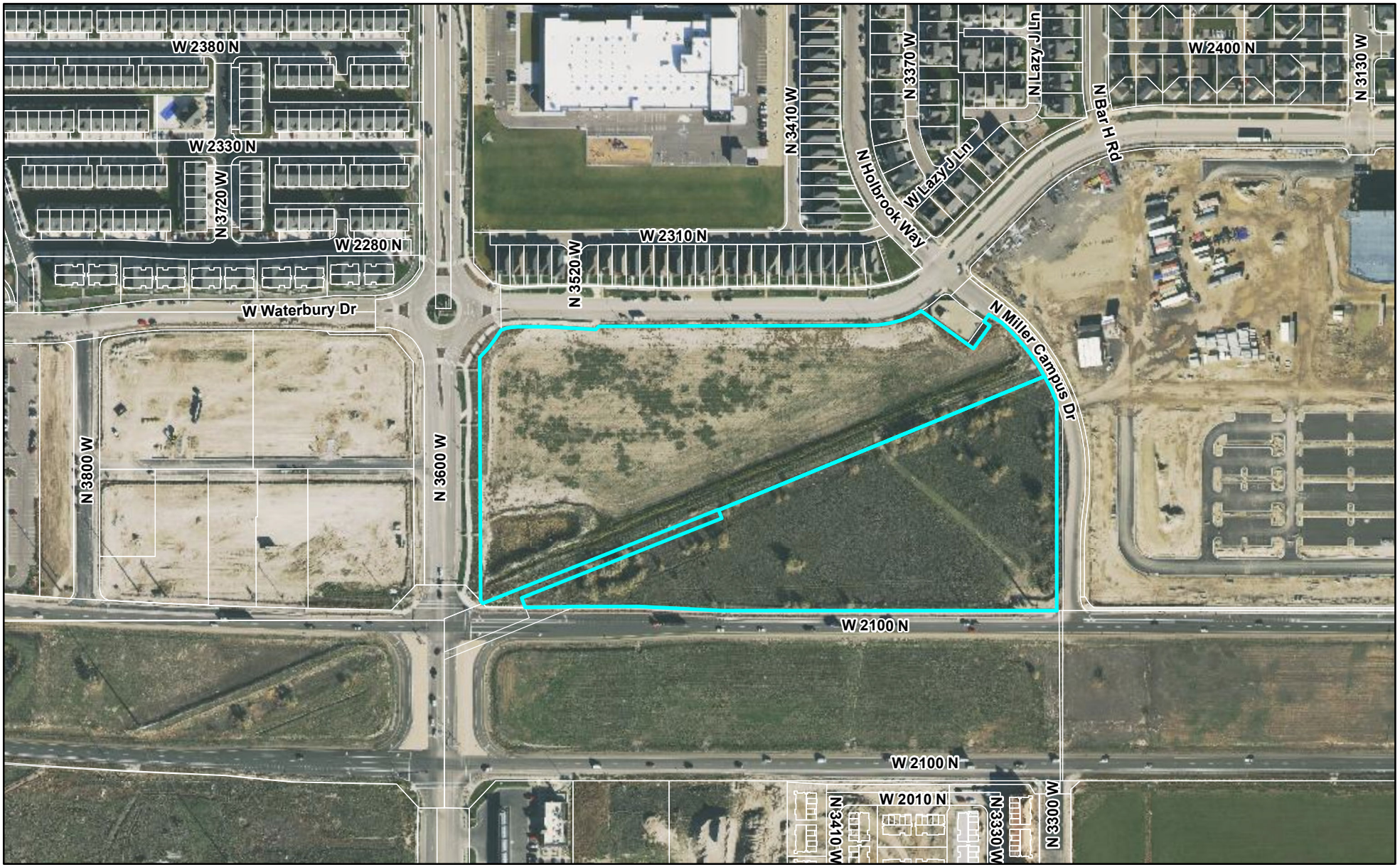
EROSION CONTROL DETAILS

Scale: NA | Drawn: BBD
Date: 9/5/23 | Job #: 22-0351
Sheet: D4

Z:_2022\22-0351 Holbrook 3600 West Commercial\design 22-0351\dwg\sheets\EROSION CONTROL DETAILS.dwg

