Lehi City Council Meeting
Agenda
April 12, 2022

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

Pre-Council, 5:30 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

   2.1. Tour of the Transportation Control Center

   2.2. HTRZ Funding Discussion

   2.3. Water Outlook Discussion
   Water Conservation Communications Plan 22.pdf

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 Purchase Orders
   PO Index.pdf
   PO #7131.pdf

PO Request - Stuart C. Irby $289375.pdf

3.2. Approve Minutes from the March 22, 2022 City Council Meeting.
032222CC.pdf

Regular Agenda

4. Consideration of Resolution #2022-29, a Resolution of the Lehi City Council in support of Ukraine.
Petitioner: Lehi City
Res 2022-29.docx

5. Consideration of Project Selection for the 2022 Program Year Community Development Block Grant (CDBG).
Petitioner: Mountainland Association of Governments
Lehi FY22 CDBG application summary.pdf
Lehi Engineering FY22 application.pdf
Lehi Economic Development FY22 application.pdf
UCCJC FY22 application.pdf

6. Consideration of Resolution #2021-28 adopting a Tentative Budget for the City of Lehi for fiscal year 2023.
Petitioner: Lehi City
Res 2022-28.docx
FY 2023 MAYOR'S TENTATIVE BUDGET.pdf

7. Consideration of Resolution #2022-31 approving the Building Resilient Infrastructure and Communities Grant Articles of Agreement.
Petitioner: Lehi City
Res 2022-31.docx
Lehi City Award 76-10 Signed BR-20.pdf
Lehi City Award A of A BR-20.docx

8. Consideration of a Condominium Conversion for the Harding Shops located at 628 East State Street.
Petitioner: Randy Harding
CC Staff Report Harding Shops Condo Conversion 04.12.22.docx
Harding Shops Condo Conversion DRC 03.16.22 final.docx
Harding Shops Aerial.pdf
Harding Shops General Plan.pdf
Harding Shops Zoning.pdf
Harding Shops Condo Conversion 03.16.22 narrative, older plans.pdf

9. Consideration of Final subdivision approval for Lewis Landing, a two-lot commercial plat

located at approximately 4200 West 2100 North.
Petitioner: Gardner Company
CC Staff Report Lewis Landing Final Subdivision 04.12.22.docx
Lewis Landing Final Subdivsion DRC 03.16.22.docx
Lewis Subdivision Narrative.pdf
plat-10807.pdf
Lewis Landing Aerial Map.pdf
Lewis Landing GP Map.pdf
Lewis Landing Zoning Map.pdf

10. Consideration of Final subdivision approval for the Lehi Terrace, a 39- single family lot development located at 2900 North 1200 West in an R-2 PUD zone.
Petitioner: Symphony Homes
CC Staff Report Lehi Terrace Final Subdivision 04.12.22.docx
Lehi Terrace Final Subdivision DRC 03.30.22.docx
Lehi Terrace Plat and Plans.pdf
Lehi Terrace Landscape Plans.pdf
Lehi Terrace Playgound Details.pdf
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf

11. Consideration of Preliminary subdivision approval of Bushman Subdivision, a 21-lot residential project located at 1610 West 700 South.
Petitioner: Toby Cordova
CC Staff Report Bushman Preliminary Subdivision 04.12.22.docx
Bushman Preliminary Subdivision DRC 03.09.22.docx
Bushman Aerial.pdf
Bushman General Plan.pdf
Bushman Zoning.pdf
Bushman Preliminary Subdivision Construction Plans.pdf

12. Consideration of Preliminary subdivision approval for the River Point Phase 1, a 75-unit residential development located at 3600 West 1100 North.
Petitioner: Edge Homes
CC Staff Report River Point Phase 1 Preliminary Subdivision 04.12.22.docx
River Point Phase 1 Preliminary DRC 02.23.22.pdf
River Point Phase 1-aerial.pdf
River Point Phase 1- general plan.pdf
River Point Phase 1- zoning.pdf
River Point Phase 1 Preliminary Subdivision - narrative.pdf
River Point Phase 1 Preliminary Subdivision - plans.pdf
River Point Phase 1 Preliminary Subdivision - landscape plans.pdf

!Edge - (Caroline 2) Townhomes.pdf
!Edge - (Chantelle 2 - Page 2) Townhomes.pdf
!Edge - (Chantelle 2) Townhomes.pdf

13. Consideration of Ordinance #22-2022 approval of the Cold Spring Ranch Area Plan Amendment, amending the allowed ERUs, density ranges of pods, property, and setbacks.
Petitioner: DR Horton
CC Staff Report Cold Spring Ranch Area Plan Amendment 04.12.22.docx
Cold Spring Ranch Area Plan Amendment DRC 03.09.22.docx
Ord 22-2022.docx
Cold Spring Ranch Area Plan Amendment - aerial.pdf
Cold Spring Ranch Area Plan Amendment - general plan.pdf
Cold Spring Ranch Area Plan Amendment - zoning.pdf
Cold Spring Ranch Area Plan Amendment 03.09.22.pdf

14. Consideration of Ordinance #23-2022 approving updates and revisions to the Lehi City Design Standards and Public Improvement Specifications Manual for tree planting standards.
Petitioner: Lehi City Parks Department
CC Staff Report Trees and Landscape Design Standards Amendment 04.12.22.docx
Design Standards Updates for Trees DRC 03.02.22.docx
Ord 23-2022.docx
Design Standards Proposed changes Narrative.pdf
Design Standards Trees and Landscape Proposed Changes 2022.pdf

15. Consideration of Ordinance #24-2020 approving updates and revisions to the Lehi City Standard Drawings adding a master planned trail crossing detail.
Petitioner: Lehi City Engineering Department
CC Staff Report Lehi City Standard Details 02.24.22.docx
Standard Detail Updates - Trail Crossings DRC 02.23.22.docx
Ord 24-2022.docx
Trail Crossing Details.pdf

16. Consideration of Resolution #2022-27 changing the roadway name of a section of Autumn View Drive to Solstice Drive.
Petitioner: Lehi City
CC Staff Report Autumn View Drive Name Change 04.12.22.docx
Res 2022-27.docx
Autumn View Drive Partial Rename Map.pdf

17. Consideration of Resolution #2022-30 approving a master services agreement and a design and construction agreement with Uintah Basin Electronic Telecommunication dba STRATA Networks for an open fiber optic communications network.
Petitioner: Lehi City
Res 2022-30.docx

Fiber Master Services Agreement.docx
Fiber Design and Construction Agreement.docx

18. Adjournment

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

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: April 12, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Tour of the Transportation Control Center

Suggested Action:

Attachments:

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: April 12, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
HTRZ Funding Discussion

Suggested Action:

Attachments:

Agenda Item No: 2.3

City Council Agenda Item Report

Meeting Date: April 12, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Water Outlook Discussion

Suggested Action:

Attachments:

Water Conservation Communications Plan 22.pdf

Water Conservation Communications Plan

Draft – April 2022

1. INTRODUCTION

Lehi City Council passed Ordinance #11-2022 allowing the use of the Lehi secondary water system during the dates of April 15 to October 15.

Lehi City has a water conservation plan and is prepared to issue usage restrictions if necessary. Enforcing restrictions in the past has proven to be challenging. First, the watering schedule for restricted use allowed for watering every other day. The more efficient conservation practice is to water every 3-4 days. Second, volunteers placed an emphasis on issuing fines instead of educating the public on proper watering practices. Therefore, we have not found an effective way to enforce restrictions.

Lehi City does not currently meter pressurized irrigation usage, so it is difficult to determine how much water each residence uses. In addition, there is little to no incentive for using less water. Because of this, we feel that making a concerted effort to educate the public on the need to conserve and provide information on how to conserve will provide a greater benefit to our conservation efforts.

1.1 Purpose of this Document

This Communications Plan outlines the overall approach for communicating with stakeholders about the need to conserve water and best practices for efficiently using our pressurized irrigation resources. This document outlines general responsibilities for the internal communications and Water Department staff.

1.2 Goals of the Water Conservation Education Campaign

- Educate residents on best practices for using pressurized irrigation water.
- Demonstrate a responsible use of city resources.
- Encourage stakeholders and community partners to take steps to conserve.
- Decrease the amount of P.I. water used per connection.

1.3 Key Messages

- Lehi City and City Council have expressed a strong support in conservation efforts and helping the Water Department conserve water.
    - Education on where we get our water
    - Appreciation for the efforts done by Lehi residents.
    - The importance of waiting to water

- Lehi City ordinance asks residents to wait until April 15 for irrigation but pushing that off even longer can have a substantial impact on Lehi's water supply.

- Educating residents that with or without growth Lehi City would still need to work on conserving water.

  Elevator speech: Pressurized irrigation water is a valued resource in our community. Because we live in a desert and we are uncertain of what future snowfall will look like, we need to take steps as a community today to conserve our resources for tomorrow.

- Education on the Parks Department process and that the city will also be doing their part to conserve water.

1.4 Anticipated Schedule

April 2022

- Continue weekly #waterwednesday posts.
- Post "When do I start watering?" animated video.
- Post "Best Watering Practices."
- Send out Beautify Lehi newsletter featuring water conservation.
- Start featured "Water Facts" posts – (In-depth infographic explanations).
- Begin sharing Utah Water Division posts on Mondays.
- Water Conservation education at the Lehi Expo.
- Advertise sprinkler check resources.
- Post parks watering updates on Facebook.

May 2022

- Develop watering schedule for city facilities and post it on the website.
- Post "Utah's Water Climate" video.
- Post "Water Conservation-Xeriscaping" the second week in May.
- Continue weekly #waterwednesday posts.
- Post the monthly water update at the end of the month.
- Continue to post "Water Facts."
- Continue Utah Water Division posts on Mondays.
- Feature water department and conservation efforts during Public Works Week
- (May 15-22)

June 2022

- Continue weekly #waterwednesday posts.
- Continue Utah Water Division posts on Mondays.
- Continue to post "Water facts."
- Water Conservation education at the Lehi Round-Up at Round-Up Information Booth.
- Post the monthly water update at the end of the month.

July 2022

- Continue weekly #waterwednesday posts.
- Post the monthly water update at the end of the month.
- Continue Utah Water Division posts on Mondays.
- Water Conservation education at the Lehi Splash Party at Information Booth.

August 2022

- Continue weekly #waterwednesday posts.
- Continue Utah Water Division posts on Mondays.
- Continue to post "Water Facts."
- Post the monthly water update at the end of the month.

September 2022

- Continue weekly #waterwednesday posts.
- Begin posts on turning off irrigation water by October 15.
- Post the monthly water update at the end of the month.

October 2022

- Continue to post turning off water irrigation posts.
- Show video on how to turn off PI systems.
- Thank residents for their efforts post.
- Continue to post "Water Facts"

Agenda Item No: 3.1

City Council Agenda Item Report

Meeting Date: April 12, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Purchase Orders

Suggested Action:

Attachments:

PO Index.pdf

PO #7131.pdf

PO Request - Stuart C. Irby $289375.pdf

LEHI CITY
CITY COUNCIL AGENDA
April 12, 2022

Consent Agenda: Approval of Purchase Orders

INFORMATION:

Company	Description	P O Amount	Budget Amt (before PO)
Quick Silver Concrete PO 7131	Concrete Repairs Throughout the City	$100,000.00	$308,210.00
Stuart C. Irby Co	Power Inventory	$289,375.00	Inventory

PURCHASE ORDER

LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

7131

584144

ISSUED TO: QUICK SILVER CONCRETE
548 SOUTH 600 EAST

LEHI UT 84043

SHIP TO: STREETS
439 WEST 300 NORTH
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 03/16/2022

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	MISC CONCRETE REPAIRS THROUGHOUT THE CITY	100,000.00	100,000.00	32-70-70-170

TOTAL 100,000.00

Authorized By:

Department Head

Jason Walker
Mayor or City Administrator

City Council Approval Date *

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

Lehi City Purchase Requisition Request

Supplier	**Name**	STUART C. IRBY CO.		**Vender #**	
	Street	PO BOX 843959		**Date**	**4/6/2022**
	City	DALLAS	**State**	TX	
	Zip	75284	**Phone**	801-724-3000	

Dean Lundell

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

Quanity	Unit	Materials and Description	Price	Total
25		HOWARD 25 KVA HI-LIFT	$2,125.00	$53,125.00
		12470/7200 HV 240/120 LV SINGLE PHASE		
		TRANSFORMER DEAD FRONT LOOP FEED WELL		
		AND INSERTS WITH 5/8-IN SECONDARY STUD		
		BAYONET FUSING NO TAPS TANK MILD STEEL		
25		HOWARD 37.5 KVA HI-LIFT	$2,375.00	$59,375.00
		12470/7200 HV 240/120 LV SINGLE PHASE		
		TRANSFORMER DEAD FRONT LOOP FEED WELL		
		AND INSERTS WITH 5/8-IN SECONDARY STUD		
		BAYONET FUSING NO TAPS TANK MILD STEEL		
		6237-424376-201		
25		HOWARD 50 KVA HI-LIFT	$2,700.00	$67,500.00
		12470/7200 HV 240/120 LV SINGLE PHASE		
		TRANSFORMER DEAD FRONT LOOP FEED WELL		
		AND INSERTS WITH 5/8-IN SECONDARY STUD		
		BAYONET FUSING NO TAPS TANK MILD STEEL		
		6250-424376-201		
25		HOWARD 100 KVA HI-LIFT	$4,375.00	$109,375.00
		12470/7200 HV 240/120 LV SINGLE PHASE		
		TRANSFORMER DEAD FRONT LOOP FEED WELL		
		AND INSERTS WITH 5/8-IN SECONDARY STUD		
		BAYONET FUSING NO TAPS TANK MILD STEEL		
		62800-424376-200		
				$289,375.00

Justification:	Price Determination	
LEAD TIME FOR THESE TRANSFORMERS	Verbal Quote	
ARE 52 TO 60 WEEKS	Informal Bid	
NO OTHER TRANSFORMER COMPANY	Written Bid	*
WILL GIVE A QUOTE ON SINGLE PHASE	State Bid	
TRANSFORMERS FOR THE YEAR 2022	Other	
LEAD TIMES ARE 104 WEEKS		

Quotation

irby
A Sonepar Company

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

QUOTE DATE	ORDER NUMBER
04/05/22	S012942334

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

PAGE NO. 1

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

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

ORDERED BY: KENNY

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

INSIDE SALESPERSON	REQD DATE	FRGHT ALLWD	SHIP VIA
Joseph C Rho	04/05/22	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
			********* Shipping Instructions **********		
			* KENNY 385-201-2612 OFC	*	
			* 801-655-3042 MBL	*	
			* CLAY 801-900-0420	*	
			**********		
25EA		1	*HOIN 25KVAHLH1PPAD 25KVA 1PH PADMOUNT TRANSFORMER WITH HI-LIFT HANDLE (3518719) 12470Y/7200 240/120 NO TAPS LOOP	2125.000EA	53125.00
25EA		2	*HOIN 37.5KVA HI-LIFT HANDLE 12470GRDY/7200 HV TO 240/120 LV SINGLE PHASE PAD MOUNT TRANSFORMER DEAD FRONT LOOP FEED WELL AND INSERTS SECONDARY STUD BAYONET F CAT # 6237-424376-201	2375.000EA	59375.00
25EA		3	*HOIN 50KVA HI-LIFT HANDLE 12470GRDY/7200 HV TO 240/120 LV SINGLE PHASE PAD MOUNT TRANSFORMER DEAD FRONT LOOP FEED BUSHING WELL & INSERTS WITH 5/8-IN SECONDAR CAT # 6250-424376-201	2700.000EA	67500.00
25EA		4	*HOIN 100KVAHLH1PPAD 100KVA 1PH PADMOUNT TRANSFORMER WITH HI-LIFT HANDLE (3533024) 12470Y/7200 240/120 NO TAPS LOOP CAT # 6280-424376-200	4375.000EA	109375.00

*** This is a quotation ***

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

Subtotal	289375.00
S&H CHGS	0.00
Sales Tax	0.00
TOTAL	289375.00

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** Reprint ** Reprint ** Reprint **

Agenda Item No: 3.2

City Council Agenda Item Report

Meeting Date: April 12, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes from the March 22, 2022 City Council Meeting.

Suggested Action:

Attachments:

032222CC.pdf

LEHI CITY

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

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **March 22, 2022,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

Members Present: Mark Johnson, Mayor
Chris Condie, Council Member
Paul Hancock, Council Member (Excused for Pre-Council)
Katie Koivisto, Council Member
Mike Southwick, Council Member
Paige Albrecht, Council Member

Others Present: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Beau Thomas, Deputy City Administrator; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Kim Struthers, Planning Director; Dean Lundell, Finance Director; Chief Jeremy Craft, Fire Department; Shaye Ruitenbeek, Management Analyst; and Teisha Wilson, City Recorder.

DRAFT

Pre Council, 7:00 p.m.

1. Welcome and Opening Comment

Mayor Johnson welcomed everyone and noted that all Councilmembers were present; except for Council Hancock who will join the Regular Meeting. Councilor Condie gave the opening comment.

2. Presentations and Report

2.1 Ranked Choice Voting Presentation

Mayor Johnson stated that Kelleen Potter wanted to present on some statistics and survey results from the election. Mayor Johnson stated that they are not interested in debating or discussing Ranked Choice Voting at this time, but that he would be open to hearing the survey results. She stated that they conducted this survey because RCV is a pilot program and the State is interested in knowing if residents liked it. Y2 analytics conducted the survey which uses the gold standard for survey research methodology. They surveyed about 1500 people that used RCV and 500 respondent in a non-RCV election. The overall satisfaction was nearly the same for people voting with RCV and those that voted traditionally. She said that some of the technical issues were updated in a recent bill.

2.2 Power Rate Study Presentation

Joel Eves, Power Director, introduced David Berg to the Council. He was there to discuss the rate study and future options. He said they don't have any proposed rates at this point, so they are hoping that based on the discussion tonight they can get some guidance relative to rates. He said that they looked at operating results at existing rates. He noted that this is a high growth city and they looked at operating costs that are increasing. Wholesale power costs have increased due to market exposure and natural gas cost increases. They are guessing a 4% wholesale power increase, so over time they have a declining bottom line. The City is strong with cash reserves, so that's positive. He showed and discussed the current rate design. He stated that the commercial

customers are paying more on a per dollar bases compared to cost of service. They are also paying a demand charge rate. There was discussion regarding customer charges for residential use. He said that there are cost to read a meter and create a bill, but there are fixed costs. He said that they are well below Rocky Mountain Power with residential rates. He compared monthly customer charges in the area. The most was $17.50. Lehi is currently charging $0.
Rates haven't been changed in over 20 years, partly because wholesale power costs didn't change; however, that is no longer the case and those costs are increasing. They could implement a wholesale power cost adjustment which would be a formula that becomes part of your rate that automatically adjusts bills based on changes to wholesale power costs. If wholesale power goes up then bills increase, but if wholesale power decreases then the bill would decrease. Most utilities use this variable because whole power costs are so unpredictable. The Complexity of the system has changed dramatically from what it was 20 years ago, because there's more volatility in the market.

Mr. Berg said that he will be recommending a residential customer charge with some overall increases in rates with more on a percentage basis in the residential class then the other class due to cost of service. They will also try to fix some of the rate design issues and will suggest the wholesale power cost adjustment.

2.3 Discussion of Lehi City's Green Waste Program

Todd Munger gave an update on the Green Waste Program. Dean Lundell, Finance Director, stated that North Pointe is no longer processing the green waste, so the containers this year will be processed the same as the regular containers. The issue is that the green waste customers are charged less for their container. Mr. Lundell recommended that at the end of the year they tell residents that they no longer have this program so residents can keep their green waste container and use it as a second container and be charge $10.65 or someone can pick it up. Mayor Johnson would like to find an alternate program, possibly something with TSSD.

3. Agenda Questions

None.

4. Administrative Report

David Kitchen, HR Director, stated that Juneteenth is now a State and Federal Holiday, so the Council needs to decide if the city will observe the Holiday, if they will close that day and if they add another paid holiday to the employee schedule. He said they could shift a paid holiday, such as the day after Thanksgiving so that the city maintains the 12 paid holidays, or they can add a 13th. Mayor Johnson stated that he believes it's important to observe Juneteenth with the State and said that he would prefer to shift the paid holidays. Councilor Koivisto agreed that it's important to observe Juneteenth, but that the city should just add an additional paid holiday.

5. Mayor and Council Reports

None.

6. Consideration of Adjourning into a Closed Executive Session to discuss the purchase, exchange, or lease or real property.

This item was moved to the end of the Regular Agenda.

DRAFT

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 led the Pledge.

2. 20 Minute Citizen Input

Cristy Bulkley stated that she wanted to present some numbers on Ranked Choice Voting. She would like to provide some information and they hope to provide information on both sides of the issue. She was concerned that people didn't understand RCV and expressed concerns with the validity of the survey results that was presented earlier. She also presented poll data.

Mayor Johnson stated that he would only like to see data and survey results at this time, and that he didn't want to turn this into a debate. He said that if Lehi City decides to consider RCV again then that would be the time to discuss and debate the finer points.

Wendy Hart expressed concerns that in Lehi's RCV election there were 1,367 voters that only had their first choice tallied.

Heather Thomas, with Utah Freedom Coalition, stated that many of the legislatures do not like Ranked Choice Voting.

Tiffany Barker stated that she is concerned with how complicated it is to tally the votes of an RCV election and asked that the Council listen to the concerns with RCV.

Michelle Stallings stated that she was frustrated that she only had 1 vote tallied in a two seat race. She wants to see more presentations from others that are opposed to RCV.

Jason Preston stated that our elected officials represent the people and not lobbyists. He stated that people are concerned with election integrity and he sees that there are many people that are concerned with RCV.

Candy Ward stated that there was confusion with RCV.

Councilor Koivisto stated that the Council had many discussions regarding RCV and noted that the City would have to opt-in if they wanted to participate again.

Mayor Johnson stated that he doesn't want to debate this now because no decision is going to be made tonight. He said that your opportunity to come and discuss this is when they begin the election process in a year from now.

3. Consent Agenda

3.1) Approve minutes from the February 22, 2022 and March 1, 2022 City Council Meetings.

3.2) 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.

4. Consideration of Resolution #2022-25, adopting the Mountainland Pre-Disaster Hazard Mitigation Plan.

Shauna Mecham stated that she attended a previous meeting and presented the plan and maps then. She said that FEMA has given their approval of the plan.

Motion: Councilor Condie moved to approve Resolution #2022-25, adopting the Mountainland Pre-Disaster Hazard Mitigation Plan. 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.

5. Consideration of Resolution #2022-23, amending Section II: Employee Policies (Employee Hiring) of the Lehi City Employee Policy Manual.

David Kitchen, HR Director, stated that this addresses employees who may run for office and elected officials who want to apply for employment with Lehi City. The Mayor wanted to ensure that this did not apply to members of the Planning Commission and other city committee board members.

Motion: Councilor Koivisto moved to approve Resolution #2022-23, amending Section II: Employee Policies (Employee Hiring) of the Lehi City Employee Policy Manual; and noting that the "or appointed" statement be omitted, and clarify that the language states that this does not apply to Lehi City committee board members such as the Planning Commission. 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.

6. Budget Amendment for FY 2022

a. Public Hearing

Mayor Johnson opened the public hearing.

David Watson asked a question.

b. Consideration of Resolution #2022-18, amending the Budget for the City of Lehi for FY 2022.

Motion: Councilor Southwick moved to approve Resolution #2022-18, amending the Budget for the City of Lehi for FY 2022. Councilor Hancock seconded the motion.

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

7. **Consideration of Resolution #2022-17, approving a 2022 amended and restated sewer treatment services contract and collection maintenance agreement between Lehi City and Timpanogos Special Service District (TSSD).**
This item was pulled from the agenda.

8. **Consideration of Resolution #2022-21, approving a Utah Association Municipal Power Systems (UAMPS) power exchange member risk management policy.**
Joel Eves, Power Director, stated that this identifies the employees that are authorized to make power purchases.

Motion: Councilor Hancock moved to approve Resolution #2022-21, approving a Utah Association Municipal Power Systems (UAMPS) power exchange member risk management policy. 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.

9. **Consideration of Resolution #2022-22, approving a Development Agreement for the Park Place Suites mixed use project located at approximately 2600 North 1200 West in a proposed Mixed Use Zone.**
Ryan Wood, City Attorney, stated that this agreement reflects the discussion and direction from the Council that was given during the previous Council meeting.

Motion: Councilor Southwick moved to approve Resolution #2022-22, approving a Development Agreement for the Park Place Suites mixed use project located at approximately 2600 North 1200 West in a proposed Mixed Use Zone. Councilor Hancock seconded the motion.

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

10. **Consideration of Concept approval for the Thanksgiving Station Concept Plan, a 77.8-acre mixed-use development, including 2,000 new residential units, within the Thanksgiving Point Area Plan located at Ashton Boulevard and Executive Parkway.**
Johnathon Bankhand was representing the applicant. He said that the concept plan aims to address major issues facing Lehi, the region and the State, such as housing affordability, air quality, water and traffic; as well as trying to provide for the ongoing support of Thanksgiving Point. He said that they have preserved the elements that make a Transit Oriented Development (TOD) work well. The bulk of the major infrastructure upgrades that would have been needed with the previous proposal are no longer necessary for this proposal. He noted that any needed infrastructure requirements can be addressed with impact fees which will be clearly defined in the Area Plan.

They anticipate that 1800 units of the residential density will be centered in the TOD. In terms of open space, the TOD will meet the requirements which will be outlined in the Area Plan. He noted that on the south end they have 200 residential units, some neighborhood commercial and the business park zoning.

Mr. Bankhead said that some of the primary concerns they heard were regarding traffic. They have updated the traffic report. He said that the Clubhouse Drive extension makes a significate difference and they are doing all they can to move that along. The Legislature has approved $4 million for the Environmental Impact Study and beginning of the design phase. They are hoping to have the completed construction done by 2025 or 2026. They will continue to fine tune the traffic report, and right now they are proposing a trigger that the development cannot exceed 850 units or 400,000 square feet of office until the Clubhouse Drive extension is complete. Mr. Bankhead stated that there are several traffic improvements that can be done before the extension road is complete. Specifically at the intersections of Ashton/Triumph, and 2100 North/Triumph, and 2300 West. There are widening improvements, traffic signal improvements, and added right-turn lanes.

Ryan Thomas, with Stack Real Estate, explained the south portion of the plan. He said that they intend to exclude some of the uses in the business park zone including mid-rise office, medical cannabis, and brew pub. The proposed use would be office warehouse. He presented an iteration that showed a 37-foot buffer, with an additional gap for employee parking between the current residents and the office/warehouse buildings. It ends up being about 109 feet between the residential fences and the building. The dock doors for trucks would be on the north side. They are also planning to install an 8-foot concrete fence. They are proposing a gas station, car wash, and hotel on the north. Mr. Thomas said that these uses will keep people off of 2100 North, Clubhouse Drive and Triumph. Mr. Bankhead sated that the 200 residential units will be north of the gas station. They thought it best to have the residents closer to the theater and Thanksgiving Point for pedestrian access. This location also has potential for a BRT stop.

Mr. Bankhead pinpointed where they would like to place a grocery store. Councilor Koivisto stated that she would like to see triggers for a grocery store. Mr. Bankhead stated that it could be challenging because they ultimately don't have control; however, they are motivated to get a grocer because it will help with the TOD's success.

Mr. Bankhead stated that they are planning on traffic improvements prior to the Clubhouse Drive extension. Ryan Hales, with Hales Engineering, specifically addressed some of those improvements which included turning pockets at the intersections, and a southbound free right turn movement at 2100 North and Triumph.

McKay Christensen, with Thanksgiving Point, stated that he supports this because it preserves areas of the institute and provides ongoing support for their purpose.

Mr. Struthers stated that any triggers will be part of the new Area Plan.

Mayor Johnson asked for public comments.

Josh Brooks expressed frustration with the bottle neck on 1-15 through Lehi.

Jeff Sowden talked about the developments that went to a voter referendum. He suggested that the Council create a committee for feedback.

Evan Ames was in support of the project and stated that there is a need.

Connor Holler was in support of the development and believes that this is a smart development.

Junior Fini was in support of the proposal and was looking forward to it.

David Watson expressed concerns with loosing the golf course and the traffic impact.

Michelle Stallings was concerned with extending Clubhouse Drive, putting pressure on the schools, and using taxes to fund the infrastructure.

The Council agreed that this project has been in the design process and has been discussed for a few years and they've seen many different iterations.

Councilor Koivisto stated that she is concerned with the infrastructure and was not in support of the Clubhouse Drive extension. She also didn't agree with the 2000 additional units that were approved in this area as part of the General Plan amendment. She also believes that it's not fair to change the Area Plan. She wants to ensure that there are triggers in place to make sure that the infrastructure is there.

Councilor Condie stated that looking at what has changed from last time. He appreciates the unity with the different parties involves in the development. There are 4 parties, the developer, UDOT, UTA and the City and it's important to make sure that we have the commitments from UDOT and UTA to make this successful. He believes that if the right triggers are in place that it will be successful.

Councilor Hancock stated that the infrastructure can support up to 2000 residential units in this area, but that it's not guaranteed. He was very concerned about the funding mechanism for 5400 units, but the 2000 units can be funded through traditional means. He believes that this is a long-term solution for public transit and overall transportation. He appreciates that UTA is a partner on this application making them vested in its success. This project won't detract from the current Thanksgiving Point amenities.

Councilor Albrecht stated that the triggers are very important for her. She wants to make sure that it doesn't get worse before it gets better. She agreed that this is a long-term solution, and she will be looking carefully at the TOD components to ensure it's success. She said that this is a huge change from what was originally planned, so some of the triggers may be unconventional.

Councilor Southwick agreed with the triggers and believes that a grocer is crucial to it's success. He was very concerned with the 5400 units, but he is comfortable with 2000. He said that not everyone likes this type of development, but there is a demographic that needs and wants this type of development.

Mayor Johnson stated that about 4 years ago they discovered that the Thanksgiving Point Area Plan had been overbuild, so all development was stopped until they could submit a revised plan. They know that there is a need to accommodate future growth. He stated that they looked at many different options for traffic solutions and the Clubhouse Drive Extension was the best option. He also believes that they can find a way to keep the golf course.

Ryan Wood explained that staff and the developer can work out the timing and phasing in the Area Plan.

Motion: Councilor Condie moved to approve the Concept for the Thanksgiving Station Concept Plan, a 77.8-acre mixed-use development, including 2,000 new residential units, within the Thanksgiving Point Area Plan located at Ashton Boulevard and Executive Parkway; including all Planning Commission and Development Review Committee comments; noting that the triggers or stipulations will be in the Area Plan and include 1. The Business Park zone will be in the south development and that Office Warehouse is one of the very few ususes in this zone. 3. That there is a better understanding of the Clubhouse Drive extension and when the construction/completion will occur. 4. That there is a trigger for the number of units/square footage that cannot be exceeded before the clubhouse drive extension is completed. He suggested that they begin by looking at 600 units as the limit, but that number can be looked at by the developer and staff and then recommended to the Council. 5. The traffic improvements need to be specified for Ashton/Triumph, 2100 N/Triumph, and Clubhouse Drive Extension. Also include what can be done prior to that extension to help alleviate traffic. 6. The 200 units on the south side should be retail on the bottom and residential on top. 7. He said that retail is a huge component to the development's success and that the Area plan should include a retail requirement. 8. Specify the buffer on the south side between the current residential and future Business Park zones; noting that the truck access be on the north side. Mr. Condie stated that these should be guiding principles as they move toward the completion of the Area Plan and establish a triggers list. Councilor Southwick seconded the motion.

Councilor Condie clarified that he wants to see a compiled timeline for the estimated construction and completion of Clubhouse Drive.

Councilor Hancock made the following suggestions to include in the motion. 1. Include a finding that the car wash and gas station to the south will help capture traffic that might otherwise leave the area. 2. Would like to see the traffic improvements prior to or in conjunction with construction of the project. 3. He wanted to clarify that the 200 residential units to the south be conditional on a mixed-use retail/residential development only. 4. Also with the findings that the original proposal was cause for concern with the needed infrastructure upgrades and the costs for that; however, with this new proposal, the infrastructure improvements are manageable. 5. Also with the finding that a project like this can unlock funding that can assist with regional transportation improvements.

DRAFT

Amended Motion: Councilor Condie amended his motion to include Councilor Hancock's comments. Councilor Southwick seconded the amendments to the motion.

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

11. Consideration of Ordinance #18-2022, approval of the Thurman General Plan Amendment on 1.54-acres of property located at 805 East Cedar Hollow Road, changing the land use designation from VLDR (very low density residential) to LDR (low density residential).

Richard Thurman was representing the applicant.

Motion: Councilor Koivisto moved to approve Ordinance #18-2022, approval of the Thurman General Plan Amendment on 1.54-acres of property located at 805 East Cedar Hollow Road, changing the land use designation from VLDR (very low density residential) to LDR (low density residential); including any Development Review Committee and Planning Commission comments. Councilor Condie seconded the motion.

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

12. Consideration of Final subdivision approval for the Gardner Point Phase 5, a 103-lot residential development located at 1350 North 3600 West.

Brandon Watts was representing the applicant.

Motion: Councilor Hancock moved to approve grant Final subdivision approval for the Gardner Point Phase 5, a 103-lot residential development located at 1350 North 3600 West; including any Development Review Committee and Planning Commission comments. 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.

13. Consideration of Preliminary subdivision approval for the Somerset Hills, a 5-lot residential subdivision located at 795 East 760 North in an R-1-8 zone.

Mark Garza was representing the applicant.

Motion: Councilor Southwick moved to grant Preliminary subdivision approval for the Somerset Hills, a 5-lot residential subdivision located at 795 East 760 North in an R-1-8 zone; including any Development Review Committee and Planning Commission comments. 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.

14. Consideration of Ordinance #19-2022, approval of a General Plan Amendment for The Falls at the Point, changing approximately 11.1-acres located at approximately 4200 North Digital Drive from Light Industrial and Commercial to Mixed-Use.

Steven Mecham stated that this is exciting for development the will be located close to transit. He understands that there are some issues but believes that they can resolve any engineering concerns.

Curtis Minor presented the project design which included a hotel and multi family residential. He said that this property is positioned for minimal impact to the surrounding residents. He said that there are issues that need to be resolved on this property including access to utilities. They believe that they can work with other property owners and developers, to bring a solution to this area.

There was discussion about the freeway interchange and BRT and when the timing for those might occur.

Mayor Johnson stated that when they updated the General Plan, they allocated all the density to the TODs and this area was not included. The capacity for ERUs is crucial. He also said that this is between TODs and not within those limits.

Kim Struthers stated that they need to choose in this area where they want the density. Staff suggested that the density be reserved for the TOD areas. They were also concerned that the development is mixed use horizontally, which is more of a suburban model.

Councilor Hancock would like to see a joint proposal for the entire area.

Councilor Condie stated that this is a pristine project and he wasn't sure that Commercial is the best use for this property. There was discussion about the sewer and issues with that.

Councilor Hancock stated that that he's not comfortable giving away 400 units to something that doesn't further enhance for make the TOD work or further incentive UTA to get the BRT line constructed. He suggested that they work out something with the developers that own property in the TOD location.

Lorin Powell stated that they recently updated the General Plan and this doesn't fit in the plan. The Mayor said that they need to save the density for the TOD so that it functions properly.

There was discussion about possible development options for this site.

Dave stated that he is with the development group and said that they are willing to come back with a plan that involves all of the developers in the area.

Councilor Hancock stated that he is open to hearing a proposal for how they would cover the exponential development costs of adding additional density to the General Plan, but for right now, they would prefer to keep the density in the TOD so that it's more likely for UTA to extend their BRT line.

DRAFT

Motion: Councilor Koivisto moved to deny the General Plan Amendment for The Falls at the Point, changing approximately 11.1-acres located at approximately 4200 North Digital Drive from Light Industrial and Commercial to Mixed-Use; with the findings that the lack of infrastructure for the sewer, pressurized irrigation, and water; and it does not fit with the recently approve General Plan; and suggesting that the developer work with staff and other developers in the area to try to resolve the infrastructure concerns before a new application is brought to the Council. Councilor Condie seconded the motion.

Councilor Condie clarified that specifically the residential component to the mixed-use proposal doesn't work here.

Councilor Hancock wanted to preserve the 1000 residential units for the TOD zone and that the applicant would need to solve infrastructure issues for anything beyond that.

Mayor Johnson stated that it would also be helpful for UTA to be involved in the analysis.

Amended Motion: Councilor Koivisto amended her motion to included the above suggestions. Council Condie seconded the amendments.

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

15. Consideration of Ordinance #20-2022, approval of the Fort Street Zone Change on 4.79-acres of property located at approximately 3300 North 1200 West from TH-5 to Commercial and R-1-10.

Jenny Taumoepeau was representing the applicant stated that they are planning for a medical office building. It is in compliance with the General Plan.

Kay Montague was opposed to the project and wanted to keep the property as TH-5 or rezone as LDR. She stated that they were not given notice to the change of the General Plan that was approved in January. She purchased her home with the understanding that the previous plan showed this property as residential. She stated that the zone change will be inconsistent with the surrounding property, that it's not consistent with the goals and policies of the General Plan, a change to the use will unduly affect her property, and violate privacy and create a nuisance. This change will not benefit or provide any gain to the health safety and welfare of residents. The additional traffic will increase the risk of harm to children and residents and there is no community benefit.

James Lewis was opposed to the development and agreed with what Ms. Montague said. This area should remain residential.

Mason Hilton was opposed to the development. He doesn't see an advantage to the public and worries about the safety of children.

Steve showed some pictures of how the development would affect their property. He said that the property is very high so a three-story building would be intrusive. He said that if it were approved then screening would be very important. He also felt that they didn't receive property notice for the General Plan amendment.

Tanner Yarden was opposed the development and was concerned with a three story building and privacy.

Ms. Taumoepeau stated that they intent to work with the grade of the property.

There was discussion about notifications for the comprehensive update to the General Plan, which did not include mailing notices to every resident. Mr. Struthers stated that the public hearings were properly noticed for the General Plan update.

There was discussion regarding the proposed use and how it complies with the General Plan.

The Mayor suggested that they table the item to ensure that the public notification were done correctly.

Councilor Albrecht stated that there will be opportunities to mitigate the resident's concerns.

Motion: Councilor Koivisto moved to table this item to determine if the zone change and general plan update was noticed properly and that it could be on the April 12th agenda. Councilor Hancock seconded the motion.

Councilor Condie expressed concerns with tabling this because anyone could claim that the noticing wasn't done. Mr. Wood explained that there is an appeal process if someone felt that it wasn't noticed properly.

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

16. Consideration of Resolution #2022-24, a resolution of Intent to Annex the Kiene Addition Annexation, 5-acres located at 7521 North 8000 West (1650 South Center) with R-1-22 zoning.

Andy Welch was representing the applicant.

Motion: Councilor Condie moved to approve Resolution #2022-24, a resolution of Intent to Annex the Kiene Addition Annexation, 5-acres located at 7521 North 8000 West (1650 South Center) with R-1-22 zoning; including any Development Review Committee and Planning Commission comments. 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.

17. Consideration of granting an exception to allow utility and roadway construction on Vistas at the Point Townhomes, located at approximately 5600 North Traverse Mountain Blvd in a TOD zone, prior to the Point of the Mountain Water Well being fully operational.

Jared Morgan was representing the applicant. He stated that they wanted to move forward with utility construction but needed the Council's approval to do so.

Motion: Councilor Hancock moved to direct staff to work with the GWC on a development agreement that would preclude them from going vertical and that there is no further vesting on the property until the critical issue is resolved, and that when specific conditions are met, then they can be granted full development rights. 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.

18. Consideration of Resolution #2022-18, appointing a new Board Member to the Lehi City Historic Preservation Commission.

Motion: Councilor Condie moved to approve Resolution #2022-18, appointing a new Board Member to the Lehi City Historic Preservation Commission. 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.

19. Consideration of Resolution #2022-20, appointing new Committee Members to the PARC Advisory Committee.

Motion: Councilor Hancock moved to approve Resolution #2022-20, appointing new Committee Members to the PARC Advisory Committee. 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.

20. Consideration of Resolution #2022-26, approving a contract to prequalify a contractor for the Lehi City Emergency Debris Management Plan.

Motion: Councilor Southwick moved to approve Resolution #2022-26, approving a contract to prequalify a contractor for the Lehi City Emergency Debris Management Plan. 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.

21. Consideration of Ordinance #21-2022, an Amendment to the Development Code for the Lehi City Standard Details.

Motion: Councilor Koivisto moved to approve Ordinance #21-2022, an Amendment to the Development Code for the Lehi City Standard Details. 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.

6. Consideration of Adjourning into a Closed Executive Session to discuss the purchase, exchange, or lease or real property.

Motion: Councilor Koivisto moved to adjourn into a Closed Executive Session to discuss the character, professional competence, or physical or mental health of an individual. 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.

14. Adjournment

With no further business to come before the City Council at this time, Councilor Hancock moved to adjourn the meeting. Councilor Southwick seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 1:15 a.m.

Approved: April 12, 2022 Attest:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

DRAFT

Agenda Item No: 4

City Council Agenda Item Report

Meeting Date: April 12, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2022-29, a Resolution of the Lehi City Council in support of Ukraine.

Suggested Action:

Attachments:

Res 2022-29.docx

LEHI CITY

RESOLUTION NO. 2022-29

A RESOLUTION OF THE LEHI CITY COUNCIL IN SUPPORT OF UKRAINE

WHEREAS AFTER decades of foreign rule and control over Ukraine, and its neighboring countries, Ukraine won independence from the former Soviet Union in 1991;

WHEREAS on February 8, 1994, Ukraine joined the North Atlantic Treaty Organization's (NATO) Partnership for Peace program to strengthen ties with European members as an Enhanced Opportunities Partner;

WHEREAS, on December 5, 1994, the Russian Federation, the United Kingdom, and the United States of America signed the Budapest Memorandum on Security Assurances, wherein each country pledged to respect the sovereignty of Ukraine and its borders, and refrain from the threat or use of force against Ukraine;

WHEREAS in February of 2014, in the wake of the Revolution of Dignity, the status of Crimea and parts of Donbas, internationally recognized as part of Ukraine, came into question. During those conflicts Russia annexed Crimea in 2014, with the War in Donbas waged by separatists, supported by Russian volunteers and Russia itself, continued;

WHEREAS throughout 2021 and 2022, Russia conducted numerous military exercises and amassed large caches of military equipment near the Ukraine borders; then, on February 23, 2022, conducted a multiprong and unprovoked invasion into Ukraine from the east, north, and southern borders;

WHEREAS while peace talks between Ukraine and Russian authorities continue many hundreds, perhaps thousands of Ukrainian civilians have died in wanton slaughter, with cities, businesses, and sovereign Ukrainian lands laid waste at the hands of Russian forces – all under the direction of Vladimir Putin;

WHEREAS while Russian aircraft bombings, artillery, and rockets assault lands throughout Ukraine, tanks, cluster bombs, thermobaric "Vacuum Bombs" cause widespread and random destruction, killing and horrifying Ukrainian people of all ages;

WHEREAS in response to Russian's unfounded war and increased violence, the Ukrainian military have been joined by the nation's people, members of parliament, and their president Volodymyr Zelensky in taking up arms in defense of their country's capital Kyiv and throughout all the nation;

WHEREAS the United States, European and other countries, and many thousand Russians are making repeated calls for an end to the bloodshed, and for the Russian forces to withdraw out of a sovereign land; all have bene ignored by President Putin;

WHEREAS many nations have imposed economic sanctions to limit and significantly disable the Russian government from continuing to prosecute its war against Ukraine, as well as provide critical armaments and supplies to aid the sovereign people in their own defense.

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

1. Hears, recognizes, and commends the resolve and restraint shown by a courageous Ukrainian people for their right of sovereignty, and publicly recognizes and honors the uncounted men and women and children who gave and are giving their lives to maintain their independence and freedom;

2. Stands with the people of Ukraine in the defense of their natural rights and for the right to maintain the integrity of their sovereign, national borders;

3. Denounces Russia's baseless invasion of Ukraine and joins with the Utah State Legislature and State Executive in standing in solidarity with the people of Ukraine;

4. Commends and supports Utah's House Concurrent Resolution 21 (2022) concerning the conflict in Ukraine and encourages Utah's governor, with the President of the United States, to continue to seek nationwide support for the country of Ukraine;

5. Encourages ongoing support and unity between the United States of American, the European nations, and other allies and provide direct support and relief to the Ukrainian government and the Ukrainian people; and to aid in Russia's withdrawal from Ukraine, and to reaffirm Ukraine's sovereignty;

6. Supports, strengthening alliances among nations of the world in support of independence of each country, and for each nations' citizens unalienable right to live without fear of reprisal;

7. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 12th day of April, 2022.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: April 12, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Project Selection for the 2022 Program Year Community Development Block Grant (CDBG).

Suggested Action:

Attachments:

Lehi FY22 CDBG application summary.pdf

Lehi Engineering FY22 application.pdf

Lehi Economic Development FY22 application.pdf

UCCJC FY22 application.pdf

FY22 Community Development Block Grant (CDBG) Applications

Applicant	Request Amount	Project
Lehi Engineering	$269,000.00	Infrastructure Improvements
Lehi Econ Dev	$50,000.00	Revolving Loan Fund
Children's Justice Center	$5,000.00	Therapy services
MAG admin	$40,000.00	CDBG program admin

Total: $364,000.00

Anticipated FY22 Allocation: $309,424.00

Overage: ($54,576)

B. Agency Information

Completed by dbutler@lehi-ut.gov on 1/31/2022 2:14 PM

Case Id: 30156
Name: Lehi City CDBG - 2022
Address: *No Address Assigned

B. Agency Information

Please provide the following information.

ADDITIONAL AGENCY INFORMATION
FEDERALLY REQUIRED INFORMATION: (The following information is required by the U.S. Department of Housing and Urban Development (HUD) for reporting purposes.)

B.1. DUNS Number
165165581

B.2. Federal Tax or Employer Identification Number (EIN):
87-6000240

B.3. Legal Status of Applying Organization:
Local Government

FINANCE DIRECTOR
B.4. First Name
Lorin

B.5. Last Name
Powell

B.6. Mailing Address
153 North 100 East Lehi, UT 84043

B.7. Email Address
ltpowell@lehi-ut.gov

B.8. Phone Number
(385) 201-2528

PAST AWARD AND PERFORMANCE
B.9. If your organization has received a past CDBG award please assess your project accomplishments and grant managements performance
City Staff and consultants with additional funding from the city allowed for these projects to be completed.

B.10. Describe your organizational capabilities. – How are people and resources brought together to accomplish the project?
Lehi City Engineering, Water Department, Streets Department, & Drainage Departments all assisted in the design, administration and construction at no cost to the project. The Design engineer and Construction was preformed by

others and completed a successful project.

B.11. Please list prior year CDBG funding in the table below. Include all awards from Provo, Orem, Lehi, or Utah County.

Funding Year	Award Amount	Source	Project
FY2016	$225,236.00	Lehi	300 West - Main to 200 N
FY2017	$227,442.00	Lehi	100 North - 100 E to 400 E
FY2018	$250,990.00	Lehi	100 North - 100 E to 400 E
FY2019	$251,815.00	Lehi	300 North - Center to 300 W
FY2020	$267,127.00	Lehi	300 North - Center to 300 W
	$1,222,610.00		

C. Proposed Project

Completed by dbutler@lehi-ut.gov on 2/10/2022 11:48 AM

Case Id: 30156
Name: Lehi City CDBG - 2022
Address: *No Address Assigned

C. Proposed Project

Please provide the following information.

C.1. Project Location
300 West - from 300 North to 900 North

C.2. Project Description
Install Curb & Gutter, sidewalk and pavement on the east side of 300 West - north from 300 North to 900 North. We want to fill in the gaps - the sections that do not have these improvements, and a section that needs to be replaced.

C.3. Activity Type
Infrustructure

C.4. If other, please explain.
N/A

C.5. Low- and Moderate- Income Breakdown: Based on HUD LMI guidelines, calculate the breakdown of LMI persons your project will serve. Percent of total beneficiaries is calculated by dividing the number of persons served in an income category by the TOTAL number of persons served and multiplying by 100.

Income Level	Number	Percentage of Beneficiaries
81% AMI + Non-LMI	13	50.00 %
51-80% AMI Low Income	6	23.10 %
31-50% AMI Very Low Income	7	26.90 %
0-30% AMI Extremely Low Income	0	0.00 %
TOTAL		100.00 %

C.6. Describe how these figures were obtained or data source used.
I went out and contacted the residents and had them fill out the survey form as instructed.

C.7. Project Need: Explain why the project is needed. What problem would your proposed project address?
This project will install curb & gutter, sidewalk, and pavement which will greatly improve the safety on this section of 300 West and will complete the sidewalk on the east side all the way from Main Street to State Street. This road is a frequently used north/south corridor in Lehi, and is a critical element of the Lehi City Master Transportation Plan.

C.8. What Supporting evidence and/or data do you have to substantiate this need?

Traffic counts and adopted Downtown Revitalization Plan.

C.9. Please describe the project outcomes.
Improved traffic circulation and pedestrian mobility.

C.10. How will you measure these outcomes?
Traffic and pedestrian counts

C.11. Project Objective: Please state the project objective that most accurately describes what will be accomplished by carrying out this activity.
Suitable Living Environment - Activities that benefit communities/ families/individuals
by addressing issues in their living environment.

C.12. Project Outcome: Please state the proposed project performance measurement outcome that most accurately describes what will be accomplished by carrying out this activity.
Availability/ Accessibility - Activities that make services, infrastructure, housing, and shelter available and accessible.
Note that accessibility does not only refer to
physical barriers.

D. Project Cost and Funding Sources

Case Id: 30156
Name: Lehi City CDBG - 2022
Address: *No Address Assigned

Completed by dbutler@lehi-ut.gov on 2/2/2022 8:57 AM

D. Project Cost and Funding Sources

Please provide the following information.

D.1. Total Request:
$269,000.00

D.2. Indicate how the project cost was determined. If actual project cost is not known, provide a cost estimate, and explain what it is based on:
Cost estimates are from previous projects.

D.3. Budget - Provide a specific and detailed project line-time budget:

Line Item	Requested Lehi City CDBG	Other Leverage Funds
Mobilization	$15,000.00	$0.00
Traffic Control	$5,000.00	$0.00
Curb & Gutter	$24,700.00	$0.00
Sidewalks	$27,360.00	$0.00
ADA Ramps	$6,000.00	$0.00
Driveway Approaches	$16,000.00	$0.00
Asphalt Pavement	$56,310.00	$0.00
Sump	$10,000.00	$0.00
Catch Basin	$6,000.00	$0.00
Storm Drain Piping	$4,000.00	$0.00
Storm Drain Manhole	$7,000.00	$0.00
Rock Mulch	$10,000.00	$0.00
Sod Replacement	$2,000.00	$0.00
Removals	$1,500.00	$0.00
Replace Curb & Gutter	$7,980.00	$0.00
Replace Sidewalks	$8,170.00	$0.00
Replace ADA Ramps	$3,000.00	$0.00
Replace Driveway Approaches	$4,000.00	$0.00
Replace Asphalt Pavement	$2,100.00	$0.00
Sump	$10,000.00	$0.00
Removals	$4,500.00	$0.00
Engineering	$25,000.00	$0.00
Misc	$13,380.00	$0.00
TOTAL	$269,000.00	$0.00

D.4. CDBG Request and Other Sources of Funding: If known, please specify other sources of funds, and indicate below if these are committed. Total project cost should equal the sum of all listed sources of funds.

Funding Source	Source Name (provide details on Source)	Total Amount	Funding Status
CDBG Request	2022 CDBG	$269,000.00	Non-Committed
Other HUD Source		$0.00	
Other State/Local Source	City Funds	$0.00	Committed
Non-HUD Federal Source		$0.00	
Other		$0.00	
TOTAL		$269,000.00	

D.5. Project Timeline: Please provide a detailed timeline of all project activities and milestones.

Approximate Start Date	Approximate End Date	Milestone/Activities	Notes
07/15/2022	08/15/2022	Funds Available	
07/01/2022	08/01/2022	Enviromental to be completed by MAG	
08/01/2022	09/01/2022	Engineering	
09/01/2022	11/15/2022	Bid Project	
12/01/2022	06/01/2023	Construction Activities	

D.6. If funded, please describe how you would continue to implement the project/program if CDBG funds are not available in future years.

City may budget these improvements over the next 10 to 20 years.

D.7. In the event that your request is not fully funded, please prioritize your needs including amounts, and address if the project will go forward if funds are not awarded.

not at this time

D.8. What is the lowest grant award amount you would accept?

$250,000

E. Required Documentation

Completed by dbutler@lehi-ut.gov on 2/2/2022 9:15 AM

Case Id: 30156
Name: Lehi City CDBG - 2022
Address: *No Address Assigned

E. Required Documentation

Please provide the following information.

Documentation

☑ **Financial statement and most recent audit *Required**

Lehi City 2021 Fin Report & Audit.pdf

☑ **Income, residency, and race surveys and methodology or data with source *Required**

Lehi 2022 CDBG surveys 20220125.pdf
Corrected FY22 Lehi CDBG Survey Instructions.pdf

☐ **Agency brochure**

***No files uploaded*

☐ **Articles of incorporation (non-profits)**

***No files uploaded*

☐ **Bylaws (non-profits)**

***No files uploaded*

☑ **Engineer's cost estimate (construction/capital projects)**

Lehi 2022 300 W Streets Cost Estimate.pdf

☐ **Federal tax exemption determination letter (non-profits)**

***No files uploaded*

☑ **Letter(s) of Support from Board of Directors, OR Mayor, OR City Council *Required**

Lehi 2022 CDBG Mayor 20220201.pdf

☐ **List of Board of Directors (non-profits)**

***No files uploaded*

☑ **Photographs, maps, or other documentation**

Lehi 2022 CDBG Map.pdf

Lehi 2022 CDBG Photos 1 300W.pdf

B. Agency Information

Completed by meldred@lehi-ut.gov on 2/16/2022 9:15 AM

Case Id: 30195
Name: Lehi City Revolving Loan Fund - 2022
Address: *No Address Assigned

B. Agency Information

Please provide the following information.

ADDITIONAL AGENCY INFORMATION
FEDERALLY REQUIRED INFORMATION: (The following information is required by the U.S. Department of Housing and Urban Development (HUD) for reporting purposes.)

B.1. DUNS Number
070540463

B.2. Federal Tax or Employer Identification Number (EIN):
87-6000240

B.3. Legal Status of Applying Organization:
Local Government

FINANCE DIRECTOR
B.4. First Name
Dean

B.5. Last Name
Lundell

B.6. Mailing Address
153 N 100 E Lehi, UT 84043-1852

B.7. Email Address
dlundell@lehi-ut.gov

B.8. Phone Number
(385) 201-2289

PAST AWARD AND PERFORMANCE
B.9. If your organization has received a past CDBG award please assess your project accomplishments and grant managements performance
Lehi City is an entitlement community and receives a direct appropriation of approximately $260,000 annually from HUD. The funds have been traditionally utilized for infrastructure improvements in the Downtown area. Per code, the funds are utilized and benefit low to moderate income census tracts. Project accomplishments include miles of ADA compatible sidewalks installed in either areas that have no sidewalks for areas where the sidewalk has deteriorated. Mountainland Association of Governments is under contract to provide grant management services.

B.10. Describe your organizational capabilities. – How are people and resources brought together to accomplish the project?

Lehi City Engineering Department allocates matching funds on an annual basis to to ensure funding is available for the projects. Engineering is done in house via the Assistant City Engineer. Upon completion of the engineering documents and review by city staff, the city either utilizes the city road crew or the city contracted contractor to do the work. Lehi City has the funding and manpower to accomplish the construction projects on an annual basis.

B.11. Please list prior year CDBG funding in the table below. Include all awards from Provo, Orem, Lehi, or Utah County.

Funding Year	Award Amount	Source	Project
FY2016	$226,217.00	Lehi	Health and Safety Improvements to Infrastructure
FY2017	$227,461.00	Lehi	Health and Safety Improvements to Infrastructure
FY2018	$250,990.00	Lehi	Health and Safety Improvements to Infrastructure
FY2019	$251,887.00	Lehi	Health and Safety Improvements to Infrastructure
FY2020	$283,259.00	Lehi	Health and Safety Improvements to Infrastructure
FY2021	$309,424.00	Lehi	Health and Safety Improvements to Infrastructure
	$1,549,238.00		

C. Proposed Project

Completed by meldred@lehi-ut.gov on 2/17/2022 1:16 PM

Case Id: 30195
Name: Lehi City Revolving Loan Fund - 2022
Address: *No Address Assigned

C. Proposed Project

Please provide the following information.

C.1. Project Location
Main focus for the Revolving Loan Fund (RLF) will be Lehi City businesses. Secondary to this will be the Mountainland Association of Governments regional area. Lehi funds are to be used in Lehi first before being considered for regional loans.

C.2. Project Description
Per Community Development Block Grant (CDBG) criteria, funds can be used to create a Revolving Loan Fund (RLF). These funds still have to benefit LMI persons through job creation or retention. It's anticipated to apply for four $50,000 annual increments to create a $200,000 RLF for Lehi City. The funds will be held and administered by the Mountainland Association of Governments (MAG). MAG currently has a RLF program with lending criteria and an oversight board recommending loan approvals. Lehi City Economic Development will promote the RLF as gap financing, start-up and shorter term debt financing. Loan amounts will range from $10,000 - $25,000. The overall directive is to create or retain higher wage jobs that benefit LMI persons and help a business become bankable. All principle, interest and fees will be deposited back into the RLF with the ultimate goal to create a sustainable program.

C.3. Activity Type
Economic Development

C.4. If other, please explain.
N/A

C.5. Low- and Moderate- Income Breakdown: Based on HUD LMI guidelines, calculate the breakdown of LMI persons your project will serve. Percent of total beneficiaries is calculated by dividing the number of persons served in an income category by the TOTAL number of persons served and multiplying by 100.

Income Level	Number	Percentage of Beneficiaries
81% AMI + Non-LMI		0.00 %
51-80% AMI Low Income	50	100.00 %
31-50% AMI Very Low Income		0.00 %
0-30% AMI Extremely Low Income		0.00 %
TOTAL		100.00 %

C.6. Describe how these figures were obtained or data source used.

According to the Federal CDBG guidelines, 51% of LMI employees who are interviewed must be hired by a business to be eligible for a loan, employees must be retained if possible, and other hiring and retaining criteria must be meet. A business within an area that 70% of the residents are LMI or fall within an enterprise zone or LMI census tract. The loan fund will be utilized to target small companies with 10 or less employees. Average loan amount will vary between $10,000 and $25,000. This would allow for 2 - 5 loans per year or 8 - 20 loans over a four year period. The desire is to see 2.5 employees per company be hired who fall within the definition of LMI. This drives to the total number of 50 jobs.

C.7. Project Need: Explain why the project is needed. What problem would your proposed project address?
This addresses the Economic Development activity for CDBG. CDBG funds can be viewed in two veins, provide a man a fish and he eats for a day, teach a man to fish and he eats for his lifetime. Funds have been used to provide needed infrastructure or improvements to LMI areas of a community to provide easier access to jobs or services. Funds are used to support food pantries, or services for LMI persons. Economic Development activity addresses the job creation or retention aspect. This program looks to create or retain employment opportunities for LMI persons. The intended outcome is to get LMI persons into livable wages and out of poverty. This issue is systemic to any community including Lehi. Lehi also has small pockets that meet the LMI threshold, primarily in the downtown area. The downtown area houses the types of businesses who could utilize this type of funding to continue to succeed and hire more employees.

C.8. What Supporting evidence and/or data do you have to substantiate this need?
The State of Utah sees 80,000 new businesses started each year. Statistics show that 10% - 20% will fail within the first year. Another 50% will fail within the first 5 years. 33% of business started today will be in business in 10 years. The RLF is intended to be gap financing to help businesses who are starting or need a little extra boost to stay in business or expand their business. The Economic Policy Institute Report shows that for every job created on average 3 additional jobs are created my the multiplier affect. Retail is only 1.2 jobs but durable goods/manufacturing is 7.4 jobs. The creation or retention of one job has an affect on the economy. According to indeed it costs an average of $5,000 to hire a new employee. Utilizing this number it's anticipated that the RLF should create or retain 10 jobs per year. Utilizing the multiplier this should equate to 30 jobs created or maintained in one year. Over a 4 year period this could equate to 120 jobs created or retained.

C.9. Please describe the project outcomes.
Overall project outcome is to see LMI persons find or retain higher wage jobs therefore taking them out of the LMI bracket. The goal is to create or retain at least 50 jobs in the next 5 years. By definition LMI is 60% or less of the median gross income for a census tract or area. This would require a median gross income of $57,306.00 annually or $27.55 per hour. According to payscale.com the overall average wage in Lehi is $73,000. Again, the overall outcome is to create or retain at least 50 jobs that employ LMI persons that pay over $57,306.00.

C.10. How will you measure these outcomes?
Outcomes will be measured through loan applications, agreements and RLF recipients self reporting of positions. As part of the loan application, the applicant/business will have to explain how they will meet the employment of LMI persons. This will be a requirement in the loan documents. As follow-up, on an annual basis the business will have to self report on the number of employees hired and retained to fulfill this requirement.

C.11. Project Objective: Please state the project objective that most accurately describes what will be accomplished by carrying out this activity.
Economic Opportunity - Activities related to economic development, commercial revitalization, and job creation.

C.12. Project Outcome: Please state the proposed project performance measurement outcome that most accurately describes what will be accomplished by carrying out this activity.

Sustainability - Activities that promote livable or viable communities and neighborhoods by providing services or by reviving slums or blighted areas.

D. Project Cost and Funding Sources

Case Id: 30195
Name: Lehi City Revolving Loan Fund - 2022
Address: *No Address Assigned

Completed by meldred@lehi-ut.gov on 2/17/2022 1:20 PM

D. Project Cost and Funding Sources

Please provide the following information.

D.1. Total Request:
$50,000.00

D.2. Indicate how the project cost was determined. If actual project cost is not known, provide a cost estimate, and explain what it is based on:
Request for this funding cycle is $50,000 with requests to be made over the next four years for a total of $200,000 in funding. Average loan is $10,000 to $25,000 making between 8 and 20 loans possible. This was determined through current RLF criteria through MAG. The fund isn't intended to be 100% funding for a business but to be utilized as GAP, Bower Equity or Seed funding to secure a larger loan amount.

D.3. Budget - Provide a specific and detailed project line-time budget:

Line Item	Requested Lehi City CDBG	Other Leverage Funds
Revolving Loan Fund	$50,000.00	$0.00
TOTAL	$50,000.00	$0.00

D.4. CDBG Request and Other Sources of Funding: If known, please specify other sources of funds, and indicate below if these are committed. Total project cost should equal the sum of all listed sources of funds.

Funding Source	Source Name (provide details on Source)	Total Amount	Funding Status
CDBG Request	Lehi Revolving Loan Fund Request	$50,000.00	Non-Committed
Other HUD Source		$0.00	
Other State/Local Source		$0.00	
Non-HUD Federal Source		$0.00	
Other		$0.00	
TOTAL		$50,000.00	

D.5. Project Timeline: Please provide a detailed timeline of all project activities and milestones.

Approximate Start Date	Approximate End Date	Milestone/Activities	Notes
07/01/2022	06/30/2023	Initial $50,000 loaned	Goal is to loan out all

		to Lehi Business	funds over the year to start the recapture of funds.

D.6. If funded, please describe how you would continue to implement the project/program if CDBG funds are not available in future years.

If funding isn't approved then Lehi City will continue to work with MAG to implement their RLF program. If this is the only year the Lehi RLF program is funded then the goal is to loan the funds out and get them returned as soon as possible. All interest, principle and fees will be deposited back into the RLF to be loaned again. At some point the loan program should become self sustaining.

D.7. In the event that your request is not fully funded, please prioritize your needs including amounts, and address if the project will go forward if funds are not awarded.

As stated in D.6., Lehi City will continue to work with MAG on the regional RLF. Additional funds will be requested in subsequent years.

D.8. What is the lowest grant award amount you would accept?

Minimum requested would be $10,000 to at least create the opportunity for one business.

E. Required Documentation

Completed by meldred@lehi-ut.gov on 2/17/2022 5:09 PM

Case Id: 30195
Name: Lehi City Revolving Loan Fund - 2022
Address: *No Address Assigned

E. Required Documentation

Please provide the following information.

Documentation

☑ **Financial statement and most recent audit *Required**
Lehi-City-2021-ACFR.pdf
Explanation of Current Available Funds MAG RLF.pdf

☑ **Income, residency, and race surveys and methodology or data with source *Required**
Lehi 2020 Con Plan Final.pdf

☐ **Agency brochure**
***No files uploaded*

☐ **Articles of incorporation (non-profits)**
***No files uploaded*

☐ **Bylaws (non-profits)**
***No files uploaded*

☐ **Engineer's cost estimate (construction/capital projects)**
***No files uploaded*

☐ **Federal tax exemption determination letter (non-profits)**
***No files uploaded*

☑ **Letter(s) of Support from Board of Directors, OR Mayor, OR City Council *Required**
Lehi_City_Letter_of_Support_MAG RLF Board.pdf

☐ **List of Board of Directors (non-profits)**

***No files uploaded*

☐ **Photographs, maps, or other documentation**

***No files uploaded*

B. Agency Information

Completed by heathera@utahcounty.gov on 2/18/2022 4:39 PM

Case Id: 30168
Name: Friends of Utah County Children's Justice Center
Address: *No Address Assigned

B. Agency Information

Please provide the following information.

ADDITIONAL AGENCY INFORMATION
FEDERALLY REQUIRED INFORMATION: (The following information is required by the U.S. Department of Housing and Urban Development (HUD) for reporting purposes.)

B.1. DUNS Number
167303580

B.2. Federal Tax or Employer Identification Number (EIN):
87-0491594

B.3. Legal Status of Applying Organization:
501c3

FINANCE DIRECTOR
B.4. First Name
David

B.5. Last Name
Schwanke

B.6. Mailing Address
315 S. 100 E. Provo, UT 84606

B.7. Email Address
dschwanke@utahsbr.edu

B.8. Phone Number
(801) 671-9536

PAST AWARD AND PERFORMANCE
B.9. If your organization has received a past CDBG award please assess your project accomplishments and grant managements performance
FY 2018
Utah County CDBG awarded $20,000, 293 victims provided with 571 therapy services.
Provo CDBG awarded $20,000, 138 victims provided with 571 therapy services.
Orem CDBG awarded $15,000, 101 victims provided with 428 therapy services.
FY 2019
Utah County CDBG awarded $30,000, 210 victims provided with 758 therapy services.

Provo CDBG awarded $13,000, 110 victims provided with 371 therapy services.
Orem CDBG awarded $19,400, 132 victims provided with over 554 therapy services.
FY 2020
Utah County and Provo Joint CDBG awarded $59,997, 238 victims provided with 930 therapy services.
Lehi CDBG awarded $5000, 34 victims provided with over 142 therapy services.
FY2021
Utah County Joint CDBG awarded $50,000, 199 victims served with 537 therapy services to date.
Lehi CDBG awarded $5,000, 33 victims provided with over 142 therapy services.
The Utah County CJC has demonstrated a consistent history of submitting reports on time with proper documentation and data.

B.10. Describe your organizational capabilities. – How are people and resources brought together to accomplish the project?

The focus of this proposed project is to enhance availability and access for child victims to the appropriate mental health treatment resources that they require in order to heal from the trauma that they have suffered. Appropriately trained experienced mental health providers will be invited to participate in leveraging any funding provided through this grant by donating at least 50% of the fees typically charged for this specialized therapy. Child victims and impacted family members will be provided crisis intervention and emotional support throughout the investigative process by the Utah County Children's Justice Center staff. The need for therapeutic intervention will be assessed and treatment referrals will be provided for individual and/or group therapy that is specialized and age-appropriate. When families cannot access the needed therapy for their children due to lack of financial resources, the funding provided by this grant will be utilized to provide essential therapy at 50% of normal cost for services for the children and families.

B.11. Please list prior year CDBG funding in the table below. Include all awards from Provo, Orem, Lehi, or Utah County.

Funding Year	Award Amount	Source	Project
FY2016	$30,000.00	Utah County	Child Abuse Therapy Services
FY2017	$0.00		Child Abuse Therapy Services
FY2018	$20,000.00	Utah County	Child Abuse Therapy Services
FY2019	$30,000.00	Utah County	Child Abuse Therapy Services
FY2020	$5,000.00	Lehi	Child Abuse Therapy Services
FY2021	$5,000.00	Lehi	Child Abuse Therapy Services
	$90,000.00		

C. Proposed Project

Completed by heathera@utahcounty.gov on 2/18/2022 4:46 PM

Case Id: 30168
Name: Friends of Utah County Children's Justice Center
Address: *No Address Assigned

C. Proposed Project

Please provide the following information.

C.1. Project Location
Project location will be at the Provo Children's Justice Center and possibly the North County CJC Satellite office in American Fork when the permanent location is complete. Project participants will be child abuse victims and their families who reside in Lehi city.

C.2. Project Description
Funding to provide evidence based, age-appropriate trauma specific mental health treatment access for child abuse victims and families, who reside in Lehi. These children/families have been impacted by serious sexual or physical abuse and do not have means to access critically needed therapy.

C.3. Activity Type
Public Service

C.4. If other, please explain.
NA

C.5. Low- and Moderate- Income Breakdown: Based on HUD LMI guidelines, calculate the breakdown of LMI persons your project will serve. Percent of total beneficiaries is calculated by dividing the number of persons served in an income category by the TOTAL number of persons served and multiplying by 100.

Income Level	Number	Percentage of Beneficiaries
81% AMI + Non-LMI		0.00 %
51-80% AMI Low Income	15	25.00 %
31-50% AMI Very Low Income	27	45.00 %
0-30% AMI Extremely Low Income	18	30.00 %
TOTAL		100.00 %

C.6. Describe how these figures were obtained or data source used.
Child abuse victims are presumed eligible LMI. Income verification forms are collected at time of assessment. CJC data of Lehi families requesting services in recent years. Project serves child abuse victims which are 100% Presumed Benefit LMI persons by definition.

C.7. Project Need: Explain why the project is needed. What problem would your proposed project address?

Entire communities pay a very high price for untreated abuse that children suffer. Child abuse, particularly serious physical or sexual abuse, is very traumatizing to children and families. Research shows long term effects of untreated child trauma from abuse include: drug/alcohol abuse, health issues, academic failure, suicide, mental illness, criminal behavior, vocational instability, marital failure, promiscuity, and an increased risk of abusing future generations. These ripple effects impact all of our communities. It is in the best interest of the child, family and community to treat the victim as early as possible to mitigate the long-term social, economic, physical and mental health effects related to trauma.

C.8. What Supporting evidence and/or data do you have to substantiate this need?
Child abuse, particularly serious physical abuse and / or sexual abuse, is extremely traumatic to children and their families. In the past, well-meaning adults have thought that stopping the abuse and not talking about it would simply allow the child to forget what happened. We now know that this is simply not true. The child perceives this lack of action as ignoring or minimizing something that has been very confusing and harmful. This message further erodes the child's perception of self-worth and allows a serious wound to fester and create problems in the child's future behavior and relationships. In child sexual abuse, the immediate physical trauma to the child may be deliberately very minimal, but the long-term psychological effect may be devastating if the child does not receive the help and understanding he or she needs. Long-term effects of childhood trauma without appropriate intervention and treatment can include: drug and alcohol abuse, suicide attempts, increased risk of revictimization, mental illness, criminal behavior, chronic health problems, risk for intimate partner violence, multiple sexual partners, and multiple increased health risks. (Adverse
Childhood Experience (ACE) Study, Centers for Disease Control and Prevention)

C.9. Please describe the project outcomes.
When families cannot access the needed therapy for their children due to lack of financial resources, the funding provided by the CDBG will be utilized to provide essential therapy at 50% of normal cost for services for the children and families who are residents of Utah County (outside Lehi). If funded at $5,000, approximately 60 Utah County child victims of abuse will receive more than 214 hours of critically needed, age-appropriate specialized evidence based treatment to heal from the trauma of abuse that they have suffered. Child victims of abuse must receive timely and appropriate
treatment to stop the ongoing trauma of abuse and to address the long-term problems created by this trauma.

C.10. How will you measure these outcomes?
Funding will be used to provide access to critically needed mental health treatment for child victims/families that do not have other means of accessing appropriate therapy for the psychological trauma that they have suffered. Evidence based, age appropriate therapy will be accessed by nearly 60 child victims/secondary victims through trauma trained community therapists. As new child victims contact the Children's Justice Center to request assistance with trauma therapy services we will assess the families and make appropriate treatment referrals. We will have families with no other resources fill out Utah County CDBG Income Verification Statements and connect them with trauma trained therapists in the community who have agreed to offer services at the 50% reduced rate. Therapists will then submit a quarterly bill for services rendered. Outcome is measured by how many victims were served and how many therapy hours were provided to those victims.

C.11. Project Objective: Please state the project objective that most accurately describes what will be accomplished by carrying out this activity.
Suitable Living Environment - Activities that benefit communities/ families/individuals
by addressing issues in their living environment.

C.12. Project Outcome: Please state the proposed project performance measurement outcome that most accurately describes what will be accomplished by carrying out this activity.

Availability/ Accessibility - Activities that make services, infrastructure, housing, and shelter available and accessible. Note that accessibility does not only refer to
physical barriers.

D. Project Cost and Funding Sources

Case Id: 30168
Name: Friends of Utah County Children's Justice Center
Address: *No Address Assigned

Completed by heathera@utahcounty.gov on 2/18/2022 3:38 PM

D. Project Cost and Funding Sources

Please provide the following information.

D.1. Total Request:
$5,000.00

D.2. Indicate how the project cost was determined. If actual project cost is not known, provide a cost estimate, and explain what it is based on:
Based on what was requested by Lehi residence to the Children's Justice Center last year the Lehi portion of the project will cost $7,500. We work diligently to get other funding sources. Request to Lehi city is $5,000 with a $2,500 grant donor match. Children's Justice Center 2019-2020 990 tax expenditure on therapy services, last year, 2019-2020, the Friends of the
Utah County CJC expended over $102,000 on therapy. During COVID we saw a significant drop in therapy attendance due to closures and social distancing. We do anticipate possibly spending more than the $90,000 this year.

D.3. Budget - Provide a specific and detailed project line-time budget:

Line Item	Requested Lehi City CDBG	Other Leverage Funds
Payment of direct therapy services for child abuse victims	$5,000.00	$2,500.00
Therapy Services donated at 50% of cost. ($7,500 in kind)	$0.00	$0.00
CJC Admin & support staff ($1,000 in kind)	$0.00	$0.00
CJC facility and specialized treatment ($1,000 in kind)	$0.00	$0.00
TOTAL	$5,000.00	$2,500.00

D.4. CDBG Request and Other Sources of Funding: If known, please specify other sources of funds, and indicate below if these are committed. Total project cost should equal the sum of all listed sources of funds.

Funding Source	Source Name (provide details on Source)	Total Amount	Funding Status
CDBG Request	Lehi CDBG	$5,000.00	Non-Committed
Other HUD Source	Joint CDBG	$50,000.00	Non-Committed
Other State/Local Source		$0.00	
Non-HUD Federal		$0.00	

Source			
Other	IN-N-Out Foundation, Watkins Foundation, FBR Family Foundation	$25,000.00	Committed
TOTAL		$80,000.00	

D.5. Project Timeline: Please provide a detailed timeline of all project activities and milestones.

Approximate Start Date	Approximate End Date	Milestone/Activities	Notes
07/01/2022	06/30/2023	Treatment Assessments	Complete/comply with CDBG requirements & child/family assessed for treatment needs.
07/01/2022	06/30/2023	Treatment Referrals	Treatment referrals for timely therapy as needed per individual victim.
07/01/2022	06/30/2023	Families Request Help	Families request grant funds for therapy and individuals approved.
07/01/2022	06/30/2023	Pay Billings	Will receive and pay billing requests from therapist and process payment.
07/01/2022	06/30/2023	Reports/Reimbursements	Will prepare and submit quarterly reports/requests for reimbursement.

D.6. If funded, please describe how you would continue to implement the project/program if CDBG funds are not available in future years.

We continuously seek out new grants to diversify our funding sources to ensure we can support the changing needs of the community. We are seeking out new donations and applying for grants on an almost monthly basis.

D.7. In the event that your request is not fully funded, please prioritize your needs including amounts, and address if the project will go forward if funds are not awarded.

If funded at $5,000 (with $2,500 private match), then 60 Lehi city child victims of abuse will receive more 214 hours of critically needed, age-appropriate specialized treatment to heal from the trauma of abuse that they have suffered. Any funds donated directly correlate to number of children served with therapy. If not fully funded, the Friends of the Utah County CJC would continue to seek out funding sources to support the therapy program for victims and families in need, however, the CDBG funds do play a critical role in the CJCs ability to provide uninterrupted therapeutic services for victims.

D.8. What is the lowest grant award amount you would accept?

Any amount would benefit the victims in this community.

E. Required Documentation

Completed by heathera@utahcounty.gov on 2/18/2022 4:46 PM

Case Id: 30168
Name: Friends of Utah County Children's Justice Center
Address: *No Address Assigned

E. Required Documentation

Please provide the following information.

Documentation

☑ **Financial statement and most recent audit *Required**

Friends of Utah County Children's Justice Center Financial Statement and Audit.pdf

☑ **Income, residency, and race surveys and methodology or data with source *Required**

FY22 Income Residency Form.pdf

☑ **Agency brochure**

CJCBrochure.pdf
7-Combined CTP-TTP Flyer.pdf

☑ **Articles of incorporation (non-profits)**

Articles of Incorporation.pdf

☑ **Bylaws (non-profits)**

By-Laws.pdf

☐ **Engineer's cost estimate (construction/capital projects)**

***No files uploaded*

☑ **Federal tax exemption determination letter (non-profits)**

State and Federal Tax Exemption Determination Letter.pdf

☑ **Letter(s) of Support from Board of Directors, OR Mayor, OR City Council *Required**

Letter of support for CDBG.pdf

☑ **List of Board of Directors (non-profits)**

Boardlst2022.pdf

☐ **Photographs, maps, or other documentation**

***No files uploaded*

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: April 12, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-28 adopting a Tentative Budget for the City of Lehi for fiscal year 2023.

Suggested Action:

Attachments:

Res 2022-28.docx

FY 2023 MAYOR'S TENTATIVE BUDGET.pdf

RESOLUTION NO. 2021-28

A RESOLUTION ADOPTING A TENTATIVE BUDGET FOR THE CITY OF LEHI FOR FISCAL YEAR 2023 (JULY 1, 2022- JUNE 30, 2023)

WHEREAS, the Budget Officer of Lehi City has prepared a tentative budget covering the period July 1, 2022 to June 30, 2023, and;

WHEREAS, Utah State Code 10-6-111 requires the Budget Officer to submit the tentative budget to the governing body on or before their first regularly scheduled meeting in May and,

WHEREAS, Lehi City wishes to comply with this statute.

NOW, THEREFORE, be it resolved by the City Council of the City of Lehi, Utah to adopt the tentative budget for fiscal year 2023 as outlined in Attachment A.

Resolved this 12th day of April, 2022.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2023



LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2023

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LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2023

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LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2023

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LEHI CITY

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

April 12, 2022

Dear City Council members,

I am pleased to present to you a budget for the upcoming 2022-23 fiscal year. This budget is the culmination of many hours of work which began with the budget retreat in February. The budget is presented based on priorities identified by the City Council and proposals presented by City staff. I commend our City Departments for their dedication to providing quality services for our residents and keeping within budget restraints. All requests were made with this focus in mind and would enhance services provided by the City. Unfortunately, based on budget estimates and funding availability, many requests will need to be reconsidered next year. Careful consideration was made to maintain growth at a conservative level consistent with a growing community

Lehi continues to be desired location for both commercial and residential growth evidenced by 1,068 new permits for homes and businesses in the City. Census estimates for 2021 show Utah County added 21,843 residents, ranking 10th in the entire country for numerical increase. Rapid growth brings opportunities as well as challenges. More residents increase pressure on City infrastructure. Therefore, continued capital investments must occur. This budget reflects investment in parks, roads, utilities, and building assets. These investments need to occur now in order to prepare for the City's future.

Lehi's growth can be witnessed financially in both tax revenues and other general revenues. Despite a year still impacted by the worldwide pandemic, sales tax revenues have continued to grow at a healthy pace. Property taxes also increased, but at slower growth as guided by Utah property tax laws. Developing a solid and consistent tax base is critical to the City's long-term financial health.

Budget forecasts continue to be made conservatively for the City to respond to changing conditions. The intent is to maintain a high level of service, take care of the City's employees, while remaining able to respond to economic realities. We continue to follow City budgeting policies and best practices that allow for flexibility in the future. This requires attention be paid to growth in both revenues and expenditures.

In evaluating the overall city budget, expenditures in all funds for the fiscal year 2023 total $280,700,620. This year's budget emphasizes an investment in city infrastructure as well as city employees. Economic conditions have led to recent inflation rates of over 7%. This rise in costs effects city purchases as well as employee costs. In response to economic and market conditions, employees can realize a pay increase of up to 4.0% based on their performance.

Taxation laws in Utah do not grow property taxes as property values increase. Lehi City has not adjusted its property tax rate above the certified rate in over two decades. In keeping with responsible tax and public policy, a small increase is budgeted above the certified rate. The proposed increase would be

3.4% over the estimated certified rate. The impact on a primary residence valued at $554,650 is estimated to be $1.25 per month.

The City's growth has created needs for facility upgrades. Growth in the West side of the City will require the construction of a new fire station in that area in order keep response times at an acceptable level. Also, the construction of the downtown civic center is ready to proceed with the first phase including an expansion of City Hall and the relocation of the City Library. Both of these projects are included in this budget.

The City's recently announced partnership with Strata to construct a municipal fiber to the home network continues to proceed. Agreements are nearly finalized. Afterwards, construction will begin, which will allow fast, reliable internet to all City residents. Anticipated construction of the entire system is 3-4 years. Other infrastructure investments in City utility infrastructure are included in this budget as well.

Last November, Lehi residents voted to approve a .1% sales tax, which can be used to fund recreation, arts, and parks programs and facilities. In Lehi, this program will be known by the acronym PARC (park, arts, recreation, and culture). The PARC program will allocate 70% of the new tax to park facilities and 30% of the tax to arts and culture programs. Current estimates anticipate $1.3 million in annual revenue from the PARC tax. The allocation for arts and culture funds will be approved by the City Council following a recommendation from the newly formed PARC Advisory Committee. Last year's budget identified the first $5 million in PARC facility funds to be used for Mellor Rhoades Park. However, due to increased costs and complications with construction, a choice must be made to proceed with either Dry Creek Park or Mellor Rhoades Park or reduce the scope of both facilities to smaller but functional designs with the intent to expand them later when more funding becomes available.

The City has expended significant resources and time in acquiring land for public parks and recreation. Included in this year's budget are several park projects of considerable size. $5.0 million was allocated in last year's budget for Family Park. An additional $2.0 million is included in the proposed budget to fulfill the construction of an all-abilities playground at Family Park. Holbrook Farms Park and Cold Springs Ranch Park are two parks on the West side of the City, which will be constructed from impact fees.

In order to focus on long-term needs, the city consistently evaluates rates charged for utilities. In accordance with rate studies for culinary water, pressurized irrigation, and storm water, the culinary and pressurized irrigation fees will each increase three percent over the previous year and the storm drain fee will increase from $5.00 to $5.25 per household. The City's power rates are currently under review. Recent changes in the nationwide market for electrical power have increased the cost to purchase electricity. Adjustments will be need for the City power revenues to keep pace with these increased costs. This study will be completed later this year. Upon completion, a long-term plan will be developed to keep the City's power fund on a solid financial foundation.