Holbrook Farms Plat K Preliminary

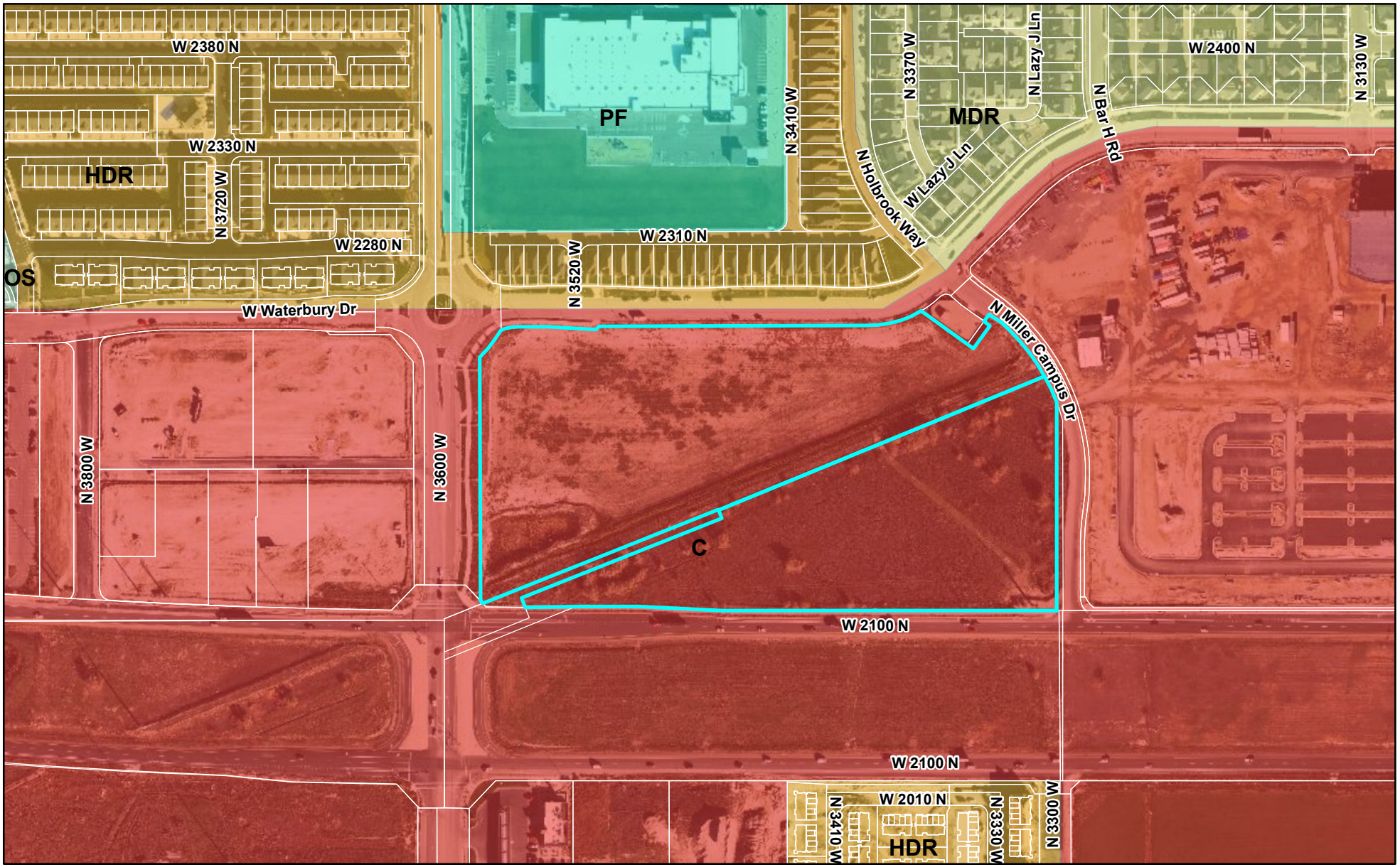
Aerial Map



LEHI CITY

Holbrook Farms Plat K Preliminary

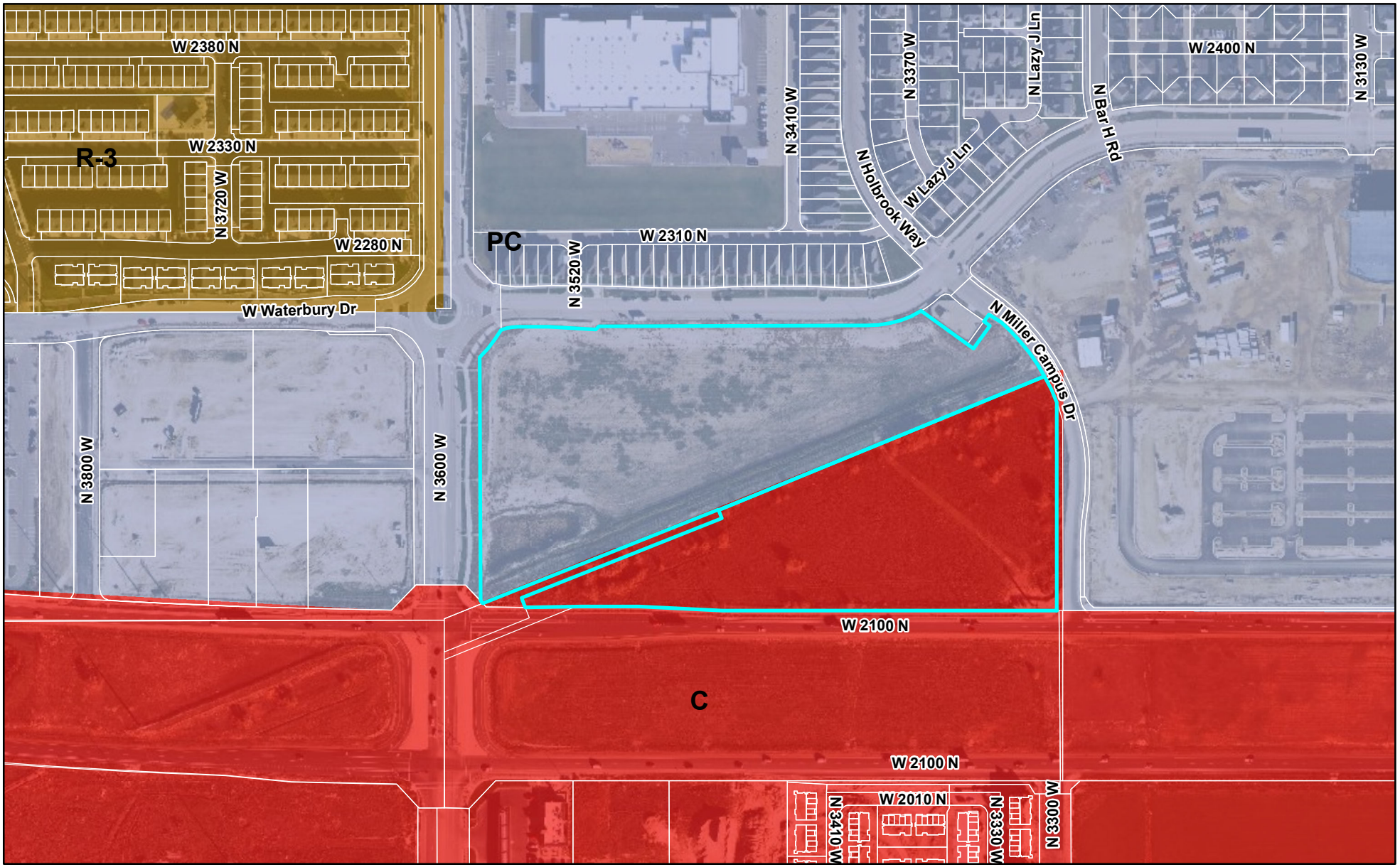
General Plan Map



LEHI CITY

Holbrook Farms Plat K Preliminary

Zoning Map



Feet

0 350 700

LEHI CITY

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: October 24, 2023
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Concept approval for an amendment to the Skye Area Plan with a lot line adjustment, changing the location that is included in the Area Plan as the Technical Manufacturing Buffer and the portion that is zoned Technical Manufacturing.

Suggested Action:

Attachments:

CC Staff Report Texas Instruments Skye Area Plan Amendment 10.24.23.docx

TI Lot Line Adjustment Concept Plan DRC 09.20.23.docx

TI Area Plan Amendment Concept Narrative.pdf

TI Area Plan Adjustment Concept Plan.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

TI SKYE AREA PLAN AMENDMENT CONCEPT

CITY COUNCIL REPORT

Applicant	Texas Instruments
Meeting Date	October 16, 2023
Requested Action/Purpose	Approval of a proposed area plan amendment concept
Decision Type	Legislative
Date of DRC Review	September 20, 2023
Date of Planning Commission	September 28, 2023
Assigned Planner	Brittney Harris

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 06.010 Purpose and Intent.
The intent of the Planned Community Zone and this Chapter is to:

A. Allow the City to encourage and facilitate more detailed and specific planning and analysis for certain areas of the City.
B. Establish provisions and requirements which enable the City to address unique areas of the City or where other characteristics exist that warrant a comprehensive set of land use policies and standards which will encourage an efficient and imaginative development pattern.
C. Provide an opportunity for flexibility from the constraints of traditional zoning and allow for development on a performance basis. Higher density and intensity of uses may be achieved as higher quality development and performance standards are implemented within the zone.
D. Provide a consolidated and structured framework for the processing of preliminary and final subdivision plat(s), preliminary and final site plans, and other permits and licenses required by this Code.

An application for approval of a Planned Community Zone is a request by the applicant for additional flexibility beyond that allowed by the traditional zones within the City. It is the sole responsibility and burden of the applicant to convince the Planning Commission and City Council that the proposed Planned Community Zone is preferable to traditional zoning. Approval for use of the Planned Community Zone lies at the discretion of the City Council.

Section 06.020 Planned Community Description.

Each Planned Community Zone should include a cohesive mixture of land uses, including commercial and/or business park uses, which will provide services and employment opportunities to residents within the community. Residential uses should provide a range of housing types and densities to accommodate a variety of age and income groups and residential preferences, so that the community's demographic diversity is maintained. Commercial uses should focus on retail services for the residents of the community and must include a unifying design theme which compliments the residential areas. Residential and commercial land uses should be integrated to promote a walkable, sustainable community.

Development should promote creative lot configuration with usable public and private recreation areas, parks, trails and open space with assurance of maintenance. Preservation of open space and critical environmental areas is also highly encouraged through the use of clustering and other innovative development options where a standard lot pattern is not practical or desirable due to physical constraints.

REPORT ANALYSIS

The applicant requests approval of a proposed conceptual amendment to the Skye Area Plan. Their proposal is to remove 25.69 acres from the technical manufacturing buffer of the area plan and replace it with the same acreage in a different area.

The proposed location they would like to remove from the area plan is to the east of the existing building. At this location they plan to build their expansion. In exchange for taking this section out of the area plan, they propose the same acreage be brought into the Skye Area Plan as the Technical Manufacturing Buffer on the south side of the site next to SR-92.

The proposed location of the area going out of the area plan is next to storage units, so the reduced buffer will not have an impact on homes. The applicant also clarified that the 100-foot setback from the property line will remain in place, as well as the established trail easement.

The applicant chose to propose this first as a concept plan to get preliminary feedback prior to their submitting the official area plan amendment. This will also require a zone change on both pieces of property.

The DRC reviewed the proposed area plan amendment concept and had one informational comment for the Planning Commission:

1. The buffer is not part of the required open space provided in the Area Plan and this area is not next to any existing or proposed housing.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed area plan amendment concept. Any motion should include findings. Possible findings include:

1. The proposed area plan amendment will provide the same amount of buffer space as currently provided by the Skye Area Plan.
2. The proposed area plan does/does not meet the requirements of the Lehi City Development Code in regard to area plan approval.
3. Other findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed area plan concept on September 28, 2023. The minutes and motion from that meeting follow:

3.3) Public hearing and recommendation of Texas Instrument's request to amend the Skye Area Plan with a lot line adjustment, changing the location that is included in the Area Plan as the Technical Manufacturing Buffer and the portion that is zoned Technical Manufacturing.

Commissioner Jackson arrived to the meeting.

Katie Bussell presented information on the agenda item. The buffer is not part of the required open space required and is not next to existing or proposed housing but would require an Area Plan amendment.

Commissioners asked clarifying questions, including the intention of the buffer.

The applicant, Jack Berry with Rock Hill Engineering, was present to represent the applicant. He clarified there were two components. There is a setback and a technical manufacturing buffer. The setback for the buffer stays the same, regardless of this project. The front of the buffer is a technical manufacturing buffer that is 300 feet wide, and stated they wanted a functional piece with trails for the frontage. The zone line runs North and South and acts as a boundary for the planning and programming of the new manufacturing facility. The core of the facility is in the technical manufacturing zone now.

Chairperson Newall opened and closed the public hearing, noting no public comments.

> **Motion:** Commissioner Everett moved to recommend approval of **Texas Instrument's request to amend the Skye Area Plan with a lot line adjustment, changing the location that is included in the Area Plan as the Technical Manufacturing Buffer and the portion that is zoned Technical Manufacturing;** including all DRC comments and findings stated in the report. Commissioner Carlson seconded the motion.
>
> **Vote:** Commissioner Everett, yes; Commissioner Carlson, yes; Commissioner Eyre, yes; Commissioner Newall, yes. The motion passed unanimously.

Texas Instruments Lot Line Adjustment
DRC Redline Comments

Texas Instruments- requests review of a concept plan to amend the Skye Area Plan including a Lot Line Adjustment and removal of 51 acres of the Technical Manufacturing Buffer to allow expansion of the Texas Instruments Manufacturing plant.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Ross Dinsdale, James Farnsworth, Luke Seegmiller
Assigned Planner: Brittney
Representatives of the Applicant Present: Jack Rockhill, Kelly Gibbons
Date of Plans Reviewed: 9/11/23
Time Start: 1:36pm
Time End: 1:40pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary – Building/Inspections: No comments
Shelbey – Public Works: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
1. The buffer is not part of the required open space provided in the Area Plan and this area is not next to any existing or proposed housing.

DRC GENERAL COMMENTS:
1. The concept plan shall not constitute a development permit. (Does not vest).

THIS IS SCHEDULED FOR PLANNING COMMISSION ON SEPTEMBER 28, 2023

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.

Rockhill LLC
PLAN • SURVEY • ENGINEER

Ms. Brittney Harris 8/21/2023
Lehi City Planning Division
153 N 100E
Lehi, UT 84043

RE: Texas Instruments - Proposed Lot Line Adjustment (LLA)
Between Parcels 11:029:0043 and 11:029:0059

Brittney,

Please refer to the attached Lot Line Adjustment Plan submitted via Lehi's portal. Texas Instruments is in the process of programming the LFAB2 project. The LFAB2 project contemplates doubling the manufacturing clean room space at the Lehi fabrication site (LFAB). The LFAB2 project will be designed and constructed while the existing LFAB is in operation.

LFAB2 expansion will take place immediately East of the existing manufacturing complex. To facilitate the LFAB2 expansion Texas instruments is requesting approval from the Planning Commisssion for a Lot Line Adjustment between parcels 11:029:0043 and 11:029:0059. LFAB2 site programming to date indicates the need for occupied buildings East of existing Parcel 11:029:0043. Parcel 11:029:0059 is the Technical Manufacturing Buffer (TMB) that is now zoned PC and is within the Skye Area Plan. Texas Instruments understands that if this proposed LLA is approved by the Planning Commission a Skye Area Plan Amendment will need to be executed subsequently.

Please contact me if you have any questions regarding this transmittal.

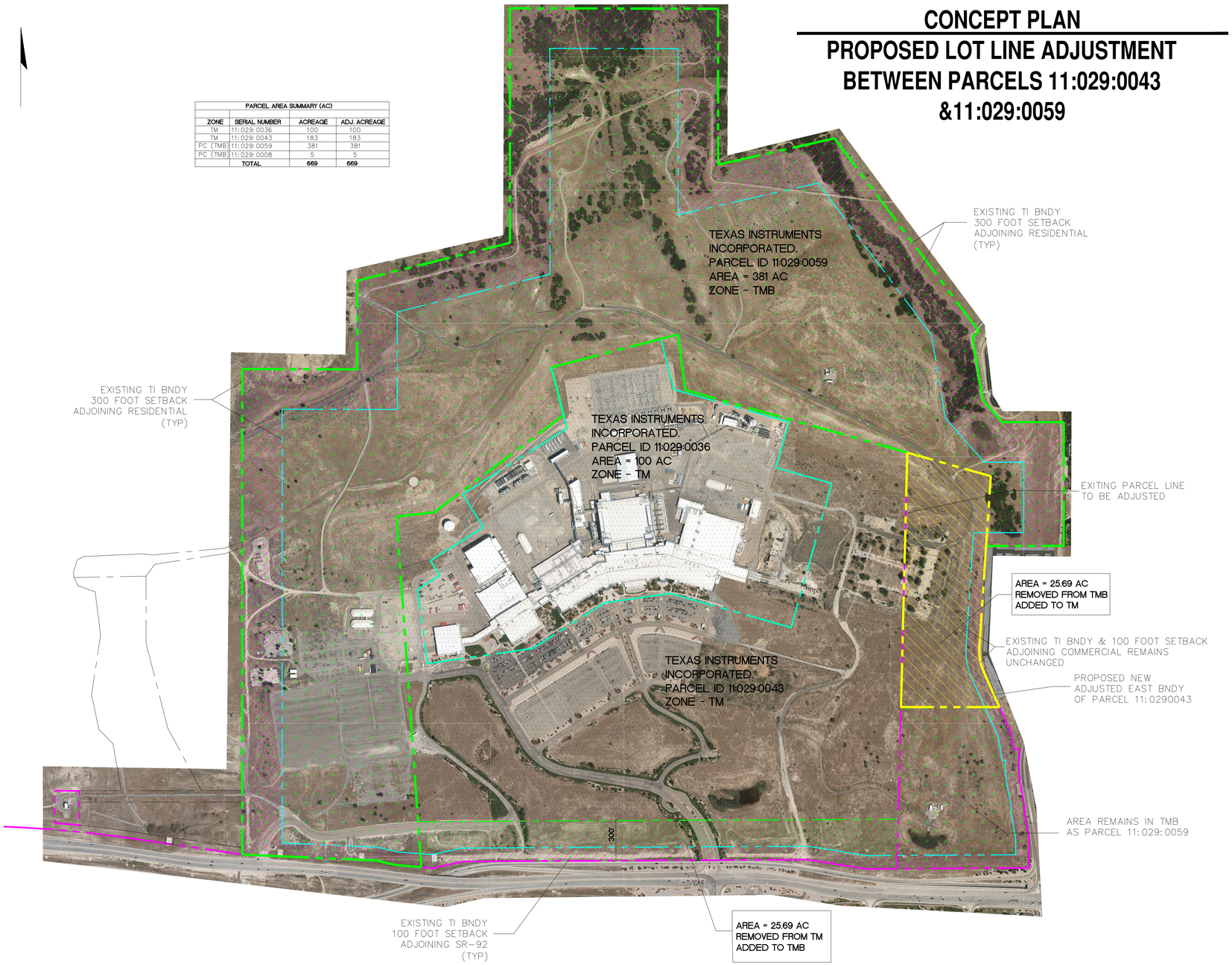
Thank you,

"Jack"