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

Respectfully

Mayor Mark Johnson

Guiding Financial Principles

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

Budgeting

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

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

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

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

Taxation

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

Debt

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

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

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

Reserves

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

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

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

Capital Expenditures

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

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

Proprietary Funds

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

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

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

Financial Planning

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

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

GENERAL FUND REVENUES

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Taxes						
Current property taxes	$ 11,558,022	$ 11,650,000	$ 12,864,701	$ 12,847,201	26%	$ 1,197,201
911 Tax (pass through)	-	-	-	-	0%	-
General sales tax	17,031,535	14,286,817	16,751,312	17,703,256	36%	3,416,439
Franchise taxes	4,953,608	4,900,000	4,900,000	4,900,000	10%	-
Cell phone taxes	577,774	550,000	550,000	550,000	1%	-
Innkeeper taxes	206,605	180,000	180,000	180,000	0%	-
Total Taxes	**$ 34,327,544**	**$ 31,566,817**	**$ 35,246,013**	**$ 36,180,457**		
License and Permits						
Business licenses	$ 106,194	$ 115,000	$ 115,000	$ 115,000	0%	-
Building permits	3,983,467	2,905,000	3,229,000	3,229,000	7%	324,000
Accessory Dwelling Unit	17,037	-	-	-	0%	-
Plan reviews	2,141,534	1,625,000	1,625,000	1,625,000	3%	-
Micron plan review & inspection	-	75,000	75,000	75,000	0%	-
Inspection fees	886,240	700,000	700,000	700,000	1%	-
State 1% building permit fees	41,021	20,000	20,000	20,000	0%	-
Total License and Permits	**$ 7,175,493**	**$ 5,440,000**	**$ 5,764,000**	**$ 5,764,000**		
Intergovernmental Revenue						
Library grant	$ 14,500	$ -	$ -	$ -	0%	-
Fire department grants	99,652	268,568	268,568	268,568	1%	-
County recreation grants	34,280	32,000	32,000	32,000	0%	-
State grants	24,898	75,000	75,000	75,000	0%	-
Grants	4,777,154	79,900	70,000	70,000	0%	(9,900)
Sr citizen building rental income	-	5,000	5,000	5,000	0%	-
Senior citizen income	16,693	50,000	50,000	50,000	0%	-

GENERAL FUND REVENUES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Intergovernmental Revenue- Continued						
Alpine District / Police reimbursement	103,000	103,000	103,000	103,000	0%	-
County fire allocation	11,545	15,000	15,000	15,000	0%	-
Total Intergovernmental	**$ 5,081,722**	**$ 628,468**	**$ 618,568**	**$ 618,568**		
Charges For Service						
Library receipts	$ 12,386	$ 70,000	$ 70,000	$ 70,000	0%	-
Library video rental fees	4,051	25,000	25,000	25,000	0%	-
Special police revenue	62,130	50,000	50,000	50,000	0%	-
Sale of cemetery lots	340,000	130,000	130,000	130,000	0%	-
Headstone setting fee	7,500	4,500	4,500	4,500	0%	-
Cemetery burial fees	87,850	52,000	52,000	52,000	0%	-
Fire fees	7,118	201,130	195,600	195,600	0%	(5,530)
Ambulance fees	1,686,040	1,224,000	1,224,000	1,224,000	3%	-
Passports	27,210	100,000	100,000	100,000	0%	-
Total Charges for Service	**$ 2,234,286**	**$ 1,856,630**	**$ 1,851,100**	**$ 1,851,100**		
Fines and Forfeitures						
Court fines & forfeitures	$ 710,639	$ 732,500	$ 732,500	$ 732,500	2%	-
Enforcement fees	940	5,000	5,000	5,000	0%	-
Total Fines and Forfeitures	**$ 711,579**	**$ 737,500**	**$ 737,500**	**$ 737,500**		
Miscellaneous Revenues						
Interest earnings	$ 108,235	$ 100,000	$ 100,000	$ 100,000	0%	-
Traffic school	9,499	33,000	33,000	33,000	0%	-

GENERAL FUND REVENUES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Miscellaneous Revenues - continued						
Park rental	105,124	42,000	42,000	42,000	0%	-
Portable stage rental	1,190	5,500	5,500	5,500	0%	-
Cellular one tower/park fee	59,592	65,000	65,000	65,000	0%	-
Sale of fixed assets	106,923	10,000	10,000	10,000	0%	-
Sale of city property	-	-	-	-	0%	-
Sale of materials	215	500	500	500	0%	-
Sale of history books	-	500	500	500	0%	-
Frances Comer trust donations	-	2,750	2,750	2,750	0%	-
Literacy center revenue	-	3,250	3,250	3,250	0%	-
Miss Lehi revenue	11,260	21,000	21,000	21,000	0%	-
Lehi roundup revenue	17,201	64,500	64,500	64,500	0%	-
Misc revenue contractors	262,205	50,000	50,000	50,000	0%	-
Family Week	-	-	-	-	0%	-
Alpine School District Rec Fee	17,063	15,000	15,000	15,000	0%	-
Office building rental fee	37,136	40,000	40,000	40,000	0%	-
Miscellaneous revenue	196,424	80,000	80,000	80,000	0%	-
Total Miscellaneous Revenues	**$ 932,066**	**$ 533,000**	**$ 533,000**	**$ 533,000**		
Contributions, Transfers & Admin						
Allocation from water & sewer	$ 590,500	$ 590,500	$ 590,500	$ 590,500	1%	-
Allocation from electric	541,000	541,000	541,000	541,000	1%	-
Administrative charges RDA	1,355,678	1,600,000	1,600,000	1,600,000	3%	-
Fund balance reappropriation	-	778,907	698,397	133,853	0%	(645,054)
Total Contributions & Transfers	**$ 2,487,178**	**$ 3,510,407**	**$ 3,429,897**	**$ 2,865,353**		
Total General Fund Revenues	**$ 52,949,868**	**$ 44,272,822**	**$ 48,180,078**	**$ 48,549,978**	**100%**	**$ 4,277,156**

GENERAL FUND EXPENDITURES

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Justice court	$ 574,623	$ 611,815	$ 659,316	$ 671,616	1%	$ 59,801
City recorder	154,731	277,572	198,105	213,105	0%	(64,467)
Administration	1,093,554	1,292,557	1,566,714	1,446,969	3%	154,412
Human resources	271,527	330,875	806,428	396,155	1%	65,280
Treasury	491,157	517,619	529,602	559,602	1%	41,983
Finance	590,550	653,090	710,130	740,619	2%	87,529
Mayor & City Council	321,892	365,180	386,274	401,274	1%	36,094
Legal services	587,211	736,605	756,800	769,834	2%	33,229
Emergency management	123,034	160,378	165,747	165,747	0%	5,369
Information Center	466,872	521,998	580,938	604,336	1%	82,338
Code enforcement	-	-	-	-	0%	-
Police	9,301,032	10,565,227	11,555,646	11,534,200	24%	968,973
Fire	7,748,196	8,398,419	8,816,869	8,955,609	18%	557,190
Planning & zoning	864,165	988,582	1,151,038	1,065,395	2%	76,813
Animal control	-	-	-	-	0%	-
Development Services (Building Dept)	1,291,885	1,392,628	1,793,549	1,780,516	4%	387,888
Economic development	204,393	233,676	247,138	255,138	1%	21,462
Streets & public improvements	1,740,371	2,108,153	2,244,803	2,051,685	4%	(56,468)
Public works admin	74,450	-	-	-	0%	-
Engineering	851,862	932,811	1,008,813	1,027,835	2%	95,024
Parks	2,866,119	3,413,369	3,962,005	3,895,005	8%	481,636
Community events	396,186	490,700	490,700	490,700	1%	-
Senior citizen	206,901	344,977	363,413	363,413	1%	18,436
Library	1,415,810	1,470,559	1,598,673	1,613,673	3%	143,114
Literacy center	311,908	397,301	421,708	436,708	1%	39,407
Cemetery	483,120	541,527	588,097	593,097	1%	51,570
Museum	285,231	299,750	299,750	299,750	1%	-
Non-departmental	15,568,743	7,216,222	7,277,823	8,217,998	17%	1,001,776
Total General Fund Expenditures	**$ 48,285,523**	**$ 44,261,590**	**$ 48,180,078**	**$ 48,549,978**	**100%**	**$ 4,288,388**
Surplus/(Deficit)	**$ 4,664,344**	**$ 11,232**	**$ 0**	**$ 0**		

HUMAN RESOURCES

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTEs	3	3	9.5	3		0
Salaries & Wages	$ 151,921	$ 190,547	$ 537,248	$ 219,840	55%	29,293
Employee Benefits	74,769	92,523	193,124	99,259	25%	6,736
Books, Subscriptions, Memberships	1,479	1,500	1,500	1,500	0%	-
Travel & Training	771	5,000	5,000	5,000	1%	-
Office Supplies	1,587	2,750	9,750	2,750	1%	-
IT Fund Charges	14,000	14,000	16,000	44,000	11%	30,000
Utilities	-	750	-	-	0%	(750)
Equipment Maintenance	-	800	800	800	0%	-
Risk Mgmt Fund Charges	1,000	1,000	1,000	1,000	0%	-
Professional & Technical	25,778	21,005	36,005	21,005	5%	-
Miscellaneous	220	1,000	6,000	1,000	0%	-
Total HR Expenditures	**$ 271,527**	**$ 330,875**	**$ 806,428**	**$ 396,155**	**100%**	**$ 65,280**

JUSTICE COURT

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTE's	4.3	5.5	5.5	5.5		0
Salaries & Wages	$ 315,279	$ 325,874	$ 362,942	$ 360,242	54%	$ 34,368
Overtime	220	750	750	750	0%	-
Employee Benefits	147,064	160,256	167,689	167,689	25%	7,433
Books, Subscriptions, Memberships	174	1,000	1,000	1,000	0%	-
Travel & Training	8,505	13,100	13,100	13,100	2%	-
Office Supplies	11,225	11,000	11,000	11,000	2%	-
Building & Grounds	25,000	25,000	25,000	25,000	4%	-
IT Fund Charges	20,000	20,000	20,000	35,000	5%	15,000
Utilities	17,075	15,000	18,000	18,000	3%	3,000
Equipment Maintenance	-	1,800	1,800	1,800	0%	-
Risk Mgmt Fund Charges	1,000	1,000	1,000	1,000	0%	-
Electricity - Lehi City Power	4,791	5,575	5,575	5,575	1%	-
Professional & Technical	21,370	23,460	23,460	23,460	3%	-
Witness & Jury Fees	-	4,000	4,000	4,000	1%	-
Miscellaneous	2,920	4,000	4,000	4,000	1%	-
Capital Outlay	-	-	-	-	0%	-
Total Justice Court Expenditures	**$ 574,623**	**$ 611,815**	**$ 659,316**	**$ 671,616**	**100%**	**$ 59,801**

CITY RECORDER

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTEs	1	1	1	1		0
Salaries & Wages	$ 76,226	$ 78,682	$ 83,852	$ 83,852	39%	$ 5,170
Employee Benefits	43,887	44,971	46,352	46,352	22%	1,381
Books, Subscriptions, Memberships	7,541	5,000	5,000	5,000	2%	-
Public Notices	-	7,500	7,500	7,500	4%	-
Travel & Training	847	4,000	4,000	4,000	2%	-
Office Supplies	92	2,500	2,500	2,500	1%	-
IT Fund Charges	4,000	4,000	4,000	19,000	9%	15,000
Utilities	-	750	-	-	0%	(750)
Equipment Maintenance	19,510	20,800	20,800	20,800	10%	-
Risk Mgmt Fund Charges	1,000	1,000	1,000	1,000	0%	-
Professional & Technical	95	12,100	12,100	12,100	6%	-
Miscellaneous	1,533	11,000	11,000	11,000	5%	-
Election Expense	-	85,269	-	-	0%	(85,269)
Capital Outlay	-	-	-	-	0%	-
Total City Recorder Expenditures	**$ 154,731**	**$ 277,572**	**$ 198,105**	**$ 213,105**	**100%**	**$ (64,467)**

ADMINISTRATION

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTEs	8	8	10	9		1
Salaries & Wages	$ 672,557	$ 714,096	$ 859,612	$ 803,890	56%	$ 89,794
Overtime	4,763	-	-	-	0%	-
Employee Benefits	274,520	320,999	399,779	364,216	25%	43,217
Books, Subcriptions, Memberships	8,037	6,500	6,500	6,500	0%	-
Public Notices	-	1,000	1,000	1,000	0%	-
Travel & Training	12,710	28,200	47,000	47,000	3%	18,800
Office Supplies	8,074	18,700	20,200	18,700	1%	-
Fleet Fund Charges	19,162	19,162	19,162	19,162	1%	-
IT Fund Charges	8,000	8,000	8,000	24,601	2%	16,601
Utilities	-	12,000	-	-	0%	(12,000)
Risk Mgmt Fund Charges	2,000	2,000	2,000	2,000	0%	-
Electricity - Lehi City Power	-	10,000	-	-	0%	(10,000)
Professional & Technical	19,082	40,000	40,000	40,000	3%	-
Public Defender	52,083	100,000	100,000	100,000	7%	-
Miscellaneous	12,566	11,900	19,900	19,900	1%	8,000
Capital	-	-	43,561	-	0%	-
Total Administration Expenditures	**$ 1,093,554**	**$ 1,292,557**	**$ 1,566,714**	**$ 1,446,969**	**100%**	**$ 154,412**

TREASURY

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTEs	5	5	5	5		0
Salaries & Wages	$ 281,710	$ 287,192	$ 296,226	$ 296,226	53%	$ 9,034
Employee Benefits	172,674	183,727	186,677	186,677	33%	2,950
Books, Subscriptions, Memberships	-	1,000	1,000	1,000	0%	-
Travel & Training	-	4,000	4,000	4,000	1%	-
Office Supplies	3,232	3,200	3,200	3,200	1%	-
IT Fund Charges	16,000	16,000	16,000	46,000	8%	30,000
Utilities	-	1,000	-	-	0%	(1,000)
Equipment Maintenance	-	500	500	500	0%	-
Risk Mgmt Fund Charges	10,000	10,000	10,000	10,000	2%	-
Professional & Technical	7,011	10,000	11,000	11,000	2%	1,000
Miscellaneous	531	1,000	1,000	1,000	0%	-
Total Treasury Expenditures	**$ 491,157**	**$ 517,619**	**$ 529,602**	**$ 559,602**	**100%**	**$ 41,983**

FINANCE

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTE's	4	4	4	4		0
Salaries & Wages	$ 349,510	$ 356,596	$ 402,347	$ 402,347	54%	$ 45,751
Employee Benefits	165,793	184,698	196,488	196,488	27%	11,790
Books, Subscriptions, Memberships	1,390	2,246	2,246	2,246	0%	-
Travel & Training	745	6,500	6,500	6,500	1%	-
Office Supplies	5,546	10,000	10,000	10,000	1%	-
IT Fund Charges	10,000	10,000	10,000	40,489	5%	30,489
Utilities	-	500	-	-	0%	(500)
Equipment Maintenance	-	1,500	1,500	1,500	0%	-
Risk Mgmt Fund Charges	1,000	1,000	1,000	1,000	0%	-
Professional & Technical	6,838	30,000	30,000	30,000	4%	-
Yearly audit	48,300	46,000	46,000	46,000	6%	-
Budget award	575	550	550	550	0%	-
Miscellaneous	852	3,500	3,500	3,500	0%	-
Total Finance Expenditures	**$ 590,550**	**$ 653,090**	**$ 710,130**	**$ 740,619**	**100%**	**$ 87,529**

MAYOR & CITY COUNCIL

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTEs	6	6	6	6		0
Salaries & Wages	$ 126,524	$ 127,689	$ 161,023	$ 161,023	40%	$ 33,334
Employee Benefits	120,241	130,491	133,251	133,251	33%	2,760
Books, Subscriptions, Memberships	43,057	35,000	35,000	35,000	9%	-
Travel & Training	3,117	15,000	-	-	0%	(15,000)
Office Supplies	102	3,000	3,000	3,000	1%	-
Reimb. Expenses	-	5,000	5,000	5,000	1%	-
Risk Mgmt Fund Charges	2,000	2,000	2,000	2,000	0%	-
IT Fund Charges	5,000	5,000	5,000	20,000	5%	15,000
Professional & Technical	16,749	25,000	25,000	25,000	6%	-
Miscellaneous	5,102	17,000	17,000	17,000	4%	-
Total City Council Expenditures	**$ 321,892**	**$ 365,180**	**$ 386,274**	**$ 401,274**	**100%**	**$ 36,094**

LEGAL SERVICES

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTEs	5	5	5.5	5.5		0.5
Salaries & Wages	$ 405,927	$ 443,182	$ 464,426	$ 464,426	60%	$ 21,244
Employee Benefits	139,977	186,423	183,374	183,374	24%	(3,049)
Books, Subscriptions, Memberships	9,693	8,500	8,500	8,500	1%	-
Travel & Training	512	5,500	5,500	5,500	1%	-
Office Supplies	1,453	10,000	12,000	10,000	1%	-
IT Fund Charges	8,000	8,000	8,000	23,534	3%	15,534
Utilities	-	500	500	-	0%	(500)
Risk Mgmt Fund Charges	2,000	2,000	2,000	2,000	0%	-
Professional & Technical	13,589	40,000	40,000	40,000	5%	-
Prosecutor Outside Counsel	5,942	30,000	30,000	30,000	4%	-
Miscellaneous	118	2,500	2,500	2,500	0%	-
Total Legal Services Expenditures	**$ 587,211**	**$ 736,605**	**$ 756,800**	**$ 769,834**	**100%**	**$ 33,229**

EMERGENCY MANAGEMENT

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTEs	0.5	1	1	1		0
Salaries & Wages	$ 62,021	$ 64,497	$ 68,734	$ 68,734	41%	$ 4,237
Employee Benefits	34,378	41,181	42,313	42,313	26%	1,132
Books, Subscriptions & Memberships	-	-	-	-	0%	-
Travel & Training	300	3,500	3,500	3,500	2%	-
Office Supplies	-	500	500	500	0%	-
Professional & Technical	-	10,000	10,000	10,000	6%	-
Miscellaneous	20,862	21,700	21,700	21,700	13%	-
Cert Program	5,473	12,500	12,500	12,500	8%	-
Rehab Program	-	6,500	6,500	6,500	4%	-
Capital Outlay	-	-	-	-	0%	-
Total Emergency Mgmt Expenditures	**$ 123,034**	**$ 160,378**	**$ 165,747**	**$ 165,747**	**100%**	**$ 5,369**

INFORMATION CENTER

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTEs	1.5	7	7.5	7.5		0.5
Salaries & Wages	$ 292,445	$ 328,432	$ 349,886	$ 349,886	58%	$ 21,454
Overtime	-	-	-	-	0%	-
Employee Benefits	157,071	167,966	204,786	204,786	34%	36,820
Books, Subscriptions, Memberships	50	1,000	1,000	1,000	0%	-
Travel & Training	150	3,000	3,000	3,000	0%	-
Office Supplies	1,801	5,600	5,600	5,600	1%	-
IT Fund Charges	3,000	3,000	3,667	27,065	4%	24,065
Professional & Technical	4,555	4,000	4,000	4,000	1%	-
Miscellaneous	7,800	9,000	9,000	9,000	1%	-
Capital Outlay	-	-	-	-	0%	-
Total Information Center Expenditures	**$ 466,872**	**$ 521,998**	**$ 580,938**	**$ 604,336**	**100%**	**$ 82,338**

CODE ENFORCEMENT

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTEs	0	0	0	0		0
Salaries & Wages	$ -	$ -	$ -	$ -		$ -
Overtime	-	-	-	-		-
Employee Benefits	-	-	-	-		-
Office Supplies	-	-	-	-		-
Fleet Fund Charges	-	-	-	-		-
IT Fund Charges	-	-	-	-		-
Risk Mgmt Fund Charges	-	-	-	-		-
Professional & Technical	-	-	-	-		-
Miscellaneous	-	-	-	-		-
Total Code Enforcement Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**0%**	**$ -**

** Combined with Police Department

POLICE

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTEs	69	70	75	72		2
Salaries & Wages	$ 4,731,899	$ 5,499,581	$ 6,017,154	$ 5,954,211	52%	$ 454,630
Overtime	521,662	284,000	284,000	284,000	2%	-
Employee Benefits	2,798,185	3,406,408	3,699,988	3,657,379	32%	250,971
Uniforms	80,077	59,200	57,700	57,700	1%	(1,500)
Tactical Equipment	22,406	23,100	43,425	36,650	0%	13,550
Books, Subscriptions, Memberships	3,657	4,338	4,338	4,338	0%	-
Travel & Training	43,910	57,550	57,550	57,550	0%	-
Office Supplies	30,902	31,000	31,000	31,000	0%	-
Fleet Fund Charges	455,102	490,083	548,427	628,979	5%	138,896
Buildings & Grounds O&M	65,000	75,000	75,000	75,000	1%	-
Utilities	17,140	77,756	37,756	17,500	0%	(60,256)
Equipment Maintenance	106,741	101,199	207,478	207,478	2%	106,279
Miscellaneous Supplies	16,055	23,890	23,890	23,890	0%	-
Electricity - Lehi City Power	60,014	20,000	60,000	60,000	1%	40,000
Professional & Technical	127,754	161,960	144,378	144,378	1%	(17,582)
IT Fund Charges	130,200	132,868	134,869	169,254	1%	36,386
Risk Mgmt Fund Charges	24,000	26,000	26,000	26,000	0%	-
K9 Supplies	12,277	12,000	12,000	12,000	0%	-
Firearms & Supplies	31,771	44,000	55,400	51,600	0%	7,600
Miscellaneous	21,706	25,294	25,294	25,294	0%	-
Capital Outlay	-	-	-	-	0%	-
Youth Court Expenses	-	2,000	2,000	2,000	0%	-
NOVA Expenses	575	6,000	6,000	6,000	0%	-
RAD Kids Expenses	-	2,000	2,000	2,000	0%	-
Total Police Expenditures	**$ 9,301,032**	**$ 10,565,227**	**$ 11,555,646**	**$ 11,534,200**	**100%**	**$ 968,975**

FIRE

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTEs	67	68	68	68		0
Salaries & Wages	$ 3,995,748	$ 4,210,893	$ 4,490,704	$ 4,490,704	50%	$ 279,811
Overtime	268,409	177,729	177,729	177,729	2%	-
Employee Benefits	2,104,265	2,279,193	2,377,832	2,377,832	27%	98,639
Uniforms	94,760	87,907	87,907	87,907	1%	-
Books, Subscriptions, Memberships	18,565	20,150	20,150	20,150	0%	-
Travel & Training	21,270	62,110	62,110	62,110	1%	-
Office Supplies	6,507	22,400	22,400	22,400	0%	-
Fleet Fund Charges	733,164	895,394	895,394	995,394	11%	100,000
Buildings & Grounds O&M	25,555	37,650	37,650	37,650	0%	-
Utilities	23,531	32,000	32,000	24,000	0%	(8,000)
Equipment Maintenance	71,477	74,500	74,500	74,500	1%	-
Electricity - Lehi City Power	45,760	50,000	50,000	50,000	1%	-
Professional & Technical	34,277	75,200	75,200	75,200	1%	-
IT Fund Charges	20,000	20,833	20,833	67,573	1%	46,740
Risk Mgmt Fund Charges	10,000	10,000	10,000	10,000	0%	-
Education	22,453	26,650	26,650	26,650	0%	-
First Aid Supplies	95,611	122,950	122,950	122,950	1%	-
Miscellaneous	156,845	192,860	232,860	232,860	3%	40,000
Capital Outlay	-	-	-	-	0%	-
Total Fire Expenditures	**$ 7,748,196**	**$ 8,398,419**	**$ 8,816,869**	**$ 8,955,609**	**100%**	**$ 557,190**

PLANNING & ZONING

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTEs	7.25	7.25	8.25	7.25		0
Salaries & Wages	$ 561,307	$ 600,686	$ 703,640	$ 644,984	61%	$ 44,298
Employee Benefits	246,557	268,981	325,383	286,496	27%	17,515
Books, Subscriptions, Memberships	1,642	3,000	3,000	3,000	0%	-
Public Notices	2,889	9,000	9,000	9,000	1%	-
Travel & Training	1,932	23,300	23,300	23,300	2%	-
Office Supplies	2,628	12,500	15,600	12,500	1%	-
Fleet Fund Charges	4,000	4,000	4,000	4,000	0%	-
Utilities	-	3,000	3,000	2,466	0%	(534)
Equipment Maintenance	-	4,295	4,295	4,295	0%	-
Professional & Technical	17,603	32,320	32,320	32,320	3%	-
IT Fund Charges	14,000	14,000	14,000	29,534	3%	15,534
Risk Mgmt Fund Charges	4,000	4,000	4,000	4,000	0%	-
Recording Fees	5,252	6,000	6,000	6,000	1%	-
Standards Update	-	1,000	1,000	1,000	0%	-
Miscellaneous	2,356	2,500	2,500	2,500	0%	-
Capital Outlay	-	-	-	-	0%	-
Total Planning Expenditures	**$ 864,165**	**$ 988,582**	**$ 1,151,038**	**$ 1,065,395**	**100%**	**$ 76,813**

ANIMAL CONTROL

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTEs	0	0	0	0		0
Salaries & Wages	$ -	$ -	$ -	$ -		$ -
Overtime	-	-	-	-		-
Employee Benefits	-	-	-	-		-
Uniforms	-	-	-	-		-
Travel & Training	-	-	-	-		-
Fleet Fund Charges	-	-	-	-		-
Risk Mgmt Fund Charges	-	-	-	-		-
Equipment Maintenance	-	-	-	-		-
Professional & Technical	-	-	-	-		-
Capital Outlay	-	-	-	-		-
Total Animal Control Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**0%**	**$ -**

** Combined with Police Department

DEVELOPMENT SERVICES (BUILDING INSPECTION)

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTEs	13	13	16	16		3
Salaries & Wages	$ 819,835	$ 855,313	$ 1,100,585	$ 1,100,585	62%	$ 245,272
Overtime	4,302	10,000	10,000	10,000	1%	-
Employee Benefits	400,201	432,704	572,938	572,938	32%	140,234
Uniforms	2,957	3,100	3,100	3,100	0%	-
Books, Subscriptions, Memberships	2,392	9,000	9,000	9,000	1%	-
Travel & Training	4,240	17,000	17,000	17,000	1%	-
Office Supplies	7,756	9,000	12,000	9,000	1%	-
Fleet Fund Charges	24,601	24,601	24,601	24,601	1%	-
Utilities	-	2,500	2,500	-	0%	(2,500)
Equipment Maintenance	187	2,200	2,200	2,200	0%	-
Risk Mgmt Fund Charges	5,000	5,000	5,000	5,000	0%	-
Professional & Technical	65	-	-	-	0%	-
State 1% Building Fees	-	-	-	-	0%	-
IT Fund Charges	18,000	18,000	18,000	22,882	1%	4,882
Miscellaneous	2,350	4,210	4,210	4,210	0%	-
Capital Outlay	-	-	12,415	-	0%	-
Total Building Inspection Expenditures	**$ 1,291,885**	**$ 1,392,628**	**$ 1,793,549**	**$ 1,780,516**	**100%**	**$ 387,888**

ECONOMIC DEVELOPMENT

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTEs	1	1	1	1		0
Salaries & Wages	$ 121,569	$ 124,253	$ 134,877	$ 134,877	53%	$ 10,624
Employee Benefits	55,241	57,148	59,986	59,986	24%	2,838
Books, Subscriptions, Memberships	1,565	19,200	19,200	19,200	8%	-
Public Notices	-	1,200	1,200	1,200	0%	-
Travel & Training	421	7,875	7,875	7,875	3%	-
Office Supplies	-	1,500	1,500	1,500	1%	-
IT Fund Charges	2,000	2,000	2,000	10,000	4%	8,000
Permits & Licenses	-	1,500	1,500	1,500	1%	-
Risk Management Charges	1,000	1,000	1,000	1,000	0%	-
Professional & Technical	13,598	8,000	8,000	8,000	3%	-
Miscellaneous	9,000	10,000	10,000	10,000	4%	-
Total Economic Develop Expenditures	**$ 204,393**	**$ 233,676**	**$ 247,138**	**$ 255,138**	**100%**	**$ 21,462**

STREETS

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTEs	17.75	18.75	17.75	17.75		-1
Salaries & Wages	$ 787,629	$ 922,239	$ 889,978	$ 889,978	43%	$ (32,261)
Overtime	29,330	50,000	50,000	50,000	2%	-
Employee Benefits	471,344	577,584	532,177	532,177	26%	(45,407)
Uniforms	6,155	7,900	7,900	7,900	0%	-
Books, Subscriptions, Memberships	-	200	200	200	0%	-
Travel & Training	8,166	25,000	25,000	25,000	1%	-
Office Supplies	5,054	5,500	5,500	5,500	0%	-
Fleet Fund Charges	275,328	378,914	439,251	378,914	18%	-
Buildings & Grounds	25,070	25,000	25,000	25,000	1%	-
Utilities	8,937	5,000	9,000	7,612	0%	2,612
Equipment Maintenance	26,314	25,000	25,000	25,000	1%	-
Risk Mgmt Fund Charges	10,000	11,500	11,500	11,500	1%	-
Electricity - Lehi City Power	28,483	4,000	30,000	30,000	1%	26,000
Professional & Technical	28,849	25,094	25,094	25,094	1%	-
IT Fund Charges	8,000	14,000	14,000	15,388	1%	1,388
Department Supplies	21,712	19,922	19,922	19,922	1%	-
Landfill Closure/Postclosure	-	2,500	2,500	2,500	0%	-
Capital	-	8,800	132,781	-	0%	(8,800)
Total Streets Expenditures	**$ 1,740,371**	**$ 2,108,153**	**$ 2,244,803**	**$ 2,051,685**	**100%**	**$ (56,468)**

PUBLIC WORKS ADMINISTRATION

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTEs	1	1	0	0		0
Salaries & Wages	$ 34,365	$ -	$ -	$ -	0%	$ -
Employee Benefits	25,898	-	-	-	0%	-
Books, Subscrip, Memberships	-	-	-	-	0%	-
Travel & Training	-	-	-	-	0%	-
Office Supplies	2,686	-	-	-	0%	-
Fleet Fund Charges	4,000	-	-	-	0%	-
IT Fund Charges	6,000	-	-	-	0%	-
Utilities	-	-	-	-	0%	-
Equipment Maintenance	-	-	-	-	0%	-
Risk Mgmt Fund Charges	1,500	-	-	-	0%	-
Professional & Technical	-	-	-	-	0%	-
Miscellaneous	-	-	-	-	0%	-
Capital Outlay	-	-	-	-	0%	-
					0	
Total Public Works Admin Expenditures	**$ 74,450**	**$ -**	**$ -**	**$ -**	**0%**	**$ -**

**Combined with Streets Department

ENGINEERING

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTEs	5	6	6	6		0
Salaries & Wages	$ 523,742	$ 572,107	$ 630,504	$ 630,504	61%	$ 58,397
Employee Benefits	242,992	283,804	299,409	299,409	29%	15,605
Uniforms	240	600	600	600	0%	-
Books, Subscriptions, Memberships	2,317	800	1,300	1,300	0%	500
Travel & Training	2,604	9,500	9,500	9,500	1%	-
Office Supplies	5,892	5,500	4,500	4,500	0%	(1,000)
Fleet Fund Charges	4,000	4,000	4,000	4,000	0%	-
IT Fund Charges	6,000	6,000	6,000	25,022	2%	19,022
Equipment Maintenance	25,352	25,000	27,500	27,500	3%	2,500
Risk Mgmt Fund Charges	2,000	2,000	2,000	2,000	0%	-
Professional & Technical	36,238	23,000	23,000	23,000	2%	-
Miscellaneous	485	500	500	500	0%	-
Capital Outlay	-	-	-	-	0%	-
Total Engineering Expenditures	**$ 851,862**	**$ 932,811**	**$ 1,008,813**	**$ 1,027,835**	**100%**	**$ 95,024**

PARKS

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTEs	33	35	39	37		2
Salaries & Wages	$ 1,182,141	$ 1,386,492	$ 1,629,798	$ 1,788,398	46%	$ 401,906
Overtime	52,680	50,000	50,000	50,000	1%	-
Employee Benefits	517,480	686,940	678,189	678,189	17%	(8,751)
Uniforms	12,861	9,030	9,930	9,330	0%	300
Travel & Training	11,640	12,000	17,000	17,000	0%	5,000
Office Supplies	2,355	2,000	2,000	2,000	0%	-
Fleet Fund Charges	81,357	96,357	105,538	105,538	3%	9,181
Buildings & Grounds O&M	100,823	84,500	84,500	84,500	2%	-
Utilities	32,407	7,500	35,000	29,979	1%	22,479
Equipment Maintenance	56,554	40,000	40,000	40,000	1%	-
Risk Mgmt Fund Charges	5,000	5,000	5,000	5,000	0%	-
Electricity - Lehi City Power	99,663	48,000	100,000	100,000	3%	52,000
Professional & Technical	304,377	419,500	419,500	419,500	11%	-
IT Fund Charges	6,000	6,000	6,000	31,021	1%	25,021
Tree Trimming	41,584	60,000	60,000	60,000	2%	-
Purchase of Trees	11,285	108,000	108,000	108,000	3%	-
Miscellaneous	7,640	22,850	22,850	22,850	1%	-
Park Maintenance	189,065	206,700	206,700	206,700	5%	-
Park Pavilion & Playground Upgrades	105,278	87,000	87,000	87,000	2%	-
Capital Outlay	45,929	75,500	295,000	50,000	1%	(25,500)
Total Parks Expenditures	**$ 2,866,119**	**$ 3,413,369**	**$ 3,962,005**	**$ 3,895,005**	**100%**	**$ 481,636**

COMMUNITY EVENTS

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Cultural Arts Council Expense	$ 78,000	$ 78,000	$ 78,000	$ 78,000	16%	$ -
Boys State Contribution	-	800	800	800	0%	-
Miss Lehi Pageant	33,911	22,000	22,000	22,000	4%	-
Lehi Float	-	16,000	16,000	16,000	3%	-
Lehi Parade & Events Committee	119,240	102,500	102,500	102,500	21%	-
Youth City Council	2,642	4,000	4,000	4,000	1%	-
Family Week	-	5,000	5,000	5,000	1%	-
Foam Day	1,569	13,000	13,000	13,000	3%	-
Lehi Silver Band	2,500	2,500	2,500	2,500	1%	-
Community Beautification	7,743	11,000	11,000	11,000	2%	-
Brochures Published	-	3,000	3,000	3,000	1%	-
Santa Parade	663	1,500	1,500	1,500	0%	-
Special Projects	22,972	90,000	90,000	90,000	18%	-
Summer Splash Party	11,497	20,000	20,000	20,000	4%	-
Teen Event	-	2,500	2,500	2,500	1%	-
National Night Out Event	3,990	5,000	5,000	5,000	1%	-
Outdoor Movies	15,480	12,200	12,200	12,200	2%	-
Archives Donation	28,000	28,000	28,000	28,000	6%	-
Fireworks Show	25,000	25,000	25,000	25,000	5%	-
Parks & Trails Committee	-	1,700	1,700	1,700	0%	-
Christmas in Lehi	925	1,000	1,000	1,000	0%	-
Easter Egg Hunt	6,910	7,000	7,000	7,000	1%	-
Miscellaneous special events	14,796	10,000	10,000	10,000	2%	-
Just for Kids	20,000	20,000	20,000	20,000	4%	-
Volunteer Celebration	(280)	4,000	4,000	4,000	1%	-
Veteran's Day Celebration	629	5,000	5,000	5,000	1%	-
Total Comm Events Expenditures	**$ 396,186**	**$ 490,700**	**$ 490,700**	**$ 490,700**	**100%**	**$ -**

SENIOR CITIZEN

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTEs	3.5	3.5	3.5	3.5		0
Salaries & Wages	$ 128,080	$ 167,832	$ 175,563	$ 175,563	48%	$ 7,731
Overtime	-	-	-	-	0%	-
Employee Benefits	47,382	50,995	55,782	55,782	15%	4,787
Travel & Training	296	2,000	2,000	2,000	1%	-
Office Supplies	2,660	4,000	4,000	4,000	1%	-
Senior Citizen - Bldgs & Grounds	15,105	15,000	15,000	15,000	4%	-
Utilities	-	2,000	-	-	0%	(2,000)
IT Fund Charges	-	-	-	-	0%	-
Electricity - Lehi City Power	-	6,500	-	-	0%	(6,500)
Professional & Technical	-	1,650	1,650	1,650	0%	-
Program Expenditures	12,045	63,000	69,612	69,612	19%	6,612
Meal Management	1,334	23,000	23,000	23,000	6%	-
Miscellaneous	-	9,000	9,000	9,000	2%	-
Capital Outlay	-	-	7,805	7,805	2%	7,805
Total Senior Citizen Expenditures	**$ 206,901**	**$ 344,977**	**$ 363,413**	**$ 363,413**	**100%**	**$ 18,436**

LIBRARY

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTEs	22	22	22	22		0
Salaries & Wages	$ 725,560	$ 722,881	$ 810,487	$ 810,487	50%	$ 87,606
Employee Benefits	278,770	298,271	322,231	322,231	20%	23,960
Books	204,500	210,000	210,000	210,000	13%	-
Subscriptions	8,659	10,000	10,000	10,000	1%	-
Travel & Training	2,014	7,000	7,000	7,000	0%	-
Office Supplies	26,707	22,000	22,000	22,000	1%	-
Equipment Maintenance	50,522	51,827	59,827	58,267	4%	6,440
Buildings & Grounds O&M	25,000	25,000	25,000	25,000	2%	-
Utilities	5,698	10,000	10,000	10,000	1%	-
Story Hour Expense	6,938	8,250	8,250	8,250	1%	-
Risk Mgmt Fund Charges	5,000	5,000	5,000	5,000	0%	-
Electricity - Lehi City Power	15,799	18,000	18,000	18,000	1%	-
Professional & Technical	1,781	20,000	17,500	17,500	1%	(2,500)
Collections	1,050	2,000	2,000	2,000	0%	-
IT Fund Charges	50,000	50,000	50,000	66,560	4%	16,560
Miscellaneous	7,813	10,330	10,330	10,330	1%	-
Capital Outlay	-	-	11,048	11,048	1%	11,048
Total Library Expenditures	**$ 1,415,810**	**$ 1,470,559**	**$ 1,598,673**	**$ 1,613,673**	**100%**	**$ 143,114**

LITERACY CENTER

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTEs	6.5	6.5	6.5	6.5		0
Salaries & Wages	$ 213,733	$ 257,397	$ 275,548	$ 275,548	63%	$ 18,151
Employee Benefits	49,113	90,154	93,410	93,410	21%	3,256
Books, Subscriptions, Memberships	570	500	500	500	0%	-
Travel & Training	-	1,000	1,000	1,000	0%	-
Office Supplies	5,825	5,000	5,000	5,000	1%	-
Buildings & Grounds O&M	15,000	15,000	15,000	15,000	3%	-
Utilities	5,287	4,000	5,500	5,500	1%	1,500
Equipment Maintenance	-	750	750	750	0%	-
Risk Mgmt Fund Charges	5,155	5,000	5,000	5,000	1%	-
Electricity - Lehi City Power	6,504	5,000	6,500	6,500	1%	1,500
Professional & Technical	-	2,500	2,500	2,500	1%	-
IT Fund Charges	5,000	5,000	5,000	20,000	5%	15,000
Miscellaneous	5,721	6,000	6,000	6,000	1%	-
Capital Outlay	-	-	-	-	0%	-
Total Literacy Center Expenditures	**$ 311,908**	**$ 397,301**	**$ 421,708**	**$ 436,708**	**100%**	**$ 39,407**

CEMETERY

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTEs	7	7	7	7		0
Salaries & Wages	$ 251,505	$ 281,895	$ 300,051	$ 300,051	51%	$ 18,156
Overtime	583	3,500	3,500	3,500	1%	-
Employee Benefits	109,376	119,775	117,689	117,689	20%	(2,086)
Uniforms	632	1,800	1,800	1,800	0%	-
Newspaper Expense	-	357	357	357	0%	-
Office Supplies	1,801	2,000	2,000	2,000	0%	-
Fleet Fund Charges	15,000	15,000	15,000	15,000	3%	-
Cemetery Maintenance	22,681	24,000	29,000	29,000	5%	5,000
Utilities	4,759	6,200	6,200	5,879	1%	(321)
Equipment Maintenance	8,987	16,000	16,000	16,000	3%	-
Risk Mgmt Fund Charges	2,000	2,000	2,000	2,000	0%	-
Electricity - Lehi City Power	3,162	3,000	3,000	3,000	1%	-
Professional & Technical	7,225	5,000	5,000	5,000	1%	-
IT Fund Charges	4,000	4,000	4,000	9,321	2%	5,321
Safety	-	-	-	-	0%	-
Purchase Trees	13,531	8,500	8,500	8,500	1%	-
Miscellaneous	5,458	9,000	9,000	9,000	2%	-
Capital Outlay	32,421	39,500	65,000	65,000	11%	25,500
Total Cemetery Expenditures	**$ 483,120**	**$ 541,527**	**$ 588,097**	**$ 593,097**	**100%**	**$ 51,570**

MUSEUM

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Salaries & Wages	$ -	$ -	$ -	$ -	0%	$ -
Employee Benefits	-	-	-	-	0%	-
Publicity	-	-	-	-	0%	-
Office Supplies	-	-	-	-	0%	-
Lehi Archives Office Supplies	-	-	-	-	0%	-
Vehicle Fuel/Maint/Mileage	-	-	-	-	0%	-
Buildings & Grounds O&M	2,952	2,950	2,950	2,950	1%	-
Utilities	2,730	6,800	6,800	6,800	2%	-
Electricity - Lehi City Power	10,299	10,000	10,000	10,000	3%	-
Professional & Technical	260,000	260,000	260,000	260,000	87%	-
IT Fund Charges	-	-	-	-	0%	-
Risk Mgmt Fund Charges	-	-	-	-	0%	-
Miscellaneous	9,250	20,000	20,000	20,000	7%	-
Museum Contribution	-	-	-	-	0%	-
Total Museum Expenditures	**$ 285,231**	**$ 299,750**	**$ 299,750**	**$ 299,750**	**100%**	**-**

NON-DEPARTMENTAL

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Utilities	$ 250,164	$ 245,000	$ 245,000	$ 245,000	3%	$ -
Credit Card & Bank Charges	43,622	20,000	20,000	20,000	0%	-
Document Imaging	-	30,000	30,000	30,000	0%	-
Contribution to Risk Fund	370,013	518,013	518,013	518,013	6%	-
Contribution to Fleet Fund	615,435	-	-	-	0%	-
Employee Appreciation	87,226	75,000	100,000	100,000	1%	25,000
Contrib to Legacy Center/Outdoor Pool	1,870,842	1,872,396	1,937,892	1,931,717	24%	59,321
Museum Project Thanksgiving Point	103,000	100,000	100,000	100,000	1%	-
Contribution to Chamber	12,000	10,000	10,000	10,000	0%	-
Fox Hollow Golf Course	253,269	275,000	275,000	275,000	3%	-
Contingency	97,845	100,000	100,000	100,000	1%	-
MAG Contribution	36,705	25,000	25,000	25,000	0%	-
Branding	11,936	20,000	20,000	20,000	0%	-
Mayor/Council Special Projects	19,289	50,000	50,000	50,000	1%	-
Contribution to IT Fund	305,500	305,500	305,500	229,500	3%	(76,000)
Contribution to Capital Projects Fund	8,300,000	-	-	1,250,500	15%	1,250,500
Intergovernmental Relations	60,000	50,000	50,000	50,000	1%	-
Employee Wellness	98,280	177,000	152,000	152,000	2%	(25,000)
UVSSD dispatch costs	379,389	400,908	400,908	400,908	5%	-
Market Adjustment	(29,940)	180,000	180,000	180,000	2%	-
Youth Council	-	5,000	5,000	5,000	0%	-
Information fair	-	10,000	10,000	10,000	0%	-
VIPS	-	5,000	5,000	5,000	0%	-
Contribution to Bldgs/Grounds Fund	869,672	869,672	869,672	892,022	11%	22,350
911 Fees Passthrough to UVDSSD	-	-	-	-	0%	-
Transfer to Debt Service	1,814,495	1,872,733	1,868,838	1,618,338	20%	(254,395)
Total Non-Departmental Expenditures	**$ 15,568,743**	**$ 7,216,222**	**$ 7,277,823**	**$ 8,217,998**	**100%**	**$ 1,233,821**

CLASS "C" ROADS

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Class 'C" Road Allotment	$ 4,458,718	$ 3,700,000	$ 2,900,000	$ 2,900,000	66%	$ (800,000)
Utah County Transportation Tax	-	-	1,500,000	1,500,000	34%	$ 1,500,000
Interest Earnings	11,746	-	-	-	0%	-
Re-appropriate balance	-	190,000	27,017	27,017	1%	(162,983)
Total Revenues	$ 4,470,464	$ 3,890,000	$ 4,427,017	$ 4,427,017	**100%**	**$ 700,000**
Expenditures						
Road Maintenance	$ 1,389,098	$ 1,493,000	$ 1,493,000	$ 1,493,000	34%	-
Snow Removal & Salt	72,990	132,000	132,000	132,000	3%	-
Striping	175,263	200,000	200,000	200,000	5%	-
Equipment rental	34,340	60,000	60,000	60,000	1%	-
Street signs	83,852	85,000	85,000	85,000	2%	-
Traffic Control Updates	14,549	20,000	20,000	20,000	0%	-
Salt Sander & Dump Body	-	-	-	-	0%	-
Asphalt Roller	-	-	-	-	0%	-
Crack Seal Machine	-	-	-	-	0%	-
Road Reconstruction Projects	1,931,593	1,700,000	2,190,000	2,190,000	49%	490,000
Signal Lights & Signal Development	116,400	283,400	200,000	200,000	5%	(83,400)
Marathon Mastic Melter	61,150	-	-	-	0%	-
Fleet Fund Charges	-	-	47,017	47,017	1%	47,017
Reserves	-	-	-	-	0%	-
Total Expenditures	$ 3,879,233	$ 3,973,400	$ 4,427,017	$ 4,427,017	**100%**	**$ 453,617**
Surplus(Deficit)	**$ 591,231**	**$ (83,400)**	**$ -**	**$ -**		

LIQUOR FUND

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Interest Income	$ -	$ -	$ -	$ -	0%	$ -
Liquor fund allottment	66,158	60,000	60,000	60,000	100%	-
Re-appropreiate fund balance	-	-	-	-	0%	-
Total Revenues	$ 66,158	$ 60,000	$ 60,000	$ 60,000	100%	$ -
Expenditures						
Wages > DUI enforcement	$ 43,003	$ 18,000	$ 18,000	$ 18,000	30%	$ -
Benefits	23,155	6,500	6,500	6,500	11%	-
Miscellaneous	-	35,500	35,500	35,500	59%	-
Fund Balance	-	-	-	-	0%	-
Total Expenditures	$ 66,158	$ 60,000	$ 60,000	$ 60,000	100%	$ -
Surplus(Deficit)	**$ 0**	**$ -**	**$ -**	**$ -**		

PARC TAX

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
PARC Tax Revenue	$ -	$ -	$ 1,500,000	$ 1,500,000	100%	$ 1,500,000
Fund Balance Appropriation	-	-	-	-	0%	$ -
Total Revenues	$ -	$ -	$ 1,500,000	$ 1,500,000	100%	$ 1,500,000
Expenses						
PARC Tax Arts Programs	$ -	$ -	$ 450,000	$ 450,000	30%	$ 450,000
Transfer to Capital Projects Fund	-	-	1,050,000	1,050,000	70%	1,050,000
Total Expenses	$ -	$ -	$ 1,500,000	$ 1,500,000	100%	$ 1,500,000
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**		

LEGACY CENTER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Interest Earnings	$ 3,712	$ 1,000	$ 1,000	$ 1,000	0%	$ -
Legacy Center Pass Sales	1,136,169	1,550,000	1,550,000	1,550,000	26%	-
Charges For Service	1,086,438	1,232,900	1,262,400	1,262,400	21%	29,500
Merchandise Sales	22,677	30,000	30,000	30,000	1%	-
Offsite Concession Sales	60,929	60,000	60,000	60,000	1%	-
Center Court Receipts	72,204	200,000	200,000	200,000	3%	-
Swim Program Revenue	314,427	325,000	325,000	325,000	6%	-
Contribution From General Fund	1,870,842	1,872,396	1,937,892	1,931,717	33%	59,321
Contribution From Fund Balance	-	25,000	540,000	540,000	9%	515,000
Total Revenues	$ 4,567,397	$ 5,296,296	$ 5,906,292	$ 5,900,117	100%	$ 603,821
Operating expenses	$ 4,509,391	$ 5,296,296	$ 5,906,292	$ 5,900,117		
Surplus(Deficit)	**$ 58,006**	**$ -**	**$ 0**	**$ 0**		

LEGACY CENTER

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTEs	76.77	76.77	76.77	76.77		0
Salaries & Wages	$ 2,479,971	$ 2,715,611	$ 2,819,420	$ 2,819,420	48%	$ 103,809
Overtime	-	1,000	1,000	1,000	0%	-
Employee Benefits	508,301	596,503	604,697	604,697	10%	8,194
Uniforms	4,049	3,700	3,700	3,700	0%	-
Fleet Fund Charges	2,000	2,000	2,000	2,000	0%	-
IT Fund Charges	53,000	56,600	62,775	67,608	1%	11,008
Risk Mgmt Fund Charges	65,000	65,000	65,000	65,000	1%	-
Books, Subscriptions, Memberships	3,965	2,500	4,000	4,000	0%	1,500
Recreation Public Notices	583	5,000	5,000	5,000	0%	-
Travel & Training	4,634	18,500	18,500	18,500	0%	-
Office Supplies	19,824	32,000	32,000	24,515	0%	(7,485)
Buildings & Grounds O&M	93,257	92,000	92,000	92,000	2%	-
Utilities	76,345	120,000	120,000	116,477	2%	(3,523)
Offsite Concession Expenses	35,257	64,000	64,000	64,000	1%	-
Center Court Expenses	50,245	165,500	165,500	165,500	3%	-
Electricity - Lehi City Power	225,789	205,000	230,000	230,000	4%	25,000
Professional & Technical	114,282	108,100	124,000	124,000	2%	15,900
Program Expenditures	86,207	148,000	148,000	148,000	3%	-
Gymnastics	37,871	76,000	76,000	76,000	1%	-
Dance	4,744	11,900	11,900	11,900	0%	-
Itty Bitty Ball	3,336	10,000	10,000	10,000	0%	-
Birthday Parties	4,078	8,500	8,500	8,500	0%	-
Facilities Stations	9,751	19,400	19,400	19,400	0%	-
Pool Operation & Maintenance	114,045	140,000	140,000	140,000	2%	-
Miscellaneous	5,102	23,000	23,000	23,000	0%	-
Swimming Program	56,456	88,000	97,800	97,800	2%	9,800
Tennis	2,318	6,000	6,000	6,000	0%	-

LEGACY CENTER-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Legacy Center - Expenditures continued						
Golf	6,985	6,800	7,800	7,800	0%	1,000
Soccer Program Expense	9,169	26,000	26,000	26,000	0%	-
Volleyball Expense	2,850	10,200	10,200	10,200	0%	-
Baseball Expense	35,004	66,000	66,000	66,000	1%	-
Girls Softball	21,132	19,000	22,000	22,000	0%	3,000
Basketball Expense	151,580	134,300	150,000	150,000	3%	15,700
Flag Football Expense	6,734	9,600	9,600	9,600	0%	-
Wrestling Program Expense	1,949	2,000	2,000	2,000	0%	-
Debt Service	-	-	-	-	0%	-
Contribution to Outdoor Pool	148,258	103,582	-	-	0%	(103,582)
Capital Outlay	38,231	85,000	93,500	93,500	2%	8,500
Pool Capital Outlay	27,090	50,000	565,000	565,000	10%	515,000
Total Legacy Center Expenditures	**$ 4,509,391**	**$ 5,296,296**	**$ 5,906,292**	**$ 5,900,117**	**100%**	**$ 603,821**

OUTDOOR POOL SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Outdoor Pool Revenue	$ 159,805	$ 207,068	$ 207,068	$ 207,068	61%	$ -
Interest Income	932	-	-	-	0%	-
Legacy Center Contribution	148,258	103,582	-	-	0%	(103,582)
Re-Appropriation of Fund Balance	-	-	133,097	133,097	39%	133,097
Total Revenues	$ 308,995	$ 310,650	$ 340,165	$ 340,165	100%	$ 29,515
Personnel FTEs	4.28	4.28	4.28	4.28		0
Expenditures						
Salaries & Wages	$ 154,893	$ 155,736	$ 158,072	$ 158,072	46%	$ 2,336
Employee benefits	11,842	11,914	12,093	12,093	4%	179
Outdoor Pool Operation & Maintenance	139,978	143,000	143,000	143,000	42%	-
Capital Outlay	181,290	-	27,000	27,000	8%	27,000
Total Expenditures	$ 488,003	$ 310,650	$ 340,165	$ 340,165	100%	$ 29,515
Surplus(Deficit)	**$ (179,008)**	**$ -**	**$ 0**	**$ 0**		

CAPITAL PROJECTS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Grant Revenue	$ -	$ -	$ -	$ -	0%	$ -
Interest income	116,623	500	500	500	0%	-
Bond Proceeds	-	-	-	-	0%	-
Appropriation from fund balance	-	13,350,483	21,537,624	19,387,124	35%	6,036,641
Sales tax	486,729	432,500	432,500	432,500	1%	-
PARC Tax (RAP tax)	-	5,000,000	-	-	0%	(5,000,000)
UT Co Recreation Grant	-	1,500,000	1,500,000	1,500,000	3%	-
Transfer from General Fund	8,300,000	-	-	1,250,500	2%	1,250,500
Sale of Assets	1,595,155	-	-	-	0%	-
Bond Proceeds	-	-	9,400,000	29,400,000	54%	29,400,000
Transfer From PARC Tax Fund	-	-	-	1,050,000	2%	1,050,000
Miscellaneous	271,917	-	1,600,000	1,600,000	3%	1,600,000
Total Revenues	$ 10,498,506	$ 20,283,483	$ 34,470,624	$ 54,620,624	100%	$ 34,337,141
Expenditures						
Transfer to Debt Service Fund	$ 50,873	$ -	$ -	$ -	0%	$ -
Transfer to Fleet Fund	-	1,000,000	500,000	500,000	1%	(500,000)
Transfer to IT Fund	-	-	-	150,000	0%	150,000
Debt Service - Cabelas	377,863	427,500	427,500	427,500	1%	-
Debt Service Interest - Fire Station	-	-	-	-	0%	-
Debt Service Principal - Fire Station	108,866	-	-	-	0%	-
Bond Costs	5,250	5,000	5,000	5,000	0%	-
Irrigation Central Control Upgrade	132,252	138,124	138,124	138,124	0%	-
Sidewalks	306,523	400,000	400,000	400,000	1%	-
Road Widening & Infrastructure	-	-	-	-	0%	-
Sidewalks 500 W & 1900 S	-	-	-	-	0%	-
Safe Routes to School	106,097	-	-	-	0%	-
New Public Safety Building	4,496,797	-	-	-	0%	-
Parks Building	3,810	2,000,000	2,000,000	2,000,000	4%	-

CAPITAL PROJECTS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Public Safety Building Design	2,596	-	-	-	0%	-
Dry Creek Lake Rescue Equipment	-	55,000	-	-	0%	(55,000)
Wines Park Irrigation Renovation	32,891	-	-	-	0%	-
Sub-Compact Utility Tractor	22,000	-	-	-	0%	-
Nuisance Trees & Damaged Sidewalks	51	150,000	150,000	150,000	0%	-
Library Self Check Out Kiosks	38,065	-	-	-	0%	-
TIGR Ped Bridge (SR 92)	6,011,874	-	-	-	0%	-
Traverse Mountain Reforestation	253,260	-	-	-	0%	-
Triumph Ped Bridge	-	349,050	-	-	0%	(349,050)
Chipper	-	42,000	-	-	0%	(42,000)
Tractor	-	36,000	-	-	0%	(36,000)
Playground Replacements	-	60,000	-	-	0%	(60,000)
Fencing Replacement at Vets Ball Park	-	35,000	35,000	35,000	0%	-
UTV with Sprayer & Snow Plow	-	29,809	-	-	0%	(29,809)
Mellor Rhoades Park Construction	-	5,000,000	-	-	0%	(5,000,000)
Dry Creek Park	-	5,000,000	11,500,000	11,500,000	21%	6,500,000
Family Park - All Abilities Playground	-	5,000,000	7,000,000	7,000,000	13%	2,000,000
Frisbee Golf Course	-	15,000	15,000	15,000	0%	-
Vets Ballpark Parking Lot	-	500,000	-	-	0%	(500,000)
Park N Ride	1,896	-	-	-	0%	-
Hospital Loop Road	-	-	2,600,000	2,600,000	5%	2,600,000
Property Improvements	-	-	-	-	0%	-
City Hall Campus	-	-	-	20,000,000	37%	20,000,000
Fire Station 84	-	-	9,400,000	9,400,000	17%	9,400,000
Court House Design	-	-	300,000	300,000	1%	300,000
Reserves	-	-	-	-	0%	-
Total Expenditures	$ 11,950,965	$ 20,242,483	$ 34,470,624	$ 54,620,624	99%	$ 34,728,141
Surplus(Deficit)	**$ (1,452,458)**	**$ 41,000**	**$ -**	**$ -**		

DEBT SERVICE

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Transfer from Capital Projects	$ 50,873	$ -	$ -	$ -	0%	$ -
Transfer from Police Impact Fees	-	-	-	250,500	13%	$ 250,500
Transfer from General Fund	1,814,495	1,872,733	1,872,733	1,618,338	87%	$ (254,395)
Fund Balance Appropriation	-	-	-	-	0%	$ -
Total Revenues	$ 1,865,368	$ 1,872,733	$ 1,872,733	$ 1,868,838	100%	$ (3,895)
Expenses						
Debt Service - Interest	$ 950,068	$ 927,733	$ 927,733	$ 898,838	48%	$ (28,895)
Debt Service - Principal	905,000	935,000	935,000	960,000	51%	25,000
Bond Costs	-	-	10,000	10,000	0%	10,000
Total Expenses	$ 1,855,068	$ 1,862,733	$ 1,872,733	$ 1,868,838	100%	$ 6,105
Surplus(Deficit)	**$ 10,301**	**$ 10,000**	**$ -**	**$ -**		

CDBG

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Interest Income	$ -	$ -	$ -	$ -	0%	$ -
CDBG	474,842	240,000	240,000	240,000	100%	-
Re-appropriation of Fund Balance	-	-	79,500	79,500	100%	79,500
Total Revenues	$ 474,842	$ 240,000	$ 319,500	$ 319,500	100%	$ 79,500
Expenditures						
CDBG Project improvements	$ 476,245	$ 240,000	$ 277,000	$ 277,000	100%	$ 37,000
CDBG Adminstration Costs	$ -	$ -	$ 40,000	$ 40,000	100%	$ 40,000
CDBG Program Expenses	$ -	$ -	$ 2,500	$ 2,500	100%	$ 2,500
Total Expenditures	$ 476,245	$ 240,000	$ 319,500	$ 319,500	100%	$ 2,500
Surplus(Deficit)	**$ (1,402)**	**$ -**	**$ -**	**$ -**		

FIRE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Interest Income	$ 2,828	$ 1,000	$ 1,000	$ 1,000	0%	$ -
Impact Fees	385,478	400,000	400,000	400,000	100%	-
Fund balance appropriation	-	-	2,078,000	-	0%	-
Bond proceeds	-	-	-	-	0%	-
Total Revenues	$ 388,306	$ 401,000	$ 2,479,000	$ 401,000	100%	$ -
Expenditures						
Future fire station	$ 741,245	$ -	$ -	$ -	0%	$ -
Interest Expense	-	-	-	-	0%	-
Cost of Issuance	-	-	-	-	0%	-
Fire Station 84 Construction	-	377,009	-	-	0%	(377,009)
Fire Station 84 Equipment	-	-	2,479,000	-	0%	-
Reserves	-	23,991	-	401,000	100%	377,009
Total Expenditures	$ 741,245	$ 401,000	$ 2,479,000	$ 401,000	100%	$ -
Surplus(Deficit)	**$ (352,939)**	**$ -**	**$ -**	**$ -**		

PARKS IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Interest Earnings	$ 8,596	$ 30,000	$ 30,000	$ 30,000	0%	$ -
Park Impact Fees	3,949,343	2,050,000	2,050,000	2,050,000	21%	-
Utah State Parks Grant	121,101	-		-	0%	-
Developer Contributions	-	2,450,183	4,683,693	4,683,693	49%	2,233,510
Proceeds from Sale of Land	-	-	-	-	0%	-
Reappropriate Fund Balance	-	3,419,440	2,801,440	2,801,440	29%	(618,000)
Total Revenues	$ 4,079,039	$ 7,949,623	$ 9,565,133	$ 9,565,133	100%	$ 1,615,510
Expenditures						
Debt Service - Principal	$ -	$ -	$ -	$ -	0%	$ -
Interest Expense	-	-	-	-	0%	-
Family Park	1,417,157	250,000	250,000	250,000	3%	-
Mellor Rhodes Park - Design	235,781	750,000	-	-	0%	(750,000)
Shadow Ridge	-	1,840,000	2,140,000	2,140,000	22%	300,000
Monument Park	14,690	1,536,000	1,536,000	1,536,000	16%	-
Sage Vista 3 Acre Park	-	-	-	-	0%	-
Parks, Trails, & Open Space Master Plan	-	-	-	-	0%	-
Upsizing Trails	239,288	105,000	105,000	105,000	1%	-
Mountain Bike Trails	79,274	330,440	330,440	330,440	3%	-
Fire83 Park	28,689	-	-	-	0%	-
Lights at Sports Park	166,831	53,000	-	-	0%	(53,000)
Willow Park Upgrades	45,567	700,000	450,000	450,000	5%	(250,000)
Holbrook Farms Park	-	2,208,548	2,208,548	2,208,548	23%	-
Cold Springs Ranch Park	-	176,635	2,475,145	2,475,145	26%	2,298,510
Steve Roll Rotary Park	-	-	70,000	70,000	1%	70,000
Capital & Impact Fee Study	-	-	-	-	0%	-
Reserves	-	-	-	-	0%	-
Total Expenditures	$ 2,227,277	$ 7,949,623	$ 9,565,133	$ 9,565,133	100%	$ 1,615,510
Surplus (Deficit)	**$ 1,851,763**	**$ -**	**$ -**	**$ -**		

POLICE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Interest Earnings	$ -	$ 500	$ 500	$ 500	0%	$ -
Police Impact Fees	291,751	250,000	250,000	250,000	100%	-
Proceeds from Issuance of Debt	-	-	-	-	0%	-
Contribution from General Fund	-	-	-	-	0%	-
Reappropriate Fund Balance	-	-	-	-	0%	-
Total Revenues	$ 291,751	$ 250,500	$ 250,500	$ 250,500	100%	$ -
Expenditures						
Land Purchase	$ -	$ -	$ -	$ -	0%	$ -
Interest Expense	-	-	-	-	0%	-
New Police Building Design	-	-	-	-	0%	-
Transfer to Debt Service Fund	-	-	250,500	250,500	100%	250,500
Reserves	-	250,500	-	-	0%	(250,500)
Total Expenditures	$ -	$ 250,500	$ 250,500	$ 250,500	100%	$ -
Surplus(Deficit)	**$ 291,751**	**$ -**	**$ -**	**$ -**		

ROAD IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Interest Earnings	$ -	$ -	$ -	$ -	0%	$ -
Road Impact Fees	1,907,365	2,000,000	2,000,000	2,000,000	32%	-
Contributions from Developers	-	-	-	-	0%	-
UDOT Contributions	73,000	50,000	50,000	50,000	1%	-
County Contributions	6,816,296	10,065,000	4,000,000	4,000,000	64%	(6,065,000)
Reappropriate Fund Balance	-	-	235,000	235,000	4%	235,000
Total Revenues	$ 8,796,661	$ 12,115,000	$ 6,285,000	$ 6,285,000	100%	$ (5,830,000)
Expenditures						
Interest Expense	$ -	$ -	$ -	$ -	0%	$ -
Signals	148,487	200,000	250,000	250,000	4%	50,000
Streets Widening	492,534	275,000	275,000	275,000	4%	-
600 E North of Dry Creek	1,590	750,000	750,000	750,000	12%	-
Jordan Willows Conn Rd	-	10,000	10,000	10,000	0%	-
Center Street & SR92	-	50,000	50,000	50,000	1%	-
Accel/Deccel @ SR92 & 500 West	-	20,000	20,000	20,000	0%	-
Traverse Blvd TRAX Xing & Road	325	80,000	80,000	80,000	1%	-
Triumph (Frontage Rd to TRAX Xing)	100,951	-	-	-	0%	-
Main Street 2300 W to Crossroads	7,067,955	8,000,000	500,000	500,000	8%	(7,500,000)
1200 West	-	-	-	-	0%	-
Ashton Blvd Relocation	-	-	-	-	0%	-
I15 & 300 W Enhancement	50,000	100,000	-	-	0%	(100,000)
700 South Cycle Track Project	151,473	1,600,000	1,500,000	1,500,000	24%	(100,000)
1200 East Project	115,660	50,000	50,000	50,000	1%	-
2300 West - Main to 2100 North	-	500,000	2,500,000	2,500,000	40%	2,000,000
Accel/Decel - Redwood/2100N	299,301	200,000	200,000	200,000	3%	-
Road Master Plan & Impact Fee	30,849	100,000	100,000	100,000	2%	-
Reserves	-	180,000	-	-	0%	(180,000)
Total Expenditures	$ 8,459,124	$ 12,115,000	$ 6,285,000	$ 6,285,000	100%	$ (5,830,000)
Surplus(Deficit)	**$ 337,536**	**$ -**	**$ -**	**$ -**		

CULINARY WATER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Miscellaneous	$ 146,232	$ 100,000	$ 100,000	$ 100,000	1%	$ -
Interest Income	74,448	-	-	-	0%	-
Water service charges	6,861,482	6,776,088	7,257,190	7,319,354	80%	543,266
Water hook up fees	605,026	350,000	350,000	650,000	7%	300,000
CWP Water Revenues	3,338,726	1,000,000	1,000,000	1,000,000	11%	-
Gain/Loss on Sale Fixed Assets	4,085	-	-	-	0%	-
Contributions from developers	3,049,354	-	-	-	0%	-
As Built Drawing Fees	134,800	135,000	135,000	135,000	1%	-
Bond Proceeds	-	-	-	-	0%	-
Contributions from developers	412,383	-	-	-	0%	-
Reappropriation of fund balance	-	-	4,638,108	-	0%	-
Total Revenues	$ 14,626,535	$ 8,361,088	$ 13,480,298	$ 9,204,354	100%	$ 843,266
Total Expenses	$ 10,022,300	$ 8,361,088	$ 13,480,299	$ 9,204,355		
Total Surplus/Deficit	**$ 4,604,235**	**$ -**	**$ (0)**	**$ (0)**		

CULINARY WATER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTEs	15	15	17	16		1
Salaries	$ 949,266	$ 1,060,296	$ 1,242,672	$ 1,170,672	13%	$ 110,376
Overtime	51,455	40,000	40,000	40,000	0%	-
Employee Benefits	454,375	617,130	719,815	676,730	7%	59,600
Uniforms	2,750	7,200	8,250	7,800	0%	600
Bond Costs	-	-	-	-	0%	-
Books, Subscriptions, Memberships	14,590	10,250	10,250	10,250	0%	-
Travel & Training	12,522	29,000	31,500	31,500	0%	2,500
Office Supplies	11,088	11,000	11,000	10,268	0%	(732)
Fleet Fund Charges	220,500	260,000	260,000	260,000	3%	-
Buildings & Grounds O&M	62,198	55,000	55,000	163,367	2%	108,367
Utilities	26,625	42,000	42,000	27,661	0%	(14,339)
Supplies & Maintenance	29,129	83,000	83,000	83,000	1%	-
Water Purchase (Share Rent)	1,139,320	1,409,800	1,882,060	1,882,060	20%	472,260
Risk Mgmt Fund Charges	60,000	60,000	60,000	60,000	1%	-
Electricity - Lehi City Power	415,941	600,000	600,000	600,000	7%	-
Professional & Technical	98,988	133,000	133,000	133,000	1%	-
IT Fund Charges	37,000	37,000	37,000	52,071	1%	15,071
Bond Fees	37	6,500	6,500	6,500	0%	-
Billing Expense	70,533	50,000	50,000	50,000	1%	-
Bad Debt Expense	7,342	15,000	15,000	15,000	0%	-
Special Department Supplies	9,671	12,000	12,000	12,000	0%	-
Tools	8,619	20,000	35,000	20,000	0%	-
System Maintenance	394,411	470,000	550,000	550,000	6%	80,000
Meter Replacement	-	125,000	125,000	125,000	1%	-
Debt Service	144,881	286,232	286,232	280,151	3%	(6,081)
Allocation to General Fund	300,000	300,000	300,000	300,000	3%	-
CWP Water Purchase	3,338,726	1,000,000	1,000,000	1,000,000	11%	-
Meter Annual Maintenance	84,950	59,325	62,325	62,325	1%	3,000

CULINARY WATER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Water expenses - continued						
Capital	-	-	45,000	-	0%	-
Spring Line Replace	-	300,000	300,000	300,000	3%	-
600 E Tank Replacement	-	-	1,500,000	500,000	5%	500,000
Springs Rehabilitation	-	350,000	350,000	350,000	4%	-
Sandpit Transmission Line	-	-	1,402,695	-	0%	-
Sandpit Tank/Pump	-	-	1,800,000	-	0%	-
2300 W Pioneer Crossing CWP Connection	-	100,000	100,000	100,000	1%	-
Public Works Facility Site Planning	-	50,000	75,000	75,000	1%	25,000
Security Equipment	-	50,000	50,000	50,000	1%	-
Dry Creek Well Rehabilitation	-	-	200,000	200,000	2%	200,000
Subdivision Development	-	-	-	-	0%	-
Depreciation & amoritization	2,077,383	-	-	-	0%	-
Reserves	-	712,355	-	-	0%	(712,355)
Total Culinary Water Expenses	**$ 10,022,300**	**$ 8,361,088**	**$ 13,480,299**	**$ 9,204,355**	**100%**	**$ 843,267**

CULINARY WATER IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Interest Earnings	$ 4,068	$ 25,000	$ 25,000	$ 25,000	0%	$ -
Water Impact Fees	1,420,364	1,000,000	1,000,000	1,000,000	10%	-
Contributions from Developers	-	2,600,000	4,700,000	4,700,000	47%	2,100,000
Reappropriate Fund Balance	-	3,117,000	4,367,000	4,367,000	43%	1,250,000
Total Revenues	$ 1,424,432	$ 6,742,000	$ 10,092,000	$ 10,092,000	100%	$ 3,350,000
Expenses						
Pipe Oversizing	$ -	$ 72,000	$ 72,000	$ 72,000	1%	$ -
Master plan and impact fee study	-	-	-	-	0%	-
Interest Expense	-	-	-	-	0%	-
Holbrook Upper Tank & Pump	-	-	-	-	0%	-
Traverse Source	-	50,000	-	-	0%	(50,000)
Flight Park Well & Lines	-	50,000	2,400,000	2,400,000	24%	2,350,000
600 E Tank	-	1,500,000	500,000	500,000	5%	(1,000,000)
TP Booster Pump Station	-	20,000	20,000	20,000	0%	-
Sandpit Tank/Pump	-	1,800,000	1,800,000	1,800,000	18%	-
Holbrook Upper Tank & Pump	-	-	-	-	0%	-
TM (PT) Flight Park Tank & Lines	-	1,500,000	2,300,000	2,300,000	23%	800,000
MICRON (SKYE) AP Well, BP, Lines	-	1,800,000	1,800,000	1,800,000	18%	-
1200 East Booster Pump Station	-	-	600,000	600,000	6%	600,000
West Side Tank #2	-	-	600,000	600,000	6%	600,000
Reserves	-	-	-	-	0%	-
Total Expenses	$ -	$ 6,792,000	$ 10,092,000	$ 10,092,000	100%	$ 3,300,000
Surplus(Deficit)	**$ 1,424,432**	**$ (50,000)**	**$ -**	**$ -**		

SEWER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Miscellaneous	$ 51,750	$ 25,000	$ 25,000	$ 25,000	0%	$ -
Interest Income	31,127	-	-	-	0%	-
Sewer charges	9,553,148	10,160,089	10,363,291	10,363,291	92%	203,202
Contributions capital funding	4,393,626	-	-	-	0%	-
Gain/Loss of Fixed Assets	-	-	-	-	0%	-
Reappropriation of Fund Balance	-	846,164	1,160,393	936,675	8%	90,511
Total Revenues	$ 14,029,651	$ 11,031,253	$ 11,548,684	$ 11,324,966	100%	$ 293,713
Total Expenses	$ 11,360,091	$ 11,031,253	$ 11,548,684	$ 11,324,966	100%	$ 293,713
Surplus(Deficit)	**$ 2,669,560**	**-**	**$ (0)**	**$ (0)**		

SEWER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTE's	8	8	10	8		0
Salaries & Wages	$ 371,651	$ 438,396	$ 597,618	$ 488,122	4%	$ 49,726
Overtime	20,612	20,000	20,000	20,000	0%	-
Employee Benefits	192,606	275,674	357,073	315,022	3%	39,348
Uniforms	589	6,200	7,400	6,200	0%	-
Books, Subscriptions, Memberships	2,413	1,400	1,600	1,400	0%	-
Travel & Training	1,536	16,200	16,200	16,200	0%	-
Office Supplies	1,615	5,500	5,500	5,500	0%	-
Fleet Fund Charges	125,000	167,279	258,050	167,279	1%	-
Buildings & Grounds O&M	60,430	60,000	60,000	60,000	1%	-
Utilities	1,349	10,000	10,000	7,865	0%	(2,135)
Supplies & Maintenance	32,044	50,000	50,000	50,000	0%	-
Risk Mgmt Fund Charges	50,000	50,000	50,000	50,000	0%	-
Electricity - Lehi City Power	59,884	5,000	5,000	5,000	0%	-
Professional & Technical	5,154	50,000	50,000	50,000	0%	-
IT Fund Charges	7,000	7,000	7,000	29,135	0%	22,135
Timpanogos Special Service District	7,889,402	9,231,989	9,416,629	9,416,629	83%	184,640
Billing Expense	120,695	35,000	35,000	35,000	0%	-
Bad Debt Expense	7,922	30,000	30,000	30,000	0%	-
Department Supplies	4,285	10,000	10,000	10,000	0%	-
System Maintenance	94,526	98,615	98,615	98,615	1%	-
Interest Expense	-	3,000	3,000	3,000	0%	-
Allocation to General Fund	150,000	150,000	150,000	150,000	1%	-
Amortization Expense	-	-	-	-	0%	-

SEWER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Sewer Expenses - continued						
Depreciation	2,161,378	-	-	-	0%	-
Reserves	-	-	-	-	0%	-
Manhole/Main Line Rehab	-	310,000	310,000	310,000	3%	-
Capital	-	-	-	-	0%	-
Capital Improvements	-	-	-	-	0%	-
Total Sewer Expenses	**$ 11,360,091**	**$ 11,031,253**	**$ 11,548,684**	**$ 11,324,966**	**100%**	**$ 293,713**

SEWER IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Interest Earnings	$ 12,445	$ 10,000	$ 10,000	$ 10,000	0%	$ -
Sewer Impact Fees	1,339,553	400,000	400,000	400,000	7%	-
Contributions From Developers	-	-	-	-	0%	-
Reappropriate Fund Balance	-	5,520,000	5,540,000	5,540,000	93%	20,000
Total Revenues	$ 1,351,998	$ 5,930,000	$ 5,950,000	$ 5,950,000	100%	$ 20,000
Expenses						
Oversizing Pipe	$ -	$ -	$ 90,000	$ 90,000	2%	$ 90,000
Interest Expense	-	-	-	-	0%	-
Master Plan & Impact Fee Study	-	-	20,000	20,000	0%	20,000
Jordan Willow Pump Station Addition	-	20,000	20,000	20,000	0%	-
Jordan Willow Pump Line	-	20,000	20,000	20,000	0%	-
850 E Sewer to 700 S	-	500,000	500,000	500,000	8%	-
2100 N Sewer 1200 W to 1700 W	-	-	300,000	300,000	5%	300,000
Jordan River Sewer (Main to 1900 S)	-	-	5,000,000	5,000,000	84%	5,000,000
Reserves	-	-	-	-	0%	-
Total Expenses	$ -	$ 540,000	$ 5,950,000	$ 5,950,000	100%	$ 5,410,000
Surplus(Deficit)	**$ 1,351,998**	**$ 5,390,000**	**$ -**	**$ -**		

ELECTRIC SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Electric sales taxable	$ 34,938,870	$ 35,619,419	$ 37,340,482	$ 37,340,482	81%	$ 1,721,063
Electric sales tax exempt	3,768,806	3,188,134	3,246,998	3,246,998	7%	58,864
Electric hook up fees	563,713	275,000	275,000	275,000	1%	-
Miscellaneous	294,512	175,000	175,000	175,000	0%	-
Temporary power charges	70,075	75,000	75,000	75,000	0%	-
Damage revenue	4,833	25,000	25,000	25,000	0%	-
Salvage revenue	63,579	25,000	25,000	25,000	0%	-
Contribution capital funding	1,042,157	-	-	-	0%	-
Late payment penalties	118,729	185,000	185,000	185,000	0%	-
Pole attachment	63,585	50,000	50,000	50,000	0%	-
Subdivision reimbursement	4,998,966	3,500,000	3,500,000	3,500,000	8%	-
Interest income	154,059	40,000	40,000	40,000	0%	-
Gain/loss on sale of fixed assets	5,540	-	2,413,894	1,315,840	0%	1,315,840
Total Revenues	$ 46,087,424	$ 43,157,553	$ 47,351,374	$ 46,253,320	97%	$ 3,095,767
Total Expenses	$ 40,399,825	$ 43,157,553	$ 47,351,374	$ 46,253,320	100%	3,095,767
Surplus(Deficit)	**$ 5,687,599**	**$ -**	**$ 0**	**$ 0**		

ELECTRIC EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTE's	34.5	36.5	40.5	39.5		3
Salaries & Wages	$ 2,374,800	$ 2,946,587	$ 3,511,195	$ 3,423,995	7%	$ 477,408
Overtime	118,664	186,887	282,967	282,967	1%	96,080
Employee Benefits	964,655	1,472,586	1,731,116	1,704,956	4%	232,370
Uniforms	24,213	21,100	46,580	45,215	0%	24,115
Books, Subscriptions, Memberships	2,729	3,000	3,000	3,000	0%	-
Travel & Training	20,284	60,100	63,600	63,600	0%	3,500
Office Supplies	12,105	21,000	25,014	21,000	0%	-
Fleet Fund Charges	515,000	515,000	549,911	526,637	1%	11,637
Buildings & Grounds O&M	174,177	162,500	162,500	162,500	0%	-
Utilities	81,288	56,000	56,000	56,000	0%	-
Supplies & Maintenance	103	6,500	6,500	6,500	0%	-
Risk Mgmt Fund Charges	300,000	300,000	300,000	300,000	1%	-
Electricity - Lehi City Power	65,366	55,000	55,000	55,000	0%	-
Professional & Technical	200,986	387,500	552,500	364,500	1%	(23,000)
IT Fund Charges	23,000	24,000	24,000	56,959	0%	32,959
Computer Maintenance	-	6,000	-	-	0%	(6,000)
Bond Fees	1,650	2,500	2,500	2,500	0%	-
Contract Services Expense	82,740	130,000	330,000	330,000	1%	200,000
Internal Generation Maintenance	52,939	10,000	54,200	54,200	0%	44,200
Safety	27,601	42,150	42,150	42,150	0%	-
Billing Expense	326,309	340,000	340,000	340,000	1%	-
Bad Debt Expense	64,929	65,000	65,000	65,000	0%	-
System Maintenance	1,169,757	820,000	820,000	820,000	2%	-
Miscellaneous	20,453	29,800	29,800	29,800	0%	-
Resale Power Purchase	28,022,201	28,109,748	33,297,591	33,297,591	72%	5,187,843
Line Maintenance	79,312	61,000	70,500	70,500	0%	9,500
Substation Maintenance	16,885	53,500	53,500	53,500	0%	-
Power Locating	21,975	16,000	16,000	16,000	0%	-

ELECTRIC EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Expenses - Continued						
Debt Service	605,395	1,252,500	2,056,250	1,255,250	3%	2,750
Allocation to General Fund	541,000	541,000	541,000	541,000	1%	-
Depreciation	4,245,484	-	-	-	0%	-
Amorization Cost	243,825	-	-	-	0%	-
Reserves	-	3,735,595	-	-	0%	(3,735,595)
Rocky Mtn Power Line Purchases	-	150,000	150,000	150,000	0%	-
Improvements to system	-	400,000	700,000	700,000	2%	300,000
Street Light Project	-	250,000	350,000	350,000	1%	100,000
Subdivision Construction	-	300,000	300,000	300,000	1%	-
New Equipment	-	150,000	248,000	248,000	1%	98,000
Capital outlay	-	395,000	285,000	285,000	1%	(110,000)
Substation security	-	30,000	30,000	30,000	0%	-
Designated City Projects	-	50,000	200,000	200,000	0%	150,000
Total Electric Expenses	**$ 40,399,825**	**$ 43,157,553**	**$ 47,351,374**	**$ 46,253,320**	**100%**	**$ 3,095,767**

ELECTRIC IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Interest Earnings	$ 15,819	$ 35,000	$ 35,000	$ 35,000	0%	$ -
Electric Impact Fees	5,293,659	3,000,000	3,000,000	3,000,000	30%	-
Reappropriate Fund Balance	-	6,797,000	6,957,000	6,957,000	70%	160,000
Total Revenues	$ 5,309,478	$ 9,832,000	$ 9,992,000	$ 9,992,000	100%	$ 160,000
Expenses						
Ashton 6-21 & 6-22 Line Extension	$ -	$ -	$ 130,000	$ 130,000	1%	$ 130,000
Master Plan & Impact Fee Study	-	-	30,000	30,000	0%	30,000
River Crossing & Thanksgiving Point	-	550,000	550,000	550,000	6%	-
3-21 Circuit Reconductor (500W-1100W)	-	90,000	90,000	90,000	1%	-
3-11 Line Extension Upgrade	-	540,000	540,000	540,000	5%	-
8-22 Line Extension	-	325,000	325,000	325,000	3%	-
300 N Rebuild	-	115,000	115,000	115,000	1%	-
900 N Reconductor	-	100,000	100,000	100,000	1%	-
Pine Meadow Blvd Reconductor	-	170,000	170,000	170,000	2%	-
North Point Substation	-	7,000,000	7,000,000	7,000,000	70%	-
North Point Getaways	-	-	942,000	942,000	9%	942,000
Reserves	-	-	-	-	0%	-
Total Expenses	$ -	$ 8,890,000	$ 9,992,000	$ 9,992,000	100%	$ 1,102,000
Surplus(Deficit)	**$ 5,309,478**	**$ 942,000**	**$ -**	**$ -**		

GARBAGE SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Garbage Service Fees	$ 3,810,617	$ 3,841,844	$ 3,995,518	$ 3,995,518	99%	$ 153,674
Dump pass receipts	30,640	-	-	-	0%	-
Appropriate fund balance	-	87,391	35,217	35,217	1%	(52,174)
Interest Income	651	500	500	500	0%	-
Total Revenues	**$ 3,841,908**	**$ 3,929,735**	**$ 4,031,235**	**$ 4,031,235**	100%	$ 101,500
Expenses						
Garbage Contract Payment	$ 2,796,555	$ 2,900,000	$ 3,001,500	$ 3,001,500	74%	$ 101,500
Operations Exp/Tons Per Month	943,621	964,735	964,735	964,735	24%	-
Glass recyling	3,634	10,000	10,000	10,000	0%	-
Billing Expense	3,292	25,000	25,000	25,000	1%	-
Bad Debt Expense	3,968	10,000	10,000	10,000	0%	-
City Cleanup Expense	8,399	10,000	10,000	10,000	0%	-
Reserves	-	-	-	-	0%	-
Allocation to General Fund	10,000	10,000	10,000	10,000	0%	-
Total Garbage Expenses	**$ 3,769,469**	**$ 3,929,735**	**$ 4,031,235**	**$ 4,031,235**	100%	$ 101,500
Surplus(Deficit)	**$ 72,440**	**$ -**	**$ (0)**	**$ (0)**		

PRESSURIZED IRRIGATION SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Miscellaneous	$ 385,619	$ 35,000	$ 35,000	$ 35,000	0%	$ -
Interest Income	51,313	1,500	1,500	1,500	0%	-
Secondary water hook ups	415,933	350,000	350,000	350,000	3%	-
Contributions from developers	5,646,160	-	-	-	0%	-
Pressurized service charges	4,103,868	4,097,340	4,304,665	4,304,665	31%	207,325
Gain/Loss of Fixed Assets	-	-	-	-	0%	-
Bond Proceeds	-	-	-	-	0%	-
Transfer from Culinary Water	-	-	222,549	-	0%	-
Reappropriated fund balance	-	8,275,000	9,102,987	9,138,651	66%	863,651
Total Revenues	$ 10,602,893	$ 12,758,840	$ 14,016,701	$ 13,829,816	100%	$ 1,070,976
Total Expenses	$ 5,464,756	$ 12,758,840	$ 14,016,702	$ 13,829,816	100%	$ 1,070,976
Surplus/(Deficit)	**$ 5,138,137**	**$ -**	**$ (0)**	**$ 0**		

PRESSURIZED IRRIGATION EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTE's	5	5	5	5		0
Salaries & Wages	$ 282,110	$ 297,850	$ 307,703	$ 307,703	2%	$ 9,853
Overtime	10,749	15,000	15,000	15,000	0%	-
Employee Benefits	147,887	175,495	194,838	194,838	1%	19,343
Uniforms	902	3,000	3,000	3,000	0%	-
Books, Subscriptions, Memberships	3,243	500	500	500	0%	-
Travel & Training	821	7,000	7,000	7,000	0%	-
Office Supplies	1,494	7,000	7,000	7,000	0%	-
Fleet Fund Charges	25,000	25,000	25,000	25,000	0%	-
Buildings & Grounds O&M	20,299	20,000	20,000	20,000	0%	-
Utilities	410	2,000	2,000	2,000	0%	-
Risk Mgmt Fund Charges	50,000	50,000	50,000	50,000	0%	-
Electricity - Lehi City Power	409,388	400,000	400,000	400,000	3%	-
Professional & Technical	22,266	40,000	40,000	40,000	0%	-
Bond Fees	2,187	3,000	3,000	3,000	0%	-
Billing Expense	710	15,000	15,000	15,000	0%	-
Bad Debt Expense	3,816	15,000	15,000	15,000	0%	-
Supplies & Maintenance	5,333	16,000	16,000	16,000	0%	-
PI Meters	39,121	75,000	75,000	75,000	1%	-
Water Share Assessments	1,122,328	1,300,000	1,300,000	1,300,000	9%	-
System Maintenance	209,651	400,000	400,000	400,000	3%	-
Interest Expense	-	-	-	-	0%	-
Debt Service	606,769	1,052,521	1,235,681	1,048,796	8%	(3,726)
Fire Hydrant/Mainline Replace	-	400,000	400,000	400,000	3%	-
SCADA Upgrades	-	20,000	20,000	20,000	0%	-
Reserves	-	79,494	-	-	0%	(79,494)

PRESSURIZED IRRIGATION EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
PI - expenses continued						
Depreciation	2,435,292	-	-	-	0%	-
Dry Creek Reservior	-	8,000,000	8,000,000	8,000,000	58%	-
Seasons Reservoir Repair	-	200,000	200,000	200,000	1%	-
Low Hills Zone Pressure Relieft Vault	-	75,000	-	-	0%	(75,000)
Irrigation Well Low Hills Zone-Vibbert	-	-	1,200,000	1,200,000	9%	1,200,000
Subdivision Development	-	-	-	-	0%	-
Capital	-	-	-	-	0%	-
Cost of Issuance	-	-	-	-	0%	-
Allocation to General Fund	64,980	64,980	64,980	64,980	0%	-
Total PI Expenses	**$ 5,464,756**	**$ 12,758,840**	**$ 14,016,702**	**$ 13,829,816**	**100%**	**$ 1,070,976**

PRESSURIZED IRRIGATION IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Interest Earnings	$ -	$ 25,000	$ 25,000	$ 25,000	0%	$ -
PI Impact Fees	1,406,968	900,000	900,000	900,000	18%	-
Appropriated Fund balance	-	-	-	-	0%	-
Contributions From Developers	-	3,355,000	4,095,000	4,095,000	82%	740,000
Total Revenues	$ 1,406,968	$ 4,280,000	$ 5,020,000	$ 5,020,000	100%	$ 740,000
Expenses						
Interest Expense	$ 4,386	$ -	$ -	$ -	0%	$ -
Master Plan & Impact Fee Study	-	-	20,000	20,000	0%	$ 20,000
Pipe Oversizing	-	85,000	85,000	85,000	2%	-
Low Hills expansion & piping	-	370,000	370,000	370,000	7%	-
Railroad Well & Piping	-	80,000	80,000	80,000	2%	-
West Side PI Reservoir	-	1,500,000	1,000,000	1,000,000	20%	(500,000)
Allred Well w/Booster Pump	-	20,000	-	-	0%	(20,000)
Flight Park Reservoir & Pipeline	-	1,200,000	1,600,000	1,600,000	32%	400,000
Vialetto Reservoir & Pumps	-	950,000	1,400,000	1,400,000	28%	450,000
Brooks Res Expansion & PS	-	75,000	75,000	75,000	1%	-
Relocated 600 East Well	-	-	350,000	350,000	7%	350,000
Reserves	-	-	40,000	40,000	1%	40,000
Total Expenses	$ 4,386	$ 4,280,000	$ 5,020,000	$ 5,020,000	100%	$ 740,000
Surplus(Deficit)	**$ 1,402,582**	**$ -**	**$ -**	**$ -**		

DRAINAGE SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Interest Income	$ 15,351	$ 4,000	$ 4,000	$ 4,000	0%	$ -
Contributed capital	1,787,546	-	-	-	0%	-
Drainage service charges	2,259,583	2,341,500	2,458,575	2,458,575	100%	117,075
Reappropriate Fund Balance	-	-	-	-	0%	-
Miscellaneous revenues	-	-	-	-	0%	-
Total Revenues	$ 4,062,480	$ 2,345,500	$ 2,462,575	$ 2,462,575	100%	117,075
Total Expenses	$ 3,212,316	$ 2,345,500	$ 2,462,575	$ 2,462,575	100%	$ 117,075
Surplus(Deficit)	**$ 850,164**	**-**	**$ 0**	**$ 0**		

DRAINAGE EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTE's	**12**	**12**	**12**	**12**		**0**
Salaries & Wages	$ 520,060	$ 639,500	$ 668,835	$ 668,835	27%	$ 29,335
Overtime	22,723	20,000	20,000	20,000	1%	-
Employee Benefits	243,830	401,764	419,609	419,609	17%	17,845
Uniforms	2,104	7,800	7,800	7,800	0%	-
Books, Subscriptions, Memberships	4,911	3,500	3,500	3,500	0%	-
Travel & Training	3,301	22,000	25,000	25,000	1%	3,000
Office Supplies	1,304	800	800	800	0%	-
Fleet Fund Charges	120,000	170,000	170,000	170,000	7%	-
Buildings & Grounds	16,926	10,000	10,000	10,000	0%	-
Risk Mgmt Fund Charges	15,000	15,000	15,000	15,000	1%	-
Professional & Technical	45,079	55,000	60,000	60,000	2%	5,000
IT Fund Charges	7,000	7,000	7,000	27,900	1%	20,900
Bond Fees	1,500	2,750	2,750	2,750	0%	-
Billing Expense	3,305	7,895	7,895	7,895	0%	-
Bad Debt Expense	2,961	7,000	7,000	7,000	0%	-
Supplies	4,115	10,000	10,000	10,000	0%	-
System Maintenance	38,211	70,000	70,000	70,000	3%	-
Debt Service	33,437	212,378	212,378	210,885	9%	(1,493)
Detention Basin's Maintenance	144,278	42,000	42,000	42,000	2%	-
Reserves	-	26,602	88,496	69,089	3%	42,487
Remedial drainage	-	233,991	233,991	233,991	10%	-
Allocation to General Fund	65,520	65,520	65,520	65,520	3%	-
Capital outlay	-	-	-	-	0%	-
Depreciation	1,916,751	-	-	-	0%	-
Pipe rehabilitation	-	315,000	315,000	315,000	13%	-
Total Drainage Expenses	**$ 3,212,316**	**$ 2,345,500**	**$ 2,462,575**	**$ 2,462,575**	**100%**	**$ 117,075**

DRAINAGE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Interest Earnings	$ 1,123	$ 5,000	$ 5,000	$ 5,000	1%	$ -
Drainage Impact Fees	285,716	350,000	350,000	350,000	77%	-
Contributions From Developers/Bonds	-	650,000	100,000	100,000	22%	(550,000)
UDOT Contributions	-	-	-	-	0%	-
Reappropriation fund balance	-	-	-	-	0%	-
Total Revenues	$ 286,839	$ 1,005,000	$ 455,000	$ 455,000	100%	$ (550,000)
Expenses						
Interest Expense	$ -	$ -	$ -	$ -	0%	$ -
Mainline Upsizing	-	55,000	55,000	55,000	12%	-
West Side Drains	-	600,000	50,000	50,000	11%	(550,000)
Traverse Mtn Drains	-	50,000	50,000	50,000	11%	-
Dry Creek 600 E Culvert	-	-	200,000	200,000	44%	200,000
Reserves	-	100,000	100,000	100,000	22%	-
Total Expenses	$ -	$ 805,000	$ 455,000	$ 455,000	100%	$ (350,000)
Surplus(Deficit)	**$ 286,839**	**$ 200,000**	**$ -**	**$ -**		

PAYMENT IN LIEU

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Interest Earnings	$ 2,011	$ -	$ -	$ -	0%	$ -
Re-Appropriation of Fund Balance	-	320,000	400,000	400,000	80%	80,000
Payment in Lieu of Detention	30,182	100,000	100,000	100,000	20%	-
Total Revenues	$ 32,194	$ 420,000	$ 500,000	500,000	100%	$ 80,000
Expenses						
Jordan Narrow Detention Basin	$ -	$ 100,000	$ 150,000	$ 150,000	30%	$ 50,000
West Side Detention Facilities	-	120,000	50,000	50,000	10%	(70,000)
Lambert Detention Basin	-	200,000	300,000	300,000	60%	100,000
Contribution to fund balance	-	-	-	-	0%	-
Total Expenses	$ -	$ 420,000	$ 500,000	$ 500,000	100%	$ 80,000
Surplus(Deficit)	**$ 32,194**	**$ -**	**$ -**	**$ -**		

FIBER

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Fiber Revenue	$ -	$ -	$ -	$ -	0%	$ -
Interest Earned	53,195	-	-	-	0%	$ -
Bond Proceeds	-	-	-	-	0%	$ -
Fund Balance Appropriation	-	-	144,201	16,654,351	0%	$ 16,654,351
Total Revenues	$ 53,195	$ -	$ 144,201	$ 16,654,351	100%	$ 16,654,351
Expenses						
Salaries & Wages	$ -	$ -	$ 95,000	$ 95,000	1%	$ 95,000
Benefits	-	-	49,201	49,201	0%	49,201
Debt Service	505,161	1,927,742	-	2,210,150	13%	282,408
Fiber System - Engineering	-	1,700,000	-	1,700,000	10%	-
Fiber System - Backbone	-	1,100,000	-	1,100,000	7%	-
Fiber System - Drops	-	-	-	-	0%	-
Fiber System - Distribution	-	11,500,000	-	11,500,000	69%	-
Cost of Issuance	644,409	-	-	-	0%	-
Total Expenses	$ 1,149,570	$ 16,227,742	$ 144,201	$ 16,654,351	100%	$ 426,609
Surplus(Deficit)	**$ (1,096,375)**	**$ (16,227,742)**	**$ -**	**$ -**		

IT FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Charge to General Fund	$ 662,700	$ 666,201	$ 664,700	$ 975,744	59%	$ 309,543
Charge to Legacy Fund	53,000	56,600	53,000	67,608	4%	11,008
Charge to Water Fund	37,000	37,000	37,000	52,071	3%	15,071
Charge to Sewer Fund	7,000	7,000	7,000	29,135	2%	22,135
Charge to Electric Fund	23,000	24,000	23,000	56,959	3%	32,959
Charge to PI Fund	-	-	-	26,601	2%	26,601
Charge to Drainage Fund	7,000	7,000	7,000	27,900	2%	20,900
Charge to Fleet Fund	2,300	2,300	2,300	3,155	0%	855
Charge to Risk Mgt Fund	4,600	4,600	4,600	4,600	0%	-
Charge to Bldgs & Grounds Fund	5,750	5,750	5,750	7,140	0%	1,390
Transfer from Capital Projects Fund	-	-	-	150,000	9%	150,000
Miscellaneous Revenue	2,697	-	-	-	0%	-
Reserves	-	253,478	950,253	256,450	15%	2,972
Interest Income	2,649	7,500	7,500	7,500	0%	-
Total Revenues	$ 807,696	$ 1,071,429	$ 1,762,103	$ 1,664,863	100%	$ 593,434
IT Operations Expenses	$ 985,064	$ 1,071,429	$ 1,762,103	$ 1,664,863	100%	$ 593,434
Surplus(Deficit)	**$ (177,368)**	**$ -**	**$ 0**	**$ 0**		

IT FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTE's	4	4	5.5	5		1
Salaries & Wages	$ 239,454	$ 253,261	$ 449,494	$ 385,254	23%	$ 131,993
Employee Benefits	116,433	163,460	171,901	171,901	10%	8,441
Books, Subscriptions, Memberships	-	2,000	2,000	2,000	0%	-
Travel & Training	6,894	15,000	15,000	15,000	1%	-
Office Supplies	4,869	1,500	1,500	1,500	0%	-
Fleet Fund Charges	1,976	3,000	3,000	3,000	0%	-
Utilities	-	5,000	5,000	5,000	0%	-
Supplies & Maintenance	240,297	178,483	336,483	303,483	18%	125,000
Risk Mgmt Fund Charges	5,000	5,000	5,000	5,000	0%	-
Professional & Technical	69,483	15,000	75,000	75,000	5%	60,000
Software Maintenance	41,070	45,000	45,000	45,000	3%	-
Miscellaneous	18,760	43,049	43,049	43,049	3%	-
Software Licensing	103,321	41,676	159,676	159,676	10%	118,000
O & M - Hardware	64,865	200,000	200,000	200,000	12%	-
Hardware Replacement	-	-	-	-	0%	-
Reserves	-	-	-	-	0%	-
Depreciation	72,642	-	-	-	0%	-
Software Upgrade	-	100,000	250,000	250,000	15%	150,000
Total IT Expenses	**$ 985,064**	**$ 1,071,429**	**$ 1,762,103**	**$ 1,664,863**	**100%**	**$ 593,434**

FLEET FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Charge to General Fund	$ 2,230,735	$ 1,927,511	$ 2,175,588	$ 2,175,588	37%	$ 248,077
Charge to Legacy Fund	2,000	2,000	2,000	2,000	0%	-
Charge to Water Fund	220,500	260,000	260,000	260,000	4%	-
Charge to Sewer Fund	125,000	167,279	258,050	167,279	3%	-
Charge to Electric Fund	515,000	515,000	549,911	526,637	9%	11,637
Charge to Drainage Fund	120,000	170,000	170,000	170,000	3%	-
Charge to IT Fund	3,000	3,000	3,000	3,000	0%	-
Charge to Risk Mgt Fund	5,000	5,000	5,000	5,000	0%	-
Charge to PI Fund	25,000	25,000	25,000	25,000	0%	-
Charge to Bldgs & Grounds Fund	15,000	22,500	35,867	35,867	1%	13,367
Charge to Class C Roads	-	-	47,017	47,017	1%	47,017
Transfer from Capital Projects	-	-	500,000	500,000	8%	500,000
Reserves	-	-	-	68,975	1%	68,975
Miscellaneous	-	-	5,312,767	-	0%	-
Capital Lease	-	900,000	503,880	1,903,880	32%	1,003,880
Gain/Loss on Disposal of Fixed Assets	(21,902)	-	-	-	0%	-
Interest Income	332	20,000	20,840	20,000	0%	-
Total Revenues	$ 3,239,664	$ 4,017,290	$ 9,868,920	$ 5,910,243	100%	$ 1,892,953
Total Expenses	$ 2,564,913	$ 5,017,290	$ 9,868,920	$ 5,910,243	100%	$ 892,953
Surplus(Deficit)	**$ 674,751**	**$ (1,000,000)**	**$ (0)**	**$ (0)**		

FLEET FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTE's	4	4.5	5	4.5		0
Salaries & Wages	$ 240,526	$ 262,886	$ 323,144	$ 297,144	5%	$ 34,258
Overtime	18,421	-	-	-	0%	-
Employee Benefits	130,700	160,461	164,046	164,046	3%	3,585
Books, Subscriptions, Memberships	16,364	8,190	7,500	8,190	0%	-
Travel & Training	740	13,331	13,331	13,331	0%	-
Office Supplies	220	1,260	1,200	1,260	0%	-
Operating Expenses	592,810	472,500	572,500	572,500	10%	100,000
Fuel	469,211	560,800	701,000	701,000	12%	140,200
IT Fund Charges	3,630	2,300	2,300	3,155	0%	855
Utilities	1,933	-	-	-	0%	-
Supplies & Maintenance & Tires	12,380	75,000	75,000	75,000	1%	-
Risk Mgmt Fund Charges	5,000	5,000	5,000	5,000	0%	-
Professional & Technical	130	-	-	-	0%	-
Miscellaneous	1,654	12,911	12,911	12,911	0%	-
Capital	-	-	200,000	-	0%	-
New Vehicle Purchases	-	-	3,656,867	234,082	4%	234,082
Equipment Replacement	-	2,044,798	2,274,667	1,455,975	25%	(588,823)
Capital Lease Payments	39,115	1,355,574	1,355,574	455,574	8%	(900,000)
Capital Lease Purchases	-	-	503,880	1,903,880	32%	1,903,880
Reserves	-	42,279	-	7,195	0%	(35,084)
Depreciation	1,032,079	-	-	-	0%	-
Total Fleet Expenses	**$ 2,564,913**	**$ 5,017,290**	**$ 9,868,920**	**$ 5,910,243**	**100%**	**$ 892,953**

RISK MANAGEMENT FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Charge to General Fund	$ 464,513	$ 614,513	$ 614,513	$ 614,513	47%	$ -
Charge to Legacy Fund	65,000	65,000	65,000	65,000	5%	-
Charge to Water Fund	60,000	60,000	60,000	60,000	5%	-
Charge to Sewer Fund	50,000	50,000	50,000	50,000	4%	-
Charge to Electric Fund	300,000	300,000	300,000	300,000	23%	-
Charge to PI Fund	50,000	50,000	50,000	50,000	4%	-
Charge to Drainage Fund	15,000	15,000	15,000	15,000	1%	-
Charge to IT fund	5,000	5,000	5,000	5,000	0%	-
Charge to Fleet Fund	5,000	5,000	5,000	5,000	0%	-
Charge to Bldgs & Grounds Fund	2,500	2,500	2,500	2,500	0%	-
Appropriated Fund Balance	-	-	130,233	130,233	10%	130,233
Miscellaneous revenue	22,302	-	-	-	0%	-
Interest Income	-	4,099	4,099	4,099	0%	-
Total Revenues	$ 1,039,316	$ 1,171,112	$ 1,301,345	$ 1,301,345	100%	$ 130,233
Total Expenses	$ 1,016,813	$ 1,293,721	$ 1,301,345	$ 1,301,345	100%	$ 7,624
Surplus (Deficit)	**$ 22,502**	**$ (122,609)**	**$ (0)**	**$ (0)**		

RISK MANAGEMENT FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTE's	1	1	1	1		
Salaries & Wages	$ 92,037	$ 91,322	$ 97,339	$ 97,339	7%	$ 6,017
Employee Benefits	37,843	48,349	49,956	49,956	4%	1,607
Books, Subscriptions, Memberships	1,966	2,950	2,950	2,950	0%	-
Travel & Training	-	5,000	5,000	5,000	0%	-
Office Supplies	-	500	500	500	0%	-
Fleet Fund Charges	5,000	5,000	5,000	5,000	0%	-
Damage Repairs	42,830	45,000	45,000	45,000	3%	-
Utilities	-	500	500	500	0%	-
Safety	91	20,000	20,000	20,000	2%	-
IT Fund Charges	4,600	4,600	4,600	4,600	0%	-
Electricity - Lehi City Power	125	500	500	500	0%	-
Professional & Technical	8,222	15,500	15,500	15,500	1%	-
Litigation Claims Mgmt	-	40,000	40,000	40,000	3%	-
Insurance Expense	793,086	997,500	997,500	997,500	77%	-
Miscellaneous	31,014	17,000	17,000	17,000	1%	-
Reserves	-	-	-	-	0%	-
Total Risk Mgmt Expenses	**$ 1,016,813**	**$ 1,293,721**	**$ 1,301,345**	**$ 1,301,345**	**100%**	**$ 7,624**

BUILDING/GROUNDS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Charge to General Fund	$ 1,172,122	$ 1,172,122	$ 1,172,122	$ 1,172,122	52%	$ -
Charge to Legacy Fund	92,000	92,000	92,000	92,000	4%	-
Charge to Water Fund	55,000	55,000	163,367	163,367	7%	108,367
Charge to Sewer Fund	60,000	60,000	60,000	60,000	3%	-
Charge to Electric Fund	155,000	162,500	150,000	162,500	7%	-
Charge to PI Fund	20,000	20,000	20,000	20,000	1%	-
Charge to Drainage Fund	10,000	10,000	10,000	10,000	0%	-
Transfer from Capital Projects	-	-	-	-	0%	-
Interest Income	3,017	-	-	-	0%	-
Grants	-	-	10,000	10,000	0%	10,000
Reserves	-	331,051	580,018	543,208	24%	212,157
Total Revenues	$ 1,567,139	$ 1,902,673	$ 2,257,507	$ 2,233,197	100%	$ 330,524
Total Expenses	$ 1,476,262	$ 2,037,401	$ 2,257,507	$ 2,233,197	99%	$ 195,796
Surplus (Deficit)	**$ 90,877**	**$ (134,728)**	**$ 0**	**$ 0**		

BUILDING/GROUNDS FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Personnel FTE's	15.5	16.5	18.5	18.5		0
Salaries & Wages	$ 668,028	$ 910,803	$ 1,161,468	$ 1,161,468	52%	$ 250,665
Overtime	20,111	15,000	15,000	15,000	0%	-
Employee Benefits	276,620	394,395	422,169	422,169	19%	27,774
Uniforms	2,739	6,000	6,200	6,200	0%	200
Books, Subscriptions, Memberships	-	500	1,700	500	0%	-
Travel & Training	-	2,500	4,500	4,500	0%	2,000
Office Supplies	158	2,000	2,000	2,000	0%	-
Fleet Fund Charges	15,250	22,500	35,867	35,867	2%	13,367
Repairs	214,125	246,600	290,600	290,600	13%	44,000
Utilities	8,806	4,000	4,000	4,000	0%	-
Supplies	100,410	95,000	95,000	95,000	4%	-
IT Fund Charges	5,750	5,750	5,750	7,140	0%	1,390
Risk Mgmt Fund Charges	2,500	2,500	2,500	2,500	0%	-
Equipment Maintenance	64,845	91,700	107,900	107,900	5%	16,200
Bldg Beautification Expenses	8,984	16,500	33,000	16,500	1%	-
Miscellaneous	11,528	20,653	21,853	21,853	1%	1,200
Capital Outlay	-	201,000	48,000	40,000	2%	(161,000)
Depreciation	-	-	-	-	0%	-
Reserves	76,409	-	-	-	0%	-
Total Buildings/Grounds Expenses	**$ 1,476,262**	**$ 2,037,401**	**$ 2,257,507**	**$ 2,233,197**	**99%**	**$ 195,796**

2023 LEHI CITY BUDGET REQUESTS

4/4/2022 14:21

FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED
10	ADMIN		**TRAVEL & TRAINING LINE ITEM INCREASE**	5,000		5,000
10	ADMIN	1	**COMMUNICATIONS & PUBLIC OUTREACH MANAGER**	114,701		114,701
10	ADMIN	2	**WEBSITE CHAT & TEXT PLATFORM**	8,000		8,000
10	ADMIN/SPECIAL EVENTS	1	**FULL TIME EVENTS/PROJECTS**	79,284	79,284	
10	ADMIN/SPECIAL EVENTS	1	**FULL TIME EVENTS/PROJECTS - TRUCK & TRAILER**	43,561	43,561	
10	CEMETERY		**CEMETERY MAINTENANCE LINE ITEM INCREASE**	5,000		5,000
10	CEMETERY	1	**CREMATION NICHE WALL**	35,000		35,000
10	CEMETERY	2	**PAVILION REPLACEMENT**	20,000		20,000
10	CEMETERY	3	**NEW SPRINKLER SYSTEM**	10,000		10,000
10	ENGINEERING		**LINE ITEM INCREASES**	2,000		2,000
10	FIRE	2	**TECHNICAL RESCUE EQUIPMENT**	50,000		50,000
10	HUMAN RESOURCES	1	**COMPENSATION ANALYST**	104,191	104,191	
10	HUMAN RESOURCES	1A	**APPRENTICSHIP PROGRAM**	194,325	194,325	
10	HUMAN RESOURCES	2	**HR SYSTEMS INTERN**	27,989	27,989	
10	HUMAN RESOURCES	3	**ONLINE POLICY MANUAL - ONE TIME**	15,000	15,000	
10	HUMAN RESOURCES	3	**ONLINE POLICY MANUAL - ONGOING**	10,000	10,000	
10	HUMAN RESOURCES	4	**TRAINING COORDINATOR**	98,768	98,768	
10	INFORMATION CENTER	1	**FULL-TIME INFORMATION CENTER TECHNICIAN I**	71,519		71,519
10	INFORMATION CENTER	2	**LAPTOP STATIONS**	7,250		7,250
10	INSPECTIONS	1	**INTERNAL ADVANCEMENTS**	12,000		12,000
10	INSPECTIONS	2A	**RESIDENTIAL PLANS EXAMINER**	114,491		114,491
10	INSPECTIONS	2B	**ASSISTANT BUILDING OFFICIAL/PLANS EXAMINER**	111,450		111,450
10	INSPECTIONS	2C	**PERMIT TECHNICIAN I**	86,471		86,471
10	INSPECTIONS	3	**HP DESIGNJET**	12,415		12,415
10	LIBRARY	1	**UPGRADE AUTO CHECK-IN UNITS**	11,048		11,048
10	LIBRARY	2	**EQUIPMENT MAINTENANCE LINE ITEM INCREASE**	8,000		8,000
10	PARKS		**TRAVEL & TRAINING LINE ITEM INCREASE**	5,000		5,000
10	PARKS	1	**ARBORIST GROUNDSMEN WORKER 1/2**	79,600		79,600
10	PARKS	2	**LONG RANGE PARKS PLANNER**	112,455		112,455
10	PARKS	3	**IRRIGATION TECHNICIAN 1/2**	79,600	79,600	
10	PARKS	4	**DEEP TINE AERATOR**	30,000		30,000
10	PARKS	5	**VETS BALLPARK FENCING PROJECT**	35,000		35,000
10	PARKS	6	**UTILITY VEHICLE**	20,000		20,000
10	PARKS	7	**MAINTENANCE WORKER - GARDENER - ONGOING**	79,600	79,600	
10	PARKS	7	**MAINTENANCE WORKER - GARDENER - ONE TIME**	47,360	47,360	
10	PARKS	8	**WILLOW HAVEN PLAYGROUND EQUIPMENT**	80,000	80,000	
10	PARKS	9	**ROOFING PAVILIONS AT SPORTS PARK**	85,000	85,000	
10	PLANNING	1	**PLANNER I**	100,643	100,643	
10	POLICE	1	**PATROL OFFICER - ONGOING**	125,000		125,000
10	POLICE	1	**PATROL OFFICER - ONE TIME**	10,575		10,575
10	POLICE	2	**PATROL OFFICER - ONGOING**	125,000		125,000
10	POLICE	2	**PATROL OFFICER - ONE TIME**	10,575		10,575
10	POLICE	3	**AXON ENTERPRISE INC 2022 OFFICER SAFETY PLAN**	116,054		116,054
10	POLICE	4	**PATROL OFFICER - ONGOING**	125,000	125,000	
10	POLICE	4	**PATROL OFFICER - ONE TIME**	10,575	10,575	
10	POLICE	5	**RECORDS CLERK PART TIME TO FULL TIME**	44,222		44,222
10	SENIOR CENTER		**PROGRAMS LINE ITEM INCREASE**	6,612		6,612