John R. Berry PE, PLS
Rockhill LLC
jack@rockhillengineering.com

CONCEPT PLAN
PROPOSED LOT LINE ADJUSTMENT BETWEEN PARCELS 11:029:0043 &11:029:0059

PARCEL AREA SUMMARY (AC)			
ZONE	SERIAL NUMBER	ACREAGE	ADJ. ACREAGE
TM	11:029:0036	100	100
TM	11:029:0043	183	183
PC (TMB)	11:029:0059	381	381
PC (TMB)	11:029:0008	5	5
	TOTAL	669	669



B99 SITE

TEXAS INSTRUMENTS

LEHI, UTAH

PROPOSED LOT LINE ADJUSTMENT

DRAFT
9/6/23

Reckhill

Project No:	
Project Coord:	
Eng. Coord:	

	Date	Description	By

Approvals

EC	N/A	Arch	Struct
Mech	**Process**	**Elect**	**Controls**

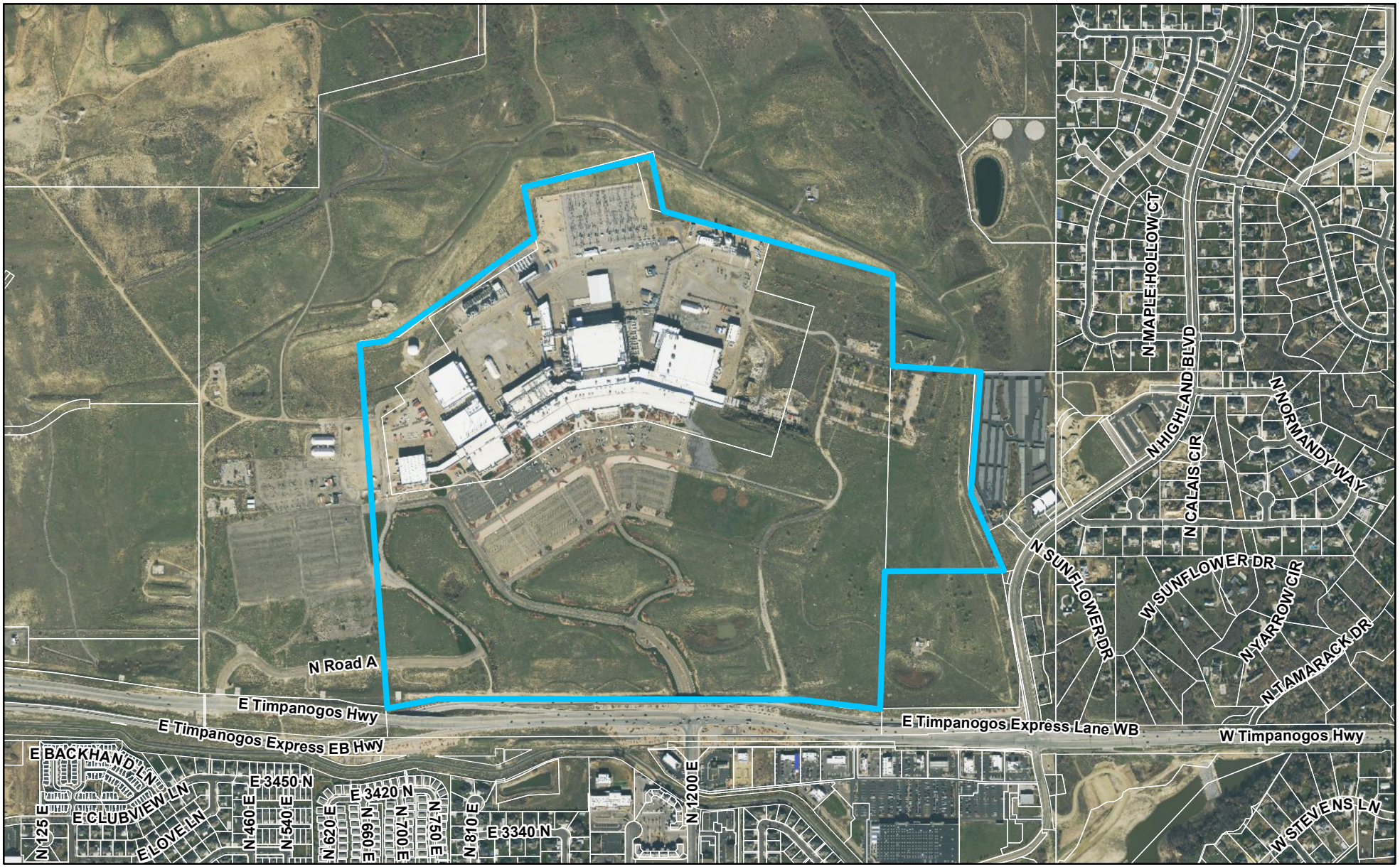
NOTE
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CADD File:

Scale: 1"= 400' ON 24X36
1"= 800' ON 11X17

TI Skye Area Plan Amendment

Aerial

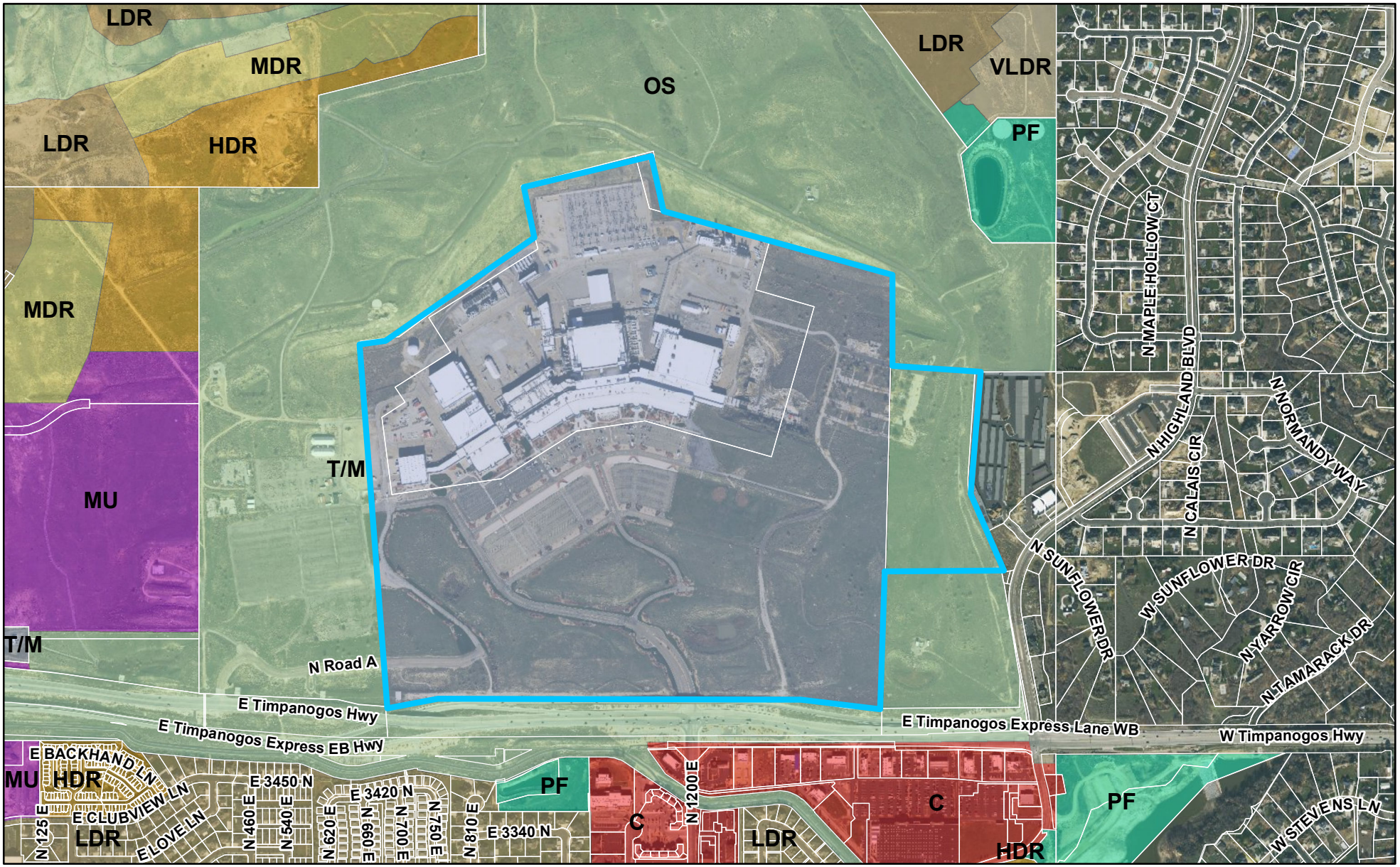


0 1,100 2,200 Feet

LEHI CITY

TI Skye Area Plan Amendment

General Plan

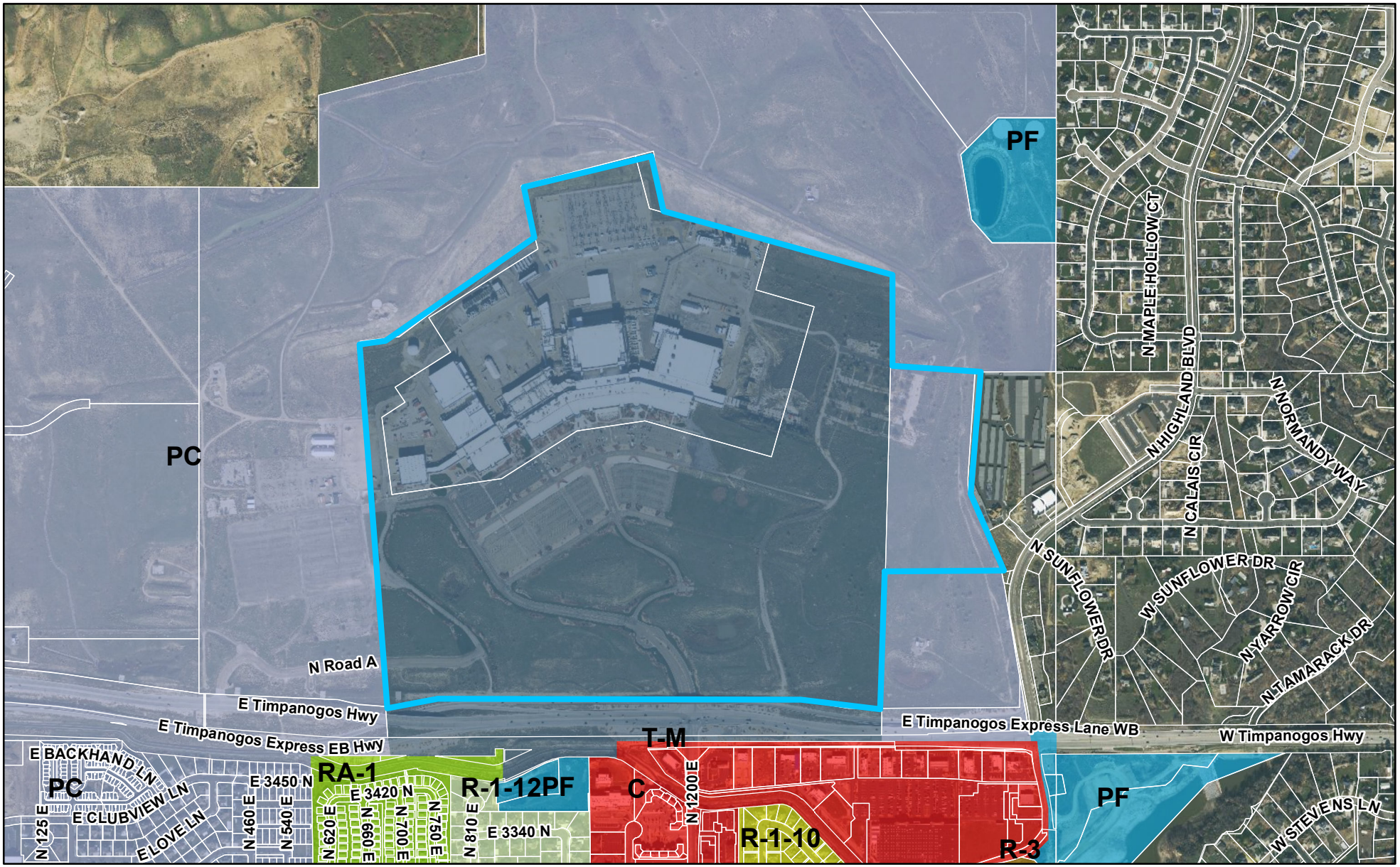


0 1,100 2,200 Feet

LEHI CITY

TI Skye Area Plan Amendment

Zoning



LEHI CITY

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: October 24, 2023
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #60-2023 a Development Code Amendment to Chapter 12 and 39 clarifying the allowance of indoor powersports and marine vehicle sales under Retail Sales.

Suggested Action:

Attachments:

CC Staff Report Indoor Vehicle Sales Development Code Amendment 10.24.23.docx

Indoor Automobile Sales Development Code Amendment DRC 09.13.23.docx

Ord 60-2023.docx

Indoor Recreation Vehicle Sales DCA Text.pdf

CHAPTER 12 & 39 DEVELOPMENT CODE AMENDMENT
INDOOR POWERSPORTS AND MARINE VEHICLE SALES DEVELOPMENT CODE AMENDMENT
CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	October 24, 2023
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	September 13, 2023
Date of Planning Commission Review	September 28, 2023

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

The applicant requests approval of a proposed amendment to Chapter 12 and 39 of the Development Code. The main change is to add the clarification that indoor powersports and marine vehicle sales are part of the Retail Sales, General use. The Code currently would consider powersports and marine vehicle sales as automobile sales and rental, but Staff felt that these uses should be considered separately after a discussion with a property owner.

Also, included were some provisions to minimize any potential negative impacts of allowing indoor sales. The extra provisions added to Chapter 12 include a limit on the outdoor display pads for the indoor sales. The decision after looking at other cities was to allow two display pads per 100 linear feet of property frontage. The Fire Marshal requested some requirements to prevent tampering or safety issues as well with the batteries.