2023 LEHI CITY BUDGET REQUESTS

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FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED
10	SENIOR CENTER	1	**NEW HOBART DISHWASHER**	7,805		7,805
10	STREETS	1	**WEILER PAVER WITH TRAILER**	47,017		47,017
10	STREETS	2	**NEW DUMP BED (S-12)**			
10	STREETS	3	**F-150 PICKUP TRUCK**	13,320	13,320	
10	STREETS	4	**NEW BED AND SANDER (S-20)**			
10	STREETS	5	**SNOW PLOW (S-32)**			
11	CLASS C ROADS		**ROAD CONSTRUCTION PROJECTS**	2,190,000		2,190,000
21	LEGACY CENTER		**MISCELLANEOUS LINE ITEM INCREASES**	46,400		46,400
21	LEGACY CENTER	1	**LEISURE POOL LINER REPLACEMENT**	540,000		540,000
21	LEGACY CENTER	2	**ADDITIONAL COMPUTER STATIONS**	6,175	6,175	
21	LEGACY CENTER	3	**SWIMMING PROGRAM INCREASE**	8,800		8,800
21	LEGACY CENTER	4	**BASKETBALL PROGRAM INCREASE**	15,700		15,700
21	LEGACY CENTER	5	**ADDITIONAL CAMERAS FOR DIGITAL MONITORING SYSTEM**	8,500		8,500
22	OUTDOOR POOL	1	**DIGITAL CAMERA SYSTEM**	27,000		27,000
32	CAPITAL PROJECTS	1	**DRY CREEK LAKE RECREATION AREA**	6,500,000		6,500,000
32	CAPITAL PROJECTS	2	**FAMILY PARK - ALL ABILITIES PLAYGROUND**	2,000,000		2,000,000
			CITY HALL DESIGN PLAN	600,000		
32	CAPITAL PROJECTS		**COURT HOUSE DESIGN PLAN**	300,000		
32	CAPITAL PROJECTS		**CITY HALL CONSTRUCTION**	20,000,000		20,000,000
45	CDBG		**EAST SIDE OF 300 W - 300 NORTH TO 900 NORTH**	277,000		277,000
46	FIRE IMPACT FEES/BOND	1	**STATION 84 BUILDING CONSTRUCTION**	9,400,000		9,400,000
46	FIRE IMPACT FEES/LEASE	1	**STATION 84 ENGINE & EQUIPMENT**	1,143,000		
46	FIRE IMPACT FEES/LEASE	1	**STATION 84 AMBULANCE & EQUIPMENT**	464,000		
46	FIRE IMPACT FEES/LEASE	1	**STATION 84 BRUSH TRUCK & EQUIPMENT**	242,000		
46	FIRE IMPACT FEES	1	**STATION 84 SCBA EQUIPMENT**	630,000		
47	PARK IMPACT FEES		**COLD SPRINGS RANCH PARK**	2,475,145		2,475,145
47	PARK IMPACT FEES		**SHADOW RIDGE PARK**	300,000		300,000
47	PARK IMPACT FEES		**STEVE ROLL ROTARY PARK**	70,000		70,000
51	WATER		**WATER SHARE PURCHASE (RENT) LINE ITEM INCREASE**	472,260		472,260
51	WATER		**SYSTEM MAINTENANCE LINE ITEM INCREASE**	80,000		80,000
51	WATER		**METER ANNUAL MAINTENANCE LINE ITEM INCREASE**	3,000		3,000
51	WATER		**PUBLIC WORKS FACILITY SITE PLAN**	25,000		25,000
51	WATER	1	**WATER OPERATOR I-IV**	94,444		94,444
51	WATER	2	**ELECTRICIAN - ONGOING**	115,535	115,535	
51	WATER	2	**ELECTRICIAN - ONE TIME**	60,000	60,000	
51	WATER	3	**DRY CREEK WELL REHABILITATION**	200,000		200,000
51	WATER (INSPECTIONS)	1	**GIS INTERN**	28,600		28,600
51	WATER (INSPECTIONS)	1	**UPGRADED GIS COMPUTER**	4,500		4,500
71	WATER IMPACT FEES	1	**1200 EAST BOOSTER PUMP STATION**	600,000		600,000
71	WATER IMPACT FEES	2	**WEST SIDE TANK 2**	600,000		600,000
71	WATER IMPACT FEES		**PT WELL & FLIGHT PARK TANK/LINES**	800,000		800,000
71	WATER IMPACT FEES		**FLIGHT PARK WELL & LINES**	2,400,000		2,400,000
52	SEWER	1	**SEWER COMBO TRUCK**	90,771		90,771
52	SEWER	2	**WASTEWATER OPERATOR**	92,045	92,045	
52	SEWER	3	**WASTEWATER OPERATOR**	92,045	92,045	
52	SEWER	4	**PREVENTIVE MAINTENANCE LEAD**	15,000		15,000
53	POWER	1	**BLUE STAKER - ONGOING**	90,387		90,387

2023 LEHI CITY BUDGET REQUESTS

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FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED
53	POWER	1	**BLUE STAKER - ONE TIME**	12,000		12,000
53	POWER	2	**APPRENTICE LINEWORKER - ONGOING**	101,091		101,091
53	POWER	2	**APPRENTICE LINEWORKER - ONE TIME**	6,700		6,700
53	POWER	3	**NEW CAPACITOR BANKS**	71,000		71,000
53	POWER	4	**MAINTENANCE CONTRACT**	200,000		200,000
53	POWER	5	**ADDITIONAL OVERTIME**	96,080		96,080
53	POWER	6	**INCREASED UNIFORM EXPENSE**	19,800		19,800
53	POWER	7	**DEPARTMENT VEHICLE**	11,637	11,637	
53	POWER	8	**SUBSTATION REGULATORS**	300,000		300,000
53	POWER	9	**REBUILD CEDAR HOLLOW RD (600 E TO 940 E)**	250,000		250,000
53	POWER	10	**6-12 CIRCUIT TIE (PIONEER CROSSING TO 700 S)**	130,000		130,000
53	POWER	11	**PART TIME TO FULL TIME ADMIN ASSISTANT**	65,150		65,150
53	POWER	12	**PART TIME TO FULL TIME WAREHOUSE LABORER**	65,150		65,150
53	POWER	13	**GENERATOR TECHNICIAN**	126,362	126,362	
53	POWER	14	**CIS & WORK ORDER SOFTWARE**	150,000	150,000	
53	POWER	14	**CIS & WORK ORDER SOFTWARE - ONGOING COSTS**	15,000	15,000	
53	POWER	15	**INCREASE INTERNAL GENERATOR MAINTENANCE**	44,200		44,200
53	POWER	16	**COPY MACHINE REPLACEMENT**	4,014		4,014
53	POWER	17	**INCREASE DESIGNATED CITY PROJECTS**	150,000		150,000
53	POWER	18	**TRAIL LIGHTING PROJECT**	100,000		100,000
53	POWER	19	**WAREHOUSE RACKING**	15,000		15,000
55	IRRIGATION	1	**IRRIGATION WELL LOW HILLS ZONE**	1,200,000		1,200,000
75	PI IMPACT FEES	1	**RELOCATED 600 EAST WELL**	350,000		350,000
75	PI IMPACT FEES		**FLIGHT PARK RESERVOIR & PIPELINE**	400,000		400,000
75	PI IMPACT FEES		**VIALETTO RESERVOIR & PUMPS**	450,000		450,000
57	DRAINAGE		**TRAVEL & TRAINING LINE ITEM INCREASE**	3,000		3,000
57	DRAINAGE		**PROFESSIONAL & TECHNICAL LINE ITEM INCREASE**	5,000		5,000
78	DRAINAGE/PMT IN LIEU		**JORDAN NARROWS DETENTION BASIN**	50,000		50,000
78	DRAINAGE/PMT IN LIEU		**LAMBERT DETENTION BASIN**	100,000		100,000
63	IT FUND		**SYSTEMS/DATABASE ANALYST**	100,401		100,401
63	IT FUND		**PART TIME IT TECHNICIAN I**	64,240	64,240	
63	IT FUND		**SUPPLIES & MAINTENANCE LINE ITEM INCREASE**	158,000		158,000
63	IT FUND		**PROFESSIONAL & TECHNICAL LINE ITEM INCREASE**	60,000		60,000
63	IT FUND		**SOFTWARE LICENSING LINE ITEM INCREASE**	105,000		105,000
63	IT FUND		**HARDWARE INFRASTRUCTURE REPLACEMENT & SUPPORT**	150,000		150,000
64	FLEET FUND	1	**STREETS VEHICLE REPAIRS**	129,878		129,878
64	FLEET FUND	1	**FLEET REPLACEMENT VEHICLES**	2,144,789	766,789	1,378,000
64	FLEET FUND	1	**FLEET REPLACEMENT VEHICLES (DEPARTMENT REQUESTED)**	3,656,867	3,422,785	234,082
64	FLEET FUND	1	**ON SITE FUEL TANKS**	200,000	200,000	
64	FLEET FUND	1	**FUEL LINE ITEM INCREASE**	140,200		140,200
64	FLEET FUND	1	**OPERATING EXPENSE LINE ITEM INCREASE**	100,000		100,000
64	FLEET FUND	1	**SHOP FOREMAN WAGE INCREASE**	3,120		3,120
64	FLEET FUND	1	**INTERN/APPRENTICE MECHANIC (PART TIME)**	26,000	26,000	
69	BUILDINGS		**TRAVEL & TRAINING LINE ITEM INCREASE**	2,000		2,000
69	BUILDINGS	1	**JOURNEYMAN ELECTRICIAN**	95,200		95,200

2023 LEHI CITY BUDGET REQUESTS

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FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED
69	BUILDINGS	2	**FULL TIME CUSTODIAL WORKER (LEGACY CENTER)**	79,500		79,500
69	BUILDINGS	3	**GENERATOR MAINTENANCE**	16,200		16,200
69	BUILDINGS	4	**MUSEUM DOOR REPLACEMENT**	40,000		40,000
69	BUILDINGS	5	**ENERGY MANAGEMENT SOFTWARE**	9,200	9,200	
69	BUILDINGS	6	**CEMETERY FLAG LIGHTS**	16,500	16,500	
69	BUILDINGS	7	**POOL TRUSS REPAIR**	25,000		25,000
69	BUILDINGS	8	**CARPET IN FACILITIES (WATER DEPT & STATION 82)**	19,000		19,000

57,845,533

LEHI CITY CORPORATION

MAYOR'S RDA TENTATIVE BUDGET FY 2023



RDA MILL POND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Property taxes	$ 487,501	$ 335,000	$ -	$ -	0%	(335,000)
Miscellaneous Revenue	-	-	-	-	0%	-
Reappropriation of Fund Balance	-	1,157,500	1,992,500	1,992,500	100%	835,000
Interest Income	10,198	7,500	7,500	7,500	0%	-
Total Revenues	$ 497,699	$ 1,500,000	$ 2,000,000	$ 2,000,000	100%	500,000
Expenses						
Millpond RDA engineering	$ -	$ -	$ -	$ -	0%	-
Millpond RDA streets	-	-	-	-	0%	-
Millpond RDA water	1,145	300,000	400,000	400,000	20%	100,000
Road/Pedestrian w/bridge to Meadows	-	1,200,000	1,300,000	1,300,000	65%	100,000
Millpond RDA Properties	-	-	300,000	300,000	15%	300,000
Reserves	-	-	-	-	0%	-
Total Expenses	$ 1,145	$ 1,500,000	$ 2,000,000	$ 2,000,000	100%	500,000
Surplus(Deficit)	**$ 496,554**	**$ -**	**$ -**	**$ -**		

TI RDA (MICRON)

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Property Taxes	$ 9,603,476	$ 13,000,000	$ 13,000,000	$ 13,000,000	100%	$ -
Total Revenues	$ 9,603,476	$ 13,000,000	$ 13,000,000	$ 13,000,000	100%	$ -
Expenses						
Texas Instruments	$ 6,722,433	$ 9,100,000	$ 9,100,000	$ 9,100,000	70%	$ -
Lehi City	1,273,421	1,723,800	1,723,800	1,723,800	13%	-
Alpine School District	1,273,421	1,723,800	1,723,800	1,723,800	13%	-
Utah County	221,840	300,300	300,300	300,300	2%	-
TSSD	112,361	152,100	152,100	152,100	1%	-
Total Expenses	$ 9,603,476	$ 13,000,000	$ 13,000,000	$ 13,000,000	100%	$ -
Surplus(Deficit)	**$ 0**	**$ -**	**$ -**	**$ -**		

CDA XACTWARE

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Property taxes	$ 336,158	$ 325,000	$ 325,000	$ 325,000	100%	$ -
Note proceeds	-	-	-	-	0%	-
Total Revenues	$ 336,158	$ 325,000	$ 325,000	$ 325,000	100%	$ -
Expenses						
EDA costs	$ -	$ -	$ -	$ -	0%	$ -
Taxing entities	326,073	315,250	315,250	315,250	97%	-
Administration	10,085	9,750	9,750	9,750	3%	-
Redevelopment expenditures	-	-	-	-	0%	-
Total Expenses	$ 336,158	$ 325,000	$ 325,000	$ 325,000	100%	$ -
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**		

EDA THANKSGIVING PARK

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Property taxes	$ 235,458	$ 300,000	$ 300,000	$ 300,000	100%	$ -
Interest Income	-	-	-	-	0%	-
Total Revenues	$ 235,458	$ 300,000	$ 300,000	$ 300,000	100%	$ -
Expenses						
EDA Administration Charges	$ 11,773	$ 15,000	$ 15,000	$ 15,000	5%	$ -
Thanksgiving Park	223,685	285,000	285,000	285,000	95%	-
Total Expenses	$ 235,458	$ 300,000	$ 300,000	$ 300,000	100%	$ -
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**		

EDA ADOBE

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Property taxes	$ 905,546	$ 675,000	$ 675,000	$ 675,000	100%	$ -
Total Revenues	$ 905,546	$ 675,000	$ 675,000	$ 675,000	100%	$ -
Expenses						
EDA costs	$ -	$ -	$ -	$ -	0%	$ -
Taxing entities	845,146	629,978	629,978	629,978	93%	-
Administration	60,400	45,022	45,022	45,022	7%	-
Redevelopment expenditures	-	-	-	-	0%	-
Total Expenses	$ 905,546	$ 675,000	$ 675,000	$ 675,000	100%	$ -
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**		

CDA OUTLETS AT TRAVERSE MOUNTAIN

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2023	FINAL BUDGET FY 2023	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2022-FY2023
Revenues						
Sales Tax	$ 108,866	$ 820,000	$ 820,000	$ 820,000	69%	$ -
Property Taxes	195,178	375,000	375,000	375,000	31%	-
Total Revenues	$ 304,044	$ 1,195,000	$ 1,195,000	$ 1,195,000	100%	$ -
Expenses						
Sales tax reimbursement	$ -	$ 820,000	$ 820,000	$ 820,000	69%	$ -
Property tax reimbursement	-	375,000	375,000	375,000	31%	-
Total Expenses	$ -	$ 1,195,000	$ 1,195,000	$ 1,195,000	100%	$ -
Surplus(Deficit)	**$ 304,044**	**$ -**	**$ -**	**$ -**		

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: April 12, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2022-31 approving the Building Resilient Infrastructure and Communities Grant Articles of Agreement.

Suggested Action:

Attachments:

Res 2022-31.docx

Lehi City Award 76-10 Signed BR-20.pdf

Lehi City Award A of A BR-20.docx

RESOLUTION NO. 2022-31

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING THE BUILDING RESILIENT INFRASTRUCTURE AND COMMUNITIES GRANT ARTICLES OF AGREEMENT

WHEREAS, the City applied for and was awarded funds through a 2020 BRIC GRANT to conduct a flood scoping study of Dry Creek and the Waste Ditch,;

WHEREAS, in order to receive the funding, the City must approve the Building Resilient Infrastructure and Communities Grant Articles of Agreement;

WHEREAS, on April 12th, 2022, the City Council held a duly-noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve the Building Resilient Infrastructure and Communities Grant Articles of Agreement; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

1. The Building Resilient Infrastructure and Communities Grant Articles of Agreement attached hereto as Exhibit "A" and is hereby approved and the Mayor is authorized to execute the Agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 12th day of April, 2022.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT "A"

UTAH DEPARTMENT OF PUBLIC SAFETY
UTAH DIVISION OF EMERGENCY MANAGEMENT
OBLIGATING DOCUMENT FOR AWARD/AMENDMENT

FORM 76-10

1. FEDERAL AWARDING AGENCY	2. AGREEMENT NO.	4. TYPE OF ACTION	5. AMENDMENT NO.
Federal Emergency Management Agency (FEMA)	EMD-2020-BR-065	___X___ AWARD _____AMENDMENT	N/A

6. SUBRECIPIENT	7. SUBRECIPIENT DUNS	8. SUBRECIPIENT ADDRESS	7. ISSUING STATE OFFICE AND ADDRESS:
Lehi City	070540463	153 North 100 East Lehi, UT 84043	Utah Department of Public Safety Utah Division of Emergency Management 4315 S. 2700 W. Taylorsville, UT 84129-2128

8. NAME OF RECIPIENT PROJECT MANAGER	PHONE NO.	9. NAME OF STATE PROJECT COORDINATOR	PHONE NO.
Brad Kenison	801-836-1020	Max Johnson	385-499-3481

10. FEDERAL AWARD DATE	11. METHOD OF PAYMENT
December 29, 2021	CHECK

12. DESCRIPTION OF ACTION
Flood scoping study of Dry Creek and Waste Ditch.

PROGRAM NAME CFDA #	ACCOUNTING DATA	PRIOR TOTAL AWARD	AMOUNT AWARDED THIS ACTION + OR (-)	CURRENT TOTAL AWARD	PERFORMANCE PERIOD
Building Resilient Infrastructure & Communities (BRIC) 97.047	2020 BRIC GRANT ALLOCATION	$0.00	$150,000.00	$150,000.00	December 30, 2021 thru December 29, 2024

13. SUBRECIPIENT IS REQUIRED TO SIGN AND RETURN A COPY OF THIS DOCUMENT TO THE STATE OFFICE IDENTIFIED IN BLOCK 7. ___X__Yes_____No

14. IS THIS AWARD R&D? _____Yes___X__No

15. INDIRECT COST RATE FOR THE FEDERAL AWARD: if indirect costs are part of this subaward, they are included in the approved cost estimate.

16. SUBRECIPIENT SIGNATORY OFFICIAL (Name and Title): Mark Johnson, Lehi City Mayor **DATE**

17. STATE SIGNATORY OFFICIAL (Name and Title): Kris Hamlet, Director **DATE** 02/16/2022

Kris G Hamlet

State DEM Form 76-10, February 2022

Fiscal Year 2020
Building Resilient Infrastructure & Communities Grant
Articles of Agreement

Lehi City Flooding Project Scoping
EMD-2020-BR-065-0010

CFDA# 97.047 Performance Period: 12/30/2021 – 12/29/2024

In order to receive funding, this document titled, "Articles of Agreement", must be signed by an authorized representative from your agency. By signing the document, the agency is providing certification to the following:

1. The named jurisdiction is not currently identified on the Federal Government's List of those who have been Suspended and/or Debarred (Ineligible to receive federal funding). Additionally, the named jurisdiction must ensure that any vendor from whom they procure equipment or services is not currently identified on the Federal Government's List of those who have been Suspended and/or Debarred.

2. The named jurisdiction will comply with Federal audit requirements, as identified in 2 CFR 200 Subpart F (Single audit requirements).

3. The named jurisdiction will comply with all deadlines, reporting requirements, and documentation requests identified by the Utah Division of Emergency Management (DEM), the State Administrative Agency (SAA) and FEMA. Quarterly reports must be submitted to DEM no later than the third Friday of the month following the end of the quarter (January, April, July, and October).

4. The named jurisdiction agrees to purchase only those items that have been identified with approved line item numbers, and to perform only work per the scope of work. Any changes to the original scope of work must be requested by the named jurisdiction, in writing, and must be approved by DEM prior to the procurement of those newly requested items. Any unauthorized purchases or changes will not be eligible and the named agency will be fully responsible for those costs.

5. The named jurisdiction is subject to monitoring visits of all grant related activities. This shall include, but not limited to, the right to make site inspections at any time, to bring experts and consultants on site to examine or evaluate completed work or work in progress and to observe all of the named jurisdiction personnel in every phase of performance of grant related work.

6. The named jurisdiction must comply with all subaward-specific terms and conditions, including environmental conditions (see FEMA's Agreement Articles) placed on the project. Any change to the approved project scope of work will require re-evaluation for compliance with these requirements. If ground disturbing activities occur during project implementation, the named jurisdiction must ensure monitoring of ground disturbance, and if any potential archeological resources are discovered, they will immediately cease construction in that area and notify FEMA and the appropriate State Historic Preservation Office. Any construction activities that have been initiated without the necessary EHP review and approval will result in a non-compliance finding and will not be eligible for FEMA funding.

I, _____ , certify that my agency will comply with the articles
(Authorized Agency Representative)
of agreement presented on this document and agree to adhere to the approved line items that have been identified on page two (2) of this same document.

_____ _____

Signature of Authorized Agency Representative Date

Lehi City Flooding Project Scoping
EMD-2020-BR-065-0010

Cost type: Cost estimate **$200,000.00**

Cost estimate is the line item(s) budget to support the scope of work for the execution and completion of the project. Be sure to include the cost associated with revisions/formal adoption. To add a line item, please click on the Add an item button. Click anywhere within each row or the arrow to edit or delete the line item(s).

Cost Items

Item: Public Scoping and Outreach	**$30,000.00**
Item: Engineering, Environmental, Cost Analysis	**$100,000.00**
Item: Evaluate and Identify Mitigation Actions	**$70,000.00**

Project Amount:
Federal Share: $150,000.00 (75%)
Non-federal Share: $50,000.00 (25%)
Total: $200,000.00

The Performance Period for this grant project is 12/30/2021 – 12/29/2024.

Lehi City is responsible to:

- Document all costs
- Follow DEM reimbursement procedures to obtain reimbursement for completed work.
- Itemize costs on Form 85-21 (Requests for Reimbursement) using the approved line items above.
- Follow the approved scope of work and budget narrative.

Subaward-Specific Terms and Conditions:

See Agreement Article(s) Article 59, Article 60, Article 61, Article 62, Article 63, Article 64, Article 65, Article 66, Article 67, Article 68, Article 69, Article 70, Article 71, Article 72, and Article 73 for additional requirements or restrictions specific to this subrecipient, this subaward, or this activity.

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: April 12, 2022
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of a Condominium Conversion for the Harding Shops located at 628 East State Street.

Suggested Action:

Attachments:

CC Staff Report Harding Shops Condo Conversion 04.12.22.docx

Harding Shops Condo Conversion DRC 03.16.22 final.docx

Harding Shops Aerial.pdf

Harding Shops General Plan.pdf

Harding Shops Zoning.pdf

Harding Shops Condo Conversion 03.16.22 narrative, older plans.pdf

HARDING SHOPS CONDO CONVERSION
CITY COUNCIL REPORT

Applicant	Randy Harding		
Meeting Date	April 12, 2022		
Requested Action/Purpose	Approval of a condo conversion		
Location	628 East State Street		
Project Area	0.59 acres		
Existing Zoning	MU (Mixed Use)		
General Plan Land Use Designation	C (Commercial)		
Adjacent Zoning and Land Use	*North*	R-2	Single family residential
	South	R-1-8	Vibbert Farms Subdivision
	East	MU	Dollar Tree
	West	R-2	Single family residential
Date of DRC Review	March 16, 2022		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.310. Condominium Plats.

A. Reference is made to Section 57-8 Utah Code for definition and specific requirements.

B. Building permits for condominium units may be issued following approval of the final plat by the City Council as provided by this Code. The building permit will be issued based upon a certified architectural plan of the building elevation and floor plans as approved by the Chief Building Official.

C. All condominium plats shall be filed in the office of the Utah County Recorder following completion of construction and before acceptance of improvements.

PROPERTY HISTORY

June 15, 1852 – This property is part of the original incorporated boundaries of Lehi.
April 8, 2004 – The Harding Shops site plan was approved by the Lehi City Planning Commission.

REPORT ANALYSIS

The applicant requests approval of a condo conversion for the existing Harding shops that were built in 2004. The request includes condominiumizing the building into six individual units. This will allow the current owner to transition individual unit ownership over to the next generation of family. The building was built as six individual units with separate power and gas meters and bathrooms to support this change.

The DRC had the following comment:

1. Please provide a condo plat sheet and use the standard Lehi City template for the title block.

Please consider all DRC comments in the motion.

POSSIBLE MOTIONS AND FINDINGS

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

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

Harding Shops Condominium Conversion
DRC Redline Comments

*Randy Harding- requests review of a condominium conversion for the **Harding Shops** located at 628 East State Street.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Randy Harding
Date of Plans Reviewed: 3/7/22
Time Start: 12:00 pm
Time End: 12:05 pm

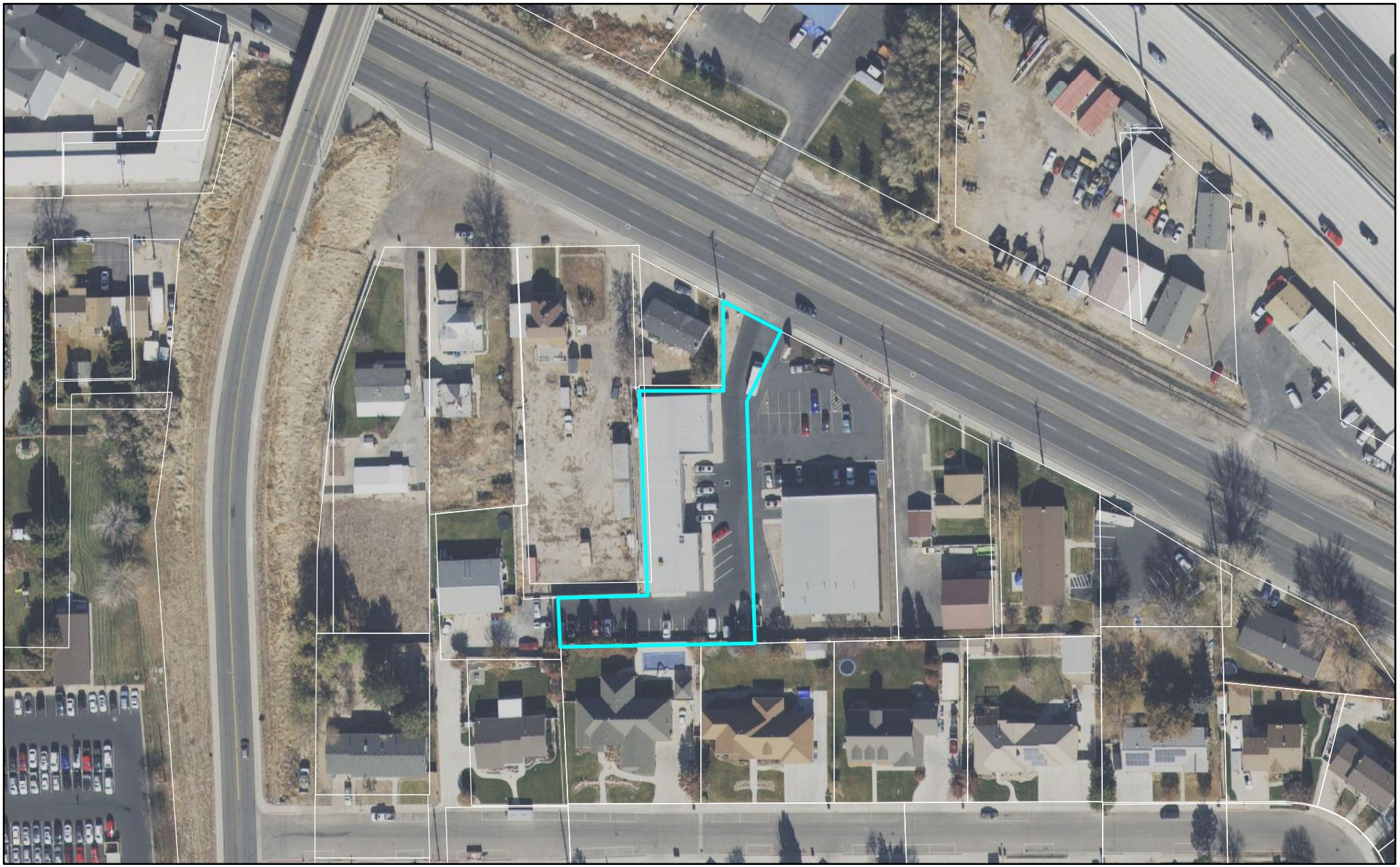
DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Matt – Public Works: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
1. Please provide a condo plat sheet and use the standard Lehi City template for the title block.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON APRIL 12, 2022

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.

Harding Shos Condo Conversion

Aerial

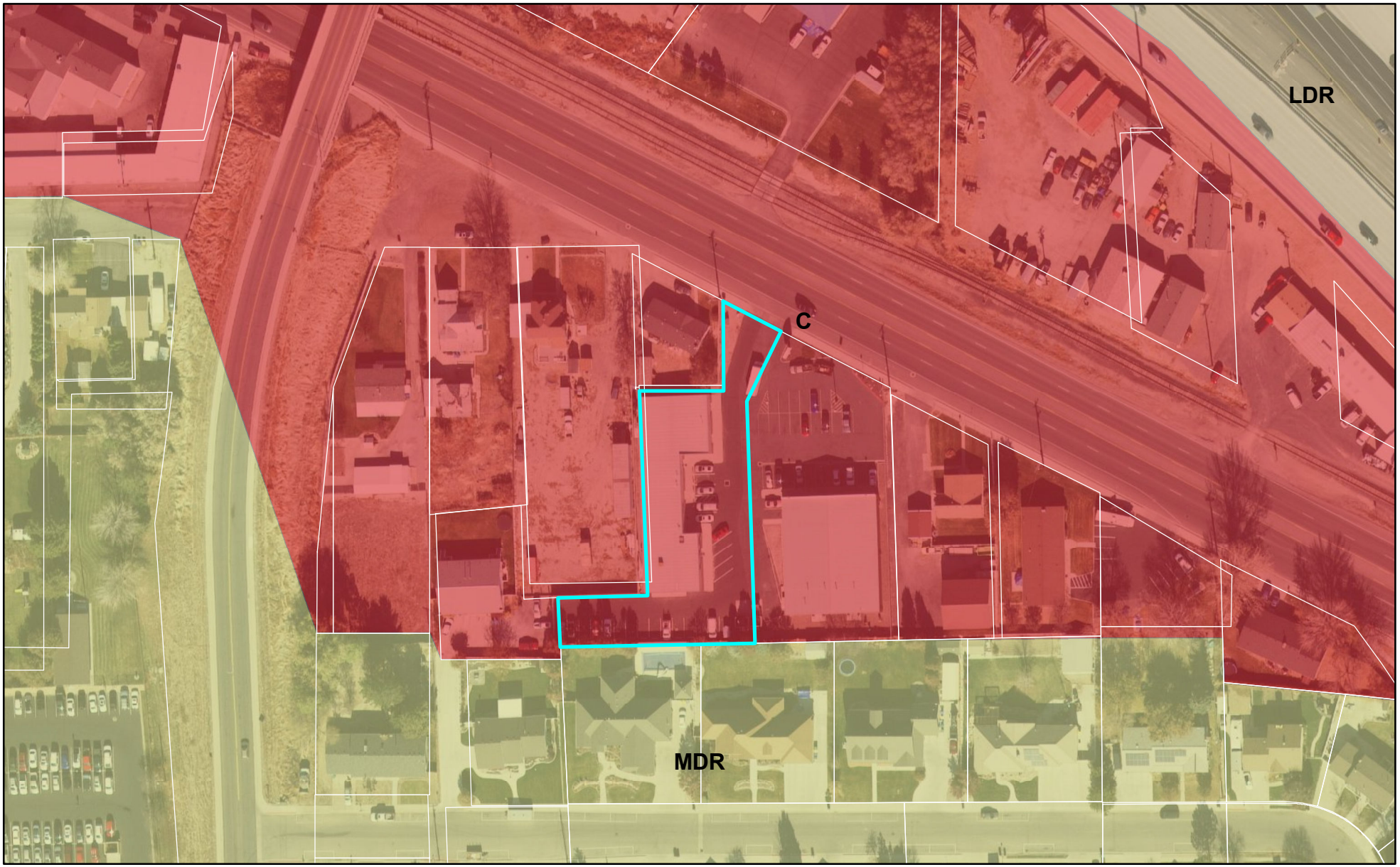


0 140 280 Feet

LEHI CITY

Harding Shos Condo Conversion

General Plan

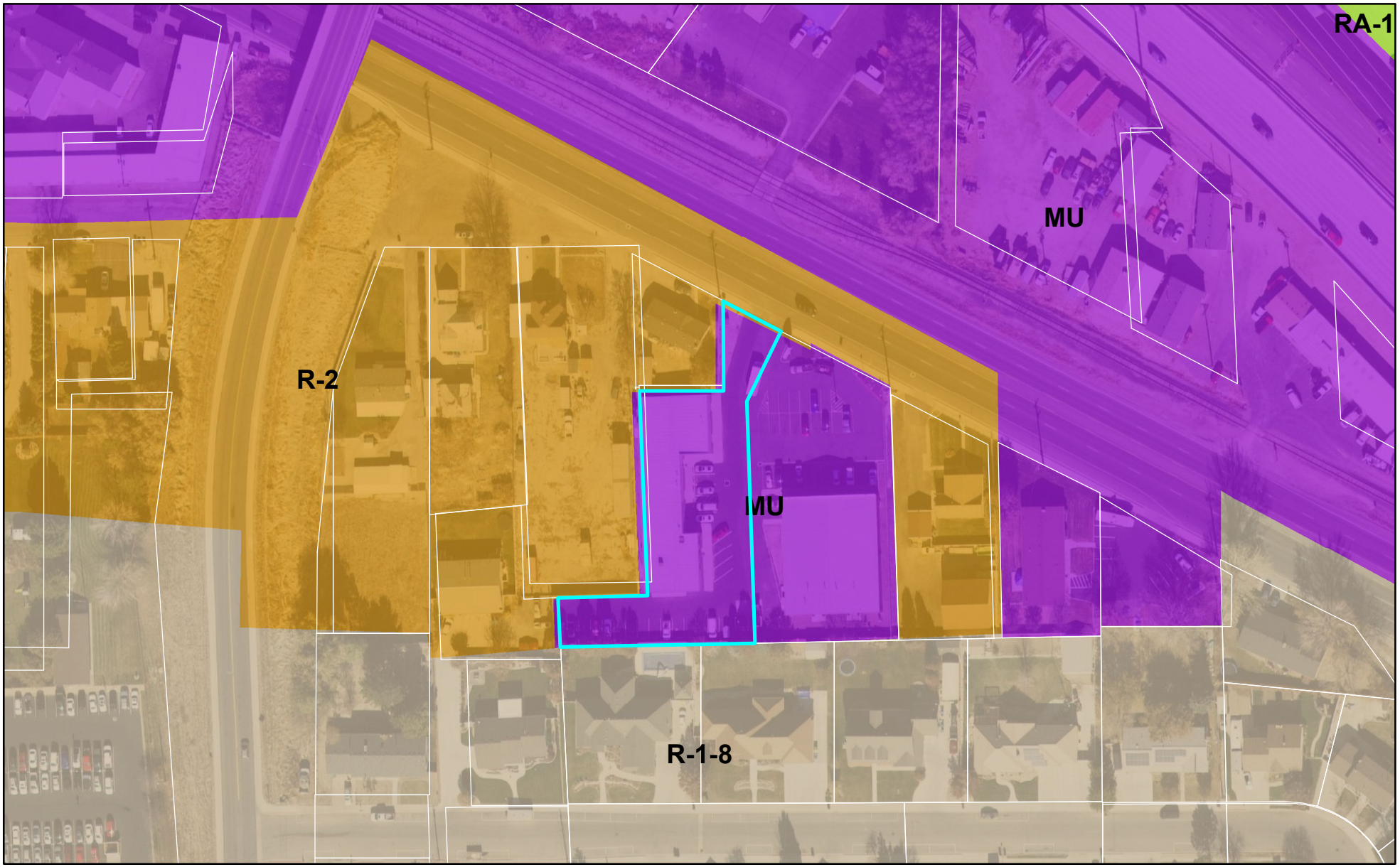


0 140 280 Feet

LEHI CITY

Harding Shos Condo Conversion

Zoning



0 140 280 Feet

LEHI CITY

As we discussed we would like to condominize the Harding shops that was Built-in 2004. It was built as 6 individual units with power meters gas meters and bathrooms to support this. Harding shops is currently owned by one owner and it is anticipated that it will always be owned by members of the same family.

The reason for condominizing is to make it A more seamless transition for when the next generation takes over ownership of this project. By condominizing each unit can be assigned to a specific owner. While this would all be owned by the same family it would help in the distribution of the building.

Please let me know if you have any questions regarding this project.

Thanks

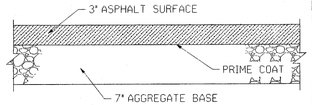
Randy Harding

GRAPHIC SCALE

20 0 10 20 40 80

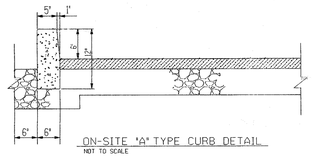
(IN FEET)

1 inch = ft. 20



TYPICAL PAVING SECTION

NOT TO SCALE



ON-SITE "A" TYPE CURB DETAIL

NOT TO SCALE

PROPERTY INFORMATION

PROPERTY AREA = 25413.11 sq.ft.
PROPERTY ACREAGE = 0.583
ASPHALT AREA = 12,5070.93 sq.ft.
BUILDING AREA = 9,344.15 sq.ft.
LANDSCAPE AREA = 3,561.03 sq.ft.

ZONE AND SET BACKS

ZONE DESIGNATION: MU

60' MINIMUM FRONTAGE
SIDE, FRONT, AND BACK YARDS ARE SUBJECT TO APPROVAL

DESCRIPTION

ALL OF LOT ONE OF THE FAMILY DOLLAR COMMERCIAL SUBDIVISION. MORE EXACTLY AS FOLLOWS:

COMMENCING AT A POINT LOCATED SOUTH 89°50'04" EAST ALONG THE EXTENSION OF THE SECTION LINE 187.05 FEET AND NORTH 00°09'56" EAST 446.69 FEET AND SOUTH 88°48'00" WEST 122.92 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 9, T.5S., R.1E., S.L.B.&M; THENCE SOUTH 88°48'00" WEST 166.67 FEET; THENCE NORTH 02°15'00" WEST 42.21 FEET; THENCE NORTH 88°30'00" EAST 76.39 FEET; THENCE NORTH 02°15'00" WEST 174.97 FEET; THENCE EAST 72.00 FEET; THENCE NORTH 00°29'31" WEST 76.86 FEET; THENCE SOUTH 62°40'28" EAST 55.79 FEET; THENCE SOUTH 26°03'00" WEST 66.78 FEET; THENCE SOUTH 02°00'00" EAST 206.90 FEET TO THE POINT OF BEGINNING.

AREA = 0.58 ACRES

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 9, T.5S., R.1E., S.L.B.&M., U.S SURVEY. SHOWN HEREON AS: S89°50'04"E

LEGEND

	= PROPSED ASPHALT
	= EXISTING CONCRETE
T T	= TELEPHONE LINE
G G	= GAS LINE
W W	= WATER LINE
	= SANITARY SEWER LINE
	= STORM DRAIN LINE
	= ELECTRIC
	= EXISTING FENCE
	= RAILROAD
SS	= SANITARY SEWER MANHOLE
	= FIRE HYDRANT
	= IRRIGATION VALVE
PP	= POWER POLE
	= TREE
SD	= STORM DRAIN MANHOLE
SD	= STORM DRAIN CATCH BASIN
TR	= TRANSFORMER
LT	= LIGHT POLE
EL	= ELECTRIC BOX
TP	= TELEPHONE PEDESTAL
WM	= WATER METER
GM	= WATER METER

UTILITIES

ELECTRIC: 801-220-4012
GAS: (QUESTAR) 801-853-6546
WATER & SEWER: 801-836-1036
BLUE STAKES: 1801-532-5000

POWEL PLAT A
LOT 1
R-1-8 ZONE

SOUTHWEST CORNER OF SECTION 9, T.5S., R.1E., S.L.B.&M., U.S. SURVEY

SOUTH QUARTER CORNER OF SECTION 9, T.5S., R.1E., S.L.B.&M., U.S. SURVEY

S 89°50'04" E (BASIS OF BEARINGS) 2669.92'

S 89°50'04" E 64.17'

N 00°09'56" E 443.76'

NOTES:

1. ALL PARKING STALLS ARE 9 X 20 TYPICAL UNLESS OTHERWISE NOTED.

2. IRRIGATION FROM UNDERGROUND SPRINKLER SYSTEM.

NOTE:

EXISTING PRIVATE AND PUBLIC UTILITIES SHOWN HEREON REFLECT AVAILABLE RECORDED DATA. THIS SURVEY IN NOT RESPONSIBLE FOR THE LOCATION AND SIZE. THE UTILITY

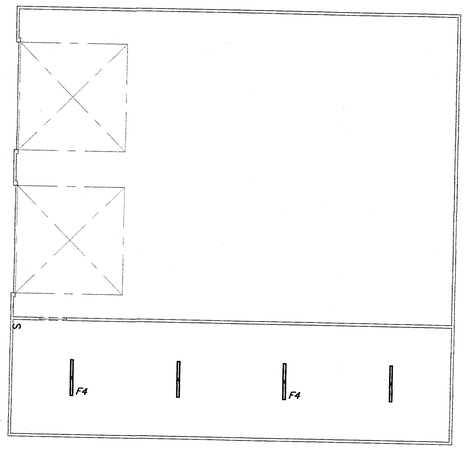
VERIFIED BY CONTRACTORS.

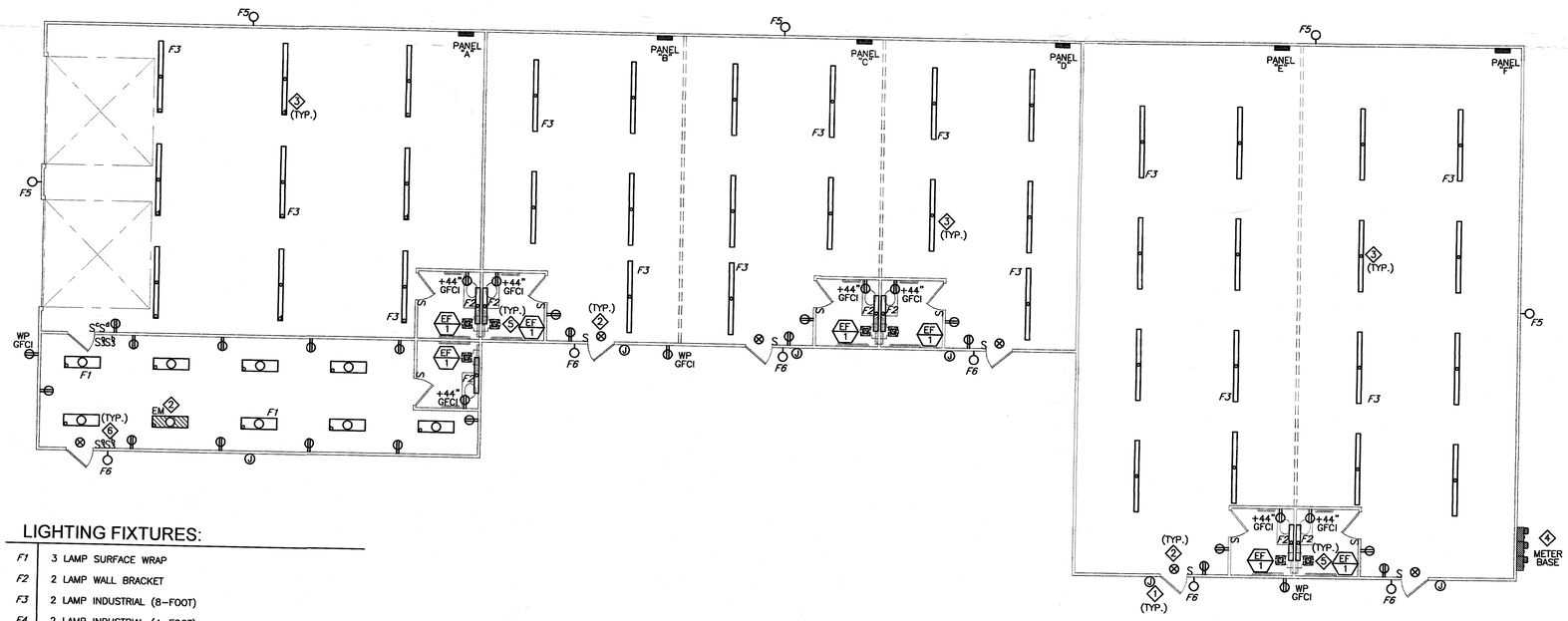
GLOBAL PRECISION SURVEYING
345 SOUTH HOLDAWAY ROAD
VINEYARD UTAH, 84058 (801) 226-6258
Sean A. Fernandez PLS #312775
G.P.S. Certified Trainer

HARDING SHOPS
SITE PLAN
ART AND KARLA HARDING
705 East 400 North, Lehi, Utah 84043
COMMERCIAL DEVELOPMENT
0.58 acres, MIXED USE ZONE

PAGE
1 of 1

DATE
FEB. 2004





LIGHTING FIXTURES:

F1	3 LAMP SURFACE WRAP
F2	2 LAMP WALL BRACKET
F3	2 LAMP INDUSTRIAL (8-FOOT)
F4	2 LAMP INDUSTRIAL (4-FOOT)
F5	175W MH WALL PACK
F6	WALL SCONCE SPECIFIED BY OWNER
⊗	SINGLE FACE EXIT SIGN

ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"

PERFORMANCE NOTES:

1. PROVIDE CIRCUIT CONDUIT, BREAKERS, & DISCONNECTS TO ALL MECHANICAL UNITS. VERIFY QUANTITIES, LOCATIONS, AND ALL REQ'S WITH MECHANICAL CONTRACTOR.
2. VERIFY QUANTITY AND LOCATION OF ELECTRICAL RECEPTACLES WITH OWNER.
3. VERIFY QUANTITY, LOCATION, & STYLE OF LIGHTING FIXTURES WITH OWNER.

KEYED NOTES:

1. PROVIDE JUNCTION BOX FOR FUTURE SIGN POWER. VERIFY LOCATION AND ALL REQUIREMENTS WITH OWNER.
2. CIRCUIT ALL EXIT SIGNS AND EM LIGHTS TO UNSWITCHED CONDUCTORS.
3. COORDINATE LIGHT FIXTURE LOCATION WITH BEAMS, FRAMING, AND OWNER SHELVING. CONSULT OWNER FOR FINAL LOCATION/QUANTITY.
4. FIELD VERIFY LOCATION WITH POWER COMPANY AND OWNER.
5. SWITCH EXHAUST FAN WITH LIGHT.
6. CONTROLLING SWITCH. LETTER INDICATES CONTROL CIRCUIT.

DESIGN BUILD GUIDE

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Royal Engineering
2335 S. STATE, STE. 225
Provo, UT 84606
(801) 375-2228

Date: JUNE 2004
Revision:
Job No: J04107

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HARDING SHOPS
Lehi, UT.
State Street

E1.1
SHEET XX OF XX

PANEL SCHEDULE

PANEL: A
VOLTAGE: 208 Y / 120 PHASE: 3
MOUNTING: SURFACE WIRE: 4
ENCLOSURE: NEMA 1
REMARKS:

BUS AMPS: 225
MAIN OVERCURRENT DEVICE: LUGS
MAIN OVERCURRANT AMPS: N/A
MINIMUM EQUIPMENT RATING: 10,000 AMPS (RMS-SYM)

USE
E = Equipment Load
L = Lighting Load
R = Receptacle Load

BREAKER No	BREAKER AMPS	BREAKER POLE	CIRCUIT NAME	FEEDER C	FEEDER WIRE	FEEDER GRD	CKT. LOAD USE	CKT. LOAD WATTS	LOAD/PHASE (VA) ØA	LOAD/PHASE (VA) ØB	LOAD/PHASE (VA) ØC	CKT. LOAD WATTS	CKT. LOAD USE	FEEDER GRD	FEEDER WIRE	FEEDER C	CIRCUIT NAME	BREAKER POLE	BREAKER TRIP AMPS	No.
1	20	1	LIGHTING		#12	—	L	1,200	2,280			1,080	R	#12	#12		RECEPTACLES	1	20	2
3	20	1	LIGHTING		#12	—	L	1,000		2,080		1,080	R	#12	#12		RECEPTACLES	1	20	4
5	20	1	LIGHTING		#12	—	L	1,500			2,580	1,080	R	#12	#12		RECEPTACLES	1	20	6
7									1,000			1,000	E	#12	#12		FUTURE SIGN	1	20	8
9																				10
11																				12
13																				14
15																				16
17																				18
19																				20
21																				22
23																				24
25																				26
27																				28
29																				30
31																				32
33																				34
35																	SPARE	1	20	36
37	20	1	SPARE														SPARE	1	20	38
39	20	1	SPARE														SPARE	1	20	40
41	20	1	SPARE														SPARE	1	20	42

	ØA	ØB	ØC	LTG LCL	DEMAND
LIGHTING LOAD (VA)	1,200	1,000	1,500	925	4,625
RECEPTACLE LOAD (VA)	1,080	1,080	1,080		3,240
EQUIPMENT LOAD (VA)	1,000	0	0		1,000
TOTAL LOAD (VA)	3,280	2,080	2,580		8,865
TOTAL LOAD (AMPS):	27	17	22		25

NOTES:
1. INSULATION ON ALL CONDUCTORS TO BE THHN UNLESS NOTED OTHERWISE.
2. RECEPTACLE LOAD CALCULATED AS PER SECTION 220.13 OF THE NATIONAL ELECTRICAL CODE.

TYPICAL FOR PANELS "B,C,D,E,F"

PANEL SCHEDULE

PANEL: TYPICAL
VOLTAGE: 208 Y / 120 PHASE: 3
MOUNTING: SURFACE WIRE: 4
ENCLOSURE: NEMA 1
REMARKS:

BUS AMPS: 100
MAIN OVERCURRENT DEVICE: LUGS
MAIN OVERCURRANT AMPS: N/A
MINIMUM EQUIPMENT RATING: 10,000 AMPS (RMS-SYM)

USE
E = Equipment Load
L = Lighting Load
R = Receptacle Load

BREAKER No	BREAKER AMPS	BREAKER POLE	CIRCUIT NAME	FEEDER C	FEEDER WIRE	FEEDER GRD	CKT. LOAD USE	CKT. LOAD WATTS	LOAD/PHASE (VA) ØA	LOAD/PHASE (VA) ØB	LOAD/PHASE (VA) ØC	CKT. LOAD WATTS	CKT. LOAD USE	FEEDER GRD	FEEDER WIRE	FEEDER C	CIRCUIT NAME	BREAKER POLE	BREAKER TRIP AMPS	No.
1	20	1	LIGHTING		#12	—	L	1,800	2,340			540	R	#12	#12		RECEPTACLES	1	20	2
3	20	1	LIGHTING		#12	—	L	300		1,300		1,000	E	#12	#12		FUTURE SIGN	1		4
5																				6
7																				8
9																				10
11																				12
13																				14
15																				16
17																				18
19																				20
21																				22
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25																				26
27																				28
29																				30
31																				32
33																				34
35																	SPARE	1	20	36
37	20	1	SPARE														SPARE	1	20	38
39	20	1	SPARE														SPARE	1	20	40
41	20	1	SPARE														SPARE	1	20	42

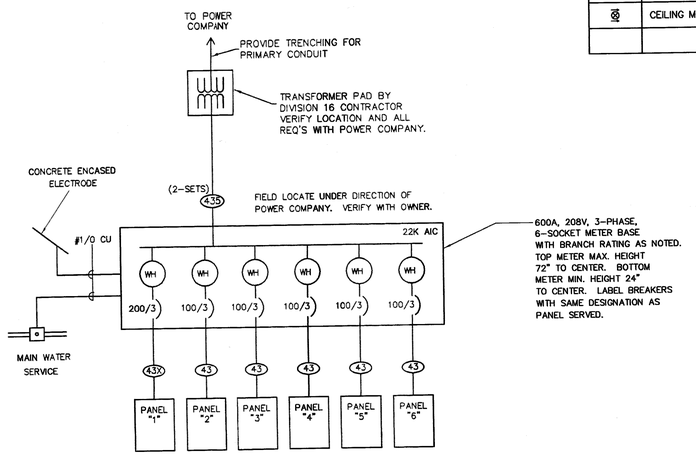
	ØA	ØB	ØC	LTG LCL	DEMAND
LIGHTING LOAD (VA)	1,800	300	0	525	2,625
RECEPTACLE LOAD (VA)	540	0	0		540
EQUIPMENT LOAD (VA)	0	1,000	0		1,000
TOTAL LOAD (VA)	2,340	1,300	0		4,165
TOTAL LOAD (AMPS):	20	11	0		12

NOTES:
1. INSULATION ON ALL CONDUCTORS TO BE THHN UNLESS NOTED OTHERWISE.
2. RECEPTACLE LOAD CALCULATED AS PER SECTION 220.13 OF THE NATIONAL ELECTRICAL CODE.

FEEDER SCHEDULE

TYPE	COND. SIZE	CONDUCTORS QUAN.	CONDUCTORS SIZE	GND. COND.	TYPE	COND. SIZE	CONDUCTORS QUAN.	CONDUCTORS SIZE	GND. COND.
20	3/4"	2	#10	#10	32X	2"	3	#2/0	#6
30	3/4"	3	#10	#10	41X	2"	4	#1/0	#6
28	3/4"	2	#8	#10	42X	2"	4	#2/0	#6
38	3/4"	3	#8	#10	33X	2"	3	#3/0	#6
36	1"	3	#6	#10	43X	2"	4	#3/0	#6
34	1"	3	#4	#8	44X	2"	4	#4/0	#4
33	1 1/2"	3	#3	#8	325	2 1/2"	3	#250	#4
43	1 1/2"	4	#3	#8	335	3"	3	#350	#4
31	1 1/2"	3	#1	#6	340	3"	3	#400	#3
32	1 1/2"	3	#2	#6	350	3"	3	#500	#3
42	1 1/2"	4	#2	#6	425	3"	4	#250	#4
41	1 1/2"	4	#1	#6	435	3"	4	#350	#3
21X	1 1/2"	2	#1/0	#6	440	3" 1/2"	4	#400	#3
31X	2"	3	#1/0	#6	450	3 1/2"	4	#500	#3

NOTE: GROUND CONDUCTOR SIZE IS NOT APPLICABLE FOR PARALLEL PHASE CONDUCTORS.



POWER RISER DIAGRAM
SCALE: NONE

ELECTRICAL SYMBOLS

NOTE: ALL SYMBOLS MAY NOT BE USED — DOTTED SYMBOLS INDICATE EXISTING FIXTURE, EQUIPMENT, ETC.

SYMBOL	EXPLANATION	SYMBOL	EXPLANATION
	CROSS LINES INDICATE NUMBER OF CONDUCTORS IF MORE THAN TWO	S	SINGLE POLE SWITCH
	BRANCH CIRCUIT CONCEALED IN CEILING OR WALL	S_2	TWO POLE SWITCH
	BRANCH CIRCUIT CONCEALED IN GROUND OR FLOOR	S_3	3-WAY SWITCH
A-1,3	BRANCH CIRCUIT HOMERUNS TO PANEL	S_4	4-WAY SWITCH
	LIGHTING AND POWER PANELBOARD	S_D	DIMMER SWITCH
MH	MECHANICAL EQUIPMENT SYMBOL	S_K	KEYED SWITCH
1	KEYED NOTE REFERENCE	S_T	TIMER SWITCH
	JUNCTION BOX	S_{TH}	MANUAL STARTER WITH THERMAL OVERLOAD
	DUPLEX RECEPTACLE OUTLET	S_F	EXHAUST FAN TIMER SWITCH
	QUAD RECEPTACLE OUTLET	S^{MD}	CONTROLLING SWITCH (LETTER INDICATES CONTROL CIRCUIT)
	SPLIT WIRED DUPLEX RECEPTACLE OUTLET	(S)	OCCUPANCY SENSOR SWITCH
WP	DUPLEX RECEPTACLE WEATHERPROOF AND GFCI	SS	DOUBLE SINGLE POLE SWITCH
	DUPLEX RECEPTACLE OUTLET WITH GROUND FAULT CIRCUIT INTERRUPTION PROTECTION		MOTOR OUTLET
EWC	RECEPTACLE ELECTRIC WATER COOLER (EWC)	T	THERMOSTAT OUTLET
	220V RECEPTACLE OUTLET	S	REMOTE SENSOR OUTLET
	ISOLATED GROUND RECEPTACLE		EXHAUST FAN
	RECEPTACLE FLOOR MOUNTED	B	BELL
	SPECIAL RECEPTACLE		PUSHBUTTON
	DISCONNECT SWITCH	V	VOLUME CONTROL
	MOTOR STARTER		SPEAKER
	FLUORESCENT FIXTURE (TYPICAL)		TELEPHONE OUTLET
EM	EMERGENCY LIGHTING UNIT(LITHONIA PS1400 OR EQUIV)		COMPUTER DATA OUTLET
	SURFACE OR PENDANT MOUNTED FIXTURE		NETWORK AND VOICE OUTLET
	RECESSED FIXTURE	TV	TELEVISION OUTLET
	WALL MOUNTED FIXTURE	P	PHOTO CELL OUTLET
	WALL PACK	F	FIRE ALARM MANUAL PULL STATION
	FLUORESCENT STRIP	H	FIRE ALARM HORN/STROBE
	TRACK LIGHTING		FIRE ALARM STROBE
	EMERGENCY LIGHTING UNIT	S	SMOKE DETECTOR
F1	FIXTURE TYPE SYMBOL	S_B	SMOKE DETECTOR BATTERY-BACKED
	WALL MOUNTED EXIT LIGHT (SINGLE FACE)	F/S	FIRE/SMOKE DAMPER
	WALL MOUNTED EXIT LIGHT (DOUBLE FACE)	D	DUCT SMOKE DETECTOR
	CEILING MOUNTED EXIT LIGHT	135	ROOM NUMBER
	CEILING MOUNTED EXIT LIGHT (DOUBLE FACE)	42X	FEEDER TAG

DESIGN BUILD GUIDE

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Date: JUNE 2004
Revision:
Job No: J04107

Royal Engineering
2335 S. STATE, STE. 225
Provo, UT 84606
(801) 375-2228
ROYAL ENGINEERING

HARDING SHOPS
State Street
Lehi, UT.

E2.1
SHEET XX OF XX

NEW SHOPS FOR HARDING

MAY 04

DRAWING INDEX

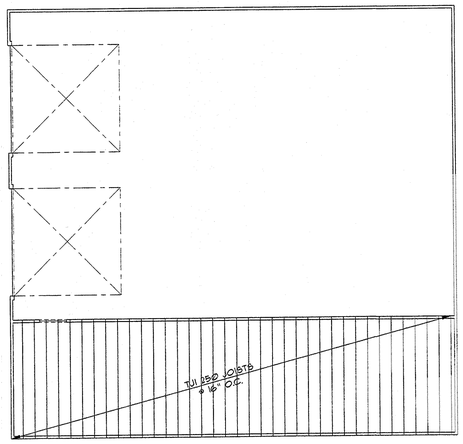
SHT NO.	CONTENTS
1-	RESTROOM FLR PLAN

GENERAL NOTES - SPECIFICATIONS

FRAMING: 11 7/8" TJI 25Ø AT 16" O.C. WITH 3/4 CDX PLYWOOD OR WAFER BOARD GLUE AND NAIL.

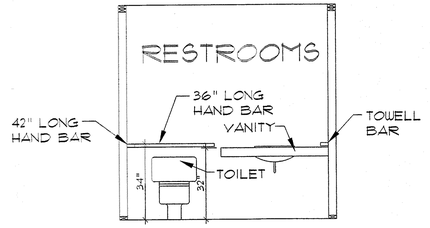
PLUMBING FIXTURES: PROVIDE 1.6 GAL FLUSH TOILETS ₰ 2.5 GPM MAXIMUM SHOWER HEADS.

SPECIALTIES: SEISMIC STRAP ANCHOR WATER HEATER TO WALL STUDS.
PROVIDE EXPANSION TANK AT WATERHEATER
INSULATE ALL DUCT WORK, INSULATE HOT WATER LINES
SEAL ALL JOINTS AND SEAMS
PROVIDE HEAT TRAPS ON INLET ₰ OUTLET @ WATER HEATER



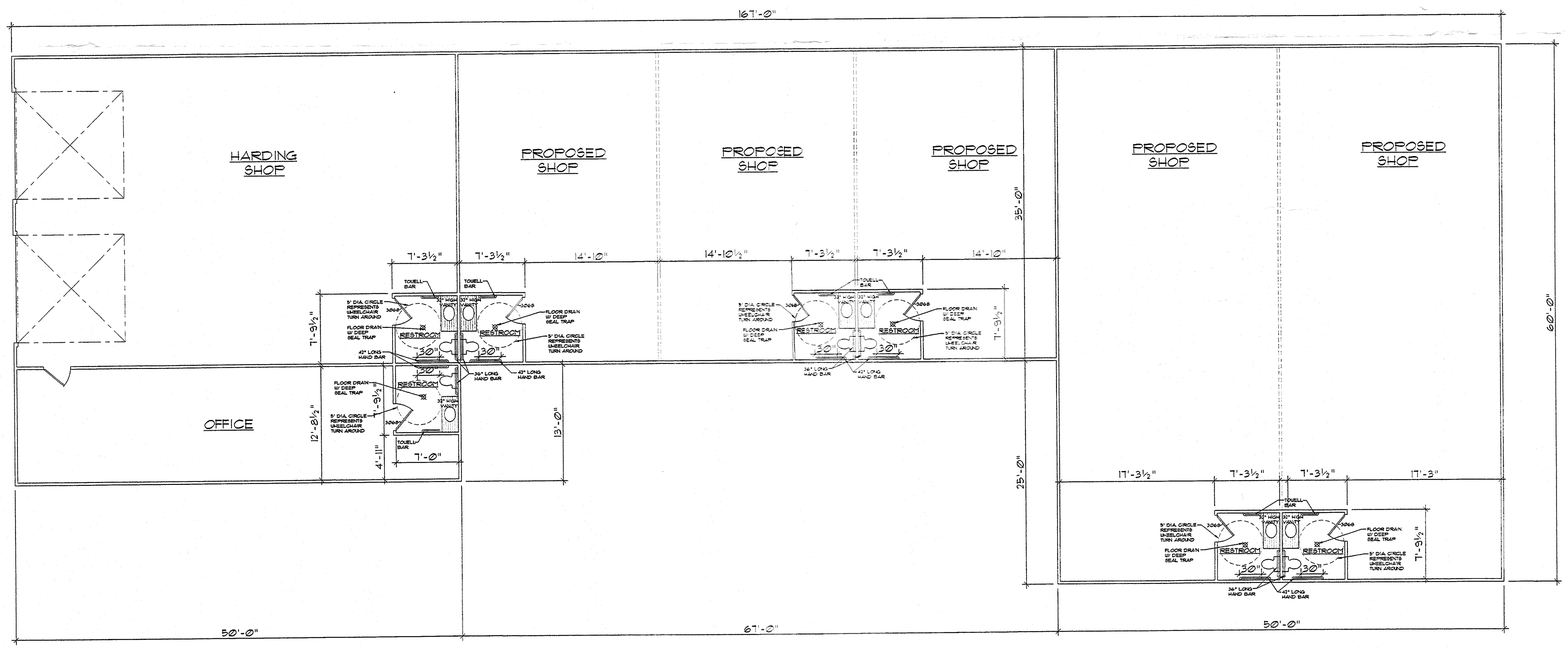
FLOOR FRAMING PLAN 1/8"=1'-Ø"

STORAGE ROOM ABOVE GARAGE



RESTROOM INTERIOR ELEVATION

3/8"=1'-Ø"



RESTROOM FLOOR PLAN 1/8"=1'-Ø"

SHT NO 1

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: April 12, 2022
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval for Lewis Landing, a two-lot commercial plat located at approximately 4200 West 2100 North.

Suggested Action:

Attachments:

CC Staff Report Lewis Landing Final Subdivision 04.12.22.docx

Lewis Landing Final Subdivsion DRC 03.16.22.docx

Lewis Subdivision Narrative.pdf

plat-10807.pdf

Lewis Landing Aerial Map.pdf

Lewis Landing GP Map.pdf

Lewis Landing Zoning Map.pdf

LEWIS LANDING FINAL SUBDIVISION
CITY COUNCIL REPORT

Applicant	Gardner Company		
Meeting Date	April 12, 2022		
Requested Action/Purpose	Approval of a final subdivision		
Location	Approximately 4150 West Waterbury Drive		
Existing Land Use	Undeveloped		
Existing Zoning	Heavy Commercial (C-H)		
General Plan Land Use Designation	Heavy Commercial (C-H)		
Number of Lots/Units	2		
Adjacent Zoning and Land Use	*North*	PC	Holbrook Farms Plat B
	South	C and C-H	2100 North
	East	PC and C	Undeveloped/Utah Military Academy
	West	PC	Holbrook Farms Plat F
Date of DRC Review	March 16, 2022		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

PROPERTY HISTORY

September 26, 2008	This property was including in the Holbrook Annexation.
June 29, 2021	The City Council approved Heavy Commercial zoning on this property.
January 27, 2022	The Planning Commission review the site plan submittal. The applicant elected to withdraw the application from the agenda for further review at a future meeting.
February 10, 2022	The Planning Commission reviewed and approved the Lewis Landing Site Plan.

REPORT ANALYSIS

The applicant is requesting approval of the Lewis Landing Final Subdivision. This subdivision is for two commercial lots and related easements. The first lot will be 6.019 acres and the second lot will be 5.241 acres. Each lot will have a separate warehouse/distribution building, which was approved with the Lewis Landing site plan. The site plan also includes parking, drive aisles, and trails along 2100 North and the west side of the property.

The DRC had two comments including the following:

1. Waterline Easement 1 & 2 must be a minimum of 20’ in width.
2. Label PUE as PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENT.

Please consider including all of the DRC comments as part of the motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed subdivision does/does not meet the requirements of the Development Code in regard to subdivision approvals.
2. Other findings based upon information presented at the public meeting.

Lewis Landing Final Subdivision
DRC Redline Comments

*Gardner Company – requests final subdivision review of **Lewis Landing**, a two-lot commercial plat.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Howard
Date of Plans Reviewed: 3/8/22
Time Start: 1:06 PM
Time End: 1:11 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer:
1. Waterline Easement 1 & 2 must be a minimum of 20' in width.

Trent – Parks: No comments
Gary – Building/Inspections: No comments
Matt – Public Works: No comments
Ross – Engineering:
2. Label PUE as PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENT

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

PRIOR TO RECORDING OF PLAT:
1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Developer shall provide a letter with an exhibit of the property covered from their title company guaranteeing that the property taxes including rollback/greenbelt taxes have been paid of open space or right of way is being dedicated.
5. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
6. 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.

DRC GENERAL COMMENTS:
1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
4. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
5. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
6. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.

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.

7. Residential developments shall complete all required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL APRIL 12TH

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.

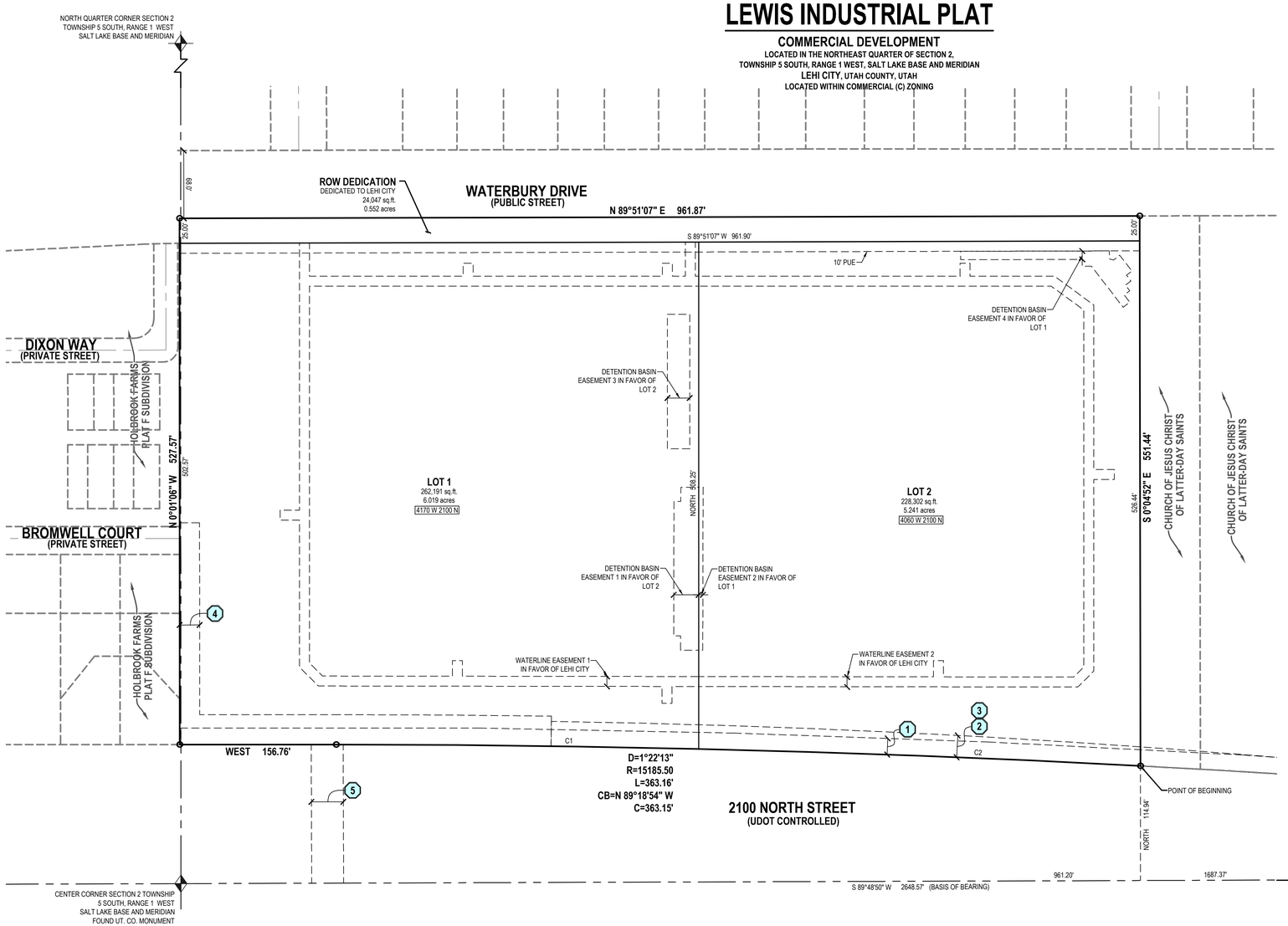
Lewis Landing Subdivision Narrative

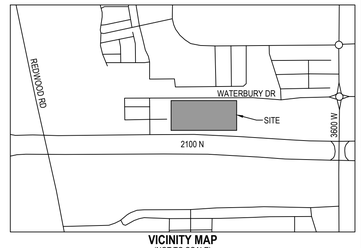
We are proposing dividing the current 11.6 acre S&P Lewis Properties property (parcel number: 58:021:0525) into two separate lots for financial and lending purposes. Lot 1 will be 6.019 acres and Lot 2 will be 5.241 acres. Both lots 1 & 2 will have a one building of approximately 85,106 SF located on them.

LEWIS INDUSTRIAL PLAT

COMMERCIAL DEVELOPMENT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH
LOCATED WITHIN COMMERCIAL (C) ZONING





VICINITY MAP
(NOT TO SCALE)

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- ENSIGN ENG. LAND SURV. — SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE

EASEMENT NOTES

1. A UTILITY EASEMENT IN FAVOR OF LEHI CITY, RECORDED AUGUST 18, 2014, AS ENTRY NO. 58044:2014, OF OFFICIAL RECORDS.
2. AN IRRIGATION EASEMENT IN FAVOR OF HF RANCH, LC, RECORDED JUNE 6, 2019, AS ENTRY NO. 51056:2019, OF OFFICIAL RECORDS.
3. AN IRRIGATION EASEMENT IN FAVOR OF HF RANCH, LC, RECORDED JUNE 12, 2019 AS ENTRY NO. 53154:2019, OF OFFICIAL RECORDS.
4. A UTILITY EASEMENT IN FAVOR OF LEHI CITY, RECORDED JUNE 14, 2019 AS ENTRY NO. 54054:2019, OF OFFICIAL RECORDS.
5. AN EASEMENT IN FAVOR OF UTAH STATE DEPARTMENT OF TRANSPORTATION, RECORDED MARCH 10, 2009 AS ENTRY NO. 25321:2009, OF OFFICIAL RECORDS.

LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO A NON-EXCLUSIVE MUTUAL CROSS ACCESS EASEMENT FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AN EGRESS ON, OVER, UPON, AND ACROSS THE DRIVEWAY AND PARKING AREAS OF THE LOTS HEREON.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15185.50'	363.16'	1°22'13"	N89°18'54"W	363.15'
C2	15185.50'	442.94'	1°40'16"	N87°47'40"W	442.92'

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

Beginning at a point on the Northerly Right-of-Way line of 2100 North Street said point being South 89°48'50" West 1687.37 feet along the Quarter section line and North 114.94 feet from the East Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence along said Northerly Right-of-Way line the following two (2) courses:
(1) Northwesterly 806.10 feet along the arc of a 15,185.50 foot radius curve to the left (center bears South 03°02'29" West and the chord bears North 88°28'46" West 806.00 feet with a central angle of 03°02'29");
(2) West, a distance of 156.76 feet to the Easterly Boundary line of Holbrook Farms Plat F Subdivision, Recorded March 27, 2020 as Entry No. 39366:2020, of Official Records;
thence North 00°01'06" West 527.57 feet along said Easterly Boundary line;
thence North 89°51'07" East 961.87 feet;
thence South 00°04'52" East 551.44 feet to the point of beginning.

Contains 514,540 Square Feet or 11.812 Acres

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S DEDICATION

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

LEWIS INDUSTRIAL PLAT

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

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

By:
Its:

By:
Its:

CORPORATE ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20 _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN SAID STATE OF _____, WHO BEING DULY SWORN, DID SAY TO ME THAT _____ IS THE _____ OF _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS ORGANIZATIONAL DOCUMENTS, AND SAID _____ DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES:

NOTARY PUBLIC
RESIDING IN _____ COUNTY

PLANNING COMMISSION APPROVAL

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

CHAIR, PLANNING COMMISSION

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20_____

MAYOR: _____ *ATTEST:* _____
CLERK/RECORDER (SEE SEAL BELOW)

WATERLINE 1
BEGINNING AT A POINT BEING SOUTH 89°48'50" WEST 2129.96 FEET ALONG THE QUARTER SECTION LINE AND NORTH 195.97 FEET FROM THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING; THENCE NORTH 89°55'27" WEST 26.69 FEET; THENCE SOUTH 00°00'49" WEST 16.86 FEET; THENCE NORTH 89°59'11" WEST 10.00 FEET; THENCE NORTH 00°00'49" EAST 16.87 FEET; THENCE NORTH 89°55'27" WEST 344.28 FEET; THENCE NORTH 45°00'00" WEST 26.77 FEET; THENCE NORTH 147.29 FEET; THENCE WEST 19.44 FEET; THENCE NORTH 10.00 FEET; THENCE EAST 19.44 FEET; THENCE NORTH 267.95 FEET; THENCE NORTH 89°51'07" EAST 10.00 FEET; THENCE SOUTH 33.20 FEET; THENCE EAST 154.00 FEET; THENCE NORTH 00°00'06" EAST 13.01 FEET; THENCE SOUTH 89°59'54" EAST 10.00 FEET; THENCE SOUTH 00°00'06" WEST 13.01 FEET; THENCE EAST 189.53 FEET; THENCE NORTH 13.01 FEET; THENCE EAST 10.00 FEET; THENCE SOUTH 13.01 FEET; THENCE EAST 12.99 FEET; THENCE NORTH 34.17 FEET; THENCE NORTH 89°51'07" EAST 10.00 FEET; THENCE SOUTH 34.19 FEET; THENCE EAST 3.38 FEET; THENCE SOUTH 10.00 FEET; THENCE WEST 389.90 FEET; THENCE SOUTH 377.93 FEET; THENCE SOUTH 45°00'00" EAST 18.49 FEET; THENCE SOUTH 89°55'27" EAST 130.20 FEET; THENCE NORTH 15.72 FEET; THENCE EAST 10.00 FEET; THENCE SOUTH 15.73 FEET; THENCE SOUTH 89°55'27" EAST 236.63 FEET; THENCE SOUTH 10.00 FEET TO THE POINT OF BEGINNING. CONTAINS 13,268 SQUARE FEET OR 0.305 ACRES.

WATERLINE 2
BEGINNING AT A POINT BEING SOUTH 89°48'50" WEST 2129.96 FEET ALONG THE QUARTER SECTION LINE AND NORTH 195.97 FEET FROM THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING; THENCE NORTH 10.00 FEET; THENCE SOUTH 89°55'27" EAST 235.21 FEET; THENCE NORTH 16.35 FEET; THENCE EAST 10.00 FEET; THENCE SOUTH 16.37 FEET; THENCE SOUTH 89°55'27" EAST 130.54 FEET; THENCE NORTH 45°00'00" EAST 14.34 FEET; THENCE NORTH 357.81 FEET; THENCE NORTH 53°46'05" WEST 40.69 FEET; THENCE WEST 353.06 FEET; THENCE NORTH 10.00 FEET; THENCE EAST 261.74 FEET; THENCE NORTH 13.01 FEET; THENCE EAST 10.00 FEET; THENCE SOUTH 13.01 FEET; THENCE EAST 84.59 FEET; THENCE SOUTH 53°46'05" EAST 49.04 FEET; THENCE SOUTH 165.02 FEET; THENCE EAST 20.42 FEET; THENCE SOUTH 10.00 FEET; THENCE WEST 20.42 FEET; THENCE SOUTH 192.00 FEET; THENCE SOUTH 45°00'00" WEST 22.63 FEET; THENCE NORTH 89°55'27" WEST 379.89 FEET TO THE POINT OF BEGINNING. CONTAINS 12,081 SQUARE FEET OR 0.277

DETENTION BASIN EASEMENT 1
BEGINNING AT A POINT BEING SOUTH 89°48'50" WEST 2129.96 FEET ALONG THE QUARTER SECTION LINE AND NORTH 232.41 FEET FROM THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING; THENCE NORTH 89°52'37" WEST 18.13 FEET; THENCE NORTH 00°06'40" EAST 14.33 FEET; THENCE NORTH 89°53'20" WEST 6.92 FEET; THENCE NORTH 00°06'40" EAST 134.70 FEET; THENCE SOUTH 89°53'20" EAST 6.92 FEET; THENCE NORTH 00°06'40" EAST 14.33 FEET; THENCE SOUTH 89°53'20" EAST 17.82 FEET; THENCE SOUTH 163.37 FEET TO THE POINT OF BEGINNING. CONTAINS 3,868 SQUARE FEET OR 0.089 ACRES.

DETENTION BASIN EASEMENT 2
BEGINNING AT A POINT BEING SOUTH 89°48'50" WEST 2129.96 FEET ALONG THE QUARTER SECTION LINE AND NORTH 232.41 FEET FROM THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING; THENCE NORTH 163.37 FEET; THENCE SOUTH 89°53'20" EAST 4.43 FEET; THENCE SOUTH 00°06'40" WEST 163.37 FEET; THENCE NORTH 89°52'37" WEST 4.12 FEET TO THE POINT OF BEGINNING. CONTAINS 698 SQUARE FEET OR 0.016 ACRES.

DETENTION BASIN EASEMENT 3
BEGINNING AT A POINT BEING SOUTH 89°48'50" WEST 2138.96 FEET ALONG THE QUARTER SECTION LINE AND NORTH 434.39 FEET FROM THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING; THENCE WEST 22.25 FEET; THENCE NORTH 134.70 FEET; THENCE EAST 22.25 FEET; THENCE SOUTH 134.70 FEET TO THE POINT OF BEGINNING. CONTAINS 2,997 SQUARE FEET OR 0.069 ACRES.

DETENTION BASIN EASEMENT 4
BEGINNING AT A POINT BEING SOUTH 89°48'50" WEST 1704.68 FEET ALONG THE QUARTER SECTION LINE AND NORTH 574.89 FEET FROM THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING; THENCE NORTH 37°45'45" WEST 51.97 FEET; THENCE SOUTH 89°51'07" WEST 9.15 FEET; THENCE NORTH 00°08'53" WEST 6.92 FEET; THENCE SOUTH 89°51'07" WEST 121.83 FEET; THENCE NORTH 00°08'53" WEST 8.42 FEET; THENCE NORTH 89°51'07" EAST 149.03 FEET; THENCE SOUTH 00°08'53" EAST 7.92 FEET; THENCE SOUTH 72°52'50" EAST 4.22 FEET; THENCE NORTH 52°14'15" EAST 7.92 FEET; THENCE SOUTH 37°45'45" EAST 20.03 FEET; THENCE SOUTH 52°14'15" WEST 6.92 FEET; THENCE SOUTH 37°45'45" EAST 7.17 FEET; THENCE SOUTH 52°14'15" WEST 6.92 FEET; THENCE SOUTH 37°45'45" EAST 7.17 FEET; THENCE SOUTH 52°14'15" WEST 6.92 FEET; THENCE SOUTH 37°45'45" EAST 9.01 FEET; THENCE SOUTH 52°14'15" WEST 8.42 FEET TO THE POINT OF BEGINNING. CONTAINS 2,423 SQUARE FEET OR 0.056 ACRES.

NOTES

1. ALL FRONT LOT CORNERS TO HAVE A RIVET SET ON TOP OF CURB ON THE PROLONGATION OF EACH LOT LINE.
2. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

DOMINION ENERGY NOTE:
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-215-8032.

NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120
(IN FEET)
HORZ: 1 inch = 60 ft.

LAND USE TABLE			
LOT AREA	= 490,493 SF	11.260 AC	95%
ROADWAYS	= 24,047 SF	0.552 AC	5%
TOTAL AREA	= 514,540 SF	11.812 AC	100.00%
TOTAL NUMBER OF LOTS	= 2 LOTS		

CLIENT
GARDNER COMPANY
201 SOUTH MAIN STREET, SUITE 2000
SALT LAKE CITY, UTAH 84111
801-456-4140

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

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

SHEET 1 OF 1

PROJECT NUMBER : 10807
MANAGER : JKF
DRAWN BY : SJL
CHECKED BY : PMH
DATE : 3/8/22

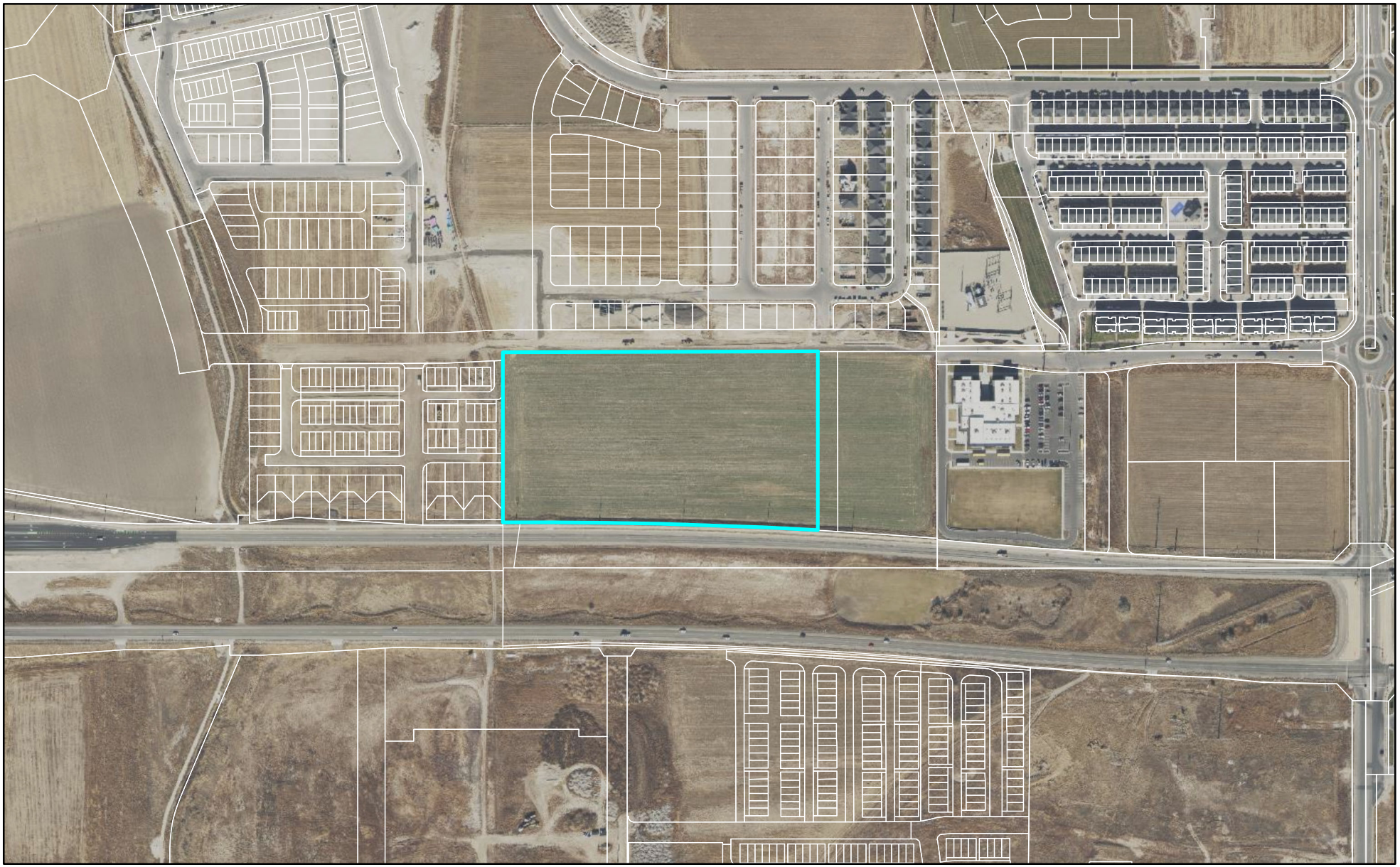
LEWIS INDUSTRIAL PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

Lewis Landing Industrial Park Site Plan & Conditional Use

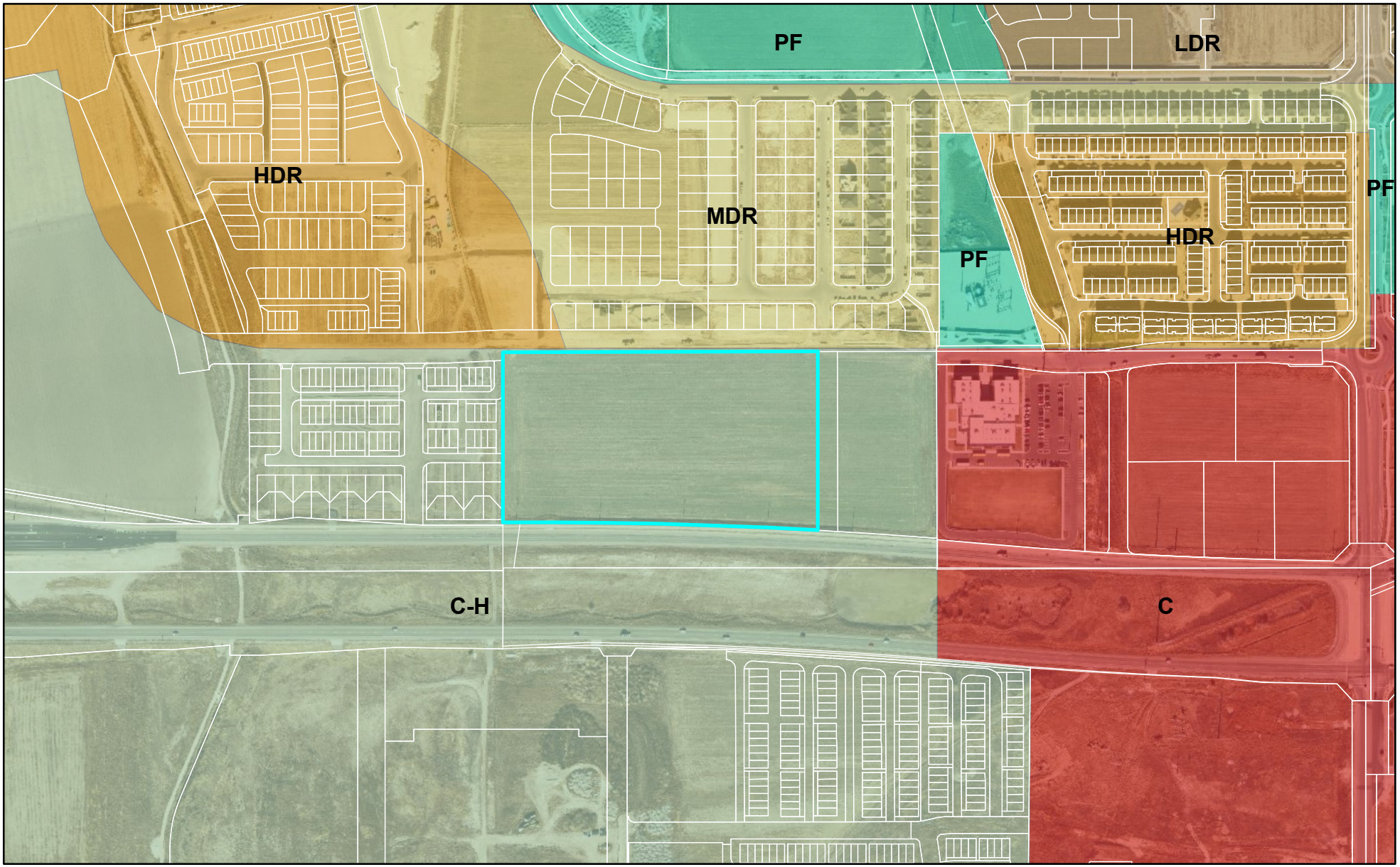
Aerial



LEHI CITY

Lewis Landing Industrial Park Site Plan & Conditional Use

General Plan

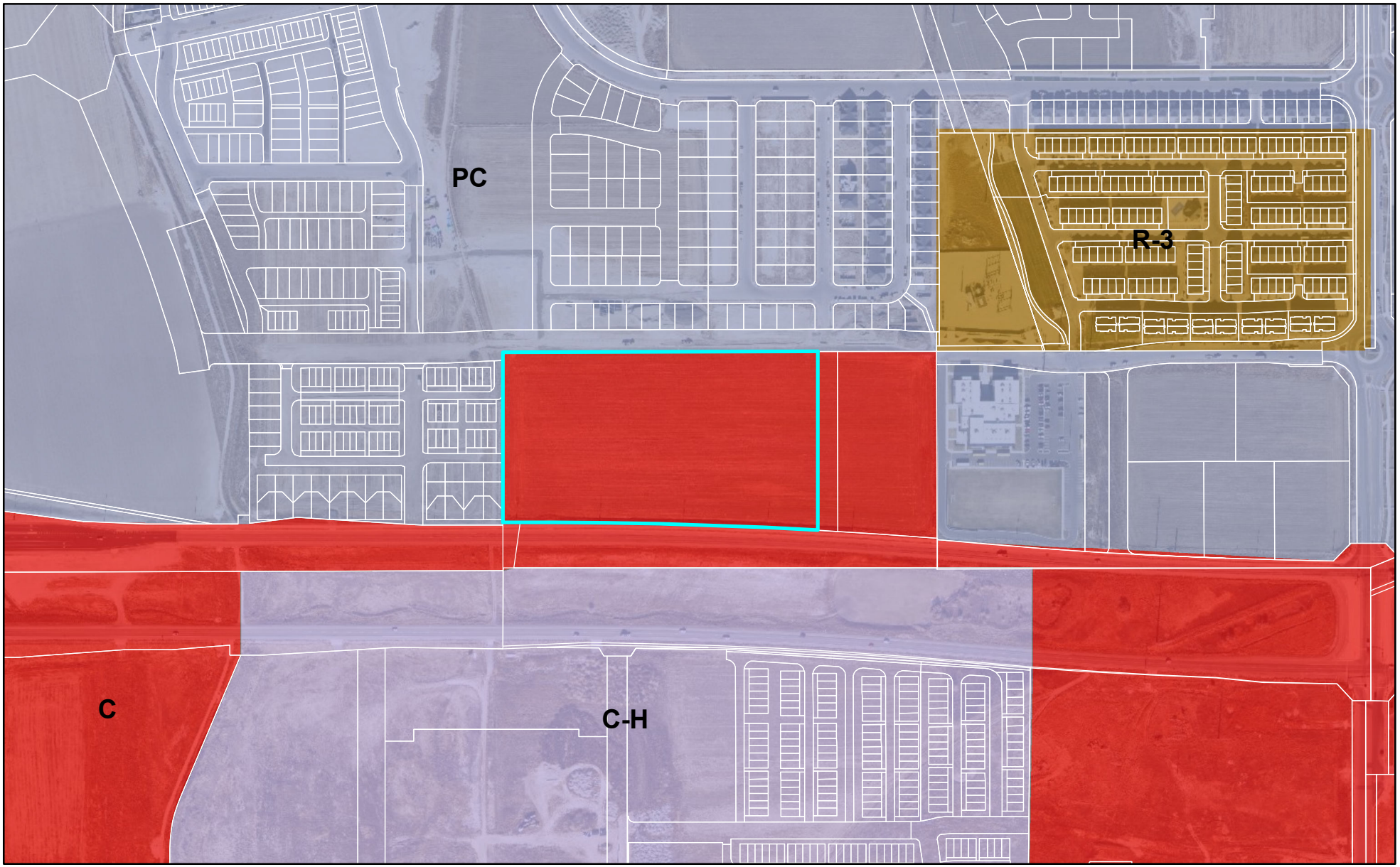


0 500 1,000 Feet

LEHI CITY

Lewis Landing Industrial Park Site Plan & Conditional Use

Zoning



LEHI CITY

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: April 12, 2022
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval for the Lehi Terrace, a 39- single family lot development located at 2900 North 1200 West in an R-2 PUD zone.

Suggested Action:

Attachments:

CC Staff Report Lehi Terrace Final Subdivision 04.12.22.docx

Lehi Terrace Final Subdivision DRC 03.30.22.docx

Lehi Terrace Plat and Plans.pdf

Lehi Terrace Landscape Plans.pdf

Lehi Terrace Playgound Details.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

LEHI TERRACE FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Symphony Homes		
Meeting Date	April 12, 2022		
Requested Action/Purpose	Approval of a final subdivision		
Location	2900 North 1200 West		
Existing Land Use	Undeveloped		
Existing Zoning	R-2 (with PUD overlay)		
General Plan Land Use Designation	Medium Density Residential (MDR)		
Number of Lots/Units	39 Lots		
Adjacent Zoning and Land Use	*North*	RA-1	Fox Run Single Family Homes
	South	A-1	Large agriculture lots
	East	TH-5	Agriculture Lot
	West	R-3	Single Family Homes/ Townhomes
Date of DRC Review	March 30, 2022		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

Section 17.040. PUD Development Standards.
Lot Sizes. The dwellings may be situated in one building or buildings may be clustered. Individual lot sizes may be reduced below the requirements of the zone in which the development is located. The remaining land not within individual lots shall be set aside for parks, playgrounds, open space or other open areas

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

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

H. Open Space Adjacent to Major Roads. Where a Planned Unit Development is required for projects adjacent to a master planned arterial or limited access collector road, the area between the property line/ROW line and the required decorative fence shall be enlarged and landscaped as part of the required open space. The enlarged parkway

area shall be counted towards meeting the minimum open space requirement and shall include decorative fencing, street tree plantings and other applicable improvements required in the Lehi City Design Standards and Public Improvement Specifications Manual. The landscaped area may also include shrubs, rocks, flowerbeds and ground cover. Maintenance of the landscaped parkway shall be insured by the developer and owner by means of a property management agency or by establishing a private association or corporation responsible for such maintenance, which shall levy the cost thereof as an assessment on the property owners within the Planned Unit Development.

PROPERTY HISTORY

February 1, 2016	Property came into the City as part of the Hans Follie Addition
August 10, 2021	City Council approved the Lehi Terrace General Plan Amendment from NC and VLDR to MDR and the Lehi Terrace Concept Plan
November 16, 2021	City Council Approved the Lehi Terrace Zone Change from TH-5 to R-2 with a Development Agreement for the future development of the site
March 1, 2022	City Council Approved the Lehi Terrace Preliminary Subdivision.

REPORT ANALYSIS

The applicant requests approval of the Lehi Terrace Final Subdivision located at 2900 North 1200 West in the R-2 zone with a Planned Unit Development (PUD) overlay. The layout includes 39 single family residential lots as approved in the Development Agreement and with the preliminary subdivision.

This subdivision has already received preliminary approval and complies with the approved layout. As such, the City Council cannot deny the final subdivision without significant concerns for the health, safety, and welfare of residents. The Council can approve or approve with comments. As an administrative decision the comments must come from Code requirements. The Council can recommend things outside of the Code but cannot require them.

The layout, connectivity, open space and amenities, and the Development Agreement as well as DRC comments bear consideration.

Layout
The subdivision includes 39 lots ranging in size from approximately 4,300 to 8,500 square feet. The overall density is 4.62 units per acre which is below the 6 allowed in the R-2 zone.

The applicant already received approval on the Planned Unit Development (PUD) overlay for this site. The PUD designation allows for flexibility in the lot size and frontage requirements as long as it does not exceed the density allowed in the zone.

Connectivity
The proposed road network connects at the north to 3020 North. It stubs on the east at the end of the subdivision. And has two connections to 1200 West on the west side.

It has a connectivity score of 2.50 which exceeds the required minimum of 1.75. The connectivity score indicates a variety of options to get to the same place. This can help dissipate traffic, improving the overall flow.

In addition to the road network, the applicant also provided pedestrian connection throughout the site. All of the streets include sidewalks. A sidewalk connection goes through Parcel A connecting 3020 North to 1200 West.