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

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed development code amendment. Any motion should include findings. Possible findings include:

1. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
2. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on September 28, 2023. The minutes and motion from this meeting are as follows:

3.10) Public hearing and recommendation of Lehi City's request for review of Development Code Amendments to Chapters 12 and 39 clarifying the allowance of indoor powersports and marine vehicle sales under Retail Sales.

Katie Bussell presented information on the agenda item.
Commissioners asked clarifying questions to the staff.

Chairperson Newall opened and closed the public hearing.

> **Motion:** Commissioner Carlson moved to recommend approval of **Lehi City's request for review of Development Code Amendments to Chapters 12 and 39 clarifying the allowance of indoor powersports and marine vehicle sales under Retail Sales;** including all DRC comments and findings stated in the report, noting the change of language in item M1 regarding the display pad definition. Commissioner Jackson seconded the motion.
>
> **Vote:** Commissioner Everett, yes; Commissioner Carlson, yes; Commissioner Eyre, yes; Commissioner Newall, yes. The motion passed unanimously.

Chapter 12 & 39 Indoor Automobile Sales Development Code Amendment
DRC Redline Comments

Lehi City- requests review of Development Code Amendments to Chapter 12 and 39 clarifying the allowance of indoor automobile sales under Retail Sales.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Ross Dinsdale, James Farnsworth, Luke Seegmiller
Assigned Planner: Jacob
Representatives of the Applicant Present: None
Date of Plans Reviewed: 8/30/23
Time Start: 2:50 pm
Time End: 2:57 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire:
1. Add;

Liquid-fueled or gaseous-fueled vehicles, aircraft, boats or other motocraft shall not be located indoors except as follows:

1. The engine starting system is made inoperable or batteries are disconnected except where the fire code official requires that the batteries remain connected to maintain safety features.

2. Fuel in fuel tanks does not exceed one-quarter tank or 5 gallons (19 L) (whichever is least).

3. Fuel tanks and fill openings are closed and sealed to prevent tampering.

Ryan – Water/Sewer: No comments
James – Parks: No comments
Arnie – Building/Inspections: No comments
Shelbey – Public Works: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
2. Change to indoor OHV and personal watercraft (in place of automobile)
3. Add “outdoor” before display pads in additional standards for Chapter 12

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON SEPTEMBER 28, 2023.

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: 60-2023

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTER 12 AND 39

WHEREAS, it has become necessary to amend Chapter 12 and 39 of the Lehi City Development Code, adding an allowance for Indoor Powersports and Marine Vehicle Sales under the Retail Sales, General Use; and

WHEREAS, this amendment seeks to allow for a vehicle sales use separate from automobile sales and rental; and

WHEREAS, following a public hearing on September 28, 2023, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on October 24, 2023, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of September 28, 2023, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 12 and 39 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 and 39 of the Lehi City Development Code are hereby amended.

PART II:

A. If a provision of this Ordinance 60 -2023 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

updated to reflect the provisions enacted by this Ordinance.

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

Approved and Adopted by the City Council of Lehi City this 24th day of October 2023.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

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

(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.

M. Retail Sales, General- Indoor Powersports and Marine Vehicle Sales.

1. Display. Outdoor display pads for indoor powersports and marine vehicle sales shall be limited to two display pads per 100 linear feet of property frontage. Each pad shall be no larger than necessary to accommodate one vehicle in any directional orientation.

2. Liquid-fueled or gaseous-fueled vehicles, aircraft, boats, or other motocraft shall not be located indoors except as follows:

1. The engine starting system is made inoperable or batteries are disconnected except where the fire code official requires that the batteries remain connected to maintain safety features.

2. Fuel in fuel tanks does not exceed one-quarter tank or 5 gallons (19 L) (whichever is least).

3. Fuel tanks and fill openings are closed and sealed to prevent tampering.

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

improvement for which City responsibility is established. All such improvements shall be properly guaranteed and installed as per City codes, specifications and regulations.

Public/Civic Use - A building or structure primarily used for the provision of services by governmental or public agencies, including the city, state or federal agencies. Typical uses include public administrative offices, animal shelters, maintenance facilities, active open space owned and operated by a public entity, fire stations, police stations, utility buildings and similar services.

Public Use - A use operated exclusively by a public body, or quasi-public body, such use having the purpose of serving the public health, safety, or general welfare, and including uses such as public schools, parks, playgrounds, and other recreational facilities, administrative and service facilities.

Public Utility - Any company, or municipal department, duly authorized to furnish under public regulation, electricity, gas, steam, telephone, and transportation. water, or sewer service.

Public Utility Building - Any buildings or premises used for the administration of public utility repair, maintenance and installation crews, including parking for vehicles not to exceed two tons rated capacity, but not including warehouses or storage yards.

Recreation, Private - A recreation facility operated on private property and not open to the public, including recreation facilities owned by a homeowner or home owners association for private use by members.

Recreation, Public - A recreation facility or service provided through the use of recreational facilities, systems or improvements operated by a public agency and open to the public with or without a fee.

Recycling Center - A building, structure or land area used for the collection, processing or transfer of recyclable materials such as glass, paper, plastic, cans, or other household scrap materials.

Recycling Collection Station – A building or structure used for the collection of recyclable materials such as glass, paper, plastic, cans, or other household scrap materials.

Rehabilitation and Treatment Facility, Drug and Alcohol - A 24-hour group living environment for individuals unrelated to the owner or operator that offers room or board and specialized treatment, rehabilitation, or habilitation services for persons with current chemical dependencies.

Research and Development Facilities – An establishment or complex of structures located in a building whose dimension are intended to foster physical, chemical, and biological research and/or experimentation involving but not limited to controlled simulation of factors, development of prototypes, chemicals, commodities, pharmaceuticals, information technology, electronics and instrumentation for academic and industrial purposes. Light manufacturing may be included as an ancillary use depending on the impact of activity on neighboring property and scale of the premises.

Restaurant - A building in which food is prepared and served for consumption within the premises. Typical uses include buffets; cafes; cafeterias; caterers; coffee shops; dairy bars; diners; dining rooms; dinner theaters; fast food restaurants; food bars; frozen custard, ice cream and yogurt stores; luncheonettes; pizza parlors and pizzerias; sandwich bars; and snack shops. Alcohol may be served on the premises; however revenue from food sales shall constitute at least 50 percent of the total business revenue.

Retail Sales, General - An establishment primarily engaged in the sale or rental of commonly used goods and merchandise for personal or household use, but excluding those classified more specifically in this section. Typical uses include department stores, sporting goods stores, home furnishings, electronics and appliances, wallpaper, indoor powersports and marine vehicle sales (See Section 12.130 (M)), carpeting and floor-covering, or automotive parts and accessories excluding service and installation.

Ridgeline - An area including the crest of a hill or slope and a vertical, perpendicular distance of 150 feet on either side of the crest.

Right-of-Way - Land acquired and owned by a governmental agency or public utility and reserved for public use.

Rock, Sand, Gravel, and Topsoil Storage and Distribution - a facility that stores and sells rock, sand, gravel, and topsoil. This use includes all associated

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: October 24, 2023
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #61-2023 an amendment to the Lehi City Master Transportation Plan, adding a new master planned roadway alternative connecting Clubhouse Drive to Redwood Road.

Suggested Action:

Attachments:

CC Staff Report Master Transportation Plan Amendment 10.24.23.docx

Lehi City Master Transportation Plan Update DRC 09.13.23.docx

Master_Transportation_Plan_11x17 (rev. Aug 8 2023).pdf

Ord 61-2023.docx

LEHI CITY MASTER TRANSPORTATION PLAN AMENDMENT

PLANNING COMMISSION REPORT

Applicant	Lehi City
Meeting Date	October 24, 2023
Requested Action/Purpose	Review and recommendation on proposed amendments to the Lehi City Master Transportation Plan
Decision Type	Legislative
Date of DRC Review	September 13, 2023
Date of Planning Commission Review	September 28, 2023

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval
The Planning Commission 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.