Open Space and Amenities
PUD's only required ten percent open space, which is shown in the subdivision plans. Parcel A contains the majority of the open space and includes amenities. The rest of the open space is located in Parcel B and C between the subdivision and 1200 West. Chapter 17 of the Development Code requires some of the open space be adjacent to a master planned arterial road. Parcel B and C meet this requirement.

The Development Code only requires amenities for attached housing, so this project did not require any. However, the applicant provided plans for a playground on Parcel A.

Development Agreement
The City Council approved a Development Agreement for this project on November 16, 2021. The agreement included that the applicant would maximize open space on the north end of the property, that the driveways would be at least 20 feet in length and 18 feet wide, that the project would not exceed the 39 units, and that they would incorporate all DRC comments from the concept plan. Staff reviewed these requirements and felt the applicant satisfied them.

DRC Comments
The DRC reviewed the proposed final subdivision and had nine redline comments including:

1. Add address numbers to the plat
2. Provide a detail of the precast wall on 1200 West.

Please consider including all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed final subdivision meets/does not meet the requirements outlined in the approved Development Agreement.
2. The proposed final subdivision matches/does not match the approved preliminary subdivision.
3. The proposed subdivision does/does not meet the requirements of the Development Code in regard to subdivision approvals.
4. Other findings based upon information presented at the public meeting.

Lehi Terrace Final Subdivision
DRC Redline Comments

Symphony Homes- requests final subdivision review of the Lehi Terrace, 39 single family lots located at 2900 North 1200 West in an R-2 PUD.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Matt Christensen, Russell Wilson and Thomas Romney
Date of Plans Reviewed: 3/22/22
Time Start: 3:14pm
Time End: 3:34pm

DRC REDLINE COMMENTS:
Glade – Power: See general comment 1
Garion – Fire: No comments
Greg – Water/Sewer:
1. Add the PI service size to this table.
2. Remove the the S=12.00 label on all of your SDMH's
3. Extend SD to the East property line, end with a manhole.
4. This blow off will replace the blow off we removed from 1200 West and must be a 6" blow off, the tee will require 3 mainline valves.
5. Construction valve will be required where connecting to existing

Trent – Parks:
Gary – Building/Inspections:
6. Add address numbers to the plat (provided by the Planning Department)

Matt – Public Works:
7. Designate SWPPP sign location.
8. If you're using this as a construction entrance or exit it will require a trackout pad as well.

Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
9. Provide a detail of the precast wall on 1200 West.

PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Duane Butler- dbutler@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.
4. Include surveyor's and engineer's stamps and signatures on the construction drawings.
5. Show lot addresses on the final plat (must coordinate with Planning Division).
6. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Contact Matthew Meier- mmeier@lehi-ut.gov or 385-201-2435).
7. Schedule a SWPPP inspection through Lehi City Water Dept. (call Rochelle Peterson at 385-201-2429). 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 (Matthew Meier- mmeier@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.

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.

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
12. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Developer shall provide a letter with an exhibit of the property covered from their title company guaranteeing that the property taxes including rollback/greenbelt taxes have been paid of open space or right of way is being dedicated.
5. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
6. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

1. Existing Pole 107311 Must remain in place until new UGP can be accessed for existing customer(s); or temporary pole(s) are placed.
2. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
3. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.
4. 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.
5. 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.
6. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
7. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
8. Residential developments shall complete all required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.
9. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
10. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON APRIL 12th

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 TERRACE

PREPARED FOR:

SYMPHONY DEVELOPMENT CORPORATION

LOCATED IN:

LEHI CITY

ENGINEER'S NOTES TO CONTRACTOR

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

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

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

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

GENERAL NOTES

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

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

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

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

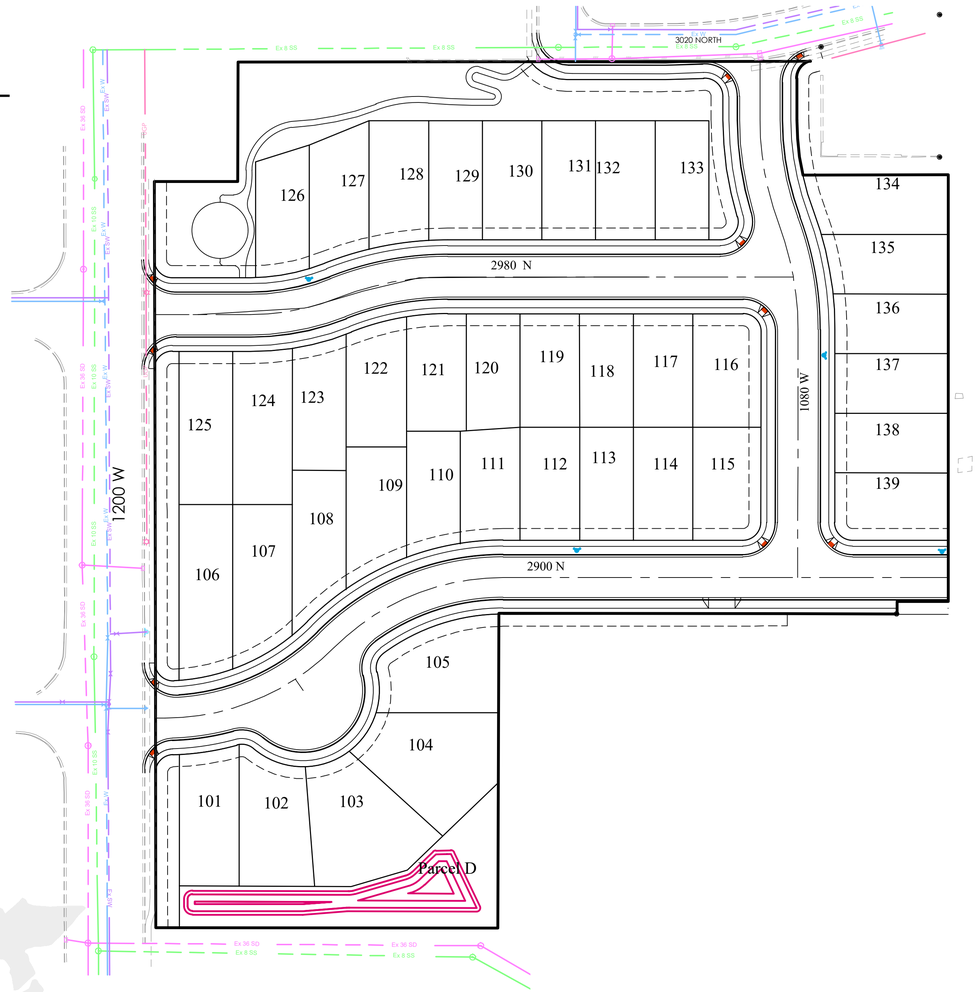
5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO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

NOTICE

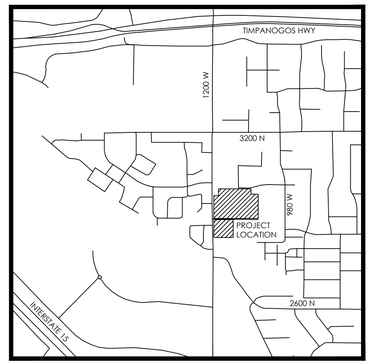
BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

LEHI CITY NOTES

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



SITE MAP



VICINITY MAP

NTS

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	FINAL PLAT
C3	SITE PLAN
C4	OVERALL GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C4.3	GRADING PLAN
C4.4	GRADING PLAN
C5	DRAINAGE PLAN
C6	SEWER PLAN
C7	WATER PLAN
C8	EROSION CONTROL PLAN
C9	POWER PLAN
PP01	2900 N
PP02	2900 N
PP03	2900 N
PP04	2980 N
PP05	2980 N
PP06	1080 W
PP07	1080 W
PP08	STORM DRAIN MAIN
PP09	STORM DRAIN MAIN
PP10	DETENTION POND
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE DETAILS

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: BRETT DUMAS

OWNER/DEVELOPER
SYMPHONY DEVELOPMENT CORPORATION
111 S. FRONTAGE ROAD
CENTERVILLE, UTAH 84014
(801)298-8555
CONTACT: RUSSELL WILSON

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

N

S

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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

LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
03/21/22
STATE OF UTAH

LEHI TERRACE

PLANNED UNIT SUBDIVISION IN LEHI, UT

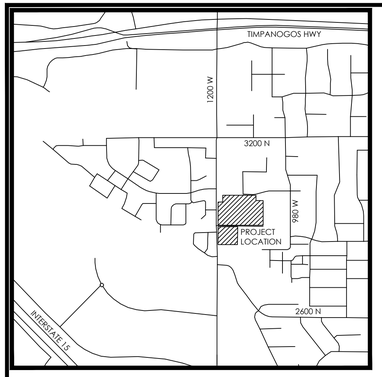
COVER SHEET

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

COVER SHEET

Scale:	1"=60'	Drawn:	RSH
Date:	03/22/2022	Job #:	20-0257
Sheet:	C1		

Z:_2020\20-0257 2900 N 1200 W Lehi\design 20-0257\dwg\sheets\Final\C1 COVER SHEET.dwg



BUILDING SETBACKS	
FRONT PORCH	15'
GARAGE	20'
REAR YARD (INTERIOR LOTS)	15'
REAR YARD (CORNER LOTS)	15'
SIDE YARD (PERIMETER)	5'
SIDE YARD (CORNER LOT)	15'

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

LEHI TERRACE

PLANNED UNIT DEVELOPMENT
RESIDENTIAL SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 32, T4S, R1E,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

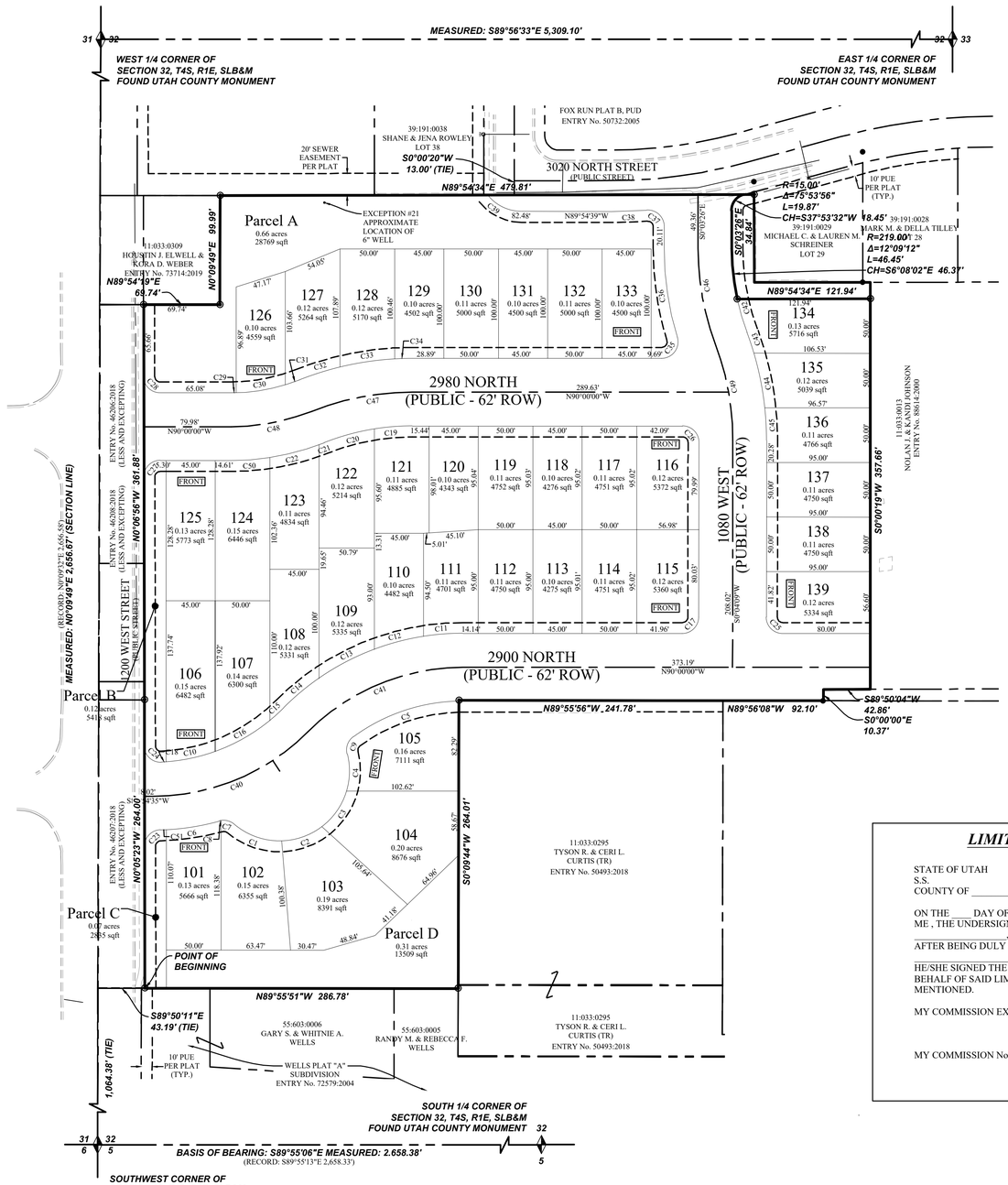
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S

IRRIGATION SERVICE AREA TABULATION:

PI SERVICE (1) LOCATED NORTH OF 2980 NORTH IN PARCEL A

PARCEL A:	0.66 ACRES
PARCEL B:	0.12 ACRES
PARCEL C:	0.07 ACRES
PARCEL D:	0.31 ACRES
1200 WEST PARK STRIP:	0.06 ACRES
TOTAL:	1.22 ACRES



Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	64.00	41°53'18"	46.79	N70°38'57"W	45.75
C2	64.00	35°48'36"	40.00	S70°30'06"W	39.35
C3	64.00	35°58'05"	40.18	S34°36'46"W	39.52
C4	64.00	30°41'32"	34.28	S01°16'58"W	33.88
C5	169.00	35°03'36"	103.41	S71°16'43"W	101.81
C6	231.00	12°13'27"	49.28	S80°49'28"W	49.19
C7	15.00	49°57'11"	13.08	N74°40'54"W	12.67
C8	15.00	5°37'47"	1.47	S77°31'37"W	1.47
C9	15.00	67°48'43"	17.75	S19°50'33"W	16.73
C10	169.00	15°38'19"	46.13	N78°08'56"E	45.99
C11	231.00	8°55'53"	36.01	N85°32'04"E	35.97
C12	231.00	11°33'32"	46.60	N75°17'21"E	46.52
C13	231.00	14°16'32"	57.55	N62°22'19"E	57.41
C14	231.00	10°23'53"	41.92	N50°02'07"E	41.86
C15	169.00	5°55'18"	17.47	N47°48'03"E	17.46
C16	169.00	19°34'05"	57.72	N60°32'44"E	57.44
C17	15.00	89°39'15"	23.47	N44°49'55"E	21.15
C18	169.00	1°20'41"	3.97	N86°32'44"E	3.97
C19	219.00	9°04'50"	34.71	N85°27'35"E	34.67
C20	219.00	12°31'23"	47.87	N74°39'29"E	47.77
C21	231.00	1°14'09"	4.98	N69°00'52"E	4.98
C22	231.00	11°33'17"	46.58	N75°24'35"E	46.51
C23	15.00	88°22'24"	23.14	S44°05'47"W	20.91
C24	15.00	92°35'56"	24.24	S46°23'23"E	21.69
C25	15.00	89°37'47"	23.47	S45°11'06"E	21.14
C26	15.00	90°04'09"	23.58	N44°57'56"W	21.23
C27	15.00	87°46'31"	22.98	S46°06'44"W	20.80
C28	15.00	89°53'05"	23.53	N45°03'28"W	21.19
C29	169.00	1°32'58"	4.57	N89°13'31"E	4.57
C30	169.00	15°30'25"	45.74	N80°41'49"E	45.60
C31	169.00	4°32'50"	13.41	N70°40'12"E	13.41
C32	281.00	7°59'45"	39.21	N72°23'40"E	39.18
C33	281.00	10°19'15"	50.62	N81°33'09"E	50.55
C34	281.00	3°17'13"	16.12	N88°21'23"E	16.12
C35	15.00	105°52'48"	27.72	N36°06'10"E	23.94
C36	281.00	16°46'17"	82.25	N08°26'35"W	81.96
C37	15.00	93°43'36"	24.54	N46°55'14"W	21.89
C38	482.00	3°49'53"	32.23	S88°03'47"W	32.23
C39	39.00	51°54'09"	35.33	N63°56'50"W	34.13
C40	200.00	45°04'24"	157.34	S67°22'23"W	153.31
C41	200.00	45°09'50"	157.65	S67°25'05"W	153.60
C42	219.00	8°21'38"	31.96	S16°23'27"E	31.93
C43	281.00	4°05'49"	20.09	S18°31'22"E	20.09
C44	281.00	10°24'44"	51.07	S11°16'05"E	51.00
C45	281.00	6°04'15"	29.77	S03°01'36"E	29.76
C46	250.00	20°30'50"	89.51	S10°18'51"E	89.03
C47	250.00	21°36'13"	94.26	S79°11'54"W	93.71
C48	200.00	21°36'13"	75.41	S79°11'54"W	74.96
C49	250.00	20°34'35"	89.78	S10°16'59"E	89.30
C50	231.00	8°48'47"	35.53	N85°35'37"E	35.50
C51	231.00	1°20'48"	5.43	S87°36'35"W	5.43

LEGEND

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

NOTES

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

2. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.

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

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

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

6. PARCELS A,B,C,D, ASSOCIATED PARK STRIPS, STORM DRAIN PIPES AND STRUCTURES, AND DETENTION POND TO BE OWNED AND MAINTAINED BY HOA.

7. THE DISTANCE FROM THE CENTERLINE OF 1200 WEST TO THE NEW PROPERTY OF THE SUBDIVISION IS 43.19'. THE DISTANCE FROM THE CENTERLINE OF 3020 NORTH TO THE NEW PROPERTY OF THE SUBDIVISION IS 13.00'.

8. THE CAPACITY OF THE PROPOSED DETENTION POND IN PARCEL D IS 8,550 CUBIC FEET.

9. ALL HOMES ARE REQUIRED TO MEET THE ARCHITECTURAL REQUIREMENTS CONTAINED IN THE DEVELOPMENT CODE INCLUDING PRODUCT MIX ON HOME ELEVATIONS.

TABULATIONS:

CURRENT ZONE:	R-2 PUD
TOTAL AREA:	8.38 ACRES
SINGLE FAMILY LOTS:	39 UNITS
OPEN SPACE:	0.85 ACRES (0.85 ACRES REQUIRED - 10% OF TOTAL)
DENSITY:	4.65 UNITS/ACRE
ROADWAY AREA:	2.45 ACRES
ROADWAY LENGTH:	1670.44 FEET
DEVELOPMENT TYPE:	RESIDENTIAL

1 OF 1	02/25/2022

OWNER/DEVELOPER
SYMPHONY DEVELOPMENT CORPORATION
111 S. FRONTAGE ROAD
CENTERVILLE, UTAH 84014
(801)298-8555
CONTACT: RUSSELL WILSON

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

SURVEYOR'S CERTIFICATE

"I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon."

FOR REVIEW ONLY

Justin Lundberg — Date
Professional Land Surveyor
Certificate No. 12554439

BOUNDARY DESCRIPTION

A part of the SW1/4 of Section 32, Township 4 South, Range 1 East, Salt Lake Base and Meridian; located in Lehi City, Utah County, Utah, being more particularly described as follows:

Beginning at a point on the easterly right-of-way line of 1200 West Street, said point being N00°09'49"E 1,064.38 feet along the Section line and S89°50'11"E 43.19 feet from the Southwest Corner of Section 32, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing: S89°55'06"E between the Southwest Corner and the South 1/4 Corner of said Section 32); thence along said easterly right-of-way line the following two (2) courses: (1) N00°05'23"W 264.00 feet; thence (2) N00°06'56"W 361.88 feet to the southwest Corner of that Real Property described by Warranty Deed recorded as Entry No. 73714:2019 in the Office of the Utah County Recorder; thence along said deed the following two (2) courses: (1) N89°54'19"E 69.74 feet; thence (2) N00°09'49"E 99.99 feet to the southerly line of FOX RUN PLAT B, PUD Subdivision, according to the Official Plat thereof recorded as Entry No. 50732:2005, Map No. 11074 in the Office of the Utah County Recorder; thence along said plat N89°54'34"E 485.09 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S36°15'55"E) a distance of 14.08 feet through a central angle of 53°47'31" Chord: S26°50'19"W 13.57 feet; thence S00°03'26"E 68.38 feet; thence along the arc of a curve to the left with a radius of 219.00 feet a distance of 15.02 feet through a central angle of 03°55'44" Chord: S02°01'18"E 15.01 feet; thence N89°54'34"E 115.85 feet to a point on the westerly line of that Real Property described by Quit Claim Deed recorded as Entry No. 88614:2000 in the Office of the Utah County Recorder; thence along said deed S00°00'19"W 357.66 feet extending to the northerly line of that Real Property described by Tax Deed recorded as Entry No. 76777:2017; thence along said deed the following two (2) courses: (1) S89°50'04"W 42.86 feet; thence (2) South 10.37 feet to the northerly line of that Real Property described by Special Warranty Deed recorded as Entry No. 93551:2016 in the Office of the Utah County Recorder; thence along said deed N89°56'08"W 92.10 feet to the northeast corner of that Real Property described by Warranty Deed recorded as Entry No. 50493:2018; thence along said deed the following two (2) courses: (1) N89°55'56"W 241.78 feet; thence (2) S00°09'44"W 264.00 feet to the Northerly line of WELLS PLAT "A" Subdivision, according to the Official Plat thereof recorded as Entry No. 72579:2004, Map No. 10556 in the Office of the Utah County Recorder; thence along said plat N89°55'51"W 286.78 feet to the point of beginning.

Contains: 8.38 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, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

BY:_____
(PRINTED NAME)

ITS:_____

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR

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

PLANNING COMMISSION APPROVAL

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

DIRECTOR - SECRETARY — CHAIR, PLANNING COMMISSION

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

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

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____

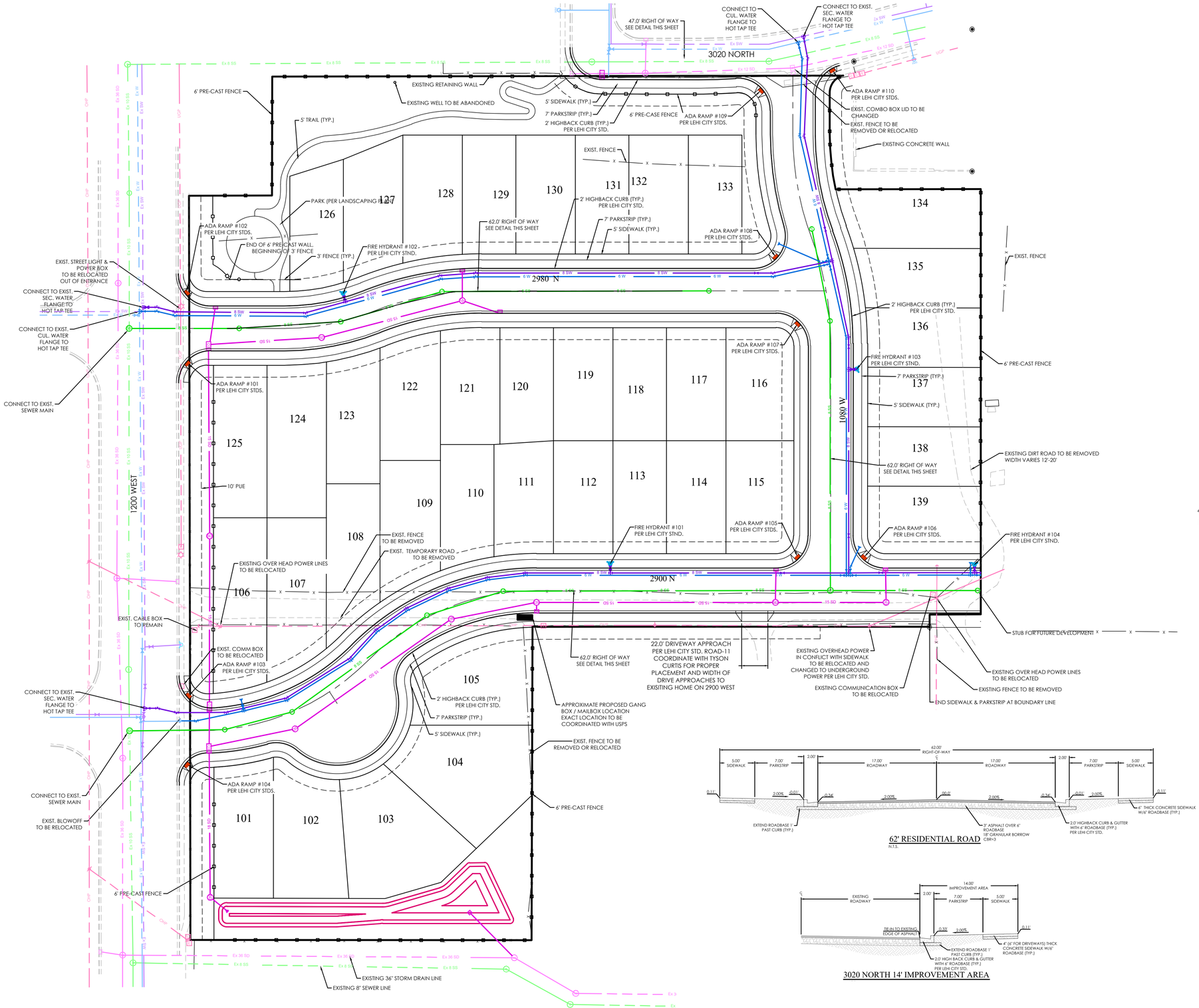
PRINTED FULL NAME OF NOTARY

SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CITY RECORDER'S SEAL	COUNTY RECORDER'S SEAL
	FOR REVIEW ONLY		

LEHI TERRACE

PLANNED UNIT DEVELOPMENT
RESIDENTIAL SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 32, T4S, R1E,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

Z:_2020\20-0257 2900 N 1200 W Lehi\design 20-0257\dwg\sheets\Final\C2 FINAL PLAT 1.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- 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

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

62' RESIDENTIAL ROAD
N.T.S.

3020 NORTH 14' IMPROVEMENT AREA

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

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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
03/21/22
STATE OF UTAH

LEHI TERRACE
PLANNED UNIT SUBDIVISION IN LEHI, UT
SITE PLAN

REVISION BLOCK

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

SITE PLAN

Scale:	1"=40'	Drawn:	RSH
Date:	01/06/22	Job #:	20-0257
Sheet:	C3		

Z:_2020\20-0257 2900 N 1200 W Lehi\design 20-0257\dwg\sheets\Final\C3 SITE PLAN.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" 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
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
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- 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

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

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LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
03/21/22
STATE OF UTAH

LEHI TERRACE

PLANNED UNIT SUBDIVISION IN LEHI, UT

OVERALL GRADING PLAN

REVISION BLOCK

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

OVERALL GRADING PLAN

Scale:	1"=40'	Drawn:	RSH
Date:	03/22/2022	Job #:	20-0257
Sheet:	C4		

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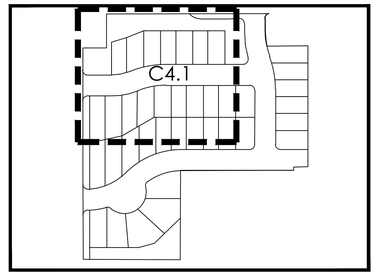
SEE SHEET C4.4 FOR ADDITIONAL TIE-IN GRADING DETAIL

MATCHLINE
SEE SHEET C4.3

MATCHLINE
SEE SHEET C4.2

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
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- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION



KEY MAP
N.T.S



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

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GRADING PLAN

REVISION BLOCK

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

Scale:	1"=20'	Drawn:	RSH
Date:	03/22/2022	Job #:	20-0257
Sheet:	C4.1		

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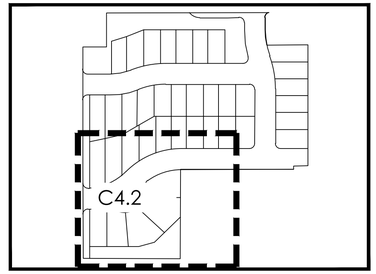
MATCHLINE
SEE SHEET C4.2

MATCHLINE
SEE SHEET C4.3

SEE PP10 FOR POND
CROSS SECTION DETAILS

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
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- SPOT ELEVATION



KEY MAP
N.T.S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

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03/21/22
STATE OF UTAH

LEHI TERRACE

PLANNED UNIT SUBDIVISION IN LEHI, UT

GRADING PLAN

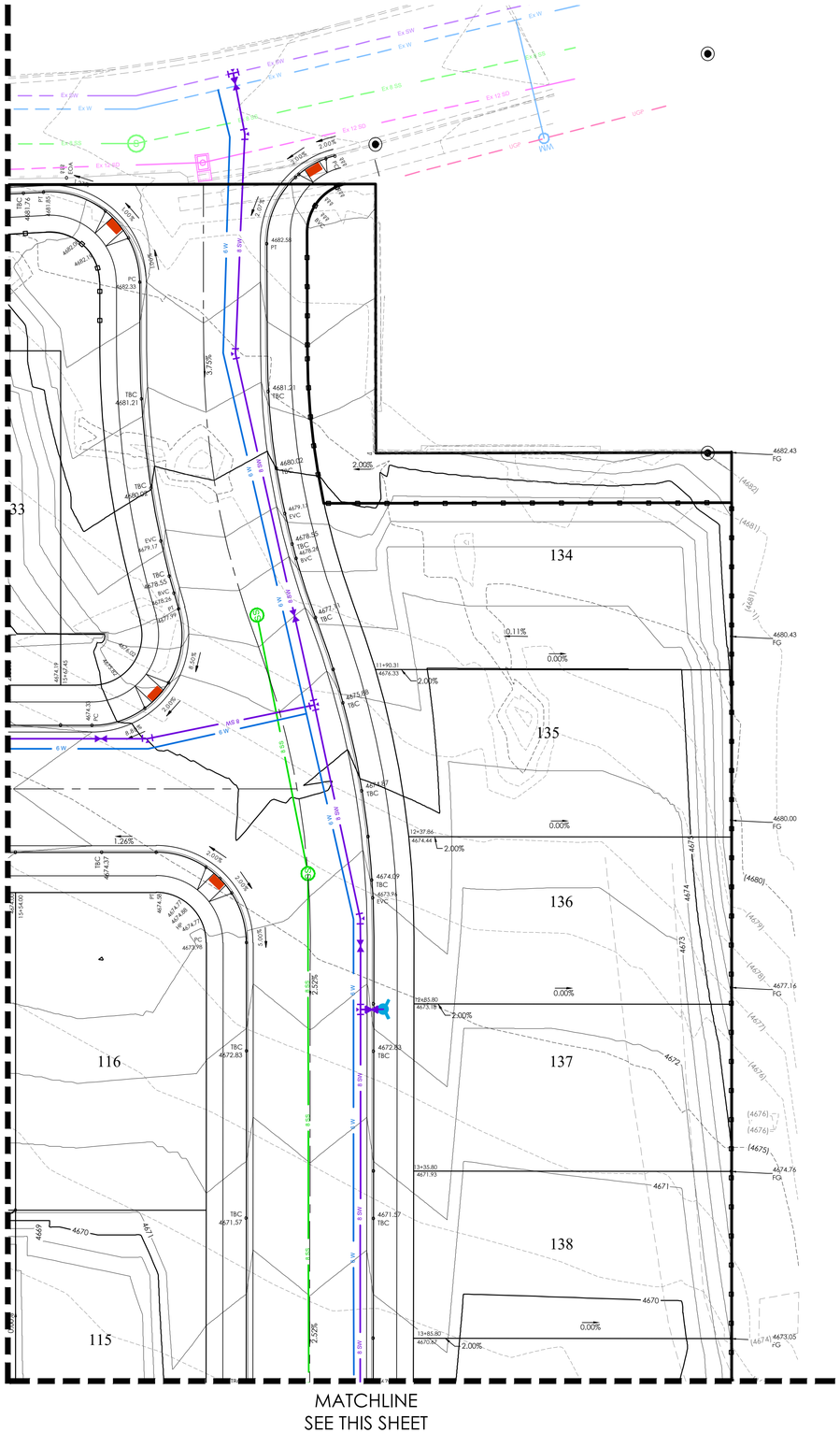
REVISION BLOCK

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GRADING PLAN

Scale:	1"=20'	Drawn:	RSH
Date:	03/22/2022	Job #:	20-0257
Sheet:	C4.2		

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MATCHLINE
SEE THIS SHEET

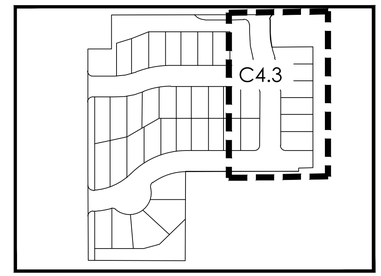
MATCHLINE
SEE SHEET C4.1

MATCHLINE
SEE SHEET C4.2

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
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- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

o XXXX.XX



KEY MAP
N.T.S

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

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THOMAS M. ROMNEY
03/21/22
STATE OF UTAH

LEHI TERRACE

PLANNED UNIT SUBDIVISION IN LEHI, UT

GRADING PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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GRADING PLAN

Scale:	1"=20'	Drawn:	RSH
Date:	03/22/2022	Job #:	20-0257
Sheet:	C4.3		

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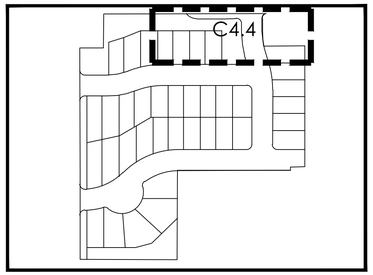
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S

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.



KEY MAP
N.T.S

LEGEND

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
X X X	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	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

RECOMMEND 130 LF OF 3' WIDE ASPHALT CUT TO STABILIZE CONNECTION TO EXISTING ROAD AND ALLOW FOR PROPER INSTALLATION OF CURB & GUTTER.

MATCHLINE
SEE SHEET C4.1

Know what's below.
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LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
03/21/22
STATE OF UTAH

LEHI TERRACE

PLANNED UNIT SUBDIVISION IN LEHI, UT

GRADING PLAN

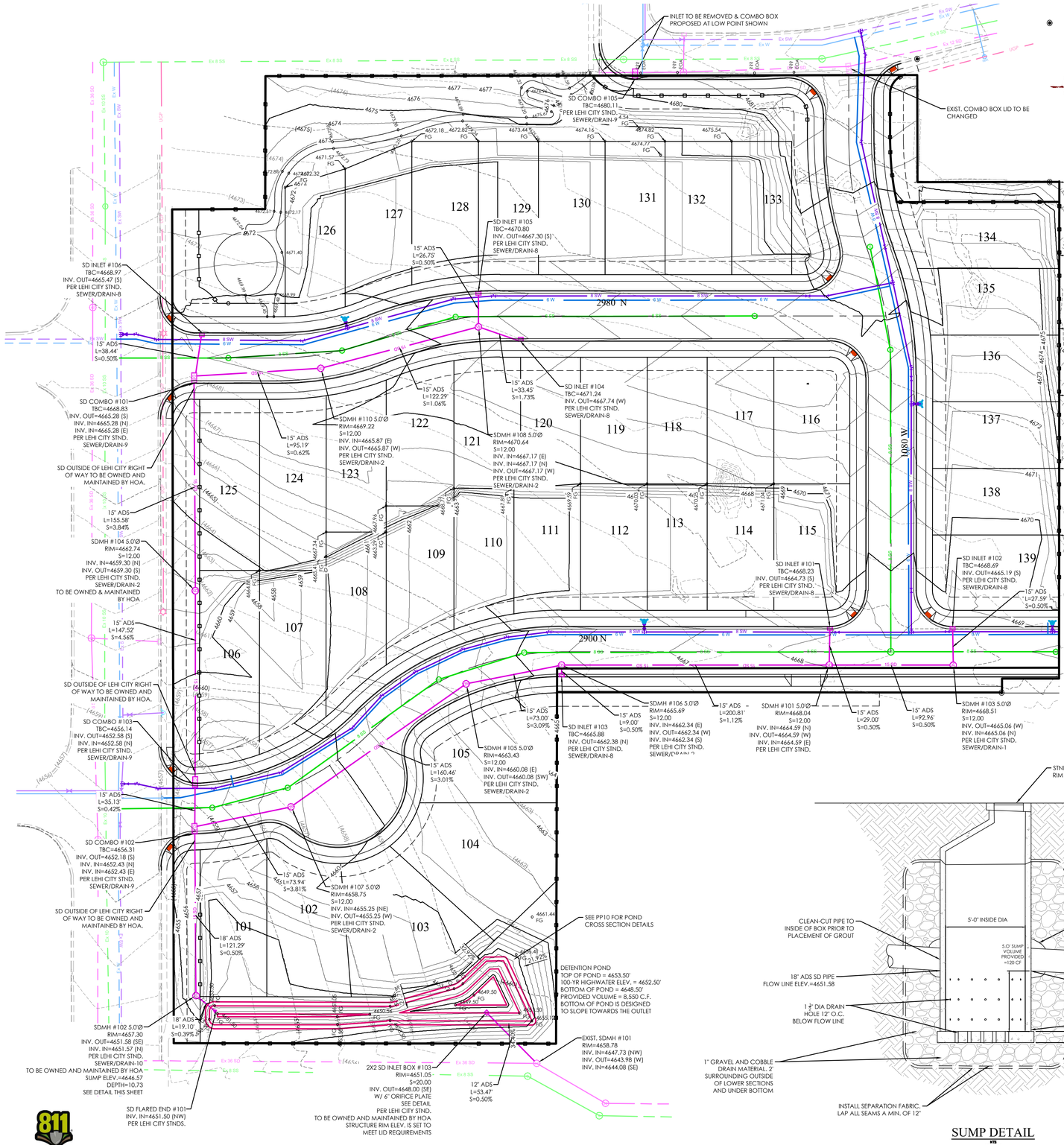
REVISION BLOCK

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

Scale:	1"=10'	Drawn:	RSH
Date:	03/22/2022	Job #:	20-0257
Sheet:	C4.4		

Z:_2020\20-0257 2900 N 1200 W Lehi\design 20-0257\dwg\sheets\Finish\C4.4 GRADING PLAN.dwg

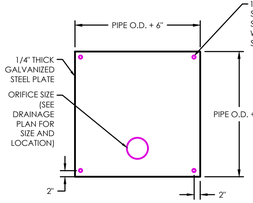




NOTES:
1. SD OUTSIDE OF ROW & DETENTION POND TO BE OWNED & MAINTAINED BY HOA
2. PERCOLATION RATE PER GEOTECH REPORT
20 MIN/INCH
1' INFILTRATION : 4 HOURS
4' INFILTRATION : 16 HOURS

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- 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



NOTE:
1. STEEL: ASTM A36 STEEL
2. BOLTS: USE 1/2 INCH STAINLESS STEEL BOLTS AND 1/8 INCH STAINLESS STEEL WASHERS
3. COATING: COAT ALL METAL PARTS W/ ASPHALT PAINT

ORIFICE PLATE
NTS

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Detention Pond

Project: Lehi Terrace
Location Lehi, Utah
Date: 10/28/2021
Designer: RSH

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 Standards

Allowable Discharges

Storm Drain Discharge: 1.69 cfs
Other Discharge: 0.00 cfs Source:
Total Discharge: 1.688 cfs

Weighted "C" Value

Surface Type	Area [sf]	"C" Value	C*A
Roadway and Sidewalk	106,206	0.85	90,275
Totals	106,206		90,275
Weighted 'C' Value		**0.85**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	4.56	0.85	2.44	9.45	8,505	1.69	1,519	6,986
30.0	3.07	0.85	2.44	6.36	11,452	1.69	3,038	8,414
60.0	1.90	0.85	2.44	3.94	14,175	1.69	6,077	8,099
120.0	1.11	0.85	2.44	2.30	16,563	1.69	12,154	4,409
180.0	0.76	0.85	2.44	1.58	17,011	1.69	18,230	-1,220
360.0	0.41	0.85	2.44	0.85	18,353	1.69	36,461	-18,107
720.0	0.24	0.85	2.44	0.50	21,487	1.69	72,922	-51,435
1440.0	0.14	0.85	2.44	0.29	25,068	1.69	145,843	-120,775

Maximum Storage Requirement: **8,414**
Maximum Storage Requirement (ac-ft): 0.19

Detention Basin Design

Storage Requirement: 8,414 cf
Allowable Depth: 4.0 ft
Retention Pond Volume: 8,550 cf

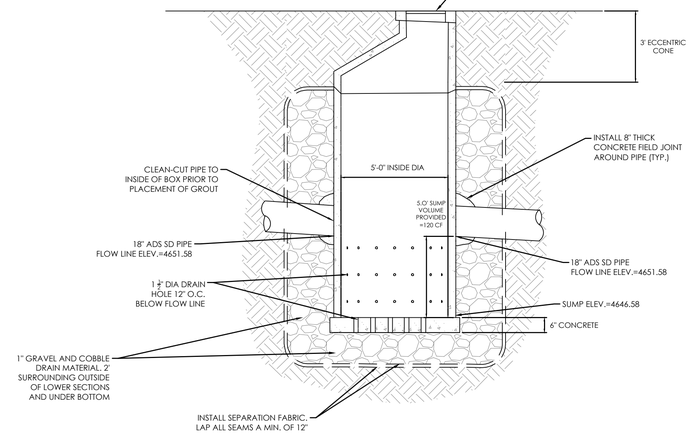
Total Storage **8,550** ***DETENTION ADEQUATE***

Orifice Design

Restriction Rate 0.20 CFS/ ACRE
Allowable Outfall Rate Q (cfs) 1.69

Orifice Sizing:
h = 4 ft
C = 0.6
A = 0.175 sf
dia. = 5.67 inches

Orifice Size= **5.7** **inch**



SUMP DETAIL
NTS
SCALE: N.S.

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03/21/22
STATE OF UTAH

LEHI TERRACE
PLANNED UNIT SUBDIVISION IN LEHI, UT
DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
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DRAINAGE PLAN

Scale: 1"=40' Drawn: RSH
Date: 03/22/2022 Job #: 20-0257
Sheet: C5

Z:\...2020\20-0257 2900 N 1200 W Lehi\design 20-0257\dwg\sheets\final\C5 DRAINAGE PLAN.dwg

EXIST SSMH #111 4.0' Ø
RIM=4663.20
INV. OUT=4662.34 (S)
SSMH

10" SDR-35 SEWER
L=113.83'
S=3.92%

SSMH #114 4.0' Ø
RIM=4668.90
INV. IN=4657.00 (E)
INV. IN=4657.88 (N)
INV. OUT=4657.88 (S)
PER LEHI CITY STND.
SEWER/DRAIN-8

10" SDR-35 SEWER
L=286.83'
S=3.94%

EXIST SSMH #112 4.0' Ø
RIM=4647.45
INV. IN=4646.59 (N)
INV. OUT=4646.59 (S)
SSMH

10" SDR-35 SEWER
L=51.66'
S=3.82%

SSMH #115 4.0' Ø
RIM=4656.59
INV. IN=4645.22 (E)
INV. IN=4644.62 (N)
INV. OUT=4644.62 (S)
PER LEHI CITY STND.
SEWER/DRAIN-8

10" SDR-35 SEWER
L=195.14'
S=3.80%

EXIST SSMH #113 4.0' Ø
RIM=4638.07
INV. IN=4637.21 (N)
SSMH

8" SDR-35 SEWER
L=92.42'
S=0.40%

8" SDR-35 SEWER
L=85.54'
S=0.40%

SSMH #110 4.0' Ø
RIM=4669.51
INV. OUT=4657.91 (W)
INV. IN=4658.11 (E)
PER LEHI CITY STND
SEWER/DRAIN-2

8" SDR-35 SEWER
L=88.78'
S=0.50%

SSMH #111 4.0' Ø
RIM=4670.52
INV. OUT=4658.56 (W)
INV. IN=4658.76 (E)
PER LEHI CITY STND
SEWER/DRAIN-2

8" SDR-35 SEWER
L=224.31'
S=1.30%

SSMH #112 4.0' Ø
RIM=4673.80
INV. OUT=4661.67 (W)
INV. IN=4661.87 (E)
PER LEHI CITY STND
SEWER/DRAIN-2

SSMH #108 4.0' Ø
RIM=4677.44
INV. OUT=4666.17 (S)
PER LEHI CITY STND
SEWER/DRAIN-2

8" SDR-35 SEWER
L=78.82'
S=4.31%

4" SEWER SERVICE
2% MIN. SLOPE (TYP.)

SSMH #109 4.0' Ø
RIM=4669.08
INV. OUT=4657.37 (W)
INV. IN=4657.57 (E)
PER LEHI CITY STND
SEWER/DRAIN-2

SSMH #107 4.0' Ø
RIM=4674.19
INV. OUT=4662.57 (S)
INV. IN=4662.77 (N)
PER LEHI CITY STND
SEWER/DRAIN-2

8" SDR-35 SEWER
L=226.69'
S=1.48%

SSMH #106 4.0' Ø
RIM=4669.09
INV. OUT=4659.56 (W)
PER LEHI CITY STND
SEWER/DRAIN-2

SSMH #105 4.0' Ø
RIM=4668.47
INV. OUT=4658.01 (W)
INV. IN=4658.21 (E)
INV. IN=4659.21 (N)
PER LEHI CITY STND.
SEWER/DRAIN-8

8" SDR-35 SEWER
L=123.73'
S=1.09%

SSMH #104 4.0' Ø
RIM=4665.16
INV. OUT=4654.26 (W)
INV. IN=4654.46 (E)
PER LEHI CITY STND
SEWER/DRAIN-2

8" SDR-35 SEWER
L=67.16'
S=3.44%

8" SDR-35 SEWER
L=275.03'
S=1.29%

SSMH #103 4.0' Ø
RIM=4663.05
INV. OUT=4651.75 (SW)
INV. IN=4651.95 (E)
PER LEHI CITY STND
SEWER/DRAIN-2

SSMH #102 4.0' Ø
RIM=4658.63
INV. OUT=4645.97 (W)
INV. IN=4646.17 (NE)
PER LEHI CITY STND
SEWER/DRAIN-2

8" SDR-35 SEWER
L=139.47'
S=4.00%

SSMH #101 4.0' Ø
RIM=4656.76
INV. OUT=4645.54 (W)
INV. IN=4645.74 (E)
PER LEHI CITY STND
SEWER/DRAIN-2

8" SDR-35 SEWER
L=58.47'
S=0.40%

8" SDR-35 SEWER
L=80.06'
S=0.40%

2980 N

2900 N

1080 W

Parcel B

Parcel C

Parcel D

126 127 128 129 130 131 132 133 134 135 136 137 138 139
122 121 120 119 118 117 116
123 125 124
108 109 110 111 112 113 114 115
106 107
105 104 101 102 103

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" 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
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- 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

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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03/21/22
STATE OF UTAH

LEHI TERRACE
PLANNED UNIT SUBDIVISION IN LEHI, UT
SEWER PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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SEWER PLAN

Scale: 1"=40' | Drawn: RSH
Date: 01/06/22 | Job #: 20-0257
Sheet: C6

Z:_2020\20-0257 2900 N 1200 W Lehi\design 20-0257\dwg\sheets\Vinoh\C6 SEWER PLAN.dwg

HOT TAP TEE CONNECT TO EXIST. SEC. WATER PER LEHI CITY STD.
HOT TAP TEE CONNECT TO EXIST. CUL. WATER PER LEHI CITY STD.
EXIST. 8" SEC. WATER
EXIST. 6" SDR-21 CUL. WATER PVC C200
8" PVC C900 L=18.61'±
SEC. WATER FITTING 1 - 8" 11.25° BEND W/ THRUST BLOCKS PER LEHI CITY STD.
6" PVC C900 L=14.47'±
CUL. WATER FITTING 1 - 6" 11.25° BEND W/ THRUST BLOCKS PER LEHI CITY STD.
8" PVC C900 L=65.65'±
SEC. WATER FITTING 1 - 8" 11.25° BEND W/ THRUST BLOCKS PER LEHI CITY STD.
6" PVC C900 L=64.54'±
CUL. WATER FITTING 1 - 6" 11.25° BEND W/ THRUST BLOCKS PER LEHI CITY STD.
6" PVC C900 L=110.83'±
8" PVC C900 L=51.00'±
SEC. WATER FITTING 1 - 8" 11.25° BEND W/ THRUST BLOCKS PER LEHI CITY STD.
8" PVC C900 L=235.95'±
4" BLOWOFF #102 PER LEHI CITY STD WATER-3
INSTALL MECHANICAL FITTING DIRECTLY TO MAINLINE VALVE FOR BLOWOFF
FLANGE TO TEE
1" IRRIGATION SERVICE (TYP.) PER LEHI CITY STD.
SEC. WATER FITTING 1 - 8" TEE 3-8" GATE VALVES W/ THRUST BLOCKS PER LEHI CITY STD.
FIRE HYDRANT #102 PER LEHI CITY STND.
SEC. WATER FITTING 1 - 8" 11.25° BEND W/ THRUST BLOCKS PER LEHI CITY STD.
8" PVC C900 L=117.26'±
8" PVC C900 L=30.05'±
SEC. WATER FITTING 1 - 8" 11.25° BEND W/ THRUST BLOCKS PER LEHI CITY STD.
8" PVC C900 L=11.64'±
HOT TAP TEE CONNECT TO EXIST. SEC. WATER PER LEHI CITY STD.
HOT TAP TEE CONNECT TO EXIST. CUL. WATER PER LEHI CITY STD.
6" PVC C900 L=14.66'±
2 - 4" IRRIGATION SLEEVES PER LEHI CITY STD.
CUL. WATER FITTING 1 - 6" 11.25° BEND W/ THRUST BLOCKS PER LEHI CITY STD.
6" PVC C900 L=117.38'±
6" PVC C900 L=29.64'±
CUL. WATER FITTING 1 - 6" 11.25° BEND W/ THRUST BLOCKS PER LEHI CITY STD.
3" CUL. WATER SERVICE (TYP.) PER LEHI CITY STD.
1" SEC. WATER SERVICE (TYP.) PER LEHI CITY STD.
6" PVC C900 L=250.02'±
CUL. WATER FITTING 1 - 6" 11.25° BEND W/ THRUST BLOCKS PER LEHI CITY STD.
6" PVC C900 L=48.41'±
6" PVC C900 L=63.07'±
CUL. WATER FITTING 1 - 6" 11.25° BEND W/ THRUST BLOCKS PER LEHI CITY STD.
6" PVC C900 L=200.26'±
8" PVC C900 L=159.03'±
FIRE HYDRANT #103 PER LEHI CITY STND.
CUL. WATER FITTING 1 - 6" TEE 13-6" GATE VALVES W/ THRUST BLOCKS PER LEHI CITY STD.
8" PVC C900 L=65.37'±
SEC. WATER FITTING 1 - 8" TEE 3-8" GATE VALVES W/ THRUST BLOCKS PER LEHI CITY STD.
EXIST. 10" SDR-21 CUL. WATER PVC C200
EXIST. 16" SEC. WATER
SEC. WATER FITTING 1 - 8" 11.25° BEND W/ THRUST BLOCKS PER LEHI CITY STD.
8" PVC C900 L=32.05'±
SEC. WATER FITTING 1 - 8" 11.25° BEND W/ THRUST BLOCKS PER LEHI CITY STD.
8" PVC C900 L=34.39'±
FIRE HYDRANT #101 PER LEHI CITY STND.
8" PVC C900 L=210.69'±
8" PVC C900 L=57.93'±
CUL. WATER FITTING 1 - 8" TEE 3-8" GATE VALVES W/ THRUST BLOCKS PER LEHI CITY STD.
8" PVC C900 L=80.00'±
FIRE HYDRANT #104 PER LEHI CITY STND.
SEC. WATER FITTING 1 - 8" 11.25° BEND W/ THRUST BLOCKS PER LEHI CITY STD.
8" PVC C900 L=38.92'±
4" PVC C900 L=31.40'±
SEC. WATER FITTING 1 - 8" 11.25° BEND W/ THRUST BLOCKS PER LEHI CITY STD.
8" PVC C900 L=32.40'±
SEC. WATER FITTING 1 - 8" 11.25° BEND W/ THRUST BLOCKS PER LEHI CITY STD.
8" PVC C900 L=68.86'±
SEC. WATER FITTING 1 - 8" 11.25° BEND W/ THRUST BLOCKS PER LEHI CITY STD.
8" PVC C900 L=16.18'±
SEC. WATER FITTING 1 - 8" 11.25° BEND W/ THRUST BLOCKS PER LEHI CITY STD.
8" PVC C900 L=11.30'±
HOT TAP TEE CONNECT TO EXIST. SEC. WATER PER LEHI CITY STD.
8" PVC C900 L=17.80'±
6" PVC C900 L=51.94'±
6" PVC C900 L=58.58'±
6" PVC C900 L=31.01'±
CUL. WATER FITTING 1 - 6" 11.25° BEND W/ THRUST BLOCKS PER LEHI CITY STD.
6" PVC C900 L=32.46'±
CUL. WATER FITTING 1 - 6" 11.25° BEND W/ THRUST BLOCKS PER LEHI CITY STD.
6" PVC C900 L=63.45'±
CUL. WATER FITTING 1 - 6" 11.25° BEND W/ THRUST BLOCKS PER LEHI CITY STD.
6" PVC C900 L=34.06'±
CUL. WATER FITTING 1 - 6" 11.25° BEND W/ THRUST BLOCKS PER LEHI CITY STD.
6" PVC C900 L=31.78'±
CUL. WATER FITTING 1 - 6" 11.25° BEND W/ THRUST BLOCKS PER LEHI CITY STD.
8" PVC C900 L=269.67'±
CUL. WATER FITTING 1 - 6" TEE 3-6" GATE VALVES W/ THRUST BLOCKS PER LEHI CITY STD.
6" PVC C900 L=104.41'±
4" TEMP. BLOW OFF PER LEHI CITY STNDS. WATER-3
CONNECT TO EXIST. CUL. WATER STUB.
4" BLOWOFF #103 PER LEHI CITY STD WATER-3
6" PVC C900 L=40.89'±
6" PVC C900 L=11.95'±
CUL. WATER FITTING 1 - 6" 11.25° BEND W/ THRUST BLOCKS PER LEHI CITY STD.
2 - 4" IRRIGATION SLEEVES PER LEHI CITY STD.
Parcel D
2980 N
2900 N
1080 W
126 127 128 129 130 131 132 133 134 135 136 137 138 139
125 124 123 122 121 120 119 118 117 116
107 108 109 110 111 112 113 114 115
106 105 104
101 102 103

INSTALL MECHANICAL FITTING DIRECTLY TO MAINLINE VALVE FOR BLOWOFF
FLANGE TO TEE
4" BLOWOFF #101 PER LEHI CITY STD WATER-3

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- 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

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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STATE OF UTAH

LEHI TERRACE
PLANNED UNIT SUBDIVISION IN LEHI, UT
WATER PLAN

REVISION BLOCK

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

WATER PLAN

Scale:	1"=40'	Drawn:	RSH
Date:	01/06/22	Job #:	20-0257
Sheet:	C7		

Z:_2020\20-0257 2900 N 1200 W Lehi\design 20-0257\dwg\sheets\Vinoh\C7 WATER PLAN.dwg



EROSION CONTROL LEGEND

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

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Know what's below.
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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
03/21/22
STATE OF UTAH

LEHI TERRACE

PLANNED UNIT SUBDIVISION IN LEHI, UT

EROSION CONTROL PLAN

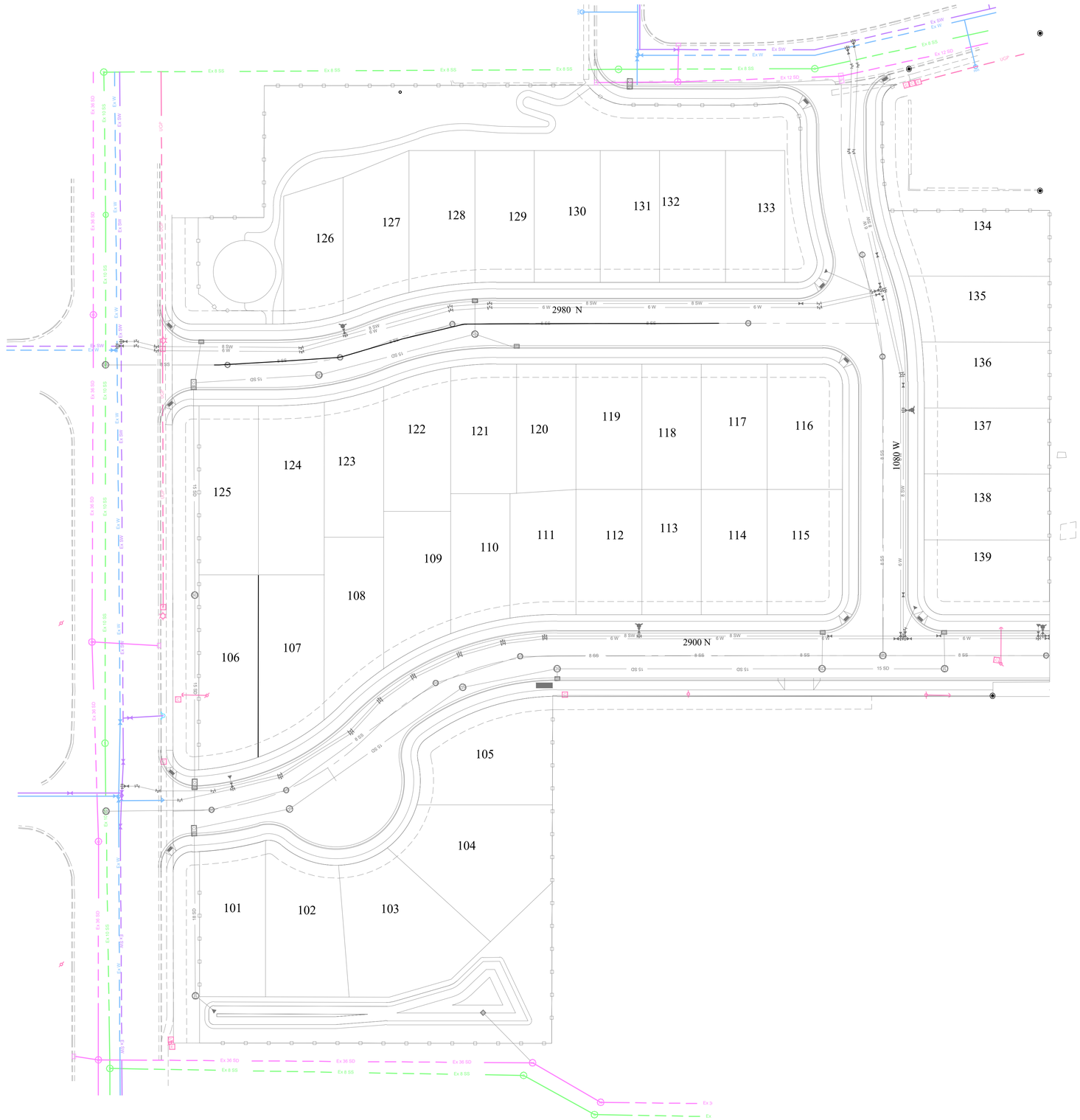
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EROSION CONTROL PLAN

Scale:	1"=40'	Drawn:	RSH
Date:	03/22/2022	Job #:	20-0257
Sheet:	C8		

Z:_2020\20-0257 2900 N 1200 W Lehi\design 20-0257\dwg\sheets\Final\C8 EROSION CONTROL PLAN.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" 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
- 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

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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STATE OF UTAH

LEHI TERRACE
PLANNED UNIT SUBDIVISION IN LEHI, UT
POWER PLAN

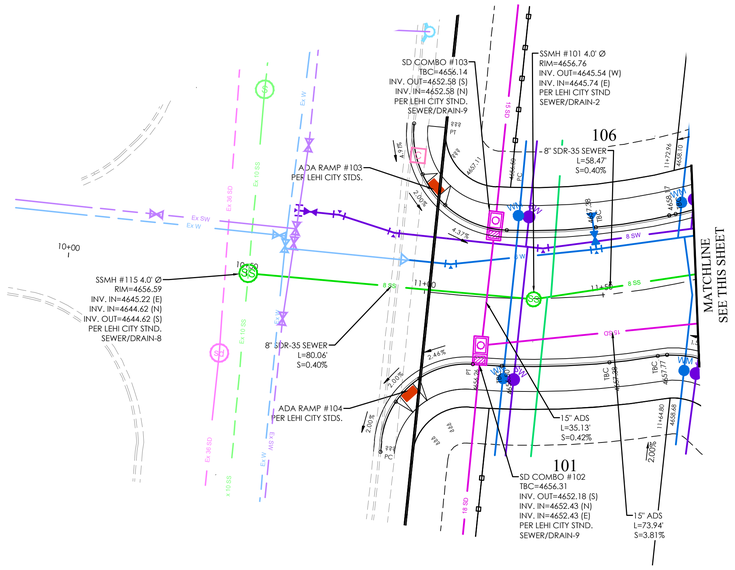
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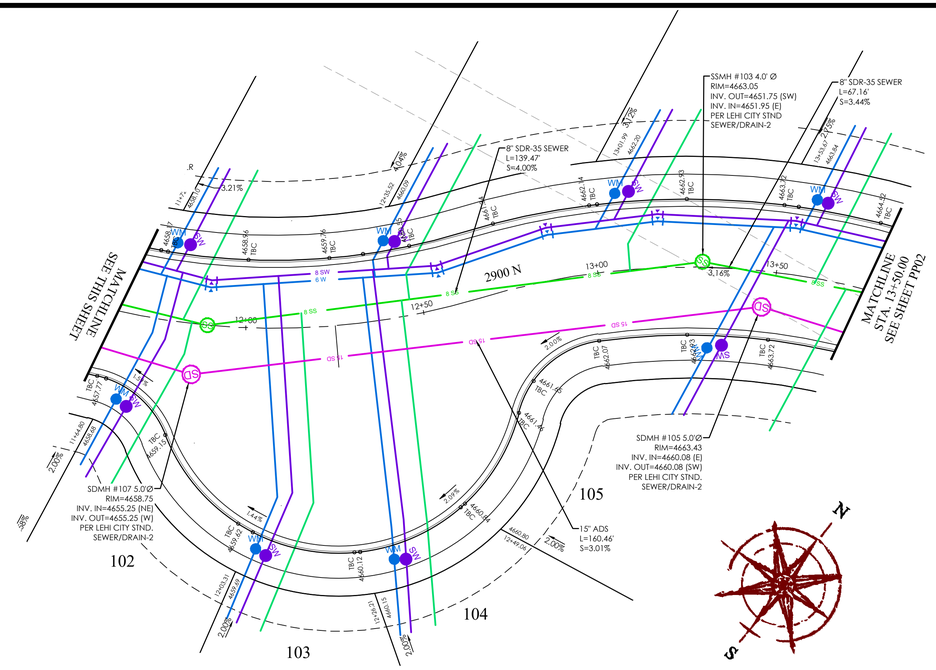
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POWER PLAN

Scale:	1"=40'	Drawn:	RSH
Date:	01/06/22	Job #:	20-0257
Sheet:	C9		

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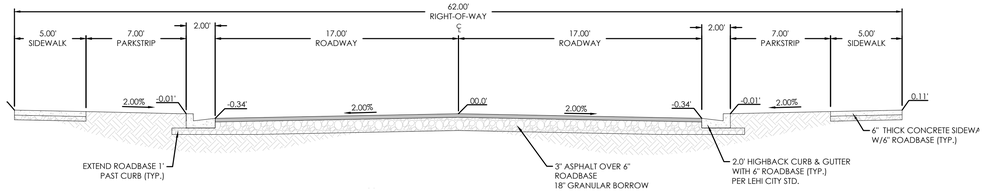


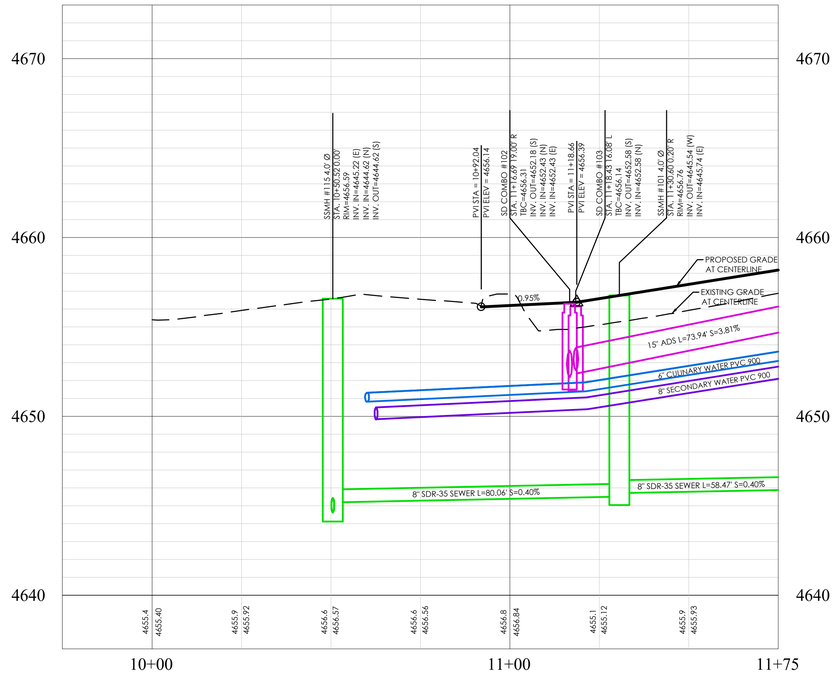
2900 N PLAN

GRAPHIC SCALE

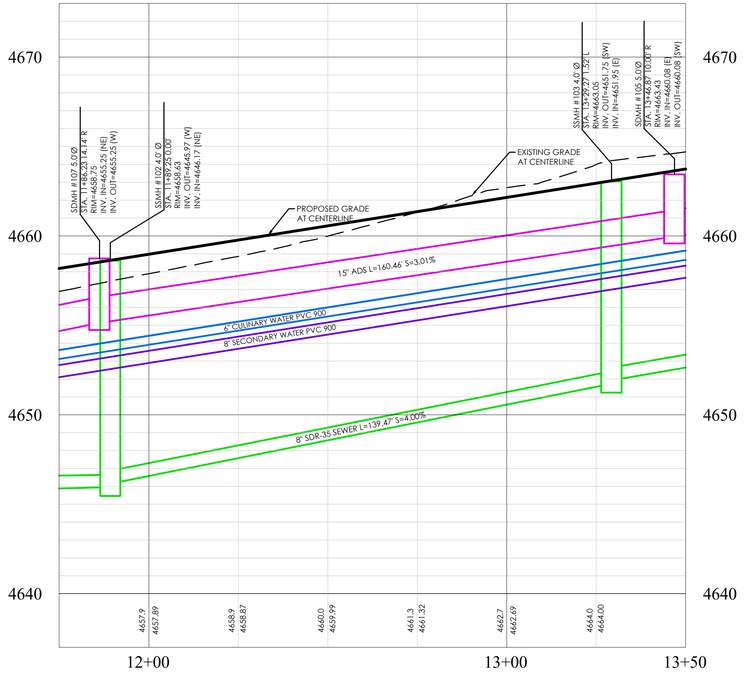
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

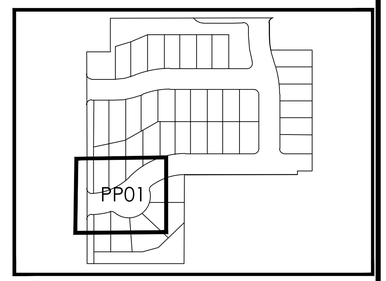




2900 N PROFILE



2900 N PROFILE



KEY MAP
N.T.S

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- 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

BENCHMARK

SOUTHWEST CORNER OF SECTION 32
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV.: 4703.53
DATUM:NGVD29

Know what's **below.**
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PLANNED UNIT SUBDIVISION IN LEHI, UT

2900 N

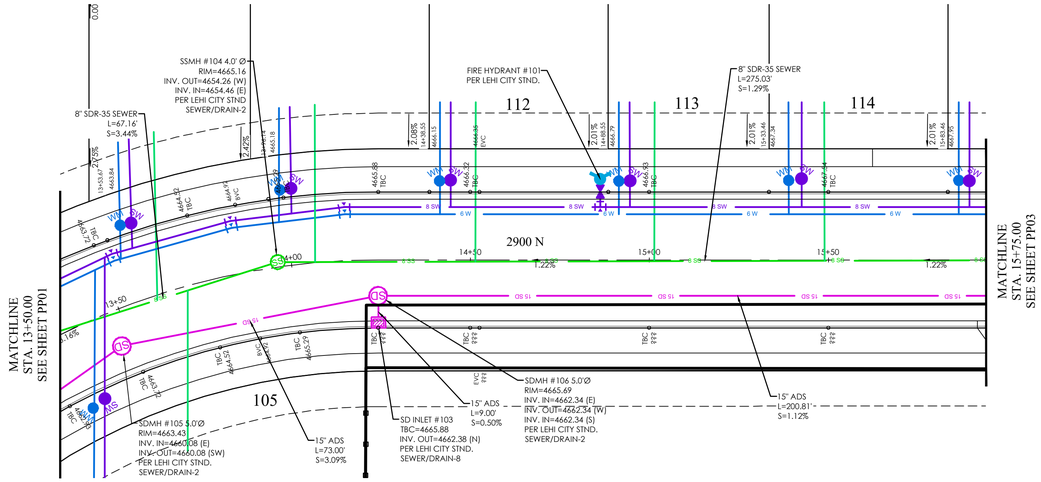
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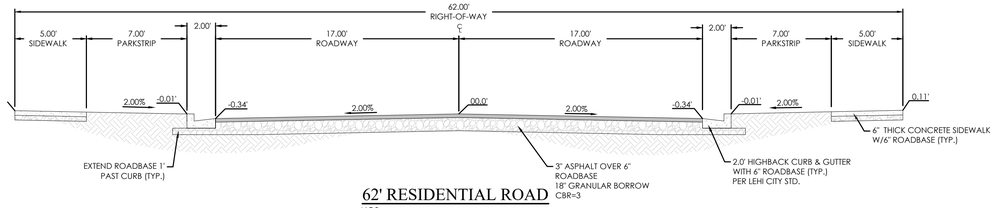
2900 N

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Date: 03/22/2022 | Job #: 20-0257
Sheet: PP01

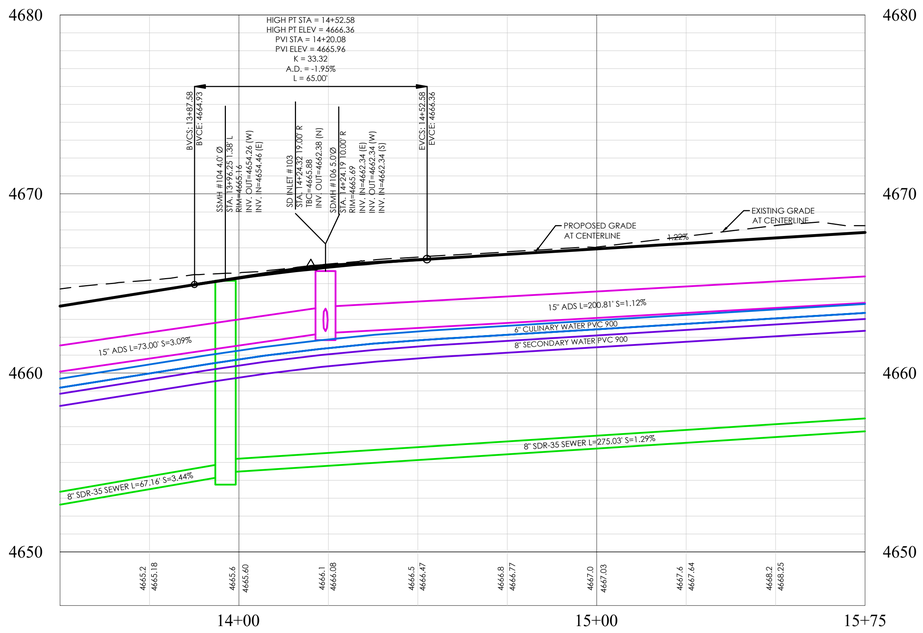
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2900 NPLAN



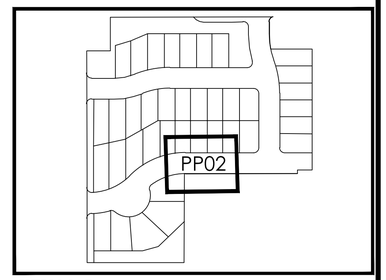
62' RESIDENTIAL ROAD
N.T.S.



2900 N PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
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- 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



KEY MAP
N.T.S

BENCHMARK

SOUTHWEST CORNER OF SECTION 32
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4703.53
DATUM:NGVD29

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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THOMAS M. ROMNEY
03/21/22
STATE OF UTAH

LEHI TERRACE
PLANNED UNIT SUBDIVISION IN LEHI, UT
2900 N

REVISION BLOCK

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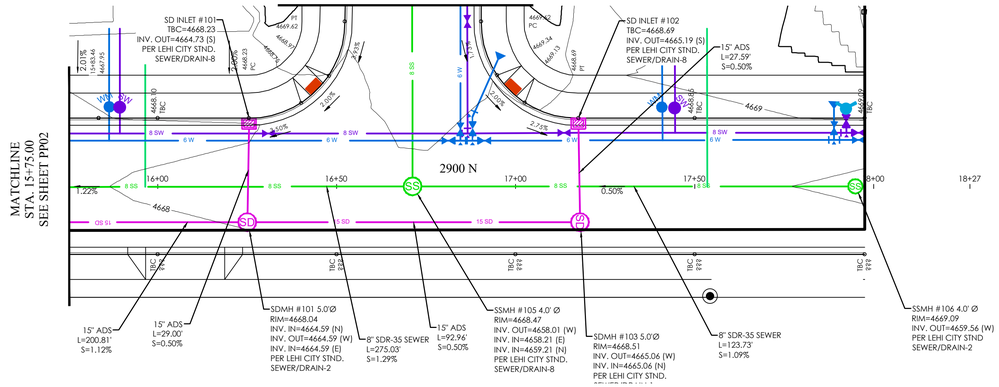
2900 N

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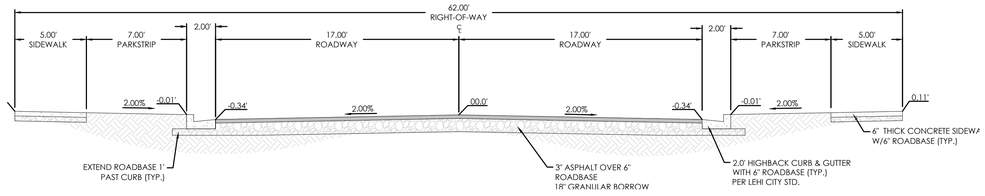
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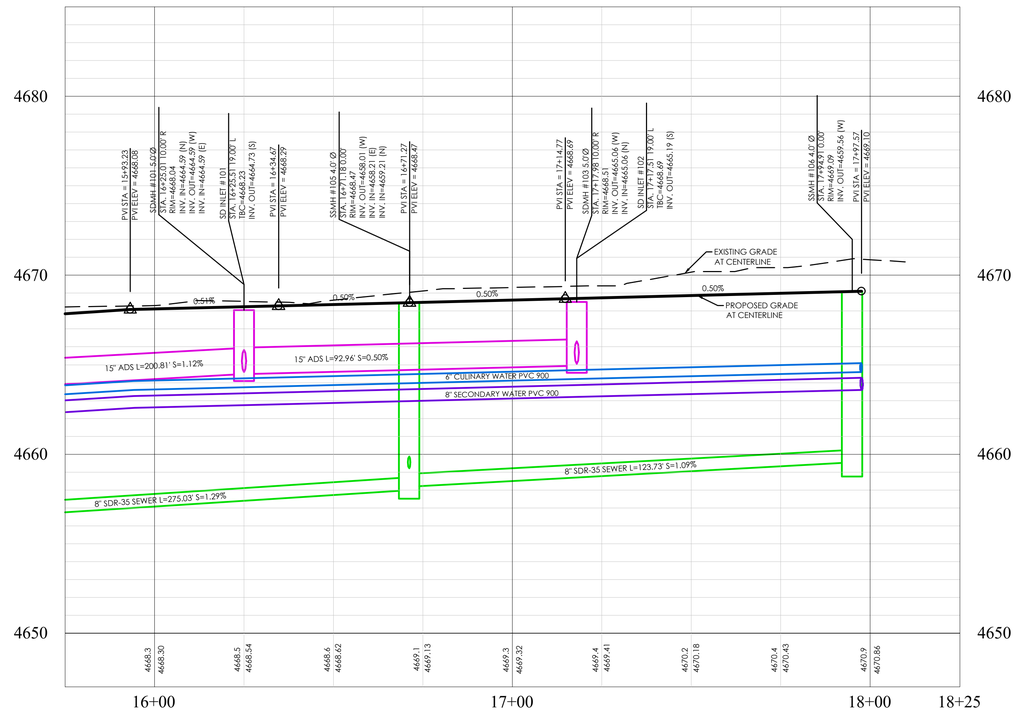
MATCH 1060 W
PLAN AND PROFILE
SEE SHEET PP07

MATCHLINE
STA. 15+75.00
SEE SHEET PP02



2900 N PLAN

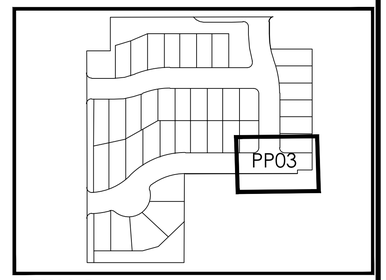




2900 N PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- x x x — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- 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



KEY MAP
N.T.S

BENCHMARK

SOUTHWEST CORNER OF SECTION 32
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4703.53
DATUM:NGVD29



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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03/21/22
STATE OF UTAH

LEHI TERRACE

PLANNED UNIT SUBDIVISION IN LEHI, UT

2900 N

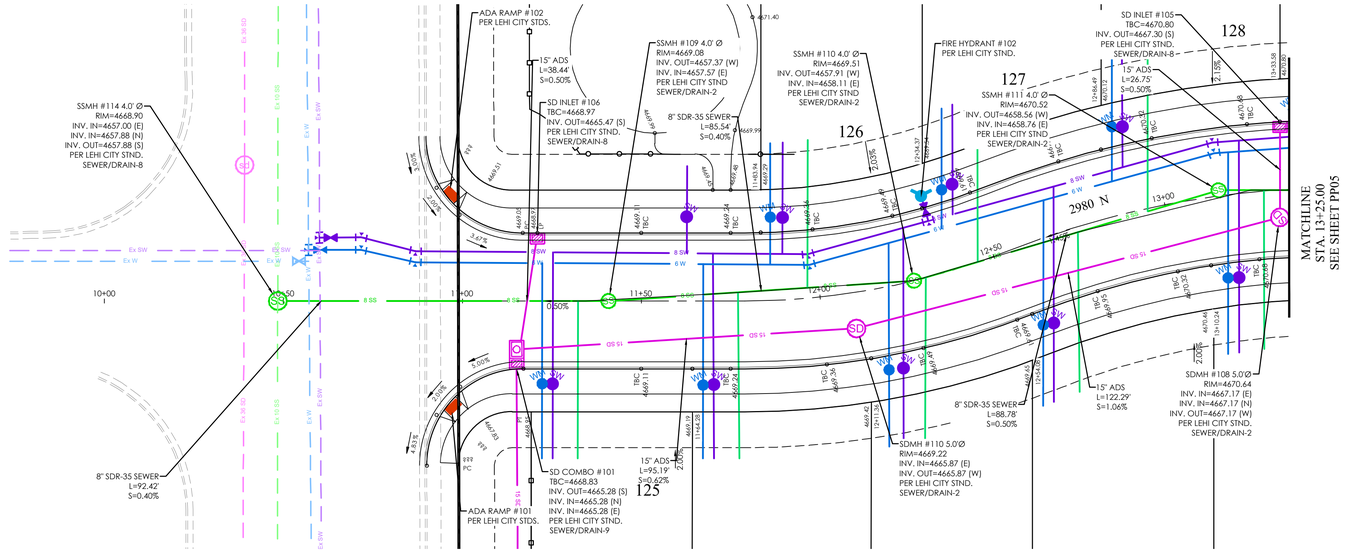
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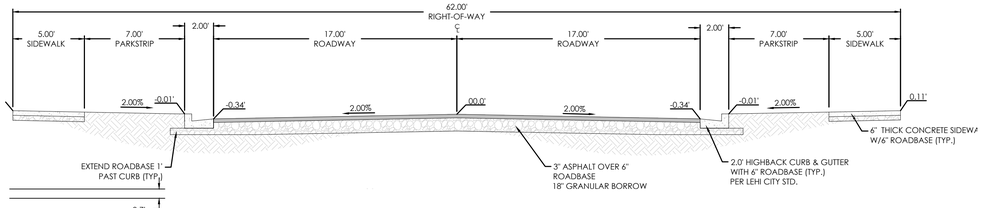
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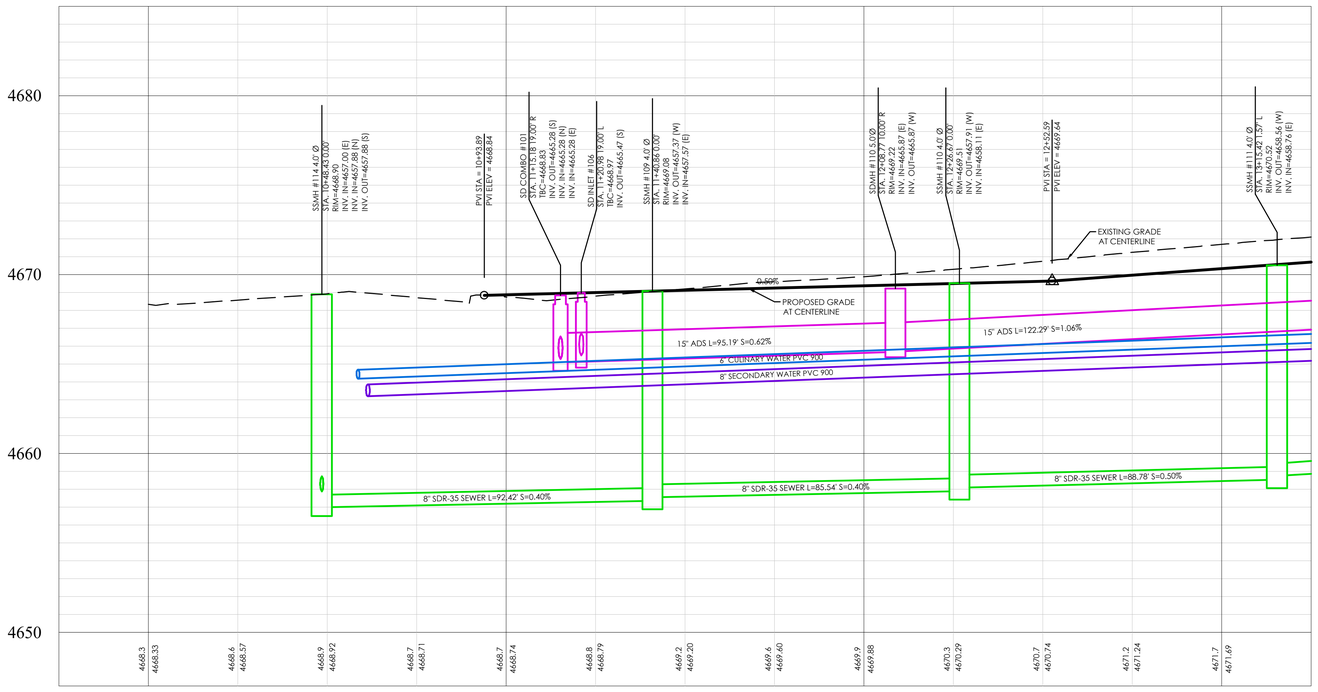
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2980 N PLAN

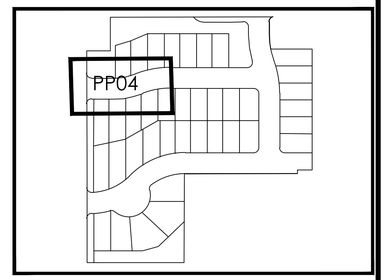




2980 N PROFILE

LEGEND

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



KEY MAP
N.T.S

BENCHMARK

SOUTHWEST CORNER OF SECTION 32
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4703.53
DATUM:NGVD29

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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LEHI TERRACE

PLANNED UNIT SUBDIVISION IN LEHI, UT

2980 N

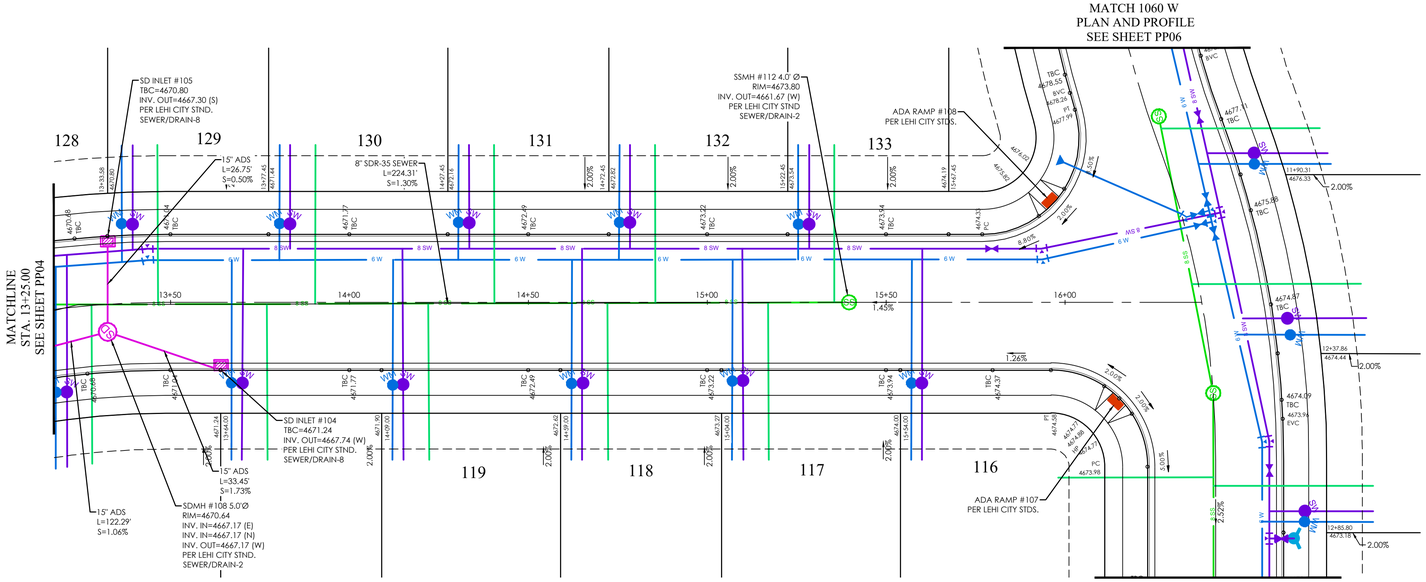
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2980 N

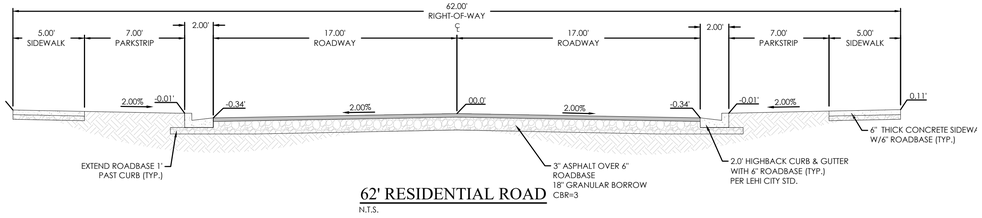
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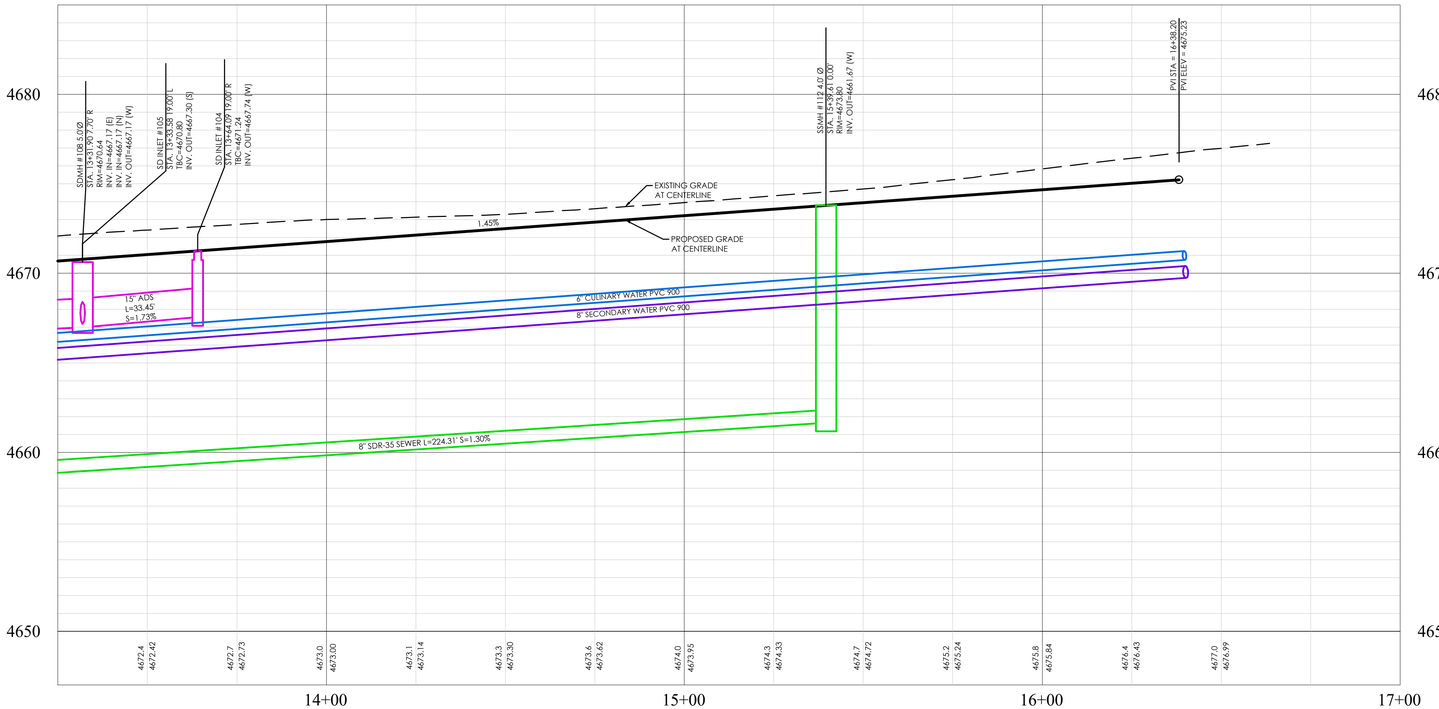
2980 N PLAN

MATCH 1060 W
PLAN AND PROFILE
SEE SHEET PP07



62' RESIDENTIAL ROAD

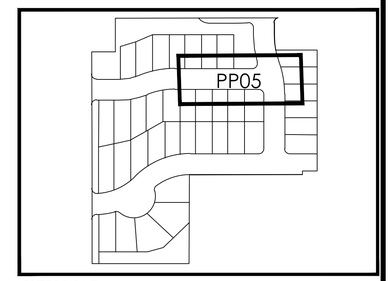
N.T.S.