REPORT ANALYSIS

Lehi City requests to amend the Master Transportation Plan to update the map to include the Clubhouse Drive connector through Holbrook Farms to Redwood Road. This update is proposed in response to the Utah Department of Transportation (UDOT) conducting an environmental impact study on the merits of connecting Clubhouse Drive to Redwood Road rather than through 3600 West. Studies conducted by UDOT and Lehi City have shown only having the Clubhouse Drive connection through 3600 West will cause traffic to dramatically increase and cause all three roundabouts in Holbrook Farms to have a failure Level of Service rating. Showing an option to connect Clubhouse Drive to Redwood Road indicates Lehi City's support for a connection to Redwood Road as it will increase the level of service through Holbrook Farms and alleviate traffic congestion.

DRC Comments
The DRC had one comment pertaining to this update. Planning stated this amendment helps direct traffic to Redwood Road rather than through Holbrook Farms, which will be a benefit to residents in that development.

Please consider all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
2. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATIONS

The Planning Commission first reviewed the proposed amendment on September 28, 2023. The minutes and motion from that meeting follow:

3.9) Public hearing and recommendation of Lehi City's request to amend the Lehi City Master Transportation Plan, adding a new master planned roadway alternative connecting Clubhouse Drive to Redwood Road.

Katie Bussell presented information on the agenda item.

Ross Dinsdale clarified this is being added due to the congested traffic on Triumph Blvd and 2100 North. MAG included the extension of Clubhouse Drive over the Jordan River because it is regionally significant. UDOT has started an environmental study for the connection. The idea is that this will help alleviate traffic. MAG had the road tying into 3600 West, but UDOT looked at other potential routes and found this connection would be most beneficial. Ross stated this is the City's opportunity to help guide UDOT's decision with the traffic providing the least impact. Luke Seegmiller stated the City Master Plans sway the environmental study. If the connection does not connect to Redwood Road, it will cause ongoing traffic issues. Luke discussed the efforts that are being made to manage the growth and traffic that Lehi City is facing right now and will help with future growth.

Chairperson Newall opened the public hearing item. She acknowledged the public comments and clarified that any part of a presentation could be submitted with the record.

Mark Ballager disagreed that this would help the Cranberry Farms and Thanksgiving Village area. He was concerned about emergency vehicles being able to access the area. He feels the developers with be eager to over-develop.

William Hereth stated he is in support of the connection and stated the area could use a more equitable distribution on traffic. He feels it will relieve traffic on Triumph Blvd.

Michelle Stallings stated she is happy with the alternatives that were pointed out. She does not feel this connection is a great alternative. She stated she looked at a traffic study near Thanksgiving Station and voiced her concern with the poor levels of service. She stated this will be a major East and West connector and the traffic will still be heavy. Michelle stated the area needed to remain walkable and asked the Commission to carefully consider.

Phillip Wheatley stated he is opposed to the connection. He stated the golf course is a large asset to the City and any extension through the golf course is not a financially sound or responsible decision.

Joey Green with the National Guard wanted a point of clarification, asking if the intent of the connector will be connecting to 2700 North. Ross stated it would connect at 2700 North. He asked that the Commissioners review House Bill 275 in regards to the military base. He expressed concern about the military training site.

Amanda Hardman Wilson is opposed to the connector stating that the furthest piece of property has not been developed and if the connector went through it would limit the opportunities. She stated if this is approved, it will have significant ramifications. She stated the connector would be environmentally damaging.

Lisa Hardman stated the road will impact 2100 North and is designed to carry heavy traffic patterns. She encouraged the potential of a commuter lane between East and West traffic between 2100 North. Lisa stated this would help to bypass the connector and is a proponent of finishing 2100 North as designed.

Laura Hardman stated she submitted a letter for the Commissioners to review and wanted to emphasize the discussions that had taken place between the Planning Department and the Hardman family property.

Keileen Pace stated her property will be affected by this connector. She wanted to emphasize there is a need and understands that it needs to be rectified, but that there is already a road that can be used, which is 2700 North.

Katie Bussell read the letter that was submitted by Laura Hardman.

Chairperson Newall closed the public hearing for the item.

Commissioner Carlson asked if there was any urgency for the decision tonight. Luke stated the environmental study is underway and this decision would influence the process. Ross stated the study will take months before it is complete. He clarified part of UDOT's process will have an open house for the public to attend. He acknowledged there would be an impact on some residents. Kim Struthers stated the area was in the County at the time and Hardmans wanted to keep the property in Lehi. He has stated there has been a collaboration with Hardmans. Ross Dinsdale stated the connectors that were presented are needed. Commissioner Carlson believed the item needed to be tabled. The commissioners discussed the item.

> **Motion:** Commissioner Jackson moved to send a positive recommendation of **Lehi City's request to amend the Lehi City Master Transportation Plan, adding a new master planned roadway alternative connecting Clubhouse Drive to Redwood Road;** including all DRC comments with the findings stated in the report and that the area desperately needs ingress and egress, with the note that this is not an endorsement of the precise road as presented, but rather the idea as a whole and strongly urged City Council to consider the other alternate routes. Commissioner Carlson seconded the motion.

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

Lehi City Master Transportation Plan
DRC Redline Comments

Lehi City- requests review of an amendment to the Lehi City Master Transportation Plan, adding a new master planned roadway alternative connecting Clubhouse Drive to Redwood Road.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Ross Dinsdale, James Farnsworth, Luke Seegmiller
Assigned Planner: Katie
Representatives of the Applicant Present: Ross, Luke
Date of Plans Reviewed: 8/31/23
Time Start: 1:20 PM
Time End: 1:26 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments.
Garion – Fire: No comment.
Ryan – Water/Sewer: No comment.
James – Parks: No comment.
Gary – Building/Inspections: No comment.
Shelbey – Public Works: No comment.
Ross – Engineering: No comment.
Luke- Traffic: No comment.
Kim – Planning:

1. This amendment helps direct traffic to Redwood Road rather than through Holbrook Farms which will be a benefit to residents in that development.