2980 N PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- 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



KEY MAP
N.T.S

BENCHMARK

SOUTHWEST CORNER OF SECTION 32
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4703.53
DATUM:NGVD29



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Know what's below.
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PLANNED UNIT SUBDIVISION IN LEHI, UT

2980 N

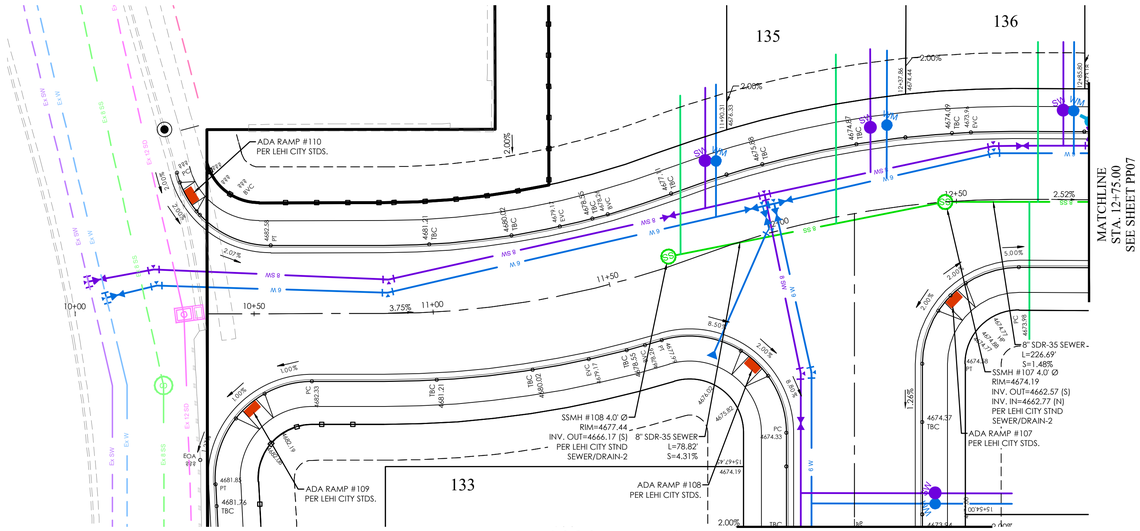
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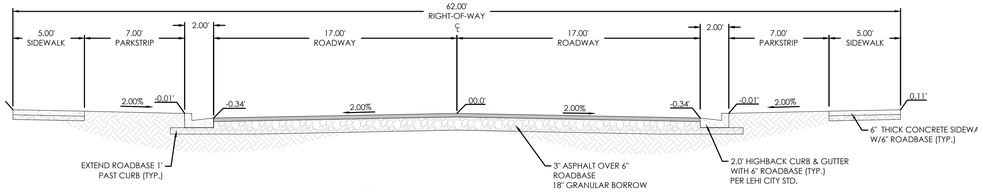
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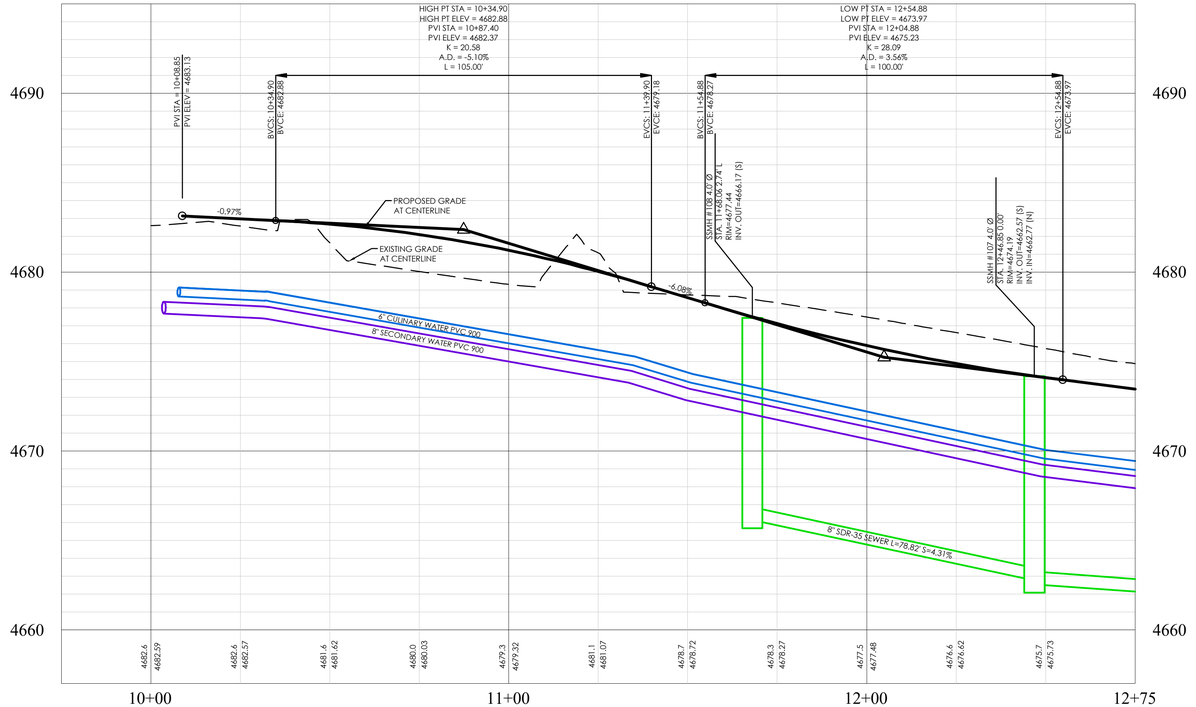
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Date: 03/22/2022 | Job #: 20-0257
Sheet: PP05

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1080 W PLAN

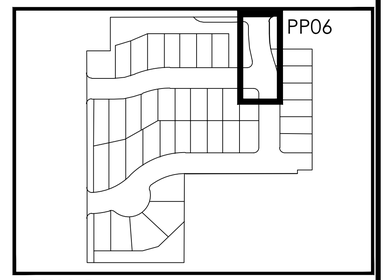




1080 W PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
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- SPOT ELEVATION



KEY MAP
N.T.S

BENCHMARK

SOUTHWEST CORNER OF SECTION 32
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4703.53
DATUM:NGVD29

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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03/21/22
STATE OF UTAH

LEHI TERRACE

PLANNED UNIT SUBDIVISION IN LEHI, UT

1080 W

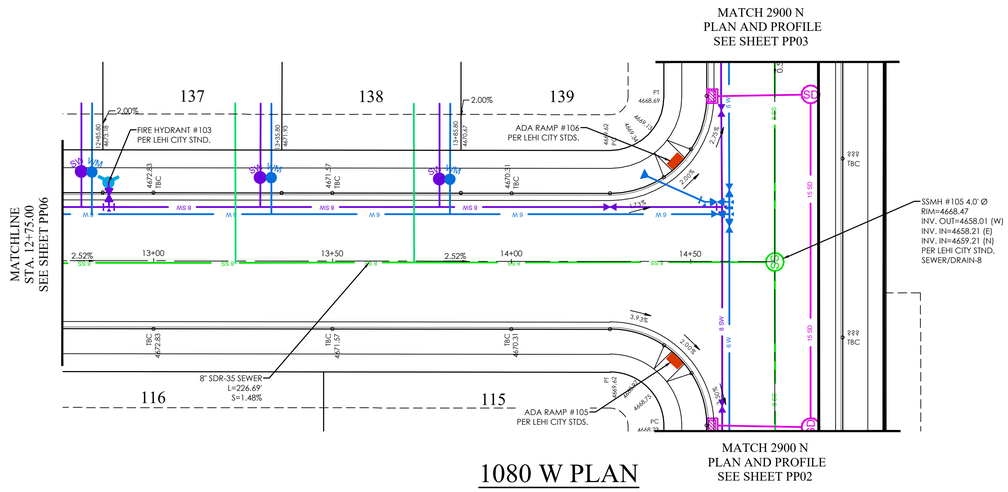
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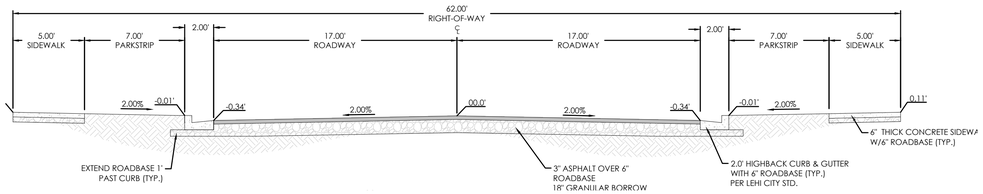
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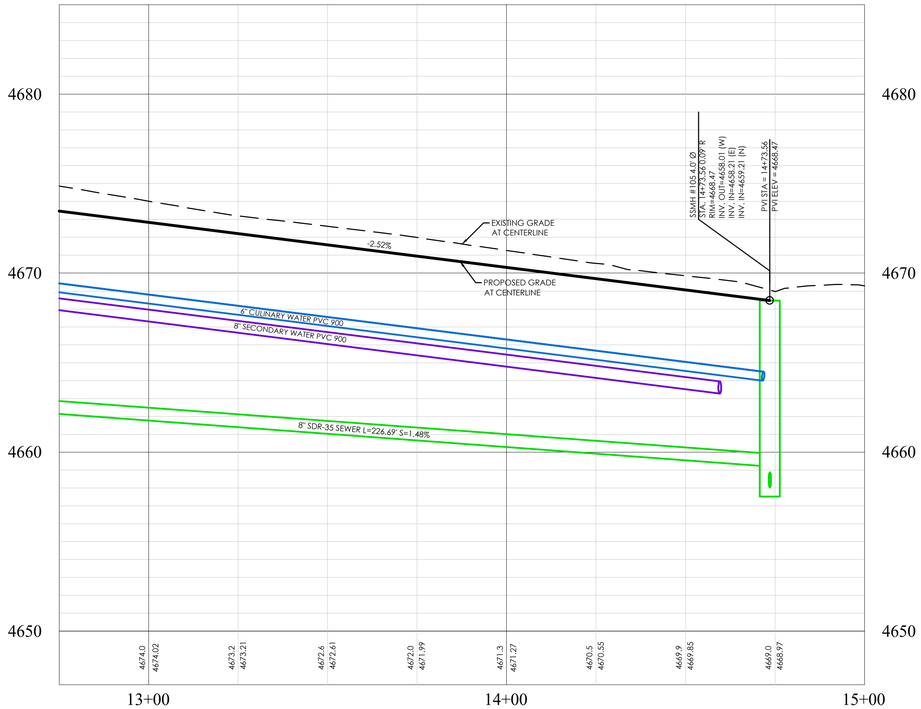
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Date: 03/22/2022	Job #: 20-0257
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1080 W PLAN

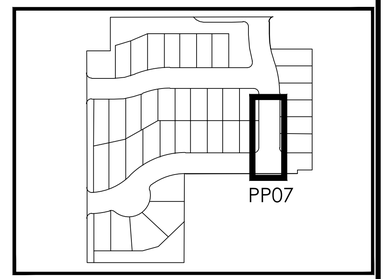




1080 W PROFILE

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
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KEY MAP
N.T.S

BENCHMARK

SOUTHWEST CORNER OF SECTION 32
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4703.53
DATUM:NGVD29



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
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1080 W

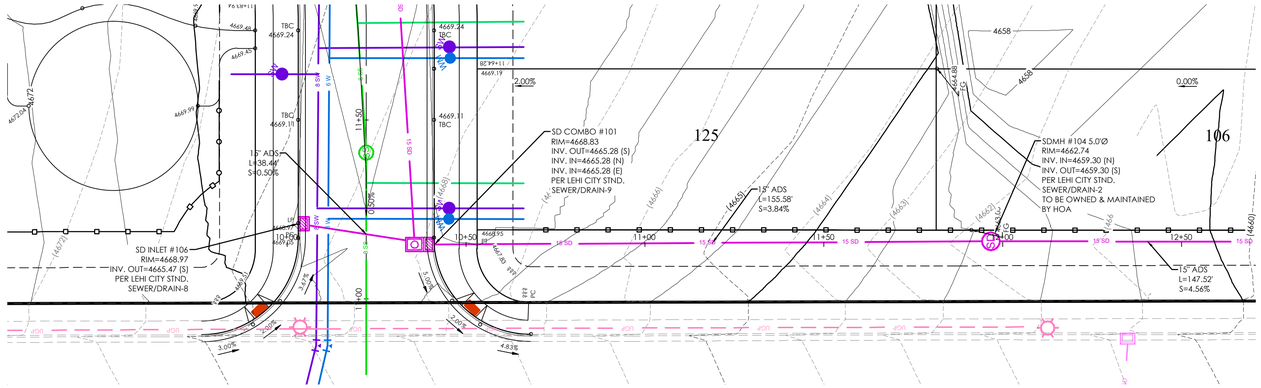
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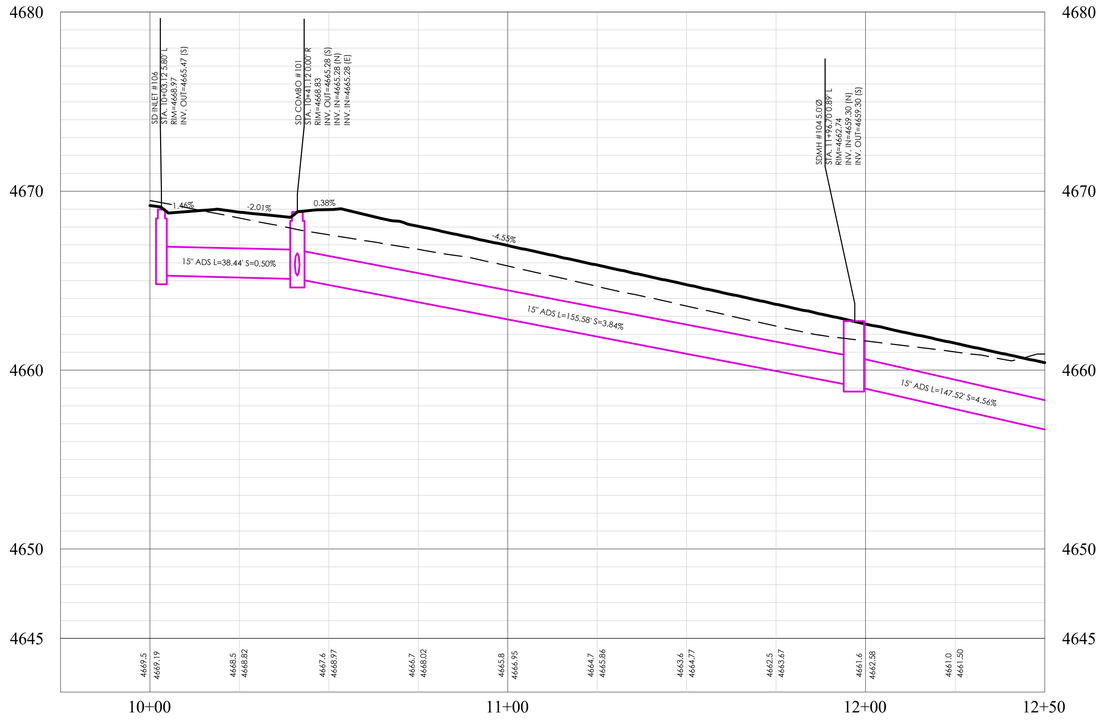
1080 W

Scale: 1"=20'	Drawn: RSH
Date: 03/22/2022	Job #: 20-0257
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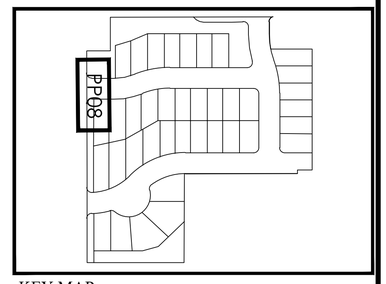
STORM DRAIN MAIN PLAN



STORM DRAIN MAIN PROFILE

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STORM DRAIN MAIN

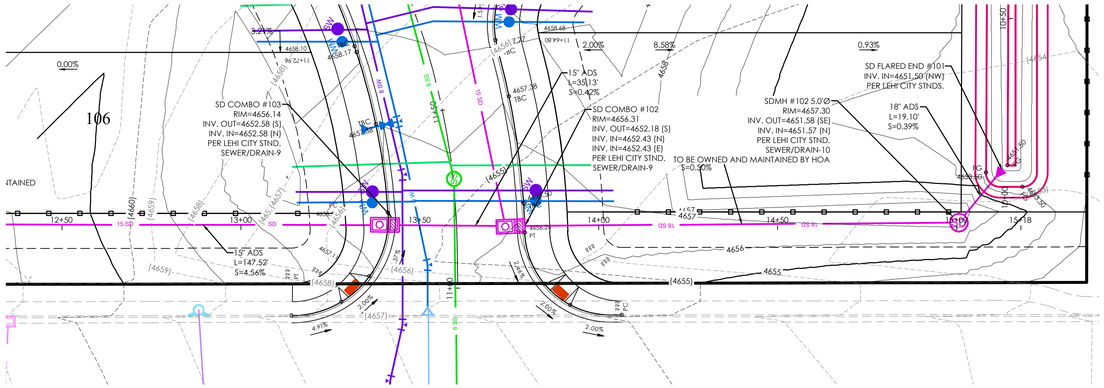
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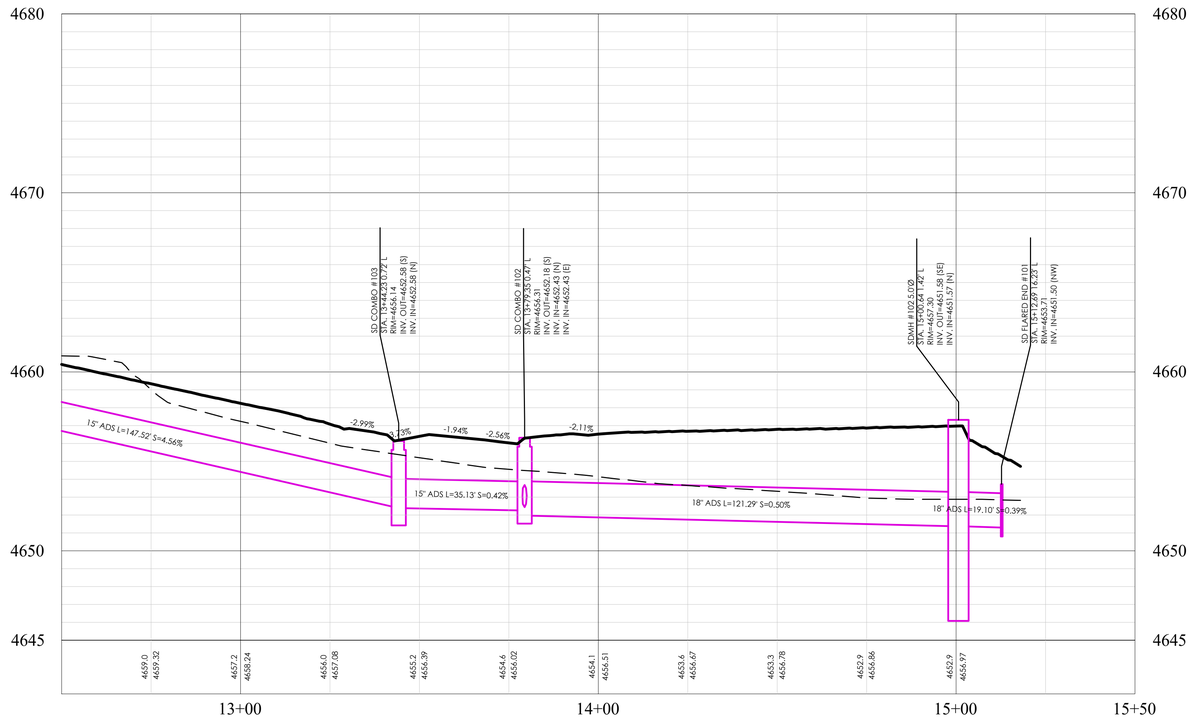
STORM DRAIN MAIN

Scale: 1"=20'	Drawn: RSH
Date: 03/22/2022	Job #: 20-0257
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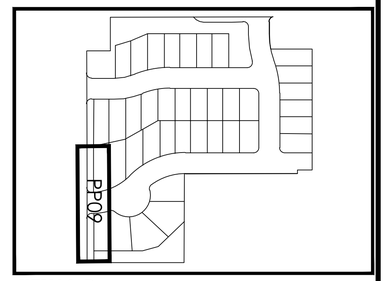
STORM DRAIN MAIN PLAN



STORM DRAIN MAIN PROFILE

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STORM DRAIN MAIN

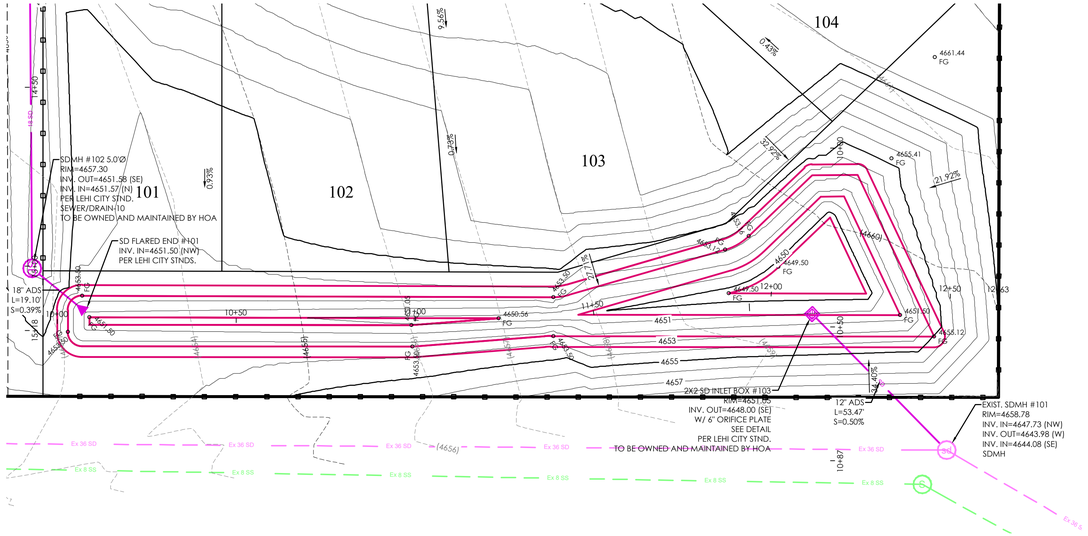
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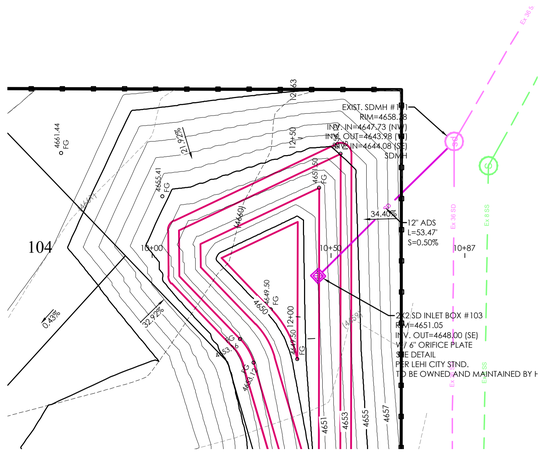
STORM DRAIN MAIN

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Date: 03/22/2022	Job #: 20-0257
Sheet: PP09	

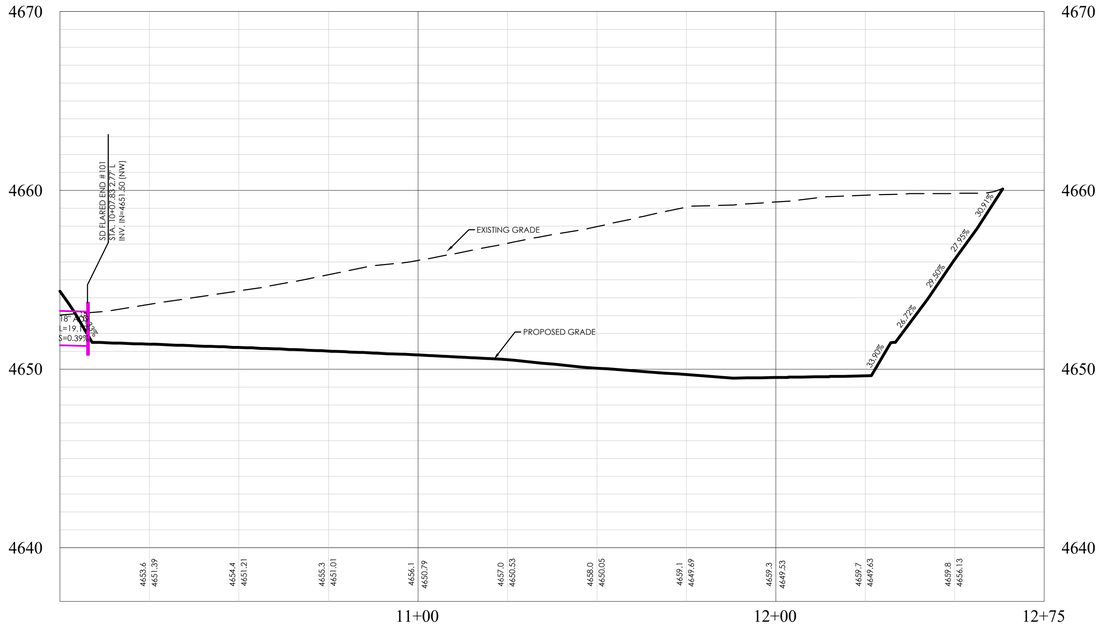
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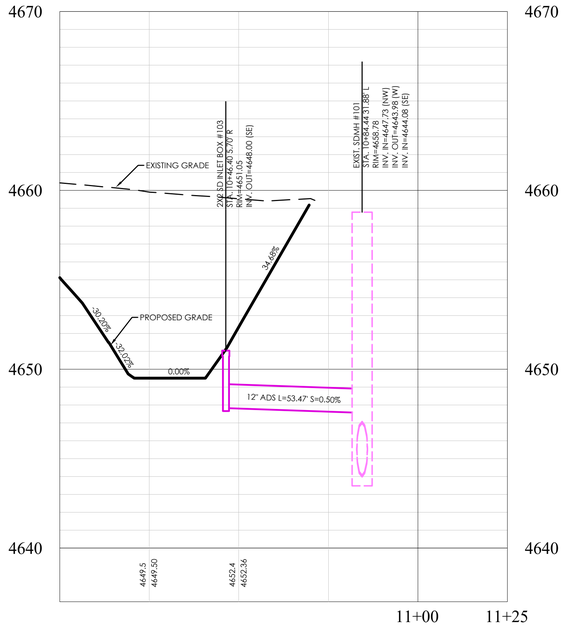
DETENTION POND DETAIL A PLAN



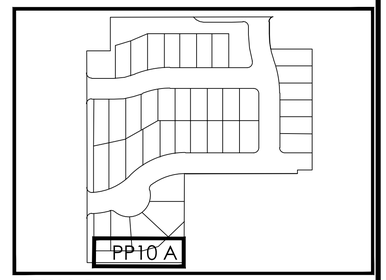
DETENTION POND DETAIL B PLAN



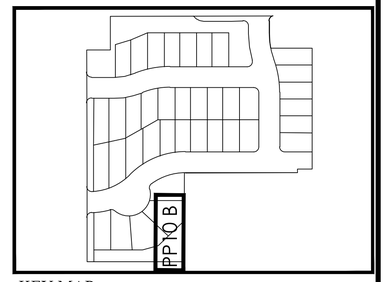
DETENTION POND DETAIL A PROFILE



DETENTION POND DETAIL B PROFILE



KEY MAP
N.T.S



KEY MAP
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BENCHMARK

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DETENTION POND

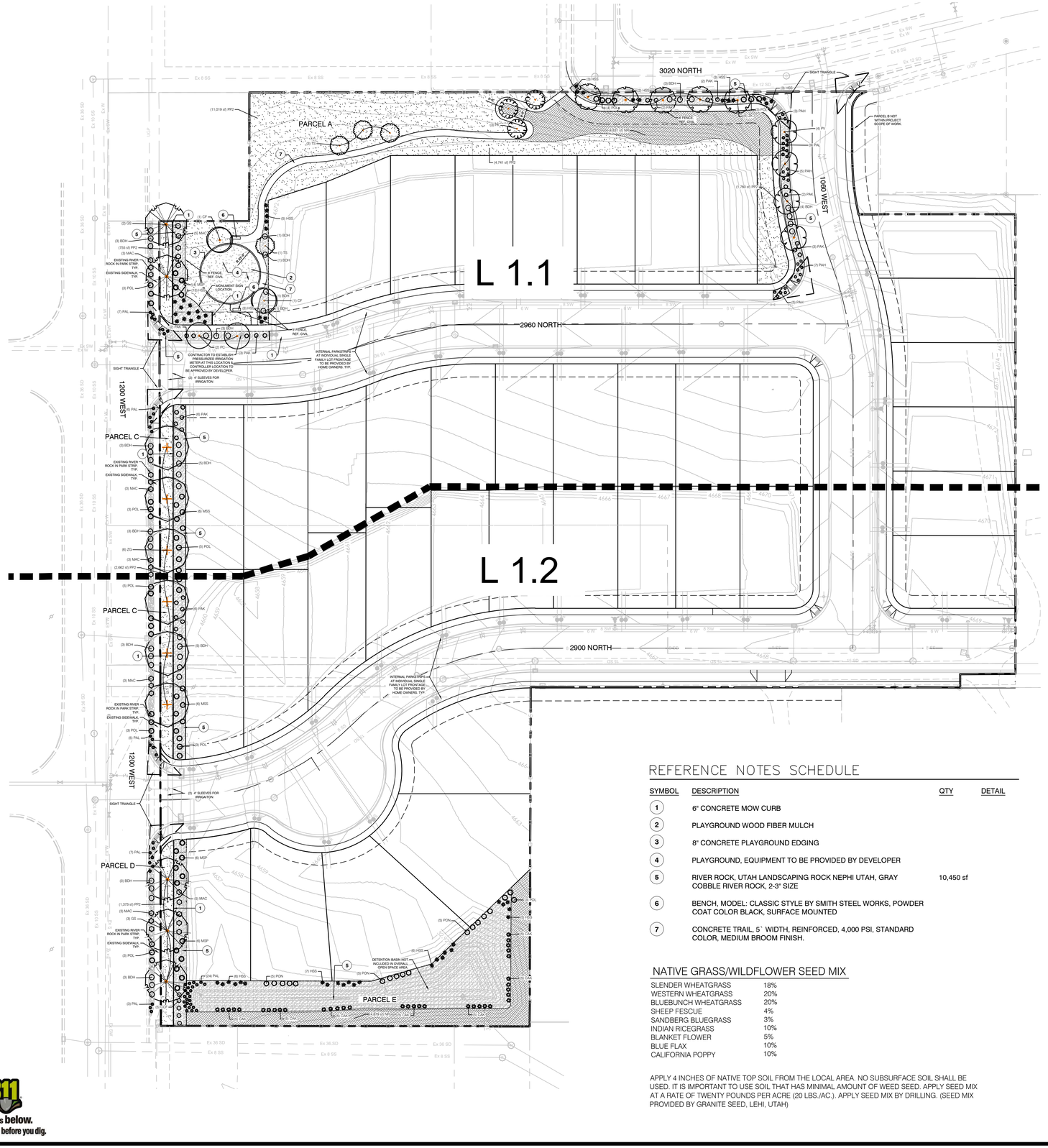
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DETENTION POND

Scale: 1"=20' | Drawn: RSH
Date: 03/22/2022 | Job #: 20-0257
Sheet: PP10

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PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CF	Cercis canadensis 'Forest Pansy'	Eastern Redbud	2" Cal.	2
GS	Gleditsia triacanthos inermis `Shademaster`	Shademaster Honey Locust	2" Cal.	5
PK	Prunus serrulata `Kwanzan`	Kwanzan Japanese Flowering Cherry	2" Cal.	3
PV	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" Cal.	4
PC	Pyrus calleryana `Chanticleer`	Chanticleer Flowering Pear	2" Cal.	2
TS	Tilia cordata 'Summer Sprite'	Littleleaf Linden	2" Cal.	4
ZG	Zelkova serrata `Green Vase`	Green Vase Sawleaf Zelkova	2" Cal.	6
ZK	Zelkova serrata 'Kiwi Sunset'	Kiwi Sunset Zelkova	2" Cal.	5

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
BDH	Buddleja davidii `Buzz Hot Raspberry`	Hot Raspberry Butterfly Bush	5 gal.	42
CCF	Caryopteris x clandonensis `First Choice`	First Choice Bluebeard	2 gal.	5
MAC	Mahonia aquifolium `Compacta`	Compact Oregon Grape	5 gal.	25
PAL	Perovskia atriplicfolia 'Little Spire'	Russian Sage	2 gal.	61
POL	Physocarpus opulifolius `Donna May` TM	Little Devil Ninebark	5 gal.	35
PON	Physocarpus opulifolius `Nugget`	Nugget Ninebark	5 gal.	15

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CAK	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass	1 gal.	35
HSS	Helictotrichon sempervirens `Sapphire`	Sapphire Blue Oat Grass	1 gal.	56
MSS	Miscanthus sacchariflorus	Silver Banner Grass	1 gal.	12
MSP	Miscanthus sinensis 'Purpurescens'	Purple Eulalia Grass	1 gal.	16
PAH	Pennisetum alopecuroides `Hameln`	Hameln Fountain Grass	1 gal.	20
PAK	Pennisetum alopecuroides `Karley Rose`	Karley Rose Fountain Grass	1 gal.	26

GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
NR	NATIVE GRASS SEED MIX		seed	9,939 sf
PP2	Poa pratensis	Kentucky Bluegrass	sod	22,539 sf

LANDSCAPE NOTES

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL. REFERENCE NATIVE GRASS/ WILDFLOWER MIX NOTES THIS SHEET FOR APPLICATION OF AREAS TO RECEIVE SEED MIX.
2. TOP DRESS SHRUB BED AREAS LABELED RIVER ROCK AS SPECIFIED IN THE SCHEDULE AT A 4" DEPTH OF ROCK MULCH OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
3. INSTALL 6" CONCRETE EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.

OPEN SPACE- LANDSCAPE TABLE

ITEM	AMOUNT	%
TOTAL LANDSCAPE AREA (NON-DETENTION)	35,399 SQ.FT.	100
LAWN (TURF GRASS)	22,315 SQ.FT.	63
NATIVE GRASS WILDFLOWER MIX	4,830 SQ.FT.	14
ROCK MULCH W/ PLANTING	8,254 SQ.FT.	23

(NON-OPEN SPACE)- DETENTION AREA

ROCK MULCH	8,675 SQ.FT.
NATIVE GRASS WILDFLOWER MIX	4,880 SQ.FT.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	6" CONCRETE MOW CURB		
2	PLAYGROUND WOOD FIBER MULCH		
3	8" CONCRETE PLAYGROUND EDGING		
4	PLAYGROUND, EQUIPMENT TO BE PROVIDED BY DEVELOPER		
5	RIVER ROCK, UTAH LANDSCAPING ROCK NEPHI UTAH, GRAY COBBLE RIVER ROCK, 2-3" SIZE	10,450 sf	
6	BENCH, MODEL: CLASSIC STYLE BY SMITH STEEL WORKS, POWDER COAT COLOR BLACK, SURFACE MOUNTED		
7	CONCRETE TRAIL, 5` WIDTH, REINFORCED, 4,000 PSI, STANDARD COLOR, MEDIUM BROOM FINISH.		

NATIVE GRASS/WILDFLOWER SEED MIX

SLENDER WHEATGRASS	18%
WESTERN WHEATGRASS	20%
BLUEBUNCH WHEATGRASS	20%
SHEEP FESCUE	4%
SANDBERG BLUEGRASS	3%
INDIAN RICEGRASS	10%
BLANKET FLOWER	5%
BLUE FLAX	10%
CALIFORNIA POPPY	10%

APPLY 4 INCHES OF NATIVE TOP SOIL FROM THE LOCAL AREA. NO SUBSURFACE SOIL SHALL BE USED. IT IS IMPORTANT TO USE SOIL THAT HAS MINIMAL AMOUNT OF WEED SEED. APPLY SEED MIX AT A RATE OF TWENTY POUNDS PER ACRE (20 LBS./AC.). APPLY SEED MIX BY DRILLING. (SEED MIX PROVIDED BY GRANITE SEED, LEHI, UTAH)

LEGEND:

- NATIVE GRASS/WILDFLOWER SEED MIX
- TURF GRASS
- COBBLE RIVER ROCK, 2"-3" SIZE
- WOOD FIBER PLAYGROUND MULCH

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GRAPHIC SCALE

40 0 20 40 80 120

(IN FEET)
1 inch = 40 ft.

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No. 8028950-2202
THOMAS M. ROMNEY
03/21/22
STATE OF UTAH

LEHI TERRACE

LEHI CITY, UTAH

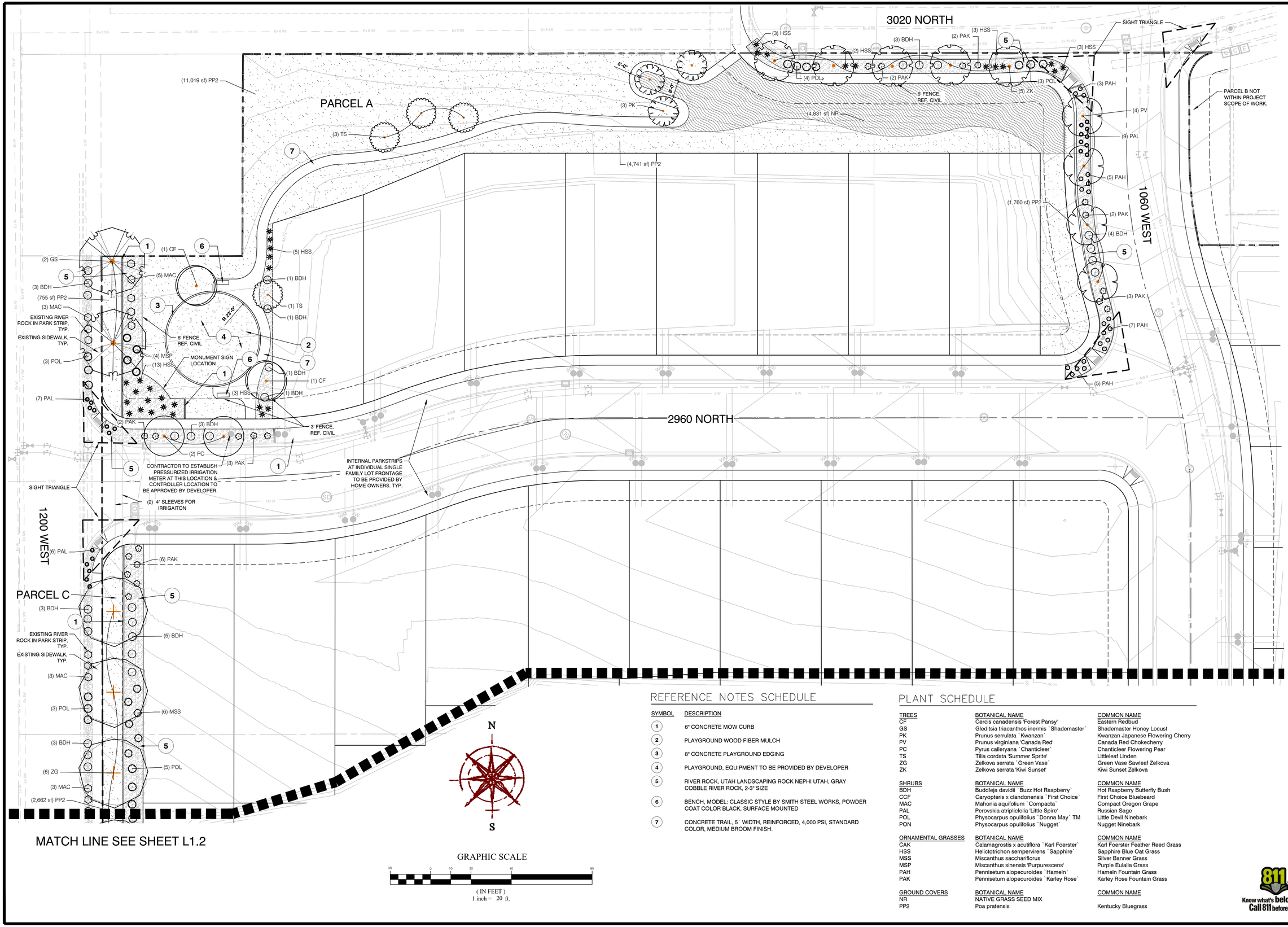
OVERALL LANDSCAPE PLAN

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OVERALL LANDSCAPE PLAN

Scale: 1"=40' | Drawn: MI
Date: 03/22/2022 | Job #: 20-0257
Sheet: L1.0

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MATCH LINE SEE SHEET L1.2

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	6" CONCRETE MOW CURB
2	PLAYGROUND WOOD FIBER MULCH
3	8" CONCRETE PLAYGROUND EDGING
4	PLAYGROUND, EQUIPMENT TO BE PROVIDED BY DEVELOPER
5	RIVER ROCK, UTAH LANDSCAPING ROCK NEPHI UTAH, GRAY COBBLE RIVER ROCK, 2-3" SIZE
6	BENCH, MODEL: CLASSIC STYLE BY SMITH STEEL WORKS, POWDER COAT COLOR BLACK, SURFACE MOUNTED
7	CONCRETE TRAIL, 5` WIDTH, REINFORCED, 4,000 PSI, STANDARD COLOR, MEDIUM BROOM FINISH.

PLANT SCHEDULE

	BOTANICAL NAME	COMMON NAME
TREES		
CF	Cercis canadensis 'Forest Pansy'	Eastern Redbud
GS	Gleditsia triacanthos inermis `Shademaster`	Shademaster Honey Locust
PK	Prunus serrulata `Kwanzan`	Kwanzan Japanese Flowering Cherry
PV	Prunus virginiana 'Canada Red'	Canada Red Chokecherry
PC	Pyrus calleryana `Chanticleer`	Chanticleer Flowering Pear
TS	Tilia cordata 'Summer Sprite'	Littleleaf Linden
ZG	Zelkova serrata `Green Vase`	Green Vase Sawleaf Zelkova
ZK	Zelkova serrata 'Kiwi Sunset'	Kiwi Sunset Zelkova
SHRUBS	BOTANICAL NAME	COMMON NAME
BDH	Buddleja davidii `Buzz Hot Raspberry`	Hot Raspberry Butterfly Bush
CCF	Caryopteris x clandonensis `First Choice`	First Choice Bluebeard
MAC	Mahonia aquifolium `Compacta`	Compact Oregon Grape
PAL	Perovskia atriplicifolia 'Little Spire'	Russian Sage
POL	Physocarpus opulifolius `Donna May` TM	Little Devil Ninebark
PON	Physocarpus opulifolius `Nugget`	Nugget Ninebark
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME
CAK	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass
HSS	Helictotrichon sempervirens `Sapphire`	Sapphire Blue Oat Grass
MSS	Miscanthus sacchariflorus	Silver Banner Grass
MSP	Miscanthus sinensis 'Purpurescens'	Purple Eulalia Grass
PAH	Pennisetum alopecuroides `Hameln`	Hameln Fountain Grass
PAK	Pennisetum alopecuroides `Karley Rose`	Karley Rose Fountain Grass
GROUND COVERS	BOTANICAL NAME	COMMON NAME
NR	NATIVE GRASS SEED MIX	
PP2	Poa pratensis	Kentucky Bluegrass

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LEHI, UTAH

LANDSCAPE PLAN

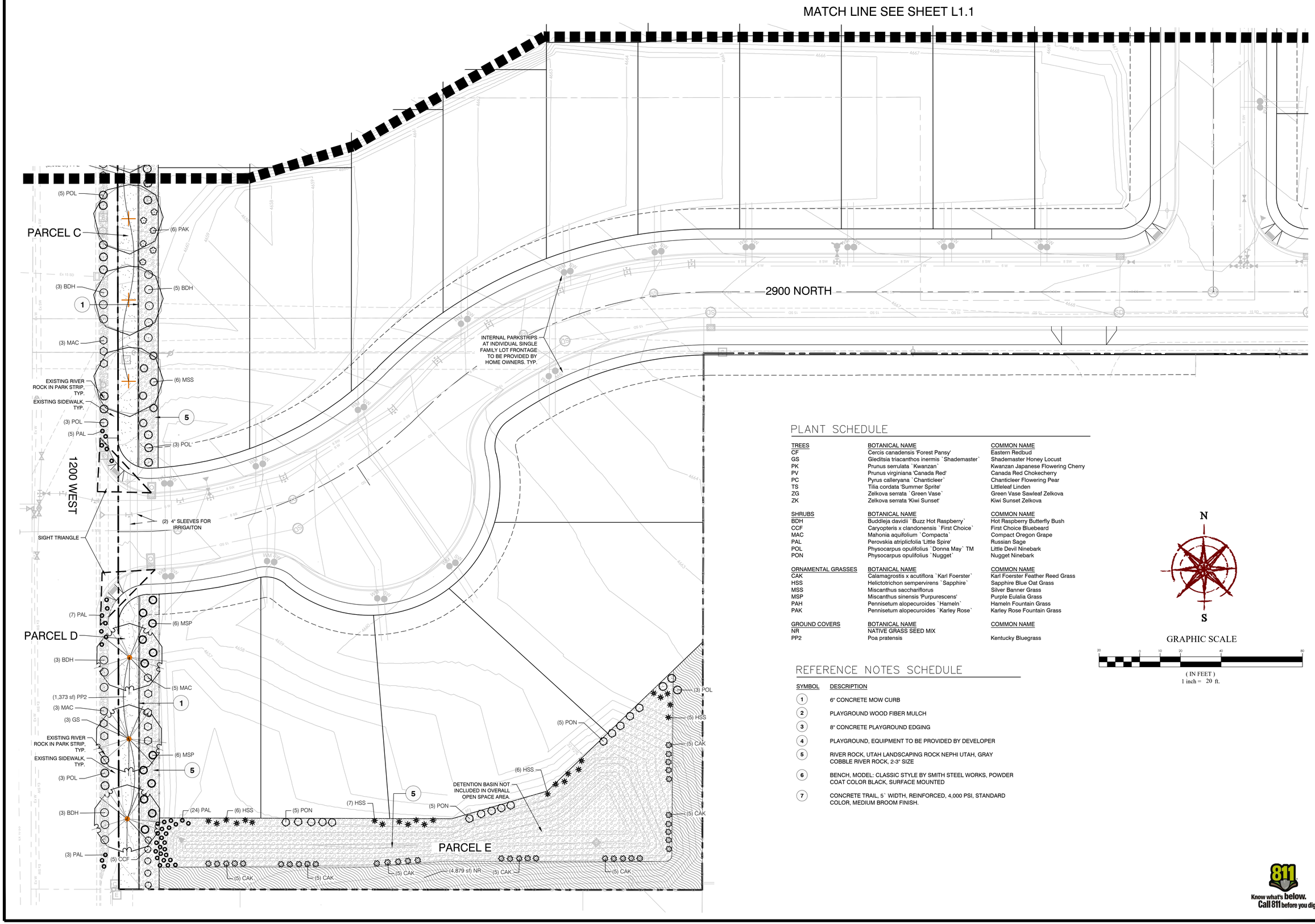
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LANDSCAPE PLAN

Scale:	1"=20'	Drawn:	MI
Date:	03/22/2022	Job #:	20-0257
Sheet:	L1.1		

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NR	NATIVE GRASS SEED MIX	
PP2	Poa pratensis	Kentucky Bluegrass

REFERENCE NOTES SCHEDULE

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LANDSCAPE PLAN

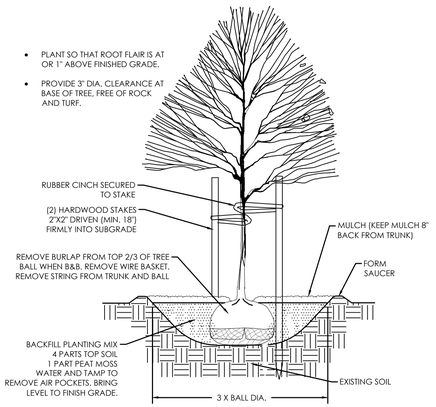
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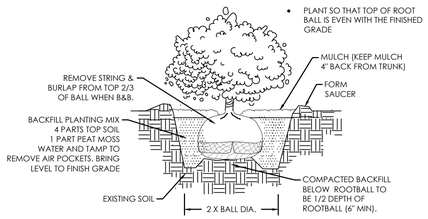
LANDSCAPE PLAN

Scale: 1"=20' | Drawn: MI
Date: 03/22/2022 | Job #: 20-0257
Sheet: L1.2

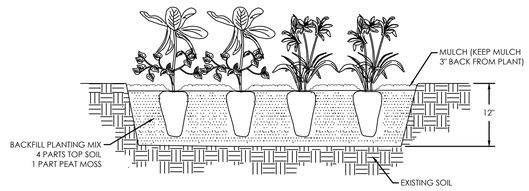
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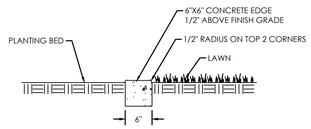
A TREE PLANTING & STAKING
NOT TO SCALE



B SHRUB PLANTING
NOT TO SCALE



C PERENNIAL PLANTING
NOT TO SCALE



D CONCRETE EDGING
NOT TO SCALE

E 8" PLAYGROUND EDGING
NOT TO SCALE

NOTE:
1. COMPACTED SUBGRADE - COMPACT TO 95% STANDARD PROCTOR DENSITY AT 0 TO +/- 2% OPTIMUM MOISTURE CONTENT AS PER ASTM D 698 (TYP.)
2. EXPANSION JOINTS & CONTROL JOINTS SHALL BE LOCATED ACCORDING TO THE FOLLOWING.
   EJ: CHANGES IN DIRECTION, MAX 75' O.C., AGAINST CURBS, BUILDINGS, AND MANHOLES.
   CJ: SPACED EVENLY TO PRODUCE SQUARE MODULES UP TO 8' O.C. MAX

CONCRETE MIXTURE:
A. COMPRESSIVE STRENGTH 28 DAYS, 4,000 PSI.
B. MAXIMUM WATER-CEMENTITOUS MATERIALS RATIO AT POINT OF PLACEMENT 0.45.
C. SLUMP LIMIT: 5 INCHES PLUS OR MINUS 1 INCH
D. AIR CONTENT: 5-1/2 PERCENT PLUS OR MINUS 1.5 PERCENT
E. MEASURE, BATCH, AND MIX CONCRETE MATERIALS AND CONCRETE ACCORDING TO ASTM C 94/C 94M.
F. MEDIUM BROOM FINISH, PROVIDE SAMPLES PER SPEC

REDWOOD EXPANSION JOINTS NOT ALLOWED

* CONTRACTOR SHALL BE REQUIRED TO USE CHAIRS TO ENSURE CONSISTENT DEPTH OF BARS IN THE SLAB

F CONCRETE PAVING SECTION
3/4" = 1'-0"

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LEHI, UTAH
LANDSCAPE PLAN

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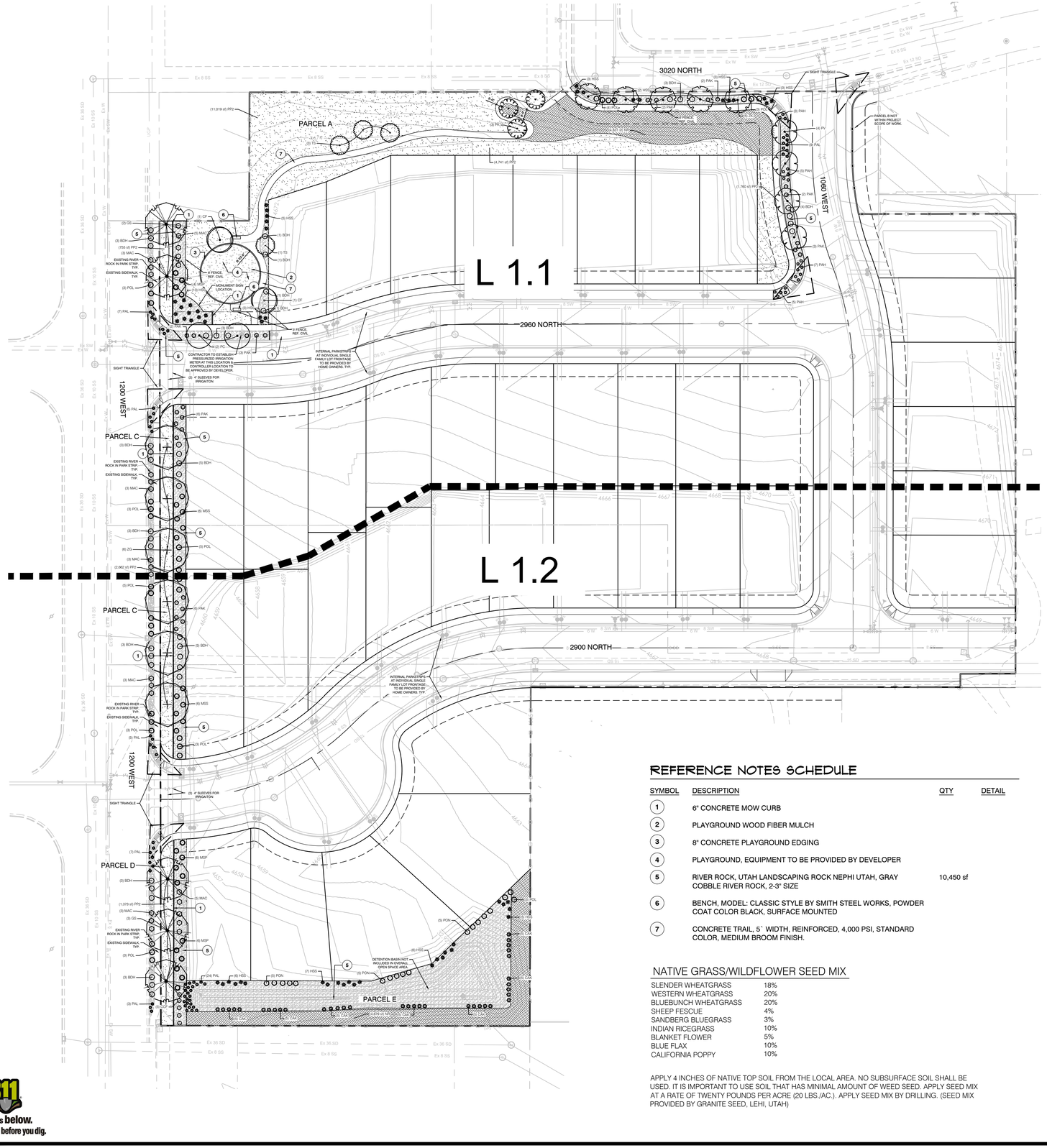
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LANDSCAPE DETAILS

Scale:	Drawn: MI
Date: 03/22/2022	Job #: 20-0257
Sheet: L1.3	

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PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CF	Cercis canadensis 'Forest Pansy'	Eastern Redbud	2" Cal.	2
GS	Gleditsia triacanthos inermis `Shademaster`	Shademaster Honey Locust	2" Cal.	5
PK	Prunus serrulata `Kwanzan`	Kwanzan Japanese Flowering Cherry	2" Cal.	3
PV	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" Cal.	4
PC	Pyrus calleryana `Chanticleer`	Chanticleer Flowering Pear	2" Cal.	2
TS	Tilia cordata 'Summer Sprite'	Littleleaf Linden	2" Cal.	4
ZG	Zelkova serrata `Green Vase`	Green Vase Sawleaf Zelkova	2" Cal.	6
ZK	Zelkova serrata 'Kiwi Sunset'	Kiwi Sunset Zelkova	2" Cal.	5

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
BDH	Buddleja davidii `Buzz Hot Raspberry`	Hot Raspberry Butterfly Bush	5 gal.	42
CCF	Caryopteris x clandonensis `First Choice`	First Choice Bluebeard	2 gal.	5
MAC	Mahonia aquifolium `Compacta`	Compact Oregon Grape	5 gal.	25
PAL	Perovskia atriplicfolia 'Little Spire'	Russian Sage	2 gal.	61
POL	Physocarpus opulifolius `Donna May` TM	Little Devil Ninebark	5 gal.	35
PON	Physocarpus opulifolius `Nugget`	Nugget Ninebark	5 gal.	15

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CAK	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass	1 gal.	35
HSS	Helictotrichon sempervirens `Sapphire`	Sapphire Blue Oat Grass	1 gal.	56
MSS	Miscanthus sacchariflorus	Silver Banner Grass	1 gal.	12
MSP	Miscanthus sinensis 'Purpurescens'	Purple Eulalia Grass	1 gal.	16
PAH	Pennisetum alopecuroides `Hameln`	Hameln Fountain Grass	1 gal.	20
PAK	Pennisetum alopecuroides `Karley Rose`	Karley Rose Fountain Grass	1 gal.	26

GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
NR	NATIVE GRASS SEED MIX		seed	9,939 sf
PP2	Poa pratensis	Kentucky Bluegrass	sod	22,539 sf

LANDSCAPE NOTES

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL. REFERENCE NATIVE GRASS/ WILDFLOWER MIX NOTES THIS SHEET FOR APPLICATION OF AREAS TO RECEIVE SEED MIX.
2. TOP DRESS SHRUB BED AREAS LABELED RIVER ROCK AS SPECIFIED IN THE SCHEDULE AT A 4" DEPTH OF ROCK MULCH OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
3. INSTALL 6" CONCRETE EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.

OPEN SPACE- LANDSCAPE TABLE

ITEM	AMOUNT	%
TOTAL LANDSCAPE AREA (NON-DETENTION)	35,399 SQ.FT.	100
LAWN (TURF GRASS)	22,315 SQ.FT.	63
NATIVE GRASS WILDFLOWER MIX	4,830 SQ.FT.	14
ROCK MULCH W/ PLANTING	8,254 SQ.FT.	23

(NON-OPEN SPACE)- DETENTION AREA

ROCK MULCH	8,675 SQ.FT.
NATIVE GRASS WILDFLOWER MIX	4,880 SQ.FT.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	6" CONCRETE MOW CURB		
2	PLAYGROUND WOOD FIBER MULCH		
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4	PLAYGROUND, EQUIPMENT TO BE PROVIDED BY DEVELOPER		
5	RIVER ROCK, UTAH LANDSCAPING ROCK NEPHI UTAH, GRAY COBBLE RIVER ROCK, 2-3" SIZE	10,450 sf	
6	BENCH, MODEL: CLASSIC STYLE BY SMITH STEEL WORKS, POWDER COAT COLOR BLACK, SURFACE MOUNTED		
7	CONCRETE TRAIL, 5` WIDTH, REINFORCED, 4,000 PSI, STANDARD COLOR, MEDIUM BROOM FINISH.		

NATIVE GRASS/WILDFLOWER SEED MIX

SLENDER WHEATGRASS	18%
WESTERN WHEATGRASS	20%
BLUEBUNCH WHEATGRASS	20%
SHEEP FESCUE	4%
SANDBERG BLUEGRASS	3%
INDIAN RICEGRASS	10%
BLANKET FLOWER	5%
BLUE FLAX	10%
CALIFORNIA POPPY	10%

APPLY 4 INCHES OF NATIVE TOP SOIL FROM THE LOCAL AREA. NO SUBSURFACE SOIL SHALL BE USED. IT IS IMPORTANT TO USE SOIL THAT HAS MINIMAL AMOUNT OF WEED SEED. APPLY SEED MIX AT A RATE OF TWENTY POUNDS PER ACRE (20 LBS./AC.). APPLY SEED MIX BY DRILLING. (SEED MIX PROVIDED BY GRANITE SEED, LEHI, UTAH)

LEGEND:

- NATIVE GRASS/WILDFLOWER SEED MIX
- TURF GRASS
- COBBLE RIVER ROCK, 2"-3" SIZE
- WOOD FIBER PLAYGROUND MULCH

N

S

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LEHI CITY, UTAH

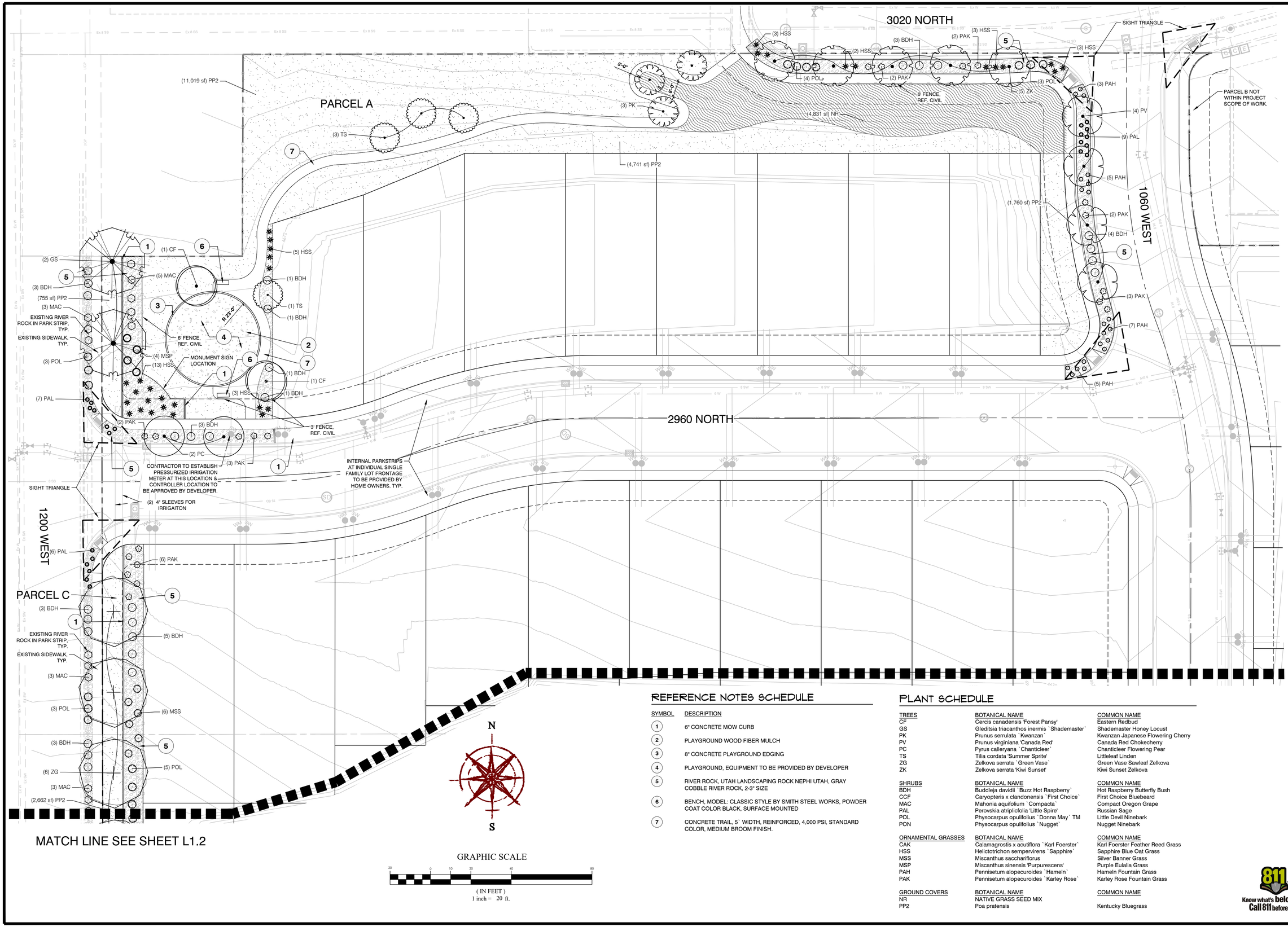
OVERALL LANDSCAPE PLAN

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OVERALL LANDSCAPE PLAN

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MATCH LINE SEE SHEET L1.2

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LANDSCAPE PLAN

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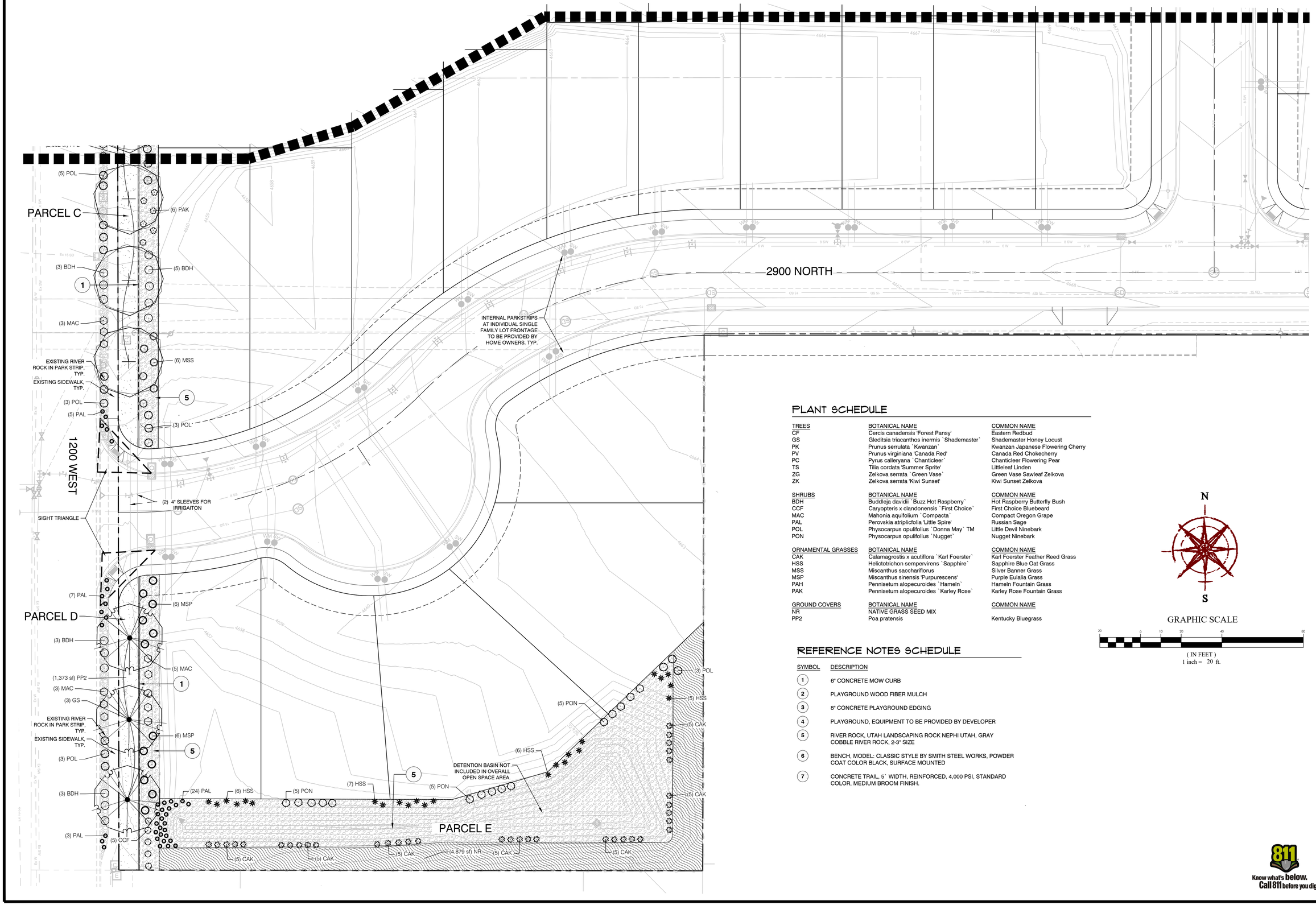
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LANDSCAPE PLAN

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MATCH LINE SEE SHEET L1.1



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PAH	Pennisetum alopecuroides `Hameln`	Hameln Fountain Grass
PAK	Pennisetum alopecuroides `Karley Rose`	Karley Rose Fountain Grass

GROUND COVERS	BOTANICAL NAME	COMMON NAME
NR	NATIVE GRASS SEED MIX	
PP2	Poa pratensis	Kentucky Bluegrass

N

S

GRAPHIC SCALE

30 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	6" CONCRETE MOW CURB
2	PLAYGROUND WOOD FIBER MULCH
3	8" CONCRETE PLAYGROUND EDGING
4	PLAYGROUND, EQUIPMENT TO BE PROVIDED BY DEVELOPER
5	RIVER ROCK, UTAH LANDSCAPING ROCK NEPHI UTAH, GRAY COBBLE RIVER ROCK, 2-3" SIZE
6	BENCH, MODEL: CLASSIC STYLE BY SMITH STEEL WORKS, POWDER COAT COLOR BLACK, SURFACE MOUNTED
7	CONCRETE TRAIL, 5` WIDTH, REINFORCED, 4,000 PSI, STANDARD COLOR, MEDIUM BROOM FINISH.

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

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

FOR REVIEW ONLY

LEHI TERRACE

LEHI, UTAH

LANDSCAPE PLAN

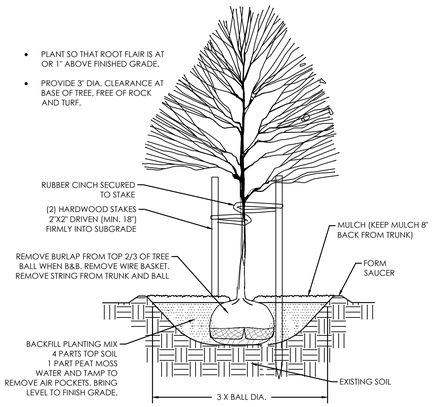
REVISION BLOCK

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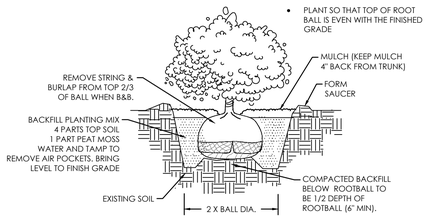
LANDSCAPE PLAN

Scale: 1"=20'	Drawn: MI
Date: 03/22/2022	Job #: 20-0257
Sheet: L1.2	

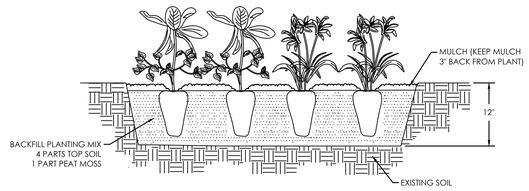
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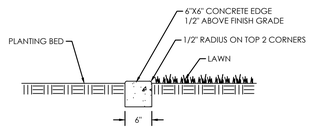
A TREE PLANTING & STAKING
NOT TO SCALE



B SHRUB PLANTING
NOT TO SCALE



C PERENNIAL PLANTING
NOT TO SCALE



D CONCRETE EDGING
NOT TO SCALE

E 8" PLAYGROUND EDGING
NOT TO SCALE

NOTE:
1. COMPACTED SUBGRADE - COMPACT TO 95% STANDARD PROCTOR DENSITY AT 0 TO +/- 2% OPTIMUM MOISTURE CONTENT AS PER ASTM D 698 (TYP.)
2. EXPANSION JOINTS & CONTROL JOINTS SHALL BE LOCATED ACCORDING TO THE FOLLOWING.
   EJ: CHANGES IN DIRECTION, MAX 75' O.C., AGAINST CURBS, BUILDINGS, AND MANHOLES.
   CJ: SPACED EVENLY TO PRODUCE SQUARE MODULES UP TO 8' O.C. MAX

CONCRETE MIXTURE:
- A. COMPRESSIVE STRENGTH 28 DAYS, 4,000 PSI.
- B. MAXIMUM WATER-CEMENTITOUS MATERIALS RATIO AT POINT OF PLACEMENT 0.45.
- C. SLUMP LIMIT: 5 INCHES PLUS OR MINUS 1 INCH
- D. AIR CONTENT: 5-1/2 PERCENT PLUS OR MINUS 1.5 PERCENT
- E. MEASURE, BATCH, AND MIX CONCRETE MATERIALS AND CONCRETE ACCORDING TO ASTM C 94/C 94M.
- F. MEDIUM BROOM FINISH, PROVIDE SAMPLES PER SPEC

REDWOOD EXPANSION JOINTS NOT ALLOWED

* CONTRACTOR SHALL BE REQUIRED TO USE CHAIRS TO ENSURE CONSISTENT DEPTH OF BARS IN THE SLAB

F CONCRETE PAVING SECTION
3/4" = 1'-0"

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www.focusutah.com

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LEHI TERRACE
LEHI, UTAH
LANDSCAPE PLAN

REVISION BLOCK

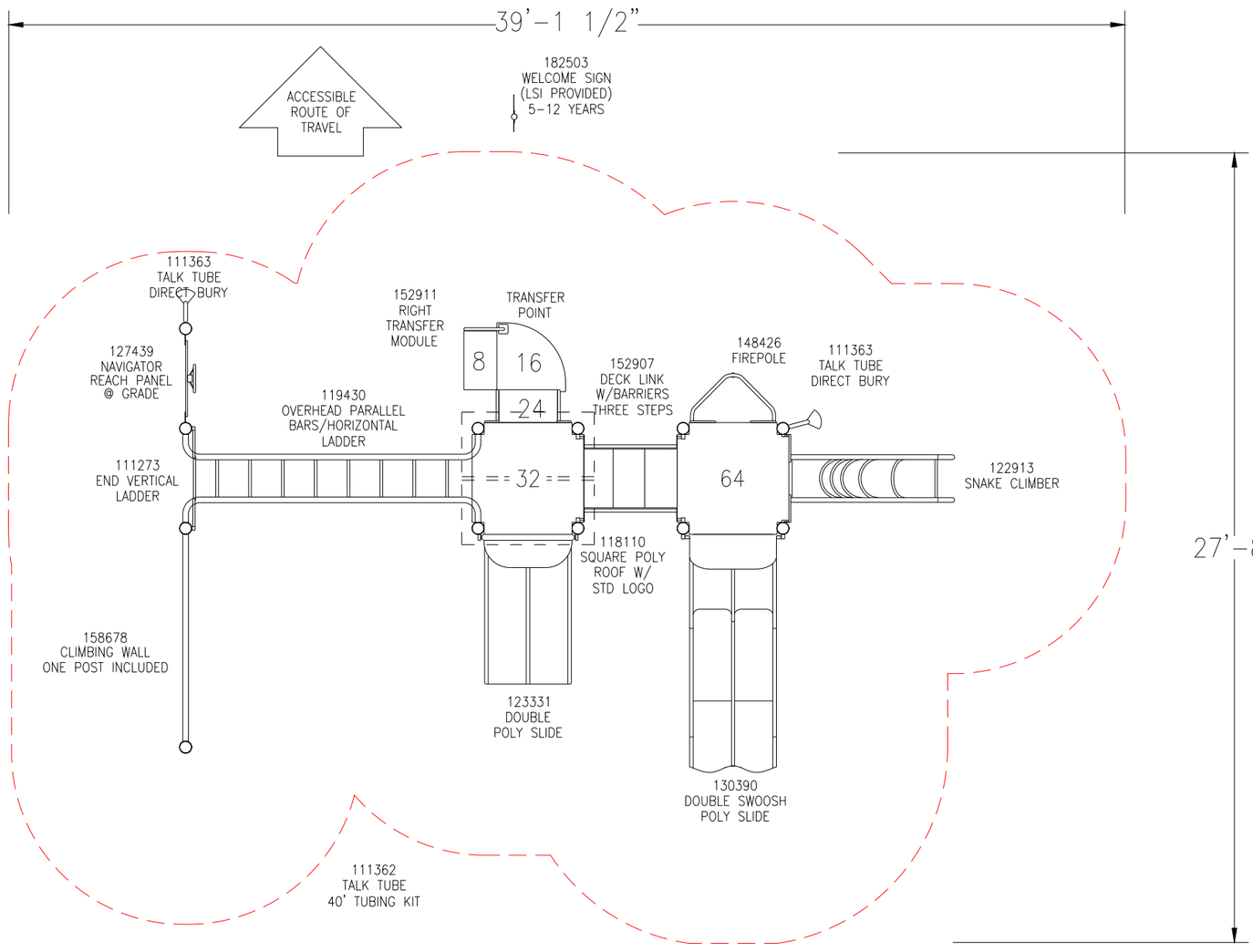
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5	----	----
6	----	----

LANDSCAPE DETAILS

Scale:	Drawn: MI
Date: 03/22/2022	Job #: 20-0257
Sheet: L1.3	

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

Z:_2020\20-0257 2900 N 1200 W Lehi\design 20-0257\dwg\sheets\L1.0-1.XX LANDSCAPE PLAN.dwg



TOTAL ELEVATED PLAY COMPONENTS	5		
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	5	REQUIRED	3
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	3	REQUIRED	2
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	3	REQUIRED	3

TOTAL SQUARE FOOTAGE
836 SQ.FT.

PlayBooster®
(5-12 years)

Max Fall Height: 79 inches

landscape structures

IPEMA CERTIFIED ASTM F1487

The play components identified on this plan are IPEMA certified. (Unless model number is preceded with *) The use and layout of these components conform to the requirements of ASTM F1487. To verify product certification, visit www.ipema.org

THIS PLAY AREA & PLAY EQUIPMENT IS DESIGNED FOR AGES 5-12 YEARS UNLESS OTHERWISE NOTED ON PLAN.

IT IS THE MANUFACTURERS OPINION THAT THIS PLAY AREA DOES CONFORM TO THE A.D.A. ACCESSIBILITY STANDARDS, ASSUMING AN ACCESSIBLE PROTECTIVE SURFACING IS PROVIDED, AS INDICATED, OR WITHIN THE ENTIRE USE ZONE.

THIS CONCEPTUAL PLAN WAS BASED ON INFORMATION AVAILABLE TO US. PRIOR TO CONSTRUCTION, DETAILED SITE INFORMATION INCLUDING SITE DIMENSIONS, TOPOGRAPHY EXISTING UTILITIES, SOIL CONDITIONS, AND DRAINAGE SOLUTIONS SHOULD BE OBTAINED, EVALUATED, & UTILIZED IN THE FINAL DESIGN. PLEASE VERIFY ALL DIMENSIONS OF PLAY AREA, SIZE, ORIENTATION, AND LOCATION OF ALL EXISTING UTILITIES, EQUIPMENT, AND SITE FURNISHINGS PRIOR TO ORDERING. SLIDES SHOULD NOT FACE THE HOT AFTERNOON SUN.

CHOOSE A PROTECTIVE SURFACING MATERIAL THAT HAS A CRITICAL HEIGHT VALUE TO MEET THE MAXIMUM FALL HEIGHT FOR THE EQUIPMENT (REF. ASTM F1487 STANDARD CONSUMER SAFETY PERFORMANCE SPECIFICATION FOR PLAYGROUND EQUIPMENT FOR PUBLIC USE, SECTION 8 CURRENT REVISION). THE SUBSURFACE MUST BE WELL DRAINED. IF THE SOIL DOES NOT DRAIN NATURALLY IT MUST BE TILED OR SLOPED 1/8" TO 1/4" PER FOOT TO A STORM SEWER OR A "FRENCH DRAIN".

DESIGNED BY:

COPYRIGHT: 9/12/19
LANDSCAPE STRUCTURES, INC.
601 7th STREET SOUTH - P.O. BOX 198
DELANO, MINNESOTA 55328
PH: 1-800-328-0035 FAX: 1-763-972-6091

Date	Previous Drawing #	Initials

SCALE: IN FEET
0' 1' 5' 10'

Design
2614

Landscape Structures

SYSTEM TYPE:
Playbooster

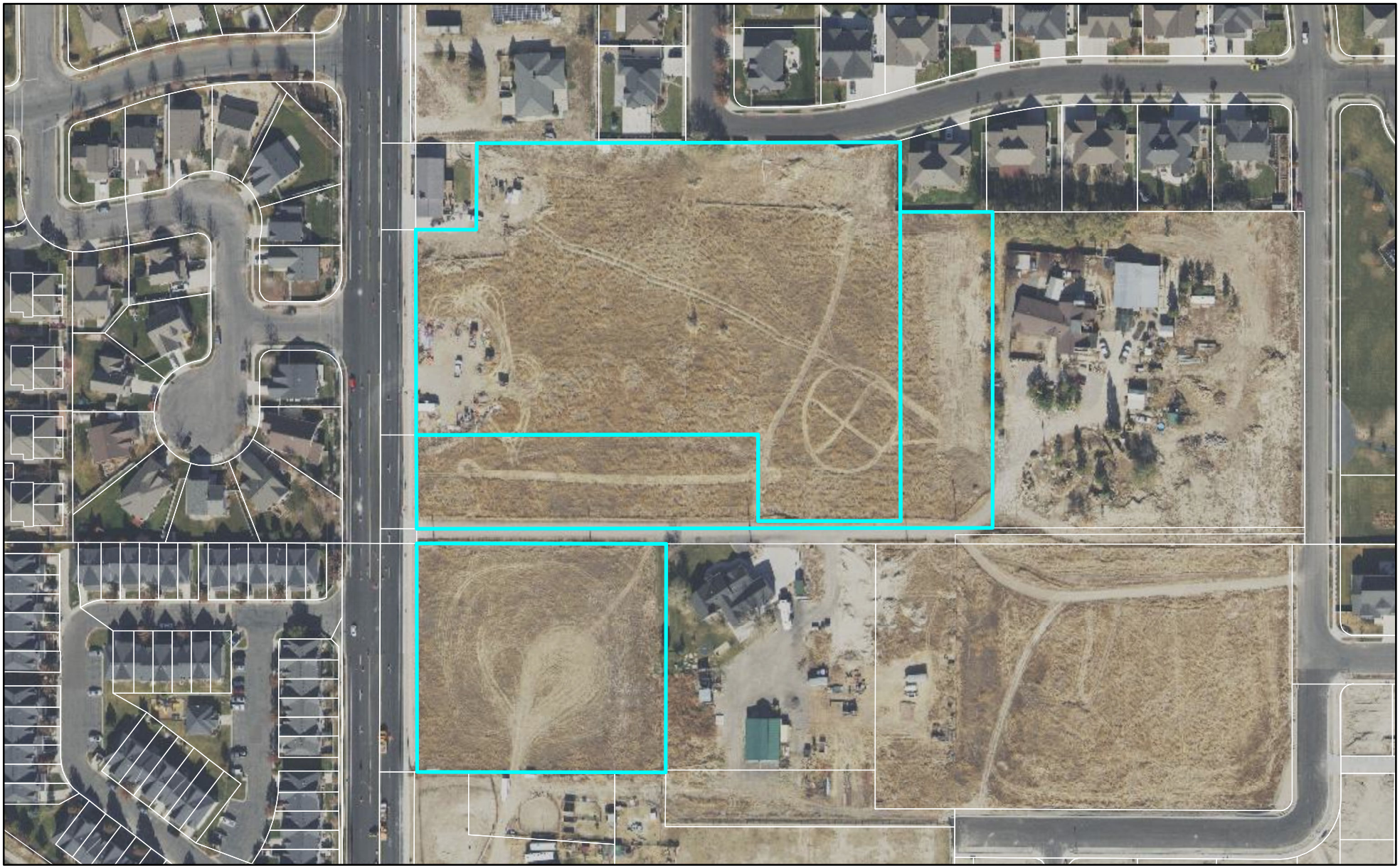
DRAWING #:
2614

ISO 14001:2015 CERTIFIED

ISO 9001:2015 Certified

Lehi Terrace

Aerial

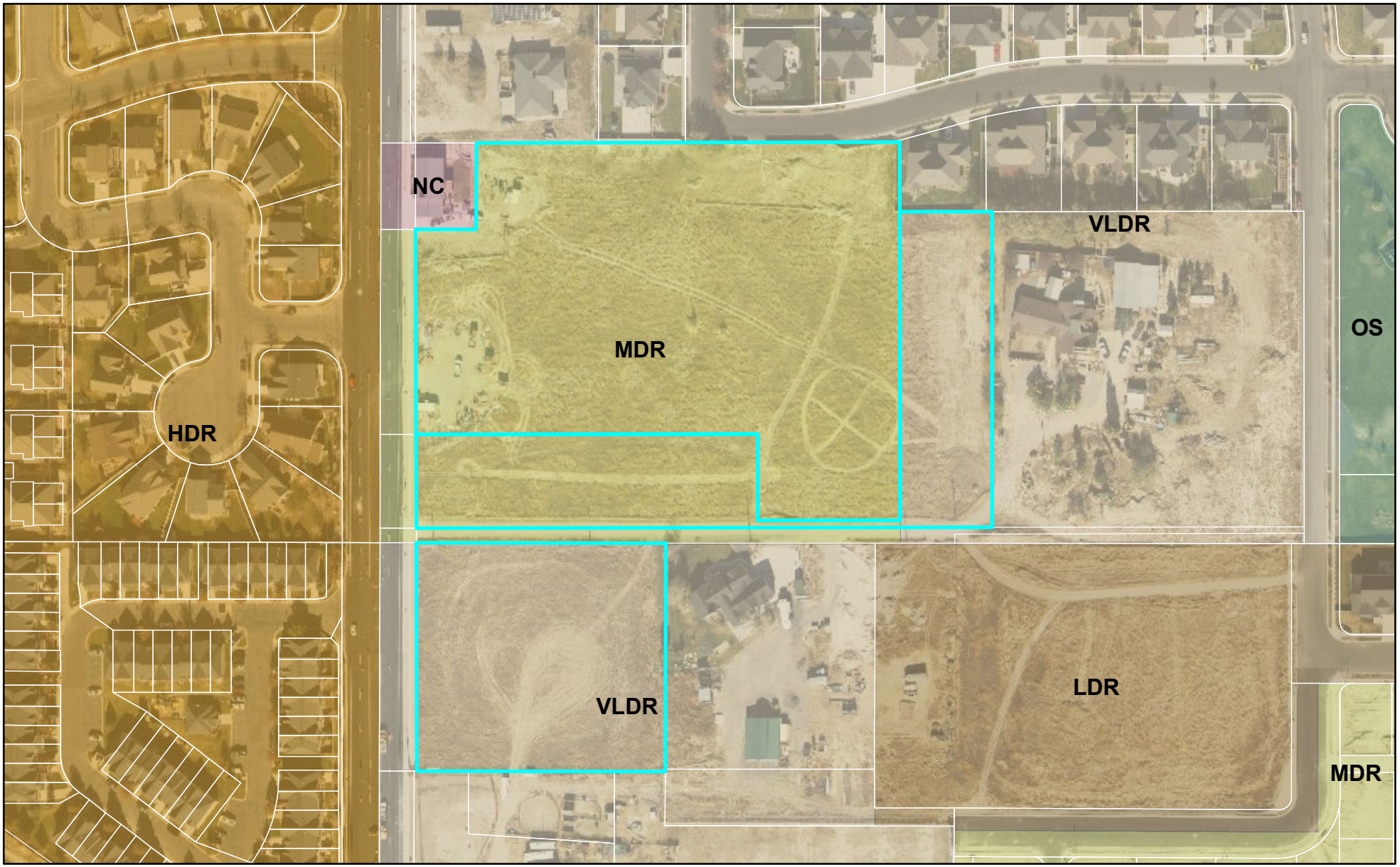


0 190 380 Feet

LEHI CITY

Lehi Terrace

General Plan

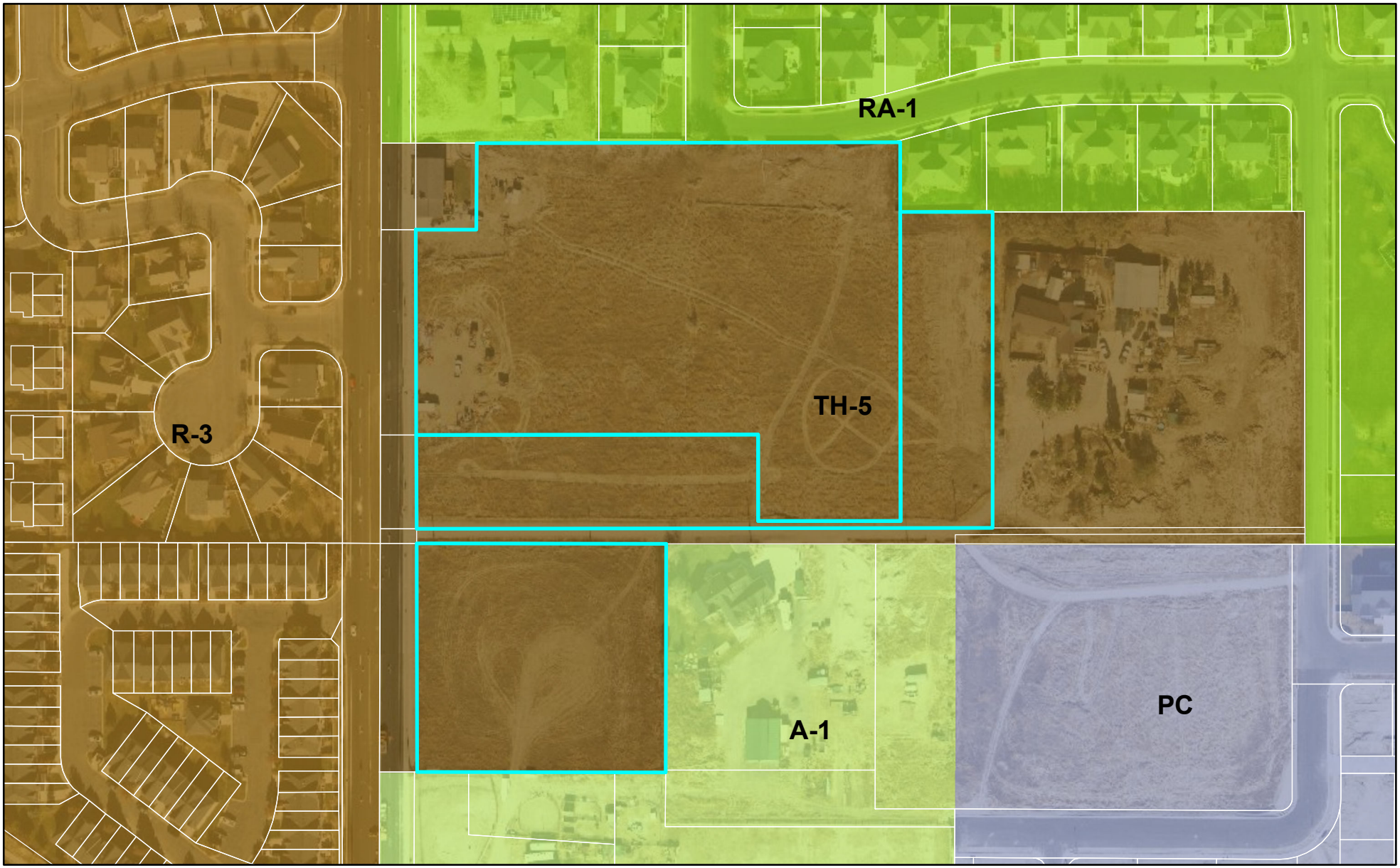


0 190 380 Feet

LEHI CITY

Lehi Terrace

Zoning



0 190 380 Feet

LEHI CITY

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: April 12, 2022
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary subdivision approval of Bushman Subdivision, a 21-lot residential project located at 1610 West 700 South.

Suggested Action:

Attachments:

CC Staff Report Bushman Preliminary Subdivision 04.12.22.docx

Bushman Preliminary Subdivision DRC 03.09.22.docx

Bushman Aerial.pdf

Bushman General Plan.pdf

Bushman Zoning.pdf

Bushman Preliminary Subdivision Construction Plans.pdf

BUSHMAN PROPERTY PRELIMINARY SUBDIVISION
CITY COUNCIL REPORT

Applicant	Toby Cordova		
Meeting Date	April 12, 2022		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Location	1610 West 700 South		
Existing General Plan Designation	LDR		
Existing Zoning	R-1-Flex		
Existing Land Use	Single family residential/undeveloped		
Number of Lots/Units	21 lots		
Adjacent Zoning and Land Use	*North*	R-1-12	Stage Coach Plat B
	South	RA-1/R-1-12	Church/Benny Estates Plat B
	East	R-1-12/PF	Stage Coach Plat C/Park
	West	RA-1/R-1-12	Church/Sunset Meadows
Date of DRC Review	March 9, 2022		
Date of Planning Commission Review	March 24, 2022		
Assigned Planner	April 12, 2022		

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

January 23, 2001 The property was included in the Peterson-Kopinsky Annexation.
September 28, 2021 The Bushman Zone Change to R-1-Flex and Concept were approved by the City Council.

REPORT ANALYSIS

The applicant is requesting approval of the Bushman Preliminary Subdivision, a 21-lot residential subdivision located at 1610 West 700 South.

The preliminary subdivision plan will consist of 21 single family lots on a total of 7.16 acres. The lots range in size

from 8,063 to 23,601 square feet. There is an overall density of 2.93 units per acre for this subdivision which is consistent with the goals of the General Plan designation and zoning. The R-1-Flex zone establishes a maximum density of 3.25 units per acre for developments under ten acres. Each lot also meets the 80-foot frontage requirement. No significant changes have been made to the plans since concept approval.

The DRC had 13 comments on the proposed preliminary subdivision plan, including the following:

1. Include zoning on the subdivision plat- change to R-1-Flex
2. If this project is built after the 700 S cycle track, then the standard striping for the two-way bike lanes at the street crossing will need to be included (refer to the 700 S cycle track plans for striping and reflector pole details).

Please consider all DRC comments as part of the 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 the requirements of the Lehi City Development Code regarding subdivision approvals.
2. The proposed subdivision conforms/does not conform with the goals and policies of the General Plan.
3. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on March 24, 2022. The minutes and motion from this meeting are as follows:

3/24/2022 2.3) Public hearing and recommendation of Toby Cordova's request for preliminary subdivision review of Bushman Subdivision, a 21-lot residential project located at 1610 West 700 South.

Motion: Commissioner Carlson moved to recommend approval of **Toby Cordova's request for preliminary subdivision review of Bushman Subdivision, a 21-lot residential project located at 1610 West 700 South;** including all DRC comments and findings that the proposed concept will provide lots for single family homes and be consistent with the existing housing type in the neighborhood and the proposed subdivision meets the requirements of the Lehi City Development Code in regards to subdivision approvals. Commissioner Britton seconded.

Vote: Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Nielsen, yes; Commissioner Newall, yes; Commissioner Britton, yes; Commissioner Carlson, yes. The motion passed unanimously.

Bushman Preliminary Subdivision
DRC Redline Comments

Toby Cordova – requests preliminary subdivision review of Bushman Subdivision, a 21-lot residential project located at 1610 West 700 South.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller, Jacob Curtis
Representatives of the Applicant Present: Toby Cordova
Date of Plans Reviewed: 3/1/22
Time Start: 4:38pm
Time End: 4:52pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer:
Final: A minimum of 1 4" culinary blow off will be required within this project, location and valve configuration will be determined at final.
1. Water/PI services to lot 1 must be located directly next to one another, move to south end of lot to avoid conflict with future driveway.
2. Eliminate extra SSMH and piping in front of lot 7, reconfigure lateral for lot 7 as shown.
3. Change all SD inlets to a standard 4' deep inlet with a 6" sump. FL of SD lateral will be 3.5', this will eliminate all conflicts with water line crossings.
4. You have SD inlets labeled as SD sumps, a SD sump will require a 5' manhole 12' deep.

Final: Is TOG "top of grate" or "top of grade" does TOG actually match TBC?
5. Address conflict where SD line crosses water mains in front of lot 1. No water line loops will be permitted.
6. You are showing 15" pipe throughout subdivision then transitioning to 12" to the detention pond?
7. Address conflict where SD line crosses water mains in front of lot 1. No water line loops will be permitted.

Trent – Parks:
8. Add note: repair or replace all disturbed landscaping and sprinkler system in city detention basin.

Gary – Building/Inspections:
Note only: Due to soil type, the lowest floor level will need to stay at native grade or higher, without an approved foundation drain system.
Note only: Review soil report for requirements for footing preparation.
Matt – Public Works:
9. We don't allow multiple lines through SD inlets unless they are Combo boxes.

Final: Sub-base for the road cross section should extend with the road base to meet Lehi City standards.
Final: Lehi City standards require an upgraded 5' SDMH for 15" pipe
Ross – Engineering:
10. Change PUE to Public Utility and Roadway Construction Easement
11. Review storm drain changes with Lehi City

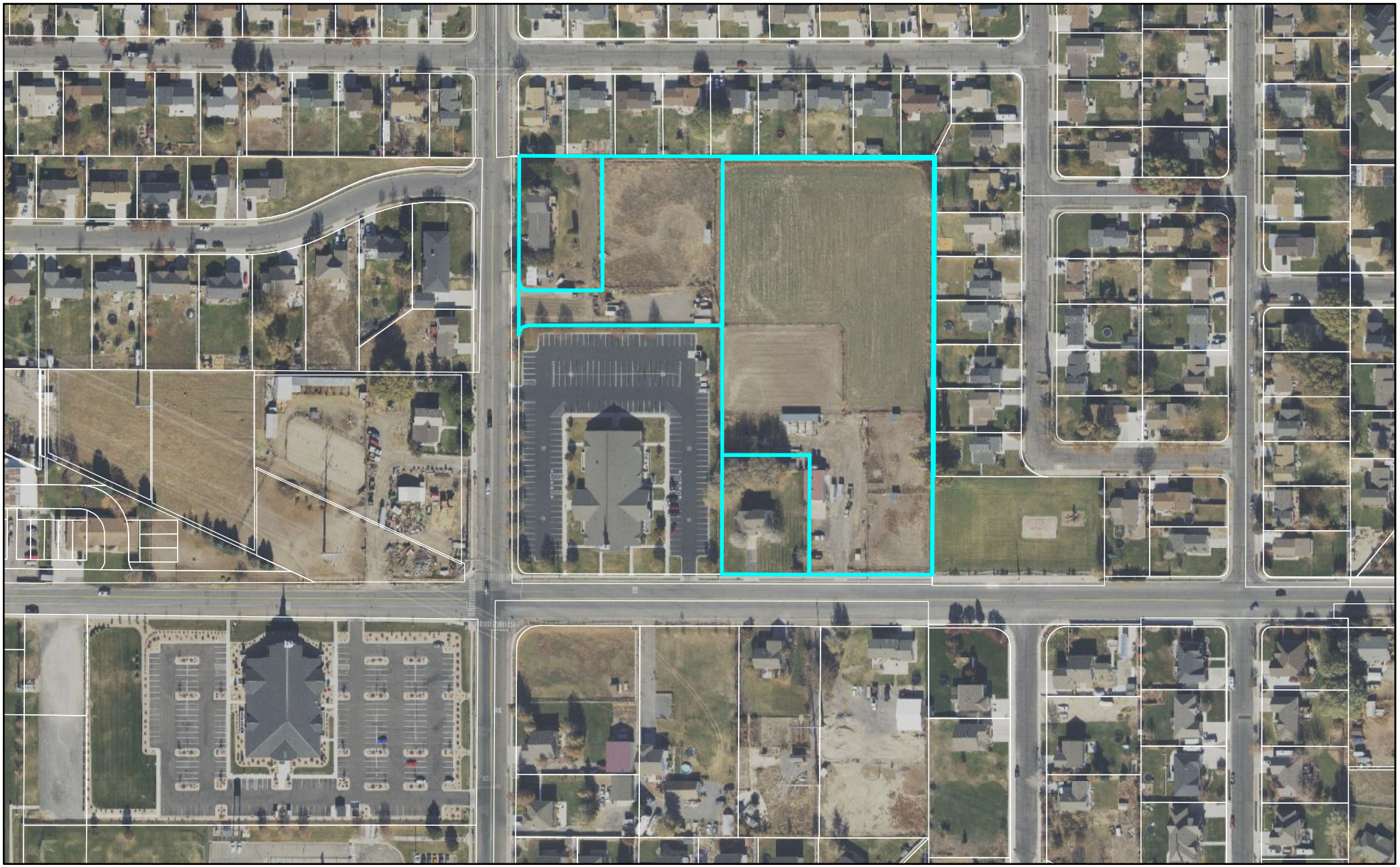
Luke- Traffic: No comments
Kim – Planning:
12. Include zoning on the subdivision plat- change to R-1-Flex
13. If this project is built after the 700 S cycle track, then the standard striping for the two-way bike lanes at the street crossing will need to be included (refer to the 700 S cycle track plans for striping and reflector pole details).

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 24th

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.

Bushman Preliminary Subdivision

Aerial

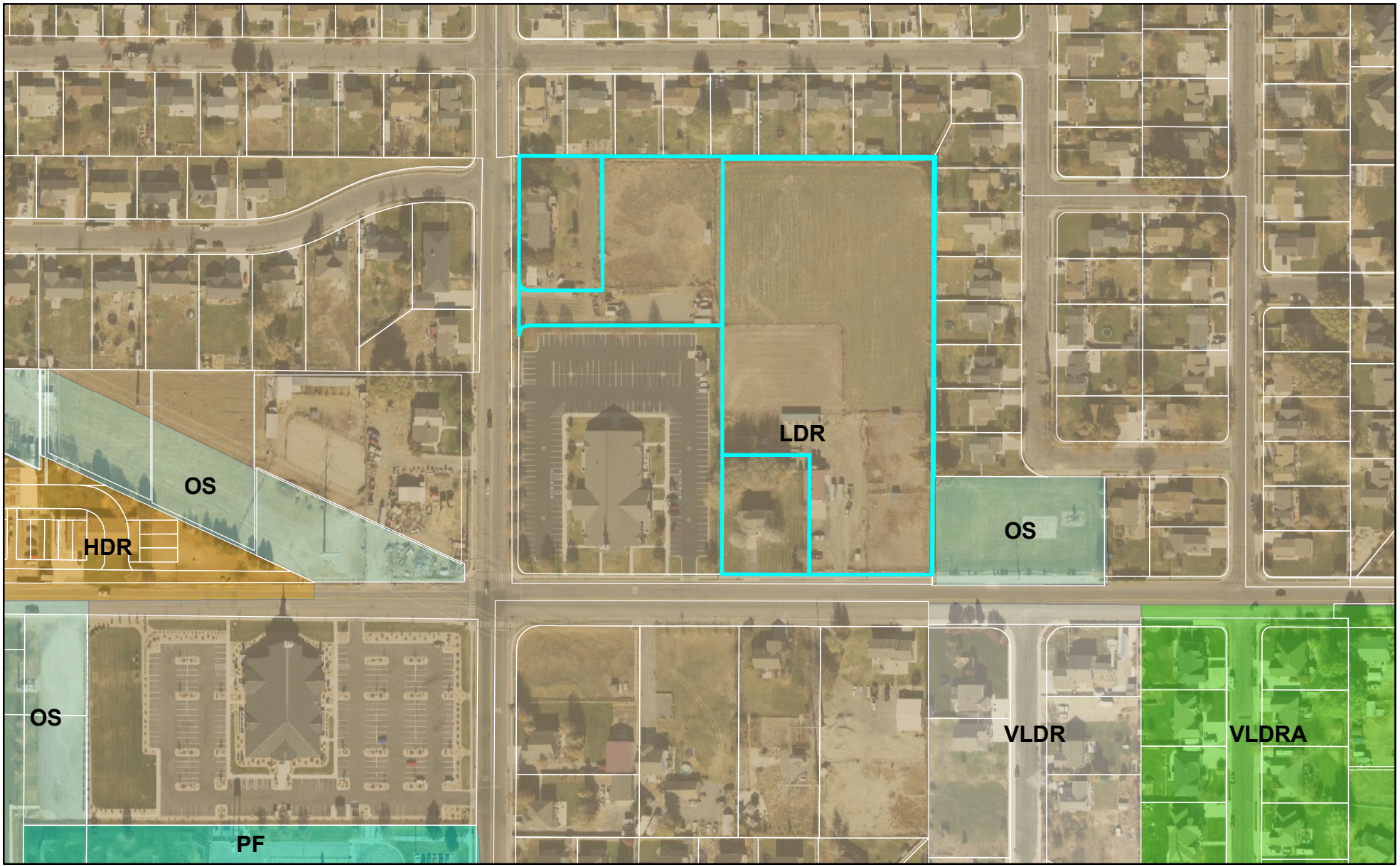


0 260 520 Feet

LEHI CITY

Bushman Preliminary Subdivision

General Plan

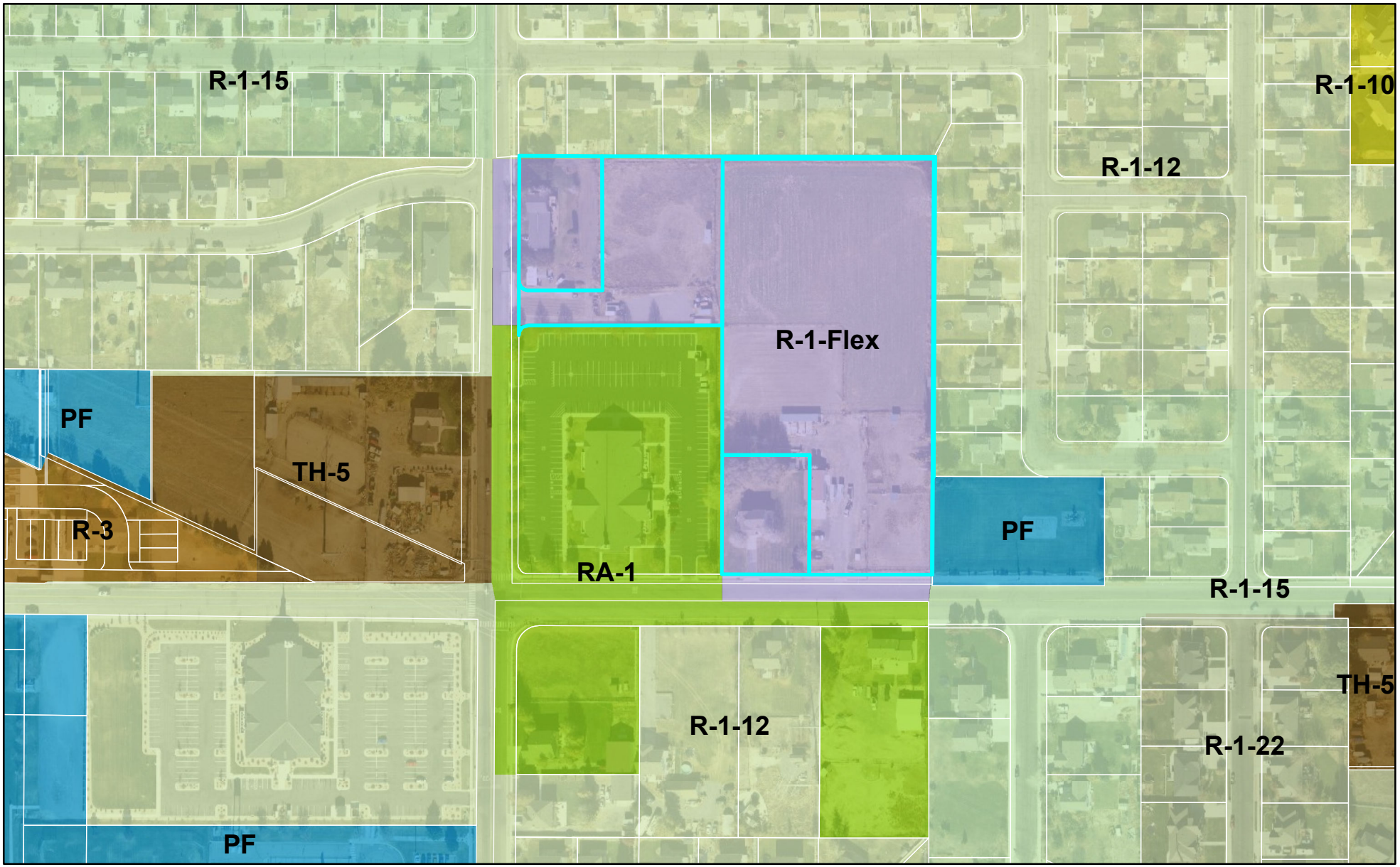


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LEHI CITY

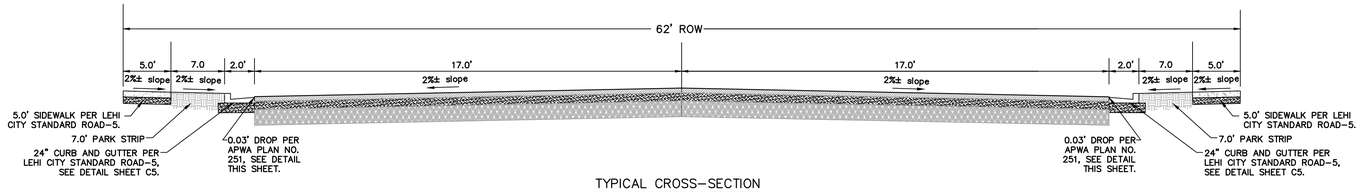
Bushman Preliminary Subdivision

Zoning

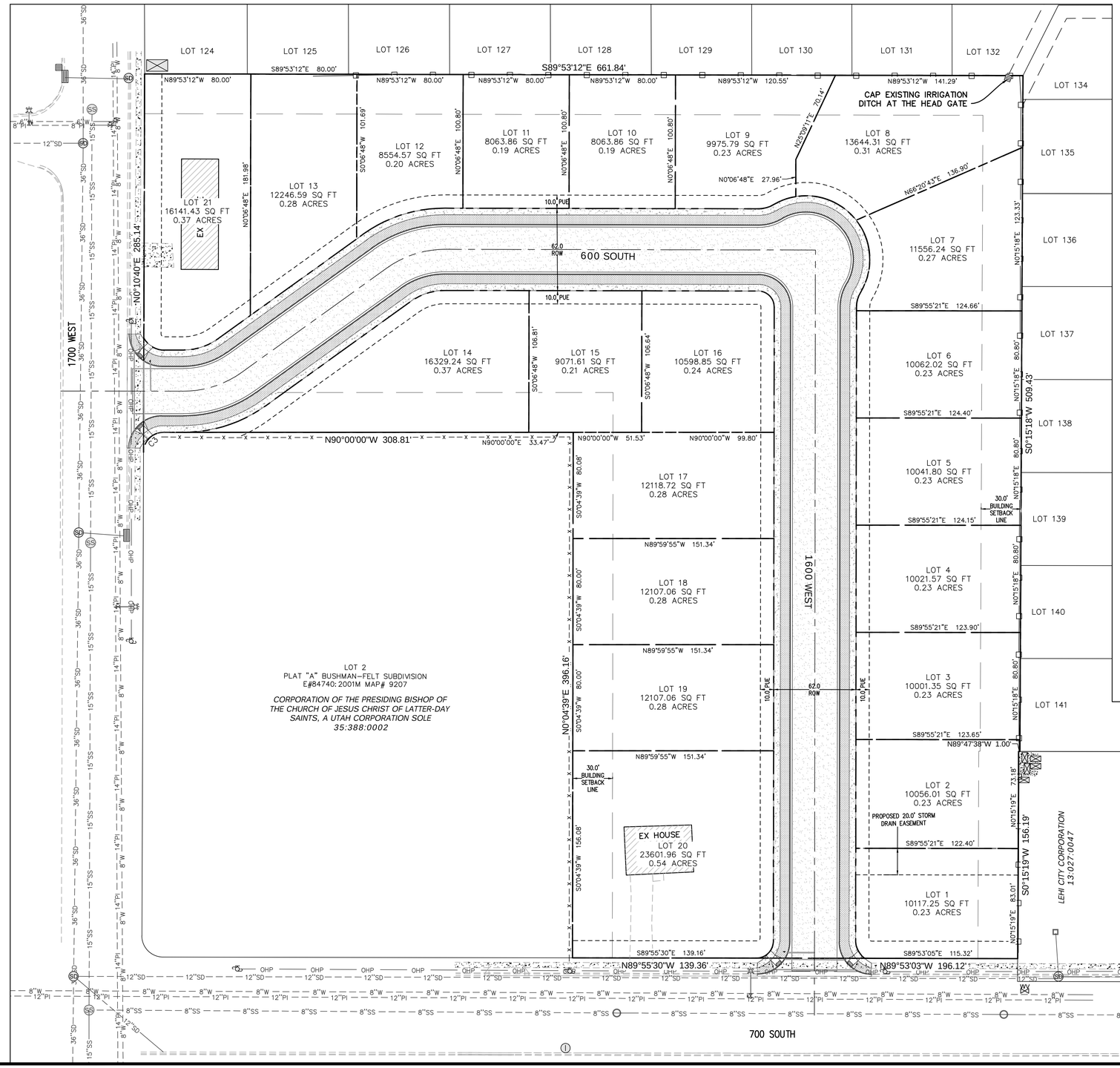


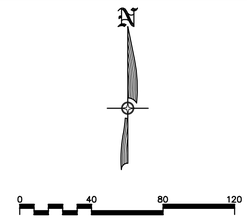
0 260 520 Feet

LEHI CITY



TYPICAL CROSS-SECTION





SEE COVER SHEET FOR PROJECT LEGEND

R.O.W. AREAS:

	SQ. FT. / ACRES
TOTAL R.O.W. AREA	67,489 SQ. FT. / 1.55 ACRES
ASPHALT	37,251 SQ. FT. / 0.86 ACRES
LANDSCAPING	14,980 SQ. FT. / 0.34 ACRES
CONCRETE	15,258 SQ. FT. / 0.35 ACRES

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

BUSHMAN SUBDIVISION

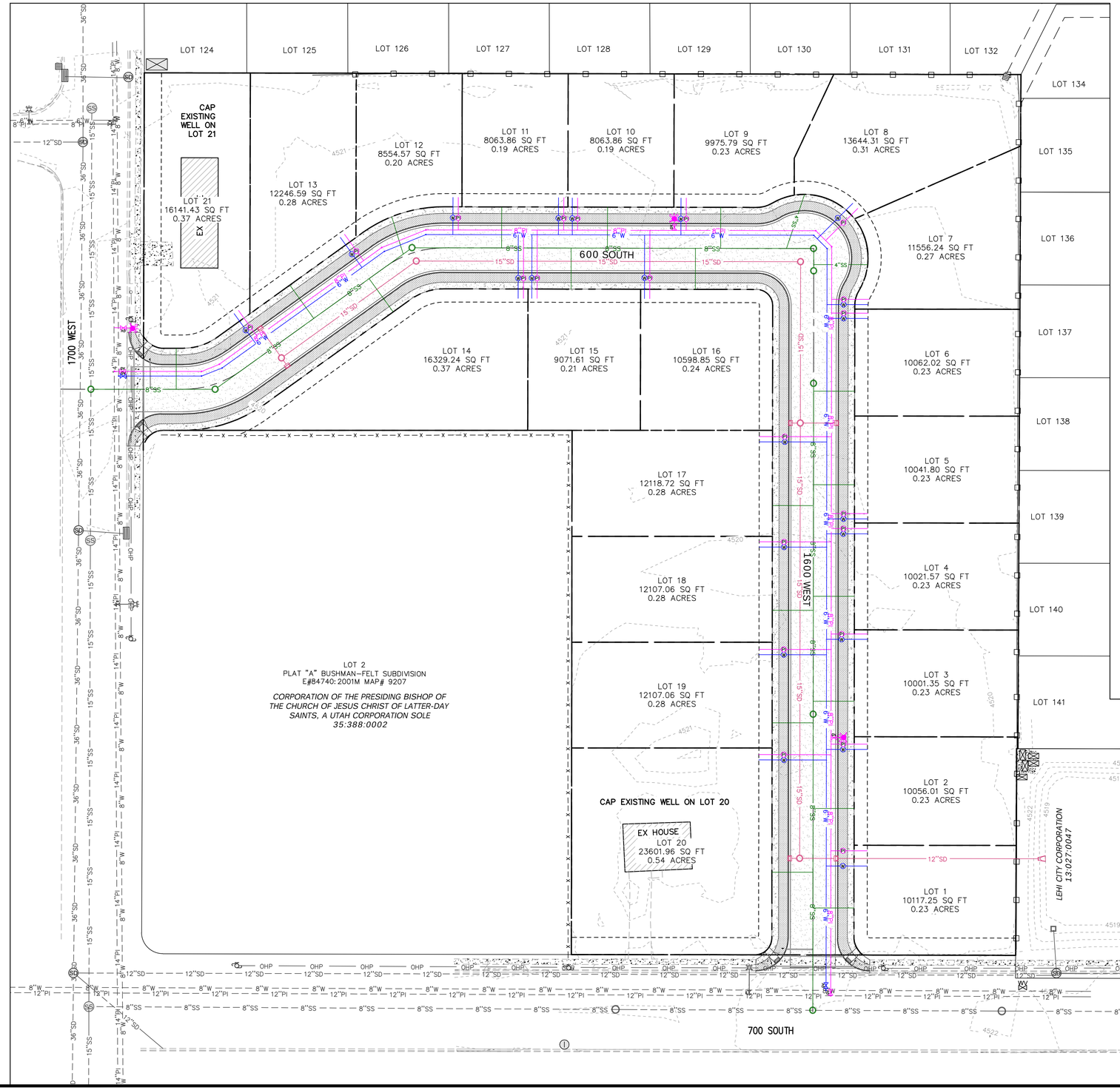
1700 WEST 700 SOUTH, LEHI, UTAH

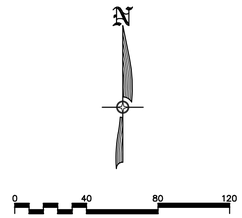
SITE PLAN OVERVIEW

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

Blue Stakes of UTAH 811
Bluestakes.org

SHEET NO.	
C1.0	
PROJECT ID	DATE:
A-1000	03/01/22
FILE NAME: PRJ-LBM	SCALE: 1"=40'





SEE COVER SHEET FOR PROJECT LEGEND

NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

BUSHMAN SUBDIVISION

1700 WEST 700 SOUTH, LEHI, UTAH

UTILITY PLAN OVERVIEW

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

Blue Stakes of UTAH 811
Bluestakes.org

SHEET NO.	
C3.0	
PROJECT ID: A-1000	DATE: 03/01/22
FILE NAME: PRJ-LBM	SCALE: 1"=40'

Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: April 12, 2022
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary subdivision approval for the River Point Phase 1, a 75-unit residential development located at 3600 West 1100 North.

Suggested Action:

Attachments:

CC Staff Report River Point Phase 1 Preliminary Subdivision 04.12.22.docx

River Point Phase 1 Preliminary DRC 02.23.22.pdf

River Point Phase 1-aerial.pdf

River Point Phase 1- general plan.pdf

River Point Phase 1- zoning.pdf

River Point Phase 1 Preliminary Subdivision - narrative.pdf

River Point Phase 1 Preliminary Subdivision - plans.pdf

River Point Phase 1 Preliminary Subdivision - landscape plans.pdf

!Edge - (Caroline 2) Townhomes.pdf

!Edge - (Chantelle 2 - Page 2) Townhomes.pdf

!Edge - (Chantelle 2) Townhomes.pdf

RIVER POINT PHASE 1 PRELIMINARY SUBDIVISION
CITY COUNCIL REPORT

Applicant	Edge Homes		
Meeting Date	April 12, 2022		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Location	1100 North 3600 West		
Existing General Plan Designation	MDR (Medium Density Residential) and HDR (High Density Residential)		
Existing Zoning	R-2 (Medium Density Residential) and R-3 (High Density Residential)		
Existing Land Use	Undeveloped/Agriculture		
Number of Lots/Units	75		
Adjacent Zoning and Land Use	*North*	R-2 and R-3	Gardner Point Subdivision
	South	R-2 and R-3	Undeveloped/Cold Spring Ranch
	East	R-1-8	3600 West/Future River Point Subdivision Phases
	West	R-3	Gardner Point Subdivision
Date of DRC Review	February 23, 2022		
Date of Planning Commission Review	March 10, 2022		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

Section 17.010. Purpose and Intent.

A. A Planned Unit Development may be allowed at the discretion of the Planning Commission and City Council in any zoning district by complying with the provisions of this Chapter. No permit shall be issued for a Planned Unit Development unless and until the following requirements have been met. The intent of allowing Planned Unit Developments in certain districts within the city is:

1. to encourage the construction of affordable housing units within the City under conditions and requirements that will ensure development of residential environments of sustained desirability and stability;

2. to permit development of housing and commercial projects within residential or commercial districts which are

characterized by a harmonious grouping of attractive buildings situated on spacious surroundings and landscaped with well kept lawns, trees and shrubs;

3. to allow more flexibility in the location of buildings on the land, the grouping of open spaces and the number of dwelling units in one building; and

4. to improve the overall quality of the built environment, maintain property values, and enhance the image of Lehi City and the character of its major corridors that serve as primary access into and through the City.

B. A Planned Unit Development is intended to be an "overlay district" in that the proposed use shall be consistent with the zoning district in which it is proposed as to the requirements of density, use and purpose, except that single family attached housing may be permitted in traditional single family residential zones to allow for preservation of sensitive lands or agricultural areas, or for transitioning housing types when adjacent to differing land uses.

Section 17.040. Development Standards.

All Planned Unit Developments shall conform to the following standards and requirements:

A. Qualifying Districts**.** Planned Unit Developments may be allowed at the discretion of the Planning Commission and City Council in all agricultural and residential districts within the City. To ensure that PUD projects are able to achieve the purposes stated in Section 17.010, and to ensure that projects are large enough to support a private homeowners association, property management agency, or corporation responsible for maintenance of open space, all Planned Unit Developments shall have a minimum area requirement of ten acres. Exceptions may be allowed for infill projects at the discretion of the Planning Commission and City Council. However, it is still the burden and responsibility of the applicant to demonstrate that the purposes of this chapter can be met, and that the adequate guarantees can be made for the maintenance of all required open space and common areas. For the purposes of this section, an infill project is defined as the development, or redevelopment within an existing developed area where street networks, utilities and other infrastructure are already present as opposed to starting with raw land in a relatively undeveloped or pristine area.

A. Ownership. The area proposed for the Planned Unit Development shall be in one ownership, or if in several ownerships, the application for the permit shall be filed jointly by all of the owners of the property included in the plan.

B. Designer/Engineer. The plan for the Planned Unit Development shall be prepared by a designer, architect or civil engineer licensed to practice in the state of Utah.

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

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

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

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

3. Density for areas in the 100-year flood plain as shown on the FEMA Flood Insurance Rate Maps shall be

calculated at a rate of one unit per five acres regardless of the density allowed by the underlying zone.

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

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

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

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

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

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

G. Lot Sizes. The dwellings may be situated in one building or buildings may be clustered. Individual lot sizes may be reduced below the requirements of the zone in which the development is located. The remaining land not within individual lots shall be set aside for parks, playgrounds, open space or other open areas. Setbacks may be reduced but shall be sufficient to allow for the installation of all required public utilities. No permanent structure shall be allowed in the public utility easement space. Public utility easements shall be free and clear of building footings, foundation walls, window wells, or any other permanent structure that does not meet utility clearance requirements. All buildings and structures shall maintain a minimum five-foot setback from any public utility easement, water line easement, sewer easement, storm drain easement, power easement, detention easement, or any other utility easement in order to ensure property utility clearances are maintained.

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

I. Open Space Design.

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

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

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

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

K. Open Space Adjacent to Major Roads. Where a Planned Unit Development is required for projects adjacent to a master planned arterial or limited access collector road, the area between the property line/ROW line and the required decorative fence shall be enlarged and landscaped as part of the required open space. The enlarged parkway area shall be counted towards meeting the minimum open space requirement and shall include decorative fencing, street tree plantings and other applicable improvements required in the Lehi City Design Standards and Public Improvement Specifications Manual. The landscaped area may also include shrubs, rocks, flowerbeds and ground cover. Maintenance of the landscaped parkway shall be insured by the developer and owner by means of a property management agency or by establishing a private association or corporation responsible for such maintenance, which shall levy the cost thereof as an assessment on the property owners within the Planned Unit Development.

L. Utilities. All buildings shall be served by public sewer and water systems and shall conform to the requirements of the Lehi City Design Standards and Public Improvement Specifications.

M. Compatibility. Wherever the Planned Unit Development site shares a common property line with a lower density residential or agricultural district, then for that portion of the Planned Unit Development site the setback requirements of the adjacent or contiguous zoning district shall apply. For example, if the rear yards of units in a PUD share a common property line with a lower density residential district, then the rear yard of the PUD units shall be the same as the required rear yards of the adjacent lower density district.

N. Landscaping. All areas not covered by buildings, or by off-street car parking areas or driveways, shall be planted in lawn, trees and shrubs, or otherwise landscaped and maintained in accordance with an approved landscape plan. All required front yard and side yard areas which are adjacent to a public street shall not be used for automobile parking areas, except for permitted driveways, but shall be landscaped and maintained with lawns, trees and shrubs, or other landscape materials.

O. Design Standards and Conditions. Design standards and conditions of development approval in addition to those required by the underlying zoning district may be required as conditions of approval, by the Reviewing Departments, Planning Commission and City Council when deemed necessary to ensure that a Planned Unit Development will be compatible with adjoining or nearby uses.

P. Parking. Developments shall provide adequate parking based on the requirements of Table 37.070. In addition to those requirements, developments with single-family detached units on lots with less than 50’ of frontage shall provide guest parking at a rate of one space for every six dwelling units.

PROPERTY HISTORY

September 26, 2008	This property was included in the Holbrook Annexation.
January 28, 2020	This property was included in the Saratoga Springs Boundary Line Adjustment zone change, approving R-2 (Medium Density) and R-3 (High Density) on this property.
November 16, 2021	The City Council approved the River Point Concept Plan, which a portion includes this property.

REPORT ANALYSIS

The applicant is requesting review and approval of the River Point Phase 1 Preliminary Subdivision. The proposed development is requesting to be built as a Planned Unit Development (PUD). It would be at the discretion of the Planning Commission and City Council to determine if a PUD would be appropriate at this location. This would be the first preliminary phase of the River Point concept plan which was reviewed in November 2021. This report will describe the PUD requirements, layout of the development, and the DRC comments.

PUD Requirements

Planned Unit Developments are a residential overlay that allows applicants to cluster development to provide varied lot sizes and open space. A PUD is allowed at the discretion of the Planning Commission and the City Council in all residential districts. The Planning Commission and City Council will need to determine if this site meets the requirements of a PUD.

The density for PUDs is determined based on the underlying zoning district. This plan shows the allowed amount of density, 75 units, based on the underlying zoning district of R-2 and R-3. The development does show more than the minimum of 10% open space required – 1.4 acres required while 1.6 acres is shown. The location and design of the open space requires that the open space is well-planned, walkable, and connected. The plan shows the open space with the clubhouse as being fronted by townhomes with sidewalks from each townhome to the clubhouse. In addition, sidewalks from the single-family homes are shown to connect to the clubhouse.

Proposed Layout

The proposed development is for 75 residential units and a clubhouse. The residential units include a mixture of single-family lots and rear-load townhomes. The townhomes are shown to be fronting the open space and 3600 West. The remainder of the property will consist of single-family homes of ranging sizes to provide variety throughout the subdivision. Road stubs will be made to the south to connect to future phases.

This phase will also provide a clubhouse to meet the amenities requirements for the multi-family units. In addition to the proposed clubhouse, a pool and playground will be located in the open space. Guest parking will be provided in front of the clubhouse and near the townhomes. This phase will also continue the master-planned trail along 3600 West.

DRC Comments

The DRC had 8 comments and one critical comment including the following:

1. Critical Comment: **Culinary source and storage must be provided prior to any final plan approval.**
   PI source and storage must be provided prior to any final plan approval.
2. Recommend parallel on street parking in front of the clubhouse. 11-12 parallel on-street parking stalls that could be utilized in lieu of the perpendicular parking as shown. That would allow less pavement, more landscape, and greater traffic calming. A small ADA ramp could be built in the park strip to accommodate an ADA stall.
3. Remove final plat from preliminary plat plans.
4. Keep the sidewalks leading to 3600 W straight along the property line where the curb extensions are.

Please consider including all DRC comments as a part of the 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 Lehi City Development Code regarding Planned Unit Developments.
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 March 10, 2022. The minutes and motion from this meeting are as follows:

3/10/2022 2.7) Public hearing and recommendation of Edge Homes' request for preliminary subdivision review of River Point Phase 1, a 75-unit residential development located at 3600 West 1100 North.
Brittney presented information on the agenda item.

The applicant, Judd Stewart with Edge Homes, was present. He stated the site plan was the remainder of the Machlachan property. The overall development will consist of 499 units. This is a powerline corridor, but they plan to install pickleball and a trail system. They hope the sourcing will resolve with the water issue and tank shortage of water supply that they are aware of.

Commissioner Nielsen opened the public hearing.

Rudabaugh Horchem stated traffic is a complete nightmare in this area.

Commissioner Nielsen closed the public hearing.

Ross Dinsdale stated the road will be widened, hoping to alleviate traffic concerns. Water storage is a concern, but the developer will be paying a significant amount of impact fees and stated the city feels like the timing will work well with the water concerns. There is a signal planned for 1500 North and Cold Springs Drive.

The commissioners asked for clarification with landscaping and design concepts.

Motion: Commissioner Eyre moved to send a positive recommendation of **Edge Homes' request for preliminary subdivision review of River Point Phase 1, a 75-unit residential development located at 3600 West 1100 North;** including all DRC comments and findings stated in the report. Commissioner Newall seconded.
Vote: Commissioner Everett, yes; Commissioner Ellis, yes; Commissioner Bunker, yes; Commissioner Nielsen, yes; Commissioner Jackson, yes; Commissioner Eyre, yes; Commissioner Newall, yes. The motion passed unanimously.

River Point Phase 1 Preliminary Subdivision
DRC Redline Comments

*Edge Homes – requests preliminary subdivision review **of River Point Phase 1**, a 75-unit residential development located at 3600 West 1100 North.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Brandon Parr, Brandon Watson, Michael Budge, Brady Morris, Spencer Llewelyn
Date of Plans Reviewed: 2/15/22
Time Start: 2:55 PM
Time End: 3:15 PM

CRITICAL COMMENTS:

1. **Culinary source and storage must be provided prior to any final plan approval.**
   PI source and storage must be provided prior to any final plan approval.

DRC REDLINE COMMENTS:

Glade – Power:
1. For final, add the Power Plan sheets, assure all power related symbols and layers show and plot.

Garion – Fire:
2. Insert Fire Riser detail (Water-11)

Greg – Water/Sewer:
3. Adjust sewer alignment as shown in 3830 West 1200 North intersection as shown. This will eliminate an extra manhole

Trent – Parks: No comments
Gary – Building/Inspections: No comments
Matt – Public Works: No comment
Ross – Engineering:
4. Need to review overall sewer plan, storm drain plan, water and PI plan.

Luke- Traffic: No comments
Kim – Planning:
5. Recommend parallel on street parking in front of the clubhouse. 11-12 parallel on-street parking stalls that could be utilized in lieu of the perpendicular parking as shown. That would allow less pavement, more landscape, and greater traffic calming. A small ADA ramp could be built in the park strip to accommodate an ADA stall.
6. Remove final plat from preliminary plat plans.
7. Recommend shifting the trail crossing 16'-20' away from 3600 West. Both AASHTO and the Crow manual recommend this for a crossing parallel to a road with a speed limit over 30 mph or greater.
8. Keep the sidewalks leading to 3600 W straight along the property line where the curb extensions are.

GENERAL COMMENTS:

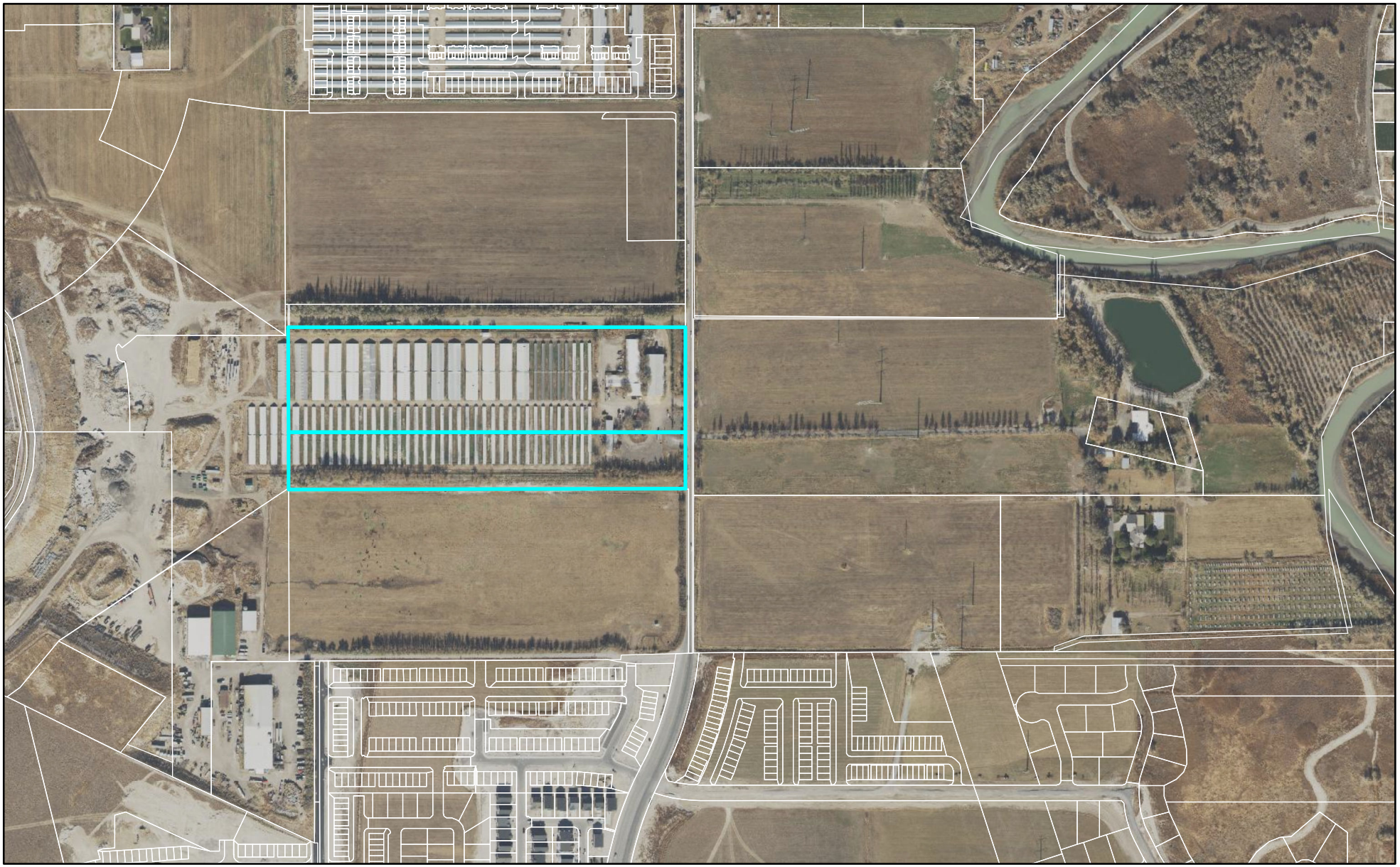
1. Water dedication will be required as a condition prior to a pre-construction meeting or recording the final plat for any phase of River Point.
2. Reimbursement Agreement for road widening of 3600 West and 3830 West.
3. Reimbursement for master-planned trails will be required.
4. Will have a reimbursement for oversizing on the culinary and PI waterlines in 1100 North. 6" project and 8" master planned size for culinary and 8" project and 12" master planned size for PI.

THIS ITEM WILL BE SCHEUDLED FOR PLANNING COMMISSION ON MARCH 10TH

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

River Point Phase 1

Aerial

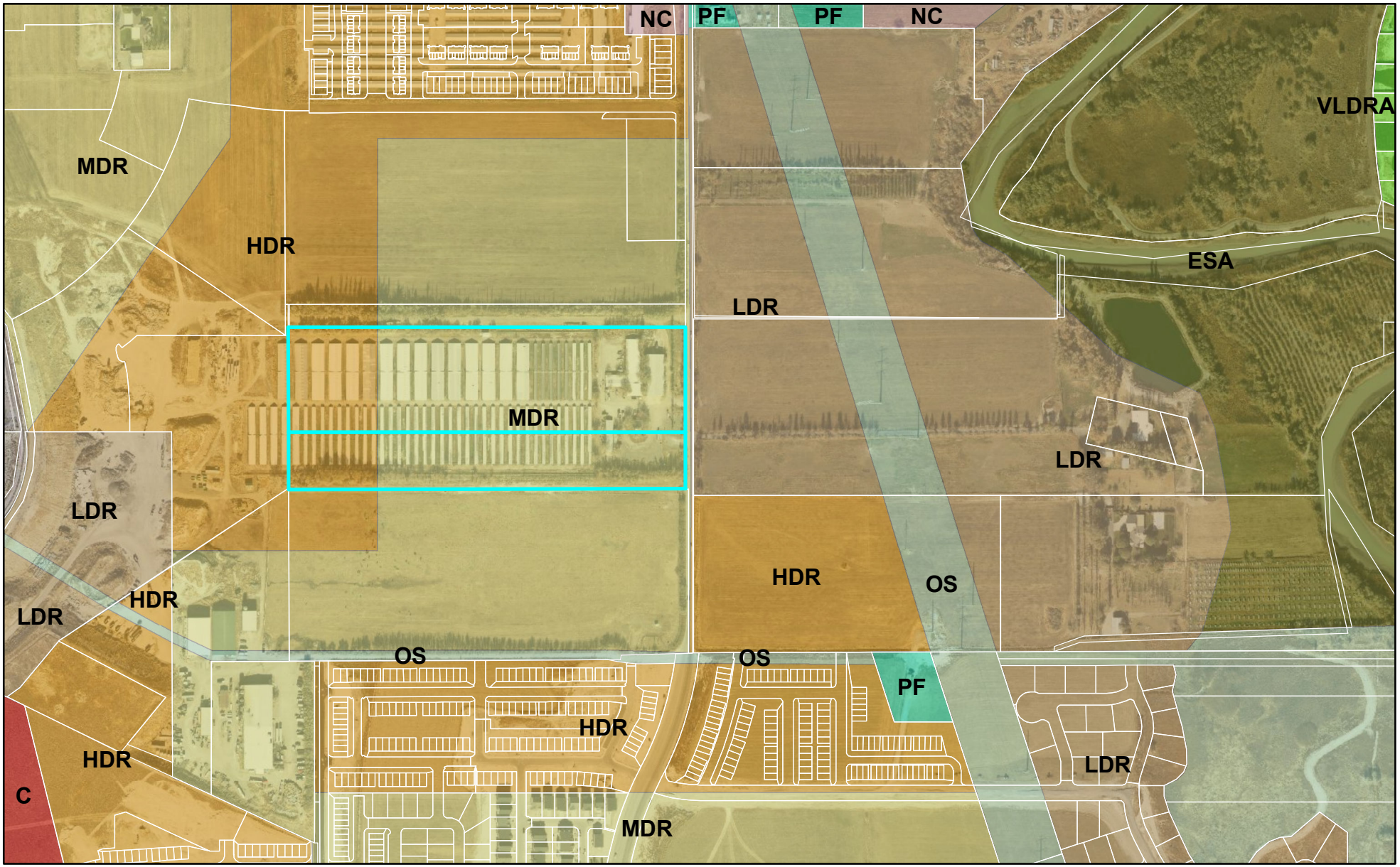


0 590 1,180 Feet

LEHI CITY

River Point Phase 1

General Plan

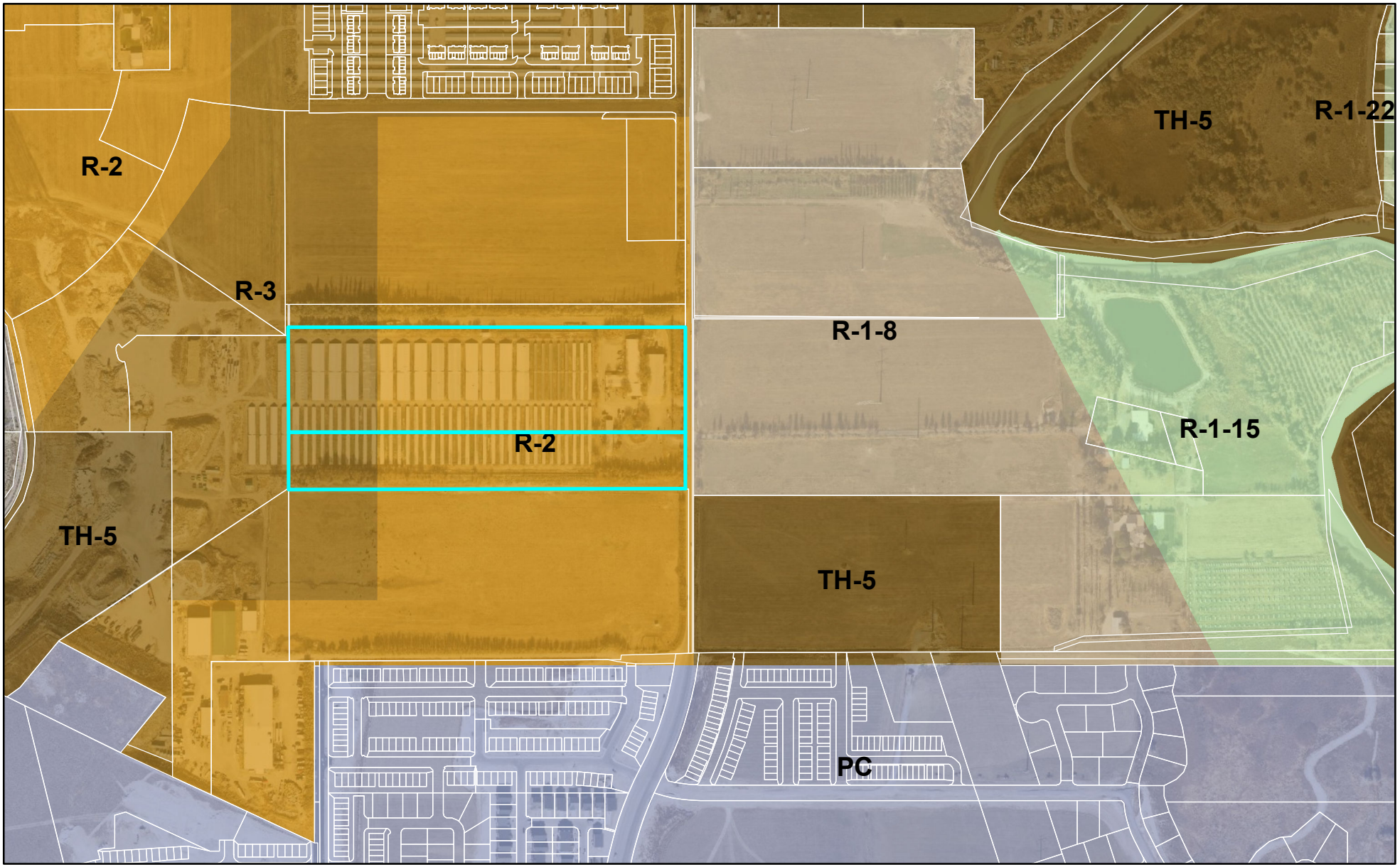


0 590 1,180 Feet

LEHI CITY

River Point Phase 1

Zoning



0 590 1,180 Feet

LEHI CITY

Dear Lehi City,

The following narrative is intended to address the issues outlined in the Application for Preliminary Subdivision Plat Application for the Riverpoint Subdivision

Following the Concept Plan Approval by City Council, Edge Homes is excited for the opportunity to present Lehi City with our first Preliminary Subdivision Application for Riverpoint.

We were given many great suggestions from the planning department, Planning Commission, and City Council during the Concept Plan Approval process. We believe these ideas will help enhance the look and feel of this community to both those passing through and those who will call it home. We appreciate the input and expertise and are pleased to introduce these elements into Riverpoint.

The vision for this community is to add to the existing area currently developed or under development. The location and design of the green byways, community gathering areas, and future public parks and open space are a result of many productive meetings with Lehi City Planning and Engineering.

The first submittal lies in current Lehi city boundaries and will consist of 46 single family lots and 29 town homes.

This full buildout of this project will be substantial and will continue to serve the demand of the residents looking for all the conveniences Lehi has to offer. We are excited to continue to provide homes and communities to Lehi City and look forward to working through this project together.

Respectfully,

Brandon Parr

Edge Homes

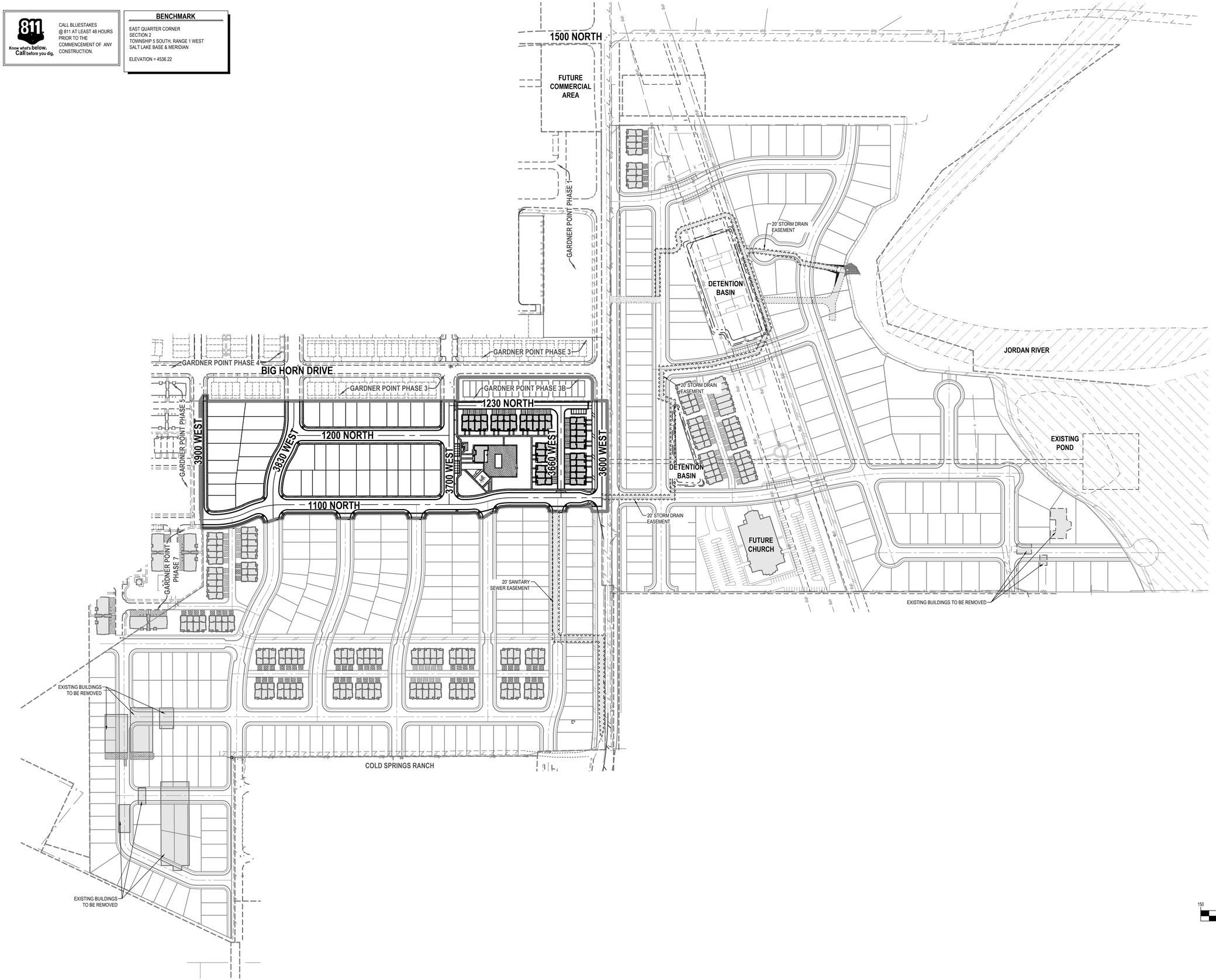
811 Know what's below. Call before you dig.

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

BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22



NORTH

HORIZONTAL GRAPHIC SCALE

150 0 75 150 300

(IN FEET)
HORZ: 1 inch = 150 ft.

ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UTAH 84020
CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 1
A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
02/15/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH
Braden D Morris

MASTER SITE PLAN

PROJECT NUMBER 8069Q
PRINT DATE 2/15/22
DRAWN BY C. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-200

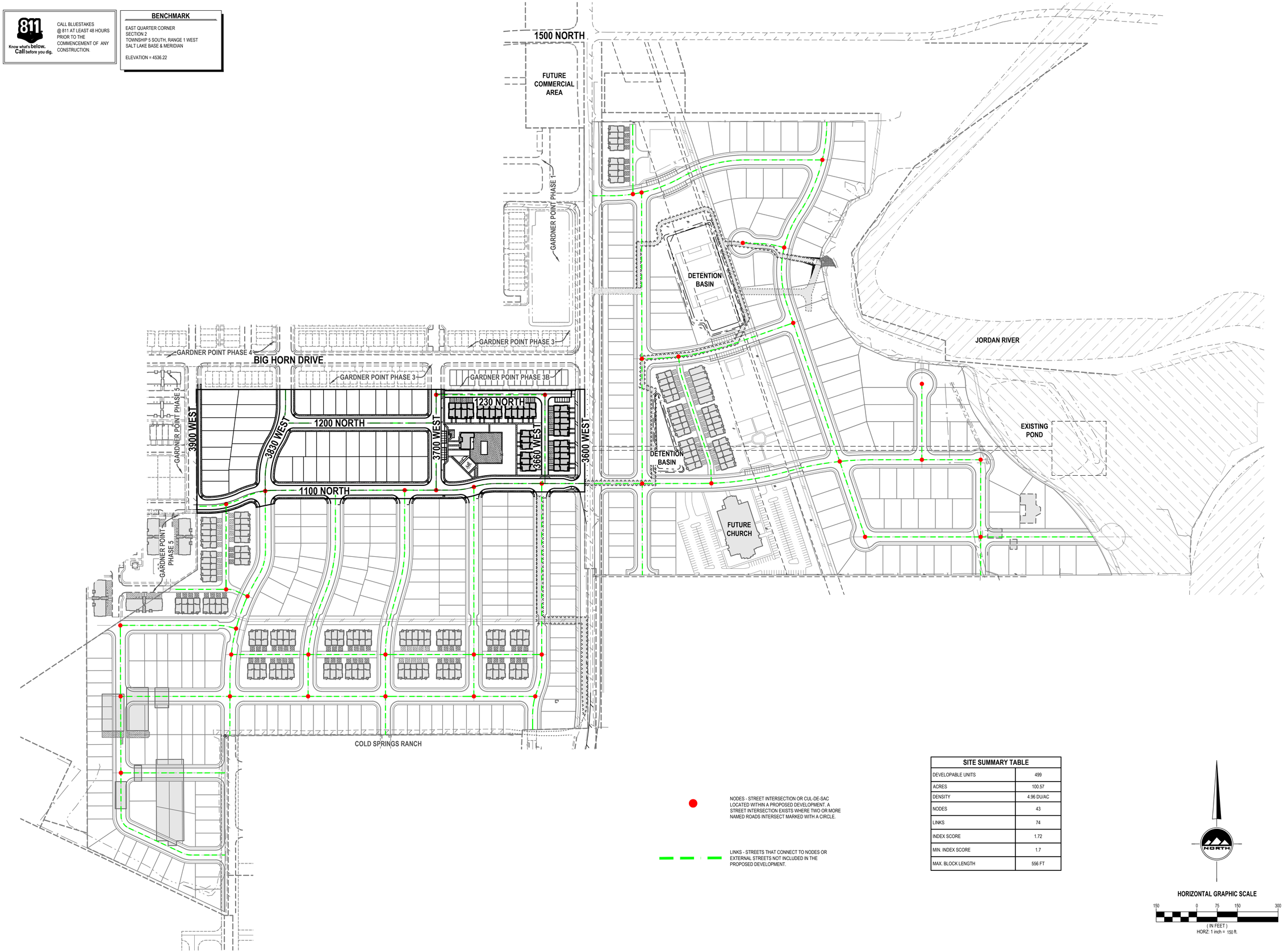
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NODES - STREET INTERSECTION OR CUL-DE-SAC LOCATED WITHIN A PROPOSED DEVELOPMENT. A STREET INTERSECTION EXISTS WHERE TWO OR MORE NAMED ROADS INTERSECT MARKED WITH A CIRCLE.

LINKS - STREETS THAT CONNECT TO NODES OR EXTERNAL STREETS NOT INCLUDED IN THE PROPOSED DEVELOPMENT.

SITE SUMMARY TABLE	
DEVELOPABLE UNITS	499
ACRES	100.57
DENSITY	4.96 DU/AC
NODES	43
LINKS	74
INDEX SCORE	1.72
MIN. INDEX SCORE	1.7
MAX. BLOCK LENGTH	556 FT

NORTH

HORIZONTAL GRAPHIC SCALE

150 0 75 150 300

(IN FEET)
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1200 NORTH 3600 WEST
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REGISTERED PROFESSIONAL ENGINEER
02/15/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

CIRCULATION PLAN

PROJECT NUMBER 8069Q
PRINT DATE 2/15/22
DRAWN BY C. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-200A

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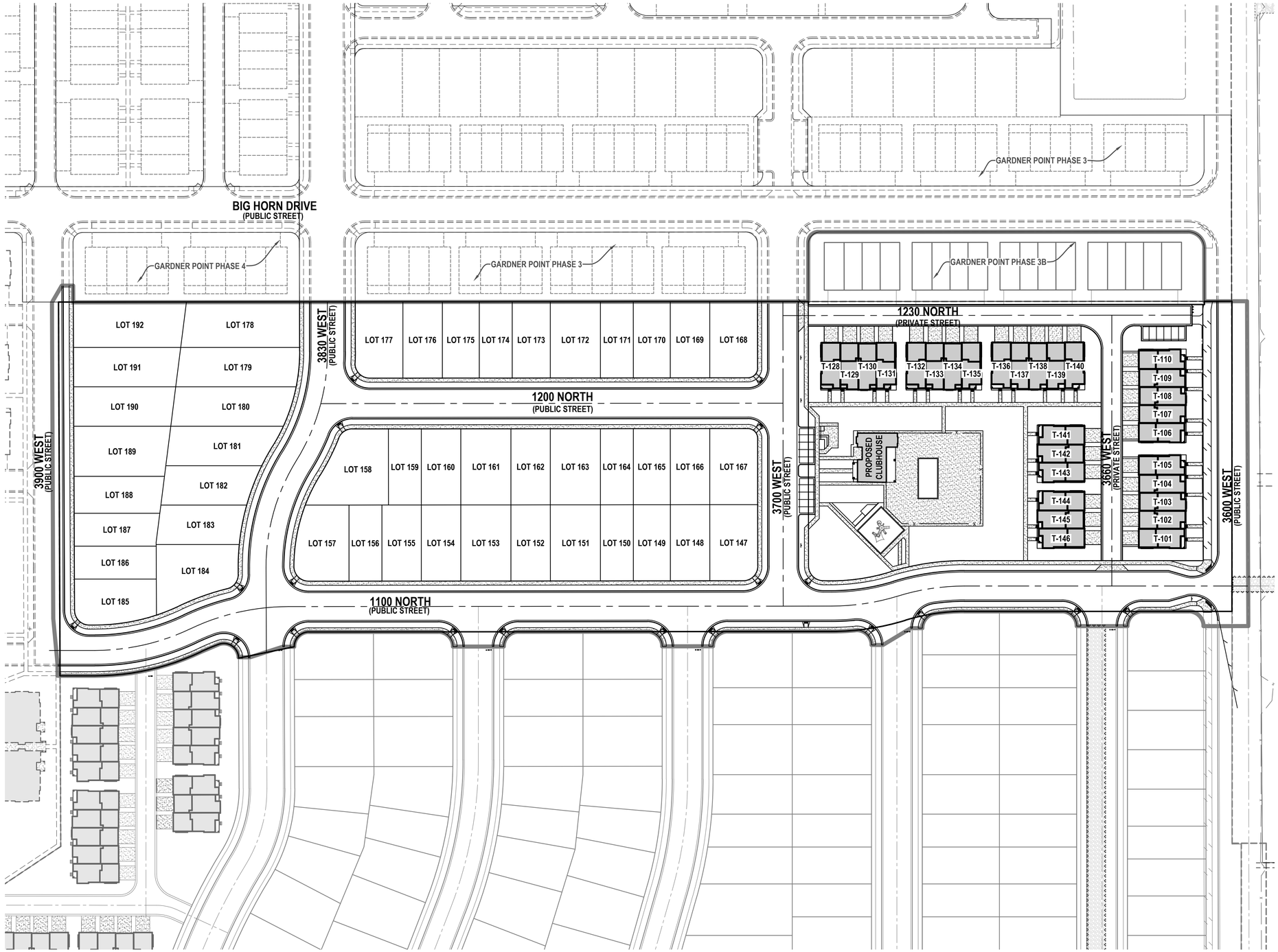
BENCHMARK

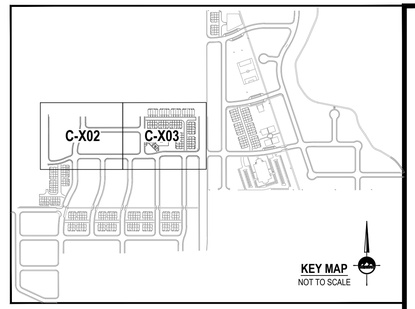
EAST QUARTER CORNER
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GENERAL NOTES

1. ALL WORK TO COMPLY WITH LEHI CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.





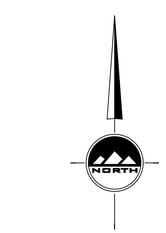
TYPE OF DEVELOPMENT:
RESIDENTIAL PUD

UNIT COUNT

SINGLE FAMILY RESIDENTIAL = 46
TOWNHOMES = 29
TOTAL UNITS = 75
UNITS PER ACRE = 5.67

THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE.RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK

PARKING DATA TABLE	
SURFACE (GUEST) PARKING	16
HANDICAP-ACCESSIBLE STALLS	0
TOWNHOME GARAGE PARKING	58
TOWNHOME DRIVE PARKING	58
TOTAL PARKING PROVIDED	132



HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
HORZ: 1 inch = 60 ft.

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5150016-2202
BRADEN D. MORRIS
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PHASE 1 SITE PLAN

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C-201

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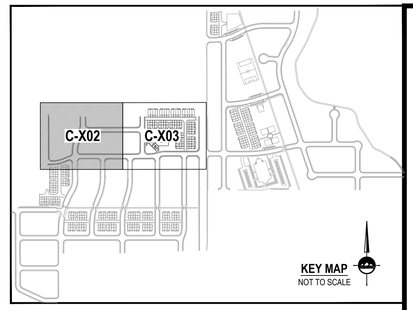
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7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 24" MOUNTABLE CURB & GUTTER PER DETAIL 6/C-600.
2. INSTALL 24" REVERSE PAN MOUNTABLE CURB & GUTTER PER DETAIL 7/C-600.
3. INSTALL HIGH BACK CURB AND GUTTER PER LEHI CITY STD DRAWING ROAD-5.
4. 6" THICK CONCRETE SIDEWALK PER LEHI CITY STANDARDS AND SPECIFICATIONS.
5. INSTALL 3' WATERWAY PER DETAIL 5/C-500.
6. INSTALL FLARED DRIVE APPROACH PER LEHI CITY STANDARD DRAWING ROAD-11.
7. EXIST EDGE OF ASPHALT.
8. ADA RAMP PER LEHI CITY STANDARD DRAWING ROAD-6.
9. ASPHALT TRAIL PER LEHI CITY STANDARD DRAWING TRAIL-1. WIDTH PER PLAN
10. SITE AMENITIES. REFER TO LANDSCAPE DRAWINGS.
11. STREET SIGN. INSTALL PER M.U.T.C.D. STANDARDS WITH STREET SIGNS PER LEHI CITY STANDARDS.
12. INSTALL PROTECTIVE BOLLARD SPACED AT 2' MAX PER DETAIL 8/C-500.
13. INSTALL HIGH BACK REVERSE SLOPE CURB AND GUTTER PER LEHI CITY STANDARD DRAWING ROAD-5.
14. INSTALL 'NO PARKING' SIGN PER M.U.T.C.D. STANDARD PLANS. 'NO PARKING' SIGNS TO BE MAINTAINED BY DEVELOPER/HOA
15. INSTALL (2) K-RAILS WITH M.U.T.C.D. SIGN OM4-2 (18" SIGN) ATTACHED TO EACH
16. INSTALL ALL WEATHER ACCESS PER LEHI CITY STANDARD DRAWING ROAD-14.
17. INSTALL 4' WROUGHT IRON FENCE.



HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

HORZ: 1 inch = 30 ft.

ENSIGN
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FOR:
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DRAPER, UTAH 84020
CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 1
A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
02/15/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

SITE PLAN

PROJECT NUMBER 8069Q
PRINT DATE 2/15/22
DRAWN BY C. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-202

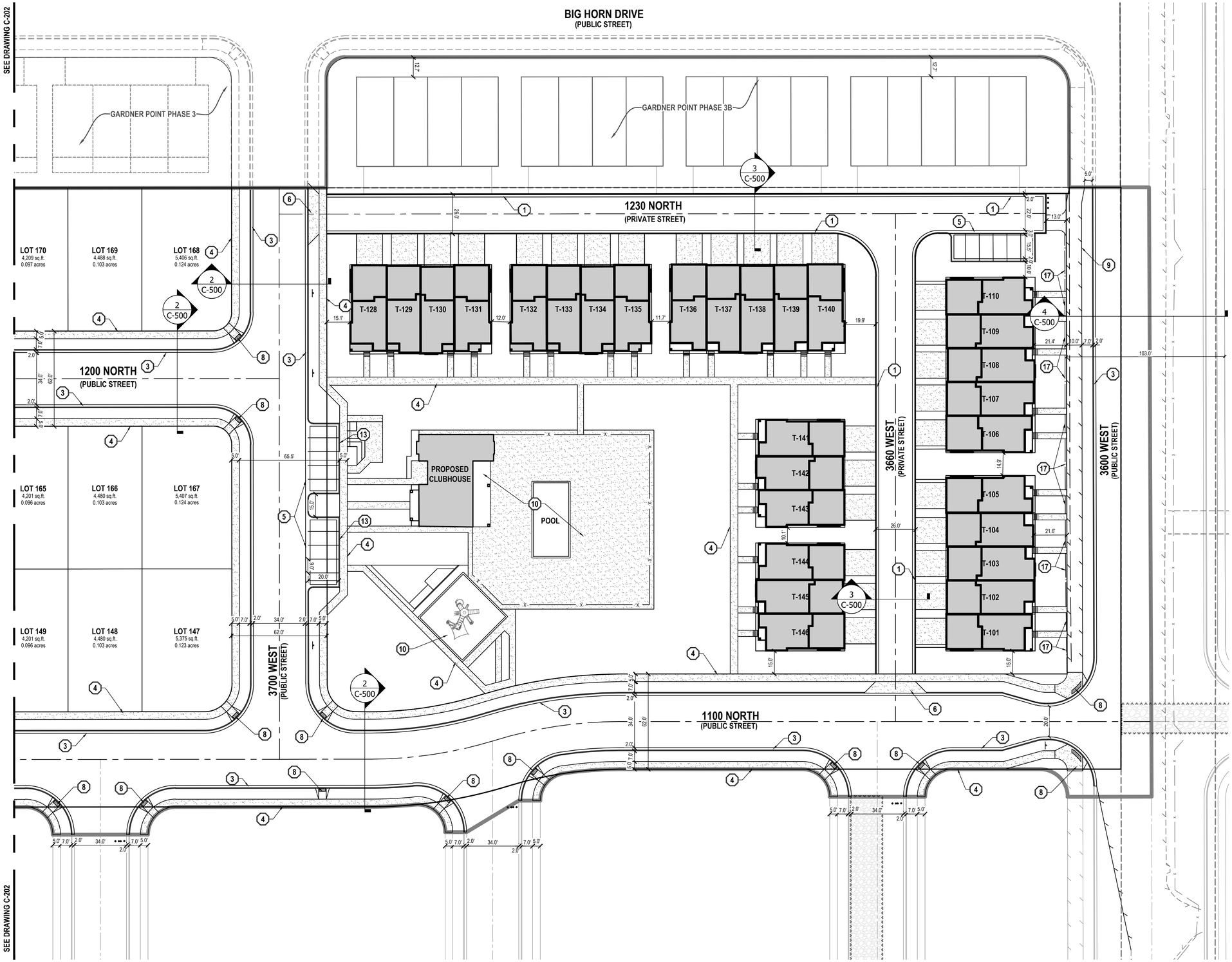
811 Know what's below. Call before you dig.

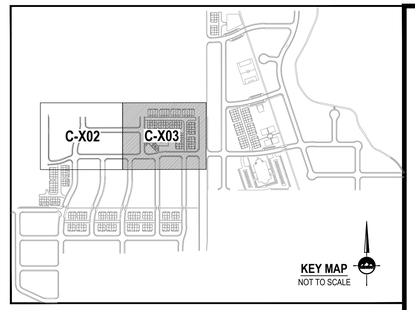
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22





GENERAL NOTES

1. ALL WORK TO COMPLY WITH LEHI CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

NORTH

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LEHI, UTAH

REGISTERED PROFESSIONAL ENGINEER
02/15/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

SITE PLAN

PROJECT NUMBER 8069Q
PRINT DATE 2/15/22
DRAWN BY C. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-203

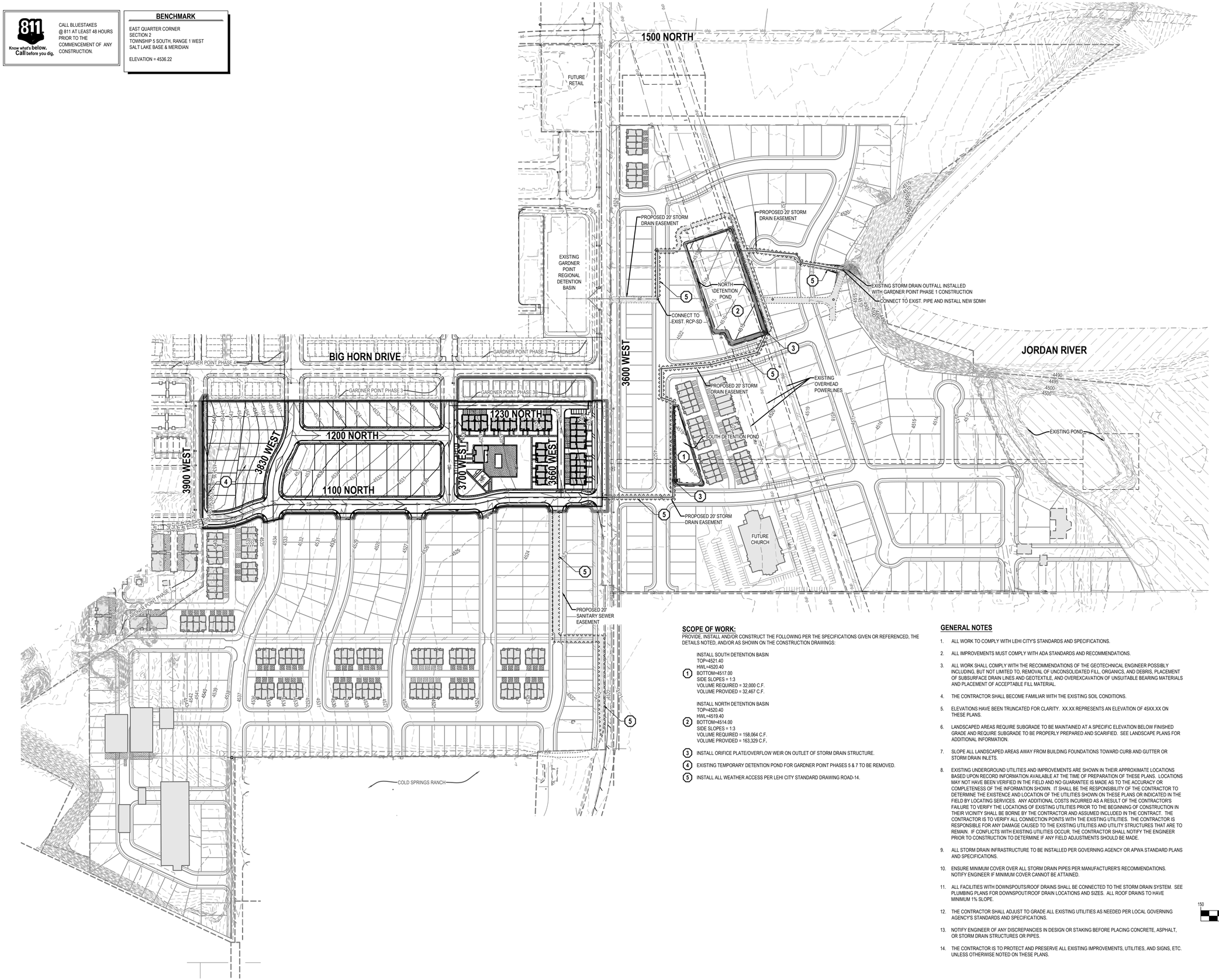
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BENCHMARK

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SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22



SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

(1) INSTALL SOUTH DETENTION BASIN
TOP=4521.40
HWL=4520.40
BOTTOM=4517.00
SIDE SLOPES = 1:3
VOLUME REQUIRED = 32,000 C.F.
VOLUME PROVIDED = 32,467 C.F.

(2) INSTALL NORTH DETENTION BASIN
TOP=4520.40
HWL=4519.40
BOTTOM=4514.00
SIDE SLOPES = 1:3
VOLUME REQUIRED = 158,064 C.F.
VOLUME PROVIDED = 163,329 C.F.

(3) INSTALL ORIFICE PLATE/OVERFLOW WEIR ON OUTLET OF STORM DRAIN STRUCTURE.

(4) EXISTING TEMPORARY DETENTION POND FOR GARDNER POINT PHASES 5 & 7 TO BE REMOVED.

(5) INSTALL ALL WEATHER ACCESS PER LEHI CITY STANDARD DRAWING ROAD-14.

GENERAL NOTES

1. ALL WORK TO COMPLY WITH LEHI CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO; REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 45XX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
13. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
14. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

NORTH

HORIZONTAL GRAPHIC SCALE

150 0 75 150 300
(IN FEET)
HORZ: 1 inch = 150 ft.

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REGISTERED PROFESSIONAL ENGINEER
02/15/2022
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

MASTER GRADING AND DRAINAGE PLAN

PROJECT NUMBER 8069Q
PRINT DATE 2/15/22
DRAWN BY C. OESTREICH
CHECKED BY M. BUDGE
PROJECT MANAGER B. MORRIS

C-300

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

1. Site Conditions
2. Guarantees
3. Maintenance
4. Soil Amendments
5. Fine Grading
6. Landscape Edging
7. Furnish and Installing Plant
8. Turf Planting
9. Weed Barrier

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture; Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

a. PH: 5.5-7.5

b. EC (electrical conductivity): < 2.0 mmhos per centimeter

c. SAR (sodium absorption ration): < 3.0

d. % OM (percent organic matter): >1%

e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%, Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

a. Washed mortar sand free of organic material.

b. Portland Cement (see concrete spec. below for type)

c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.

d. Only potable water for mixing.

I. Landscape Metal Edging: 5.5" steel edging with 18" dowels into the ground for stabilization.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plants.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a courser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

4. TURF - SOD LAYING

A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blemishes. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as too completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.

G. Apply water directly after laying sod. Rainfall is not acceptable.

H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.

J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

3.5 WEED BARRIER

A. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.

B. Cut weed barrier back to the edge of the plant rootball.

C. Overlap rows of fabric min. 6"

D. Stable fabric edges and overlaps to ground.

END OF SECTION

LANDSCAPE NOTES

INSTALLATION

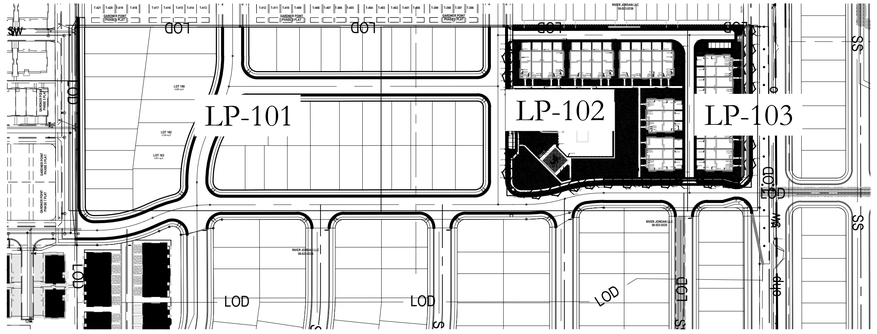
1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
4. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHTECT FOR APPROVAL PRIOR TO LAYING SOD.
5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 2-3" OF QUALITY COMPOST) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
6. SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
7. EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.
8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DeWitt 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.
9. ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.
10. A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
11. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE

INSTALLER RESPONSIBILITIES AND LIABILITIES

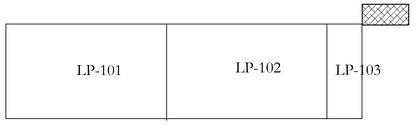
1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

1. AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
2. AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
3. A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
4. LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
6. DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL; WHICHEVER DISTANCE IS GREATER



SHEET INDEX



SITE MATERIALS LEGEND

	1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 125% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	94,380 sf
	1-02	WOOD MULCH: MULCHED AREAS SHALL INCLUDE THE TREE RINGS AROUND DECIDUOUS TREES WITHIN THE LAWN AREAS. MULCH SHALL BE APPLIED TO A DEPTH OF THREE INCHES (3") AT THE OUTER EDGE OF TREE RINGS, TAPERING DOWN TO THE TREE TRUNK, AND SHALL BE CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION. ONLY CHOCOLATE BROWN BARK MULCH LANDSCAPE CONTRACTOR CAN USE A DIFFERENT MANUFACTURER AND VARIETY. ALL BARK MULCH IN ENTIRE DEVELOPMENT MUST BE THE SAME IN ALL PHASES. SAMPLES ARE REQUIRED TO BE SUBMITTED TO PROJECT MANAGER, EDGE HOMES. ALL MULCH MUST BE APPROVED PRIOR TO INSTALLATIONS.	540 sf
	1-03	LARGE SIZE DECORATIVE ROCK AREAS: LARGE SIZE DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH TWO TO FOUR INCH (2"-4") TAURUS CEDARSTONE COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION. ONLY 2"-4" DIAMETER ROCK LANDSCAPE CONTRACTOR CAN USE A DIFFERENT MANUFACTURER AND VARIETY. THESE MUST BE 2"-4" DIAMETER NO LARGER AND GRAY IN COLOR. ALL STONE IN ENTIRE DEVELOPMENT MUST BE THE SAME IN ALL PHASES. SAMPLES ARE REQUIRED TO BE SUBMITTED TO PROJECT MANAGER, EDGE HOMES. ALL ROCK MUST BE APPROVED PRIOR TO INSTALLATIONS.	24,669 sf
	1-04	SMALL SIZE DECORATIVE ROCK AREAS: SMALL SIZE DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH THREE QUARTER INCH (3/4") COTTONWOOD FRACTURED STONE GRAVEL ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF THREE INCHES (3") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION. ONLY 3/4" DIAMETER ROCK LANDSCAPE CONTRACTOR CAN USE A DIFFERENT MANUFACTURER AND VARIETY. THESE MUST BE 3/4" DIAMETER NO LARGER AND MATCH COTTONWOOD FRACTURED STONE ROCK IN COLOR. ALL STONE IN ENTIRE DEVELOPMENT MUST BE THE SAME IN ALL PHASES. SAMPLES ARE REQUIRED TO BE SUBMITTED TO PROJECT MANAGER, EDGE HOMES. ALL ROCK MUST BE APPROVED PRIOR TO INSTALLATIONS.	29,529 sf

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-13	PLAYGROUND SURFACE. SOF'FALL ENGINEERED WOOD.	115.56 cy

PLANT LEGEND

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AR'R	2	Acer rubrum `Redpointe` Redpointe Maple	2" Cal
	AT'P	45	Acer truncatum x platanoides `JFS-KW187` TM Urban Sunset Maple	2" Cal
	GB'P	30	Ginkgo biloba `Princeton Sentry` Princeton Sentry Gingko	2" Cal
	M'PR	16	Malus x `Prairie Rose` Prairie Rose Crabapple	2" Cal
	UL'P	43	Ulmus parvifolia Lacebark Elm	2" Cal
	ZS'M	4	Zelkova serrata `Musashino` Sawleaf Zelkova	2" Cal
	ZM	8	Zelkova serrata `Musashino` Sawleaf Zelkova	2" Cal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BT'C	38	Berberis thunbergii `Crimson Pygmy` Crimson Pygmy Barberry	5 gal
	CS'K	25	Cornus sericea `Kelseyi` Kelseyi Dogwood	5 gal
	EA'C	18	Euonymus alatus `Compactus` Compact Burning Bush	5 gal
	JS'B	37	Juniperus Scopulorum `Blue Arrow` Blue Arrow Juniper	5 gal
	PO'S	18	Physocarpus opulifolius `Seward` TM Summer Wine Seward Ninebark	5 gal
	RI'R	2	Rhamnus frangula `Fine Line` Fine Line Buckthorn	5 gal
	SJ'W	50	Spiraea japonica `Walbuma` Magic Carpet Spirea	5 gal
	VO'N	204	Viburnum opulus `Nanum` Dwarf European Viburnum	5 gal

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Rf'r	14	Rhamnus frangula `Ron Williams` Fine Line Fine Line Buckthorn	5 gal
	Ra'g	84	Ribes odoratum Golden Currant	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BS'S	224	Buxus sempervirens 'Suffruticosa' Suffruticosa Common Boxwood	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CA'K	542	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	1 gal
	MS'M	8	Miscanthus sinensis `Morning Light` Eulalia Grass	1 gal
	PV'S	156	Panicum virgatum `Shenandoah` Shenandoah Switch Grass	1 gal
	PA'H	65	Pennisetum alopecuroides `Hameln` Hameln Fountain Grass	1 gal

ISSUE DATE	PROJECT NUMBER
2/15/2022	UT21146

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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811 BLUE STAKES OF UTAH
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1-800-662-4111
www.bluestakes.org

0 75' 150' 300' 600'
GRAPHIC SCALE: 1" = 150'

RIVER POINT: PH 1
LEHI, UTAH

EDGE HOMES
ATT: BRANDON PARR
801-494-0150
BPARR@EDGEHOMES.COM

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

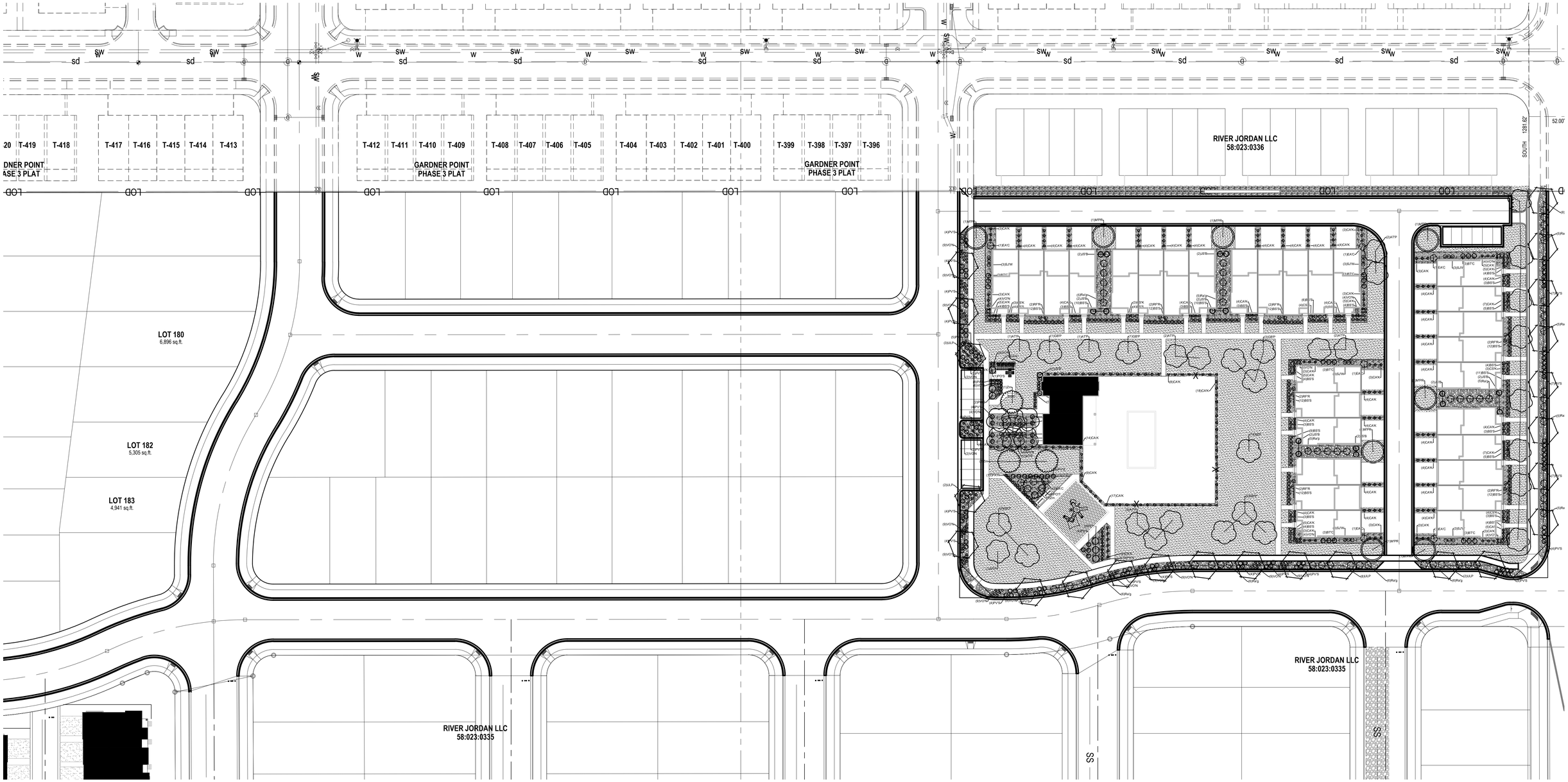
LICENSED LANDSCAPE ARCHITECT — JEREMY ANDWORTH — 812821-5301 — 02/15/2022 — ELECTRONIC SEAL — STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	2/15/2022

LANDSCAPE PLAN COVER

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100



ISSUE DATE	PROJECT NUMBER
2/15/2022	UT21146

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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PLAN INFORMATION

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UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 20' 40' 80' 160'
GRAPHIC SCALE: 1" = 40'

PROJECT INFORMATION

RIVER POINT: PH 1
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

EDGE HOMES
ATT: BRANDON PARR
801-494-0150
BPARR@EDGEHOMES.COM

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

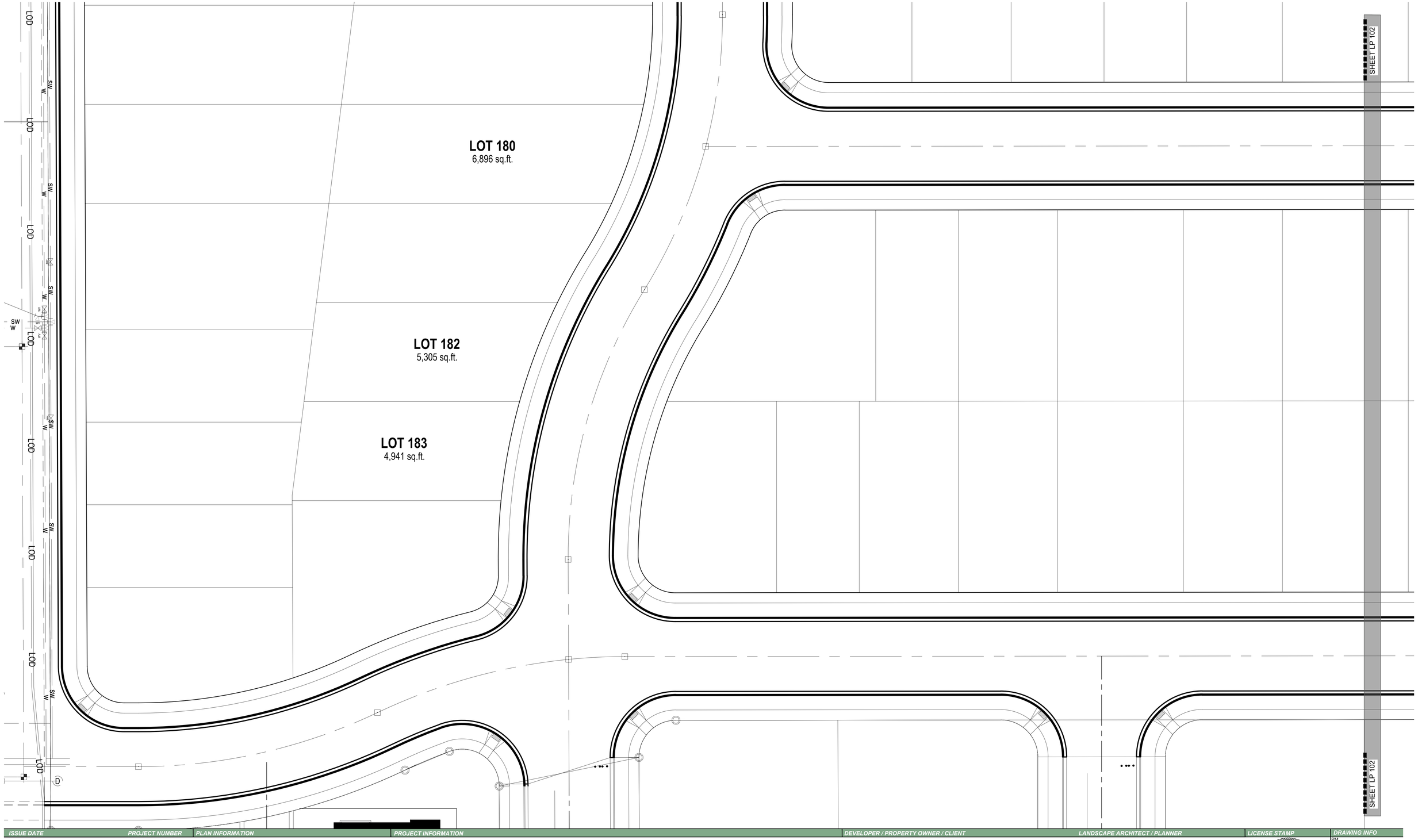
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
STATE OF UTAH
8172847-5301
02/15/2022
ELECTRONIC SEAL

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	2/15/2022

LANDSCAPE PLAN OVERALL

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-O



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
2/15/2022	UT21146						PM: JTA
							DRAWN: ACP
							CHECKED: JMA
							PLOT DATE: 2/15/2022

NO.	REVISION	DATE
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UTILITY NOTIFICATION CENTER, INC
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0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

RIVER POINT: PH 1
LEHI, UTAH

EDGE HOMES
ATT: BRANDON PARR
801-494-0150
BPARR@EDGEHOMES.COM

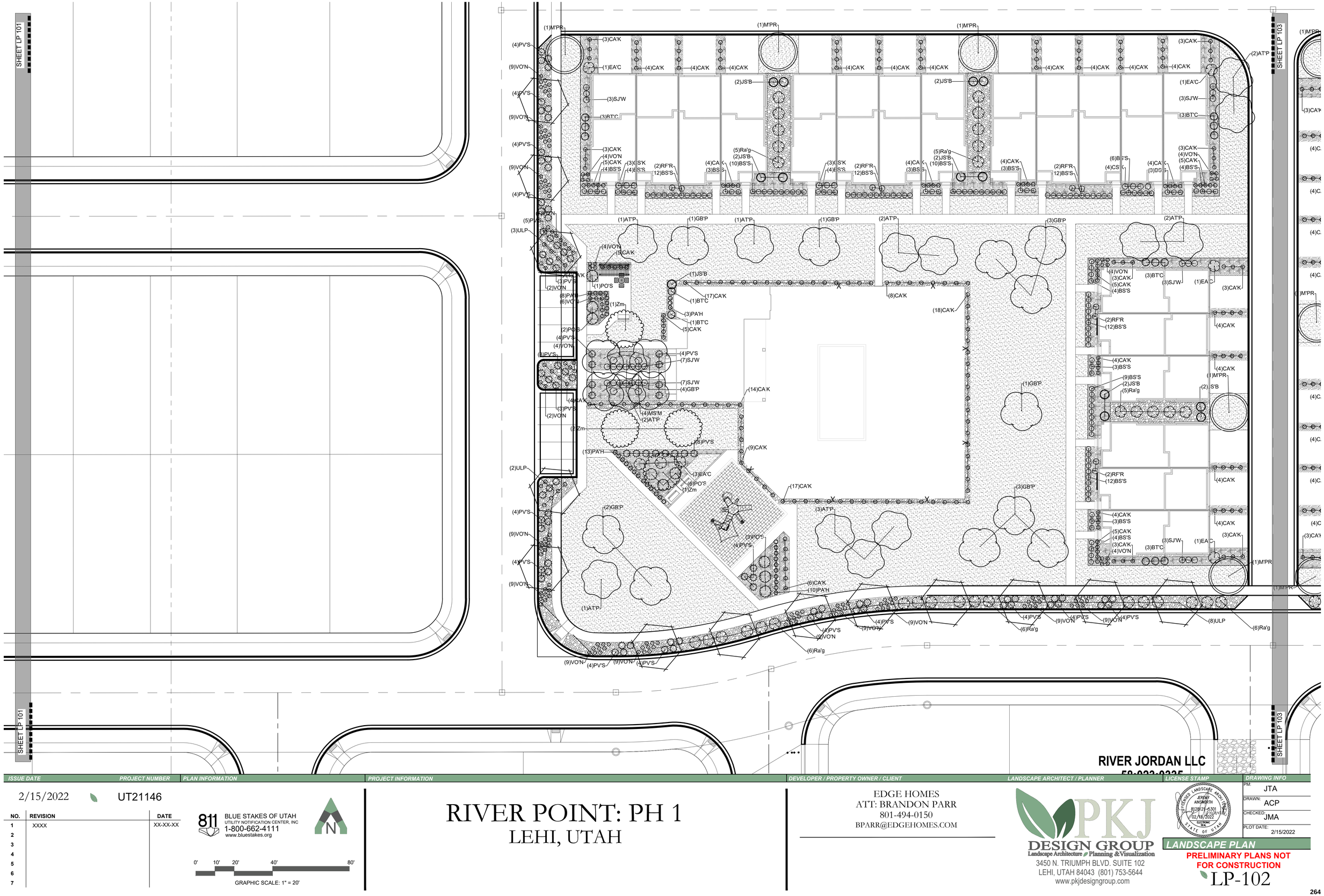
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LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSED LANDSCAPE ARCHITECT
JEREMY ANDWORTH
8128121-5301
02/15/2022
ELECTRONIC SIGNATURE
STATE OF UTAH

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-101



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
2/15/2022	UT21146						PM: JTA
							DRAWN: ACP
							CHECKED: JMA
							PLOT DATE: 2/15/2022

NO.	REVISION	DATE
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0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

RIVER POINT: PH 1
LEHI, UTAH

RIVER JORDAN LLC

EDGE HOMES
ATT: BRANDON PARR
801-494-0150
BPARR@EDGEHOMES.COM

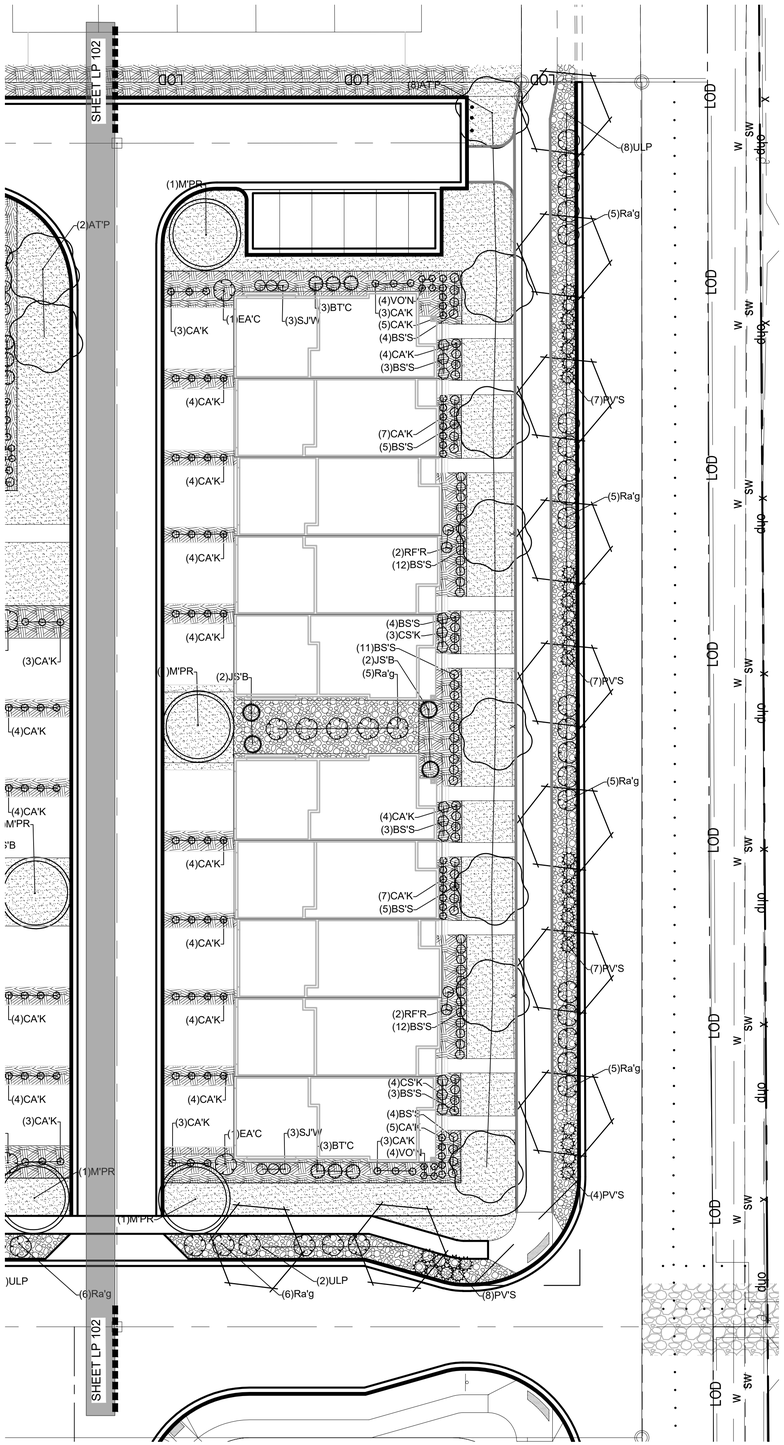
PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSED LANDSCAPE ARCHITECT JEREMY ANDWORTH 8128121-5301 02/15/2022 ELECTRONIC SEAL STATE OF UTAH

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-102



PLANT LEGEND

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AR'R	2	Acer rubrum `Redpointe` Redpointe Maple	2" Cal
	AT'P	45	Acer truncatum x platanoides `JFS-KW187` TM Urban Sunset Maple	2" Cal
	GB'P	30	Ginkgo biloba `Princeton Sentry` Princeton Sentry Gingko	2" Cal
	M'PR	16	Malus x `Prairie Rose` Prairie Rose Crabapple	2" Cal
	ULP	43	Ulmus parvifolia Lacebark Elm	2" Cal
	ZS'M	4	Zelkova serrata `Musashino` Sawleaf Zelkova	2" Cal
	ZM	8	Zelkova serrata `Musashino` Sawleaf Zelkova	2" Cal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BT'C	38	Berberis thunbergii `Crimson Pygmy` Crimson Pygmy Barberry	5 gal
	CS'K	25	Cornus sericea `Kelseyi` Kelseyi Dogwood	5 gal
	EA'C	18	Euonymus alatus `Compactus` Compact Burning Bush	5 gal
	JS'B	37	Juniperus Scopulorum `Blue Arrow` Blue Arrow Juniper	5 gal
	PO'S	18	Physocarpus opulifolius `Seward` TM Summer Wine Seward Ninebark	5 gal
	RF'R	2	Rhamnus frangula `Fine Line` Fine Line Buckthorn	5 gal
	SJ'W	50	Spiraea japonica `Walbuma` Magic Carpet Spirea	5 gal
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GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
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	MS'M	8	Miscanthus sinensis `Morning Light` Eulalia Grass	1 gal
	PV'S	156	Panicum virgatum `Shenandoah` Shenandoah Switch Grass	1 gal
	PA'H	65	Pennisetum alopecuroides `Hameln` Hameln Fountain Grass	1 gal

ISSUE DATE: 2/15/2022
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0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PLAN INFORMATION

PROJECT INFORMATION

RIVER POINT: PH 1
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

EDGE HOMES
ATT: BRANDON PARR
801-494-0150
BPARR@EDGEHOMES.COM

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
812812-5301
02/18/2022
ELECTRONIC SEAL
STATE OF UTAH

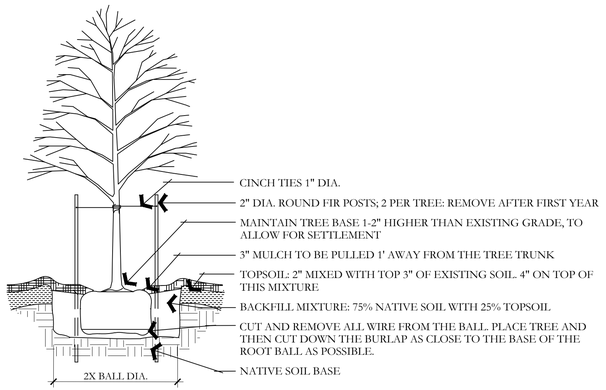
DRAWING INFO

PM:	JTA
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PLOT DATE:	2/15/2022

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

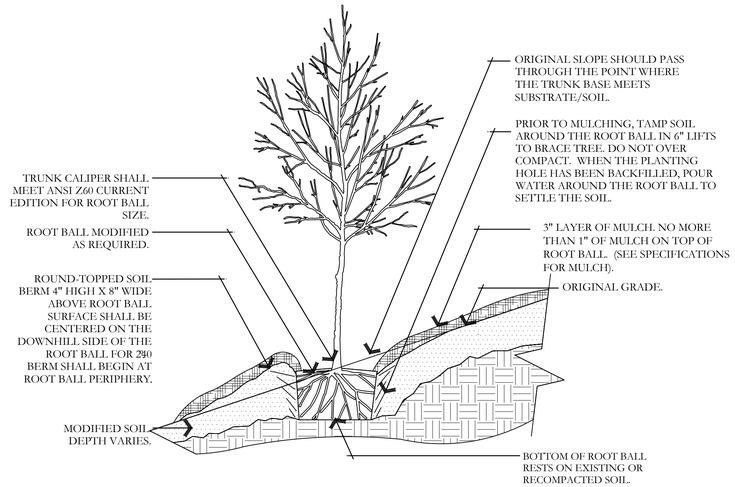
LP-103



A DECIDUOUS TREE PLANTING

NOT TO SCALE

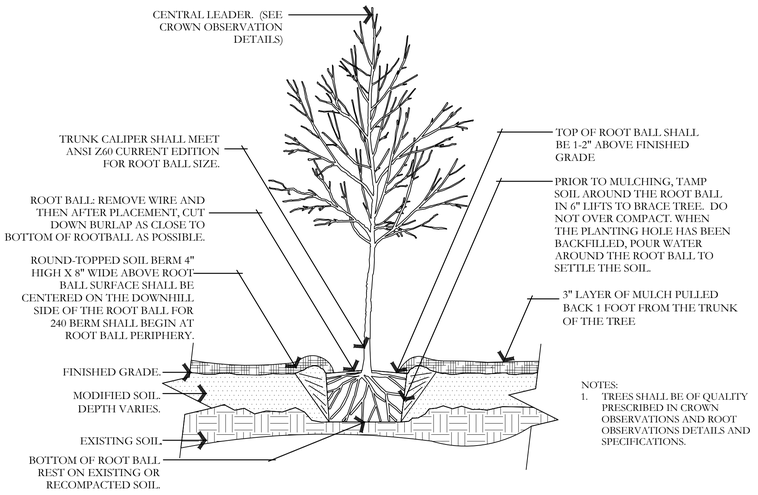
PKJ DESIGN GROUP



B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE

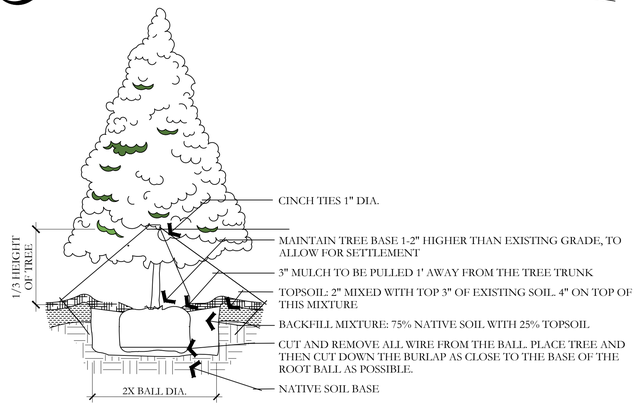
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C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE

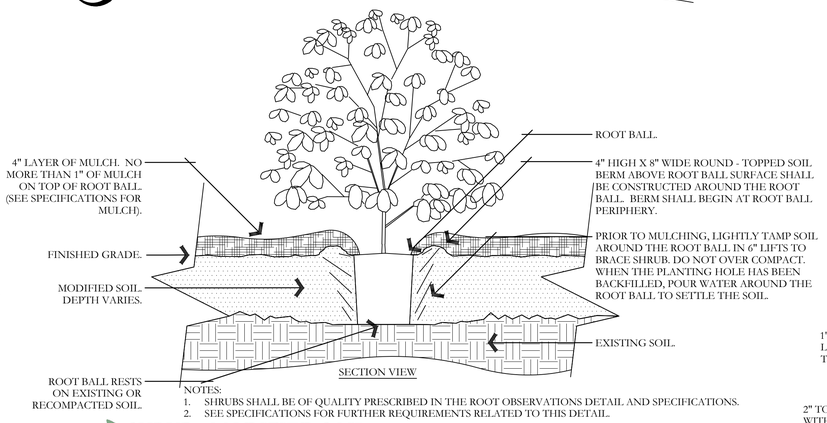
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D EVERGREEN TREE PLANTING

NOT TO SCALE

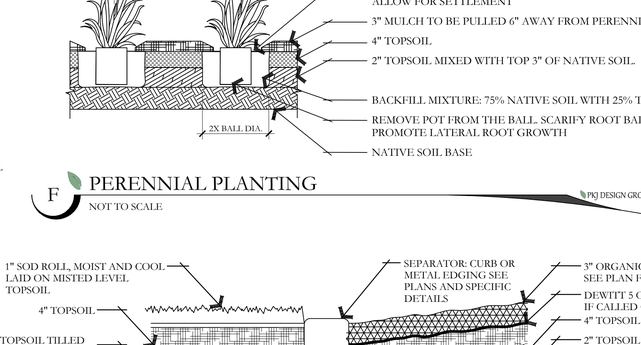
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E SHRUB - MODIFIED SOIL

NOT TO SCALE

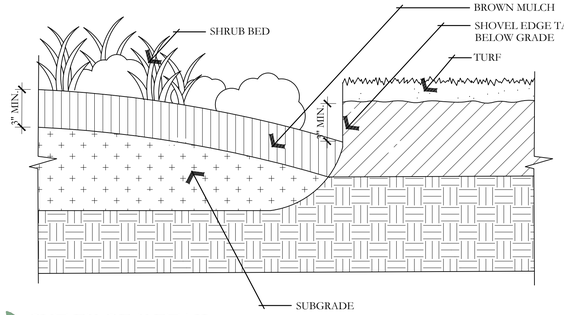
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F PERENNIAL PLANTING

NOT TO SCALE

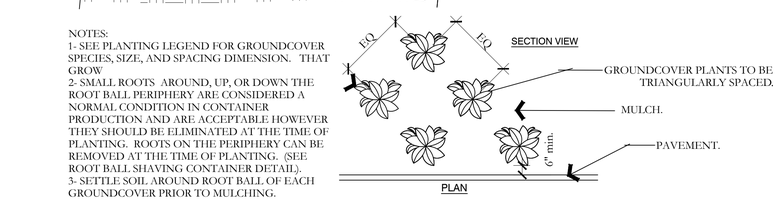
PKJ DESIGN GROUP



D CUT EDGE DETAIL

NOT TO SCALE

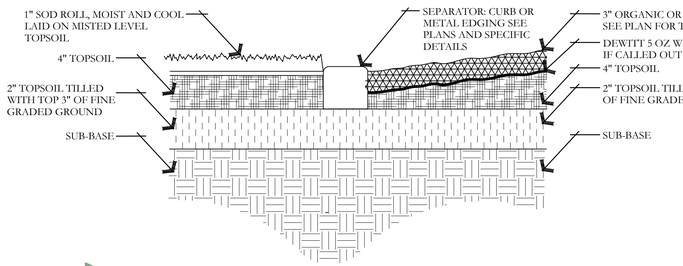
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H PERENNIAL/GROUNDCOVER PLANTING

NOT TO SCALE

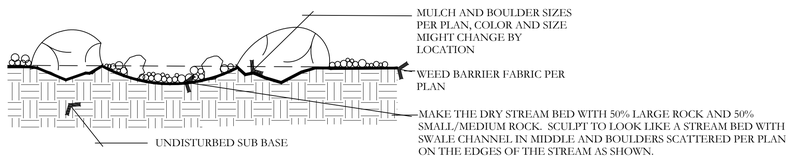
PKJ DESIGN GROUP



I SOD LAYING/MULCH DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



J BOULDER AND DRY STREAM BED DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
2/15/2022	UT21146

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

PLAN INFORMATION

PROJECT INFORMATION

RIVER POINT: PH 1
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

EDGE HOMES
ATT: BRANDON PARR
801-494-0150
BPARR@EDGEHOMES.COM

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
02/15/2022
REGISTERED
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	2/15/2022

LANDSCAPE DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-501



Caroline (3-6 Plex)
Color NN



Caroline
Back Elevation



Caroline (3-6 Plex)
Color OO



Caroline
Side Elevations



Caroline (3-6 Plex)
Color PP

— CAROLINE TOWNHOMES —



Chantelle (3-6 Plex)
Color LL



Chantelle
Back Elevation



Chantelle (3-6 Plex)
Color KK



Chantelle
Side Elevations



Chantelle (3-6 Plex)
Color MM



Chantelle (4-6 Plex)
Color J



Chantelle
Back Elevation



Chantelle (4-6 Plex)
Color K



Chantelle
Side Elevations



Chantelle (4-6 Plex)
Color L

Agenda Item No: 13

City Council Agenda Item Report

Meeting Date: April 12, 2022
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #22-2022 approval of the Cold Spring Ranch Area Plan Amendment, amending the allowed ERUs, density ranges of pods, property, and setbacks.

Suggested Action:

Attachments:

CC Staff Report Cold Spring Ranch Area Plan Amendment 04.12.22.docx

Cold Spring Ranch Area Plan Amendment DRC 03.09.22.docx

Ord 22-2022.docx

Cold Spring Ranch Area Plan Amendment - aerial.pdf

Cold Spring Ranch Area Plan Amendment - general plan.pdf

Cold Spring Ranch Area Plan Amendment - zoning.pdf

Cold Spring Ranch Area Plan Amendment 03.09.22.pdf

COLD SPRING RANCH AREA PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	DR Horton
Meeting Date	April 12, 2022
Requested Action/Purpose	Approval of a proposed area plan
Date of DRC Review	March 9, 2022
Date of Planning Commission Review	March 24, 2022
Assigned Planner	Sierra Pierson

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Chapter 6 of the Development Code contains all the regulations and standards that govern the creation of Planned Communities. Included below are some of the sections that contain general information that may be helpful to the Planning Commission in their review of the Cold Spring Ranch Area Plan.

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.

Section 06.030 Design Compatibility.

Development within a Planned Community Zone should promote attractive, unified architectural design. Development should be planned as one complex land use with a common architectural design theme that provides variety within a context of architectural compatibility, rather than an aggregation of individual, unrelated buildings located on separate, unrelated lots. In order to ensure that development within the Planned Community Zone is compatible and meets the purposes of this Chapter, the Planning Commission may recommend and the City Council may require that certain design guidelines be employed as part of the approval of an Area Plan for a PC Zone. The design guidelines may include, but are not limited to, architectural controls, colors, materials, building mass, innovative design of buildings and access, and any other features deemed appropriate by the City Council. As part of the design guidelines for any Planned Community Zone each single family detached or attached dwelling shall include, as a minimum standard, an enclosed one (1) car garage.

Section 06.110 Density Bonus.

Development within a PC Zone is eligible for a densi-ty bonus based on additional amenities provided. Density in excess of the base density may be consid-ered for planned communities which satisfy the re-quirements of one or more of the density bonus amenities listed in this chapter. Each amenity is as-signed a potential density bonus figured as a percentage increase in dwelling units. A density bonus shall not exceed 40 percent above the base density.

Section 06.120 Density Bonus Amenities.

A. An applicant for a PC Zone may include one or more of the following amenities in the design of the development and be considered for a density bonus in accordance with this section. Each amenity is followed by a percentage increase in total density for providing the amenity. The maximum density bonus allowed is equal to a 40 percent increase in dwelling units above the base density. If an appli-cant were to provide all of the density bonus ameni-ties in a planned community, the total would exceed a 40 percent increase in dwelling units. Regardless, the maximum density bonus allowed is equal to a 40 percent increase in dwelling units above the base density. The Planning Commission and City Council shall determine whether the applicant has complied with the necessary requirements for a density bonus as provided in this section.

B. The density increases listed represent the max-imum allowed. The Planning Commission may rec-ommend, and the City Council is entitled to approve less than the maximum amount listed.

1. Active Recreation. Active Recreational Fa-cilities in addition to required multi-family amen-ities or master planned trails which are provided for residents of the Planned Community devel-opment or the citizens of Lehi City are eligible for a density bonus. Active recreation areas may include swimming pools, sports courts, ten-nis courts, trails, pedestrian bridges, and other similar amenities. The Planning Commission and City Council may determine the bonus based on the cost of the amenity, its benefit to the resi-dents of the Planned Community, its size, and the number of amenities in the Planned Com-munity. The allowed density bonus for active recreation may be up to ten percent.

2. Common Buildings or Facilities. Develop-ments which contain buildings or facilities in ad-dition to required multi-family amenities that are constructed for use by the residents of the planned community or citizens of the communi-ty for meetings, indoor recreation, receptions, classes, or other similar uses are eligible for a density increase up to a maximum amount of ten percent. The Planning Commission and City Council may determine the bonus based on the cost of the building or facility, its benefit to the residents of the Planned Community, or its size. The common buildings or facilities must be con-structed prior to 25 percent of the building permits being issued for the overall development.

3. Civic Sites. Developments which set aside and donate property for civic uses including po-lice or fire satellite stations, municipal buildings, public recreation facilities and other public buildings or facilities are eligible for a density increase. The Planning Commission and City Council may determine the bonus based on the cost and size of the property. The allowed density bonus for active recreation may be up to ten percent.

4. Street Beautification. Planned Communities which incorporate detached meandering sidewalks with grass, shrubs, perennial flowers and trees along all streets of the development with provision for maintenance through a homeowners association or other means acceptable to the City are eligible for up to a five percent density increase.

5. Pedestrian and Bicycle Enhancements. Planned Communities which include additional pedestrian and bicycle amenities not typically required as part of the street improvements are eligible for up to a ten percent density increase. Improvements may include, but are not limited to:
(a) raised planters;
(b) bulb-outs or curb extensions;
(c) pedestrian plazas, including a minimum 750 square feet with seating areas and tables; and
(d) additional bike lanes and facilities not already required.

6. Entry Monuments. Planned Communities which provide a landscaped entry sign area for residential areas, which landscaping will be maintained by an automatic sprinkling system, are eligible for a two percent density increase per entry sign area.

7. Landscaping. Planned Communities which provide completely landscaped front yards maintained by an automatic sprinkling system for all single family dwellings, and installed by developer at time of construction, including grass or other acceptable ground cover, plus at least three one-gallon shrubs and two shade or ever-green trees of at least a two-inch caliper are eligible for up to a two percent density increase.

8. Open Space in Addition to Ten Percent Minimum. Planned Communities which provide either active or passive open space, as defined in this section, in addition to the ten percent mini-mum requirement for all residential areas, are eligible for a density increase as indicated. Planned Communities which provide an additional ten to 14 percent open space (20-24 percent total) are eligible for a two percent density increase. Planned Communities which provide an additional 15 to 19 percent open space (25-29 per-cent total) are eligible for a five percent density increase. Planned Communities which provide more than an additional 20 percent open space (30 percent or greater total) are eligible for a ten percent density increase. All open space areas shall be maintained by the owner of the project if held in single ownership, a homeowners association if sold separately, or dedicated and accepted by the City for maintenance purposes. All open space areas shall include emergency vehicle access.

9. Water Features. Planned Communities which provide water features, exclusive of any features provided as part of an entry sign area, such as fountains, streams, ponds, or other simi-lar features that are used commonly and are highly visible in the planned community are eligible for a two percent density increase for each separate feature.

10. Theme Lighting. Planned Communities which incorporate a lighting theme into the development such as decorative street lights/lamp posts, lighting along walkways or trails, entrance way lighting, and exterior building lighting in addition to the normal street lighting requirements of this chapter are eligible for a two percent density increase. All theme lighting shall be approved by the Lehi City Power Department to ensure proper inventory, quality, and maintainability.

11. Design Features. Architecture that is unique, visionary and timeless as determined by the Planning Commission and City Council may be eligible for up to a five percent density bonus.

12. Connectivity. Layouts that exceed the minimum connectivity index and have reduced block and cul-de-sac lengths from those identified in Section 37.050 may be eligible for up to a ten percent density bonus.

Section 06.130 Total Density.
The total density of a Planned Community is determined by multiplying the Base Density of three units per acre and the total percent of density increase earned. In no case will the total density exceed 40 percent above the base density. For example, if an applicant had a base density of 200 units and earned a 20 percent density increase, the applicant would be eligible for 240 dwelling units. However, in no case would the applicant be eligible for more than a 40 percent density increase or 280 dwelling units. The total density of a PC Zone shall be determined at the time of Area Plan approval.

PROPERTY HISTORY

November 2, 1998 This property was included in the Lehi Jordan Heights annexation.

August 8, 2017	The City Council approved the Planned Community zone for this property.
August 8, 2017	The Cold Spring Ranch Area Plan was approved by the City Council.
March 12, 2019	The City Council approved an amendment to the Cold Spring Ranch Area Plan.

REPORT ANALYSIS

The applicant is requesting review and recommendation of an area plan amendment to the Cold Spring Ranch Area Plan. The proposed area plan amendment is requesting seven changes to the current area plan to address densities, adding property to the plan, fencing, setbacks, and fiscal analysis. This report will discuss the proposed amendments and DRC comments.

Proposed Amendments

The proposed amendments to the area plan include the following seven items:

1. Adding an additional 2.57-acres to the area plan as the VHD-3 pod. This area is currently designated as High Density Residential on the General Plan, which would allow 12 units per acre on the property if developed outside of the Cold Spring Ranch Area Plan. The proposed amendment will add 31 units to the Area Plan to be used in the VHD-3 pod, which would be a density of 12.06 units per acre. The applicant would like to include this to the Cold Spring Ranch Area Plan so that the development can be incorporated with the Harmony Townhomes development.

2. Including an additional 41 units of density for changes related to the construction of the pedestrian bridge and planning-related changes that have been made with previous phases. The planning-related changes include, but are not limited to, sidewalks on both sides of private streets and changing of unit types for more variety within the development. The 41 units has been proposed after multiple meetings with City Staff regarding the cost overages for the pedestrian bridge and change in private streets. Originally, the proposal from the developer was for more units; however, after the discussions with staff regarding the changes and amount contributed for the bridge, the amount was reduced to the proposed 41 units. Staff feels comfortable with the proposed density increase in this area and utilities have been analyzed to confirm this addition of 41 units can be handled. These 41 units will be included in the MD4 pod. With the additional units, the MD4 pod is proposed to have 90 units total, which falls within the allowed density range of 49 to 131 units listed in the Area Plan.

3. Updating the fiscal sections of the area plan to reflect the changes in density and impact fee generation. The proposed updates include the proposed additional 31 units and 41 units.

4. Modifying the minimum side yard setback to allow for a “zero-lot line”. This will allow for more variety of spacing between the homes and different elevations. The zero-lot line would allow for homes to be placed on the property line to allow for greater side yard usability. For example, this would allow for side yards to be 10 feet and 0 feet instead of 5 feet and 5 feet. The homes would be off set to ensure that 10 feet is between each home. The applicant has indicated that they do not believe that this “zero-lot line” option will be used much in the remaining development, but they prefer that the option is available.

5. Updating the private road cross sections and major arterial cross section to reflect the sidewalks on both sides of the private road and the as-built 3600 West cross section.

6. Amending the density ranges for the medium density pods. This change is being proposed to allow for more variation of densities for the medium density pods.

7. Allowing white vinyl fencing. White vinyl fencing has been used in the current development and this proposed amendment would ensure that white vinyl fencing can be used. The original area plan only allowed for tan vinyl fencing; however, the applicant has indicated that many residents prefer the white fencing and believe it still meets the “farmhouse” look that was desired with the original area plan.

The proposed amendments will bring the total equivalent residential units (ERUs) allowed in the Cold Spring Ranch Area Plan from 1300 units to 1372 units. The packet shows the original density tabulations and the proposed density tabulations for the proposed amendment.

DRC Comments

The DRC had 6 comments regarding the proposed amendment including the following:

1. Need to review MD4 preliminary plat showing the updated unit count (90 units). Most recent review was for 121 units (10/6/21). Remove note discussing MD4 approval.
2. VHD1 has been platted and recorded. Update sheet L1.
3. Do not change parks fiscal plan. Keep original.
4. Culinary and PI water dedication will be required for any additional ERU's. 800 gallons per day per unit per area plan sheet W-2
5. Culinary water storage will be required for any additional ERU's. Area plan requirement of 400 gallons per day per unit sheet W-2
6. Update every section to add a line for regional improvements and to include the new ERU number

Please consider including all DRC comments as a part of the motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed area plan amendment does/does not meet the requirements of the Lehi City Development Code regarding area plan approval.
2. The proposed application conforms to the goals and policies of the General Plan.
3. The proposed application does not affect the health, safety, welfare, and morals of the City.
4. Other findings as determined by the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed area plan amendment on March 24, 2022. The minutes and motion from this meeting are as follows:

3/24/2022 2.4) Public hearing and recommendation of DR Horton's request for review of the Cold Spring Ranch Area Plan Amendment, amending the allowed ERUs, density ranges of pods, property, and setbacks.

Sierra presented information the agenda item. There are seven changes being requested. 1300 to 1372 with additional units.

Kim Struthers recommended more rear load town homes and stated the applicant was great to work with and accommodating with a lot of the processes. Commissioner Nielsen asked about rounding down and being consistent with the general plan.

The applicant, Adam Losser, was present. He stated DR Horton has been working on the amendment for approximately 3.5 years. They have installed the trail system connecting 3600 west to the pedestrian bridge. They have been working with the Parks Department to propose parks and public facilities. Commissioner Carlson asked about the zero lot line. Mr. Losser stated the idea was to have the convenience of usable side yard.

There was one online public comment that Commissioner Nielsen acknowledged.
Commissioner Nielsen commented on the addition of density and there needs to be a strong finding of fact. He also would like to see triggers if the request was approved and that the city was holding to those triggers. Commissioner Carlson stated a trigger for the parks is important and asked if it would be possible if a park was ready to be built in 2022. Adam Losser said they are ready to build and have invested money and they have been waiting for the area

plan amendment to go through, but they are ready to build the parks and are awaiting direction from the City. Commissioner Britton asked for clarification on the trigger and asked why there were triggers if they aren't being enforced. Commissioner Newall asked if there were additional triggers. Kim pulled up the additional triggers to review. Ross stated when the triggers are hit, it is decided what will be built. The intent of the area plan is to balance the amenities with the impact fees. Mr. Losser stated when the negotiation of the bridge took place, they had a bid for installation, and when the permit was pulled, and the bid increased due to requirements from the state.
been working on the amendment for approximately 3.5 years. They have installed the trail system connecting 3600 west to the pedestrian bridge. They have been working with the Parks Department to propose parks and public facilities. Commissioner Carlson asked about the zero lot line. Mr. Loser stated the idea was to have the convenience of usable side yard.

Motion: Commissioner Bunker moved to recommend approval of **DR Horton's request for review of the Cold Spring Ranch Area Plan Amendment, amending the allowed ERUs, density ranges of pods, property, and setbacks;** including all DRC comments and the seven amendments with the 500 unit trigger to work diligently with the City. With the findings that the proposed area plan amendment is consistent with the land uses and zoning of nearby and adjoining properties and meets the requirements of the Lehi City Development Code regarding area plan approval. Noting to keep the consistency to rounding down per the PUD ordinance and capped at 30 units, with findings of fact to allow adding additional units that differentiate this request from other requests that the infrastructure has been calculated at 2.57 acres with an allowance of 42 units because it has been negotiated in good faith and cause. Commissioner Carlson seconded. All in favor.

Vote: Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Nielsen, yes; Commissioner Newall, yes; Commissioner Britton, yes; Commissioner Carlson, yes. The motion passed unanimously.

Cold Spring Ranch Area Plan Amendment
DRC Redline Comments

*DR Horton – requests review of the **Cold Spring Ranch Area Plan Amendment,** amending the density ranges of pods, property, and setbacks.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Jeff
Date of Plans Reviewed: 3/1/22
Time Start: 2:56 PM
Time End: 3:04 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer:
1. Culinary and PI water dedication will be required for any additional ERU's. 800 gallons per day per unit per area plan sheet W-2
2. Culinary water storage will be required for any additional ERU's. Area plan requirement of 400 gallons per day per unit sheet W-2

Trent – Parks:
3. Do not change parks fiscal plan. Keep original.

Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering:
4. Update every section to add a line for regional improvements and to include the new ERU number

Luke- Traffic: No comments
Kim – Planning:
5. Need to review MD4 preliminary plat showing the updated unit count (90 units). Most recent review was for 121 units (10/6/21). Remove note discussing MD4 approval.
6. VHD1 has been platted and recorded. Update sheet L1.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 24TH

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: 22-2022

AN ORDINANCE APPROVING AND ADOPTING THE COLD SPRING RANCH AREA PLAN AMENDMENT

WHEREAS, it has become necessary to amend the Cold Spring Ranch Area Plan to address densities, add property to the plan, fencing, setbacks, and fiscal analysis in the Cold Spring Ranch Area: and

WHEREAS, the Lehi City Council, acting pursuant to its authority and Utah Code, and in furtherance of its land use policies, goals, objectives, ordinances and other requirements, has made certain determinations with respect to the proposals for the Cold Spring Ranch Area Plan; all as set forth in that certain area plan designated as the Cold Spring Ranch Area Plan, a copy of which has been filed with the office of the Lehi City Planning Division;

WHEREAS, following a public hearing on March 24, 2022, the Lehi City Planning Commission reviewed the proposed Area Plan Amendment and forwarded a recommendation that the City Council adopt the proposed request; and

WHEREAS, on April 12, 2022, the City Council held a duly noticed meeting to ascertain the facts regarding this matter, which facts and comments are found in the public record and which include the staff report, minutes from the Planning Commission meeting of March 24, 2021, and the recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for an Area Plan Amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on October 25, 2011 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

SECTION 1. The Area Plan Amendment, hereby described as Exhibit A, shall be incorporated into the "Cold Spring Ranch Area Plan", copies of which are on file with the Planning Division of the Community Development Department.

SECTION 2. Unless specifically modified by the Cold Spring Ranch Area Plan, the owner of the Subject Property or its assigned agents will be required to comply with all applicable requirements of Lehi City necessary for approval of the Project, including payment of fees and compliance with applicable ordinances, regulations, policies and procedures of Lehi City including but not limited to, the Lehi City Municipal Code, the Lehi City Development Code, and the Lehi City Design Standards and Public Improvements Specifications.

SECTION 3. The action of the City undertaken hereby is administrative in nature, falling within the general purpose and policy of the General Plan and zoning ordinances, and pursuant to the provisions of the Lehi City Development Code, and the obligations and requirements imposed on the City by ordinance and agreement.

SECTION 4. If a provision of this Ordinance 22 -2022 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.

SECTION 5. This ordinance and its various section, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

SECTION 6. This Ordinance adopting the Area Plan shall be effective immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 12th day of April 2022.

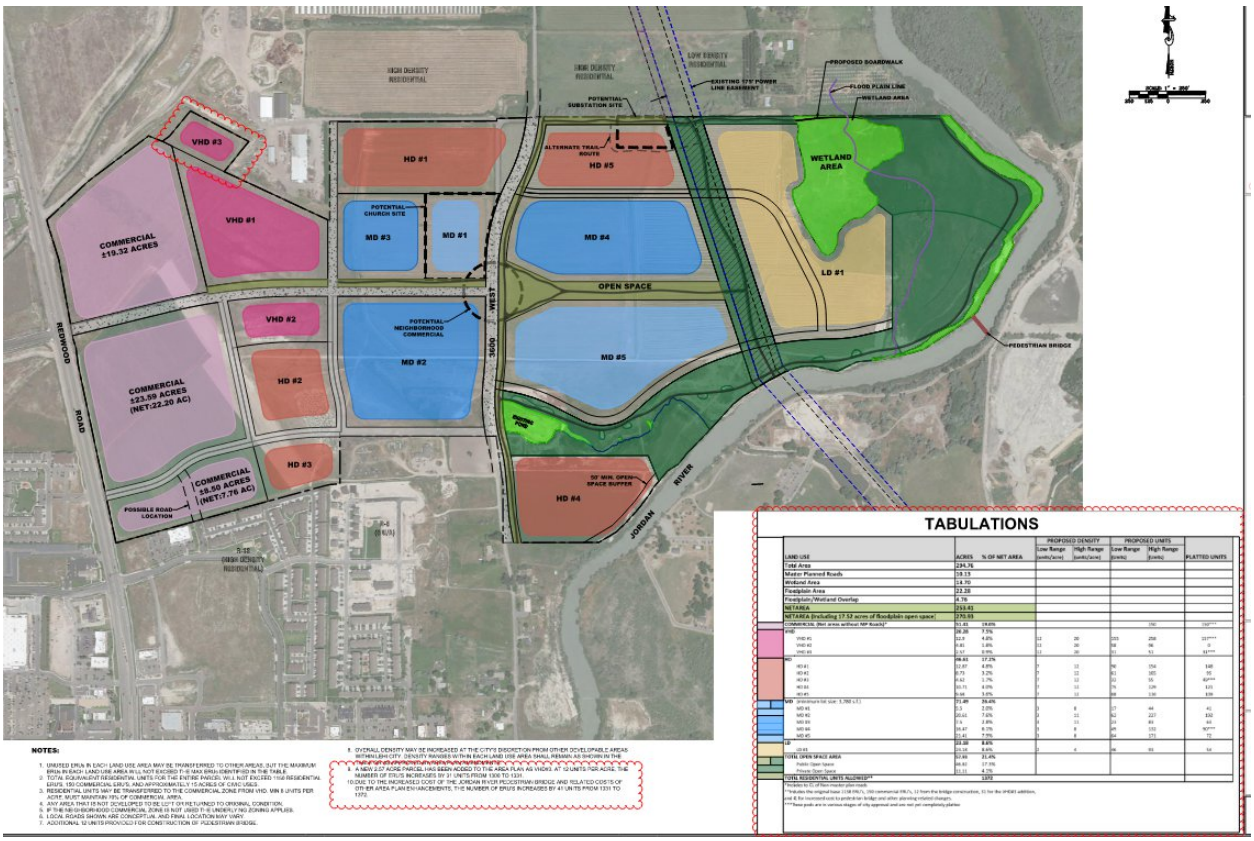
ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

Exhibit A

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VHD #3
VHD #1
VHD #2
HD #1
HD #2
HD #3
HD #4
HD #5
MD #1
MD #2
MD #3
MD #4
MD #5
COMMERCIAL ±19.32 ACRES
COMMERCIAL ±23.59 ACRES (NET:22.20 AC)
COMMERCIAL ±8.50 ACRES (NET:7.76 AC)
POTENTIAL CHURCH SITE
POTENTIAL NEIGHBORHOOD COMMERCIAL
POTENTIAL SUBSTATION SITE
ALTERNATE TRAIL ROUTE
EXISTING 175' POWER LINE EASEMENT
PROPOSED BOARDWALK
FLOOD PLAIN LINE
WETLAND AREA
OPEN SPACE
LD #1
PEDESTRIAN BRIDGE
50' MIN. OPEN SPACE BUFFER
REDWOOD ROAD
1100 W
1600 S
JORDAN RIVER
POSSIBLE ROAD LOCATION
HIGH DENSITY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
LOW DENSITY RESIDENTIAL
NOTES:
1. UNUSED EDUs IN EACH LAND USE AREA MAY BE TRANSFERRED TO OTHER AREAS, BUT THE MAXIMUM EDUs IN EACH LAND USE AREA WILL NOT EXCEED THE MAX EDUs IDENTIFIED IN THE TABLE.
2. TOTAL EQUIVALENT RESIDENTIAL UNITS FOR THE ENTIRE PARCEL WILL NOT EXCEED 1150 RESIDENTIAL UNITS, 150 COMMERCIAL EDUs, AND APPROXIMATELY 15 ACRES OF CIVIC USES.
3. RESIDENTIAL UNITS MAY BE TRANSFERRED TO THE COMMERCIAL ZONE FROM VHD, MIN 8 UNITS PER ACRE, MUST MAINTAIN 15% OF COMMERCIAL AREA.
4. ANY AREA THAT IS NOT DEVELOPED TO BE LOT OR RETURNED TO ORIGINAL CONDITION.
5. IF THE NEIGHBORHOOD COMMERCIAL ZONE IS NOT USED IT IS UNDERLYING ZONING APPLIES.
6. LOCAL ROADS SHOWN ARE CONCEPTUAL AND FINAL LOCATION MAY VARY.
7. ADDITIONAL 12 UNITS PROVIDED FOR CONSTRUCTION OF PEDESTRIAN BRIDGE.
8. OVERALL DENSITY MAY BE INCREASED AT THE CITY'S DISCRETION FROM OTHER DEVELOPABLE AREAS WITHIN LEHI CITY. DENSITY RANGES WITHIN EACH LAND USE AREA SHALL REMAIN AS SHOWN IN THE
9. A NEW 2.07 ACRE PARCEL HAS BEEN ADDED TO THE AREA PLAN AS VHDR AT 12 UNITS PER ACRE. THE NUMBER OF ERUs INCREASES BY 31 UNITS FROM 1300 TO 1331.
10.DUE TO THE INCREASED COST OF THE JORDAN RIVER PEDESTRIAN BRIDGE AND RELATED COSTS OF OTHER AREA PLAN ENHANCEMENTS, THE NUMBER OF ERUs INCREASES BY 41 UNITS FROM 1331 TO 1372.
TABULATIONS

Cold Spring Ranch Area Plan Amendment

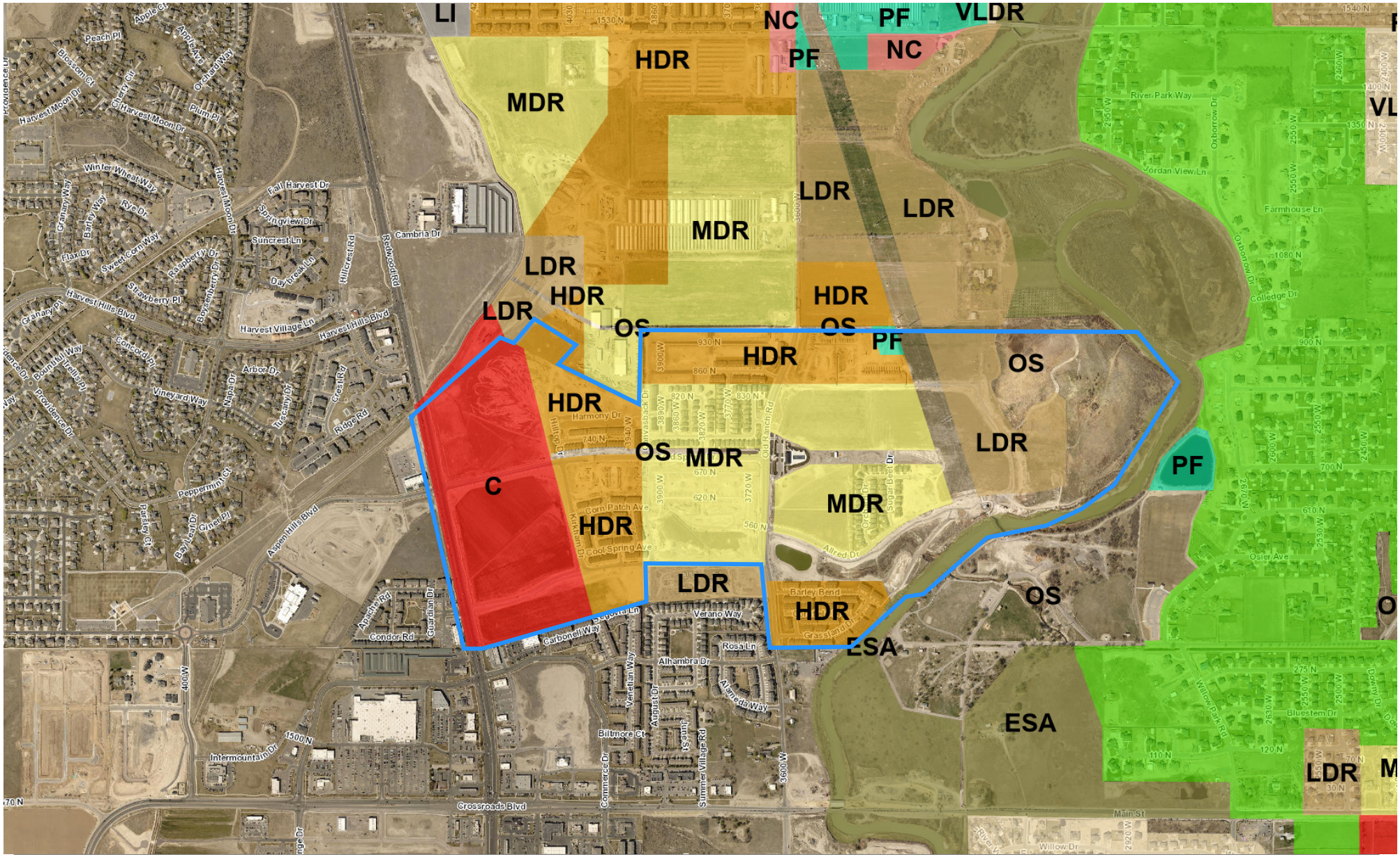
Aerial



LEHI CITY

Cold Spring Ranch Area Plan Amendment

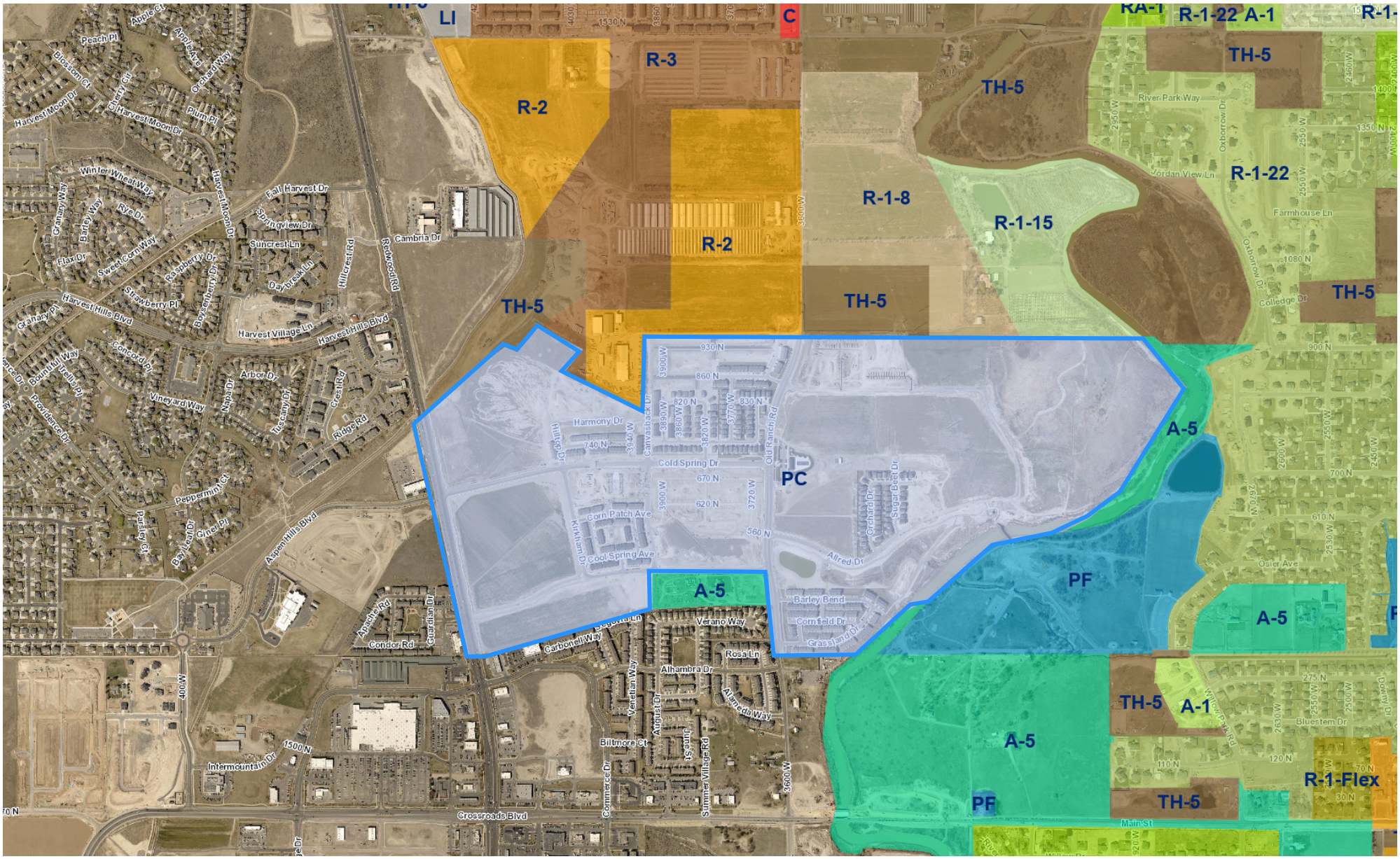
General Plan



LEHI CITY

Cold Spring Ranch Area Plan Amendment

Zoning



0 390 780 Feet

LEHI CITY

March 1, 2022

C/O Mayor Johnson, Council Member Albrecht, Council Member Condie, Council Member Hancock, Council Member Koivisto, Council Member Southwick, and Lehi City Planning Commission and Staff DRC

153 N. 100 East
Lehi City, UT 84043

RE: Cold Spring Ranch Area Plan Amendment

DR Horton requests an amendment to the Cold Spring Ranch Area Plan.

This request to amend the area plan is broken down into 6 parts.

1) Add an additional 2.57 -acre parcel to the area plan. This parcel is already zoned VHD and is known/will be known as POD VHD-3. The unit count associated with the parcel is 31 units. Our request is to add the parcel to the geographic boundary of the Cold Spring Ranch area plan and increase the maximum unit count by 31 ERUs. (Refer to Page L1 for updated land use map)

2) The engineering and planning department are supportive of an additional 41 units of density bonus for changes to the area plan related to the pedestrian bridge and planning related changes that have been made in previous phases. (Refer to Page L1 for updated density tabulations)

Summary of Area Plan with current request (2 &3)

Acres for total area plan		
Original	Current Request VHD3	Difference
292.19	2.57	294.76
ERU's already associated with VHD3 parcel to be added to the area plan		
		31
Area Plan bonus density associated with pedestrian bridge and other planning related changes		
		41

Total ERUs

Original	Current Request	Total
1300	72	1,372

(Original) Tabulations						
			Proposed Density		Proposed Units	
Land Use	Acres	% of net Area	Low Range (units/acre)	High Range (units/acres)	Low Range (units)	High Range (Units)
Gross Area	292.19					
Master Plan Roads	10.70					
Wetland Area	13.67					
Flood plain Area	22.28					
Wetland-floodplain overlap	4.76					
Net Area	250.30					
Net Area (including 17.52 acres of flood plain open space)	267.82					
Commercial	51.41	19.2%				150
VHD	17.71	6.6%				
VHD #1	12.90	4.8%	12	20	155	258
VHD #2	4.81	1.8%	12	20	58	96
HD	46.45	17.3%				
HD #1	12.81	4.8%	7	12	90	154
HD #2	8.73	3.3%	7	12	61	105
HD #3	4.62	1.7%	7	12	32	55
HD #4	10.64	4.0%	7	12	74	128
HD#5	9.65	3.6%	7	12	68	116
MD (minimum lot size 3780 s.f.)	71.19	26.6%				
MD #1	5.44	2.0%	3	8	16	44
MD #2	20.51	7.7%	3	8	62	164
MD #3	7.5	2.8%	3	8	23	60
MD #4	16.4	6.1%	3	8	49	131
MD #5	21.34	8.0%	3	8	64	171
LD	23.18	8.7%				
LD #1	23.18	8.7%	2	4	46	93
Total Open Space Area	57.88	21.6%				
Public Open Space	46.80	17.5%				
Private Open Space	11.08	4.1%				
Total Equivalent Residential Units Allowed**		1,300				
*Includes to CL of Non-master Plan Roads						

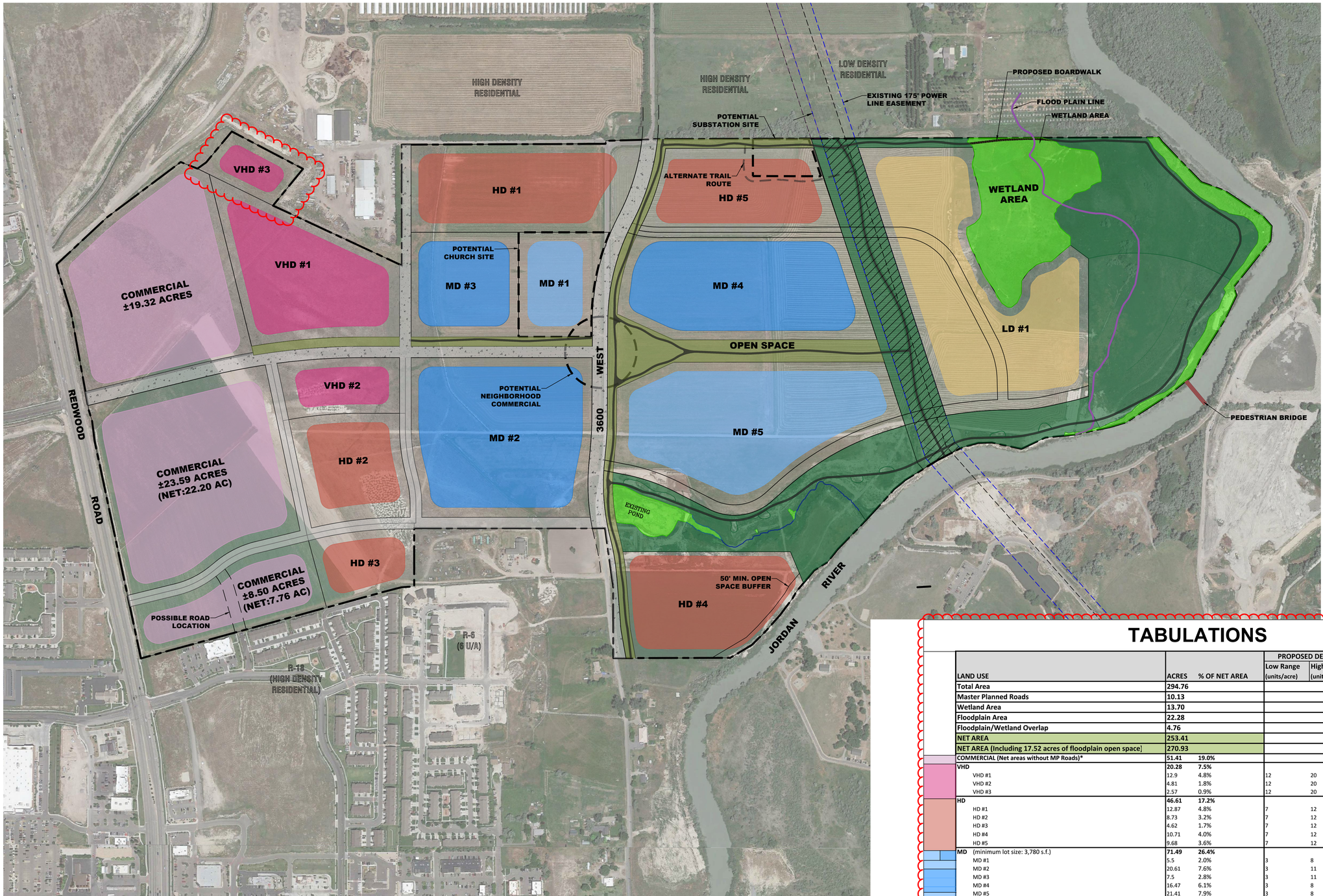
**Includes commercial area of 150 ERU's

Tabulations(As amended by Amendment 1)

Land Use	Acres	% of net Area	Proposed Density Low Range (units/acre)	Proposed Density High Range (units/acres)	Proposed Units Low Range (units)	Proposed Units High Range (Units)	Actual Platted
Gross Area	294.76						
Master Plan Roads	10.13						
Wetland Area	13.7						
Flood plain Area	22.28						
Wetland-floodplain overlap	4.76						
Net Area	253.41						
Net Area (including 17.52 acres of flood plain open space)	270.93						
Commercial (Net areas without MP Roads)*, **	51.41	19.0 %				150	150
VHD	20.28	7.5 %					
VHD #1	12.90	4.8%	12	20	155	258	157
VHD #2	4.81	1.8%	12	20	58	96	0
VHD #3	2.57	0.9%	12	20	31	51	31
HD	46.61	17.2 %					
HD #1	12.87	4.8%	7	12	90	154	148
HD #2	8.73	3.2%	7	12	61	105	95
HD #3	4.62	1.7%	7	12	32	55	49
HD #4	10.71	4.0%	7	12	74	128	121
HD#5	9.68	3.6%	7	12	68	116	109
MD (minimum lot size 3780 s.f.)	71.49	26.4 %					
MD #1	5.5	2.0%	3	8	16	44	41
MD #2	20.61	7.6 %	3	11	62	227	192
MD #3	7.5	2.8%	3	11	23	83	63
MD #4***	16.47	6.1%	3	8	49	131	90
MD #5	21.41	7.9 %	3	8	64	171	72
LD	23.18	8.6 %					
LD #1	23.18	8.6 %	2	4	46	93	54
Total Open Space Area	57.93	21.4 %					
Public Open Space	46.82	17.3 %					
Private Open Space	11.11	4.1%					

Total Equivalent Residential Units Allowed**	1,372					1,372
*Includes to CL of Non-master Plan Roads						
**Includes commercial area of 150 ERU's						
***MD 4 preliminary plat approval is being requested at this time. Items highlight in yellow indicate a change at the time of amendment						

3) Updates to 'fiscals section' of Area Plan to reflect change in density and the increase in associated impact fee generation. (Park, sewer, and water/PI fiscal sections updated and included on Pages F1-F3)
4) Modification of the minimum side yard setback to allow 'zero lot line'. (Change located on Page L9)
5) Updating the private road cross sections and the major arterial cross section. (Change located on Page L11 and Pages T-1 through T-2)
6) Allowing white vinyl fencing. (Change located on Page L13)





NOTES:

1. UNUSED ERUs IN EACH LAND USE AREA MAY BE TRANSFERRED TO OTHER AREAS, BUT THE MAXIMUM ERUs IN EACH LAND USE AREA WILL NOT EXCEED THE MAX ERUs IDENTIFIED IN THE TABLE.
2. TOTAL EQUIVALENT RESIDENTIAL UNITS FOR THE ENTIRE PARCEL WILL NOT EXCEED 1150 RESIDENTIAL ERU'S, 150 COMMERCIAL ERU'S, AND APPROXIMATELY 15 ACRES OF CIVIC USES.
3. RESIDENTIAL UNITS MAY BE TRANSFERRED TO THE COMMERCIAL ZONE FROM VHD. MIN 8 UNITS PER ACRE. MUST MAINTAIN 70% OF COMMERCIAL AREA.
4. ANY AREA THAT IS NOT DEVELOPED TO BE LEFT OR RETURNED TO ORIGINAL CONDITION.
5. IF THE NEIGHBORHOOD COMMERCIAL ZONE IS NOT USED THE UNDERLYING ZONING APPLIES.
6. LOCAL ROADS SHOWN ARE CONCEPTUAL AND FINAL LOCATION MAY VARY.
7. ADDITIONAL 12 UNITS PROVIDED FOR CONSTRUCTION OF PEDESTRIAN BRIDGE.
8. OVERALL DENSITY MAY BE INCREASED AT THE CITY'S DISCRETION FROM OTHER DEVELOPABLE AREAS WITHIN LEHI CITY. DENSITY RANGES WITHIN EACH LAND USE AREA SHALL REMAIN AS SHOWN IN THE TABLE OR AS APPROVED BY AREA PLAN AMENDMENTS.
9. A NEW 2.57 ACRE PARCEL HAS BEEN ADDED TO THE AREA PLAN AS VHD#3. AT 12 UNITS PER ACRE, THE NUMBER OF ERU'S INCREASES BY 31 UNITS FROM 1300 TO 1331.
10. DUE TO THE INCREASED COST OF THE JORDAN RIVER PEDESTRIAN BRIDGE AND RELATED COSTS OF OTHER AREA PLAN ENHANCEMENTS, THE NUMBER OF ERU'S INCREASES BY 41 UNITS FROM 1331 TO 1372.

TABULATIONS

LAND USE	ACRES	% OF NET AREA	PROPOSED DENSITY Low Range (units/acre)	PROPOSED DENSITY High Range (units/acre)	PROPOSED UNITS Low Range (Units)	PROPOSED UNITS High Range (Units)	PLATTED UNITS
Total Area	**294.76**						
Master Planned Roads	**10.13**						
Wetland Area	**13.70**						
Floodplain Area	**22.28**						
Floodplain/Wetland Overlap	**4.76**						
NET AREA	**253.41**						
NET AREA (Including 17.52 acres of floodplain open space)	**270.93**						
COMMERCIAL (Net areas without MP Roads)*	**51.41**	**19.0%**				150	150***
VHD	**20.28**	**7.5%**					
VHD #1	12.9	4.8%	12	20	155	258	157***
VHD #2	4.81	1.8%	12	20	58	96	0
VHD #3	2.57	0.9%	12	20	31	51	31***
HD	**46.61**	**17.2%**					
HD #1	12.87	4.8%	7	12	90	154	148
HD #2	8.73	3.2%	7	12	61	105	95
HD #3	4.62	1.7%	7	12	32	55	49***
HD #4	10.71	4.0%	7	12	75	129	121
HD #5	9.68	3.6%	7	12	68	116	109
MD (minimum lot size: 3,780 s.f.)	**71.49**	**26.4%**					
MD #1	5.5	2.0%	3	8	17	44	41
MD #2	20.61	7.6%	3	11	62	227	192
MD #3	7.5	2.8%	3	11	23	83	63
MD #4	16.47	6.1%	3	8	49	132	90***
MD #5	21.41	7.9%	3	8	64	171	72
LD	**23.18**	**8.6%**					
LD #1	23.18	8.6%	2	4	46	93	54
TOTAL OPEN SPACE AREA	**57.93**	**21.4%**					
Public Open Space	46.82	17.3%					
Private Open Space	11.11	4.1%					
TOTAL RESIDENTIAL UNITS ALLOWED**		**1372**					

*Includes to CL of Non-master plan roads
**Includes the original base 1138 ERU's, 150 commercial ERU's, 12 from the bridge construction, 31 for the VHD#3 addition, and 41 for increased cost to pedestrian bridge and other planning-related changes.
***These pods are in various stages of city approval and are not yet completely plattec

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NOT FOR CONSTRUCTION

COLD SPRING RANCH
LEHI, UTAH

LAND USE PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2015-0125
DRAWN BY: BAP
CHECKED BY: BCT
SCALE: 1" = 250'
DATE: 3/1/2022

SHEET L1

U:\0_LEI PROJECTS\2015\2015-0125 DR HORTON - ALLRED PROPERTY LEHI\CAD\15-0125 COMMUNITY PLAN EXHIBITS.DWG 2/28/2022 10:10 PM

COLD SPRING RANCH

TABLE OF BULK AND INTENSITY REQUIREMENTS
RESIDENTIAL DISTRICTS

	LD	MD	HD	VHD
Minimum Lot Size	Single-Family Dwelling 7,000 Sq.Ft Other Allowed Uses 7,000 Sq.Ft	Single-Family, Attached, Stacked, or Clustered Units 3,780 Sq. Ft with Density Controlling Number of Units	Attached, Stacked, or Clustered Units with Density Controlling Number of Units	Attached, Stacked, or Clustered Units with Density Controlling Number of Units
Maximum Dwelling Units Per Acre	Per Land Use Map	Per Land Use Map	Per Land Use Map	Per Land Use Map
Minimum Lot Width/Frontage	80 Ft.	40 Ft.	40 Ft.	NA
Minimum Front Yard	20 Ft.	18 Ft.	5 Ft.	NA
Minimum Rear Yard (Interior Lots)	25 Ft.	15 Ft.	10 Ft.	NA
Minimum Rear Yard (Corner Lots)	15 Ft.	15 Ft.	10 Ft.	NA
Minimum Side Yard	8 Ft. Total Side Yards Not Less Than 16 Ft. Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft.	0 Ft. Total Side Yards Not Less Than 10 Ft (zero-lot-line residential product permitted). Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft.	0 Ft. Total Side Yards Not Less Than 10 Ft (zero-lot-line residential product permitted). Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft.	Residential Uses 10 Ft. Total Side Yards Not Less Than 20 Ft. Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft.
Minimum Side Yard (Corner Lot)	20 Ft	18 Ft	18 Ft	NA
Height	Max. 35 Ft. or 2 Stories.	Max. 35 Ft. or 2 Stories	Max. 35 Ft. or 2 Stories.	Max. 60 Ft. or 4 Stories.
Minimum Ground Floor Area Per Residential Unit	**1,000 Sq.Ft	**1,000 Sq.Ft	900 Sq.Ft.* (Ground Floor Not Less Than 500 Sq.Ft. With Total of 1,000 Sq.Ft. Min. For Stacked Attached Units)	600 Sq.Ft.

* 300 Sq. Ft on 3-story multi-family unit with attached 2 car garage (garage not included in calculation of 300 square feet). Must have a minimum of 1200 square feet total finished floor area

** 850 Sq. Ft. on two story single family detached unit with attached 2 car garage (garage not included in calculation of 850 Sq. Ft.) Must have a minimum of 1450 Sq. Ft. total finished floor area.

COLD SPRING RANCH

LAND DEVELOPMENT STANDARDS AND GUIDELINES

- The buffering and screening section 12.080 of the Development Code will not be required east of Redwood Road. Buffers will be obtained with landscaping and fencing along with appropriate land planning for the specific use on a case by case basis. Lehi buffering requirements will be required in the commercial area adjacent to existing Saratoga Springs residents on the southwest corner.
- If parking is allowed in the driveway for any multi-family units, the minimum depth for the driveway shall be 18 feet between the curb and the garage.
- All private roads will be sized appropriate to the intended use. Private roads will be 24 feet minimum asphalt with a 2 ft rolled curb and 5 ft sidewalks on both sides. The minimum asphalt width will be 16 feet with a 2 foot curb on both sides for private alleys to access garages. No parking will be allowed on private roads or alleys less than 28 feet of asphalt width. Public utility easements shall also be allowed on one side of road only when approved by city staff.
- The following items on the Lehi City checklist for Preliminary plat will not be required for Cold Spring Ranch.
    - Application Submittal Procedures 3e, 3f, 3g.
    - Application Requirements: 1, 5, 7, 11, 12, 13b, 15e, 15f, 15g, 15h, 17, 20 (Temporary road naming shall be used for reference), 21a, 21b, 29 (Don't show Proposed manholes, depths grades, etc for vertical information), 30, 31, 32, (Only show existing and proposed trunk lines including anticipated size, do not show depths, inlets, manholes, etc), 33(Show location of proposed detention/retention basins only), 34, 35, 36, 37, 38e, 39, 42 (included in Area plan), 45, 46, 48, 49.
    - The pertinent information that has been removed from the preliminary submittal will be submitted with the Final Plat.
- The approval process for Cold Spring Ranch Subdivision Plat approval will be as follows:
    - A Preliminary Plat application and fees will be filed along with a preliminary plat that follows the guidelines listed on the City Checklist with the exceptions listed above. There will be a 7 day noticing period for the public hearing at Planning Commission for recommendation. City Council will follow with no public comment for final preliminary approval.
    - Then final plans and plat will be prepared and submitted. Lehi City reviewing departments will review plan and approve the final plat. The final plat will be staff level approval only.
- Multi-Family / High-Density Dwellings
    - Architectural Standards
        - Chapter 37.040 Shall be amended as follows:
            - Section (A)(5)
                - Building Entrances: Building entrances may be oriented towards the street or a common courtyard area and provide connecting pedestrian access between the street or courtyard areas.
            - Section (A)(6)

        - Two (2) family, three (3) family, and four (4) family dwellings may maintain a single family detached appearance. Instead of each unit mirroring the other, the dwellings may be designed so that they have the appearance of a large single family unit. This can be accomplished by separating the entrance of one unit from the entrance to the adjacent unit, or by utilizing grade changes and roof line variety.
    - Section (A)(6)
        - Two (2) family, three (3) family and four (4) family dwellings may maintain a single family detached appearance.
    - Section (A)(7)
        - For multi-family dwellings greater than four (4) units, no wall, roof line, or an unbroken plane shall be longer than 120 feet of the front facade. Four (4) of the following architectural features are y be incorporated into the design of the building: a change in building color, a change in building materials, building projections measuring at least two (2) feet in depth, awnings, lighting, or another architectural variation that creates visual interest.
    - Section (A)(8)
        - Townhomes shall be designed oriented toward public roads. Rear loading garages may be incorporated for townhomes located on interior project roads with units oriented toward public roads. Multiple unit structures are highly encouraged to have garages incorporated into the primary structure with a minimum of their (30) percent of the lower level gross floor area utilized as garage areas.
    - Section (B) (1)
        - Each unit shall have not less than 1.5 off-street parking spaces. All uncovered spaces shall be hard surfaced with asphalt or concrete and all spaces shall be accessed from a public road by a hard surfaced drive approach composed of asphalt or concrete. Architecture of all garages must be cohesive with the other buildings in the project.
    - Section (B)(6)(a-g)
        - These requirements shall be replaced with the requirements for bonus density under the Area Plan.
- Materials
    - Cold Spring ranch multi-family units will be constructed using materials consistent with the overall theme of the Cold Spring Ranch community. Exterior materials will be stucco, fiber/cement siding, metal, stone, brick, or other similar durable materials as exterior materials. Materials must meet code allowances on sheet L00.

- Landscaping
  - The multi-family area of Cold Spring Ranch will be attractively landscaped in all open areas not covered in buildings, structures, parking, sidewalk, trails, sport courts, and pools. A detailed landscaping and irrigation plan will be submitted to the City for approval prior to construction. The plan will included shrubs, trees, and grass areas as per ordinance.
- Amenities
  - The following amenities will be planned for the Cold Spring Ranch multi-family units.
    - Clubhouse: Cold Spring Ranch will contain a clubhouse built to an equivalent value of the clubhouses that would otherwise be required in pods 1, 2, 3, and 5.
    - Splash Pad: Cold Spring Ranch will have a splash pad area created to facilitate recreational activities for the entire population of the project.
    - Swimming Pool: Cold Spring Ranch will have a pool facility for members of the community.
    - While pods 1, 2, 3, and 5 will not have clubhouses or pools, they will have playgrounds, pavilions, and picnic tables adhering to an architectural theme in their respective open space areas.

- Fencing
  - Fencing will not be required along roadways with a 50' open space buffer. Vinyl fencing will be allowed, but it must be wind resistant. White vinyl fencing is permitted as it is consistent with the farmhouse theme.
  - Where double fronting lots exist that do not have an open space buffer, fencing requirements default to city fencing requirements. Example of Pods VHD2, MD1, and MD2.
  - Three-sided fencing in multi-family areas is not required.
  - The multi-family areas that will be fenced on at least three sides as per Lehi City design standards. Fencing will be 6 foot sight obscuring vinyl or masonry fence. Where multi-family projects are planned adjacent to comparable uses or open space the fencing may be eliminated to create a cohesive community or open feel.

- Parking
  - Multi-Family Dwellings: 1 bedroom or less
    - 1 stall per dwelling unit + 1 guest parking stall per 4 dwelling units.
  - Multi-Family Dwellings: Two or more Bedrooms
    - 1.5 stalls per dwelling unit + 1 guest parking stall per 3 dwelling units.
    - All multi-family dwellings still require each unit to have one stall within a fully enclosed garage.
  - Carports will only be applicable to VHD areas of multi-family villages and will be evaluated on a project by project basis by the Reviewing Departments and may or may not be allowed. If carports are approved by the Reviewing departments it will only be for the requested project, and they must contain architectural features that relate to the buildings. In no case will the number of carports allowed exceed 50% of the required garage stalls.

- Multi-family Building Materials: The majority (51% or more) of each façade shall be constructed of the following exterior building materials: brick, stone, fiber/cement siding, or other durable building material as approved by the Reviewing Departments. Stucco and Metal are allowed based upon architectural style as an accent or secondary material. 100% Metal clad buildings, or sections of stucco or vinyl siding over 49% are prohibited.
- Flat or low-pitched roofs will be allowed if used with the appropriate architectural style or in limited areas on the roof. Modern or Contemporary styles of architecture are encouraged to have flat or low-pitched roofs to match the appropriate style.
- Densities within this area plan may exceed the planned community of 12 units per acre as shown on the Cold Spring Ranch land use map.
- Items not addressed in this area plan shall revert to the Lehi City Development Code and Lehi City Design Standards and Specifications manual.
- An optional Neighborhood Commercial Node will be added to the map.
- Rear-load townhomes are designated in areas outlined in the map on page L24.
- Minor adjustments to the location and size of any roads and utilities may be approved at the staff level with the Zoning Administrator.

Cold Spring Ranch Area Plan

Proposed Water Capital Improvements

vs.

Projected Impact Fee Income

Capital Improvements - Culinary

Item	Quantity	Units	Cost / Unit	Item Cost
Water Tank #1 Contribution & Transmission	560,200	gal	$ 1.00	$ 560,200
Offsite 8" Culinary line (Project size is 6")	3,860	lf.	$ 5.00	$ 19,300
Total Estimated Improvements				$ 579,500

Capital Improvements - PI

Item	Quantity	Units	Cost / Unit	Item Cost
PI Reservoir[7] (7.96 ac-ft required; 2 ac-ft are provided in Cold Spring Pond)	5.96	ac-ft	$ 130,000	$ 774,800
Re-equip Existing Well w/submersible pump	1	ls	$ 354,174	$ 354,174
Booster Pump with VFD (at Cold Spring Pond)	1	ls	$ 908,200	$ 908,200
Offiste 30" PI line (Transmission)	2,437	lf.	$ 80.00	$ 194,960
Offsite 24" PI line (Transmission)	3,886	lf.	$ 65.00	$ 252,590
Offsite 20" PI line (Project size is 10")	1,618	lf.	$ 27.00	$ 43,686
Offsite 16" PI line (Project size is 10")	2,779	lf.	$ 19.00	$ 52,801
Offsite 12" PI line (Project size is 10")	4,171	lf.	$ 8.00	$ 33,368
Total Estimated Improvements				$ 2,614,579

Total Water Capital Improvements **$ 3,194,079**

Impact Fee Generation - Culinary/PI Combined

Land Use	#ERU	Acreage	Impact Fee	Total
Commercial				
Culinary	150		$ 1,200	$ 180,000
PI		5.14	$ 6,703	$ 34,460
Residential				
LD - Culinary	54		$ 1,200	$ 64,800
MD - Culinary	458		$ 1,200	$ 549,600
HD - Culinary	522		$ 1,200	$ 626,400
VHD - Culinary	188		$ 1,200	$ 225,600
LD - PI	54		$ 1,068	$ 57,645
MD - PI	458		$ 1,068	$ 488,915
HD - PI		46.61	$ 4,270	$ 199,025
VHD - PI		20.28	$ 4,270	$ 86,596
Total Estimated Impact Fees				$ 2,513,040
NET:				**$ (681,039)**

Notes:

1. Facilities to be constructed by developer with reimbursement either through impact fee certificates that can only be used on the Cold Spring Ranch Development or cash reimbursement.
2. Commercial culinary impact fee assumes a 3/4" meter
3. The developer will dedicate property without costs to the city for the onsite reservoir, well, and booster pump.
4. For PI use, the estimated acreage of the commercial area is assumed to be 10% of the total commercial area.
5. For PI use, all single family units (LD & MD) are assumed to be no greater than 0.25 acres in area. Impact fee for LD & MD units is $4,270 divided by 4 to comply with the 0.25 acre minimum requirement.
6. All pipes with a diameter of 16" and over shall be ductile iron.
7. Approximately 2 acre feet of PI storage is assumed to be provided in Cold Spring Pond.
8. Up to 130 ERU's may be allowed for construction with the initial 12" offsite connection to the culinary water system.
9. Approval of more than 130 ERU's will require an 8" offsite connection to the culinary water system.
10. Up to 400 ERU's may be allowed for construction with the initial 16" offsite connection to the pressurized irrigation system and the completion of the 2 ac-ft irrigation reservoir.
11. Approval of more than 400 ERU's will require a 12" offsite connection to the pressurized irrigation system as well as payment of the remainder of the culinary and PI impact fees for the construction of the offsite PI storage.
4. ERU totals were updated to match what is being proposed to be platted (1372 total) with this amendment.

Cold Spring Ranch Area Plan

Proposed Sewer Capital Improvements

vs.

Projected Impact Fee Income

Capital Improvements

Item	Quantity	Units	Cost / Unit	Item Cost
10" Sewer main (Project Size is 8")	567	lf	$ 6.00	$ 3,402
15" Sewer main (Project Size is 8")	266	lf	$ 16.00	$ 4,256
18" Sewer main (Project Size is 8")	1241	lf	$ 21.00	$ 26,061
18" Sewer main (Project Size is 10")	582	lf	$ 15.00	$ 8,730
24" Sewer main (Project Size is 12")	1921	ls	$ 15.00	$ 28,815
Upsize of Jordan Willows lift station[3]		ls	$ 271,216	$ -
Cold Spring Lift Station	1	ls	$ 977,291	$ 977,291
River crossing cost	1	ls	$ 128,995	$ 128,995
Total Estimated Improvements				$ 1,177,550

Impact Fee Generation

Land Use	#ERU	Impact Fee	Total
Commercial			
All uses	150	$ 460	$ 69,000
Residential			
LD	54	$ 460	$ 24,840
MD	458	$ 460	$ 210,680
HD	522	$ 460	$ 240,120
VHD	188	$ 460	$ 86,480
Total Estimated Impact Fees			$ 631,120
NET:			**$ (546,430)**

Notes:

1. Facilities to be constructed by developer with reimbursement either through impact fee certificates that can only be used on the Cold Spring Ranch Development or cash reimbursement.
2. Non-residential sewer impact fee assumes a 3/4" meter
3. Funds from Regional Facilities to be allocated to upsize the Jordan Willows lift station when necessary.
4. ERU totals were updated to match what is being proposed to be platted (1372 total) with this amendment.

Cold Spring Ranch Area Plan

Proposed Parks Capital Improvements

vs.

Projected Impact Fee Income

Capital Improvements

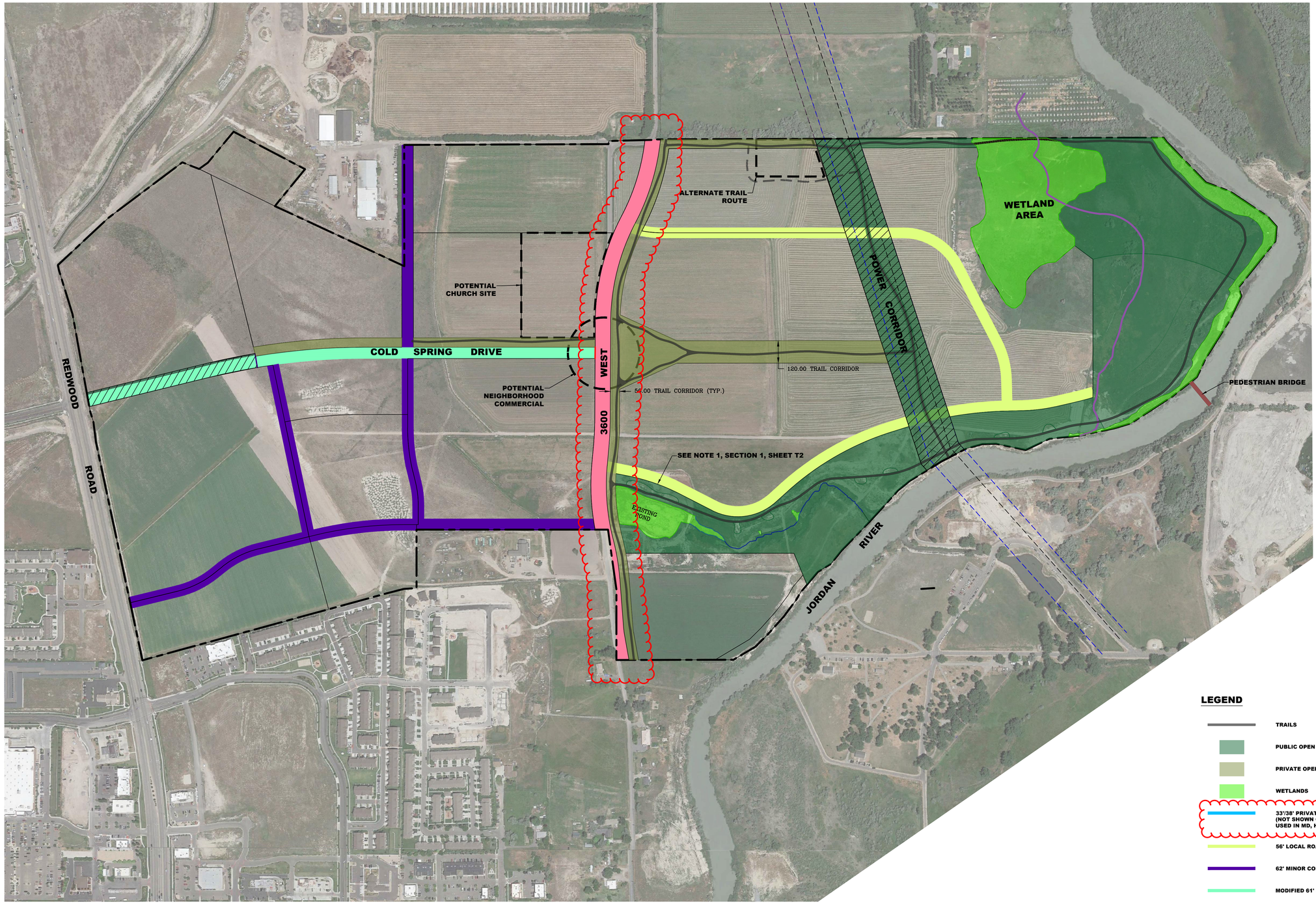
Item	Quantity	Units	Cost / Unit	Item Cost
Park #1				
Estimate of improvements from InSite (Excluding Parking lot/trail improvements)	1	ls	$ 1,527,067.47	$ 1,527,067
Park #2				
Estimate of Improvements from InSite	1	ls	$ 874,790.36	$ 874,790
Park #3				
10' Trail w/roadbase[8]	1,974	lf	$ 67.45	$ 133,139
Detention Pond excavation and grading	1	ls	$ 80,603	$ 80,603
Estimate of Remaining improvements from InSite	1	ls	$ 160,783	$ 160,783
Total Estimated Improvements				$ 2,776,382

Impact Fee Generation

Land Use	ERU's	Impact Fee	Item Cost
Residential			
LD	54	$ 2,600	$ 140,400
MD	458	$ 2,600	$ 1,190,800
HD	522	$ 2,170	$ 1,132,740
VHD	188	$ 2,170	$ 407,960
Total Estimated Impact Fees			$ 2,871,900
NET:			**$ 95,518**

Notes:

1. Facilities to be constructed by developer with reimbursement either through impact fee certificates that can only be used on the Cold Spring Ranch Development or cash reimbursement.
2. The developer will dedicate property without costs to the city for the parks or open space.
3. Landscaping includes grass, sprinklers, and allowance for trees/shrubs.
4. Park #3 is assumed to be the open space along the river bank **west** of the power corridor and is to be completed and dedicated before 500 ERU's are permitted (building permits issued). Park #3 is also to include the pedestrian bridge. The bridge is not part of the fiscal analysis as it is to be constructed by developer for an additional 12 unit density bonus.
5. Park #2 is assumed to be the power corridor and is to be completed and dedicated before 900 ERU's are permitted (building permits issued).
6. Park #1 is assumed to be the open space along the river bank **east** of the power corridor and is to be completed and dedicated before 1100 ERU's are permitted (building permits issued).
7. All trails shown in this estimate are considered capital improvements. Other trails that are found within the right-of-ways are to be constructed and paid for by the developer.
8. Includes all trails within that specific park. Refer to the Fencing/Open Space Plan in the Area Plan for the locations of all trails.
9. The above amenities are conceptual and may be adjusted at the city's discretion during final design.
4. ERU totals were updated to match what is being proposed to be platted (1372 total) with this amendment.



NORTH

SCALE: 1" = 250'

250 125 0 250

LEGEND

- TRAILS
- PUBLIC OPEN SPACE
- PRIVATE OPEN SPACE
- WETLANDS
- 33'/38' PRIVATE ROAD (NOT SHOWN ON MAP, MAY BE USED IN MD, HD AND VHD AREAS)
- 56' LOCAL ROAD
- 62' MINOR COLLECTOR
- MODIFIED 61' MAJOR COLLECTOR ROAD - RESIDENTIAL
- 76' MAJOR COLLECTOR ROAD - COMMERCIAL
- 83' MAJOR ARTERIAL

NOTES:

1. PROJECT WILL MEET CITY CONNECTIVITY STANDARDS AND BE EVALUATED AT THE PRELIMINARY PLAT.
2. DEVELOPER TO COORDINATE WITH UDOT ON APPROVAL OF ACCESS TO REDWOOD ROAD.

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office@lei-eng.com
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NOT FOR CONSTRUCTION

COLD SPRING RANCH
LEHI, UTAH

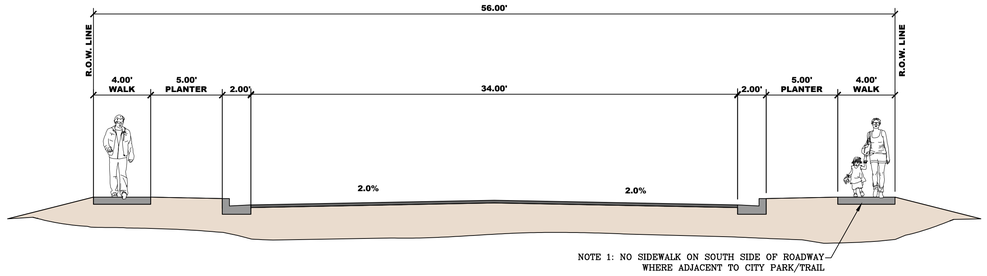
TRANSPORTATION PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

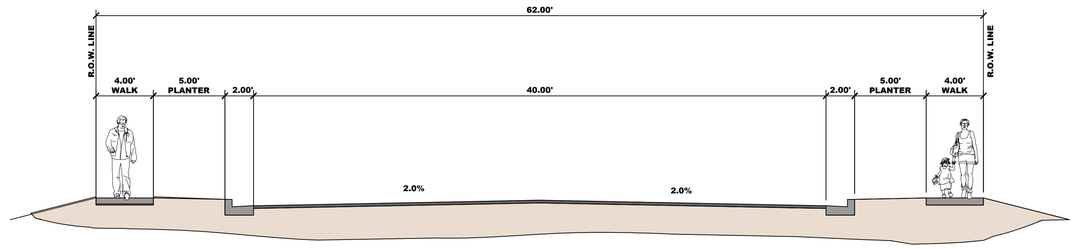
LEI PROJECT #: 2015-0125
DRAWN BY: BAP
CHECKED BY: BTG
SCALE: 1" = 250'
DATE: 08/03/2021

SHEET T1

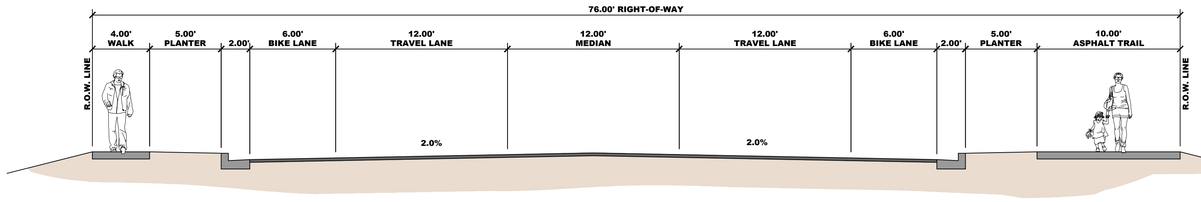
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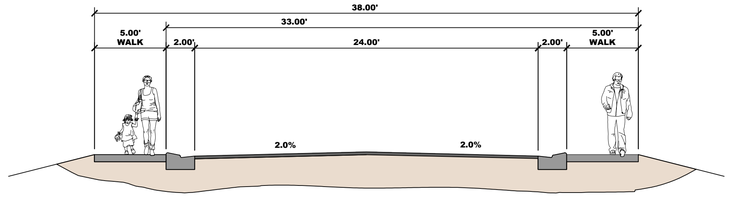
1 56' LOCAL ROAD CROSS SECTION



2 62' MINOR COLLECTOR CROSS SECTION



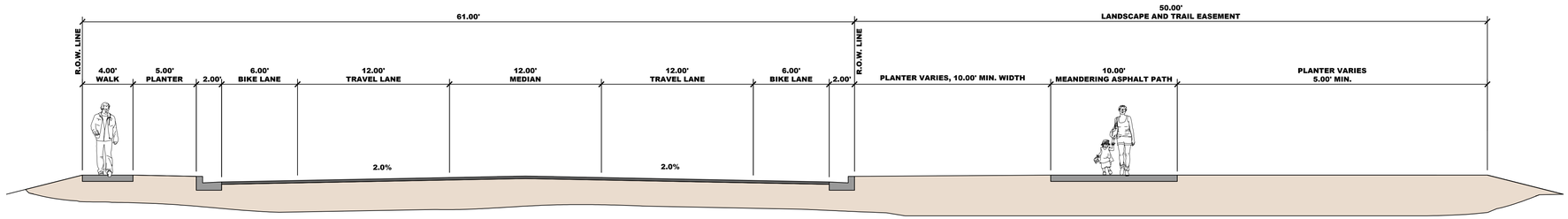
3 76' STREET CROSS SECTION (COLD SPRING DRIVE - COMMERCIAL)



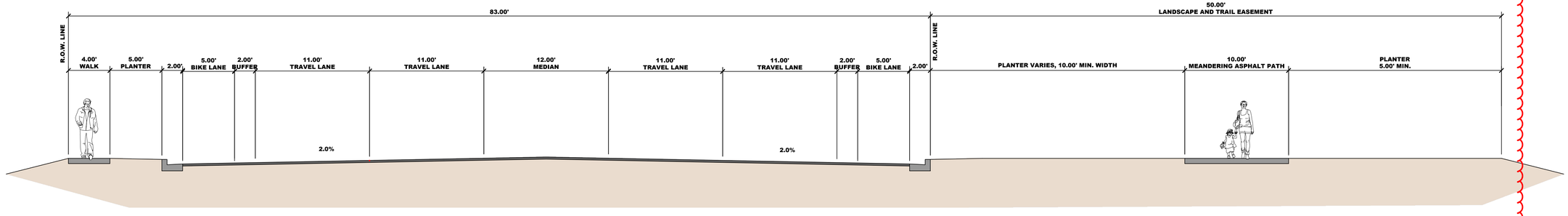
NOTES:

1. 33' ROW AND 38' ROW CAN BE USED WITHIN THE HD, VHD, AND MD PODS.

4 33' & 38' PRIVATE DR. CROSS SECTION



5 MODIFIED 61' STREET CROSS SECTION (COLD SPRING DRIVE - RESIDENTIAL)



6 83' STREET CROSS SECTION (3600 WEST)

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NOT FOR CONSTRUCTION

COLD SPRING RANCH
LEHI, UTAH

ROAD CROSS SECTIONS

REVISIONS
1 AREA PLAN AMENDMENT
12-05-19 KLM
2 -
3 -
4 -
5 -

LEI PROJECT #: 2015-0125
DRAWN BY: BAP
CHECKED BY: BTG
SCALE: 1" = 5'
DATE: 08/03/2021

SHEET
T2

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Agenda Item No: 14

City Council Agenda Item Report

Meeting Date: April 12, 2022
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #23-2022 approving updates and revisions to the Lehi City Design Standards and Public Improvement Specifications Manual for tree planting standards.

Suggested Action:

Attachments:

CC Staff Report Trees and Landscape Design Standards Amendment 04.12.22.docx

Design Standards Updates for Trees DRC 03.02.22.docx

Ord 23-2022.docx

Design Standards Proposed changes Narrative.pdf

Design Standards Trees and Landscape Proposed Changes 2022.pdf

TREES AND LANDSCAPING DESIGN STANDARDS AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City Parks Department
Meeting Date	April 12, 2022
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	March 3, 2022
Date of Planning Commission Review	March 24, 2022

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

REPORT ANALYSIS

This amendment was initiated by the Lehi City Parks Department to help improve the quantity and diversity of species of trees within Lehi City. The changes are also being proposed to address current concerns that commonly occur. The proposed changes include, but are not limited to, the following:

1. Amending the spacing of trees from every 50 feet to every 30 feet of frontage and allowing for the adjustment of tree placement to address utility conflicts.
2. Adding trees to detention basins when applicable.
3. Including existing tree preservation at construction sites following Chapter 35 Community Forestry.
4. Increasing inspection days from 1 to 2 days and including installation clarifications.
5. Adding signage at trails for non-motorized vehicles.

The text included in the packet has been updated to address the one DRC comment which stated the following:

1. Highlight changes on relevant pages. Only include pages that have amendments.

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 March 24, 2022. The minutes and motion from this meeting are as follows:

3/24/2022 2.5) Public hearing and recommendation of Lehi City Parks Department's request for review of updates and revisions to the Lehi City Design Standards and Public Improvement Specifications Manual for tree planting standards

Motion: Commissioner Britton moved to forward a positive recommendation of **Lehi City Parks Department's request for review of updates and revisions to the Lehi City Design Standards and Public Improvement Specifications Manual for tree planting standards;** including all findings stated in the report and DRC comments. Commissioner Bunker seconded.

Vote: Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Nielsen, yes; Commissioner Newall, yes; Commissioner Britton, yes; Commissioner Carlson, yes. The motion passed unanimously.

Lehi City Design Standards – Trees
DRC Redline Comments

Lehi City Parks Dept. - requests review of updates and revisions to the Lehi City Design Standards and Public Improvement Specifications Manual for tree planting standards.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Jessica
Date of Plans Reviewed: 2/28/22
Time Start: 4:20 PM
Time End: 4:25 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Matt – Public Works: No comments
Ross – Engineering:

1. Highlight changes on relevant pages. Only include pages that have amendments.

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 24TH

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: 23-2022

AN ORDINANCE AMENDING THE LEHI CITY DESIGN STANDARDS

WHEREAS, it has become necessary to amend the Lehi City Design Standards, to improve the quantity and diversity of species of trees within Lehi City; and

WHEREAS, this amendment additionally seeks to provide flexibility for tree and trail signage placement; and

WHEREAS, following a public hearing on March 24, 2022, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on April 12, 2022, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of March 24, 2022, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Lehi City Design Standards 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 Design Standards is hereby amended.

PART II:

A. If a provision of this Ordinance 23 -2022 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 12th day of April, 2022.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Proposed changes for Design Standards pertaining to Vegetation and Landscaping

The Lehi Parks Department is charged with the responsibility to encourage the quantity and diversity of species within the canopy of Lehi's urban forest. These proposed changes to the design standards are intended to increase the abundance of Lehi City's Urban Canopy. Ensuring that trees planted in the public domain maximize the benefits for environmental and community health and resilience while helping to protect gray infrastructure and future safety concerns that commonly occur.

Some of the proposed changes include spacing from every 50' to every 30' of frontage and adjustments to placement due to utility conflicts. Also changing the park strip to 7' from the previous 5' standard.

Adding trees to detention basins where they are applicable.

Existing tree preservation at construction sites following Chapter 35 Community Forestry.

Inspection's days increased from 1 to 2 days and installations clarifications. Signage at trails for non-motorized vehicles.

SECTION 2.05 FENCING AND LANDSCAPING STANDARDS FOR ARTERIAL AND/OR OTHER STREETS AS APPLICABLE

A. Residential Development

2. Park Strip. Curb, gutter and sidewalk shall be installed along arterial, collector, or limited-access streets to specifications contained within these standards and the Standard Details. Park strip treatments shall be approved on a case-by-case basis for each proposed development.

a. The four (4) foot park strip area between the back of curb and sidewalk shall include turf grass and xeriscaping. Xeriscaping use shall be in an alternating manner with turf grass. A definition of xeriscaping can be found in Chapter 38 of the Development Code.

b. All landscaped areas within the park strip shall have a minimum of four inches of top soil or otherwise approved by the Lehi Parks Department.

c. One (1) 2-inch caliper canopy tree per thirty (30) feet of frontage shall be installed within the park strip area and must follow all the guidelines in Chapter 35 of the Development Code. Spacing may be adjusted by the Parks Department due to possible future utility or infrastructure conflict.

d. Tree clustering may be allowed in park strip area as an alternative option in lieu of linear tree spacing.

e. At the base of each tree shall be in a circular area with a radius of two feet where there is bare soil to allow for tree watering and maintenance. Trees rings shall be mulched accordingly to Lehi City Arboriculture Standards.

f. An adequate drip irrigation system shall be installed to specifications approved by the Lehi Parks Department.

g. It is strongly encouraged in the case of a subdivision with double frontage lots that up to six (6) feet of additional property is dedicated as right-of-way for additional park strip width. Considerations for right-of-way can be found in the Development Code. If this option is used, the park strip area shall have a seven (7) ~~five (5)~~ foot planter strip from back of curb to the sidewalk, a five (5) foot sidewalk, and the additional property between the sidewalk and fence shall be a planter strip. The planter strip areas in this option shall be landscaped according to the standards of this section.

h. The use of a PUD is an option and would allow for additional park strip width along arterial roads. See Chapter 17 of the Development Code.

B. Commercial Development. Where commercial developments are adjacent to an arterial or Collector Street, the following standards shall apply.

1. Applicability. These standards shall take effect when building permits are required in the following situations:

a. All new construction on vacant parcels;

b. Any substantial modification to an existing site or structure in which the estimated construction cost exceeds $50,000.

2. Street Improvements. Curb, gutter and sidewalk shall be installed along the street to specifications contained within these standards. Sidewalks should be meandered through the landscaped buffer area where possible. Sidewalks shall be six (6) foot wide where the sidewalk is placed against the curb and (5) foot if the sidewalk is meandered. For meandering sidewalks, all points of the sidewalk shall be placed a minimum of five (5) feet from the back of curb. When the required improvements are within a State highway right-of-way, the developer shall comply with UDOT requirements.

3. Landscaped Buffer. All commercial properties with frontage on an arterial or collector street shall provide a landscaped buffer area along the entire frontage between the back of curb and any parking area (not including vehicular access drives), structure or fence on the site. No parking or outside storage shall be allowed within the landscape buffer. The landscaped buffer shall include the following improvements:

a. Sidewalk.

b. Grass or other approved landscaping.

c. One (1) 2 inch caliper canopy tree per ~~50~~ 30 feet of frontage (~~type~~ species of tree to be approved by the Lehi City Parks Department). Trees shall not be located within the required clear view area at street intersection ~~(as defined within Chapter12 of the Development Code).~~as defined within Chapter 12 and Chapter 35 of the Development Code).

d. Bermed areas.

e. Sprinkling system and water connections sufficient to maintain landscaping in all park strip areas to specifications contained in Section 10 of these standards.

f. The Planning Commission may allow a portion of the landscaped buffer area to be filled in with brick pavers or stamped concrete instead of landscaping; ~~however~~however, one (1) 2 inch caliper canopy tree per ~~50~~ 30feet of frontage shall be provided with an approved expandable metal grate

around the base of the tree with an adequate irrigation system as approved by the Parks Department.

SECTION 2.09 WATER SYSTEMS

A. Every development requesting water service or required to install a culinary and/or a pressure irrigation water service shall include both services to the property line. If, in the opinion of the City Water Director, there is not sufficient main line pressures in the culinary and pressure irrigation water system to maintain 20 psi minimum during peak hourly plus fire flow conditions, the development must be postponed until changes in the main system are constructed.

B. Pressure irrigation and culinary water mains shall be a minimum diameter of eight (8) inches for pressurized irrigation and six (6) inches for culinary (reduced sizes may be used as approved by the City Engineer) respectively unless a larger size is specified by the City to meet minimum health department or Insurance Services (fire) requirements. All lines in smaller developments must be looped (no dead ends) except by express approval of the City. All lines in larger developments must be looped (no dead ends) for lines serving 50 or less existing and proposed equivalent residential units except by express approval of the City Engineer.

C. Used pipe shall not be installed in the culinary or pressurized irrigation system.

D. Where culinary water and pressure irrigation lines cross under box culverts, major roadways, or major utilities, or per the Water Department Director, the lines shall be installed in a casing per Lehi City Standard Drawing Water -14, or as determined by the Water Department Director.

D. All culinary water pipe shall be separated from sewage systems as required in Section 8 and per Utah Department of Environmental Quality standards.

E. In the culinary water system a 4 inch blow off (for 8 inch and smaller pipe) or 6 inch blow off (for 10 inch and larger pipe) on dead ends and/or one thousand (1000) foot spacing (as per the City's design detail) shall be installed.

F. A post indicator valve (See Standard Detail) shall be installed as required by the Fire Marshal.

G. All fire lines supporting fire sprinklered buildings shall be a minimum of 4 inches in diameter and shall be connected to the culinary water main with a hot tap connection.

H. No tree or shrubs shall be planted within 5' of a water meter.

SECTION 2.10 FIRE HYDRANTS

A. Fire hydrants shall, where practicable, be installed between the curb and sidewalk a minimum of eighteen (18) inches from the back of the curb at locations determined by the Fire Chief. Fire hydrants shall not be farther than five hundred (500) feet apart along the street in normal residential areas and as close as two hundred (200) feet apart in high density and commercial areas as determined by the Fire Chief. No dwelling unit shall be located farther than two hundred-fifty (250) feet from a fire hydrant measured along the curb and into the unit. Outlets shall be eighteen (18) inches above finished grade, walk, curb or road. Hydrants shall face the street. Additional fire hydrants may be required at the discretion of the City Fire Chief and City Engineer due to specific building or density requirements.

B. Fire hydrants shall comply with national standard regulations and shall have a minimum six (6) inch barrel in close proximity to public buildings.

C. Fire hydrants shall not be connected to any water main smaller than six (6) inches inside diameter. Fire hydrants shall not be connected to a dead end main line smaller than eight (8) inches inside diameter. Fire hydrants must be connected to the pressure irrigation system unless approved otherwise.

D. Non-looped or dead-end fire lines with a hydrant shall have a minimum pipe size of 8 inches.

E. Contractor shall install four (4) foot wide by four (4) foot wide by six (6) inch thick concrete pad around each fire hydrant as per Standard Details.

F. All new hydrants shall be inspected, tested and verified by an onsite City inspector prior to acceptance by Lehi City.

G. No other utility, fence, planting, or object shall be installed within three (3) feet of the outermost portion of a hydrant. No tree or shrub shall be planted within 10’ of a hydrant.

SECTION 2.12 DRAINAGE SYSTEM PLAN

H. Drainage Basin Facility Design

1. All drainage basin facilities shall be designed as follows:

a. Basins shall be designed for a 100 year storm and have a minimum of 1 foot freeboard. Basin drainage calculations shall not provide an allowance for seepage losses. Due to site or area conditions an impervious lining may be required on these facilities.

b. Standard design of a drainage basin facility shall include a basin which properly drains towards the basin outlet and a subterranean piping system beneath the detention facility with a bubble-up/collection box(s) to permit overflows of storm water to enter the detention facility. Bubble-up/collection box(s) shall be located such that they are easily accessible by maintenance staff, even when the detention pond is at design capacity. Drainage basin facilities should also include a spillway to assure that minimum damage occurs as a result of detention pond overflow.

c. Maximum water depths and side slopes within drainage basin facilities shall be as follows: 18 inch water depth = 3:1 side slopes, 24 inch water depth = 4:1 side slopes, 30 inch water depth = 5:1 side slopes. Basin water depth shall not exceed 30 inches unless specifically recommended by DRC & approved by the City Council. If water depths exceeding 30 inches are approved, a 5 foot chain link fence shall be installed around the facility and the 1 foot freeboard requirement may be increased to as much as 3 feet.

d. Each drainage basin shall be covered with a combination of grass and xeriscape with a sprinkler system, unless otherwise approved. A minimum of 20% of the total basin area shall be xeriscaped. ~~No trees shall be planted along the banks of a drainage basin.~~ No trees shall impede drainage structures or access for maintenance vehicles.

e. Drainage basin berms should have a minimum width of 3 feet for small basins and up to 12 feet for large basins as approved by the City Engineer. Side slopes along the outside of drainage berms shall be a minimum of 3:1, unless otherwise approved by the City Engineer.

f. Detention basins within parking lots shall be limited to a water depth of 18 inches, unless otherwise approved. Detention basins within parking lots shall overflow to a city street, storm drain, or other approved outfall.

SECTION 2.17 TRAILS

These standards apply to all trail corridors required by the Lehi City General Plan. Trails shall be constructed within all proposed projects where they are indicated on the General Plan Land Use Map, and shall be installed by the developer as part of the required public improvements for the development unless otherwise recommended by the Planning Commission and approved by the City Council. In addition to these minimum standards, the City Engineer will be guided by and may impose any necessary additional standards contained in the current AASHTO Guide for the development of Bicycle Facilities or the Utah Valley Non-Motorized Transportation System Manual.

A. Required trails shall be grade separated, paved, multiple-use pathways (except the Bonneville Shoreline Trail, which is not paved), and users shall be non-

motorized and may include but are not limited to: bicyclists, roller skaters, wheelchair users, pedestrians, and in some areas equestrian riders.

B. Paved trails are to be constructed of bituminous pavement no less than two and one half (2 1/2) inches thick and a base course of no less than six (6) inches thick or concrete no less than four (4) inches thick.

C. Minimum trail width shall be ten (10) feet, with a two (2) foot shoulder/clear zone on each side unless otherwise approved by the City Engineer due to physical constraints within the designated trail area. Sharp grade transitions, trees, signs and other fixed objects within the shoulder/clear zone shall not be permitted.

D. If the trail is designated for equestrian use in addition to other users, an additional six (6) foot equestrian area shall be provided using existing stabilized dirt, gravel or other approved surface and an appropriate sub-surface that will allow for drainage as necessary.

E. A minimum vertical clearance of ten (10) feet shall be maintained from the equestrian trail surface.

F. Trails shall be located within a permanent right of way (or as approved otherwise by the City Engineer) that allows for the construction, operation, maintenance, repair and/or replacement of the pathway. Minimum width shall be twenty (20) feet unless otherwise approved by the City Engineer due to physical or other constraints within the designated trail area.

G. Trails are to be located with a minimum offset from any road surface of twelve (12) feet. Lesser distances may be allowed when approaching intersections of streets to provide a safe alignment for crossing at the intersection or where the trail must be routed along a roadway.

H. Trails will generally follow the longitudinal slope of the existing ground, with adjustments in grade provided for intersecting streets or drives.

I. A minimum vertical clearance of eight (8) feet shall be maintained from the trail surface.

J. Limits of disturbance shall be implemented to minimize construction impacts. Construction limits shall be as small as practical to construct the trail. Significant vegetation and its root zone shall be considered when locating the trail and establishing construction limits.

K. Methods shall be employed to protect areas adjacent to the trail from impacts both during and after construction, including the construction of any necessary swales or culverts to prevent erosion. Swales or culverts shall be installed at all locations where the normal cross slope will not allow for adequate drainage.

L. Retaining walls shall be installed where necessary for safety, to prevent erosion of cut or fill slopes, to reduce cut and fill slopes, or to minimize disturbance

on environmentally or aesthetically sensitive sites. Depending on height of retaining walls, a physical barrier, such as dense shrubbery, railing or an approved safety fence may need to be provided to protect trail users.

M. Existing significant vegetation should be preserved wherever possible and indigenous materials used for retaining walls, bridges, and barriers.

N. ~~Removable bollards and barriers~~ A No Unauthorized Motorized Vehicles sign shall be installed at trailheads to control access of motor vehicle traffic and to direct and/or protect trail uses from steep or hazardous areas along the trail. Removable bollards and/or barriers may also be required if deemed necessary by the Lehi City Parks Department.

O. The placement of any necessary bridges will be required as needed.

P. Signs shall be installed at all trail entrances/trailheads and at all intersections with roadways according to the standards for bicycle and shared use paths contained in the latest edition of the Manual of Uniform Traffic Control Devices (MUTCD) or as otherwise required by the Planning Commission and City Council.

Q. Trail access points onto city streets may be required by the Planning Director on a case by case basis and may require a traffic study

CHAPTER 3

GENERAL CONSTRUCTION REQUIREMENTS SECTION 3.01 GENERAL

A. Prior to beginning construction on any improvements in a development or in the right- of-way of any streets or proposed streets of Lehi City, or with any work that will ultimately connect onto a City utility, the City Public Works Department shall be notified so that the proper inspection may be provided, and so that it might be determined that the work has been approved and the proper permits obtained. Certain types of construction shall have continuous inspection while others may have only periodic inspections.

1. Continuous inspection by project inspector shall be required on the following types of work and materials:

a. Street grading and gravel base.
b. Excavations for curb and gutter and sidewalks.
c. Laying of street surfacing.
d. Placing of concrete for curb and gutter, drive approaches, sidewalks and other structures.
e. Laying and testing of culinary and pressurized irrigation water pipe, valves, hydrants, drainage pipe, sewer pipe, and appurtenances.

f. All materials installed within the city's culinary, pressurized irrigation, and sewer systems will be inspected and approved by the project inspector.

g. When existing public trees are located on or near the construction property an assessment shall be performed by the Urban Forester to ensure that every effort is made to ensure the preservation, health, and stability of the tree is maintained. Lehi Community Forestry Tree Preservation located in Chapter 35.120 of the development code shall apply to protect the trees during all construction phases.

2. Periodic inspections shall be required on the following:
   a. Excavations for structures.
   b. Trenches for laying pipe.
   c. Forms for curb and gutter, sidewalks and structures.

B. On construction requiring continuous inspection, no work shall be started except in the presence of a City Inspector. No construction requiring inspection shall be performed on City Holidays, Saturday, Sunday or non-business hours (which generally includes Friday except as specifically agreed-upon with the applicable Lehi City Inspector). A minimum of 48 hours' notice shall be given to the applicable inspector before any construction may proceed. The owner may be charged a fee for any additional inspections.

C. It shall be unlawful to do any construction, excavation work on any street, curb, gutter, sidewalk, drive approach, sewer line, water line or other infrastructure addition or improvement in Lehi City without an approved set of drawings that has been stamped by the City as the official construction set, the plat is recorded, bonding is in place, and then a preconstruction meeting is held. (This set of plans will be valid for a period of one year only)

CHAPTER 10

LANDSCAPING AND SPRINKLING SYSTEMS

D. INSPECTIONS AND PROCEDURES

1. The irrigation contractor shall set up an inspection schedule with the Public Works and Parks Department. Prior to each inspection date, the contractor shall give a minimum of two (2)~~one~~ business days notice to the City Parks Department.

2. In the event the contractor requests inspection of work and said work is substantially incomplete, the contractor shall be responsible for reinspection fees.

3. The developer, after installing the irrigation system, shall request from the City, the first final inspection and approval.

4. From the date the development project being substantially complete is termed "satisfactory" by the inspector, the developer shall maintain, replace, and install the irrigation system for a period of 30 days.

5. At the end of one year the City Parks Department will, upon satisfactory inspection, release the contractor and developer from the one year guarantee of the irrigation system and any other landscape items on the project.

6. The developers shall obtain written approval, as substantiated with a bond release for the completion of all items, from the Parks Department that the City has officially assumed maintenance and that all work has been performed satisfactorily

SECTION 10.14 PLANTS TO BE FURNISHED

A. The owner/contractor shall furnish plants as listed on the drawings and herein specified. All quantities and sizes shall be as follows:

1. All shrubs shall be a minimum 5 gallon size unless written approval is obtained and variety, size and spacing is stated.

2. All trees shall be a minimum of 2 inch caliper measured 20 inches above the planted ground level.

B. The developer shall pay the cost of installation of parkway trees. Parkway trees shall be installed on all streets, in conformance to the Standard Details, including arterial streets as required by Planning and Zoning.

C. The owner/landscape contractor shall schedule a plant inspection before installation with the Parks Department and shall give a minimum of two (2) business days notice.

D. All plants delivered to the site must be first class representatives of their species or varieties, free from disfiguration with well developed branch systems and vigorous and fibrous root systems. Plants not conforming to these requirements must be removed, whether in place or not and replaced with acceptable plant material and must be replaced at the owners/contractor's expense.

E. All plant material must meet the specifications of Federal, State and County laws requiring inspection for plant disease and insect infestation. Tag all plants with name and size of the plants in accordance with Standard of Practice recommended by the American Association of Nurserymen. Final determination of plant species or variety will be made by the Parks Department.

F. Root conditions of plants furnished in containers shall be rooted/established and may be determined by the Parks Department. The selection of plants shall be made by the landscape architect with final approval reserved by the Parks Department and any plant rendered unsuitable as samples will not be accepted by the City and must be replaced at the owner's/contractor's expense.

SECTION 10.15 SUBSTITUTIONS

A. No substitutions for the indicated plant materials will be permitted unless approved in advance and in writing by the Planning Commission and Parks Department. Any substitutions shall be of a quality and size equal to that specified on the plans. Except for the variations so authorized, all substitute plant materials shall conform to the requirements of these specifications.

SECTION 10.17 PLANTING

C. TREES AND SHRUBS Plant material may be accepted after 30 days maintenance time from inspection, provided it is weed free and of normal acceptable growth for the time of year.

1. All tree and shrub plantings shall conform to the Lehi City landscape standards.
2. Plant to their normal depth and puddle with a running stream of water from a hose. Prepare planting holes and stake the trees as shown on the standard tree staking detail.

3. The spacing and species of trees shall conform to the requirements of the Planning Commission.

4. Location: Trees shall be kept:

a. Outside of the intersection sight triangles as defined within Section 12 of the Development Code.

b. Not less than 20 feet from lamp standards and power poles.

c. Not less than 10 feet from fire hydrants.

d. Not less than 5 feet from service walks and driveways.

e. Not less than 5 feet from water meters.
f. Tree placement within private property shall not be less than 4' from a public sidewalk.
g. Not less than 10' from a power transformer

5. Any required tree or shrub planted inside the restricted areas identified above ~~are to~~shall be adjusted to a new planting site as determined by the Parks Department.

6. All containers, ~~wire baskets~~ , staking, staking tape etc., shall be removed from trees and shrubs prior to planting. Identification tags shall remain on the tree and removed by the urban forester for inventory purposes. Containerized stock shall have encircling roots shaved off before installing. All B & B stock shall have the wire basket, bailing twine ~~removed~~ and burlap ~~folded down below ground level~~ removed from the top 2/3 of the root ball. The root flare must be located and not buried. Root ball shall be level with the finished grade.

7. Any trees or shrubs planted too deep will not be accepted and shall be replaced at the owners/contractor's expense. ~~Root ball should be level with finished grade.~~

SECTION 10.20 INSPECTIONS AND PROCEDURES

A. The contractor shall comply with the following:

1. Contractor shall give a minimum of ~~one~~ two business days notice for all inspections.

2. A tree and shrub spotting inspection shall be called when plant material is on the site, before installing and ready to be located.

3. The developer, after installing the irrigation system and landscaping, shall request from the City, inspection and approval.

4. If the irrigation system and landscaping are satisfactory, the developer shall be granted written approval from the City.

5. The developer shall maintain said irrigation system and landscaping until accepted by the City.

6. At the end of the one year period, the owner/contractor shall remove from trees and shrubs staking, ties, and remaining tags. All trees that do not have sufficient caliper or needing additional anchorage, as determined by the Parks Department, ~~and~~ shall remain staked.

7. At the end of the one year period, the City will inspect the irrigation system and landscaping and if it is satisfactory, the City will release the contractor/developer from guarantee.

8. At the end of the one year period, if either the irrigation system or landscaping is found unsatisfactory, the developer shall be responsible for all required corrections. Corrections may include either extension of the one year period, re-installing irrigation parts and larger plants, or both.

9. The bonds posted for construction of the approved plan, shall not be exonerated until the maintenance of landscaping has been assumed by the City and the guarantee period has been satisfied.

Agenda Item No: 15

City Council Agenda Item Report

Meeting Date: April 12, 2022
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #24-2020 approving updates and revisions to the Lehi City Standard Drawings adding a master planned trail crossing detail.

Suggested Action:

Attachments:

CC Staff Report Lehi City Standard Details 02.24.22.docx

Standard Detail Updates - Trail Crossings DRC 02.23.22.docx

Ord 24-2022.docx

Trail Crossing Details.pdf

LEHI CITY STANDARD DETAILS AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	April 12, 2022
Requested Action/Purpose	Approval of proposed amendment to the Design Standards drawings
Decision Type	Legislative
Date of DRC Review	February 23, 2022

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 revisions to the Lehi City Standard Details drawings. The Standard details are used by Developers to ensure consistency and quality in what is built through Lehi.

This proposed amendment would add a new standard detail drawing showing how a master planned trail crossing a roadway should be handled, both mid-block and at an intersection. The update is being made to ensure consistency between the standard drawings and what has been done on previous projects in the field. It includes bulb outs to narrow the distance pedestrians must travel and signal to drivers they are about to cross a trail.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve or deny the proposed amendment to the Lehi City Standard Details. Any motion should include findings. Possible findings include:

1. The proposed Lehi City Standard Detail 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.

Lehi Design Standard Updates – Trail Crossings
DRC Redline Comments

*Lehi City – requests review of an amendment to the **Lehi City Design Standards** and Public Improvements Specifications Manual for new standard details for master planned trail crossings at roadways.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller, Jacob Curtis
Time Start: 4:58 pm
Time End: 5:10 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Matt – Public Works: No comments
Ross – Engineering:
1. Change title to "LOCAL STREET MASTER PLANNED TRAIL CROSSING"
2. Look into offset geometry for trail crossings parallel to master planned roads.

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 24, 2022 AND CITY COUNCIL ON MARCH 22, 2022

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: 24-2022

AN ORDINANCE UPDATING THE LEHI CITY STANDARD DETAILS ADDING A TRAIL CROSSING STANDARD DETAIL

WHEREAS, the City sees a need to update the standard details to include a trail crossing standard detail;

WHEREAS, a public meeting was held by the Lehi City Council on April 12, 2022, after proper notice as required by law, and

WHEREAS, it is the desire of the Lehi City Council to pass the proposed revisions to provide greater pedestrian safety where a trail crosses a street.

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

PART I:

The Lehi City Standard Details are hereby updated.

PART II:

A. If a provision of this Ordinance 24 -2022 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

C. The City Council hereby directs that the official copy of the Lehi City Standard Details 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.

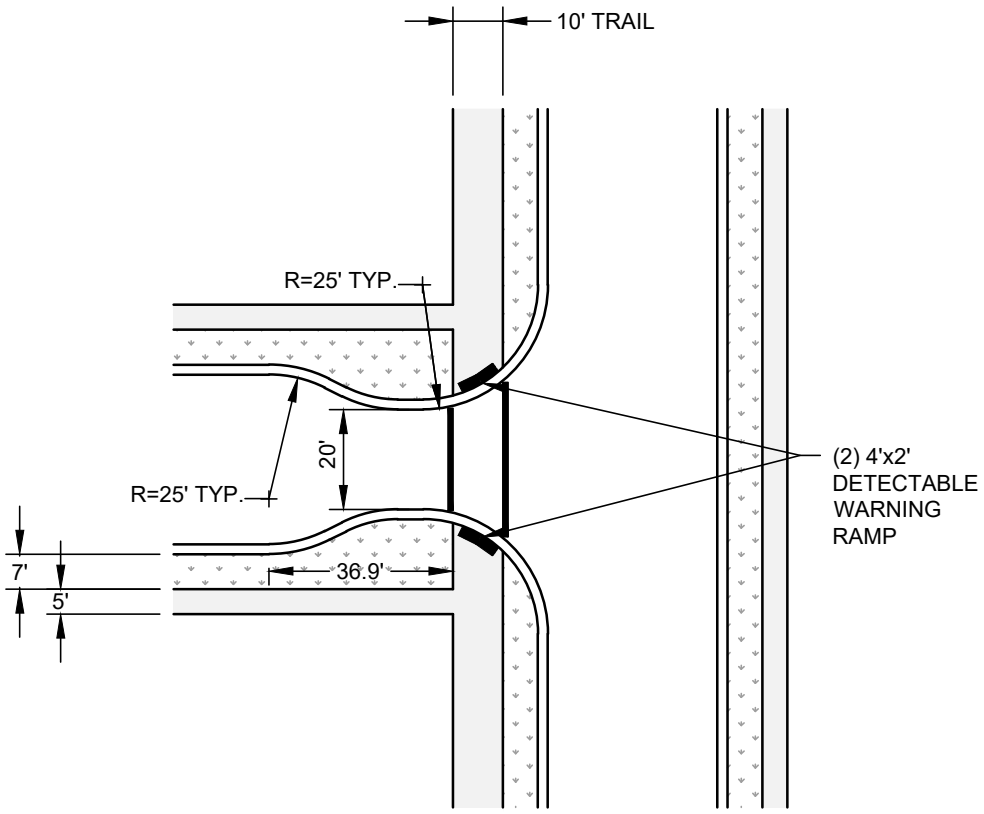
Approved and Adopted by the City Council of Lehi City this 12th day of April, 2022.

ATTEST

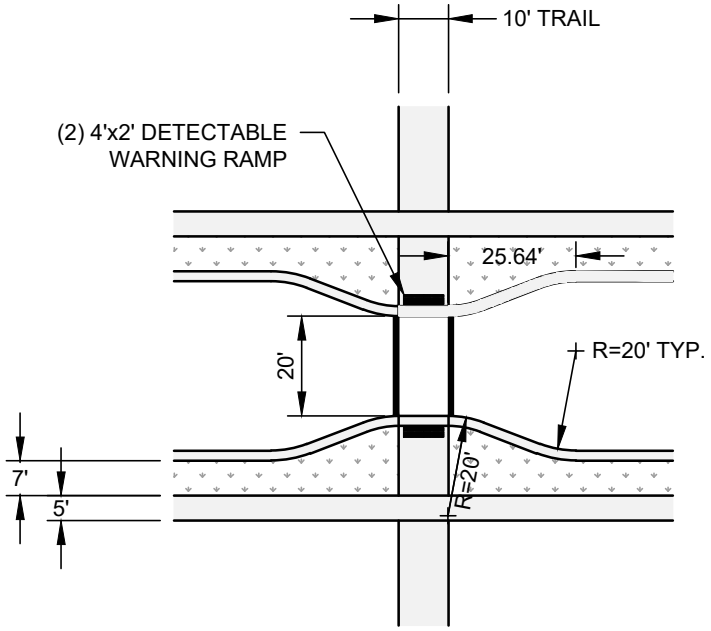
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Mark Johnson, Mayor

Teisha Wilson, City Recorder



INTERSECTION TRAIL CROSSING



MID-BLOCK TRAIL CROSSING

LEHI CITY

LEHI CITY STANDARD DETAIL	
TRAIL CROSSING	
RD-17	DATE: JANUARY 20

Agenda Item No: 16

City Council Agenda Item Report

Meeting Date: April 12, 2022
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2022-27 changing the roadway name of a section of Autumn View Drive to Solstice Drive.

Suggested Action:

Attachments:

CC Staff Report Autumn View Drive Name Change 04.12.22.docx

Res 2022-27.docx

Autumn View Drive Partial Rename Map.pdf

AUTUMN VIEW DRIVE NAME CHANGE

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	April 12, 2022
Requested Action/Purpose	Approval of a proposed street name change.
Subdivision	Seasons Estates Plat D
Date of DRC Review	March 30, 2022
Assigned Planner	Brittney Harris

REQUIRED ACTION

City Council	Final approval

REPORT ANALYSIS

The applicant requests approval of a partial street name change from Autumn View Drive to Solstice Drive. This name change request came from the post office. They were having a difficult time delivering packages on Autumn View Drive because the road curves around, creating multiple locations with a similar range of north addresses. The post office recommended we investigate changing it not only to make it easier for the postal service but also for emergency response.

The proposed name change will just include the area to the west of Summer View Drive. All of the homes but one are still under construction and in the ownership of Toll Brothers. Staff coordinated these efforts with Toll Brothers, and they are in support of the change. The other homeowner was made aware of the name change and the meeting tonight.

The DRC reviewed this name change and had no comments.

PLANNING DIVISION RECOMMENDATION

The City Council may make a motion to approve or deny the proposed street name change. Any motion should include findings. Possible findings include:

1. The proposed street name change will reduce confusion in finding addresses for the public, post office, and safety personnel.
2. The proposed street name change was supported by the developer.
3. The proposed street name change is not inconsistent with the Lehi City Development Code
4. The proposed street name change does not go against the goals and policies of the General Plan.
5. The proposed street name change does not affect the health, safety, welfare, and morals of the City.

RESOLUTION NO: 2022-27

A RESOLUTION CHANGING THE STRRET NAME OF A SECTION OF AUTUMN VIEW DRIVE TO SOLSTICE DRIVE

WHEREAS, there are public safety and navigation concerns with the existing addresses on Autumn View Drive;

WHEREAS, changing a portion of the street to a different name will provide easier navigation;

NOW, THEREFORE, be it resolved by the Municipal Council of Lehi City, Utah, the name of the roadway west of Summer View Drive from Autumn View Drive to Solstice Drive.

Approved and adopted by the City Council of Lehi this 12th day of April, 2022.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”
Effected Parcels

66:705:0254
66:873:0336
66:873:0335
66:873:0334
66:873:0333
66:873:0332
66:873:0301
66:873:0302
66:873:0303
66:873:0304
66:873:0305
66:873:0306
66:873:0307
66:873:0308

Lehi City

Rename to Solstice Drive



Change this portion of Autumn View Drive because the house numbers are in the same range as other areas along Autumn View Drive creating confusion in finding addresses


N13°40
'19'37"W
30.18'
N13°40'23"W 277.03'
N3°53'47"E 321.68'
N43°01'28"W 432.79'
S80°51'39"W
S24°07'49"E 269.99'
S67°09'42"W 258.07'
AUTUMN VIEW DRIVE
AUTUMN VIEW CIRCLE
SPRING VIEW DRIVE
WINTER VIEW DRIVE
FRONT
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Agenda Item No: 17

City Council Agenda Item Report

Meeting Date: April 12, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2022-30 approving a master services agreement and a design and construction agreement with Uintah Basin Electronic Telecommunication dba STRATA Networks for an open fiber optic communications network.

Suggested Action:

Attachments:

Res 2022-30.docx

Fiber Master Services Agreement.docx

Fiber Design and Construction Agreement.docx

LEHI CITY

RESOLUTION NO. 2022-30

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING A MASTER SERVICES AGREEMENT AND A DESIGN AND COSNTRUCTION AGREEMENT WITH UINTAH BASIN ELECTRONIC TELECOMMUNICATIONS LLC dba STRATA NETWORKS

WHEREAS Uintah Basin Electronic Telecommunications LLC dba STRATA Networks ("STRATA") submitted a proposal on September 3, 2021, in response to the City's issued Fiber Network Design, Procurement, Construction, Operation, and Maintenance Request for Proposal and STRATA's Proposal consisted of a public-private partnership for the design, construction, and operation of an open fiber optic communications network for use by retail service providers to provide retail broadband service to the businesses and residents of the City.;

WHEREAS the City reviewed the proposal and selected STRATA for the design, engineering and construction of a wholesale open access fiber optic telecommunications network for the City and its businesses and residents.

WHEREAS the City has determined that STRATA has the necessary personnel, experience, financial capability, and competence to promptly complete the project, and has selected STRATA to design and construct the project pursuant to the terms and conditions of this Agreement

WHEREAS, on April 12, 2022, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve i) a Master Services Agreement; and ii) a Design and Construction Agreement with STRATA; and (iii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

1. The Master Services Agreement and the Design and Construction Agreement attached hereto as Exhibits "A" and "B" are hereby approved and the Mayor is authorized to execute the agreements and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 12th day of April, 2022.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

MASTER SERVICES AGREEMENT

This Master Services Agreement ("Master Agreement") is made effective this ___ day of _____, 20__ ("Effective Date"), by and between The City of Lehi, a Utah Municipal Corporation("The City") , and Uintah Basin Electronic Telecommunications, LLC dba STRATA Networks whose principal address is 211 E 200 N, Roosevelt, UT 84066 ("Contractor") (Each a "Party" and together, the Parties"). Collectively, The City and Contractor shall be referred to herein as the "Parties."

MASTER AGREEMENT

This Master Agreement defines the terms and conditions between the Parties, however, from time-to-time additional agreements may be related to this Master Agreement, defining additional terms and conditions, rates, statements of work, services, including warranty servies and construction agreements. These additional agreements may be incorporated to this Master Agreement by referencing the Effective Date of this Master Agreement. All terms, conditions, rates, work, etc. in all related agreements may override this Master Agreement if dated after the Effective Date; however, if all incorporated agreements to this Master Agreement are terminated, then this Master Agreement will also terminate.

RECITALS

WHEREAS, The City finds Contractor qualified to perform the work, all relevant factors considered, and that such performance will be in furtherance of The City's business; and

WHEREAS, The City desires to engage Contractor to perform the work as defined in subsequent agreement heretofore and Contractor desires to provide certain consulting, construction services, network operation services, city infrastructure and design of The City owned fiber network;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

TERMS AND CONDITIONS

1.0 SERVICES

Contractor shall provide the professional services ("Services") set forth in the Design and Construction Agreement, Network Operation Agreement (collectively, "Agreement(s)"), and other agreements that may be entered into between the parties subsequent to the execution of this Master Agreement to accomplish the design, construction and operation of a fiber to the home network in Lehi City ("Project"). The provisions of this Master Agreement will apply to all agreements entered into between the parties. In the event of a conflict between the provisions of this Master Agreement and any other agreement, the more specific provision will apply.

2.0 CITY REPRESENTATIVE

The City shall designate in writing a person to act as the City's representative ("City's Representative") with respect to the Services to be performed by Contractor. Such person shall have authority to transmit instructions, receive information, and render decisions relative to the Project.

3.0 ACCESS AND APPROVALS

The City shall provide Contractor with access to the Project location as required for its performance of Services, where required.

3.1 The City shall coordinate the services of its staff, consultants and contractors with those Services performed by Contractor.

3.2 The City shall make decisions and carry out its responsibilities in a timely manner so as not to delay Contractor's performance of Services.

3.3 The City shall provide prompt written notice to Contractor if the City becomes aware of any fault or defect in the Project, including errors, omissions or inconsistencies in Contractor's Services by providing a notice of defect ("Notice of Defect").

4.0 TIME FOR PERFORMANCE

4.1 Contractor shall commence the performance of the Services for the Project upon the effective date of each Agreement and if applicable, receipt of an official Notice to Proceed ("NTP") for each Agreement and perform its Services as expeditiously as is consistent with the reasonable skill and care that is typically exercised in the industry to effect the orderly progress of the Project.

4.2 If Contractor's services for the Project are delayed through no fault of Contractor, the compensation provided for herein and the time for performance shall be subject to equitable adjustment. If the City requests changes in the scope, extent or character of the Project, Contractor's time for performance shall be equitably adjusted.

5.0 COMPENSATION AND PAYMENT

The City shall pay Contractor for the performance of its Services as set forth in each applicable Agreement.

5.1 Terms, amounts and invoicing processes may be defined in each applicable Agreement. If such terms are included in the Agreement, they shall supersede the terms that follow. Contractor shall prepare invoices in accordance with its standard invoicing practices and submit to the City on a monthly basis. Invoices are due and payable within 30 days of receipt and acceptance of invoice by the City. If the City fails to make any payment due within 30 days after receipt and acceptance of invoice, the amounts due to Contractor will be increased at the rate of 1.5% per month (or the maximum rate of interest permitted by law, if less) from the thirtieth day.

5.2 Acceptance of an invoice by the City is to be given to Contractor within fifteen (15) days from the City receipt of invoice from the Contractor. If no acceptance is given within fifteen (15) days of the City receipt of invoice or any correspondence on invoice, Contractor will assume invoice is accepted and payment terms will go into effect. If the City disputes portions of an invoice, only that portion contested may be withheld from payment, and the undisputed portion paid.

6.0 STANDARD OF CARE

Contractor represents that its services shall be performed with the skill and care which would be exercised by comparable qualified professionals performing similar services at the time and place such services are performed. If the failure to meet these standards results in deficiencies in its Services, Contractor shall

correct such deficiencies without additional compensation except to the extent such action is directly attributable to deficiencies in information provided by the City.

7.0 INDEMNITY

7.1 Each Party ("Indemnitor") shall, to the fullest extent permitted by law, defend, indemnify and hold harmless the other Party and its officers, board members, employees, agents and representatives, ("Indemnitees"), from and against all claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or relating to the acts or omissions of the Indemnitor or those for whom the Indemnitor is responsible, but only to the extent caused by the negligent acts or omissions of the Indemnitor (or anyone for whom Indemnitor is responsible). This indemnification obligation shall survive termination of this Agreement. The Indemnitee shall, at its own expense, have the right to choose its own counsel to represent it in connection with any claim arising from this Master Agreement.

To the fullest extent of the law, each party shall indemnify, defend and hold harmless the other Party and any subsidiary or affiliate, and its past, present and future agents, representatives and employees from and against all claims, damages, losses and expenses, including but not limited to attorney's fees, directly or indirectly arising out of or based in whole or in part upon:

A. The Indemnitor's breach of any covenant or warranty of this Contract.

B. Any damage or loss to any property caused in whole or in part by the Indemnitor, any Subcontractor, any Sub-subcontractor or any one directly or indirectly employed by the Indemnitor, or by anyone for whose acts the Indemnitor may be liable, except damages or loss attributable solely to acts or omissions of the Indemnitee or its agents or employees and not attributable to the fault or negligence of the Indemnitor.

C. The Indemnitor's failure to comply with any applicable law, rule or ordinance.

8.0 INSURANCE

The Contractor shall each purchase and maintain at its own expense at least the minimum coverages, limits and terms of insurance set forth below, as will protect the City and the Contractor from claims that may arise out of or result from the Contractor's construction and installation of the Project by the Contractor, its employees, subcontractors, consultants, or other parties, if any, for whom Contractor is responsible.

Workers Compensation	Statutory Requirement
Commercial General Liability	
General Aggregate	$2,000,000
Products/Completed Operations Aggregate	$2,000,000
Personal Injury (with Employment Exclusion Deleted) and Advertising Injury	$1,000,000
Each Occurrence Limit	$1,000,000
Damages to Rented Premises	$100,000

Coverage provided by this policy shall include contractual coverage for liability assumed by contract. Products/Completed Operations Coverage shall be maintained for two (2) years following the end of the term of this Agreement and each Party shall provide a Certificate of Insurance showing that this coverage remains in effect at the execution of this Master Agreement and periodically during the following two (2) year period as requested by either Party.

Automobile (for all owned, non-owned and hired vehicles, as well as uninsured and underinsured vehicles) Combined Single Limit $1,000,000.

Umbrella/Excess Separate Umbrella policy (written in excess of the Commercial General Liability, Employer's Liability and Auto policies on a follow form basis).

General Aggregate	$4,000,000
Each Occurrence	$4,000,000

Errors and Omissions Policy providing coverage for claims arising out of the performance of this Master Agreement and caused by any error, omission or negligent act for which Contractor is liable, with a per claim limit of $3,000,000, an aggregate limit of $3,000,000. If written on a "claims made" basis the coverage shall be maintained not only throughout the term of this Agreement, but also for a minimum of three (3) years following termination. Contractor shall provide a Certificate of Insurance showing that the coverage remains in effect.

9.0 DISPUTE RESOLUTION

9.1 The parties agree that dispute resolution should be prompt and structured. Except where the issue in dispute threatens life or imminent physical loss of or damage to property, the parties shall follow the following mandatory dispute resolution procedures, provided that the parties may mutually agree to change any prescribed time period or to eliminate any prescribed step. In the event that the parties are unable to reach agreement on any issue, either party (the "declarant") may declare such issue in dispute by written notice to the other party. In the event a dispute is declared, the Project representatives of the parties shall have a period of fifteen (15) days from such notice to negotiate a resolution.

9.2 If the parties are unable to resolve the dispute at the Project level within such fifteen (15) day period, the issue in dispute shall be referred for resolution by the declarant in writing to the designated executive management representative(s) of each party who are not directly involved in the Project on a day-to-day basis.

The parties designate the following executive management representatives for this purpose:

Contractor:	Bruce H. Todd, CEO/General Manager 211 E. 200 N. Roosevelt, UT 84066	Copy to: Dave Ryan, COO 211 E. 200 N. Roosevelt, UT 84066
City:	(City to Provid	

9.3 In the event such executive management representatives are unable to resolve the dispute by negotiation within thirty (30) days of such automatic referral, either party may refer the dispute to non-binding mediation. The parties shall share the cost of the mediation equally. The mediation shall be held in Lehi, Utah. Unless otherwise permitted by this Agreement, neither party shall initiate any legal action to resolve any disputed matter until the foregoing dispute resolution procedures have been completed, provided that either party may initiate such action to preserve a right threatened by a statute of limitations, provided further that any such legal adjudication of the matter shall be stayed pending the parties' compliance with the above dispute resolution procedure.

9.4 All Disputes shall be resolved in accordance with the procedures set forth in this Master Agreement, except that the City may seek temporary relief from any court having jurisdiction a temporary restraining order, stay, preliminary injunction or other provisional remedy to which The City would be entitled in the absence of the mediation clause contained herein.

9.5 Waiver Of Jury Trial. Each party irrevocably and unconditionally waives, to the fullest extent permitted by applicable law, any right it may have to a trial by jury in any legal action, proceeding, cause of action, or counterclaim arising out of or relating to this Master Agreement. Each Party certifies and acknowledges that (a) no representative of the other party has represented, expressly or otherwise, that the other party would not seek to enforce the foregoing waiver in the event of a legal action, (b) it has considered the implications of this waiver, (c) it makes this waiver knowingly and voluntarily, and (d) it has been induced to enter into this Master Agreement by, among other things, the mutual waivers and certifications in this Section.

10.0 GENERAL CONSIDERATIONS

10.1 Use of Documents. On completion of the Project and final payment by The City, Contractor grants to The City an irrevocable non-exclusive license to use all data, reports, drawings, specifications, record drawings, and other deliverables, whether in printed or electronic media format (the "Documents"),provided or furnished by Contractor under this Master Agreement. The aforementioned non-exclusive license shall be limited exclusively to network engineering, design, or construction data, reports, drawings, specifications, record drawings, and other deliverables of the city owned fiber network. Contractor shall be entitled to reuse the Documents for its own purposes but only in their separate constituent parts and not as a whole. Contractor shall make no use of any specific or constituent parts developed for The City under this Master Agreement. Originals of all Documents, including electronic discs (if used for their production) shall remain in the possession of Contractor for the benefit of The City. At The City's request, copies of the Documents will be delivered to The City in their original form, or in a format reasonably acceptable to The City. Any reuse of the Documents by The City without written verification or adaptation by Contractor for the specific purpose intended shall be at The City's sole risk and without liability or legal exposure to Contractor, and The City shall indemnify and hold harmless Contractor from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting from such reuse. Verification or adaptation shall entitle Contractor to additional fees and further compensation at rates to be agreed upon by The City and Contractor.

All prior works developed by Contractor including but not limited to, data, specifications, drawings, records, reports, proposals, spreadsheets and/or related documentation, research, or other information used to perform services shall remain the sole property of Contractor and be deemed Proprietary Information (as hereafter defined).
Any inventions, improvements, discoveries, and ideas that Contractor develops (whether in whole or in part) in the course of executing the Project, or resulting from or otherwise incorporating any Information, and all Intellectual Property Rights related thereto, shall be owned by Contractor. City authorizes and empowers Contractor to invoke and claim for any application for patent or other form of protection for inventions in connection therewith. City hereby grants to Contractor a perpetual, irrevocable, non-exclusive, transferable, worldwide, royalty-free and fully paid-up license to own, install, use, repair, operate and maintain any Intellectual Property Right used, developed, or created during the course of Project.

10.2 Confidentiality. Each Party covenants and agrees to: (a) keep the Confidential Information of the

other Party confidential and not use or copy such Confidential Information other than as expressly authorized by the disclosing Party and as permitted under this Agreement; (b) protect the Confidential Information of the disclosing Party from unauthorized use disclosure by using at least the same degree of care as the receiving Party employs to avoid such unauthorized use or disclosure, but in no event any less than reasonable care; and (c) limit access to Confidential Information to those of its representatives who need such access for purposes consistent with this Master Agreement. In the event that the receiving Party or any of its representatives are legally compelled by law, rule, regulation, subpoena, or similar court process to disclose any Confidential Information of the disclosing Party, the receiving Party will, to the extent legally permissible, provide the disclosing Party with notice of such circumstances and will limit such disclosure to only what legal counsel for the receiving Party advises is specifically required by the law, rule, regulation, subpoena, or similar court process. For the purposes of this Agreement, "Confidential Information" means, any proprietary information, enhanced data analytics, technical data, demographic information, customer data, trade secrets or know-how, including but not limited to research, product plans, products, services, customers, customer lists, software, developments, inventions, processes, formulas, technology, designs, drawings, engineering, hardware configuration information, marketing, finances or other business information disclosed by either party either directly or indirectly in any form. Confidential Information excludes information that: (a) was lawfully in the receiving Party's possession before receiving it from the disclosing Party; (b) is rightfully received by the receiving Party from a third party without restriction and, to the receiving Party's knowledge, without a breach of this Master Agreement; (c) is or becomes generally available to the public other than through a violation of this Master Agreement; or (d) was or is independently developed by the receiving Party without use of or reference to the Confidential Information.

10.3 Relationship of the Parties. The City and the Contractor agree that the Master Agreement is not a contract of employment, but is a contract to accomplish a specific result. Contractor is an independent contractor performing services for the City. Nothing contained in this Master Agreement shall be deemed to constitute any other relationship between the City and the Contractor. Each Party shall be solely responsible for the acts of its own employees, agents, and servants. No liability, right, or benefit arising out of any employer/employee relationship, either express or implied, shall arise or accrue to any party as a result of this Master Agreement. This Master Agreement does not constitute a partnership, joint venture, agency or contract of employment between The City and Contractor.

10.4 Disclosure of Prior Relationship. Contractor acknowledges that neither the Contractor nor Contractor's workers have any personal or family relationships at the City. If any such relationship exists, Contractor is obligated to disclose this relationship to the City prior to start of Contractor's workers assignment and obtain written prior permission to perform services under this Master Agreement.

10.5 Recruiting. Contractor will not become a party, directly or indirectly, to any efforts to solicit away from the City other Contractors or employees engaged by the City or Clients at which Contractor is engaged, without the express written permission of the City. The City will not become a party, directly or indirectly, to any efforts to solicit away from the Contractor its employees or its contractors engaged by the Contractor without the express written permission of the Contractor.

This restriction shall apply from the effective date of this Master Agreement and continue for a period of three (3) years from the termination date of this Master Agreement, regardless of the reason for termination.

10.6 Safety. Contractor shall take all necessary precautions for the safety of its employees and shall comply with applicable laws and regulations pertaining to the occupational safety and health of its personnel. Contractor agrees to provide appropriate training for any of its personnel assigned to the City's location, including specific hazards that may be encountered and information concerning hazardous materials under applicable right to know provisions of the law.

10.7 Extent of Agreement. This Master Agreement represents the entire and integrated agreement between The City and Contractor and supersedes all prior negotiations, representations or agreements, either written or oral. This Master Agreement may be amended only by written instrument signed by both parties.

10.8 Governing Law. This Master Agreement shall be governed by and construed in accordance with the procedural and substantive laws of the State of Utah without regard to its conflict-of-laws provisions. The City and the Contractor specifically acknowledge and agree that the sole and exclusive venue for any lawsuit filed as a result of a dispute related to this Master Agreement shall be the Fourth Judicial District Court of Utah County, Utah. The prevailing party in any action to enforce the terms of this Master Agreement shall be entitled to recover its reasonable attorney's fees, expert costs, witness fees, court costs and other litigation expenses incurred in the enforcement of this Master Agreement. If any provision hereof is finally held to contravene that jurisdiction's law, that provision will be deemed deleted but will not affect any other provision's validity.

10.9 Assignment. Neither Party shall assign this Master Agreement without the written consent of the other Party, except that Contractor may assign claims for monies due or to become due from the City under the Master Agreement to a bank, trust company, or other financial institution. Consent to any assignment shall be at the sole discretion of the consenting Party. The Parties acknowledge and agree that the Contractor's use of subcontractors for any part of the Project shall not constitute an assignment.

10.10 Notices. All notices and submissions required under this Master Agreement shall be delivered to the respective party in writing and shall be personally delivered, sent by next day express delivery service, or certified mail, so that delivery may be confirmed. Notice shall be sent to the Parties as follows:

Contractor	City
Uintah Basin Electronic Telecommunications, L.L.C. Attn: Bruce H. Todd 211 East 200 North Roosevelt, UT 84066	Lehi City Corporation Attn: Mayor's Office 153 North 100 East Lehi, Utah 84043
With a copy to:	With a copy to:
Beau Hancock 211 East 200 North Roosevelt, UT 84066	City Attorney's Office 153 North 100 East Lehi, Utah 84043

10.11 Severability. Whenever possible, each provision of this Master Agreement will be interpreted in a manner as to be effective and valid under applicable law. However, if any provision of this Master

Agreement is determined by any court or any other governmental authority to be invalid, illegal or incapable of being enforced, all other provisions will nevertheless remain in full force and effect so long as the economic or legal substance of the transactions contemplated hereby is not affected in any manner materially adverse to either Party.

10.12 Waiver. Either party's failure or delay to enforce any provision hereof will not waive that party's rights. The City has the right to specifically enforce any provision of this Master Agreement. Any dispute, controversy, claim and/or disagreement concerning the interpretation, application or enforcement of or in any way arising under this Master Agreement or breach of this Master Agreement must be brought to the attention of The City by written notice by the Contractor within 90 days of occurrence. Contractor waives the right to dispute any charges not disputed within 90 days of Contractor's awareness.

10.13 Force Majeure. Excusal of Performance. Neither Party will be deemed in violation of this Master Agreement if the Party is prevented from performing any of the obligations under this Master Agreement in whole or in part by reason of any unforeseeable event or circumstance, or combination of events or circumstances, arising after the Master Agreement effective date and beyond the reasonable control of, and not the result of the negligent or intentional actions or omissions of, or caused by, the Party that seeks to excuse, in whole or in part, that Party's performance of this Master Agreement and its obligations hereunder, and that is unavoidable or could not be prevented or overcome by the reasonable efforts and due diligence (a "Force Majeure Event").

Force Majeure Events. Events that may give rise to a Force Majeure Event may include acts of God, natural disasters, extreme weather and storms, lightning, floods, fires, earthquakes, pandemics or other natural occurrences; civil disturbances; strikes or other labor unrest or shortage (unless they only concern the Party claiming Force Majeure); material shortages (caused by no fault of the Parties), catastrophic power failures; terrorist activity, riots, war, nuclear, or other civil or military emergencies; acts of legislative, judicial, executive, or administrative authorities; or any other circumstances that are not within the reasonable control of, or the result of the negligence of, the claiming Party, and which, by the exercise of due diligence, the claiming Party is unable to overcome or avoid or cause to be avoided.

Exclusion From Force Majeure. A Force Majeure Event shall not, however, include actions of a government authority with respect to Contractor's compliance with applicable laws or permits; any failure by the Contractor to obtain or maintain any permit it is required to obtain or maintain; and any act, omission, delay, default, or failure (financial or otherwise) of a subcontractor to a Party.

Notification. In the event of a Force Majeure Event, the Party who first becomes aware of the event shall promptly give written notice to the other Party of such event. When either Party becomes aware of the end of the Force Majeure event, it shall give notice to the other Party.

10.14 Amendment. Any waiver, amendment, or modification of any right or remedy under this Master Agreement is not effective unless in it is in writing and signed by an authorized person of the party against whom enforcement is sought. Neither party shall be bound by typographical errors in this Master Agreement.

10.15 Headings. Any headings used in this Master Agreement are solely for reference purposes and shall not be considered in the interpretation of this Master Agreement.

10.16 Interpretation. No rule of construction requiring interpretation against the drafter of this Master Agreement shall apply in the interpretation of this Contract.

10.17 No Third Party Beneficiary. The provisions of this Master Agreement are for the sole benefit of the parties to this Master Agreement, and no third party may seek to enforce or benefit from these provisions.

10.18 Entire Agreement: This Master Agreement (including recitals and Master Agreement section heading) and all related and incorporated agreements state the entire agreement between the parties and supersede all previous contracts, proposals, oral or written, and all other communications between the parties respecting the subject matter hereof, and supersede any and all prior understandings, representations, warranties, agreements or contracts (whether oral or written) between Contractor and City respecting the subject matter hereof.

10.19 Execution. This Master Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. An electronic or facsimile signature of any party shall be considered to have the same binding effect as an original signature.

10.20Authority to Execute. The individuals executing this Master Agreement on behalf of the City and the Contractor represent they have the legal power, right, and actual authority to bind their respective Parties to the terms and conditions of this Master Agreement.

10.21 Counterparts or PDF Signatures. This Master Agreement may be executed in counterparts, each of which shall be considered an original, and together shall be one and the same Master Agreement. A PDF copy of this Master Agreement and any signature(s) thereon will be considered for all purposes as an original.

IN WITNESS WHEREOF, the Parties hereto have caused this Master Agreement to be duly executed. Each Party warrants and represents that its respective signatories whose signatures appear below have been and are on the date of signature duly authorized to execute this Master Agreement.

Owner:
CITY OF LEHI, UTAH

By: _____
Name: Mark Johnson
Title: Mayor

Attest: _____
Name:
(Corporate Seal) Title:

Contractor:
UINTAH BASIN ELECTRONIC TELECOMMUNICATIONS, L.L.C.
DBA STRATA NETWORKS

By: _____
Name: Bruce H. Todd
Title: CEO/General Manager

Attest: _____
Name: M. Jason McKee
(Corporate Seal) Title: CFO

DESIGN & CONSTRUCTION AGREEMENT BETWEEN LEHI CITY

CORPORATION AND UINTAH BASIN ELECTRONIC TELECOMMUNICATIONS

This Construction Agreement ("Agreement") is made this ___ day of _____, 20___, between the City of Lehi, a Utah municipal corporation, located at 153 North 100 East, Lehi, Utah ("City") and Uintah Basin Electronic Telecommunications, L.L.C., dba STRATA Networks, a Utah limited liability company, 211 East 200 North, Roosevelt, Utah 84066 ("Contractor"), and is incorporated into the parties executed Master Services Agreement made effective on _____ day of _____.

RECITALS

A. Contractor submitted a proposal on September 3, 2021, in response to the City's issued Fiber Network Design, Procurement, Construction, Operation, and Maintenance Request for Proposal, the Contractor's Proposal consisted of a public-private partnership for the design, construction, and operation of an open fiber optic communications network for use by retail service providers to provide retail broadband service to the businesses and residents of the City.

B. The City reviewed the proposal and selected Contractor for the design, engineering and construction of a wholesale open access fiber optic communications network for the City and its businesses and residents.

C. The City has determined that the Contractor has the necessary personnel, experience, financial capability, and competence to promptly complete the Project, and has selected Contractor to design and construct the Project pursuant to the terms and conditions of this Agreement.

D. The City and Contractor commit at all times to cooperate fully with each other and proceed on the basis of trust and good faith, to permit each party to realize the benefits afforded under the Agreement Documents.

NOW, THEREFORE, in consideration of the premises and the mutual promises contained in this Agreement, and other good and valuable consideration received and to be received, the Parties mutually agree as follows:

1.0 Recitals Incorporated

The above Recitals are incorporated herein as though fully set forth.

2.0 Defined Terms

In this Agreement, the following terms shall have the meanings set forth below unless the context shall otherwise require:

Agreement. The Agreement is the sum of all the Agreement Documents. This Agreement represents the entire and integrated agreement between the City and the Contractor as it pertains

to the design, engineering, surveying, constructing, managing, and implementing the Project, and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement's Guaranteed Maximum Price and Project Schedule may be changed only by a Change Order as provided under this Agreement.

Agreement Documents. The Agreement Documents shall mean the documents as defined in Section 3 of this Agreement.

As-Built Drawings. As-Built Drawings shall mean the final graphical drawings and maps which depict all of the Work in specific detail as constructed by the Contractor in a manner and format specified in Section 24 of this Agreement.

Change Directive. A Change Directive may be issued by the City to direct changes in the Work of a minor nature or more significant changes where the change is urgent and, in the City's opinion, there is not time for the Contractor to submit a proposal and for the City to consider and react to such proposal prior to implementation of the change, or prior to approval of a final Change Order.

Change Order. A Change Order shall mean a form signed by the City and the Contractor to authorize an addition, deletion, or revision in the Work or an adjustment in the Contract Price or the Contract Times issued after the execution of the Agreement.

Contract Price. The Contract Price shall mean the monies payable by the City to the Contractor for completion of the Work in accordance with the terms and conditions of the Agreement.

Contract Times. The Contract Times shall mean the number of days or the specific date in the Agreement to achieve Final Completion for the Project.

Contractor. The Contractor shall mean Uintah Basin Electronic Telecommunications, L.L.C., dba STRATA Networks.

Cost of Work. The Cost of Work shall mean the costs necessarily incurred by Contractor in the proper performance of the Work. Cost of Work may include direct labor costs, mobilization fees, management and procurement fees, subcontract costs, costs of materials and equipment incorporated in the completed Work, costs of other materials and equipment, temporary facilities, permitting and encroachment fees, traffic and safety control costs, materials testing, bonds, and related items. Cost of Work shall not include taxes, or insurance costs.

Field Order. A verbal or written directive issued by the Contractor and approved by the City or issued by the City which requires minor changes in the Work but both parties agree does not change the GMP Price or the Contract Schedule.

Final Completion. Final Completion in connection with the Work or such portion thereof for each Network Area as is mutually agreed shall mean the point at which:

- construction is complete, including the furnishing and installation, mounting, connecting and protecting of all equipment

- specified operating tests have been successfully completed
- all Punch List Items have been resolved to the satisfaction of City, and
- all final lien releases have been provided, excluding any such items related to warranty claims or warranty rectification work
- upon acceptance of Final Completion of a Network Area the parties agree that any further construction or subscriber connection requests will be addressed pursuant to the parties Network Operation Agreement. For example, it is not uncommon for subscribers to not sign up to connect to the network at the time of Network Area construction. However, they may elect to do so after construction. Under this example, the subscriber choosing to connect after acceptance of Final Completion of a Network Area would be addressed pursuant to the terms and costs agreed to in the parties Network Operation Agreement.

Furnish, Install, Provide. The terms "furnish" or "install" or "provide," unless specifically limited in context mean supplying and incorporating a specified item, product, or material in the Work, including all labor, materials, and equipment necessary to perform the work required, ready to use.

Guaranteed Maximum Price or GMP. Guaranteed Maximum Price shall mean the maximum aggregate total of the Contract Prices for the performance of the Work payable by the City to the Contractor, subject to the provisions of the Contract. The City shall not be liable to the Contractor for any amount in excess of the Guaranteed Maximum Price established at the effective date of the Contract in the absence of a Change Order or amendment explicitly revising the Guaranteed Maximum Price.

Network Area. Network Area shall mean each of the separate portions of the Project that the parties agree shall be subject to individual completion and acceptance procedures. Each agreed Network Area shall be tracked separately in the Project Schedule. The City anticipates that the Network Project will consist of approximately _____ Network Areas.

Notice to Proceed. Notice to Proceed shall mean the written notice given by the City to the Contractor fixing the date on which the Contract Times shall commence to run and the Contractor shall start to perform the Work under the Agreement.

Project. The Project is the design, engineering, surveying, managing and other work necessary for the total construction and installation of a fiber optic communications network to an _____ residential and _____ business locations within the City limits in accordance with the specifications and conditions contained within the RFP and Contractor's Proposal.

Project Schedule. The Project Schedule shall mean the calendar of events and design and construction activities in the appropriate order of priority and importance to complete the Work according to the Contract Times as prepared and monitored by the Contractor and approved by the City in accordance with the Agreement.

Proposal. Proposal shall mean the document submitted by the Contractor to the City on September 3, 2021, in response to the RFP for consideration in selecting and awarding a contract

for the Project attached to this Agreement and by this reference incorporated herein and made a part hereof.

Punch List. Punch List shall mean a list of minor Work items to be completed or corrected prior to Final Completion. Punch List items shall not include any items affecting network operation. Failure to include an item on a Punch List does not relieve the Contractor of any responsibility to complete the Work in accordance with the Agreement.

Retainage. Retainage shall mean five percent (5%) of the monies payable by the City to the Contractor pursuant to the Contract that shall be retained by the City until Final Completion of a Network Area and released thereafter in accordance with terms and conditions of the Contract.

RFP. RFP shall mean the City's Request for Proposal No. 2021-15 dated August 17, 2021 and attached to this Agreement and by this reference incorporated herein and made a part hereof.

Scope of Work or Work. The Work comprises the completed construction required by the Agreement Documents and includes all labor, design, engineering, consulting, project management fees, materials, procurement, equipment, supplies and other facilities or things necessary to complete such construction, and all materials, equipment and supplies incorporated or to be incorporated into such construction for the completion of the Project.

Site. The Site means the places provided by the City where the Work is to be performed and where materials and equipment are to be delivered and stored.

Specifications and Drawings: The Specifications and Drawings shall mean the written technical descriptions of materials, equipment, systems, standards, and workmanship as applied to the Work and the drawings and maps that graphically indicate the scope, extent, and character of the Work to be prepared by the Contractor and approved by the City and used in the construction of the Project by the Contractor.

Subcontractor. Subcontractor shall mean an individual or entity having a direct agreement with the Contractor for the performance of a part of the Work on the Project.

Unit Price Work. Work to be paid for on the basis of unit prices and quantities.

3.0 Agreement Documents

The Agreement Documents shall be interpreted as mutually explanatory of one another. If there is an ambiguity or discrepancy in the Agreement Documents, the Parties will mutually agree to any necessary clarifications in the Agreement Documents. The Agreement Documents shall consist of the following, in descending order of priority:

- All written Change Orders agreed to and executed by the parties.
- This Agreement as executed by the parties.
- The Master Services Agreement as executed by the parties.
- The Unit Price Work submitted by Contractor and accepted by City for each Network Area.

- The Scope of Work is identified in Exhibit A.
- Approved Drawings and Specifications Exhibit E.
- The City's RFP and its addenda attached hereto as Exhibit B.
- The Contractor's Proposal and all supplemental materials attached hereto as Exhibit C.
- The executed Notice to Proceed, the form of which is attached hereto as Exhibit D.
- Performance and Payment Bond in the form of which is attached hereto as Exhibit F to be provided by the Contractor.

4.0 Scope of Work

The Contractor shall complete all Work as specified or indicated in the Agreement Documents. The Scope of Work is identified in Exhibit A.

5.0 Contract Price

The Contractor guarantees that the maximum amount payable by the City for the completion of the Work in accordance with the Agreement including all Cost of Work, profits and overheads shall not exceed $_____ subject to any increases or decreases for changes in the Work as described in this Agreement. Such sum shall be the Guaranteed Maximum Price. Except as otherwise provided herein, the Guaranteed Maximum Price is subject to adjustment in the event of an executed Change Order in the Work increasing estimated quantities and Contract Times. Changes in estimated quantities in the absence of a Change Order shall not cause any change in the Guaranteed Maximum Price.

6.0 Payment Applications

The City shall make progress payments. For the Work performed by the Contractor under this Contract, the City shall pay only for Work completed in accordance with the unit price cost detail submitted with each Network Area. If payment is requested on the basis of stockpiled materials and equipment not incorporated in the Work but delivered and suitably stored at the Site or at another location agreed to in writing, the application for payment shall also be accompanied by a bill of sale, invoice, or other documentation warranting that Contractor has received the materials and equipment free and clear of all liens, and evidence that the materials and equipment are covered by appropriate property insurance, a warehouse bond, or other arrangements to protect City's interest therein, all of which must be satisfactory to City.

Submitted and approved Network Areas and Unit Price Work schedules will contain costs of Work to be completed. Adjustments to unit quantities within Unit Price Work schedules with any increase in cost to the Network Area due to differentiating field conditions, Field Orders, Change Directives or existing conduit conditions shall not exceed 20% of the estimated total cost of the associate Network Area. In the event that the anticipated total cost increase due to adjustments of unit quantities exceeds 20% of the estimated amount a written Change Order from the City to the Contractor is required. The sum of all cost increases, excluding accepted Change Orders, for all Network Areas due to unit quantity adjustments shall not provide any increase to the Guaranteed Maximum Price. The Contractor may render and submit no more frequently than weekly

applications for payment to the City for the Work completed during the preceding period and no later than the time designated by the City. The Contractor shall submit to the City two (2) original itemized applications for payment for Work actually completed.

Each application for payment shall be accompanied by the items set forth below. Failure to provide any of the following in a manner satisfactory to the City and as set forth below shall result in the City's withholding payment or partial payment from the Contractor until such time as the deficient matter is provided or corrected.

- An estimate of values to indicate the current percentage of Work and dollar value completion (for the period and a cumulative total) of each category of Work listed. The schedule of values shall be broken down by Network Area and within each Network Area by the categories of the Unit Price cost submittal, and it shall become the basis for calculating the progress payments. Categories shall at a minimum consist of Main Pathway Installation, Service Terminal Installation, Fiber Installation, Service Drop Installation, and Customer Premise Installation. Adjustments to the percentage of Work and dollar value completion will be required in the event that adjustments are made to the unit quantities within the Unit Price Work schedule.

- An updated Project Schedule attached as Exhibit G.

- Waivers of lien/bond rights for each Final Completed Network Area and other documentation from Subcontractors, Sub-subcontractors, vendors and suppliers to evidence the status of payments if requested by the City.

Applications for payment shall not include requests for payment of amounts the Contractor does not intend to pay to a Subcontractor or material supplier because of a dispute or other reason. All sums due to Subcontractors and suppliers under previous applications for Payment that have been paid by the City shall be paid to the Subcontractors, vendors and suppliers in question before the City shall make any additional payments. Notwithstanding any other provision herein, the Contractor shall pay all amounts due to Subcontractors for satisfactory performance of their contracts within thirty (30) days after receiving payment for the same from City.

At the City's discretion, applications for Payment may include requests for payment on account of changes in the Work which have been properly authorized by Change Directive but not yet included in a Change Order so long as such request does not exceed the current Guaranteed Maximum Price unless the increase in the Guaranteed Maximum Price is due to a change deemed urgent by the City as described in Section 9.

Within thirty (30) days of acceptance of a Final Completed Network Area, the Contractor shall designate a competent financial officer to sign the following certification on behalf of the Contractor in each application for payment:

> "The Contractor hereby certifies that except as indicated on the attached documents, there are no written claims of Subcontractors, Sub-subcontractors,

vendors or suppliers submitted to the Contractor as of the date of this application for payment that have not been completely resolved, that the Contractor has no knowledge of any unresolved claims by Subcontractors, Sub-subcontractors, vendors or suppliers with respect to the Work, that all due and payable bills with respect to the Work have been paid to date or shall be paid from the proceeds of this application for payment, and that there is no known basis for the filing of any Claim on the Work. The Contractor further certifies that the Contractor has not submitted for payment any sums in dispute. The Contractor hereby releases and waives all Claims, including, without limitation, all liens and actions of any kind, which the Contractor may have against the City except for Claims for which the Contractor has complied with the provisions in this Contract. The Contractor further certifies that the matters stated in this application for payment are true and correct."

The Contractor warrants that title to all Work covered by an application for payment shall pass to the City no later than the time of final payment of the Retainage for a Network Area on such application for payment by the City to the Contractor. The Contractor further warrants that upon submission of an application for final payment, for a Network Area, all Work for which certificates for payment have been previously issued and payments received from the Contractor shall be free and clear of liens, claims, security interests or encumbrances in favor of the Contractor, Subcontractors, Sub-subcontractors, material or equipment suppliers, or other persons or entities making a claim by reason of having provided labor, materials and equipment relating to the Work.

7.0 Payments by City

Within thirty (30) days after the receipt of each application for payment, the City shall pay the Contractor for the Work covered by said application for payment and completed in accordance with this Agreement less Retainage. If at the time of Final Completion of any Network Area any Retainage is outstanding, the outstanding amounts shall be paid to the Contractor within thirty (30) calendar days after such Final Completion.

If the City fails to make payment to the Contractor within sixty (60) calendar days after receipt of invoice, the City shall pay the Contractor interest on the full amount of the invoice at the rate of 1.0% per month, (approximately 0.035% per day) for each calendar day payment is later than said sixty-day period.

A Retainage amount of five percent (5%) of the payments shall be held by the City until the Final Completion and acceptance of each Network Area of the Project by the City, which Retainage shall continue bearing State of Utah treasury interest until paid. However, the City may elect to release the Retainage held at earlier periods.

8.0 Pricing for Change Orders

Charges or credits for the Work covered by the approved change shall be determined by one or more, or a combination of the following methods. All charges or credits shall be pre-approved in writing by the City:

Unit Prices. Unit prices contained in extra work items or as subsequently approved. The unit prices include allowances for overhead and profit. This is the City-preferred method.

Lump Sum. An agreed lump sum to include all labor, materials, equipment, overhead and profit.

Actual Cost. The actual cost, verified by daily approved time sheets, to include all labor, materials, equipment, overhead and profit.

Upon request, the Contractor shall furnish the City an itemized breakdown of the quantities and prices used in computing the value of any change that might be ordered. Source point documentation of claimed costs is required.

In the event that the unit prices and hourly rates set forth in each Unit Price Work for a Network Area are not applicable, the fixed percentage for overhead and profit for Change Orders shall not exceed fifteen percent (15%) of the actual cost of the labor and materials, and equipment actually supplied by Contractor, except that only actual cost shall be allowed for Social Security, Old Age and Unemployment Insurance and other taxes included in Contractor's costs. Additional items considered as overhead are costs for insurance other than that set forth above, costs for additional bonds, superintendence costs, time keeping costs, clerical work, watchman costs, rental for use of small tools, general office expense and miscellaneous expenses agreed to by City and Contractor. The allowance for combined overhead and profit thus calculated shall be the only such allowance included in the total cost of the Work performed by the Contractor or its Subcontractors.

The Contractor, on behalf of itself and its Subcontractors, Sub-contractors, vendors and suppliers, represents that all allowable costs furnished by the Contractor to the City in response to any Change Order requested, shall be fair, reasonable, accurate, complete and current at the time of submission. In addition to any other rights and remedies provided to the City by the Agreement Documents, the City shall have the right to adjust the Contract Prices and Guaranteed Maximum Price to (1) exclude any amounts by which the City and the Contractor mutually determines one or more Change Orders was increased due to inaccurate, misleading or non-current allowable costs, including material or equipment costs, wage rates, payroll taxes, insurance rates, actual bond premiums or other factual unit costs, and (2) recover interest on all excess amounts paid to the Contractor at the rate of ten percent (10%) per annum. The Contractor and its Subcontractors shall be required to include these provisions in any subcontracts entered into for this project.

If any surety requires notice of any change or modification to the Agreement, the Contractor shall provide such notice and verify that all applicable Bonds have been properly adjusted. A copy of each such notice shall be provided to City at the time of notice.

9.0 Change Documentation

Changes in the Work shall be performed under applicable provisions of the Agreement Documents, and the Contractor shall proceed promptly, unless otherwise provided in the Change Directive or Change Order for the changed Work.

A Change Directive may be issued by the City to direct changes in the Work of a minor nature or more significant changes where the change is urgent and, in the City's opinion, there is not time for the Contractor to submit a proposal and for the City to consider and react to such proposal prior to implementation of the change. Urgent changes proposed by Change Directive may influence the GMP and shall be converted to a Change Order as required under this Agreement.

A Change Order documents agreed changes to the Work affecting the Agreement and shall be reviewed and approved by the City and executed by both parties in a proper manner.

10. Extra Work

Without invalidating any part of the Agreement, the City may order extra work or make changes at any time during the performance of the Work by altering, adding to or deducting from the Work, with the estimated quantities, Contract Times, Contract Prices and Guaranteed Maximum Price being adjusted accordingly, and the consent of the Surety being first obtained where necessary or desirable. Pricing for extra work shall be in accordance with the provisions of the Agreement.

The City may initiate a change in the Work by Change Directive or by request for a proposal from Contractor:

- If by Change Directive, the Contractor shall immediately comply with such instruction and shall submit any estimated impact on the Agreement of such instruction to City as soon as reasonably possible thereafter. Failure to submit such estimate within thirty (30) days following receipt of City's Change Directive shall be deemed to indicate that such instruction has no impact on the Agreement.

- If by request for proposal, the Contractor shall not commence any work covered by such request until directed by City. Contractor shall prepare and submit to City as soon as reasonably possible a proposal to carry out such extra work, including the estimated impact of such extra work on the Agreement. In the event the City wishes to proceed with such Work, the City shall issue a Change Directive or Change Order.

In each case where Contractor has been issued an instruction and is entitled to a Change Order, the Contractor shall prepare a Change Order for execution by the parties.

11. Changes and Deviations from Specifications and Drawings

As a part of conducting the Work, Contractor will make changes or deviations from approved Specifications and Drawings subject to the Field Order process provided herein and shall be provided to the City prior to acceptance of Final Completion for a Network Area.

A Field Order may be directed verbally or in writing by either party. In the event that either party believes any such change has an impact on the Agreement, the Contractor shall, upon receiving such verbal direction, require that the City issue a written Change Directive with respect to such change. The parties shall thereafter follow the procedures applicable to Change Directives.

12. Differing Site Conditions

Should the Contractor encounter, or the City discover, during the progress of the Work, subsurface or latent conditions at the Site materially and significantly differing from those indicated in the Agreement Documents, or unknown conditions of an unusual nature differing materially from those ordinarily encountered and generally recognized as inherent in work of the type, nature and location included in the Agreement, the City shall be called immediately to such conditions before they are disturbed. The City shall thereupon promptly investigate the conditions, and if the City finds that they do so materially and significantly differ, the Agreement shall be modified, with the written approval by the City, to provide for any increase or decrease of costs or difference in time resulting from such conditions using a Change Order Form. No changes in Work shall be made without prior written approval by the City.

Should the Contractor encounter underground obstructions, including rock formations in areas where such obstructions are not typically found while performing underground work including, but not limited to, boring, trenching, micro-trenching, and digging, the costs associated with working around these non-typical obstructions shall be differing Site condition costs and the Contract Price and Guaranteed Maximum Price shall be equitably adjusted at the differing Site condition unit prices as provided for each Network Area. Any quantities provided by the Contractor in estimating costs associated with rock are solely for budgeting purposes and shall not bind the Contractor.

However, the Contractor has bid this Agreement based on typical Lehi soil conditions and understands typical Lehi soil and other subsurface conditions including the presence of rock and other typical underground obstructions. Given the Contractor's understanding of typical Lehi subsurface conditions, including the presence of rock and other underground obstructions the City shall not be responsible for the failure of the Contractor to have performed the necessary due diligence in understanding the sub surface materials and shall not be required to pay differing Site condition unit prices for such underground Work. Nothing in this paragraph shall impact the Contractor's right to charge for rock cutting up to the quantities and prices established in each Network Area

In the event that the Contractor encounters fossils, artifacts, structures or other sections of antiquity that may be of geological or archeological interest, Contractor shall immediately stop Work and contact City for instructions. All such items discovered on the Site shall remain the property of City. In the event that Work is stopped under this paragraph, the Parties mutually agree to modify the GMP and Project Schedules to adjust for the discovery of fossils, artifacts, structures, or other section of antiquity that may be of geological or archeological interest.

13.0 Land and Rights-of-Way

The Contractor shall confine its construction operations within such rights-of-way and easements as are provided by City and shall use care in placing construction tools, equipment, excavation materials and supplies so as to cause the least possible damage to property and interference with traffic. The Contractor shall take every precaution to inconvenience as little as possible the private property owners or tenants of adjacent property. Public highways shall not be obstructed in such a way to cut off traffic unless expressly approved by the City and proper signage of any obstruction of any public road and highway shall be provided by the Contractor.

The Contractor shall ensure all vegetation (trees, shrubs, etc.) which would be an obstacle to the Contractor's construction efforts is removed by City in a timely manner. The Contractor shall provide prior written notice to the City of when and where any construction and trimming of such vegetation is required and City shall cause such obstacles to be removed in a timely manner. Following construction or installation operations, Contractor shall reinstate any disturbed ground conditions, improvements, fixtures and vegetation to as good or better a condition than prior to such operations.

14. Safety Obligations

The Contractor shall be solely responsible for all construction means, methods, techniques, sequences, and procedures and for coordinating and supervising all portions of the Work under the Contract. The Contractor shall conduct the Work in such manner as to protect the City and all other persons from accidents and injury, and in such a manner as to avoid damage to the Site, adjacent properties, or any improvements or personal property located thereon. The Contractor shall be solely responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Work.

The Contractor shall comply with all State and Federal OSHA, health environmental, and safety regulations, rules and laws. The Contractor shall erect and maintain, as required by existing conditions and the progress of the Work, all reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying City and users of adjacent utilities.

The Contractor shall examine the Site to its satisfaction prior to the commencement of any Work to become familiar with the condition of the Site to the extent necessary and appropriate to properly perform the Work. In this regard, the Contractor shall (i) inspect the Site in order to determine the nature, extent and location of any dangerous or unsafe conditions on and in the vicinity of the Site, and (ii) specifically instruct its employees regarding appropriate safety practices and procedures in connection with any dangerous or unsafe conditions that may be encountered.

The City makes no representations or warranties with respect to the condition of the Site, or for the accuracy or completeness of any information provided by the City with respect thereto. Any harm or injury to the Contractor, its employees, agents, Subcontractors, Sub-subcontractors or any other persons performing any portion of the Work under an agreement with the Contractor that is or may be attributable to the condition of the Site including, with limitation, the condition

of improvements thereon, shall be the sole responsibility of, and at the sole risk of the Contractor.

The presence on the Site of persons representing the City shall not in any way be construed to limit the Contractor's full responsibility hereunder for safety of all persons and property at the Site. Liability of the Contractor for all damages to persons or public or private property arising from the Contractor's execution of the Work shall not be diminished because of any inspection, testing or observation of the Work by agents of the City.

The Contractor shall provide the City with a copy of its safety program and procedures prior to commencement of work.

The Contractor shall provide to the City with each delivery, material safety data sheets which are applicable to any hazardous substances defined as such under federal or state law. Failure of the Contractor to furnish this documentation shall be cause to reject any materials and equipment related thereto.

The Contractor shall not allow any untrained or uncertified employees or agents to work in areas not permitted by the National Electric Code or any other areas prohibited by any applicable federal, state or local health or safety code. Where certifications are required, necessary and/or appropriate, all Subcontractors and Sub-subcontractors, their employees and/or agents shall have current certifications to work on the applicable job for which they are hired, shall not undertake any work outside their scope of employment for which they have not been certified, and shall provide and keep copies of their current certification on file with the Contractor.

15.0 Environmental, Health and Safety

The Contractor shall perform all necessary action at all times during the construction period to ensure the protection of all persons performing Work on the Project, the general public and the environment. In emergencies affecting the safety of persons, the work or property at the Site or adjacent thereto, the Contractor, without special instruction or authorization from the City, shall act to prevent threatened damage, injury or loss. The Contractor shall make prompt written notice to the City of any changes in the work or deviations from the Agreement Documents caused thereby.

Safety and health facilities and procedures shall be in accordance with the requirements of the National Occupational Safety and Health Act of l970, as amended. The Contractor shall comply with the Department of Labor's Safety and Health Regulations for construction promulgated under the National Occupational Safety and Health Act of 1970, as amended (P. L. 9l-596), and under Section 107 of the Contract Work Hours and Safety Standard Act (P. L. 9l-54). All Work shall conform to the requirements of the National Electric Code and the National Electric Safety Code and any applicable standards and rules.

All construction debris and construction waste shall be properly stored and disposed in accordance with applicable Federal, State and Local regulations/ordinances.

In the event that the Contractor encounters any hazardous materials in carrying out the Work that, in the absence of reasonable precautions in carrying out the Work would threaten the health or safety of the Project personnel or the public, the Contractor shall immediately stop Work in the affected area, notify the City and comply with City's directions in connection with such hazardous materials.

The Contractor shall designate a qualified and experienced safety representative to oversee the Work whose duties and responsibilities shall be the prevention of accidents and maintaining safety programs. The Contractor shall prepare an emergency plan for the protection of persons and employees in case of an accident.

16.0 Competent Labor

The Contractor shall only employ competent and skilled personnel to perform the Work. The Contractor shall at all times have a Project manager who is satisfactory to the City and who is capable of acting as the Contractor's agent on this Work. This Project manager shall receive instructions from the City or its authorized representative. The Project manager shall have full authority to execute the orders and directions of the City without unreasonable delay, and to promptly supply materials, machinery, tools, plant equipment, and labor as may be required. The Contractor's Project manager will not have authority to modify this Agreement or execute mutually agreed Change Orders between the parties. The Contractor shall upon demand by the City, immediately remove that Project manager, superintendent, foreman, and/or workman whom the City may consider to be incompetent or undesirable, or both. The Project manager shall not be removed from the Project or his participation diminished without prior notification to the City.

The Contractor or its employees and subcontractors shall not perform any work in any electrical equipment, conduits or material or within the approach distance by regulation without prior certification and training and authorization by the City. Proof of certified workers shall be provided to the City prior to approval.

17.0 Pre-Construction Meeting

Upon signing of the Contract, a pre-construction meeting shall be scheduled by the City. At this pre-construction meeting, the Contractor shall prepare a list of all required documentation from the Contractor and submit these documents for the City's review and approval. At the pre-construction meeting, all specific administrative, technical and logistical issues associated with the Project shall be discussed and resolved to the City's satisfaction.

18.0 Progress Meetings and Reports

Following Notice to Proceed, at least weekly, regular progress meetings shall occur between the City's project manager and the Contractor's project manager to routinely assess progress and proactively resolve issues until the Project is complete to the satisfaction of the City. The Contractor shall minute the activities of the meetings and note resolutions to problems and keep an accurate written record of the weekly meetings and provide a copy to the City within seven

(7) days of the meeting date. The Contractor shall provide an oral and written report to the City's designated administrative board and to other governing boards and agencies as needed and within reason.

19.0 Inspections

19.1 The Contractor shall furnish the City with reasonable opportunity for ascertaining whether or not the Work performed and materials used are in accordance with the requirements and intent of the Specifications and Drawings. Failure by the City to reject defective Work and materials shall neither prevent later rejection when those defects are discovered, nor obligate the City to accept defective Work. The representatives of all state, local, and federal regulatory agencies shall have access to the Work whenever it is in preparation or progress, and the Contractor shall provide proper facilities for such access and inspection.

19.2 The Contractor shall be obligated to uncover completed Work for inspection at the direction of the City. If such Work conforms to the Agreement, the City shall be obligated to pay for the cost of uncovering and re-covering. If the Work fails to conform to the Agreement, the Contractor shall be obligated to correct the Work and pay for the costs of uncovering and re-covering.

19.3 The City may, in its sole discretion, establish points at which the Work must not proceed until the City has inspected the Work ("inspection hold points"), which inspection hold points shall be incorporated into the Project Schedule. Contractor shall give the City at least two (2) days prior notice of the occurrence of any inspection hold point. In the event that the Contractor proceeds with Work subject to an inspection hold point without notice to City, Contractor shall be responsible for the costs of any subsequent uncovering/re-covering for inspection, without regard to whether any defect in the Work is found.

20.0 Roads, Streets, Driveways and Walks

All driveways, roads, streets, and walks shall be maintained in good condition at all times. If damage occurs, repairs shall be performed without unreasonable delay. Cleaning, either by washing or sweeping or combination thereof, shall be employed at whatever frequency necessary to keep driveways, roads, streets and walks clean of mud, dirt and other construction debris. The Contractor shall restore the Sites and Work areas to near-original condition and to the satisfaction of the relevant landowner in a timely manner.

21.0 Flagging/Signage/Protective Works

In compliance with applicable safety and government codes, the Contractor shall furnish and install all necessary temporary works for the protection of the Work and the general public including trained flagmen, warning signs, barricades, and lights at night and during bad weather. The Contractor shall provide signage at all times at the location of Work.

22.0 Existing Utility Protection

The Work may be in conflict with existing water and City's utilities and other utility services. The Contractor shall therefore be responsible for proper notification to the Blue Stakes (underground utilities locating service) prior to any excavation and maintaining a copy of the excavation permit associated with each particular excavation such that it is readily available for review/inspection at the job Site.

Any damage done to existing, properly located utility lines, drains, power and telephone cable, poles, and structures of every nature, not indicated to be replaced and/or abandoned shall be repaired or replaced by the Contractor. Where required, the Contractor shall locate, excavate and expose all existing underground lines in advance of trenching and other construction operations. Where underground utilities or obstructions are encountered which conflict with the Work, the location and/or alignment of the new or existing lines may be changed to avoid interference upon written approval of the City.

23.0 Interruption of Service

All Work shall be performed in such a manner so as to minimize service interruptions to the City's customers. The Contractor shall coordinate all utility work through the City and all service interruptions shall be reviewed and planned in advance with the City. As a general rule, no planned service interruption shall occur without the City being able to provide a minimum two (2) day advance notice to customers as to the date, time and expected duration of any outage.

24.0 As-Built Drawings

The Contractor shall provide to the City a complete set of As-Built Drawings for the Work performed. The As-Built Drawings shall be maintained on Site and revised on an ongoing basis throughout the Project. The As-Built Drawings shall comply with all of the following requirements:

A. Depict graphically the location of all fiber and equipment installed by the Contractor.

B. Note any and all other non-standard construction features.

C. Be corrected and revised after needed corrections are noted by the City and meet all requirements as specified in the Contract.

Following incorporation of as-built changes into electronic drawing format, all As-Built Documents shall be delivered to the City in an agreed upon format using the latest technology for GIS for review and acceptance within 30 days of Final Completion of the Network Area. As-Builts shall be produced and submitted in accordance with industry standards and signed by the Contractor to certify that they show complete and known conditions, stating dimensions, sizes, kinds of materials, and similar matters (including, but not limited to, piping and conduit locations, splice locations, splicing diagrams, storage loops, fiber counts, termination points, etc.). The Contractor shall be held responsible for all damages arising directly or indirectly out of the Contractor's failure to maintain and provide to the City complete and accurate As-Built Drawings that conform to industry standards and other documents and information.

25.0 Notice to Proceed

The City may issue a Notice to Proceed at any time following the execution of the Agreement by the parties. The parties agree that if the Notice to Proceed is not issued to the Contractor within forty-five (45) days after the execution of the Agreement, the Contractor may be entitled to reasonable and defendable cost adjustments to the Agreement Documents. Additionally, the City agrees that if the Notice to Proceed is not issued within ninety (90) days following the execution of the Agreement by the parties, the City will pay Contractor actual costs to compensate Contractor for its performed engineering and City owned duct proofing work.

26.0 Contract Times

The Contractor shall comply with specified Scope of Work and its requirements and intermediary completion dates as specified in the Project Schedule for each Network Area to be completed as part of the overall Network Project. Time is of the essence in the achievement of Final Completion for each Network Area. Work shall begin on the agreed date specified in the Notice to Proceed. The Contractor shall deploy labor, materials and equipment such that Work is prosecuted regularly, diligently, and uninterruptedly at a rate of progress that shall ensure meeting all dates established for Final Completion of each Network Area in the Project Schedule.

The last Network Area shall achieve Final Completion within 1,095 calendar days after the written Notice to Proceed is issued by the City. The parties shall have the option of extending the Contract Times in writing for periods mutually agreed to. Time is of the essence for the Work and liquidated damages are provided for in Section 44.0 of this Contract. Failure to maintain the Project Schedule may result in a breach of Contract as determined by the City.

27.0 Project Schedule

The Construction of the Project shall be planned and recorded utilizing tracking and scheduling approved by the City. It shall be used for coordination, monitoring, and verification of payment of all Work including all activities of the Contractor, Subcontractors, Sub-subcontractors, vendors, and suppliers.

A scheduling meeting shall be held after the Pre-construction Conference and prior to issuance of Notice to Proceed. The purpose of this meeting shall be to address any questions the Contractor may have concerning the schedule requirements.

Within thirty (30) days of the Notice to Proceed date, the Contractor shall submit to the City a Project Schedule consistent with the schedule submitted in the Contractor's Proposal. The Project Schedule shall delineate and indicate the following for at least each Network Area:

Beginning and end date duration in workdays for each activity. (Activities in occupied areas and activities requiring premium time labor rates shall be differentiated from each other and from the balance of project activities.)

Beginning and final completion date and total duration in calendar days for each area or portion thereof.

Significant milestones included in the Agreement Documents.

Specific location of each work activity per the phasing drawings(s) or alternative location drawings approved by the City.

Specific phase of the work (as defined by the City, if applicable) using activity codes approved by the City.

Detailed schedule of all "utility interruptions" which would impact utility services to residents and commercial businesses.

Sequence and interdependence of all activities required for complete performance of all items of work under this Agreement, with special designations for critical path items.

All network restraints (restraining ties between activities which restrict the start or finish of another activity).

Submittal activities (including shop drawings, product data and samples) by the Contractor, and reviews and approvals. Activities describing re-submittals and approvals shall be clearly identified and reported as required.

All the relationships to work of other Contractors or to the operation of the City of Lehi that affect the work to be performed under this Agreement. The Contractor is required to identify and separately code all schedule activities that may be affected by work in areas of shared access.

Holidays, weekends, and any other list of work activities which must be performed during restricted or special working hours.

All critical activities (longest path) report sorted by total float, then early start.

Time scale bar chart based on early schedule dates to include activity number, activity description and remaining duration.

All inspection hold points designated by City.

The anticipated amount of each monthly payment that will become due to the Contractor provided the Work is completed in accordance with the Project Schedule and subject to the payment provisions of the Agreement.

The precedence diagram shall show the sequence and interdependence of all activities required for complete performance of all items of work under this contract, including shop drawing submittals and approvals and fabrication and delivery activities.

Long-term construction activities shall be broken down into recognizable smaller activities so that no activity shall be longer than twenty (20) workdays.

Total float is defined as the amount of time between the early start date and the late start date, or the early finish date and the late finish date, for each and every activity in the Schedule. Float is not for the exclusive use or benefit of either the City or the Contractor.

The City reserves the right to selectively limit the number of activities in the schedule.

The Project Schedule shall be sufficiently detailed to track the progress of each activity and the project as a whole, on a daily basis. The activities shall be clearly described so that the work is readily identifiable. The progress of each activity is to be reasonable and based on the amount of labor, materials, and equipment involved.

The City shall review the Project Schedule for compliance with the Agreement requirements as to staging, phasing, and the time of completion. Such review and acceptance of the Schedule does not imply the City's endorsement and/or responsibility for each and every activity duration or sequence of activities. If the Project Schedule is not accepted by the City, the Contractor shall revise the Project Schedule in accordance with the City's comments, and resubmit for the City's acceptance within seven calendar days of the receipt of the City's comments.

The Project Schedule is subject to review and approval by the City prior to payment for any design work and prior to Contractor commencing any construction of the Project. The Contractor shall submit an updated Project Schedule showing actual progress at each scheduled progress meeting such that progress can be routinely monitored and tracked, provided that other than updating to show actual progress, no change in the approved Project Schedule shall be made without the approval of the City.

It is the sole responsibility of the Contractor to bring to force enough personnel, skilled labor, crews and equipment to meet the Project Schedule and respond to any delays or backlog requirements of the Project Schedule. The Contractor shall keep the City advised as to the number of employees performing the Work and location on a weekly basis according to the Project Schedule. All of the Contractor's employees shall have proper identification and identification on vehicles and equipment used in the Work.

The Contractor's and/or Subcontractors' and Sub-subcontractors' timely execution or performance of all construction related activities shall be in strict compliance with the approved Project Schedule. Means and methods of construction in accordance with the Agreement Documents shall remain the sole responsibility of the Contractor.

The Contractor shall provide the original Project Schedule and each update thereafter in a format that is agreed to by the parties. All costs and time associated with the preparation and distribution of schedules, reports, sorts, and other supportive information required by this section for the entire Project shall be deemed incidental to and included in the Contract Price.

28.0 Project Schedule Update

The Project Schedule shall track and reflect actual progress. All other changes, including but not limited to, the following shall be considered revisions:

Adding and/or deleting activity relationships

Adding and/or deleting activities

Changes to original durations

Changes to Contract Milestone dates

Performance of work out of sequence

The Project Schedule may be revised from time to time as conditions may require, and as approved by the City. However, nothing in this section shall be construed to authorize or approve any extension of time or increase the Contract Price. It being expressly understood and agreed that time extensions or increases in Contract Price, if any, may only be granted in accordance with the applicable requirements of the Agreement Documents.

The Contractor may make only those revisions to the Project Schedule as are accepted in advance by the City. In the event of a revision, the Contractor shall make certain that not more than one activity shall have the same activity identification number.

Changes to the Contract by Change Order are to be included in the Project Schedule prior to commencement of Change Order Work. The new activities and logic are to be reviewed and accepted by the City prior to being incorporated into the accepted Project Schedule.

There shall be regular project scheduling coordination meetings, which shall be a part of the weekly construction coordination meetings. The first such coordination meeting shall be two weeks after the date of Notice to Proceed and each subsequent coordination meeting shall be every week thereafter. Unless otherwise directed by the City, the coordination meetings shall be held at the Site or through a cloud-based meeting application software program (e.g., Zoom or Teams meeting) and shall be attended by the Contractor. The Contractor shall be represented at each coordination meeting by a person or persons authorized to make decisions and commitments regarding schedules, crew sizes, sequence(s) of events and similar scheduling matters on behalf of said

29.0 Project Schedule Recovery

Whenever the Contractor's progress is not commensurate with the Project Schedule, and the Contractor is not entitled to a time extension, the Contractor shall submit a plan for bringing the work into conformity with the accepted Project Schedule.

The Contractor shall submit with the next application for Payment after the problem/delay is identified, a written recovery statement to the City, describing the cause for the slippage and the actions planned by the Contractor to recover the Project Schedule within the shortest reasonable time.

Appropriate recovery actions may include, but not be limited to, assignment of additional labor,

Subcontractors or equipment, shift or overtime work, expediting of submittals or deliveries, or any combination of them.

Failure or refusal by the Contractor to submit a plan or implement the approved plan for bringing the work back into conformity with the accepted schedule may result in termination of this Contract by the Owner.

30.0 Rejection of Work and Materials

All materials furnished or Work done which is not in accordance with the Specifications and Drawings shall be rejected. Such materials or Work, which have been rejected, shall be immediately removed. Work shall then be done, and materials furnished in accordance with the Specifications and Drawings.

31.0 Acceptance of Work

The Work will be completed and accepted by Network Areas.

31.1 Final Completion

Before Final Completion of the Work for any Network Area, the following requirements shall be complied with:

A. Inspection. Upon written notice from the Contractor that Work for any Network Area is ready for inspection for Final Completion, the City shall make an inspection of the Work, and shall notify the Contractor of instances where the Work fails to comply with the Agreement Documents, Specifications, and Drawings via creation and distribution of a Punch List of Work remaining to be completed and/or deficiencies requiring remedy.

B. Operating Tests. After all construction Work is completed for a Network Area and the Network Area is ready for operation and test, the Contractor shall conduct a system test for the Network Area. All equipment shall be operated continuously where practical and on a non-continuous basis where practical. Defects in equipment operation shall be noted and promptly repaired by the Contractor. All Work found to be defective by City shall be repaired or replaced. Following any

rectification of Work, equipment or materials, system tests shall be repeated for each Network Area until successfully completed.

C. Punch List Clearance. Prior to Final Completion for each Network Area, the Contractor shall immediately make such corrections as are necessary to make the Work comply with the Agreement Documents, Specifications and Drawings to the satisfaction of the City, including, but not limited to, the clearing of all Punch List items.

D. Liens. Final Acceptance of the Work for each Network Area shall not be granted until the Contractor has furnished the City proper and satisfactory evidence under oath that all claims for labor and materials employed or used in the construction of the Work under the Contract have been settled, and that no legal claims can be filed against the City for such labor or materials. Unless otherwise approved in writing by City, such evidence shall be in the form of a "release of claim" in a format approved by both parties.

E. Submittals. The Contractor shall provide the City with any final data and reports required and contained within the Agreement Documents.

Contractor shall prepare and present and City shall execute a Certificate of Final Completion for each Network Area upon Final Completion of the Work for such Network Area. Within 30 days of the date of City's acceptance of the Certificate of Final Completion, Contractor will submit final As-Builts for that Network Area. Within 5 days of City's acceptance of the final As-Builts for that Network Area, City shall pay Contractor the Retainage for that Network Area.

32.0 Representations of the Contractor

A. In order to induce the City to enter into this Contract, the Contractor makes the following representations:

B. The Contractor is duly organized, in good standing and authorized to conduct business in Utah and at any other location where Work will be carried out.

C. There is no pending legal action against Contractor that would materially adversely affect Contractor's ability to conduct business or perform its obligations under the Contract.

D. The Contractor has examined and carefully studied the Contract Documents and the other related data identified in the City's RFP.

E. The Contractor has visited the Site and is familiar with and satisfied as to the general, local, and Site conditions that may affect the cost, progress and performance of the Work.

F. The Contractor is familiar with and satisfied as to all federal, state and local laws and regulations that may affect the cost, progress and performance of the Work.

G. The Contractor has carefully studied all of the subsurface conditions, physical conditions, structures, hazardous conditions, weather conditions, seasonal frost conditions, etc. as it relates to any aspects of the means, techniques, sequences, safety precautions, programs, and procedures of construction that may affect the cost, progress and performance of the Work.

H. The Contractor is aware of the general nature of the Work and does not consider that any further investigations, examinations, and studies are necessary for the performance of the Work at the Contract Price and within the Contract Time.

33. Mutual Representations and Warranties

A. General Warranties. Each party has, with respect to this Agreement, (a) the power and authority to enter into the Agreement and such entry into the Agreement is not a violation of any law, order, injunction or other legal restriction imposed on either party (b) taken all corporate action necessary for the authorization, execution, and delivery of this Agreement to make this Agreement legal, valid, and binding; and (c) has no agreement or understanding with a third party that interferes with its performance of the Party's obligations under this Agreement.

34. Contractor Warranty

The Contractor guarantees and warrants to the City all Work as follows:

A. That all materials and equipment furnished under this Agreement will be new, unless otherwise specified.

B. That all Work will be performed in a workman like manner in accordance with industry standards.

C. That all applicable Work shall be entirely performed per manufacturer specifications and in accordance with all applicable industry standards, customs, and practices.

D. That the Work, including, but not limited to, mechanical and electrical equipment and devices shall be fit and fully usable for their intended and specified purpose and shall operate satisfactorily with ordinary care.

E. That the Work will conform to the requirements of the Agreement, will be new and will be free from defects in materials and workmanship for a period of no less than the manufacturer's warranty or one (1) year whichever is greater, with the warranty commencing upon City's approval.

The Contractor shall not be responsible for defects caused by the negligence of the City, or the City's other contractors, or failures or defects arising in materials and equipment supplied by City unless such failure or defects arise from a cause for which the Contractor is responsible, nor

for acts of God, civil disobedience, vandalism, and other acts by others outside the control of the Contractor.

In the event that City discovers a defect covered by this warranty, the City shall notify the Contractor in writing. The Contractor shall thereafter expeditiously repair or replace such defect. In the event that Contractor fails to commence and continuously pursue such repair or replacement within seven (7) days following notification, City shall be entitled, but not obligated, to terminate Contractor's right to repair or replace such defect and to repair or replace such defect on its own or by engaging third parties, all at the cost and expense of Contractor.

35. Authority and Duties of the City

35.1 The City shall be responsible for all costs and fees associated with securing of right-of-way easements, railroad crossings, and other property and access rights required to complete the Work. The City shall provide such access to the City-provided facilities and properties (such as poles, fixtures, rights-of-way) as is required for the Contractor’s completion of the Work. The City shall furnish all land and rights-of-way necessary for the carrying out of the Work except for the fiber optic drop on private property and into the house or business. In the case of private property issues for fiber optic drop, the Contractor shall make contact with the private property owner and make reasonable effort to obtain written authorization for Work on the private property. A copy of the written authorization shall be provided to the City. Written authorization in electronic format is considered sufficient. The Contractor shall not be responsible for resolving private property disputes between the City and the private property owner and for obtaining and filing legal easements. Contractor's right of access to land and rights-of-way may not be exclusive.

35.2 The City shall pay the Contractor in accordance with the provisions of the Contract.

35.3 The City shall conduct a monthly progress meeting attended by representatives of the Contractor and others as deemed necessary. The focus of the meeting is to assess Project status and develop solutions to items hindering progress. The attendees shall review:

Progress during the period;

Progress schedule during the next period, as forecasted and as originally planned;

Anticipated problems and proposed solutions;

Discussion of logic revisions made to the schedule;

Analysis and discussion of alternative methods to mitigate accumulated delays;

35.4 The City shall assist the Contractor in obtaining any necessary permits from Lehi City.

35.5 The City shall perform any aerial electric system make-ready work for clearance purposes as deemed necessary for the Project, including replacement of any damaged poles prior to the attachment of the new network.

35.6 The City shall perform any make-ready work for the underground that is deemed by the City not to be a part of the Work including. The City shall be responsible for timely responding to all "locate" requests related to the network pursuant to and in compliance with, the Damage to Underground Utility Facilities Act, Utah Code 54-8a-1 et. seq.

35.7 The City shall designate a project manager to represent the City and be the liaison between the Contractor and the City and to handle all matters related to the Agreement including cost issues, questions, requests for clarification, and change orders.

35.8 The City shall review all proposed Specifications and Drawings within a reasonable period and provide data, information and approvals as appropriate. The Project Schedule shall nominally allow a period of fifteen (15) working days for such review and approval process, provided that, if submittals are extensive or voluminous at any particular point in time, sufficient time shall be allowed for the City to conduct a proper and orderly review of the submittals.

35.9 The City and its representatives and inspectors shall be authorized to inspect all work done and all materials furnished by the Contractor. The City shall inform the Contractor of any failures of the Work and/or materials to conform to the Drawings and Specifications. The presence of the City shall in no way lessen the responsibility of the Contractor. The City's failure to notify the Contractor of failures of the Work and/or materials to conform to the Drawings and Specifications shall not relieve the Contractor of any liability for faulty Work and/or materials provided by the Contractor. The City shall not hinder the progress of the Work without reasonable cause due to safety or hazards or poor workmanship.

35.10 The City shall review change proposals and Claims from Contractor and issue appropriate Change Orders in accordance with the provisions of the Contract.

35.11 The City shall accept the completed Work in accordance with the completion and acceptance provisions of the Agreement. The City shall not have beneficial use (excluding use for testing and inspection) prior to completion of the Work or any portion of the Work, including inspection and acceptance by the City, of all Work installed and furnished under this Agreement, unless agreed to in writing by the Contractor.

35.12 Locate and mark all Project infrastructure locates as it is completed and GIS, as-builts, and appropriate invoices have been provided to the City.

35.13 Enforce City rights for previously obtained easements and rights-of-way.

35.14 Furnish utility and topographic mapping and surveys.

35.15 Agreements with other entities (developers, business parks, etc.) that may be relevant to the design and construction of the network.

35.16 Assist Contractor in determining locations of Home Owner Associations (HOA) within City limits and negotiate and furnish easements and rights-of-ways for these entities.

35.17 Furnish forecasted developments that are expected to take place during the Project timeline and review, enforce, and enact City codes or ordinances that define utility requirements for developers that include Project infrastructure plans.

35.18 Furnish real property, easements, leases, etc., for necessary Project shelters and cabinets.

35.19 Furnish secondary staging for equipment and materials necessary to perform the Work and complete the Project.

35.20 Furnish a location(s) to dispose spoils from trenching and micro-trenching Work.

Furnish stormwater pollution prevention plan (SWPPP) requirements that could impact the Project.

35.21 Environmental assessments, audits, investigations, and impact statements, and other relevant environmental, historical, or cultural studies relevant to the Project site(s) and adjacent areas.

36.0 City's Representatives and Inspectors

The City may appoint representatives and inspectors in connection with the Work. Such representatives and inspectors shall have authority to act on behalf of the City, provided that, unless expressly authorized in writing by the City, no such representative or inspector shall have the authority to:

- modify the terms or conditions of the Agreement, including but not limited to the Contract Prices and Contract Times; or
- relieve the Contractor of any of its duties, obligations or responsibilities under the Agreement.

37.0 Inspection of Work and Accounting Records

The City shall be afforded access to examine or audit the Contractor's books, records, documents, or other data (regardless of form), including records and data related to billing as provided by law. The City shall have access to on-Site Project Manager's daily production/progress data and access to the Work Site(s) for the purpose of determining progress of the Work. The Contractor shall preserve all such documents for a period of three (3) years after final payment by the City. At the end of three years, or at any time thereafter upon Contractor's decision to destroy the records described in this section, Contractor shall notify City prior to destroying the records and give City the option of retaining the records for its own use.

38.0 Labor and Materials

Unless otherwise provided in the Agreement Documents, the Contractor shall provide and pay for all labor, materials, equipment, supplies, tools, construction equipment and machinery, and

other facilities and services necessary or proper for, or incidental to the execution and completion of the Work required by and in accordance with the Agreement Documents and any applicable code or statute.

It is anticipated that proper coordination between the Contractor and City regarding the purchasing of materials for the Project will be done through the City's Director or Project Manager in order to obtain necessary materials to complete the Project.

39.0 Taxes

The Contractor shall pay all applicable Federal, State, and local taxes and duties for the Work provided by the Contractor that are legally enacted at the time the Agreement is executed.

40.0 Permits and Fees

The Contractor shall secure and pay for all permits, fees, licenses, and inspections necessary for the proper execution and completion of the Work. The City shall assist contractor, when necessary, in obtaining such permits and licenses. The City shall grant all City permits that are necessary for the completion of the Work, including access to the public utility easement and City rights-of way for public or private property. City permits must be granted no later than 7 days from the date of submission.

41.0 Bonds and Other Performance Security

Within ten (10) days following the Notice to Proceed and before commencing the Work, Contractor shall provide a Payment and Performance Bond in an amount equal to 100% of the Contract Price and in form and substance satisfactory to the City.

42.0 Delay, Termination and Default

Subject to the provisions of this Section, the City, upon written notice, may terminate this Agreement, or any part hereof, as a result of the Contractor's failure to render to the reasonable satisfaction of City, the Work, including progress of the Work and such termination shall not be deemed a breach by City. The Contractor shall not be entitled, nor shall City give any consideration to claims for any costs or for loss of anticipated revenue(s), including overhead and profit, due to the abandonment or termination of this Agreement, or any part hereof, by City for cause.

In the event the Contractor shall materially violate any of the provisions of this Agreement, or the quality or quantity of the Work performed is, in reasonable judgment, substandard and/or unsatisfactory for any reason, the City shall have the right to terminate this Agreement subject to the Master Service Agreement Section 9 Dispute Resolution. Contractor shall be given sufficient notice by the City of work or conditions deemed unacceptable to the City and shall be given a reasonable opportunity to remedy or cure the unacceptable conditions. If within the cure period Contractor fails to implement remedies acceptable to the City, the City may issue a written termination notice at any time thereafter.

The City shall, as soon as reasonably possible after such termination, make a determination as to the compensation due to Contractor for Work properly performed prior to such termination and advise the Contractor of such amount. The City shall not, however, be liable to make any further payment to Contractor following such termination until the final costs of completion of the Work are determined by City. The City shall be entitled to recover from the Contractor any additional costs of completion of the Work, including but not limited to completion of Work, rectification of defects in the Work, damages for delay and all other costs of the City to complete the Work that, in the aggregate, exceed the Guaranteed Maximum Price. In the event such total costs at completion are less than the Guaranteed Maximum Price, the City shall pay the Contractor such amounts due to the Contractor for Work performed that do not exceed the Guaranteed Maximum Price.

In the event of a termination for default, the City shall be entitled, but not obligated, to require that Contractor assign the contracts of any Subcontractors to City and the Contractor shall ensure that such Subcontracts permit such assignment.

43.0 Right of City to Suspend Performance and Terminate the Contract for Convenience

The City may order the Contractor, in writing, to suspend, delay, or interrupt all or any part of the Work of this Contract for the period of time that the City determines appropriate for the convenience of the City; however, upon such termination for convenience, Contractor shall be entitled to payment as follows: (1) the actual cost of the work completed in conformity with this Agreement; plus, (2) such other costs actually incurred by Contractor as are permitted by the Agreement and approved by City; (3) any costs incurred by Contractor for breaking arrangements with other parties in relation to termination of Agreement; (4) the cost of demobilization born by Contractor; (5) plus an additional fifteen percent (15%) of the Cost of Work referred to in items (1) and (2) above for overhead and profit. There shall be deducted from such sums as provided in this subparagraph the amount of any payments made to Contractor prior to the date of the termination of this Agreement. Contractor shall not be entitled to any claim or claim of lien against City for any additional compensation or damages in the event of such termination and payment.

The City, upon written notice, may abandon or terminate this Agreement or any part hereof, and such action shall in no event be deemed a breach of this Contract. Such termination may come about for the sole convenience of City. Upon receipt of written notification from City that this Agreement, or any part hereof, is to be terminated, the Contractor shall immediately cease operation of the Work stipulated, and assemble all material that has been prepared, developed, furnished or obtained under the provisions of this Agreement that may be in its possession or custody, and shall transmit the same to City on or before the fifteenth day following the receipt of the above-written notice of termination, together with its evaluation of the cost of the Work performed. The Contractor shall be entitled to just and equitable payment in accordance with this Contract for any uncompensated Work satisfactorily performed prior to such notice.

In the event of a termination for convenience, the City shall be entitled, but not obligated, to require that Contractor assign the contracts of any Subcontractors to City and the Contractor shall ensure that such Subcontracts permit such assignment.

44.0 Liquidated Damages

The Contractor agrees to deliver the Work in accordance with the requirements of the Contract. Failure to deliver and install in accordance with the Project Schedule constitutes an event of default. The actual damages to the City for delay in completion may be difficult or impossible to determine.

Therefore, in lieu of actual damages, the Contractor shall pay to the City, liquidated damages for each calendar day of delay in achieving Final Completion for the Project, in an amount of $1000.00. The final costs for damages shall be deducted from the Contract Prices.

Should the Contractor be unable to achieve Final Completion of the Project within ninety (90) days following the date established for such Final Completion in the Project Schedule, the City, at its option, may treat the contract as breached and terminate the Contract in accordance with the provisions of Section 42.0 herein (except that there shall be no cure period allowed to Contractor), and seek such additional relief as provided by law.

45.0 Subcontractors

The City acknowledges that the Contractor may use subcontractors to perform portions of the Work. The Contractor shall notify and seek the approval of the City prior to the appointment of any Subcontractor, to be assigned duties and responsibilities in performing the Work. The City reserves the right to investigate any Subcontractor, request for more information and make a determination as to their abilities and skills. In the event the City rejects any Subcontractors of the Contractor, the Contractor shall be given sufficient time to replace the Subcontractor without any increase in price or delay to the Project. The City encourages the Contractor to select local qualified and experienced Subcontractors. The Contractor shall be responsible for observance of all the provisions of the Contract by all Subcontractors and Sub-subcontractors. The Contractor shall insert appropriate clauses into all subcontracts to bind subcontractors to the terms of this Agreement insofar as they are applicable to the work of the subcontractors.

46.0 Entire Agreement

This Agreement, along with its exhibits and attachments, constitute the entire agreement between the parties relating to the subject matter of this Agreement. This Agreement supercedes all prior proposals or agreements relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement under their respective seals on the day and date first above written in two (2) counterparts, each of which shall without proof or accounting for the other counterparts be deemed an original Agreement.

City:
CITY OF LEHI, UTAH

By: _____
Name: Mark Johnson
Title: Mayor

Attest: _____
Name:
(Corporate Seal) Title:

Contractor:
UINTAH BASIN ELECTRONIC TELECOMMUNICATIONS, L.L.C. DBA STRATA NETWORKS

By: _____
Name: Bruce H. Todd
Title: CEO/General Manager

Attest: _____
Name:
(Corporate Seal) Title:

Exhibit A

SCOPE OF WORK OR WORK

Exhibit B

CITY’S RFP DATED AUGUST 17, 2021

Exhibit C

CONTRACTOR’S PROPOSAL AND ALL SUPPLEMENTAL MATERIALS

Exhibit D

NOTICE TO PROCEED FORM

(Insert Date)

OWNER:
Lehi City
153 North 100 East
Providence, UT 84043

CONTRACTOR:
STRATA Networks
211 E. 200 N.
Roosevelt, UT 84066

Re: Notice to Proceed for the Design and Construction of Owner's Fiber Optic Network

Contractor is hereby given Notice to Proceed and is authorized to proceed with Design and Construction Work ("Work") for the open fiber optic communications network for use by retail service providers to provide retail broadband service to the businesses and residents of Lehi City (the "Project"). For this Work, Contractor is not to exceed $(insert amount) subject to any additions or deletions as provided under the Design and Construction Agreement dated (Insert Date) ("Agreement").

Contractor shall submit invoices to the Owner as provided under the Agreement for the Work following the date of this Notice to Proceed. Owner shall pay invoices within 30 days after receipt of invoice. Contractor shall substantially complete the Project no later than 1095 calendar days after the date of this Notice to Proceed. Final completion of the Project shall be achieved as expeditiously as reasonably practicable. Contractor and Owner mutually agree that time is of the essence with respect to the dates and times set forth in the Agreement.

Mark Johnson
Mayor
Owner: Lehi City

_____

Signature & Date

Bruce H. Todd
CEO / General Manager
Contractor: Uintah Basin Electronic Telecommunications, LLC dba STRATA Networks

_____

Signature & Date

Exhibit E

APPROVED DRAWINGS AND SPECIFICATIONS

Exhibit F

PERFORMANCE AND PAYMEND BOND FORM

Exhibit G

PROJECT SCHEDULE