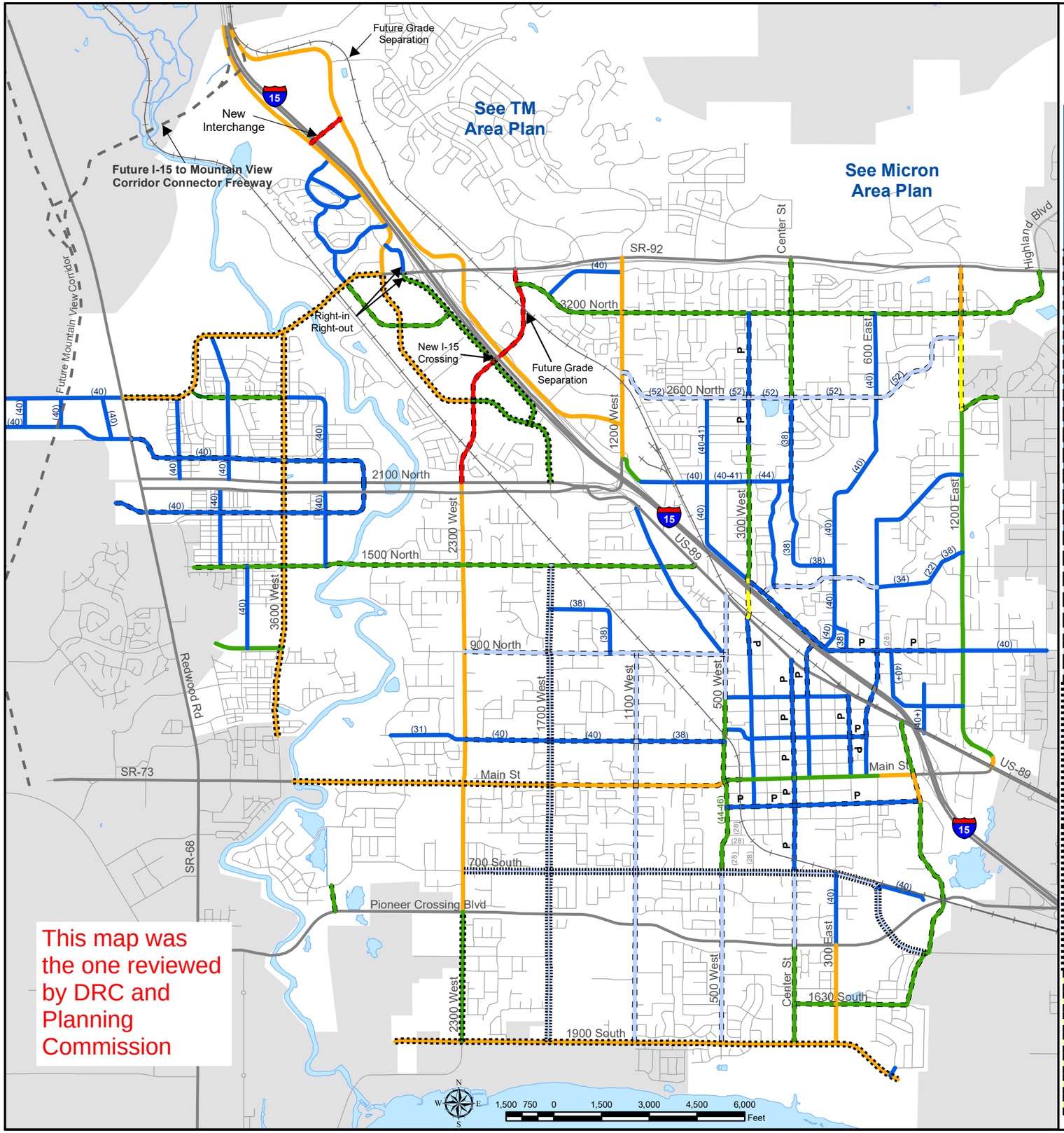
THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON SEPTEMBER 28TH.

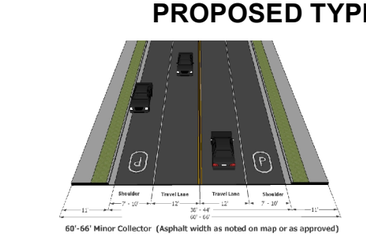
Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews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

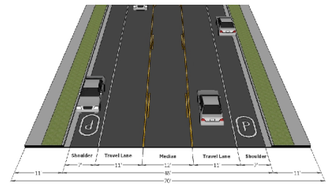
Lehi City Master Transportation Plan

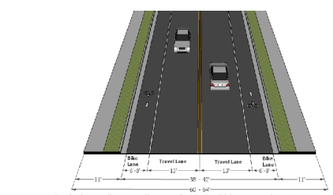
APPROVED BY THE LEHI CITY COUNCIL ON MAY 12, 2015

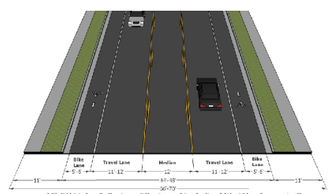
PROPOSED TYPICAL STREET SECTIONS

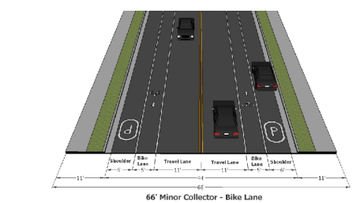


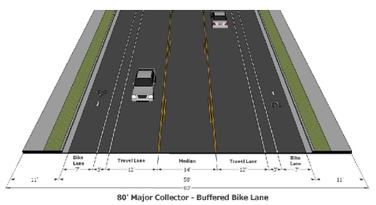

60'-66' Minor Collector (Asphalt width as noted on map or as approved)

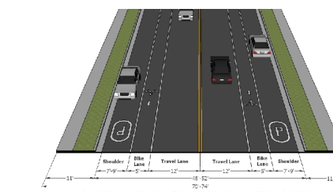

70' Major Collector

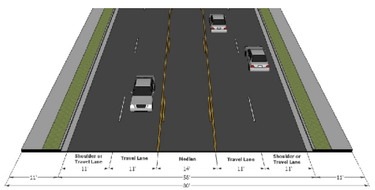

60'-64' Minor Collector - Bike Lane (Asphalt widths as noted on map or as approved)

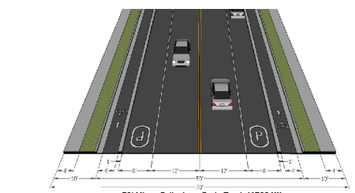

66'-70' Major Collector - Bike Lane (Asphalt width 48' unless noted)

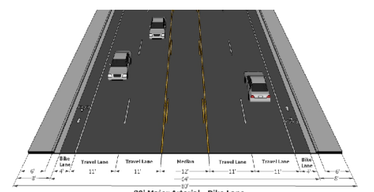

66' Minor Collector - Bike Lane

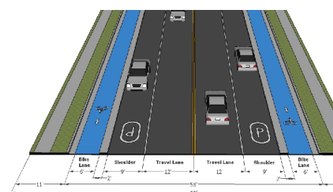

80' Major Collector - Buffered Bike Lane

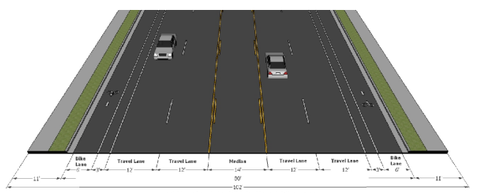

70'-74' Minor Collector - Bike Lane (Pavement width 48' unless noted)

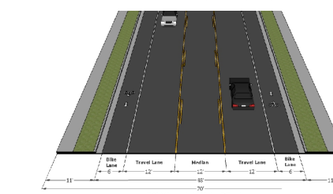

80' Major Arterial

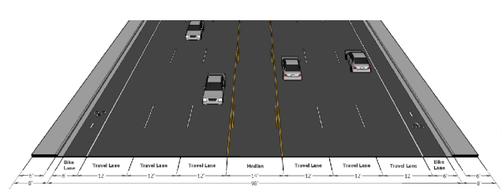

70' Minor Collector - Cycle Track (1700 W)


80' Major Arterial - Bike Lane


80' Minor Collector - Cycle Track (700 S)


102' Major Arterial - Buffered Bike Lane


70' Minor Arterial - Bike Lane


114' Principal Arterial

ORDINANCE NO: 61-2023

AN ORDINANCE AMENDING THE LEHI CITY MASTER TRANSPORTATION PLAN

WHEREAS, it has become necessary to amend the Lehi City Master Transportation Plan, to include regional bike and trail facilities throughout Lehi; and

WHEREAS, this amendment seeks to include the future extension of Clubhouse Drive to Redwood Road to keep pace with the high rate of current growth; and

WHEREAS, following a public hearing on September 28, 2023, the Lehi City Planning Commission reviewed the proposed revision and forwarded a positive recommendation to the City Council; and

WHEREAS, on October 24, 2023, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of September 28, 2023, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: the Lehi City Master Transportation Plan 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:

The Lehi City Master Transportation Plan is hereby amended.

PART II:

A. If a provision of this Ordinance 61 -2023 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 24th day of October, 2023.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder