Lehi City Council Meeting
Agenda
May 25, 2021

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. Presentation on a Disc-Golf Course on the Willis Estates Wetlands- Parks, Trails and Trees Committee

   2.2. Discussion of the FY2022 Budget and Capitol Projects.

   2.3. Discussion of Water Restrictions

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

4. Administrative Report

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

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

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

3. Consent Agenda

   3.1. Approve Minutes from the May 4, 2021 Work Session and the May 11, 2021 City Council Meeting.
   050421 WS.docx

051121CC.docx

Regular Agenda

4. Consideration of Resolution #2021-34, declaring support for the locally preferred alternative for the Point of the Mountain Transit Project.
   Petitioner: Lehi City
   Res 2021-34.pdf
   POM Transit Map 20210511.pdf

5. Consideration of Resolution #2021-30, adopting the Budget and Consolidated fee schedule for the City of Lehi for Fiscal Year 2022.
   Petitioner: Lehi City
   Res 2021-30.docx
   FY 2021-2022 FINAL BUDGET.pdf
   2022 FeeSchedule.pdf

6. Consideration of Resolution #2021-32, taking formal action to pick up required employee contributions in the Public Safety and Firefighter Tier I and Tier II Contributory Retirement System.
   Petitioner: Lehi City
   Res 2021-32.docx

7. Consideration of Final subdivision approval for the Mendenhall Place, an 11-lot residential subdivision located at 230 West 400 South.
   Petitioner: Fred Clark
   CC Staff Report Mendenhall Place Final Subdivision 05.25.21.docx
   Mendenhall Place Final Subdivision DRC 05.05.21.docx
   Mendenhall Place Final Subdivision Plans.pdf
   Aerial Mendenhall Preliminary.pdf
   General Plan Mendenhall Final.pdf
   Zoning Mendenhall Preliminary.pdf

8. Consideration of approval for the Ivory Ridge Plat B, amending Ivory Ridge Plat A, located at 3450 North Center Street.
   Petitioner: Â ICO Capital
   CC Staff Report Ivory Ridge Plat B Plat Amendment 05.25.21.docx
   Ivory Ridge Plat B DRC 05.05.21.docx
   Ivory Ridge Plat B - Plat Amendment Narrative.pdf
   Ivory Ridge Plat B plat.pdf
   Aerial Map.pdf
   General Plan Map.pdf
   Zoning Map.pdf

9. Consideration of Final subdivision approval for the Timp Point Phase 3, a 60-unit residential development located at approximately 3300 West Hardman Way.
   Petitioner: Edge Homes
   CC Staff Report Timp Point Phase 3 Final Subdivision 05.25.21.docx
   Timp Point Phase 3 Final Subdivision DRC 05.5.21.docx
   Timp Point Phase 3 Final Subdivision - plans.pdf
   Timp Point Phase 3 Final Subdivision - landscape plans.pdf
   Timp Point Phase 3 Final Subdivision - elevation 1.pdf
   Timp Point Phase 3 Final Subdivision - elevation 2.pdf
   Timp Point Phase 3 Final Subdivision Map - General Plan.pdf
   Timp Point Phase 3 Final Subdivision Map - Zoning.pdf
   Timp Point Phase 3 Final Subdivision Map - Aerial.pdf

10. Consideration of Final subdivision review and plat amendment approval for the Boston Street Extension, extending Boston Street and 1500 North.
    Petitioner: Boyd Brown
    CC Staff Report Boston Street Extension Final Subdivision 05.25.21.docx
    Boston Street Extension DRC 05.12.21.docx
    Boston Road Extension - plans.pdf
    1630 North connection analysis.pdf
    The Hub Backbone Map - Zoning.pdf
    The Hub Backbone Map - Aerial.pdf
    The Hub Backbone Map - General Plan.pdf

11. Consideration of Resolution #2021-31, approving the Triumph Rail Trail Pedestrian Bridge Crossing Agreement between Utah Transit Authority (UTA) and Lehi City.

    Petitioner: Lehi City
    Res 2021-31.docx
    6801 Pedestrian Grade-Separated Crossing Agreement.pdf

12. Consideration of Resolution #2021-33, approving a first amended Interlocal Cooperation Agreement between Utah County and Lehi City for the SS Crossroads Blvd/Lehi Main Street Project.
    Petitioner: Lehi City
    Res 2021-33.docx
    2021-200-Interlocal (partial sign).pdf

13. Consideration of Resolution #2021-35, appointing an Alternate Board Member to the Lehi City Planning Commission.

Petitioner: Lehi City
Res 2021-35.docx

14. 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: May 25, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Presentation on a Disc-Golf Course on the Willis Estates Wetlands- Parks, Trails and Trees Committee

Suggested Action:

Attachments:

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: May 25, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Discussion of the FY2022 Budget and Capitol Projects.

Suggested Action:

Attachments:

Agenda Item No: 2.3

City Council Agenda Item Report

Meeting Date: May 25, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Discussion of Water Restrictions

Suggested Action:

Attachments:

Agenda Item No: 3.1

City Council Agenda Item Report

Meeting Date: May 25, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes from the May 4, 2021 Work Session and the May 11, 2021 City Council Meeting.

Suggested Action:

Attachments:

050421 WS.docx

051121CC.docx

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

Minutes of the **Work Session** of the **Lehi City Council** held Tuesday, **February 2, 2021,** at Lehi City Hall, 153 North 100 East, Lehi, Utah. The meeting began at approximately 4:00 PM.

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

Others Present: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Ryan Wood, City Attorney; Kim Struthers, Community Development Director; Lorin Powell, City Engineer; Dean Lundell, Finance Director; Steve Marchbanks, Parks Superintendent; Beau Thomas, Assistant to the City Administrator; Shaye Ruitenbeek, Management Analyst; and Teisha Wilson, City Recorder;

1. **Welcome and Opening Comment**
   Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Koivisto attended virtually. Paige Albrecht offered the opening comment.

2. **Discussion Items**
   2.a. Legislative Update- Chris Bleak
   Chris Bleak gave an update on the legislative session. He said that the State is really focused on providing affordable housing. He also noted that the State is willing to invest in infrastructure including transit.

   Motion: Councilor Hancock moved to adjourn into a closed Session to discuss the purchase, exchange, or lease of real property. Councilor Southwick seconded the motion.

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

The meeting adjourned for a closed session at approximately 4:20 p.m.
The meeting reconvened at approximately 5:00 p.m.

   2.b. Update and Discussion of Family Park, Mellor-Rhodes Park, and Willow Park.
   Steve Marchbanks, Parks Manager, presented the current plans for Mellor-Rhodes Park. He said that a lot of fill work needs to be done. At a minimum, it will cost 4.15 million. If they want to raise the fields to road level then it will cost 7.9 million. The Council agreed that they would prefer to have the fields lower to save money so long as there is not a drainage issue. Mr. Marchbanks stated that they could mitigate any drainage concerns.

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Mr. Marchbanks then showed an updated concept plan for Family Park. The park was very passive on the north and active on the south. A small amphitheater was also shown.

Jason Bond with the Park Department, showed the Council potential concept plans for Willow Park. Mr. Bond stated that to have full cost recovery for trailer camp spaces they would need to have a large KOA type design. The Council decided that they prefer the more open concept with less spaces even though they may not get 100% cost recovery.

2c. Discussion of the FY2022 Lehi City Budget - All City Departments

Dean Lundell, Finance Director, reported on the budget process. The Council went through each department's budget and asked questions.

3. Adjournment

With no further business to come before the City Council at this time the meeting adjourned at approximately 6:45 p.m.

DRAFT

Approved: Attest:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

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

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **April 27, 2021,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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

Excused: Paul Hancock, Council Member

Others Present: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Beau Thomas, Assistant to the City Administrator; Kim Struthers, Community Development Director; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Dean Lundell, Finance Director; Marlin Eldred, Economic Director; Shaye Ruitenbeek, Management Analyst; and Teisha Wilson, City Recorder.

Pre-Council, 5:30 p.m.

1. Welcome

Mayor Johnson welcomed everyone.

2. All Abilities Parks Tour

3. Agenda Questions

None.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

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

2. 20 Minute Citizen Input

3. Consent Agenda

3.1 Approve Minutes from the April 27, 2021 meeting.

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

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

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

Jessica DeLora with Mountainland Association of Governments presented on the funding recommendations. She stated that the funds will be used for downtown infrastructure improvements and for the Children's Justice Center.

Motion: Councilor Albrecht moved to approve the Community Development Block Grant (CDBG) Annual Action Plan for FY2021. Councilor Southwick seconded the motion.

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

5. Public Hearing for the FY2022 Lehi City Budget and Consolidated Fee Schedule.
There were no comments from the public.

6. Consideration of Preliminary and Final subdivision approval for the Jones Legacy Estates, a 2-lot residential subdivision located at approximately 1330 East 600 North in an RA-1 zone.
Tony Trane was representing the applicant. There was discussion of the request for an exception to the sidewalk width.

Motion: Councilor Southwick moved to grant approval of the Preliminary and Final subdivision for the Jones Legacy Estates, a 2-lot residential subdivision located at approximately 1330 East 600 North in an RA-1 zone; noting that they are making an exception to the sidewalk width on one lot to the north so that it will align with the existing sidewalk, and that the sidewalk will transition to the new standard at the intersection; and also include the Development Review Committee comments and Planning Commission Comments. Councilor Albrecht seconded the motion.

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

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

Motion: Councilor Condie moved to grant Final subdivision approval for the Hidden Canyon Plat D Phase 2 a 13-lot residential subdivision located at approximately 5900 North Valley View Road; and include the Development Review Committee

comments and Planning Commission Comments. Councilor Albrecht seconded the motion.

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

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

Brandon Swade was representing the applicant.

Motion: Councilor Southwick moved to approve Ordinance #18-2021, the Concord Homes Zone Change from RA-1 (residential/agriculture) to R-1-12 (residential) on 0.69-acres of property located at 705 North Cedar Hollow Road; and include the Development Review Committee comments and Planning Commission Comments. Councilor Condie seconded the motion.

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

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

Cole Peck was representing the applicant. He stated that they would like to annex this property and use it as a place to park their trucks and equipment. He stated that they want to be good neighbors and are willing to install a fence and create a buffer to mitigate some concerns. He noted that even low density would put more demand on traffic, water, and sewer. He said that they are here for suggestions also and hopes to find a good compromise. He noted that they may allow other companies to park their equipment there.

Mayor Johnson asked for public comments.

Wade Lott stated that he was in favor of the amendment because there would be less traffic.

Melissa Peck was in favor of the amendment because there would be less traffic compared to a residential development. She stated that it's important for this type of business to stay in Lehi.

Jeremy Thomas was in favor of the amendment and stated that this type of use was needed in the City.

Lance Moore was against the amendment and was concerned what other types of businesses might use the property. He would prefer residential.

Leslie Cuppet was against the amendment and stated that a re-zone would open the door to a lot of other possible businesses that would be concerning.

Darrell Forman was in favor of the amendment and stated that it was not detrimental.

Stephanie Moore was against the amendment due to safety concerns.

Grace Beck stated that she would prefer residential

Ms. Nelson was in favor of the amendment.

Kathy Maquinna was against the amendment and was concerned about what other types of businesses could come in under light industrial.

Scott Gerber was in support of the amendment. He stated that this was a good location for this type of business.

Benjamin Lee was opposed to the amendment.

Clay Peck, the applicant, stated that they have property rights and should be able to use their property, but they also want to be good neighbors and hopes to work through concerns.

Meagan Butler was in favor of light industrial.

Brook Lee was against the amendment and was concerned with vehicles traveling in and out of the complex. She was also concerned about the potential of other businesses allowed in the light industrial zone.

Liz Anderson was in favor of the amendment because it is needed.

Mayor Johnson closed the comments from the public.

Councilor Koivisto stated that she doesn't feel that this merits an amendment. There was discussion regarding concerns about the other types of uses that would be allowed in the light industrial zone and how a different zone might be more appropriate for the type of use they are proposing. Mayor Johnson also suggested that a development agreement could be applied to this situation.

Motion: Councilor Koivisto moved to deny this item. Councilor Albrecht seconded the motion.

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

Mr. Struthers explained that the applicant could apply for a different zone or submit a different proposal.

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

Stan Lockhart was representing the applicant.

Motion: Councilor Condie moved to approve Ordinance #20-2021, a Development Code amendment to Chapter 12, amending the regulations specific to medical pharmacies with distribution of cannabis to allow drive-thru facilities; and include the Development Review Committee comments and Planning Commission Comments. Councilor Southwick seconded the motion.

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

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

Motion: Councilor Southwick moved to grant Final subdivision approval for the Willow Point Phase 2, a 90-unit residential development located at 2100 North 4100 West; and include the Development Review Committee comments and Planning Commission Comments. Councilor Albrecht seconded the motion.

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

12. Consideration of Resolution #2021-27, approving a building lease agreement with the Hutchings Museum.

Motion: Councilor Albrecht moved to approve Resolution #2021-27, approving a building lease agreement with the Hutchings Museum. Councilor Albrecht seconded the motion.

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

13. Staker & Parson Agreement and Purchase Order

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

b. Approve Purchase Order

Motion: Councilor Condie moved to approve Resolution #2021-28 and the purchase order. Councilor Koivisto seconded the motion.

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

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

Motion: Councilor Condie moved to approve Resolution #2021-29, appointing a Board Member to the Lehi City Planning Commission. Councilor Southwick seconded the motion.

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

15. Consideration of Adjourning into a Closed Session to discuss the character, professional competence, or physical or mental health of an individual

Motion: Councilor Albrecht moved to adjourning into a Closed Session to discuss the character, professional competence, or physical or mental health of an individual. Councilor Southwick seconded the motion.

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

The meeting adjourned into a Closed Session at approximately 9:53.
The meeting reconvened at approximately 10:30 p.m.

16. Adjournment

With no further business to come before the City Council at this time, Councilor Albrecht moved to adjourn the meeting. Councilor Condie seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 10:31 p.m.

Approved: May 25, 2021 Attest:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

DRAFT

Agenda Item No: 4

City Council Agenda Item Report

Meeting Date: May 25, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-34, declaring support for the locally preferred alternative for the Point of the Mountain Transit Project.

Suggested Action:

Attachments:

Res 2021-34.pdf

POM Transit Map 20210511.pdf

LEHI CITY

RESOLUTION NO. 2021-34

A RESOLUTION OF THE CITY OF LEHI DECLARING SUPPORT FOR THE LOCALLY PREFERRED ALTERNATIVE FOR THE POINT OF THE MOUNTAIN TRANSIT PROJECT.

WHEREAS, the Utah Transit Authority, the Cities of Bluffdale, Draper, Lehi, Sandy, & South Jordan, Mountainland Association of Governments, Point of the Mountain State Land Authority, Salt Lake County, Utah Department of Transportation, and Wasatch Front Regional Council have jointly prepared a Transit Study which identifies a future Bus Rapid Transit alignment connecting the FrontRunner Draper Station to The Point and the Highline City Center Station in Draper and then south to the South Triumph Station and FrontRunner Lehi Station in Lehi.

WHEREAS, the demand for transit service will increase as population continues to grow within Draper and Lehi and the existing transit network needs additional high quality, timely transit service with a direct connection to regional destinations in Draper and Lehi.

WHEREAS, the City has considered various alignment alternatives as part of the Transit Study and hereby recommends the Locally Preferred Alternative for the Point of the Mountain Transit Study to be implemented as described below:

> The Locally Preferred Alternative would begin at the FrontRunner Draper Station and travel in mixed flow traffic to The Point via Frontrunner Boulevard, Vista Station Boulevard, and 13490 South. From north of Bangerter Highway, the route would travel across The Point to the Highline City Center via new exclusive lanes, and south to Triumph Boulevard in Lehi via the UTA owned right of way in exclusive transit lanes. From Triumph Boulevard, the route would travel to the FrontRunner Lehi Station via Ashton Boulevard in mixed flow traffic.
>
> Stations to be implemented as part of the Locally Preferred Alternative include:

- FrontRunner Draper
- The Point Station One
- The Point Station Two
- Highline City Center
- Gravel Pit Redevelopment Site
- North Lehi
- Lehi/Traverse Mountain
- South Triumph
- Ashton Boulevard
- FrontRunner Lehi

It is understood that the stations above located in Lehi City could change depending on future development and traffic conditions.

NOW, THEREFORE, BE IT RESOLVED by the Lehi City Council that the City supports the Locally Preferred Alternative for the Point of the Mountain Transit project connecting the FrontRunner Draper Station to The Point and the Highline City Center Station in Draper and then south to the South Triumph Station and FrontRunner Lehi Station in Lehi, as described and shown in the figure attached hereto as Exhibit A.

This resolution shall take effect upon passage and approval.

Approved and Adopted by the City Council of Lehi City this 25th day of May, 2021.

_____
Mayor Mark Johnson
Lehi City

Attest:

_____
Teisha Wilson, City Recorder

Exhibit A

Point of the Mountain Transit

- Locally Preferred Alternative
- Station
- Existing TRAX Line
- Existing FrontRunner Line
- TRAX Station
- FrontRunner Station
- Existing Urban / City Centers
- Planned Urban / City Centers
- Parks / Open Space
- Water

12300S

Draper

FrontRunner Draper Station

The Point Stations

14600S

Highline City Center Station

Redwood Rd

Corridor

15

Gravel Pit Redevelopment Site Station

North Lehi Station

Lehi (Traverse Mountain) Station

Lehi

FrontRunner Lehi Station

South Triumph Station

Ashton Blvd Station (Potential)

2100N

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: May 25, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-30, adopting the Budget and Consolidated fee schedule for the City of Lehi for Fiscal Year 2022.

Suggested Action:

Attachments:

Res 2021-30.docx

FY 2021-2022 FINAL BUDGET.pdf

2022 FeeSchedule.pdf

LEHI CITY

RESOLUTION NO. 2021-30

A RESOLUTION ADOPTING THE BUDGET AND CONSOLIDATE FEE SCHEDULE FOR THE CITY OF LEHI FOR FISCAL YEAR 2022 (JULY 1, 2021 – JUNE 30, 2022).

WHEREAS, the City of Lehi has previously adopted a tentative budget and fee schedule for Fiscal Year 2022; and

WHEREAS, at the time said tentative budget and fee schedule were adopted, a public hearing was scheduled and notice thereof published in the Daily Herald, a newspaper of general circulation in the city of Lehi, at least seven (7) days prior to the time of said hearing, describing the proposed budget and providing the time and place for such public hearing; and

WHEREAS, a public hearing was duly held at the time and place provided in said notice; and

WHEREAS, the City Council received all competent evidence offered in support of and opposed to said proposed budget amendments and it appearing that the proposed budget is in accordance with the provisions of Section 10-6-101 et seq., Utah Code Annotated (1953); and

WHEREAS, all of said proceedings were duly and regularly conducted;

THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Lehi, Utah that the budgets as set forth for the fiscal year ending June 30, 2022 are hereby adopted as proposed.

This resolution shall take effect on July 1, 2021.

Approved and Adopted by the City Council of Lehi City this 25th day of May, 2021.

_____
Mayor Mark Johnson
Lehi City

Attest:

_____
Teisha Wilson, City Recorder

LEHI CITY CORPORATION

FINAL BUDGET FY 2022



LEHI CITY CORPORATION

FINAL BUDGET FY 2022

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LEHI CITY CORPORATION

FINAL BUDGET FY 2022

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LEHI CITY CORPORATION

FINAL BUDGET FY 2022

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LEHI CITY

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

April 13, 2021

Dear City Council members,

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

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

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

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

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

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

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

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

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

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

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

Respectfully

Mayor Mark Johnson

Guiding Financial Principles

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

Budgeting

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

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

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

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

Taxation

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

Debt

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

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

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

Reserves

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

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

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

Capital Expenditures

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

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

Proprietary Funds

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

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

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

Financial Planning

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

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

GENERAL FUND REVENUES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Taxes							
Current property taxes	$ 10,810,019	$ 10,800,000	$ 11,650,000	$ 11,650,000	27%	$ 850,000	8%
911 Tax (pass through)	-	325,000	325,000	-	0%	(325,000)	-100%
General sales tax	13,788,570	13,121,812	14,421,812	14,276,817	33%	1,155,005	9%
Franchise taxes	4,903,239	4,900,000	4,900,000	4,900,000	11%	-	0%
Cell phone taxes	579,993	550,000	550,000	550,000	1%	-	0%
Innkeeper taxes	187,558	180,000	180,000	180,000	0%	-	0%
Total Taxes	**$ 30,269,379**	**$ 29,876,812**	**$ 32,026,812**	**$ 31,556,817**			
License and Permits							
Business licenses	$ 97,098	$ 115,000	$ 115,000	$ 115,000	0%	-	0%
Building permits	2,649,153	2,905,000	2,905,000	2,905,000	7%	-	0%
Accessory Dwelling Unit	146,062	-	-	-	0%	-	0%
Plan reviews	1,544,076	1,625,000	1,625,000	1,625,000	4%	-	0%
Micron plan review & inspection	75,750	75,000	75,000	75,000	0%	-	0%
Inspection fees	552,671	700,000	700,000	700,000	2%	-	0%
State 1% building permit fees	28,627	20,000	20,000	20,000	0%	-	0%
Total License and Permits	**$ 5,093,436**	**$ 5,440,000**	**$ 5,440,000**	**$ 5,440,000**			
Intergovernmental Revenue							
Library grant	$ 13,800	$ -	$ -	$ -	0%	-	0%
Fire department grants	104,880	586,672	268,568	268,568	1%	(318,104)	-54%
County recreation grants	31,306	32,000	32,000	32,000	0%	-	0%
State grants	23,305	75,000	75,000	75,000	0%	-	0%
Grants	3,363,359	81,000	70,000	70,000	0%	(11,000)	-14%
Sr citizen building rental income	1,750	5,000	5,000	5,000	0%	-	0%
Senior citizen income	39,530	50,000	50,000	50,000	0%	-	0%

GENERAL FUND REVENUES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Intergovernmental Revenue- Continued							
Alpine District / Police reimbursement	103,000	103,000	103,000	103,000	0%	-	0%
County fire allocation	7,337	15,000	15,000	15,000	0%	-	0%
Total Intergovernmental	**$ 3,688,267**	**$ 947,672**	**$ 618,568**	**$ 618,568**			
Charges For Service							
Library receipts	$ 15,037	$ 70,000	$ 70,000	$ 70,000	0%	-	0%
Library video rental fees	12,107	25,000	25,000	25,000	0%	-	0%
Special police revenue	82,506	50,000	50,000	50,000	0%	-	0%
Sale of cemetery lots	258,700	130,000	130,000	130,000	0%	-	0%
Headstone setting fee	5,230	4,500	4,500	4,500	0%	-	0%
Cemetery burial fees	58,675	52,000	52,000	52,000	0%	-	0%
Fire fees	84,116	195,600	195,600	195,600	0%	-	0%
Ambulance fees	1,518,619	1,224,000	1,224,000	1,224,000	3%	-	0%
Passports	90,732	100,000	100,000	100,000	0%	-	0%
Total Charges for Service	**$ 2,125,722**	**$ 1,851,100**	**$ 1,851,100**	**$ 1,851,100**			
Fines and Forfeitures							
Court fines & forfeitures	$ 786,143	$ 741,500	$ 732,500	$ 732,500	2%	(9,000)	-1%
Enforcement fees	4,738	5,000	5,000	5,000	0%	-	0%
Total Fines and Forfeitures	**$ 790,881**	**$ 746,500**	**$ 737,500**	**$ 737,500**			
Miscellaneous Revenues							
Interest earnings	$ 323,568	$ 100,000	$ 100,000	$ 100,000	0%	-	0%
Traffic school	45,547	33,000	33,000	33,000	0%	-	0%

GENERAL FUND REVENUES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Miscellaneous Revenues - continued							
Park rental	31,448	42,000	42,000	42,000	0%	-	0%
Portable stage rental	-	5,500	5,500	5,500	0%	-	0%
Cellular one tower/park fee	107,888	65,000	65,000	65,000	0%	-	0%
Sale of fixed assets	28,869	10,000	10,000	10,000	0%	-	0%
Sale of city property	-	-	-	-	0%	-	0%
Sale of materials	419	500	500	500	0%	-	0%
Sale of history books	37	500	500	500	0%	-	0%
Frances Comer trust donations	-	2,750	2,750	2,750	0%	-	0%
Literacy center revenue	-	3,250	3,250	3,250	0%	-	0%
Miss Lehi revenue	2,485	21,000	21,000	21,000	0%	-	0%
Lehi roundup revenue	13,825	64,500	64,500	64,500	0%	-	0%
Misc revenue contractors	132,827	50,000	50,000	50,000	0%	-	0%
Family Week	250	-	-	-	0%	-	0%
Alpine School District Rec Fee	18,233	15,000	15,000	15,000	0%	-	0%
Office building rental fee	42,748	40,000	40,000	40,000	0%	-	0%
Miscellaneous revenue	175,322	80,000	80,000	80,000	0%	-	0%
Total Miscellaneous Revenues	**$ 923,466**	**$ 533,000**	**$ 533,000**	**$ 533,000**			
Contributions, Transfers & Admin							
Allocation from water & sewer	$ 540,492	$ 590,500	$ 590,500	$ 590,500	1%	-	0%
Allocation from electric	441,000	541,000	541,000	541,000	1%	-	0%
Administrative charges RDA	1,883,869	1,600,000	1,600,000	1,600,000	4%	-	0%
Fund balance reappropriation	-	816,384	1,410,772	93,907	0%	(722,477)	-88%
Total Contributions & Transfers	**$ 2,865,361**	**$ 3,547,884**	**$ 4,142,272**	**$ 2,825,407**			
Total General Fund Revenues	**$ 45,756,512**	**$ 42,942,968**	**$ 45,349,252**	**$ 43,562,392**	**100%**	**$ 619,424**	**1%**

GENERAL FUND EXPENDITURES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Justice court	$ 568,136	$ 599,830	$ 611,815	$ 611,815	1%	$ 11,985	2%
City recorder	251,457	188,562	362,840	277,572	1%	89,010	47%
Administration	1,155,553	1,274,922	1,257,557	1,257,557	3%	(17,365)	-1%
Human resources	249,788	304,157	427,431	330,875	1%	26,718	9%
Treasury	483,045	514,216	517,620	517,620	1%	3,404	1%
Finance	572,579	602,856	628,090	653,090	1%	50,234	8%
Mayor & City Council	355,207	372,522	365,180	365,180	1%	(7,342)	-2%
Legal services	598,090	673,555	736,605	736,605	2%	63,050	9%
Emergency management	67,370	153,479	160,378	160,378	0%	6,899	4%
Information Center	471,761	527,207	521,998	521,998	1%	(5,209)	-1%
Code enforcement	321,513	304,745	313,439	313,439	1%	8,694	3%
Police	7,847,444	8,938,711	9,666,293	9,281,632	21%	342,921	4%
Fire	7,044,164	8,100,357	8,200,202	8,392,889	19%	292,532	4%
Planning & zoning	722,791	927,017	1,029,114	999,814	2%	72,797	8%
Animal control	112,680	219,926	368,665	310,256	1%	90,330	41%
Development Services (Building Dept)	1,281,543	1,375,859	1,392,628	1,392,628	3%	16,769	1%
Economic development	190,023	222,951	233,676	233,676	1%	10,725	5%
Streets & public improvements	1,722,197	1,837,088	2,356,389	2,108,153	5%	271,065	15%
Public works admin	88,232	99,078	-	-	0%	(99,078)	-100%
Engineering	773,024	853,822	932,811	932,811	2%	78,989	9%
Parks	2,715,459	3,119,524	3,940,238	3,413,369	8%	293,845	9%
Community events	285,502	490,700	490,700	490,700	1%	-	0%
Senior citizen	222,750	374,858	344,977	344,977	1%	(29,881)	-8%
Library	1,345,602	1,420,420	1,497,559	1,460,559	3%	40,139	3%
Literacy center	286,170	387,149	397,301	397,301	1%	10,152	3%
Cemetery	427,127	536,472	586,327	541,527	1%	5,055	1%
Museum	285,231	299,750	299,750	299,750	1%	-	0%
Non-departmental	14,258,414	8,216,935	7,709,670	7,216,222	17%	(1,000,713)	-12%
Total General Fund Expenditures	**$ 44,702,854**	**$ 42,936,668**	**$ 45,349,252**	**$ 43,562,392**	**100%**	**$ 625,724**	**1%**
Surplus/(Deficit)	**$ 1,053,657**	**$ 6,300**	**$ (0)**	**$ (0)**			

HUMAN RESOURCES

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

JUSTICE COURT

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

CITY RECORDER

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	1	1	1	1		0	
Salaries & Wages	$ 73,381	$ 76,410	$ 78,682	$ 78,682	28%	$ 2,272	3%
Employee Benefits	41,870	43,502	44,971	44,971	16%	1,469	3%
Books, Subscriptions, Memberships	5,783	5,000	5,000	5,000	2%	-	0%
Public Notices	3,379	7,500	7,500	7,500	3%	-	0%
Travel & Training	3,381	4,000	4,000	4,000	1%	-	0%
Office Supplies	243	2,500	2,500	2,500	1%	-	0%
IT Fund Charges	3,996	4,000	4,000	4,000	1%	-	0%
Utilities	-	750	750	750	0%	-	0%
Equipment Maintenance	15,281	20,800	20,800	20,800	7%	-	0%
Risk Mgmt Fund Charges	996	1,000	1,000	1,000	0%	-	0%
Professional & Technical	3,798	12,100	12,100	12,100	4%	-	0%
Miscellaneous	-	11,000	11,000	11,000	4%	-	0%
Election Expense	99,350	-	170,537	85,269	31%	85,269	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total City Recorder Expenditures	**$ 251,457**	**$ 188,562**	**$ 362,840**	**$ 277,572**	**100%**	**$ 89,010**	**47%**

ADMINISTRATION

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	8	8	8	8		0	
Salaries & Wages	$ 705,631	$ 712,900	$ 681,596	$ 681,596	54%	$ (31,304)	-4%
Overtime	2,058	-	-	-	0%	-	0%
Employee Benefits	277,109	306,960	318,499	318,499	25%	11,539	4%
Books, Subcriptions, Memberships	11,341	6,500	6,500	6,500	1%	-	0%
Public Notices	-	1,000	1,000	1,000	0%	-	0%
Travel & Training	31,825	27,000	28,200	28,200	2%	1,200	4%
Office Supplies	9,128	17,500	18,700	18,700	1%	1,200	7%
Fleet Fund Charges	19,559	19,162	19,162	19,162	2%	-	0%
IT Fund Charges	8,004	8,000	8,000	8,000	1%	-	0%
Utilities	333	12,000	12,000	12,000	1%	-	0%
Risk Mgmt Fund Charges	2,016	2,000	2,000	2,000	0%	-	0%
Electricity - Lehi City Power	-	10,000	10,000	10,000	1%	-	0%
Professional & Technical	7,550	40,000	40,000	40,000	3%	-	0%
Public Defender	69,691	100,000	100,000	100,000	8%	-	0%
Miscellaneous	11,308	11,900	11,900	11,900	1%	-	0%
Captial	-	-	-	-	0%	-	0%
Total Administration Expenditures	**$ 1,155,553**	**$ 1,274,922**	**$ 1,257,557**	**$ 1,257,557**	**100%**	**$ (17,365)**	**-1%**

TREASURY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	5	5	5	5		0	
Salaries & Wages	$ 271,250	$ 289,659	$ 287,191	$ 287,191	55%	$ (2,468)	-1%
Employee Benefits	163,455	177,857	183,728	183,728	35%	5,871	3%
Books, Subscriptions, Memberships	-	1,000	1,000	1,000	0%	-	0%
Travel & Training	1,499	4,000	4,000	4,000	1%	-	0%
Office Supplies	6,107	3,200	3,200	3,200	1%	-	0%
IT Fund Charges	15,996	16,000	16,000	16,000	3%	-	0%
Utilities	40	1,000	1,000	1,000	0%	-	0%
Equipment Maintenance	-	500	500	500	0%	-	0%
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	2%	-	0%
Professional & Technical	13,065	10,000	10,000	10,000	2%	-	0%
Miscellaneous	1,637	1,000	1,000	1,000	0%	-	0%
Total Treasury Expenditures	**$ 483,045**	**$ 514,216**	**$ 517,620**	**$ 517,620**	**100%**	**$ 3,404**	**1%**

FINANCE

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

MAYOR & CITY COUNCIL

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

LEGAL SERVICES

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

EMERGENCY MANAGEMENT

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

INFORMATION CENTER

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

CODE ENFORCEMENT

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

POLICE

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	62	66	71	69		3	
Salaries & Wages	$ 4,173,397	$ 4,542,877	$ 4,909,865	$ 4,730,883	51%	$ 188,006	4%
Overtime	463,361	377,000	277,000	277,000	3%	(100,000)	-27%
Employee Benefits	2,351,093	2,829,299	3,168,515	3,057,672	33%	228,373	8%
Uniforms	79,346	57,400	57,400	57,400	1%	-	0%
Tactical Equipment	9,880	24,500	31,500	23,100	0%	(1,400)	-6%
Books, Subscriptions, Memberships	4,445	4,338	4,338	4,338	0%	-	0%
Travel & Training	59,438	57,550	57,550	57,550	1%	-	0%
Office Supplies	19,895	31,000	35,000	31,000	0%	-	0%
Fleet Fund Charges	276,804	439,102	276,802	459,951	5%	20,849	5%
Buildings & Grounds O&M	5,004	65,000	65,000	75,000	1%	10,000	15%
Utilities	11,437	77,756	77,756	77,756	1%	-	0%
Equipment Maintenance	58,905	85,799	92,374	80,224	1%	(5,575)	-6%
Miscellaneous Supplies	33,811	23,890	23,890	23,890	0%	-	0%
Electricity - Lehi City Power	13,828	20,000	20,000	20,000	0%	-	0%
Professional & Technical	88,043	63,000	63,000	63,000	1%	-	0%
IT Fund Charges	126,204	126,200	126,200	128,868	1%	2,668	2%
Risk Mgmt Fund Charges	23,004	23,000	23,000	23,000	0%	-	0%
K9 Supplies	6,726	12,000	12,000	12,000	0%	-	0%
Firearms & Supplies	30,532	44,000	44,000	44,000	0%	-	0%
Miscellaneous	6,152	25,000	25,000	25,000	0%	-	0%
Capital Outlay	-	-	266,103	-	0%	-	0%
Youth Court Expenses	-	2,000	2,000	2,000	0%	-	0%
NOVA Expenses	6,140	6,000	6,000	6,000	0%	-	0%
RAD Kids Expenses	-	2,000	2,000	2,000	0%	-	0%
Total Police Expenditures	**$ 7,847,444**	**$ 8,938,711**	**$ 9,666,293**	**$ 9,281,632**	**100%**	**$ 342,924**	**4%**

FIRE

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	66	67	68	68		1	
Salaries & Wages	$ 3,717,377	$ 4,016,054	$ 4,260,393	$ 4,210,893	50%	$ 194,839	5%
Overtime	222,277	328,229	177,729	177,729	2%	(150,500)	-46%
Employee Benefits	1,888,618	2,211,757	2,307,494	2,279,194	27%	67,437	3%
Uniforms	90,885	87,907	87,907	87,907	1%	-	0%
Books, Subscriptions, Memberships	9,931	20,150	20,150	20,150	0%	-	0%
Travel & Training	23,460	47,066	62,110	62,110	1%	15,044	32%
Office Supplies	5,624	22,400	24,900	22,400	0%	-	0%
Fleet Fund Charges	583,164	733,164	583,164	895,394	11%	162,230	22%
Buildings & Grounds O&M	13,971	25,000	25,000	37,650	0%	12,650	51%
Utilities	10,991	32,000	32,000	32,000	0%	-	0%
Equipment Maintenance	66,791	89,500	74,500	74,500	1%	(15,000)	-17%
Electricity - Lehi City Power	47,612	50,000	50,000	50,000	1%	-	0%
Professional & Technical	29,634	70,200	75,200	75,200	1%	5,000	7%
IT Fund Charges	20,004	20,000	20,000	20,833	0%	833	4%
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	0%	-	0%
Education	14,856	26,650	26,650	26,650	0%	-	0%
First Aid Supplies	131,488	122,950	122,950	122,950	1%	-	0%
Miscellaneous	157,486	187,330	187,330	187,330	2%	-	0%
Capital Outlay	-	-	52,726	-	0%	-	0%
Total Fire Expenditures	**$ 7,044,164**	**$ 8,100,357**	**$ 8,200,202**	**$ 8,392,889**	**100%**	**$ 292,532**	**4%**

PLANNING & ZONING

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	6.25	7.25	7.25	7.25		0	
Salaries & Wages	$ 436,995	$ 555,643	$ 600,686	$ 600,686	60%	$ 45,043	8%
Employee Benefits	190,099	262,459	268,982	268,982	27%	6,523	2%
Books, Subscriptions, Memberships	1,082	3,000	3,000	3,000	0%	-	0%
Public Notices	5,158	9,000	9,000	9,000	1%	-	0%
Travel & Training	5,028	13,300	23,300	23,300	2%	10,000	75%
Office Supplies	5,129	12,500	12,500	12,500	1%	-	0%
Fleet Fund Charges	3,996	4,000	4,000	4,000	0%	-	0%
Buildings & Grounds O&M	-	-	-	-	0%	-	0%
Utilities	3,084	3,000	3,000	3,000	0%	-	0%
Equipment Maintenance	-	4,295	4,295	4,295	0%	-	0%
Professional & Technical	45,723	32,320	32,320	32,320	3%	-	0%
IT Fund Charges	14,004	14,000	14,000	14,000	1%	-	0%
Risk Mgmt Fund Charges	3,996	4,000	4,000	4,000	0%	-	0%
Recording Fees	6,128	6,000	6,000	6,000	1%	-	0%
Standards Update	-	1,000	1,000	1,000	0%	-	0%
Miscellaneous	2,372	2,500	6,800	2,500	0%	-	0%
Capital Outlay	-	-	36,232	11,232	1%	11,232	0%
Total Planning Expenditures	**$ 722,791**	**$ 927,017**	**$ 1,029,114**	**$ 999,814**	**100%**	**$ 72,797**	**8%**

ANIMAL CONTROL

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

DEVELOPMENT SERVICES (BUILDING INSPECTION)

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

ECONOMIC DEVELOPMENT

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

STREETS

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	17.75	17.75	18.75	18.75		1	
Salaries & Wages	$ 762,071	$ 819,178	$ 922,239	$ 922,239	44%	$ 103,061	13%
Overtime	52,109	50,000	50,000	50,000	2%	-	0%
Employee Benefits	465,410	521,380	577,585	577,585	27%	56,205	11%
Uniforms	4,885	7,600	7,900	7,900	0%	300	4%
Books, Subscriptions, Memberships	-	200	200	200	0%	-	0%
Travel & Training	15,528	25,000	25,000	25,000	1%	-	0%
Office Supplies	3,555	5,500	5,500	5,500	0%	-	0%
Fleet Fund Charges	274,920	274,914	278,914	378,914	18%	104,000	38%
Buildings & Grounds	-	25,000	25,000	25,000	1%	-	0%
Utilities	12,559	5,000	5,000	5,000	0%	-	0%
Equipment Maintenance	17,875	25,000	25,000	25,000	1%	-	0%
Risk Mgmt Fund Charges	9,996	10,000	11,500	11,500	1%	1,500	15%
Electricity - Lehi City Power	25,947	4,000	4,000	4,000	0%	-	0%
Professional & Technical	48,043	25,094	25,094	25,094	1%	-	0%
IT Fund Charges	8,004	8,000	14,000	14,000	1%	6,000	75%
Department Supplies	21,294	19,922	19,922	19,922	1%	-	0%
Landfill Closure/Postclosure	-	2,500	2,500	2,500	0%	-	0%
Capital	-	8,800	357,036	8,800	0%	-	0%
Total Streets Expenditures	**$ 1,722,197**	**$ 1,837,088**	**$ 2,356,389**	**$ 2,108,153**	**100%**	**$ 271,065**	**15%**

PUBLIC WORKS ADMINISTRATION

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

**Combined with Streets Department

ENGINEERING

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	5	6	6	6		0	
Salaries & Wages	$ 474,889	$ 521,232	$ 572,107	$ 572,107	61%	$ 50,875	10%
Employee Benefits	212,773	254,490	283,805	283,805	30%	29,315	12%
Uniforms	391	600	600	600	0%	-	0%
Books, Subscriptions, Memberships	255	1,000	800	800	0%	(200)	-20%
Travel & Training	6,492	9,500	9,500	9,500	1%	-	0%
Office Supplies	314	6,500	5,500	5,500	1%	(1,000)	-15%
Fleet Fund Charges	3,996	4,000	4,000	4,000	0%	-	0%
IT Fund Charges	6,000	6,000	6,000	6,000	1%	-	0%
Utilities	252	-	-	-	0%	-	0%
Equipment Maintenance	19,686	25,000	25,000	25,000	3%	-	0%
Risk Mgmt Fund Charges	2,004	2,000	2,000	2,000	0%	-	0%
Professional & Technical	45,522	23,000	23,000	23,000	2%	-	0%
Miscellaneous	450	500	500	500	0%	-	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total Engineering Expenditures	**$ 773,024**	**$ 853,822**	**$ 932,811**	**$ 932,811**	**100%**	**$ 78,989**	**9%**

PARKS

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

COMMUNITY EVENTS

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

SENIOR CITIZEN

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

LIBRARY

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

LITERACY CENTER

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

CEMETERY

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

MUSEUM

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

NON-DEPARTMENTAL

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Utilities	$ 232,140	$ 245,000	$ 245,000	$ 245,000	3%	$ -	0%
Credit Card & Bank Charges	5,058	20,000	20,000	20,000	0%	-	0%
Document Imaging	-	30,000	30,000	30,000	0%	-	0%
Contribution to Risk Fund	-	370,013	368,013	518,013	7%	148,000	0%
Contribution to Fleet Fund	229,800	615,435	229,800	-	0%	(615,435)	-100%
Employee Appreciation	82,614	75,000	75,000	75,000	1%	-	0%
Contrib to Legacy Center/Outdoor Pool	1,789,140	1,870,842	2,019,282	1,872,396	26%	1,554	0%
Museum Project Thanksgiving Point	103,000	100,000	100,000	100,000	1%	-	0%
Contribution to Chamber	17,000	12,000	10,000	10,000	0%	(2,000)	-17%
Fox Hollow Golf Course	253,111	275,000	275,000	275,000	4%	-	0%
Contingency	16,717	166,070	100,000	100,000	1%	(66,070)	-40%
MAG Contribution	35,622	25,000	25,000	25,000	0%	-	0%
Branding	3,272	20,000	20,000	20,000	0%	-	0%
Mayor/Council Special Projects	18,364	50,000	50,000	50,000	1%	-	0%
Contribution to IT Fund	308,496	305,500	305,500	305,500	4%	-	0%
Contribution to Capital Projects Fund	8,089,930	300,000	-	-	0%	(300,000)	-100%
Intergovernmental Relations	24,800	50,000	50,000	50,000	1%	-	0%
Employee Wellness	43,719	177,000	177,000	177,000	2%	-	0%
UVSSD dispatch costs	345,702	400,908	400,908	400,908	6%	-	0%
Market Adjustment	-	80,000	180,000	180,000	2%	100,000	0%
Youth Council	-	5,000	5,000	5,000	0%	-	0%
Information fair	1,928	10,000	10,000	10,000	0%	-	0%
VIPS	-	5,000	5,000	5,000	0%	-	0%
Contribution to Bldgs/Grounds Fund	1,043,496	869,672	869,672	869,672	12%	-	0%
911 Fees Passthrough to UVDSSD	-	325,000	325,000	-	0%	(325,000)	0%
Transfer to Debt Service	1,614,504	1,814,495	1,814,495	1,872,733	26%	58,238	0%
Total Non-Departmental Expenditures	**$ 14,258,414**	**$ 8,216,935**	**$ 7,709,670**	**$ 7,216,222**	**54%**	**$ (833,951)**	**-12%**

CLASS "C" ROADS

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

LIQUOR FUND

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

LEGACY CENTER SUMMARY

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

LEGACY CENTER

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

LEGACY CENTER-CONTINUED

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

OUTDOOR POOL SUMMARY

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

CAPITAL PROJECTS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Grant Revenue	$ -	$ -	$ -	$ -	0%	$ -	0%
Interest income	630,558	500	500	500	0%	-	0%
Bond Proceeds	-	-	-	-	0%	-	0%
Appropriation from fund balance	-	8,584,562	3,086,306	7,290,433	51%	(1,294,129)	-15%
Sales tax	473,729	432,500	432,500	432,500	3%	-	0%
PARC Tax (RAP tax)	-	-	5,000,000	5,000,000	35%	5,000,000	0%
UT Co Recreation Grant				1,500,000	11%	1,500,000	100%
Transfer from General Fund	8,089,930	300,000	-	-	0%	(300,000)	-100%
Sale of Assets	-	-	-	-	0%	-	0%
Bond Proceeds	-	-	-	-	0%	-	0%
Miscellaneous	-	-	-	-	0%	-	0%
Total Revenues	$ 9,194,217	$ 9,317,562	$ 8,519,306	$ 14,223,433	100%	$ 4,905,871	53%
Expenditures							
Transfer to Debt Service Fund	$ 248,014	$ 50,873	$ 50,873	$ -	0%	$ (50,873)	0%
Debt Service - Cabelas	377,863	427,500	427,500	427,500	3%	$ -	0%
Debt Service Interest - Fire Station	-	-	-	-	0%	-	0%
Debt Service Principal - Fire Station	95,861	-	-	-	0%	-	0%
Bond Costs	3,600	-	-	5,000	0%	5,000	0%
City Hall Addition - Furniture	68,887	-	-	-	0%	-	0%
City Hall Addition	159,348	-	-	-	0%	-	0%
Irrigation Central Control Upgrade	130,022	138,124	138,124	138,124	1%	-	0%
Sidewalks	271,361	300,000	400,000	400,000	3%	100,000	33%
Road Widening & Infrastructure	1,793,866	500,000	-	-	0%	(500,000)	-100%

CAPITAL PROJECTS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Sidewalks 500 W & 1900 S	1,500	-	-	-	0%	-	0%
Safe Routes to School	233,979	107,000	-	-	0%	(107,000)	0%
Infant Cemetery Road	19,421	-	-	-	0%	-	0%
New Flooring	26,252	-	-	-	0%	-	0%
Irrigation Redesign & Renovation	27,744	-	-	-	0%	-	0%
Outdoor Pool Playground Replacement	88,430	-	-	-	0%	-	0%
Wines Park Bathroom Remodel	19,336	-	-	-	0%	-	0%
Replace Bleachers @ Vets Park	34,980	-	-	-	0%	-	0%
Repurpose Skate Park Playground	66,694	-	-	-	0%	-	0%
New Public Safety Building	9,440,754	5,932,000	-	-	0%	(5,932,000)	-100%
Nuttal Drive	219,972	-	-	-	0%	-	0%
Digital Drive	365,005	-	-	-	0%	-	0%
Parks Building	-	-	2,000,000	2,000,000	14%	2,000,000	0%
Public Safety Building Design	2,148,521	-	-	-	0%	-	0%
Public Safety Building Site Work	13,215	-	-	-	0%	-	0%
Main Street Property Purchase	235,362	-	-	-	0%	-	0%
Electric Charging Station	16,821	-	-	-	0%	-	0%
Dry Creek Lake Rescue Equipment	-	55,000	-	-	0%	(55,000)	-100%
Wines Park Irrigation Renovation	-	35,000	-	-	0%	(35,000)	-100%
Sub-Compact Utility Tractor	-	22,000	-	-	0%	(22,000)	-100%
Nuisance Trees & Damaged Sidewalks	-	250,000	250,000	-	0%	(250,000)	-100%
Library Self Check Out Kiosks	-	38,065	-	-	0%	(38,065)	-100%
TIGR Ped Bridge (SR 92)	-	6,329,000	-	-	0%	(6,329,000)	-100%
Traverse Mountain Reforestation	-	415,000	-	-	0%	(415,000)	-100%
Triumph Ped Bridge	-	400,000	50,000	50,000	0%	(350,000)	-88%
Chipper	-	-	42,000	42,000	0%	42,000	0%
Tractor	-	-	36,000	36,000	0%	36,000	0%
Playground Replacements	-	-	60,000	60,000	0%	60,000	0%

CAPITAL PROJECTS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Fencing Replacement at Vets Ball Park	-	-	35,000	35,000	0%	35,000	0%
UTV with Sprayer & Snow Plow	-	-	29,809	29,809	0%	29,809	0%
Mellor Rhoades Park Construction	-	-	5,000,000	5,000,000	35%	5,000,000	0%
Transfer to Fleet Fund	-	-	-	1,000,000	7%	1,000,000	100%
Dry Creek Park	-	-	-	5,000,000	35%	5,000,000	100%
Reserves	-	-	-	-	0%	-	0%
Total Expenditures	$ 16,106,805	$ 14,999,562	$ 8,519,306	$ 14,223,433	100%	$ (725,256)	-5%
Surplus(Deficit)	**$ (6,912,588)**	**$ (5,682,000)**	**$ -**	**$ -**			

DEBT SERVICE

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

CDBG

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

FIRE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Interest Income	$ 16,443	$ 1,000	$ 1,000	$ 1,000	0%	$ -	0%
Impact Fees	247,254	400,000	400,000	400,000	100%	-	0%
Fund balance appropriation	-	349,000	-	-	0%	(349,000)	0%
Bond proceeds	-	-	-	-	0%	-	0%
Total Revenues	$ 263,697	$ 750,000	$ 401,000	$ 401,000	100%	$ (349,000)	-47%
Expenditures							
Future fire station	$ -	$ 750,000	$ -	$ -	0%	$ (750,000.00)	0%
Interest Expense	-	-	-	-	0%	-	0%
Cost of Issuance	-	-	-	-	0%	-	0%
Fire Station 84	-	-	377,009	377,009	94%	377,009	0%
Reserves	-	-	23,991	23,991	6%	-	#DIV/0!
Total Expenditures	$ -	$ 750,000	$ 401,000	$ 401,000	100%	$ (372,991)	-47%
Surplus(Deficit)	**$ 263,697**	**$ -**	**$ -**	**$ -**			

PARKS IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Interest Earnings	$ 20,033	$ 30,000	$ 30,000	$ 30,000	0%	$ -	0%
Park Impact Fees	3,342,694	2,050,000	2,050,000	2,050,000	33%	-	0%
Utah State Parks Grant	594,319	-	-	-	0%	-	0%
Developer Contributions	-	-	2,450,183	2,450,183	39%	2,450,183	0%
Proceeds from Sale of Land	-	-	-	-	0%	-	0%
Reappropriate Fund Balance	-	2,074,180	1,580,440	1,730,440	28%	(343,740)	-17%
Total Revenues	$ 3,957,046	$ 4,154,180	$ 6,110,623	$ 6,260,623	100%	$ 2,106,443	51%
Expenditures							
Debt Service - Principal	$ -	$ -	$ -	$ -	0%	$ -	0%
Interest Expense	-	-	-	-	0%	-	0%
Family Park	110,099	1,425,000	250,000	250,000	4%	(1,175,000)	-82%
Mellor Rhodes Park - Design	15,365	718,740	750,000	750,000	12%	31,260	4%
Shadow Ridge	-	-	1,840,000	1,840,000	29%	1,840,000	0%
Monument Park	3,980	1,100,000	-	-	0%	(1,100,000)	0%
Sage Vista 3 Acre Park	-	-	-	-	0%	-	0%
Parks, Trails, & Open Space Master Plan	-	105,000	-	-	0%	(105,000)	-100%
Upsizing Trails	949,178	105,000	105,000	105,000	2%	-	0%
Mountain Bike Trails	20,981	330,440	330,440	330,440	5%	-	0%
Fire83 Park	1,186,933	50,000	-	-	0%	(50,000)	-100%
Lights at Sports Park	-	220,000	-	-	0%	(220,000)	-100%
Willow Park Upgrades	13,318	100,000	450,000	600,000	10%	500,000	500%
Holbrook Farms Park			2,208,548	2,208,548	35%	2,208,548	0%
Cold Springs Ranch Park			176,635	176,635	3%	176,635	0%
Capital & Impact Fee Study	4,025	-	-	-	0%	-	0%
Reserves	22,750	-	-	-	0%	-	0%
Total Expenditures	$ 2,326,628	$ 4,154,180	$ 6,110,623	$ 6,260,623	100%	$ 2,106,443	51%
Surplus (Deficit)	**$ 1,630,417**	**$ -**	**$ -**	**$ -**			

POLICE IMPACT FEES

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

ROAD IMPACT FEES

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

CULINARY WATER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Miscellaneous	$ 117,119	$ 100,000	$ 100,000	$ 100,000	1%	$ -	0%
Interest Income	434,425	-	-	-	0%	-	0%
Water service charges	6,312,901	6,326,880	6,776,088	6,776,088	81%	449,208	7%
Water hook up fees	413,861	350,000	350,000	350,000	4%	-	0%
CWP Water Revenues	-	1,000,000	1,000,000	1,000,000	12%	-	0%
Gain/Loss on Sale Fixed Assets	-	-	-	-	0%	-	0%
Contributions from developers	2,306,617	-	-	-	0%	-	0%
As Built Drawing Fees	118,200	135,000	135,000	135,000	2%	-	0%
Bond Proceeds	-	-	-	-	0%	-	0%
Contributions from developers	319,750	-	-	-	0%	-	0%
Reappropriation of fund balance	-	4,241,874	3,955,082	-	0%	(4,241,874)	-100%
Total Revenues	$ 10,022,874	$ 12,153,754	$ 12,316,170	$ 8,361,088	100%	$ (3,792,666)	-31%
Total Expenses	$ 6,969,503	$ 12,153,754	$ 12,316,171	$ 8,361,088			
Total Surplus/Deficit	**$ 3,053,371**	**$ -**	**$ (0)**	**$ 0**			

CULINARY WATER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	13	15	15	15		0	
Salaries	$ 813,177	$ 1,008,255	$ 1,060,296	$ 1,060,296	13%	$ 52,041	5%
Overtime	46,929	40,000	40,000	40,000	0%	-	0%
Employee Benefits	653,343	592,554	617,130	617,130	7%	24,576	4%
Uniforms	1,933	7,200	7,200	7,200	0%	-	0%
Bond Costs	-	-	-	-	0%	-	0%
Books, Subscriptions, Memberships	7,030	10,250	10,250	10,250	0%	-	0%
Travel & Training	17,535	29,000	29,000	29,000	0%	-	0%
Office Supplies	4,527	11,000	11,000	11,000	0%	-	0%
Fleet Fund Charges	174,996	220,500	175,000	260,000	3%	39,500	18%
Buildings & Grounds O&M	84,594	55,000	55,000	55,000	1%	-	0%
Utilities	24,253	42,000	42,000	42,000	1%	-	0%
Supplies & Maintenance	4,217	83,000	83,000	83,000	1%	-	0%
Water Purchase (Share Rent)	1,114,592	1,273,000	1,409,800	1,409,800	17%	136,800	11%
Risk Mgmt Fund Charges	60,000	60,000	60,000	60,000	1%	-	0%
Electricity - Lehi City Power	415,789	600,000	600,000	600,000	7%	-	0%
Professional & Technical	120,083	173,000	133,000	133,000	2%	(40,000)	-23%
IT Fund Charges	40,126	37,000	37,000	37,000	0%	-	0%
Bond Fees	1,650	6,500	6,500	6,500	0%	-	0%
Billing Expense	104,326	50,000	50,000	50,000	1%	-	0%
Bad Debt Expense	6,982	15,000	15,000	15,000	0%	-	0%
Special Department Supplies	9,341	12,000	12,000	12,000	0%	-	0%
Tools	2,828	20,000	20,000	20,000	0%	-	0%
System Maintenance	303,518	470,000	470,000	470,000	6%	-	0%
Meter Replacement	-	125,000	125,000	125,000	1%	-	0%
Bond Interest Expense	-	-	-	-	0%	-	0%
Debt Service	170,053	283,975	283,975	286,232	3%	2,257	0%
Allocation to General Fund	249,996	300,000	300,000	300,000	4%	-	0%
CWP Water Purchase	688,289	1,000,000	1,000,000	1,000,000	12%	-	0%
Meter Annual Maintenance	21,250	76,825	59,325	59,325	1%	(17,500)	-23%

CULINARY WATER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Water expenses - continued							
Capital	-	-	52,000	-	0%	-	0%
Spring Line Replace	-	300,000	300,000	300,000	4%	-	0%
600 E Tank Replacement	-	1,500,000	1,500,000	-	0%	(1,500,000)	-100%
Springs Rehabilitation	-	350,000	350,000	350,000	4%	-	0%
Sandpit Transmission Line	-	1,402,695	1,402,695	-	0%	(1,402,695)	-100%
Sandpit Tank/Pump	-	1,800,000	1,800,000	-	0%	(1,800,000)	-100%
2300 W Pioneer Crossing CWP Connectior	-	100,000	100,000	100,000	1%	-	0%
Public Works Facility Site Planning	-	50,000	50,000	50,000	1%	-	0%
Security Equipment	-	50,000	50,000	50,000	1%	-	0%
Subdivision Development	-	-	-	-	0%	-	0%
Depreciation & amoritization	1,828,146	-	-	-	0%	-	0%
Reserves	-	-	-	712,356	9%	712,356	0%
Total Culinary Water Expenses	**$ 6,969,503**	**$ 12,153,754**	**$ 12,316,171**	**$ 8,361,088**	**100%**	**$ (3,792,666)**	**-31%**

CULINARY WATER IMPACT FEES

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

SEWER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Miscellaneous	$ 29,088	$ 25,000	$ 25,000	$ 25,000	0%	$ -	0%
Interest Income	153,762	-	-	-	0%	-	0%
Sewer charges	9,399,488	9,769,316	9,964,702	10,160,089	92%	390,773	4%
Contributions capital funding	2,988,452	-	-	-	0%	-	0%
Gain/Loss of Fixed Assets	-	-	-	-	0%	-	0%
Reappropriation of Fund Balance	-	1,392,524	1,259,271	846,164	8%	(546,360)	-39%
Total Revenues	$ 12,570,790	$ 11,186,840	$ 11,248,973	$ 11,031,253	100%	$ (155,587)	-1%
Total Expenses	$ 12,141,812	$ 11,186,840	$ 11,248,974	$ 11,031,253	100%	$ (155,587)	-1%
Surplus(Deficit)	**$ 428,979**	**-**	**$ (0)**	**$ 0**			

SEWER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTE's	8	7	8	7		0	
Salaries & Wages	$ 494,661	$ 378,477	$ 438,396	$ 438,396	4%	$ 59,919	16%
Overtime	25,745	20,000	20,000	20,000	0%	-	0%
Employee Benefits	187,778	264,478	275,673	275,673	2%	11,195	4%
Uniforms	934	6,200	6,200	6,200	0%	-	0%
Books, Subscriptions, Memberships	235	1,400	1,400	1,400	0%	-	0%
Travel & Training	60	16,200	16,200	16,200	0%	-	0%
Office Supplies	309	5,500	5,500	5,500	0%	-	0%
Fleet Fund Charges	125,004	125,000	125,000	167,279	2%	42,279	34%
Buildings & Grounds O&M	80,320	60,000	60,000	60,000	1%	-	0%
Utilities	1,334	10,000	10,000	10,000	0%	-	0%
Supplies & Maintenance	39,080	50,000	50,000	50,000	0%	-	0%
Risk Mgmt Fund Charges	50,004	50,000	50,000	50,000	0%	-	0%
Electricity - Lehi City Power	13,032	5,000	5,000	5,000	0%	-	0%
Professional & Technical	5,324	50,000	50,000	50,000	0%	-	0%
IT Fund Charges	6,996	7,000	7,000	7,000	0%	-	0%
Timpanogos Special Service District	8,665,630	9,050,970	9,231,989	9,231,989	84%	181,019	2%
Billing Expense	112,683	35,000	35,000	35,000	0%	-	0%
Bad Debt Expense	9,862	30,000	30,000	30,000	0%	-	0%
Department Supplies	2,224	10,000	10,000	10,000	0%	-	0%
System Maintenance	126,021	98,615	98,615	98,615	1%	-	0%
Interest Expense	-	3,000	3,000	3,000	0%	-	0%
Allocation to General Fund	150,000	150,000	150,000	150,000	1%	-	0%
Amortization Expense	-	-	-	-	0%	-	0%

SEWER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Sewer Expenses - continued							
Depreciation	2,044,577	-	-	-	0%	-	0%
Reserves	-	-	-	-	0%	-	0%
Manhole/Main Line Rehab	-	760,000	310,000	310,000	3%	(450,000)	-59%
Capital	-	-	260,000	-	0%	-	0%
Capital Improvements	-	-	-	-	0%	-	0%
Total Sewer Expenses	**$ 12,141,812**	**$ 11,186,840**	**$ 11,248,974**	**$ 11,031,253**	**100%**	**$ (155,587)**	**-1%**

SEWER IMPACT FEES

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

ELECTRIC SUMMARY

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

ELECTRIC EXPENSES

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

ELECTRIC EXPENSES-CONTINUED

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

ELECTRIC IMPACT FEES

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

GARBAGE SUMMARY

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

PRESSURIZED IRRIGATION SUMMARY

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

PRESSURIZED IRRIGATION EXPENSES

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

PRESSURIZED IRRIGATION EXPENSES-CONTINUED

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

PRESSURIZED IRRIGATION IMPACT FEES

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

DRAINAGE SUMMARY

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

DRAINAGE EXPENSES

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

DRAINAGE IMPACT FEES

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

PAYMENT IN LIEU

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

FIBER

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

IT FUND SUMMARY

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

IT FUND EXPENSES

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

FLEET FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Charge to General Fund	$ 1,532,796	$ 2,230,735	$ 2,311,314	$ 1,927,511	38%	$ (303,224)	-14%
Charge to Legacy Fund	36,000	2,000	2,000	2,000	0%	-	0%
Charge to Water Fund	174,996	220,500	220,500	260,000	5%	39,500	18%
Charge to Sewer Fund	125,004	125,000	125,000	167,279	3%	42,279.00	34%
Charge to Electric Fund	897,000	515,000	780,000	515,000	10%	-	0%
Charge to Drainage Fund	24,996	120,000	25,000	170,000	3%	50,000	42%
Charge to IT Fund	3,000	3,000	3,000	3,000	0%	-	0%
Charge to Risk Mgt Fund	5,004	5,000	5,000	5,000	0%	-	0%
Charge to PI Fund	24,996	25,000	25,000	25,000	0%	-	0%
Charge to Bldgs & Grounds Fund	5,004	15,000	22,500	22,500	0%	7,500	50%
Transfer from Capital Projects	-	-	-	1,000,000	20%	1,000,000	0%
Reserves	-	930,000	-	-	0%	(930,000)	-100%
Miscellaneous	18,438	-	-	-	0%	-	0%
Capital Lease	-	-	-	900,000	18%	900,000	0%
Gain/Loss on Disposal of Fixed Assets	-	-	-	-	0%	-	0%
Interest Income	6,668	20,000	20,840	20,000	0%	-	0%
Total Revenues	$ 2,853,902	$ 4,211,235	$ 3,540,154	$ 5,017,290	100%	$ 806,055	19%
Total Expenses	$ 2,425,862	$ 4,211,235	$ 6,454,738	$ 5,017,290	100%	$ 806,055	19%
Surplus(Deficit)	**$ 428,040**	**$ -**	**$ (2,914,584)**	**$ 0**			

FLEET FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTE's	3	4	5.5	4		0	
Salaries & Wages	$ 227,765	$ 235,489	$ 303,886	$ 262,886	5%	$ 27,397	12%
Overtime	21,765	-	-	-	0%	-	2%
Employee Benefits	152,862	144,219	194,568	160,461	3%	16,242	11%
Books, Subscriptions, Memberships	15,428	8,190	7,500	8,190	0%	-	0%
Travel & Training	310	13,331	13,331	13,331	0%	-	0%
Office Supplies	343	1,260	1,200	1,260	0%	-	0%
Operating Expenses	630,626	472,500	472,500	472,500	9%	-	0%
Fuel	504,432	560,800	560,800	560,800	11%	-	0%
IT Fund Charges	3,731	2,300	2,300	2,300	0%	-	0%
Utilities	1,770	-	-	-	0%	-	0%
Supplies & Maintenance & Tires	399	75,000	75,000	75,000	1%	-	0%
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	0%	-	0%
Professional & Technical	-	-	-	-	0%	-	0%
Miscellaneous	33,589	12,911	12,296	12,911	0%	-	0%
Equipment Replacement	-	1,617,825	3,847,698	2,044,798	41%	426,973	26%
Capital Lease	-	830,000	830,000	1,355,574	27%	525,574	63%
Capital	-	-	128,659	-	0%	-	0%
Reserves	-	232,410	-	42,279	1%	(190,131)	0%
Depreciation	827,839	-	-	-	0%	-	0%
Total Fleet Expenses	**$ 2,425,862**	**$ 4,211,235**	**$ 6,454,738**	**$ 5,017,290**	**100%**	**$ 806,055**	**19%**

RISK MANAGEMENT FUND SUMMARY

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

RISK MANAGEMENT FUND EXPENSES

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

BUILDING/GROUNDS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Charge to General Fund	$ 1,172,124	$ 1,172,122	$ 1,172,122	$ 1,172,122	58%	$ -	0%
Charge to Legacy Fund	92,004	92,000	92,000	92,000	5%	-	0%
Charge to Water Fund	54,996	55,000	55,000	55,000	3%	-	0%
Charge to Sewer Fund	60,000	60,000	60,000	60,000	3%	-	0%
Charge to Electric Fund	150,000	162,500	150,000	162,500	8%	-	0%
Charge to PI Fund	20,004	20,000	20,000	20,000	1%	-	0%
Charge to Drainage Fund	9,996	10,000	10,000	10,000	0%	-	0%
Transfer from Capital Projects	-	-	-	181,000	9%	181,000	0%
Interest Income	12,996	-	-	-	0%	-	0%
Reserves	-	230,871	593,293	284,779	14%	53,908	0%
Total Revenues	$ 1,572,120	$ 1,802,493	$ 2,152,415	$ 2,037,401	100%	$ 234,908	13%
Total Expenses	$ 1,361,098	$ 1,802,493	$ 2,152,415	$ 2,037,401	99%	$ 234,908	13%
Surplus (Deficit)	**$ 211,022**	**$ -**	**$ (0)**	**$ (0)**			

BUILDING/GROUNDS FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTE's	14.5	15.5	16.5	16.5		1	
Salaries & Wages	$ 576,278	$ 827,320	$ 910,803	$ 910,803	45%	$ 83,483	10%
Overtime	24,427	15,000	15,000	15,000	0%	-	0%
Employee Benefits	280,581	336,670	394,395	394,395	19%	57,725	17%
Uniforms	3,484	6,000	6,000	6,000	0%	-	0%
Books, Subscriptions, Memberships	296	500	500	500	0%	-	0%
Travel & Training	285	2,500	2,500	2,500	0%	-	0%
Office Supplies	804	2,000	2,000	2,000	0%	-	0%
Fleet Fund Charges	5,004	60,800	15,000	22,500	1%	(38,300)	-63%
Repairs	230,598	246,600	246,600	246,600	12%	-	0%
Utilities	40,451	4,000	4,000	4,000	0%	-	0%
Supplies	86,267	95,000	95,000	95,000	5%	-	0%
IT Fund Charges	5,748	5,750	5,750	5,750	0%	-	0%
Risk Mgmt Fund Charges	2,496	2,500	2,500	2,500	0%	-	0%
Equipment Maintenance	4,424	91,700	91,700	91,700	5%	-	0%
Bldg Beautification Expenses	19,866	16,500	16,500	16,500	1%	-	0%
Miscellaneous	23,493	20,653	36,653	20,653	1%	-	0%
Capital Outlay	-	69,000	307,514	201,000	10%	132,000	191%
Depreciation	-	-	-	-	0%	-	0%
Reserves	56,597	-	-	-	0%	-	0%
Total Buildings/Grounds Expenses	**$ 1,361,098**	**$ 1,802,493**	**$ 2,152,415**	**$ 2,037,401**	**99%**	**$ 234,908**	**13%**

2022 LEHI CITY BUDGET REQUESTS

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

2022 LEHI CITY BUDGET REQUESTS

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

2022 LEHI CITY BUDGET REQUESTS

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FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED
53	POWER	4	**FULL TIME EMPLOYEE - IT SUPPORT**	107,700		107,700
53	POWER	5	**REBATE PROGRAM**	8,000	8,000	
53	POWER	6	**STRATEGIC PLAN AND IMPACT FEE STUDY**	60,000		60,000
53	POWER	7	**VAC TRUCK CONTRACT SERVICES**	30,000		30,000
53	POWER	8	**RECONDUCTOR AROUND SMITH'S**	200,000		200,000
53	POWER	9	**3200 N 175 E (SKYRIDGE PROJECT)**	35,000		35,000
73	POWER IMPACT FEES	1	**NORTH POINT SUBSTATION**	7,000,000		7,000,000
73	POWER IMPACT FEES	2	**NORTH POINT GETAWAYS**	942,000		942,000
55	PI		**ELECTRICITY LINE ITEM INCREASE**	100,000		100,000
55	PI		**FIRE HYDRANT/MAINLINE REPLACEMENT LINE ITEM INCREASE**	100,000		100,000
57	STORM DRAIN		**PROMOTION TWO LEAD OPERATORS**	20,000		20,000
77	STORM DRAIN IMPACT FEES	1	**DRY CREEK 600 E CULVERT**	200,000		200,000
64	FLEET	1	**FLEET REPLACEMENT LIST**	3,847,697	1,847,697	2,000,000
64	FLEET	2	**FULL TIME MECHANIC**	75,107	75,107	
64	FLEET	3	**PART TIME OFFICE ASSISTANT**	25,391		25,391
64	FLEET	4	**FLATBED TOW TRUCK**	128,659	128,659	
69	BLDGS/GROUNDS	1	**FULL TIME DEEP CLEANING & ELECTRICAL AID - ONGOING**	67,500		67,500
69	BLDGS/GROUNDS	1	**FULL TIME DEEP CLEANING & ELECTRICAL AID - ONE TIME**	38,814		38,814
69	BLDGS/GROUNDS	2	**ENERGY MANAGEMENT EQUIPMENT/SOFTWARE - ONE TIME**	32,000	32,000	
69	BLDGS/GROUNDS	2	**ENERGY MANAGEMENT EQUIPMENT/SOFTWARE - ONGOING**	3,000	3,000	
69	BLDGS/GROUNDS	3	**RE-DIRECTING DROP OFF AT LEGACY CENTER**	29,000		29,000
69	BLDGS/GROUNDS	4	**POOL PAINTING/SOUND BAFFLES**	58,000		58,000
69	BLDGS/GROUNDS	5	**MEN'S LOCKER ROOM LOCKERS**	69,000	69,000	
69	BLDGS/GROUNDS	6	**DANCE FLOOR**	18,700	18,700	
69	BLDGS/GROUNDS	7	**ROOF COATING AT THE LEGACY CENTER**	72,000		72,000
69	BLDGS/GROUNDS	8	**COURT HOUSE REPAIRS**	30,000		15,000
69	BLDGS/GROUNDS	9	**CARPET AT THE ARTS CENTER**	12,000		12,000

LEHI CITY CORPORATION

FINAL RDA BUDGET FY 2022



RDA MILL POND SUMMARY

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

RDA (MICRON) SUMMARY

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

CDA XACTWARE

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

EDA THANKSGIVING PARK

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

EDA ADOBE SUMMARY

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

CDA OUTLETS AT TRAVERSE MOUNTAIN

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

Building Inspections

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

Cemetery

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

Lehi City FY 2022 Fee Schedule

Parks

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

City Recorder

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

Events Coordinator

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

Fire & Emergency Medical Services

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

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

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

Lehi City FY 2022 Fee Schedule

Police and Code Enforcement

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

Library

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

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

Planning & Zoning-continued

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

Senior Citizen Center

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

Treasurer

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

Lehi City FY 2022 Fee Schedule

Streets

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

Solid Waste

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

Lehi City FY 2022 Fee Schedule

Storm Drain

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

Culinary Water

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

Pressurized Irrigation

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

Pressurized Irrigation-continued

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

Sewer

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

Electric

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

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

Lehi City FY 2022 Fee Schedule

Legacy Center

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

Legacy Center-continued

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

Legacy Center-continued

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

Legacy Center-continued

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

Legacy Center-continued

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

Outdoor Pool

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

Lehi City FY 2022 Fee Schedule

Information Center

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

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

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

Civil Fine Schedule

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

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: May 25, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-32, taking formal action to pick up required employee contributions in the Public Safety and Firefighter Tier I and Tier II Contributory Retirement System.

Suggested Action:

Attachments:

Res 2021-32.docx

LEHI CITY

RESOLUTION NO. 2021-32

A RESOLUTION OF THE LEHI CITY COUNCIL TAKING FORMAL ACTION TO PICK UP REQUIRED EMPLOYEE CONTRIBUTIONS IN THE PUBLIC SAFETY AND FIREFIGHTER TIER I AND TIER II CONTRIBUTORY RETIREMENT SYSTEM

WHEREAS, Lehi City ("the City") employs employees who are eligible for and participate as members in the Public Safety and Firefighter Tier I and Tier II Contributory Retirement System administered by the Utah Retirement System;

WHEREAS, the City contributes to the Utah Retirement Contributory Retirement Plan as allowed, and in accordance with federal and state law, including Section 414(h)(2) of the Internal Revenue Code, the City may take formal action to pick up required employee contributions, which will be paid by the City in lieu of employee contributions;

WHEREAS, on May 25th, 2021, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should ("pick up") required employee contributions in the Public Safety and Firefighter Tier I and Tier II Contributory Retirement System; 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 City formally agrees to fund ("pick up") 100% of the required member contribution for all eligible employees in the Public Safety and Firefighter Tier I and Tier II Contributory Retirement System for the 2021-2022 Fiscal Year (effective July 1, 2021) according to the applicable Utah Retirement System Retirement Contribution Rates.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 25th day of May, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: May 25, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval for the Mendenhall Place, an 11-lot residential subdivision located at 230 West 400 South.

Suggested Action:

Attachments:

CC Staff Report Mendenhall Place Final Subdivision 05.25.21.docx

Mendenhall Place Final Subdivision DRC 05.05.21.docx

Mendenhall Place Final Subdivision Plans.pdf

Aerial Mendenhall Preliminary.pdf

General Plan Mendenhall Final.pdf

Zoning Mendenhall Preliminary.pdf

MENDENHALL PLACE FINAL SUBDIVISION
CITY COUNCIL REPORT

Applicant	Fred Clark		
Meeting Date	May 25, 2021		
Requested Action/Purpose	Approval of a final subdivision		
Location	230 West 400 South		
Existing Land Use	Single family residential		
Existing Zoning	R-1-Flex		
General Plan Land Use Designation	LDR (Low Density Residential)		
Number of Lots/Units	11 lots		
Adjacent Zoning and Land Use	*North*	R-2	Single family residential
	South	A-1	FrontRunner Corridor/Single family residential
	East	A-1	Single family residential
	West	A-1	FrontRunner Corridor/Undeveloped
Date of DRC Review	May 5, 2021		
Assigned Planner	Jacob Curtis		

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

June 15, 1852 – This property was included as part of the original incorporated boundaries of Lehi.
September 8, 2020 – The City Council approved a zone change to R-1-Flex for the subject property.
April 13, 2021 – The City Council approved the preliminary subdivision for the subject property.

REPORT ANALYSIS

The applicant requests final subdivision approval of the Mendenhall Place Plat A Subdivision, an 11-lot residential development located at 230 West 400 South in an approved R-1-Flex zone. This report will discuss the proposed layout and the DRC comments.

Proposed Layout

The residential subdivision will consist of 11 single family lots on a total of 3.385 acres. The lots range in size from 8,010 to 15,214 square feet which meets the minimum lot size requirement of 8,000 square feet for the R-1-Flex zone. Lot 11 shows the existing home as remaining, but all other structures on the property will be removed. There is a density of approximately 3.25 units per acre for this subdivision which is consistent with the

goals of the General Plan designation and current zoning. The R-1-Flex zone establishes a maximum density of 3.25 units per acre when the zoning area is under ten acres in size.

The proposed subdivision also shows the required 6' no climb agricultural fence along the eastern property line to provide a separation from the Harris and Gray properties.

DRC Comments

The DRC had seven comments including the following:

1. Clearly label drainage and city utility easement that goes through Lot 1 on the plat.
2. On the plat fix the setback table, street side, side yard to 20'.
3. Recommend reducing the footprint of the detention area to make sure there is room for a driveway to the home that will be on lot 2. If the detention is going to be in the front of the lot, need to define where the driveway will be so that it will not interfere with the pond. Could add additional sumps in the curb alignment to add storage and reduce the size of the pond.

Please consider all DRC comments in the motion.

PLANNING DIVISION RECOMMENDATION

Planning staff recommends **APPROVAL** of the Mendenhall Place final subdivision including the DRC comments from May 5, 2021. This recommendation is based on the following findings:

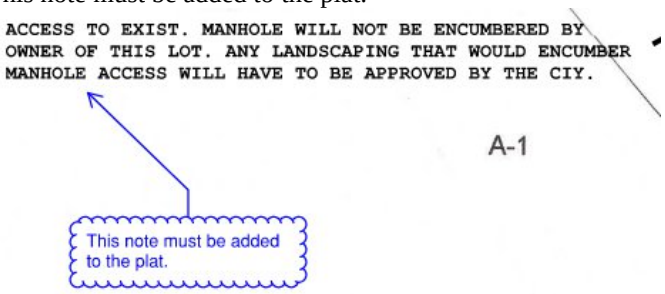
1. The proposed subdivision has lot sizes and an overall density that are consistent with the R-1-Flex zoning classification and General Plan designation.
2. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed subdivision meets the requirements of the Lehi City Development Code in regards to subdivision approvals, including the density in lieu.
4. Other findings based upon information presented at the public hearing.

Mendenhall Place Final Subdivision
DRC Redline Comments

*Fred Clark - requests final subdivision review of **Mendenhall Place**, an 11-lot residential subdivision located at 230 West 400 South.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Date of Plans Reviewed: 04/27/21

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer:
1. Add note to plans, both water mains will require bell joint restraints for a minimum of 3 lengths at the end of 230 West.
2. Clearly label drainage and city utility easement that goes through Lot 1 on the plat.
3. This note must be added to the plat.



Trent – Parks: No comments
Gary – Building/Inspections:
4. On the plat fix the setback table, street side, side yard to 20'.

JD – Streets:
5. Add street sign to the plans.

Ross – Engineering:
6. Show and label detention easement on plat
7. Recommend reducing the footprint of the detention area to make sure there is room for a driveway to the home that will be on lot 2. If the detention is going to be in the front of the lot, need to define where the driveway will be so that it will not interfere with the pond. Could add additional sumps in the curb alignment to add storage and reduce the size of the pond.

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

PRIOR TO PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements.
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Include surveyor's and engineer's stamps and signatures on the construction drawings.
5. Show lot addresses on the final plat (must coordinate with Planning Division).
6. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
7. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).

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.

8. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
9. Address any comments or conditions from City Council approval.
10. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled

PRIOR TO RECORDING OF PLAT:

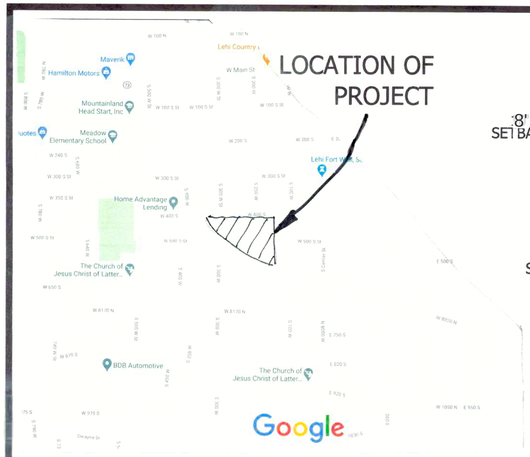
1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Developer shall provide a letter with an exhibit of the property covered 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.

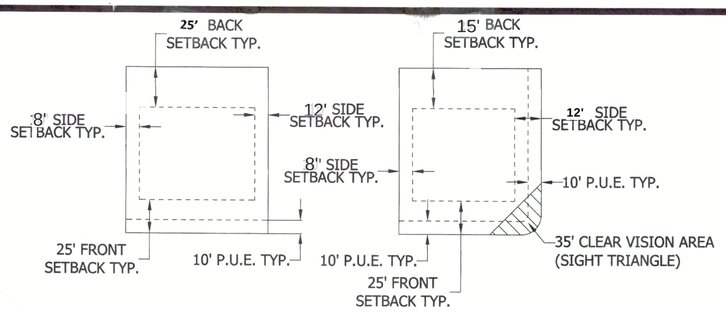
DRC GENERAL COMMENTS:

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

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON MAY 25, 2021.

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





TYPICAL LOT SETBACKS

TABULATIONS	
TOTAL ACREAGE	3.385 AC
NUMBER OF LOTS	11 LOTS
UNITS PER ACRE	3.25
ACREAGE IN ROW	.409 AC
LANE MILES	0.0435 M

NOTES:

1. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
2. SEE SOILS REPORT FOR FOUNDATION DETAILS AND LOWEST FLOOR ELEVATION.
3. ALL PROPERTY CORNERS TO BE MARKED AND PINS SET IN THE TOP OF CURB

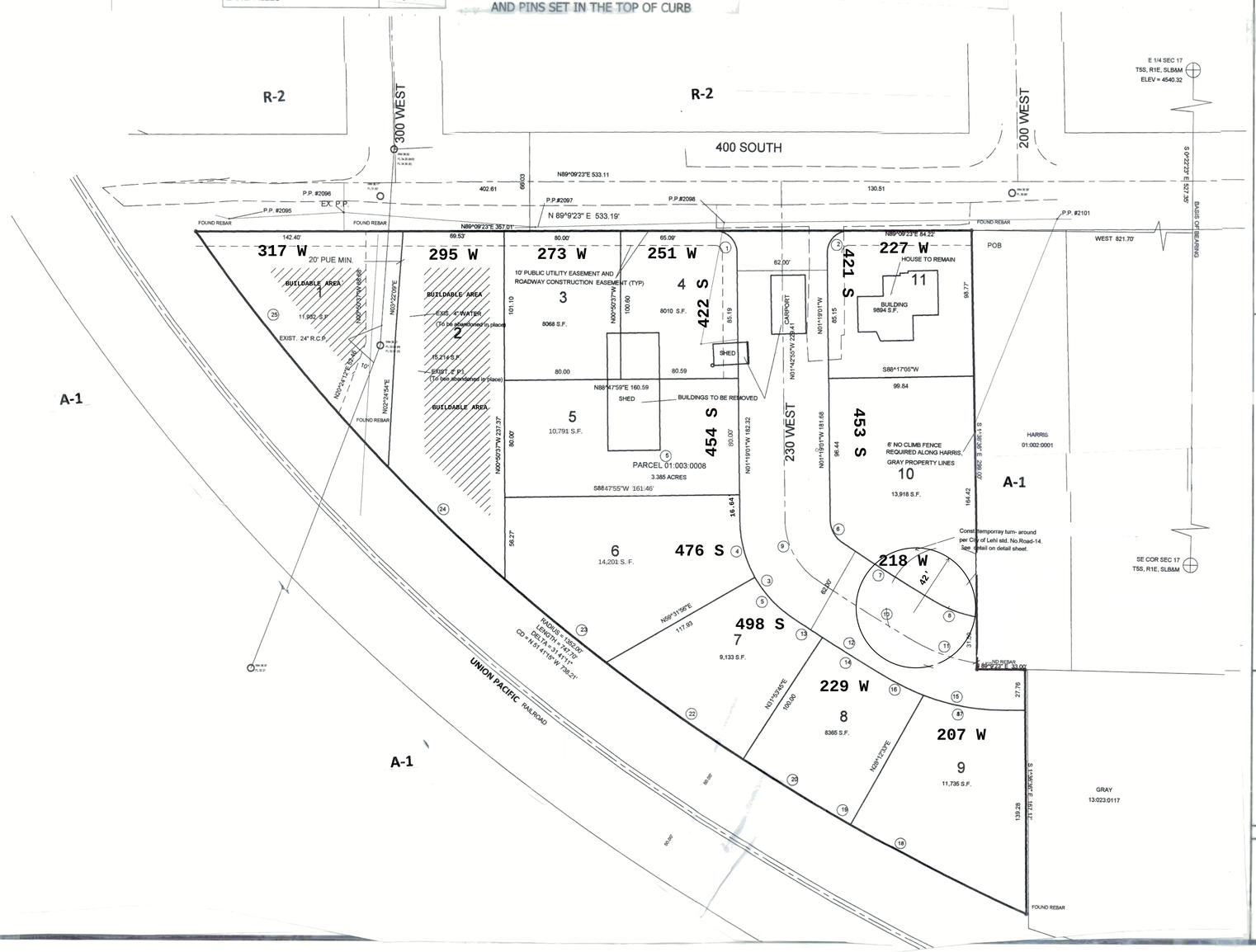
CURVE DATA

Curve #	Radius	Delta	Length	Tangent	Chord/Brg
C1	15.00	59.66°	23.47	14.91	21.15 N44°00'43.2W
C2	15.00	90.17°	23.61	15.05	21.24 S44°34'13.5W
C3	51.00	58.66°	79.65	43.74	76.20 S29°00'08.5W
C4	51.24	29.17°	41.36	21.14	40.91 S15°33'06.4W
C5	51.00	26.62°	37.91	19.31	37.57 S61°52'39.5W
C6	15.00	58.66°	15.45	10.03	17.73 N29°00'08.5W
C7	1195.00	3.65°	75.14	37.59	75.14 N55°45'16.2W
C8	99.00	19.80°	34.22	17.29	34.05 S70°27'25.5E
C9	90.00	58.66°	92.15	24.38	44.47 S29°00'08.5W
C10	1221.00	3.65°	77.79	38.91	76.75 N55°45'16.2W
C11	425.00	22.16°	41.35	24.48	41.08 S71°38'24.4E
C12	1247.00	3.65°	79.43	39.73	79.41 N55°45'16.2W
C13	1252.00	1.15°	25.16	12.58	25.16 N57°31'42.4W
C14	1252.00	2.45°	53.92	26.79	53.91 N59°19'46.9W
C15	156.00	30.48°	83.00	42.51	82.02 S75°47'51.7W
C16	156.00	30.48°	83.00	42.51	82.02 S75°47'51.7E
C17	156.00	29.54°	80.43	41.13	79.54 S75°47'51.7E
C18	1352.00	5.74°	135.45	67.75	135.39 N64°39'31.7W
C19	1352.00	0.69°	16.35	8.18	16.35 S61°24'39.3E
C20	1352.00	2.99°	70.64	35.32	70.63 S59°34'02.7W
C21	1352.00	4.94°	116.40	58.27	116.44 S55°30'10.3W
C22	1352.00	3.51°	59.04	44.94	89.82 N51°15'52.1W
C23	1352.00	8.74°	206.31	103.56	206.11 S53°43'57.4E
C24	1352.00	4.70°	110.93	55.50	110.90 S47°00'37.3W
C25	1352.00	5.58°	220.93	134.67	208.72 S43°13'57.9W



SURVEYOR:
AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

CIVIL ENGINEER:
FRED CLARK
9448 N. TIMPANOGOS COVE
CEDAR HILLS, UT



LEGEND

○ SET ⅝" REBAR & BRASS CAP MARKED LS **6418780**

SURVEYOR'S CERTIFICATE

I, **Aaron D. Thomas**, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. **6418780**. 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, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8A-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

SURVEYOR'S SIGNATURE _____ DATE _____

BOUNDARY DESCRIPTION

Beginning at a found rebar and cap as shown on a set of survey recorded as Entry 14-223 in the office of the Utah County Surveyor, said point being located South 0°22'23" East along section line 527.35 feet and West 821.70 feet (survey shows South 540.81 feet and West 816.39 feet) from the East Quarter Corner of Section 17, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 1°36'36" East along a line that is one foot east of and parallel to the east line of Block 5, Lehi City Survey of Building Lots a distance of 299.00 feet; thence North 89°09'23" East 33.00 feet; thence South 1°36'36" East 167.17 feet; thence running 50 foot easterly of the centerline of the Southern Pacific Railroad along the arc of a 1352.00 foot radius non-tangent curve to the right 747.70 feet through a central angle of 31°41'11" (chord bears North 51°41'15" West 738.21 feet); thence North 89°09'23" East along the south line of 400 South Street a distance of 533.19 feet to the point of beginning.
Area = 3.385 Acres

OWNER'S DEDICATION

KNOW ALL ' BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC, THE PUBLIC UTILITY EASEMENTS TO ALL UTILITY PROVIDERS, PUBLIC OR PRIVATE, AND THEIR SUCCESSORS AND ASSIGNS IN PERPETUITY. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS

THIS _____ DAY OF _____ **2021**

SIGN _____ PRINT _____
SIGN _____ PRINT _____
SIGN _____ PRINT _____
SIGN _____ PRINT _____

ACKNOWLEDGMENT

STATE OF UTAH §
COUNTY OF UTAH § S.S.

ON THIS _____ DAY OF _____, A.D. **2021** PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING OWNERS DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH (SEE SEAL BELOW) _____ PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI CITY, COUNTY OF UTAH APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. **2021**.

APPROVED:

MAYOR'S SIGNATURE _____ DATE _____

CITY ENGINEER'S SIGNATURE (SEE SEAL BELOW) _____ DATE _____

ATTEST:

CITY RECORDER'S SIGNATURE (SEE SEAL BELOW) _____ DATE _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. **2021** BY THE LEHI CITY PLANNING COMMISSION.

PLANNING COMMISSION CHAIR SIGNATURE _____ DATE _____

PLAT "A"

R-1-FLEX

MENDENHALL PLACE

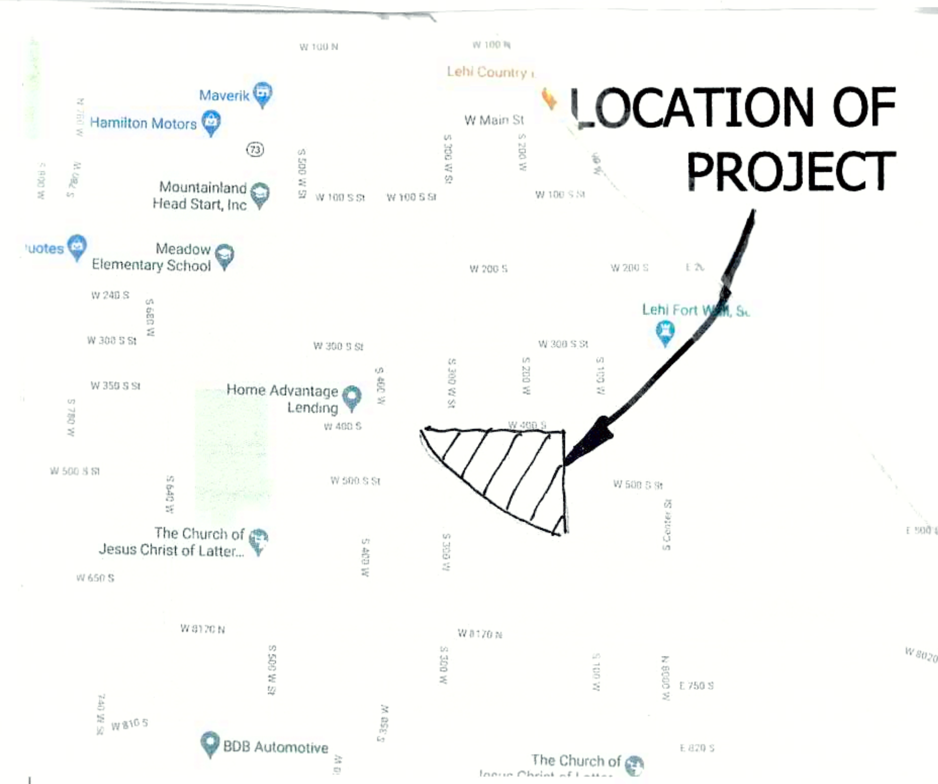
A RESIDENTIAL SUBDIVISION

NOTARY PUBLIC SEAL	RECORDER SEAL	ENGINEER SEAL	SURVEYOR SEAL

MENDENHALL PLACE PLAT "A"

INDEX OF PLAN SHEETS

SHEET 1 COVER SHEET AND OVERALL UTILITY PLAN
SHEET 2 CONSTRUCTION SHEET
SHEET 3 DETAIL SHEET
SHEET 4 DETAIL SHEET
SHEET 5 EROSION CONTRAL PLAN
SHEET 6 BMP DETAIL SHEET
SHEET 7 ELECTRICAL PLAN
SHEET 8 POWER DETAILS

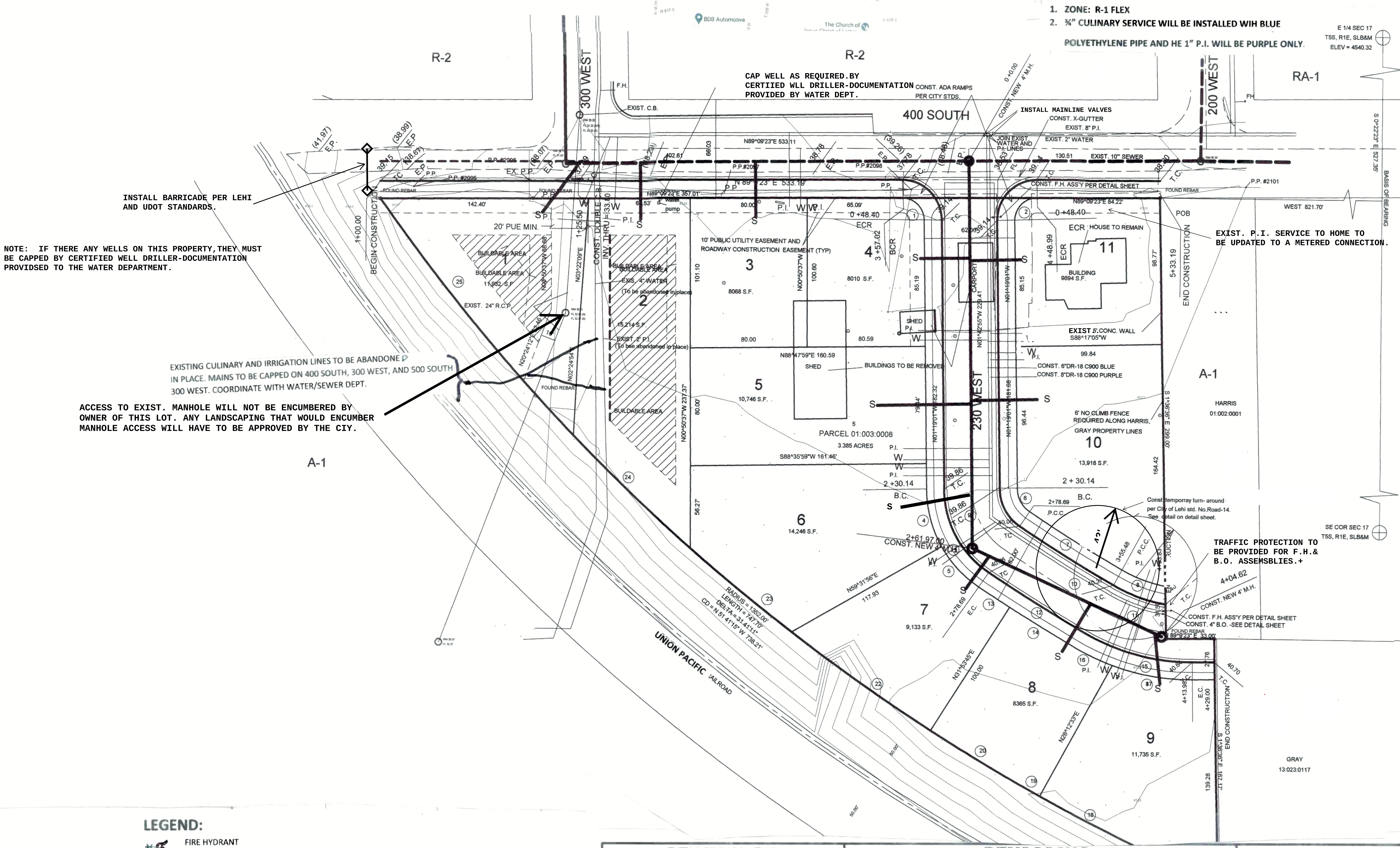


TABULATIONS	
TOTAL ACREAGE	3.385 AC
NUMBER OF LOTS	11 LOTS
UNITS PER ACRE	3.25
ACREAGE IN ROW	.409 AC
LANE MILES	0.0435 M

40 20 0 40 80 120
Scale 1" = 40'

GENERAL NOTES:

1. ZONE: R-1 FLEX
2. ¾" CULINARY SERVICE WILL BE INSTALLED WIH BLUE POLYETHYLENE PIPE AND HE 1" P.I. WILL BE PURPLE ONLY.



CONSTRUCTION NOTES:

1. ONE (1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF THE LEHI CITY STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING WATER, SEWER, STORM DRAIN, AND POWER.
2. ALL CONSTRUCTION IS TO BE DONE AS PER THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2007 LEHI CITY POWER SPECIFICATIONS.
3. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATION.
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ATTENTION CONTRACTORS

ALL MUD AND OR DEBRIS TRACKED ONTO ANY STREETS SHALL BE THE SOLE RESPONSIBILITY OF THAT PERSON AS PER LEHI CITY DRAINAGE ORDINANCE 13.40.

FINES ARE A CLASS C MISDEMEANOR AND THE PROJECT WILL BE SHUT DOWN UNTIL RESOLVED.

NAME OF PROJECT: MENDENHALL PLACE PLAT "A'
ADDRESS OF PROJECT: 230 WEST 500 SOUTH
OWNER/DEVELOPER: EZEKIEL & KENZIE MENDENHALL
7545 HWY 238
AFTON, WY. 83110
(801) 367-3112

SURVEYOR: AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

BLUE STAKES
CALL 811
BEFORE YOU DIG

LEGEND:

- FIRE HYDRANT
- 4" BLOW-OFF (TEMPORARY B.O. W/PROTECTION
- + INSTALL STREET SIGN
- - INSTALL STOP SIGN
- -----PI----- PRESSURE IRRIGATION C900 DR-18 PURPLE PIPE
- -----W----- CULINARY WATER **C900 DR-18 BLUE**
- ------S------ SEWER PIPE **PVC** SDR-35
- INSTALL ADA RAMP PER LEHI CITY STANDARDS

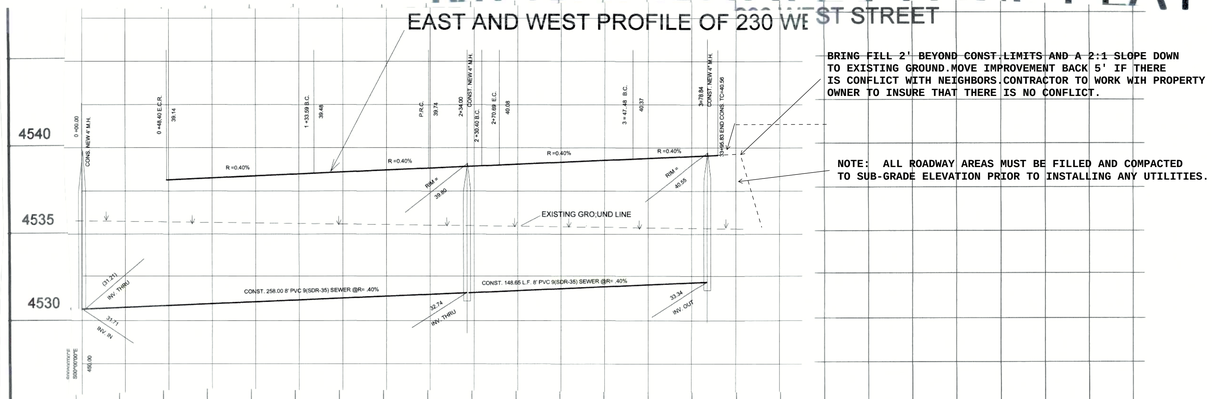
BENCH MARK	REVISIONS			
	Rev.	Date	Description	App'd

F.J.Clark & Associates
9448 N. Timpanogos Cove
Cedar Hills, Utah 84062
801 ... 8
Plans prepared under the direction of
F. J. Clark P. E. 155153
12/8/20
Date

MENDENHALL PLACE PLAT "A"		
LEHI		UTAH
Drawn by:	Cover Sheet Overall Utility Sheet	Scale:
Designed by:		Date
Checked by:	Approved by: Date	Sheet No. 1 of 8

MENDENHALL PLACE PLAT "A"

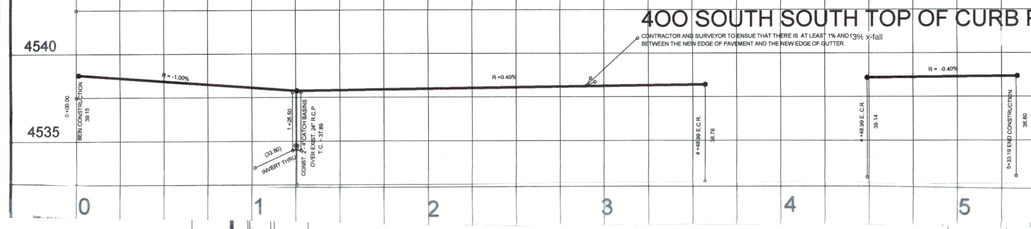
EAST AND WEST PROFILE OF 230 WEST STREET



BRING FILL 2' BEYOND CONST.LIMITS AND A 2:1 SLOPE DOWN TO EXISTING GROUND.MOVE IMPROVEMENT BACK 5' IF THERE IS CONFLICT WITH NEIGHBORS.CONTRACTOR TO WORK WIH PROPERTY OWNER TO INSURE THAT THERE IS NO CONFLICT.

NOTE: ALL ROADWAY AREAS MUST BE FILLED AND COMPACTED TO SUB-GRADE ELEVATION PRIOR TO INSTALLING ANY UTILITIES.

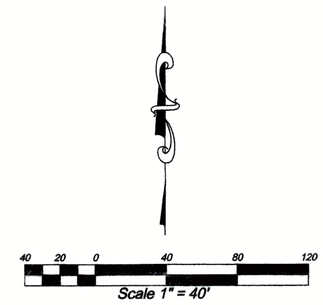
400 SOUTH SOUTH TOP OF CURB PROFILE.



PLANS APPROVED BY

LEHI IRRIGATION COMPANY:

NAME DATE

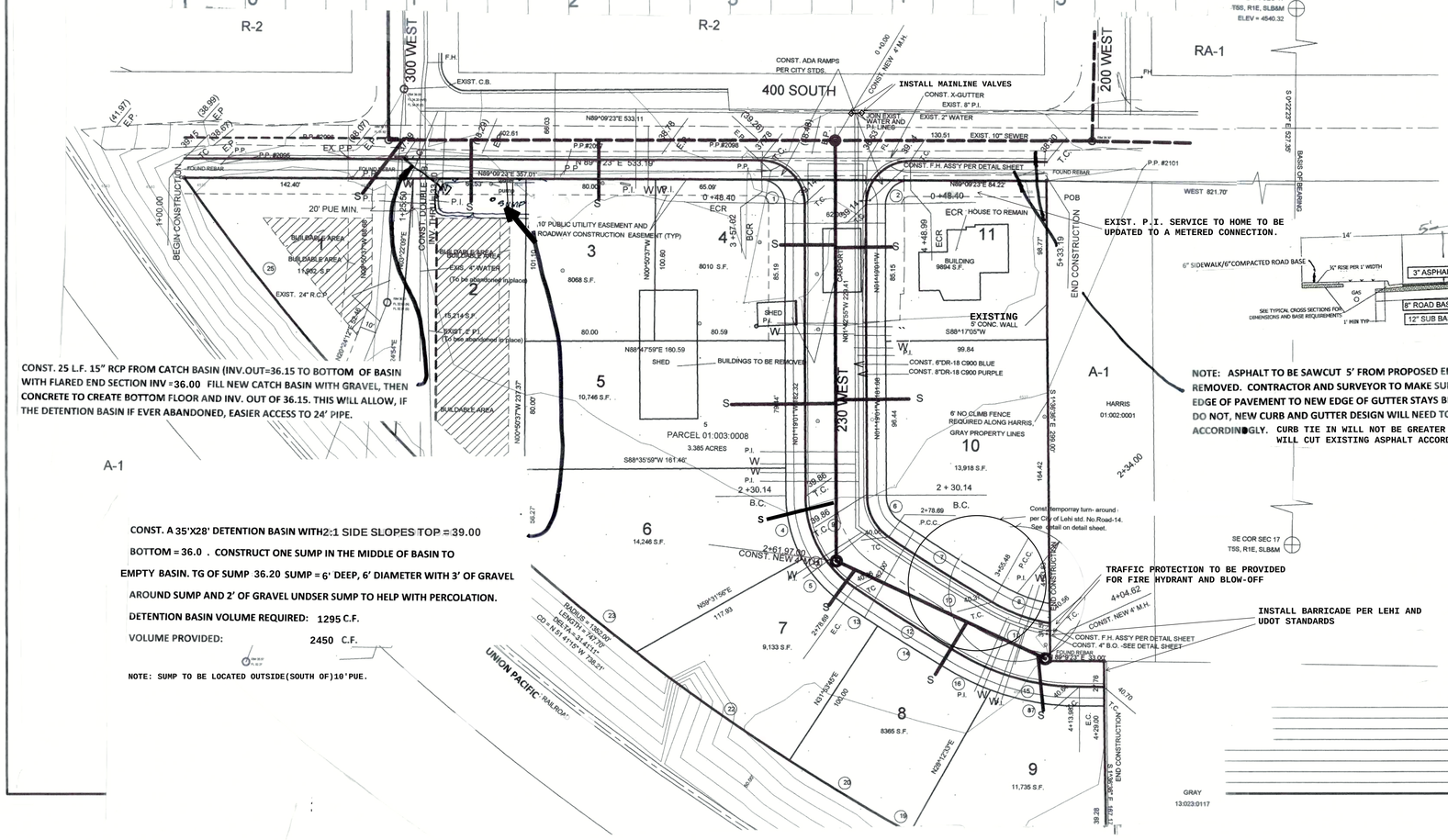


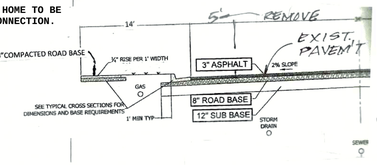
CONSTRUCTION NOTES:

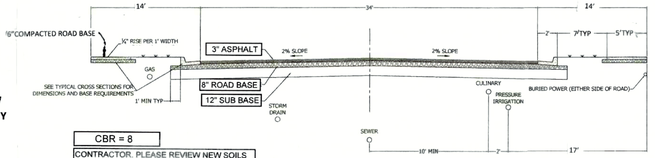
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- INSTALL ADA RAMP PER LEHI CITY STANDARDS







TYPICAL STREET CROSS SECTION

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NOTE TO CONTRACTOR

1. CONRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, AND SEWER ELEVATIONS OR INVERTS. PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

BLUE STAKES CALL 811 BEFORE YOU DIG

F.J.Clark & Associates
9448 N. Pump House Cove
Cedar Hills, UT 84062
(801) 787-0704

REGISTERED PROFESSIONAL ENGINEER No. 155153 FRED J. CLARK STATE OF UTAH

Plans prepared and under the direction of: F. J. Clark P. E. 155153 Date 12/8/20

MENDENHALL PLACE PLAT "A"		
LEHI		UTAH
Drawn by:	Construction Sheet	Scale:
Designed by:		Date
Checked by:	Approved by: Date	Sheet No. 2 of 8

Mendenhall Place Subdivision

Aerial

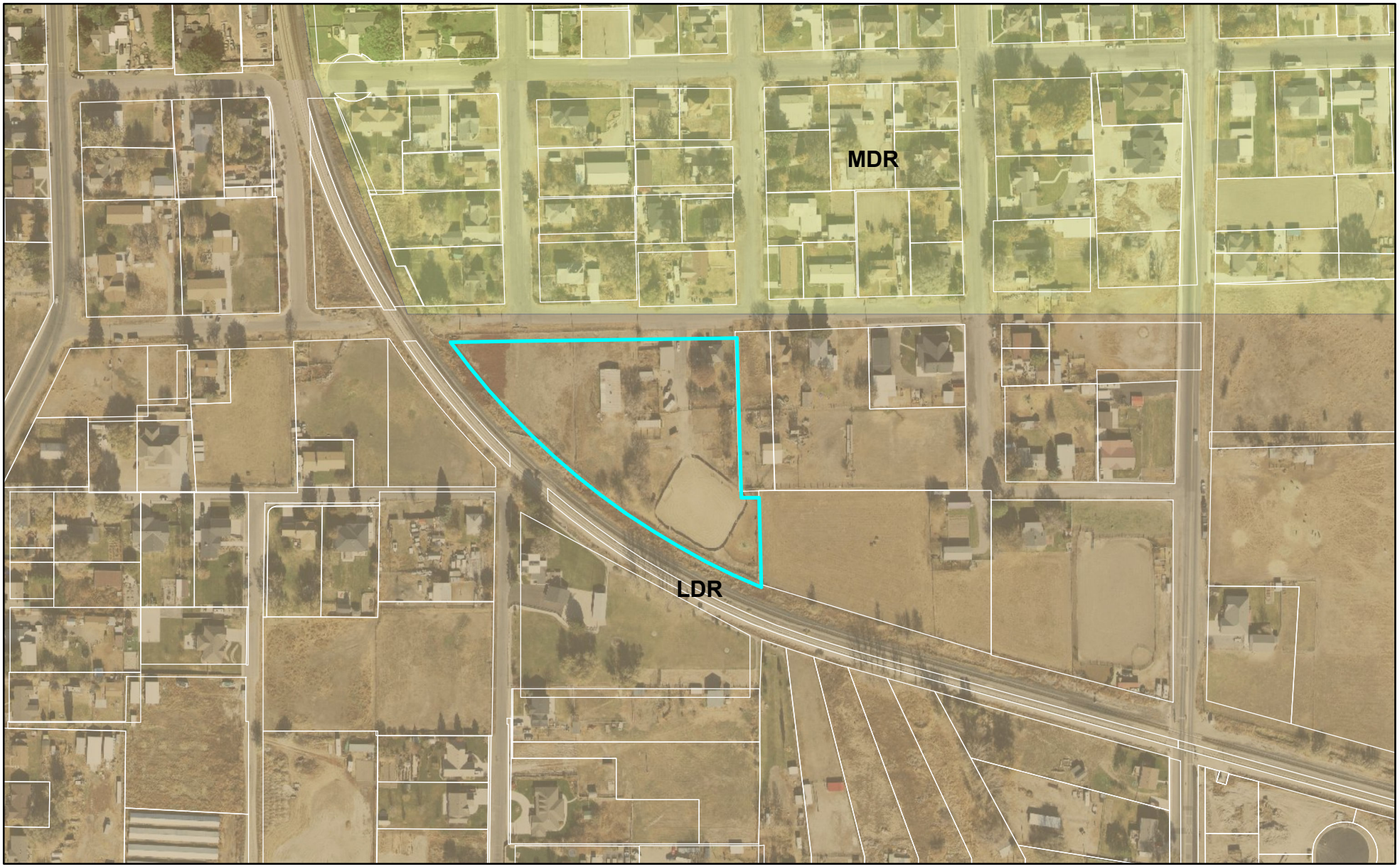


0 310 620 Feet

LEHI CITY

Mendenhall Place Subdivision

General Plan

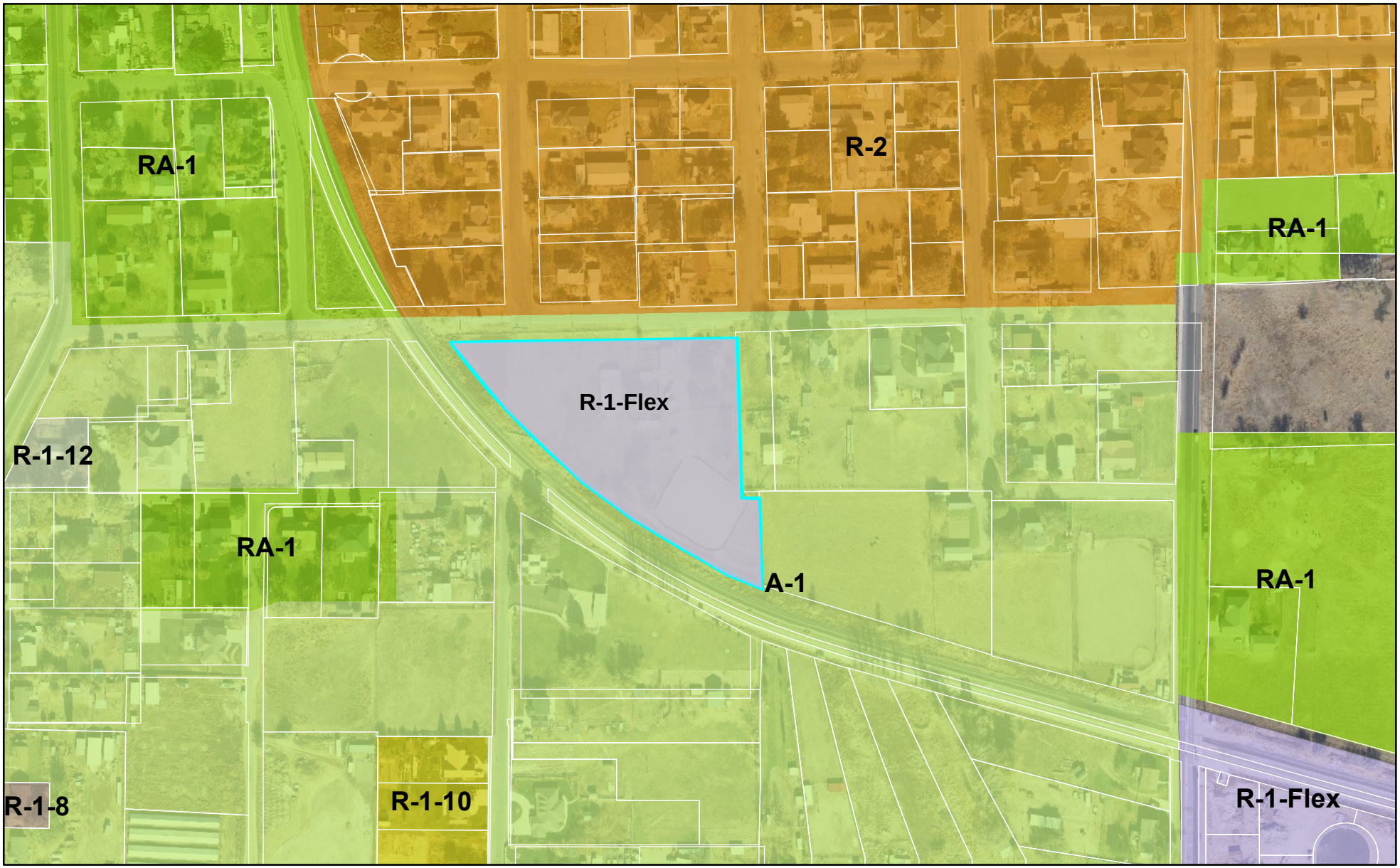


0 310 620 Feet

LEHI CITY

Mendenhall Place Subdivision

Zoning



0 310 620 Feet

LEHI CITY

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: May 25, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of approval for the Ivory Ridge Plat B, amending Ivory Ridge Plat A, located at 3450 North Center Street.

Suggested Action:

Attachments:

CC Staff Report Ivory Ridge Plat B Plat Amendment 05.25.21.docx

Ivory Ridge Plat B DRC 05.05.21.docx

Ivory Ridge Plat B - Plat Amendment Narrative.pdf

Ivory Ridge Plat B plat.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

IVORY RIDGE PLAT B PLAT AMENDMENT

CITY COUNCIL REPORT

Applicant	ICO Capital		
Meeting Date	May 25, 2021		
Requested Action/Purpose	Approval of a proposed plat amendment		
Location	3450 North Center Street		
Existing General Plan Designation	Mixed Use (MU)		
Existing Zoning	Planned Community (PC)		
Existing Land Use	Undeveloped		
Number of Lots	2		
Adjacent Zoning and Land Use	*North*	Murdock Trail	Murdock Trail/ SR-92
	South	PC	Ivory Ridge Clubhouse & Amenities
	East	PC	Townhomes
	West	PC	The Walk at Ivory Ridge
Date of DRC Review	May 5, 2021		
Assigned Planner	Brittney		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

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

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

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

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

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

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

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

5. Alter the plat in a manner that does not change existing boundaries or other attributes of lots within

the subdivision that are not:

a. owned by the applicant; or
b. designated as a common area

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

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

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

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

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

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

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

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

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

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

PROPERTY HISTORY

August 22, 2005	Annexed into the City as part of Ivory Ridge Addition 1
November 15, 2005	Ivory Ridge Area Plan was approved by City Council
December 10, 2019	City Council approved the Ivory Ridge Area Plan amendment allowing 56 more units on lot 3 of Ivory Ridge Plat A.

REPORT ANALYSIS

The applicant requests approval of Ivory Ridge Plat B amending Lot 3 of Ivory Ridge Plat A. The Ivory Ridge Area Plan designates this parcel as Mixed-Use. And the Area Plan Amendment approved by City Council in December 2019 approved more residential units to be built on this parcel. During that same December meeting, City Council approved a concept that showed commercial along Center Street and townhomes on the east side of the lot near the existing town homes.

The proposed amendment will divide the existing Lot 3 into two separate lots. Lot 3A covers the area designated for commercial uses, and Lot 3B covers the residential townhomes area. This amendment does not include any construction changes. All utilities and improvements will happen with future Site Plan approvals. The amended plat does show easement areas for internal roadways and utilities.

The DRC reviewed the proposed plat amendment and had two redline comments related to information on the plat. Please consider including these in your motion.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Ivory Ridge Plat B amended subdivision including the DRC comments from May 5, 2021. This recommendation is based on the following findings:

1. The proposed amendment creates two separate legal lots for commercial and residential uses without any improvements.
2. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed subdivision meets the requirements of the Development Code.
4. Other findings based upon information presented at the public meeting.

Ivory Ridge Plat B Amendment
DRC Redline Comments

ICO Capital- requests review of Ivory Ridge Plat B, amending Ivory Ridge Plat A located at 3450 North Center Street.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Jaden Leishman, Cody Williams
Date of Plans Reviewed: 4/27/21
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
9. Remove all the extra signature blocks for City Council and Planning Commission
10. Add that this is a Mixed-Use Subdivision in the title block

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON MAY 25th

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.

April 27, 2021

Re: ICO Ridge Towns – Application for Final Plat Amendment

To whom it may concern:

This narrative concerns Lot #3 of parcel 11919 in the Ivory Ridge subdivision. ICO Commercial intends to disaggregate the parcel into two based on development use (i.e., west parcel intended for commercial use and the east parcel for residential use).

The purpose of subdividing the parcel into a commercial section and residential section is to assist in the financing of our construction phases; Phase 1 being the residential and Phase 2 being the commercial portion.

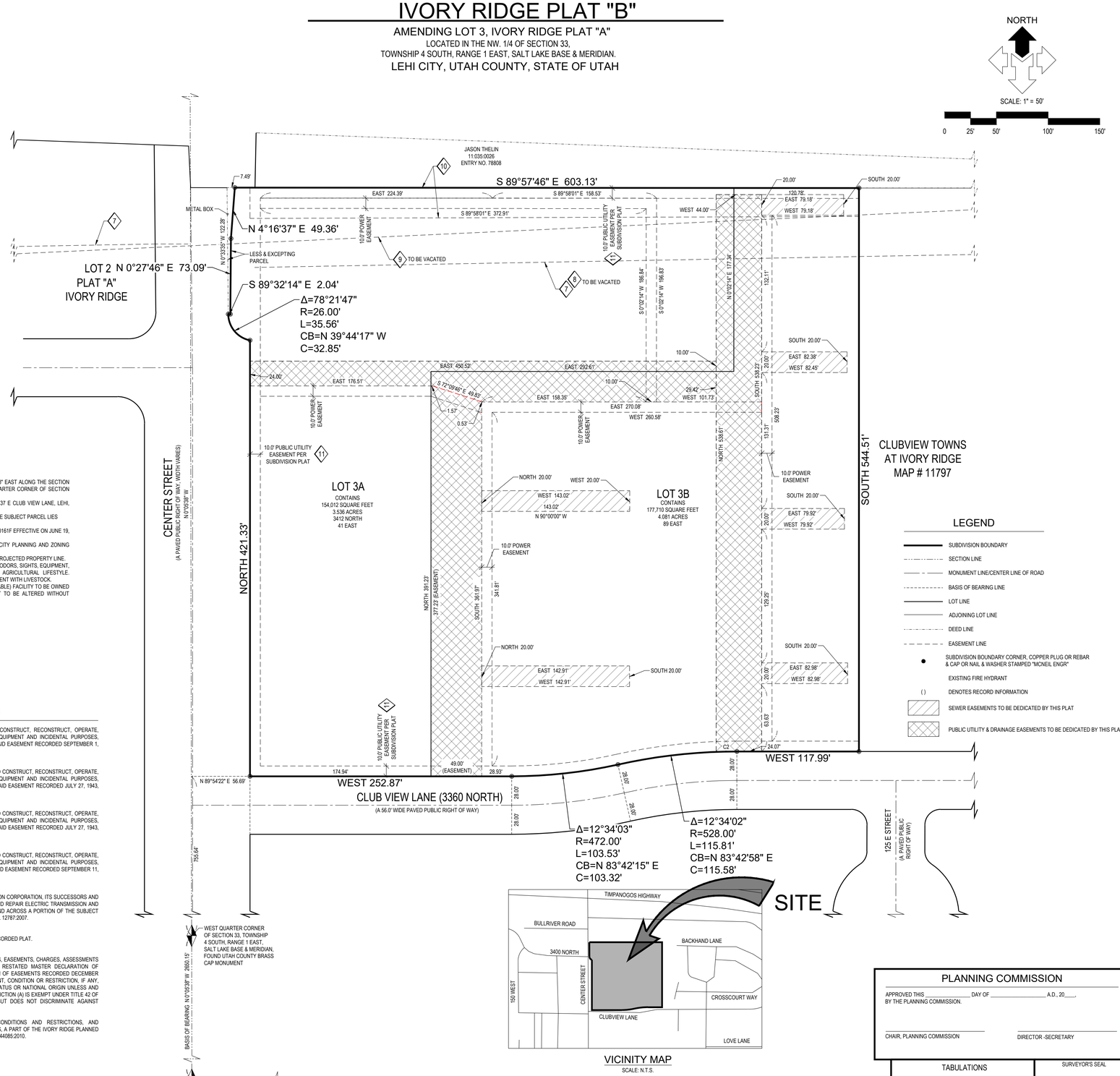
Sincerely,

Taylor Maughan
Development Director, ICO Development

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IVORY RIDGE PLAT "B"

AMENDING LOT 3, IVORY RIDGE PLAT "A"
LOCATED IN THE NW. 1/4 OF SECTION 33,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.
LEHI CITY, UTAH COUNTY, STATE OF UTAH



GENERAL NOTES:
1. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°05'38" EAST ALONG THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 1 EAST, AS SHOWN HEREON.
2. THE SUBJECT PROPERTY IS LOCATED AT: APPROXIMATELY 37 E CLUB VIEW LANE, LEHI, UTAH
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH FLOOD ZONE
X, AREA OF MINIMAL FLOOD HAZARD, PER MAP NUMBER 49049C0161F EFFECTIVE ON JUNE 19, 2020.
4. SUBJECT PARCEL IS LOCATED WITHIN ZONE PC PER LEHI CITY PLANNING AND ZONING MAP.
5. BRASS PINS TO BE PLACED AT TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE.
6.THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.
7. PERMANENT DETENTION/RETENTION (WHICHEVER IS APPLICABLE) FACILITY TO BE OWNED AND MAINTAINED BY THE OWNERS OF THIS PROPERTY NOT TO BE ALTERED WITHOUT APPROVAL BY LEHI CITY COUNCIL AND CITY ENGINEER.

EASEMENTS

6 EASEMENT IN FAVOR OF TELLURIDE POWER COMPANY TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND. SAID EASEMENT RECORDED SEPTEMBER 1, 1909, AS ENTRY NO. 4594, IN BOOK 113, AT PAGE 246.
SURVEY FINDINGS: SUBJECT TO, NOTHING TO PLOT

7 EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND. SAID EASEMENT RECORDED JULY 27, 1943, AS ENTRY NO. 7865, IN BOOK 377, AT PAGE 548.
SURVEY FINDINGS: SHOWN HEREON

8 EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND. SAID EASEMENT RECORDED JULY 27, 1943, AS ENTRY NO. 7866, IN BOOK 377, AT PAGE 549.
SURVEY FINDINGS: SHOWN HEREON

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SURVEY FINDINGS: SHOWN HEREON

10 RIGHT OF WAY EASEMENT IN FAVOR OF PACIFICORP, AN OREGON CORPORATION, ITS SUCCESSORS AND ASSIGNS TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND. SAID EASEMENT RECORDED JANUARY 25, 2007, AS ENTRY NO. 12787:2007.
SURVEY FINDINGS: SHOWN HEREON

11 EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT.
SURVEY FINDINGS: SHOWN HEREON

12 TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED FOR IN THAT CERTAIN AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS RECORDED DECEMBER 14, 2009 AS ENTRY NO. 127789:2009, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.

AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR THE IVORY RIDGE PROPERTIES, A PART OF THE IVORY RIDGE PLANNED MIXED USE DEVELOPMENT, RECORDED MAY 28, 2010 AS ENTRY NO. 44085:2010.
SURVEY FINDINGS: SUBJECT TO, NOTHING TO PLOT

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- MONUMENT LINE/CENTER LINE OF ROAD
- BASIS OF BEARING LINE
- LOT LINE
- ADJOINING LOT LINE
- DEED LINE
- EASEMENT LINE
- SUBDIVISION BOUNDARY CORNER, COPPER PLUG OR REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
- EXISTING FIRE HYDRANT
- ( ) DENOTES RECORD INFORMATION
- SEWER EASEMENTS TO BE DEDICATED BY THIS PLAT
- PUBLIC UTILITY & DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT

SURVEYOR'S CERTIFICATE

I, DAVID B DRAPER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 6861599, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE SUBDIVIDED SAID TRACTS OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN HEREON, THAT THE SAME HAVE BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THE SUBDIVISION PLAT, AND THAT THIS SUBDIVISION PLAT IS TRUE AND CORRECT.

SUBDIVISION DESCRIPTION

A PORTION OF LOT 3, IVORY RIDGE PLAT A, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO. 135313:2006, MAP NO. 11919, SAID PORTION OF LOT 3 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, SAID POINT BEING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF CENTER STREET AND THE NORTHERLY RIGHT OF WAY LINE OF CLUB VIEW LANE, SAID POINT BEING NORTH 0°05'38" WEST ALONG THE SECTION LINE 755.64 FEET AND NORTH 89°54'22" 56.69 FEET FROM THE WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE COURSES: 1) NORTH 421.33 FEET TO A POINT ON THE ARC OF A 26.00 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT, 2) NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°21'47" A DISTANCE OF 35.56 FEET, CHORD BEARS NORTH 39°44'17" WEST 32.85 FEET, 3) SOUTH 89°32'14" EAST 2.04 FEET, 4) NORTH 0°27'46" EAST 73.09 FEET, 5) NORTH 4°16'37" EAST 49.36 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3; THENCE SOUTH 89°57'46" EAST ALONG SAID NORTH LINE 603.13 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 544.51 FEET TO THE SOUTHEAST CORNER THEREOF AND A POINT ON SAID NORTHERLY RIGHT OF WAY LINE; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: 1) WEST 117.99 FEET TO A POINT OF CURVATURE, 2) SOUTHWESTERLY ALONG THE ARC OF A 528.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°34'02" A DISTANCE OF 115.81 FEET, CHORD BEARS SOUTH 83°42'58" WEST 115.58 FEET, TO A POINT OF REVERSE CURVATURE, 3) SOUTHWESTERLY ALONG THE ARC OF A 472.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12°34'03" A DISTANCE OF 103.53 FEET, CHORD BEARS SOUTH 83°42'15" WEST 103.32 FEET, 4) WEST 252.87 FEET TO THE POINT OF BEGINNING.

CONTAINS: 331,722 SQ. FT. OR 7.615 AC. 2 LOTS.

PROFESSIONAL LAND SURVEYOR
DAVID B. DRAPER
No. 6861599
04/27/21
STATE OF UTAH

DAVID B. DRAPER (SEE SEAL BELOW)
LICENSE NO. 6861599

OWNER'S DEDICATION

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

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

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

ON THE _____ DAY OF _____ A.D., 20____, PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

NUMBER

NOTARY PUBLIC (SIGNATURE) PRINTED NAME MY COMMISSION EXPIRES

PLANNING COMMISSION APPROVAL

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

DIRECTOR-SECRETARY CHAIR, PLANNING COMMISSION

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN _____

ACCEPTANCE OF LEGISLATIVE BODY

THE CITY OF LEHI, COUNTY OF UTAH, APPROVED THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATE HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENT AND OTHER PARCEL OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 20_____

MAYOR: _____

APPROVED: _____ ATTEST: _____
CITY ENGINEER (SEE SEAL BELOW) CITY RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION

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

CHAIR, PLANNING COMMISSION DIRECTOR -SECRETARY

CITY COUNCIL

APPROVED THIS _____ DAY OF _____ A.D., 20____,
BY THE CITY COUNCIL.

SIGNATURE

CITY COUNCIL

APPROVED THIS _____ DAY OF _____ A.D., 20____,
BY THE CITY COUNCIL.

SIGNATURE

TABULATIONS

NUMBER OF LOTS:	TWO (2)
AREA OF SUBDIVISION:	331,722 SQ. FT. OR 7.615 AC.
LOT REQUIREMENT:	N/A
OPEN SPACE AREA:	N/A
UNITS PER ACRE:	N/A

DEVELOPER INFORMATION

ICO DEVELOPMENT, LLC
3401 N CENTER STREET # 300
LEHI, UTAH, 82043
801-822-8370

SURVEYOR'S SEAL

CITY-COUNTY ENGINEER SEAL | CLERK RECORDER SEAL | CLERK RECORDER SEAL

PLAT "B"
IVORY RIDGE SUBDIVISION

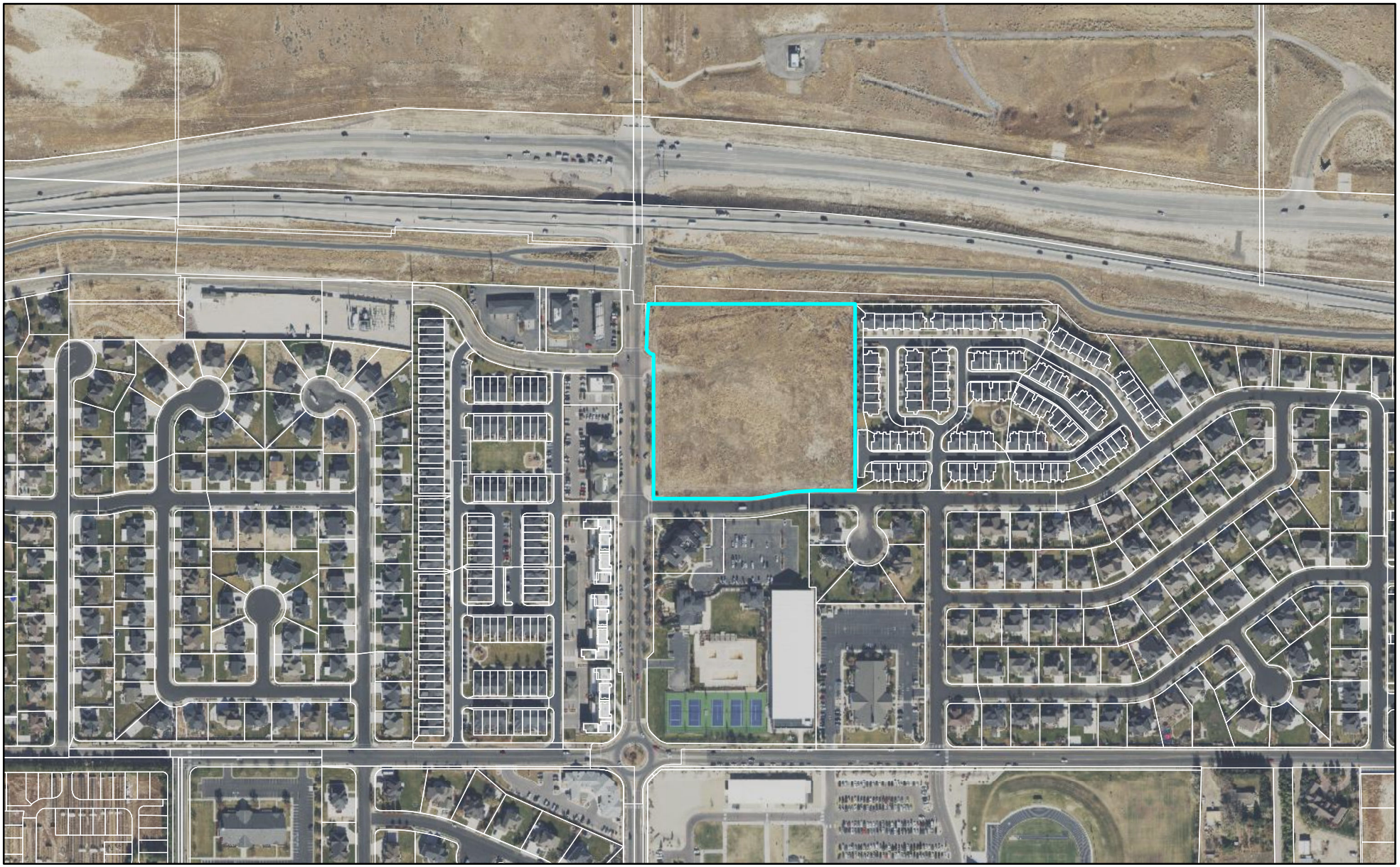
AMENDING LOT 3, IVORY RIDGE SUBDIVISION PLAT "A"
LOCATED IN THE NW. 1/4 OF SECTION 33,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.
LEHI CITY, UTAH COUNTY, STATE OF UTAH

SCALE: 1" = 50 FEET SHEET 1 OF 1

PREPARED BY:
McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

Ivory Ridge Plat B

Aerial

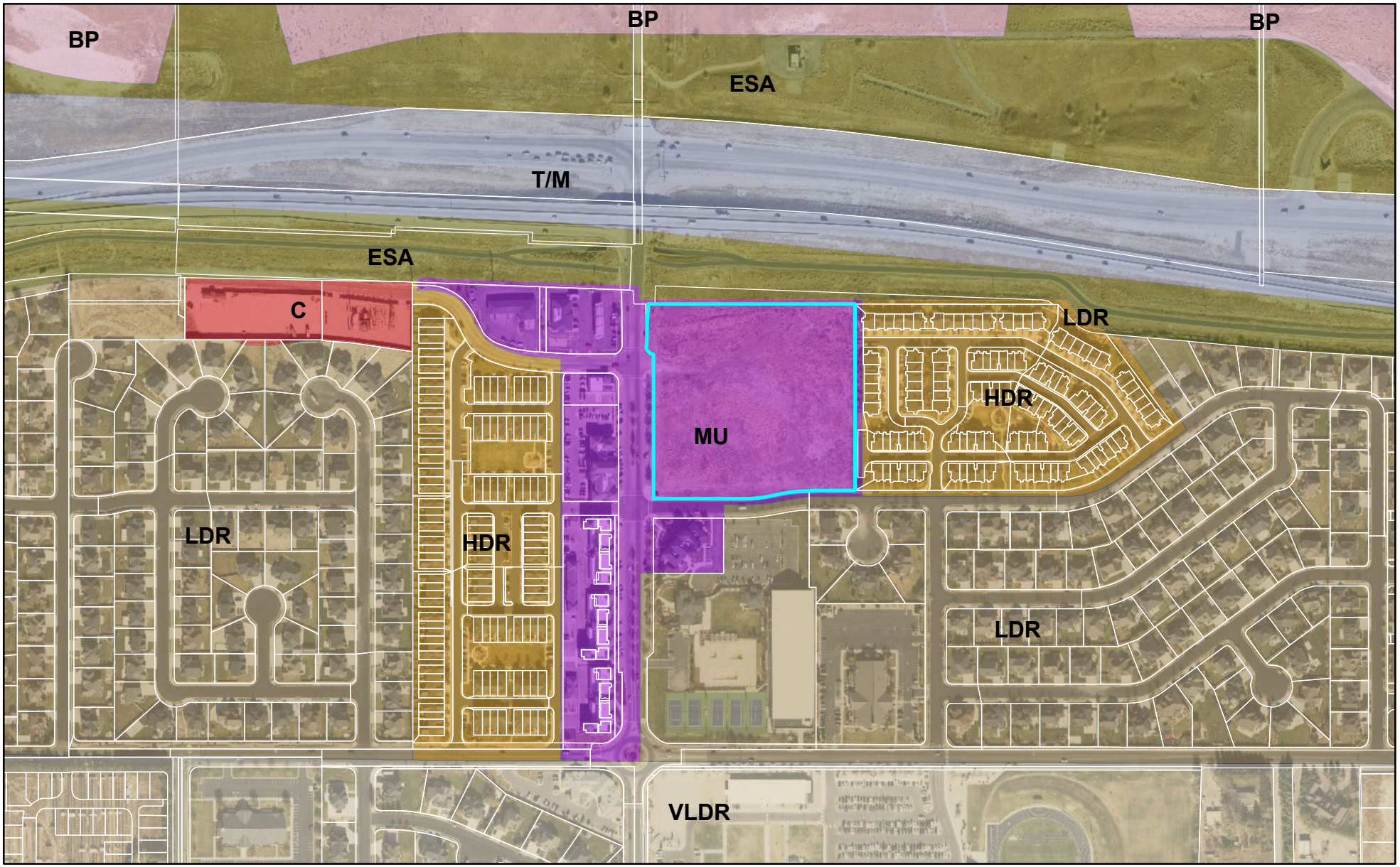


0 480 960 Feet

LEHI CITY

Ivory Ridge Plat B

General Plan

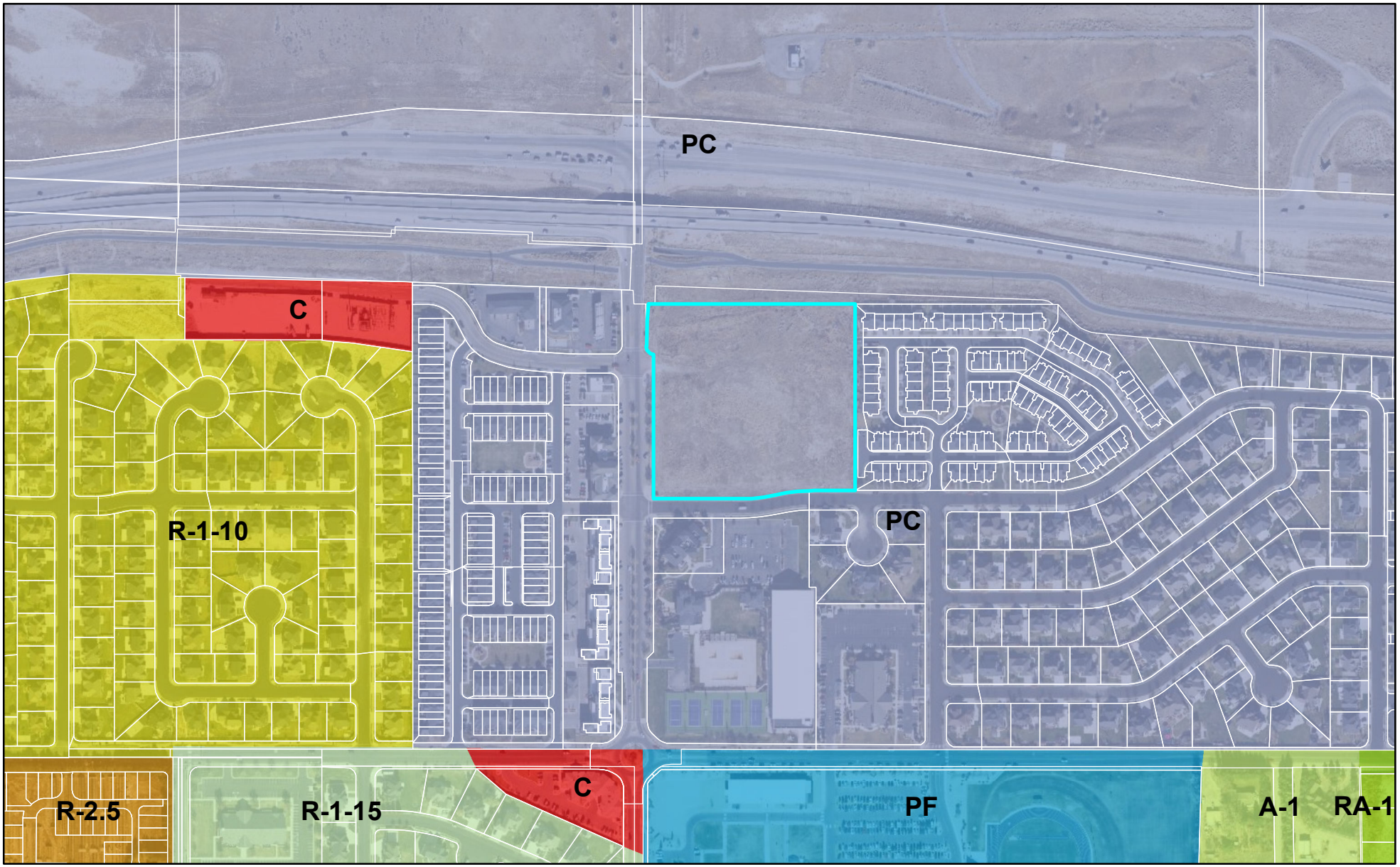


0 480 960 Feet

LEHI CITY

Ivory Ridge Plat B

Zoning



0 480 960 Feet

LEHI CITY

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: May 25, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision approval for the Timp Point Phase 3, a 60-unit residential development located at approximately 3300 West Hardman Way.

Suggested Action:

Attachments:

CC Staff Report Timp Point Phase 3 Final Subdivision 05.25.21.docx

Timp Point Phase 3 Final Subdivision DRC 05.5.21.docx

Timp Point Phase 3 Final Subdivision - plans.pdf

Timp Point Phase 3 Final Subdivision - landscape plans.pdf

Timp Point Phase 3 Final Subdivision - elevation 1.pdf

Timp Point Phase 3 Final Subdivision - elevation 2.pdf

Timp Point Phase 3 Final Subdivision Map - General Plan.pdf

Timp Point Phase 3 Final Subdivision Map - Zoning.pdf

Timp Point Phase 3 Final Subdivision Map - Aerial.pdf

TIMP POINT PHASE 3 FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Edge Homes		
Meeting Date	May 25, 2021		
Requested Action/Purpose	Approval of a final subdivision		
Location	3300 West Hardman Way		
Existing Land Use	Undeveloped		
Existing Zoning	C (Commercial) and R-3 (High Density Residential)		
General Plan Land Use Designation	C (Commercial) and HDR (High Density Residential)		
Number of Lots/Units	60 units		
Adjacent Zoning and Land Use	*North*	C	2100 North
	South	TH-5	Undeveloped
	East	C and BP	Undeveloped
	West	C	Undeveloped
Date of DRC Review	May 5, 2021		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

PROPERTY HISTORY

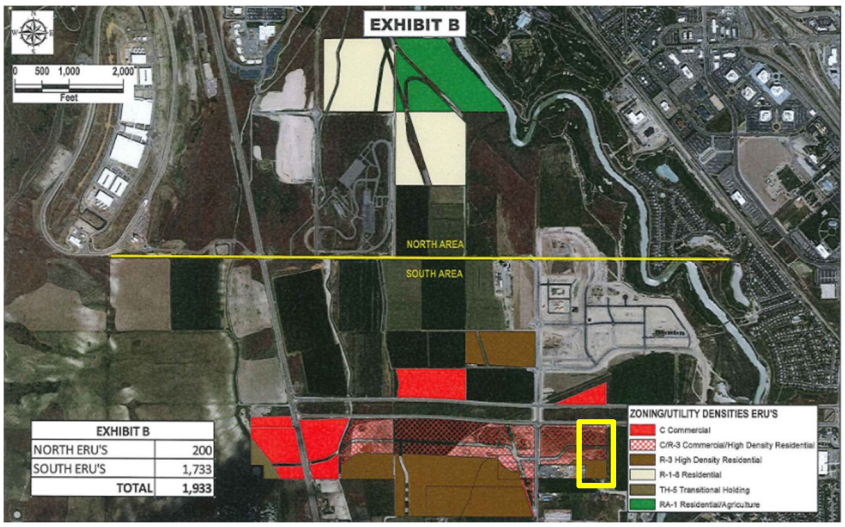
September 26, 2008	This property was included in the Holbrook Annexation.
April 20, 2015	This property was included in the Gardner-Plumb Development Agreement that was approved by the City Council.
July 21, 2018	This property was included in the Gardner-Plumb Development Agreement Amendment that was approved by the City Council.
May 12, 2020	The Timp Point Concept Plan was approved by the City Council.
September 22, 2020	The Timp Point Preliminary Subdivision was approved by the City Council.
December 8, 2020	The Timp Point Phase 1 Final Subdivision was approved by the City Council.
January 12, 2021	The Timp Point Phase 2 Final Subdivision was approved by the City Council.

REPORT ANALYSIS

The applicant is requesting approval of the Timp Point Phase 3 Final Subdivision located at approximately 3100 North 3350 West. This is the third and final phase of the subdivision and consists of three-story condominium buildings and open space. The proposed subdivision and proposed density are allowed under the Gardner-Plumb Development Agreement. This report will review the Gardner-Plumb Agreement, density, subdivision layout, architecture, and the DRC comments.

Gardner-Plumb Development Agreement

This property falls within the Gardner-Plumb Development Agreement area. This agreement gave flexible ERUs to specific properties around 2100 North and the Jordan River. In 2018, an amendment was approved by the City Council to move some of the approved ERUs from the north to the south. The approved amendment also allowed for high density residential to be located on properties along 2100 North in addition to the originally allowed commercial uses. The map below shows the approved agreement with the location of properties allowing both high density residential and commercial. The location of the proposed subdivision is shown outlined in yellow.



As seen on the map, the proposed subdivision is located within the area along 2100 North that allows for both high density residential and commercial uses. Understanding this, while the current zoning is Commercial and High Density Residential, the Gardner-Plumb agreement allows for the high density proposed with the subdivision to be located on the entirety of the property.

Density

The proposed subdivision overall shows a density of 16.65 units per acre. While this is higher than the allowed 12 units per acre for High Density Residential (R-3), the Gardner-Plumb Agreement allows the proposed number of units and density due to the flexible ERUs designated for the southern properties.

Subdivision Layout

The layout of the proposed subdivision includes six 3-story condominium buildings and open space. The condominium buildings will front both open space and streets to provide an aesthetic streetscape and green space. Each condominium building will have sidewalk connections to connect into the open space and to the surrounding streets. This phase is proposed to construction an open space area that will include a playground and picnic areas. The DRC

also commented about changing the sidewalk along 2100 North into a trail. The applicant has met with staff and has indicated that an eight-foot trail will replace the sidewalk currently shown on the plans.

This phase of the development will provide a total of 140 parking stalls. These parking stalls will be provided through off-street parking, garages, and driveways. Each condominium will have a single-car garage and driveway to provide parking for the residents.

Architecture

The proposed development includes two different styles of architecture for the six condominium buildings. Each of the two styles will have three or four different color schemes to add variety to the buildings. The applicant has also included a plan in the packet showing what colors will be used for each condominium to show the variation between the buildings.

DRC Comments
The DRC had 2 comments including the following:

1. Show and label power easement space along 2100 N. in the adjacent property west. Power is adjusting equipment placement along 2100 N. to better clear water mains.
2. Coordinate and meet with Planning Staff on potential trail along 2100 N as opposed to sidewalk.

Please include all DRC comments as part of the motion.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Timp Point Phase 3 final subdivision including the DRC comments from May 5, 2021. This recommendation is based on the following findings:

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

Timp Point Phase 3 Final Subdivision
DRC Redline Comments

*Edge Homes – requests final subdivision review of **Timp Point Phase 3**, a 60-unit residential development located at approximately 3300 West Hardman Way.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Brandon Parr
Date of Plans Reviewed: **04/27/21**

DRC REDLINE COMMENTS:
Glade – Power:
1. Show and label power easement space along 2100 N. in the adjacent property west. Power is adjusting equipment placement along 2100 N. to better clear water mains.

Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
2. Coordinate and meet with Planning Staff on potential trail along 2100 N as opposed to sidewalk.

PRIOR TO PRECONSTRUCTION MEETING:
1. UDOT approval for the access onto 2100 North needs to be finalized.
2. Provide an engineer's cost estimate for the cost of all improvements.
3. 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).
4. 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.
5. Required water dedication must be completed.
6. Reimbursement Agreement for any reimbursable improvement items must be in place.
7. Include surveyor's and engineer's stamps and signatures on the construction drawings.
8. Show lot addresses on the final plat (must coordinate with Planning Division).
9. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
10. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
11. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
12. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division for review and approval (signed by Mayor). Final Agreement to be recorded by developer.
13. Address any comments or conditions from City Council approval.
14. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled

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).

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.

6. Provide a recorded copy of required boundary line agreement(s).
7. Provide a signed original copy of the CC&Rs to record with the plat (to be reviewed by City Attorney).
8. Warranty deed/title insurance (open space, detention, City park property, City trails, some road dedication). Title insurance policies on each to be obtained through Marnae at Vanguard Title 801-610-1670
9. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

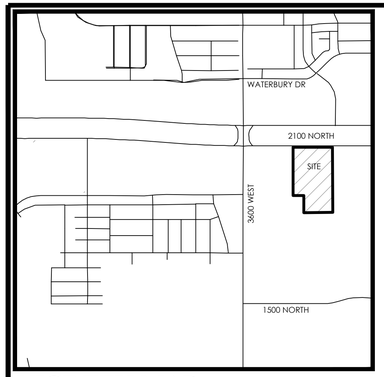
1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of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

THIS ITEM WILL SCHEDULED FOR CITY COUNCIL ON MAY 25TH

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.

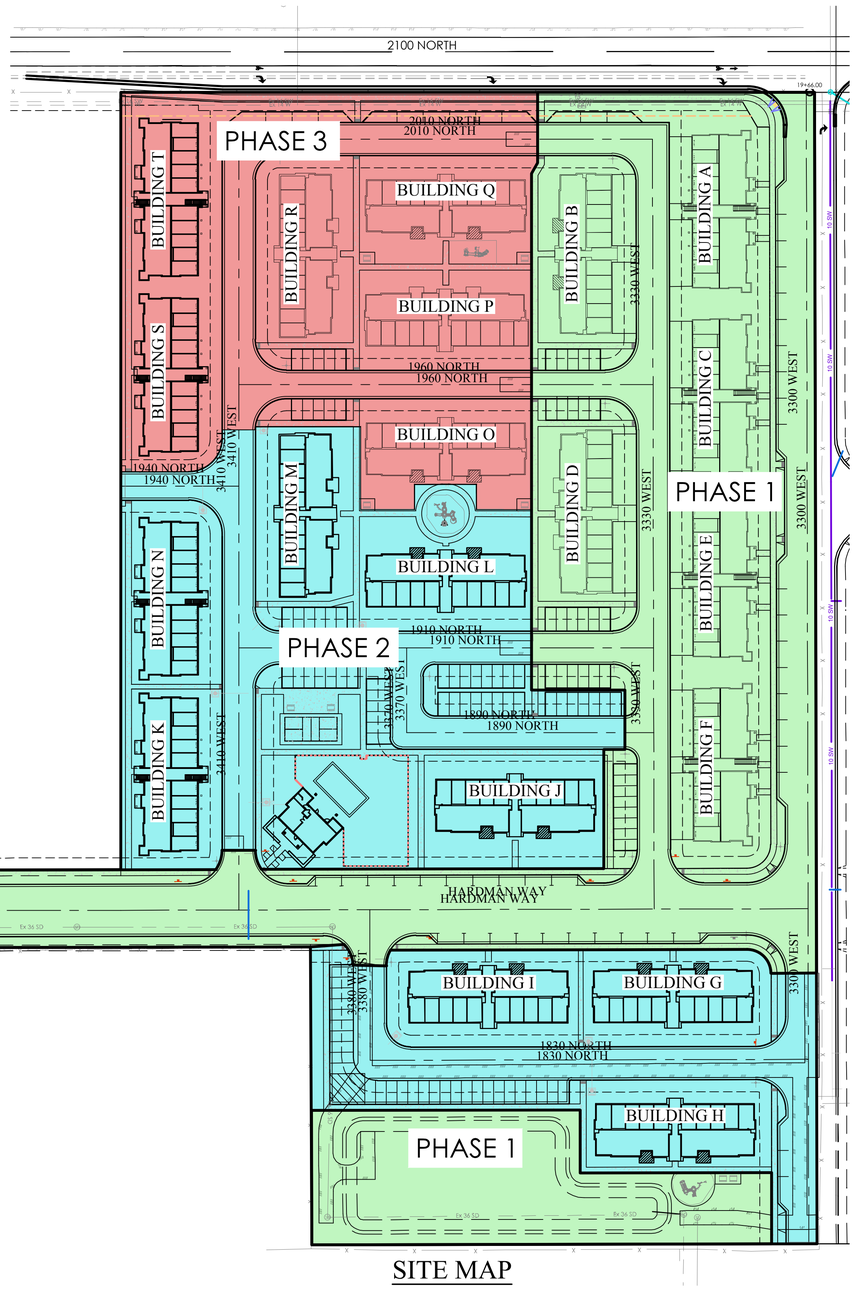
TIMP POINT PHASE 3

PREPARED FOR:
EDGE HOMES
LOCATED IN:
LEHI, UTAH



VICINITY MAP
NTS

Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C2.0	FINAL PLAT 'O'
C2.1	FINAL PLAT 'O' CONDO DETAILS
C2.2	FINAL PLAT 'P'
C2.3	FINAL PLAT 'P' CONDO DETAILS
C2.4	FINAL PLAT 'Q'
C2.5	FINAL PLAT 'Q' CONDO DETAILS
C2.6	FINAL PLAT 'R'
C2.7	Final Plat 'R' Condo Details
C2.8	FINAL PLAT 'S'
C2.9	FINAL PLAT 'S' CONDO DETAILS
C2.10	FINAL PLAT 'T'
C2.11	FINAL PLAT 'T' CONDO DETAILS
C3.0	SITE PLAN
C4.0	GRADING & DRAINAGE PLAN
C5.0	UTILITY PLAN
C5.1	HYDRANT & BLOWOFF PLAN
C6.0	EROSION CONTROL PLAN
C7.0	OVERALL POWER PLAN
C7.1	PHASE 3 POWER PLAN
D1	DETAILS
D2	DETAILS



SITE MAP

GENERAL NOTES

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

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

3. ALL CONSTRUCTION SHALL ADHERE TO LEHI 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.

ENGINEER'S NOTES TO CONTRACTOR

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

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

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

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

CONTACTS

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

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

N
S

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

BENCHMARK
EAST QUARTER CORNER OF SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4536.22
DATUM: NAVD88

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

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

FOR REVIEW ONLY

REVISION BLOCK

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

TIMP POINT PHASE 3
LEHI, UTAH
COVER SHEET

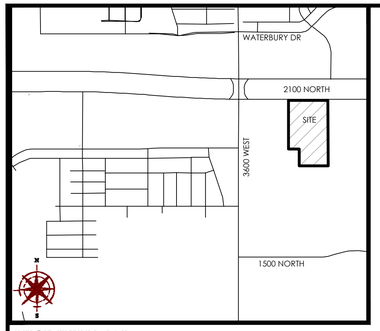
COVER SHEET

Scale:	1"=60'	Drawn:	WE
Date:	04/27/2021	Job #:	20-0590
Sheet:	C1.0		

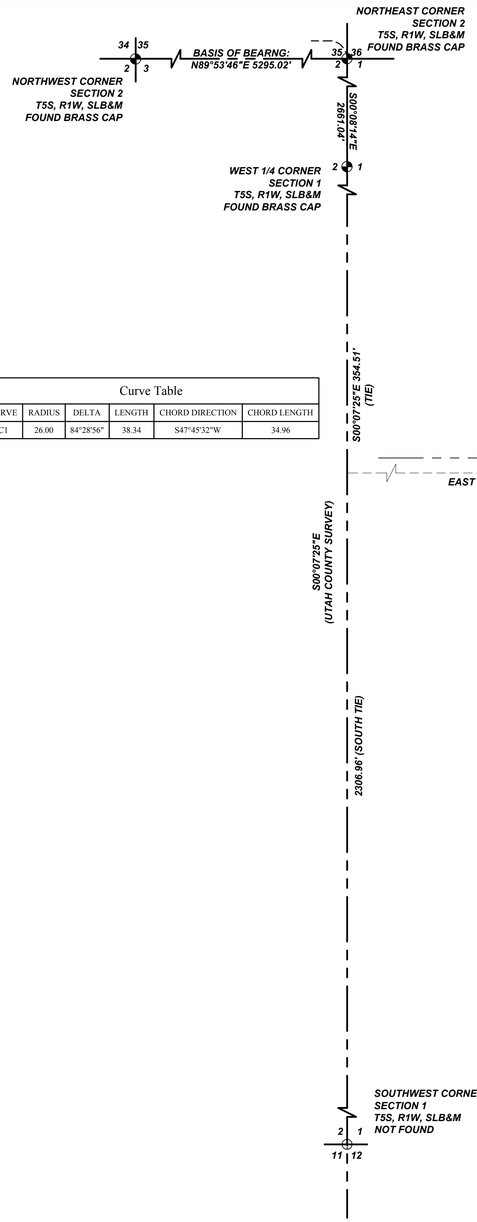
Z:_2020\20-0590 lehi multifamily edge homes phase 3\design 20-0590\dwg\sheets\C1.0 - COVER.dwg

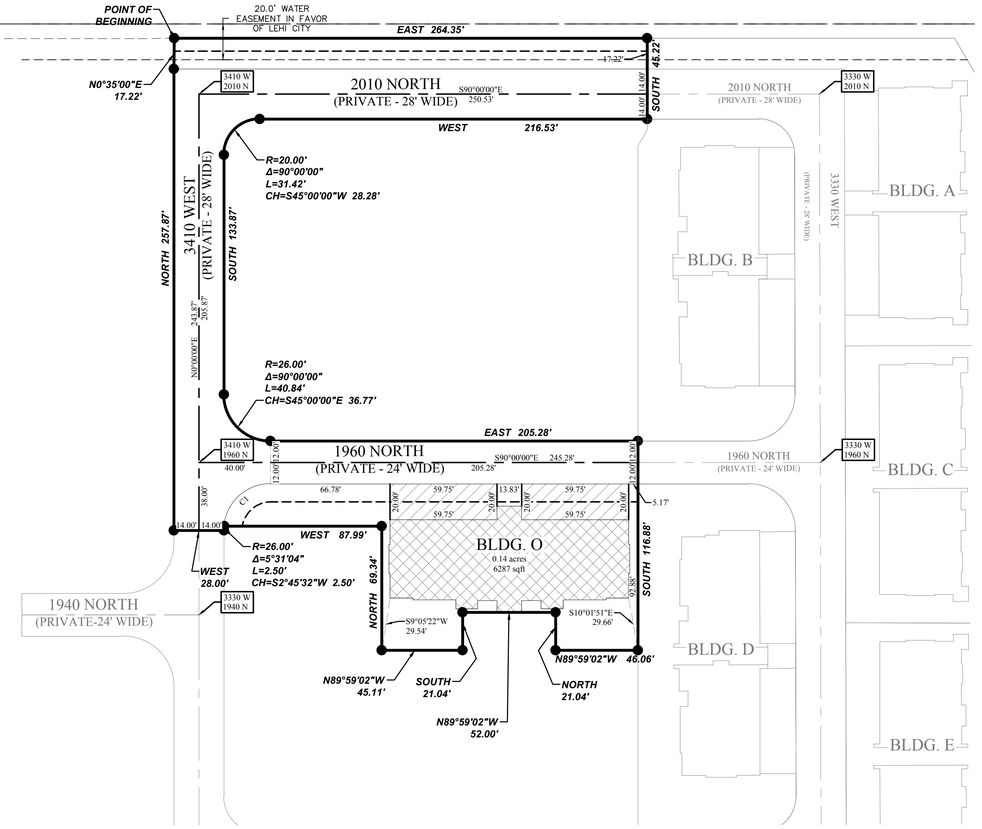
TIMP POINT CONDOMINIUMS
PHASE 3 PLAT 'O'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH



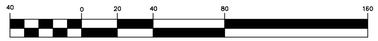
VICINITY MAP
N.T.S







GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

LEGEND

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

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	26.00	84°28'56"	38.34	S47°45'32"W	34.96

NOTES

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

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

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

4. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

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

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

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

8. THERE IS ONE (1) TWO INCH (2") P.I. METER CONSTRUCTED IN THIS PHASE LOCATED IN PLAT 'R'.

TABULATIONS:

CURRENT ZONE: C
TOTAL AREA: 0.88 ACRES
BUILDINGS: 1 BUILDING (10 UNITS PER BUILDING)
DEVELOPMENT TYPE: CONDOMINIUM

1 OF 2	3/26/2021

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

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

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

PLANNING COMMISSION APPROVAL

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

_____ _____
DIRECTOR - SECRETARY CHAIR, PLANNING COMMISSION

SURVEYOR'S CERTIFICATE

"I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 as prescribed under laws of the State of Utah. I further certify that by authority of the Owner(s), I have made a survey of the tract of land and the following description correctly describes the land surface upon which has been or will be constructed, hereafter to be known as **TIMP POINT CONDOMINIUMS PHASE 3 PLAT 'O'**, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

_____ Date
Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

BOUNDARY DESCRIPTION

A portion of that Real Property described in Deed Entry No.39141:2016 of the Official Records of Utah County, located in the SW1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S00°07'25"E along the Section line 354.51 feet and thence East 823.51 feet from the West 1/4 Corner of Section 1, T5S, R1W, SLB&M (Basis of Bearing: N89°53'46"E between the Northwest Corner and the Northeast Corner of Section 2, T5S, R1W, SLB&M); thence East 264.35 feet; thence South 45.22 feet; thence West 216.53 feet; thence along the arc of a curve to the left with a radius of 20.00 feet a distance of 31.42 feet through a central angle of 90°00'00" Chord: S45°00'00"W 28.28 feet; thence South 133.87 feet; thence along the arc of a curve to the left with a radius of 26.00 feet a distance of 40.84 feet through a central angle of 90°00'00" Chord: S45°00'00"E 36.77 feet; thence East 205.28 feet; thence South 116.88 feet; thence N89°59'02"W 46.06 feet; thence North 21.04 feet; thence N89°59'02"W 52.00 feet; thence South 21.04 feet; thence N89°59'02"W 45.11 feet; thence North 69.34 feet; thence West 87.99 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 26.00 feet (radius bears: S84°28'56"E) a distance of 2.50 feet through a central angle of 05°31'04" Chord: S02°45'32"W 2.50 feet; thence West 28.00 feet; thence North 257.87 feet; thence N00°35'00"E 17.22 feet to the point of beginning.

Contains: 0.88 acres+/-

OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDIING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

TIMP POINT
CONDOMINIUMS
PHASE 3 PLAT 'O'

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

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

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

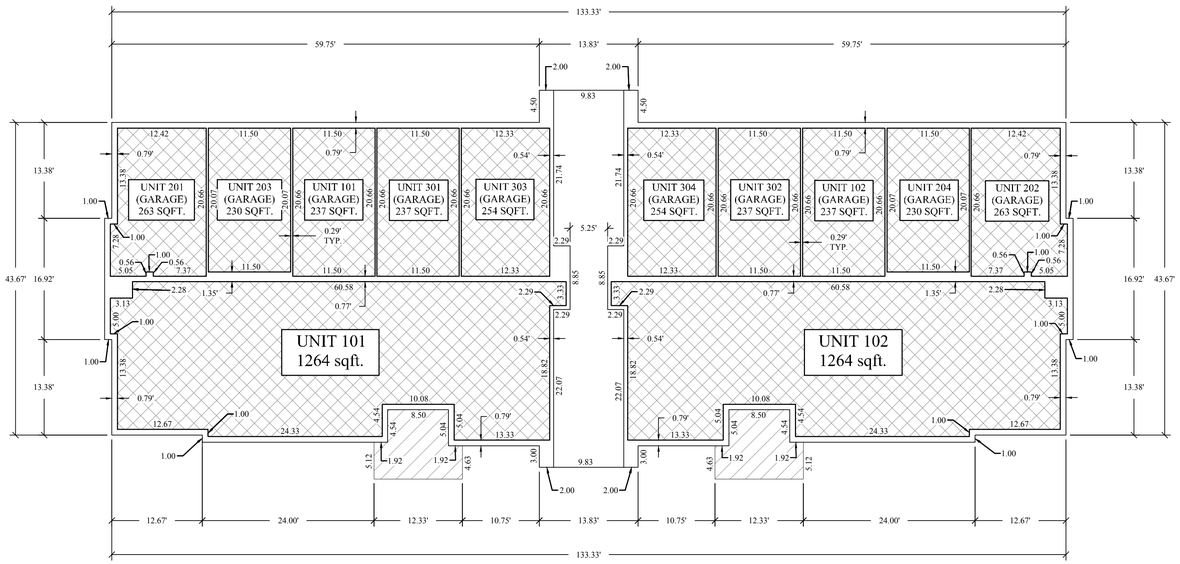
APPROVED_____ ATTEST: _____
CITY ENGINEER (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

TIMP POINT CONDOMINIUMS
PHASE 3 PLAT 'O'

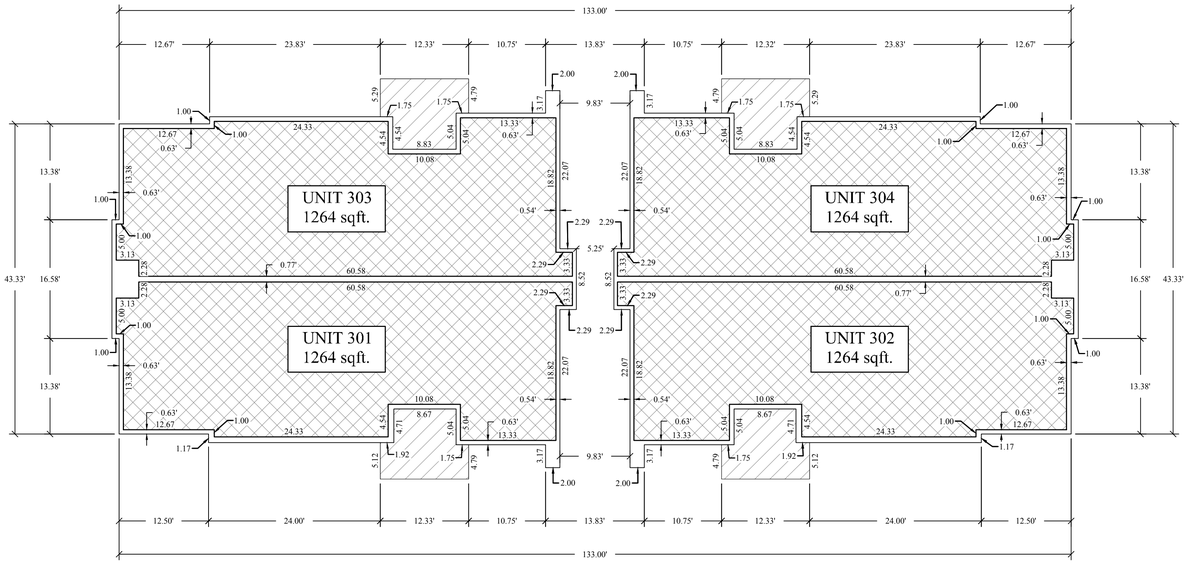
LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

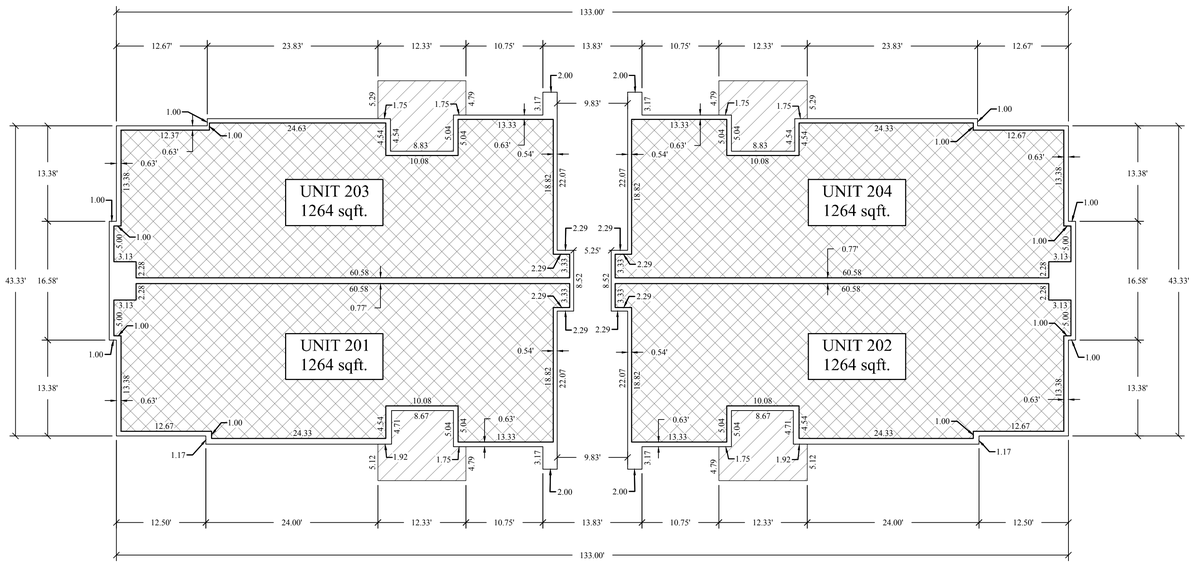
z:_2020\20-0590 lehi multifamily edge homes phase 3\design 20-0590\dwg\sheets\c2.0 - Final Plat 'O'.dwg



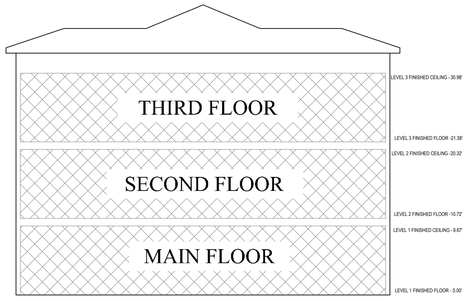
MAIN FLOOR



THIRD FLOOR



SECOND FLOOR



PRIVATE OWNERSHIP

COMMON AREA

LIMITED COMMON AREA

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

TIMP POINT CONDOMINIUMS
PHASE 3 PLAT 'O'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

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

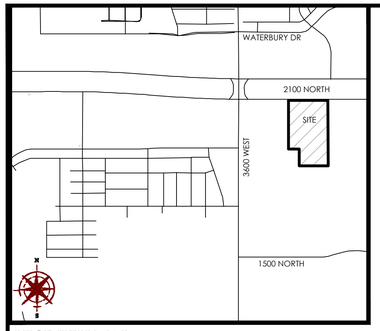
2 OF 2	3/26/2021

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

z:_2020\20-0590 lehi multifamily edge homes phase 3\design 20-0590\dwg\sheets\C21 - Final Plat 'O' Condo Details.dwg

TIMP POINT CONDOMINIUMS
PHASE 3 PLAT 'P'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH



VICINITY MAP
N.T.S

LEGEND

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

NOTES

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

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

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

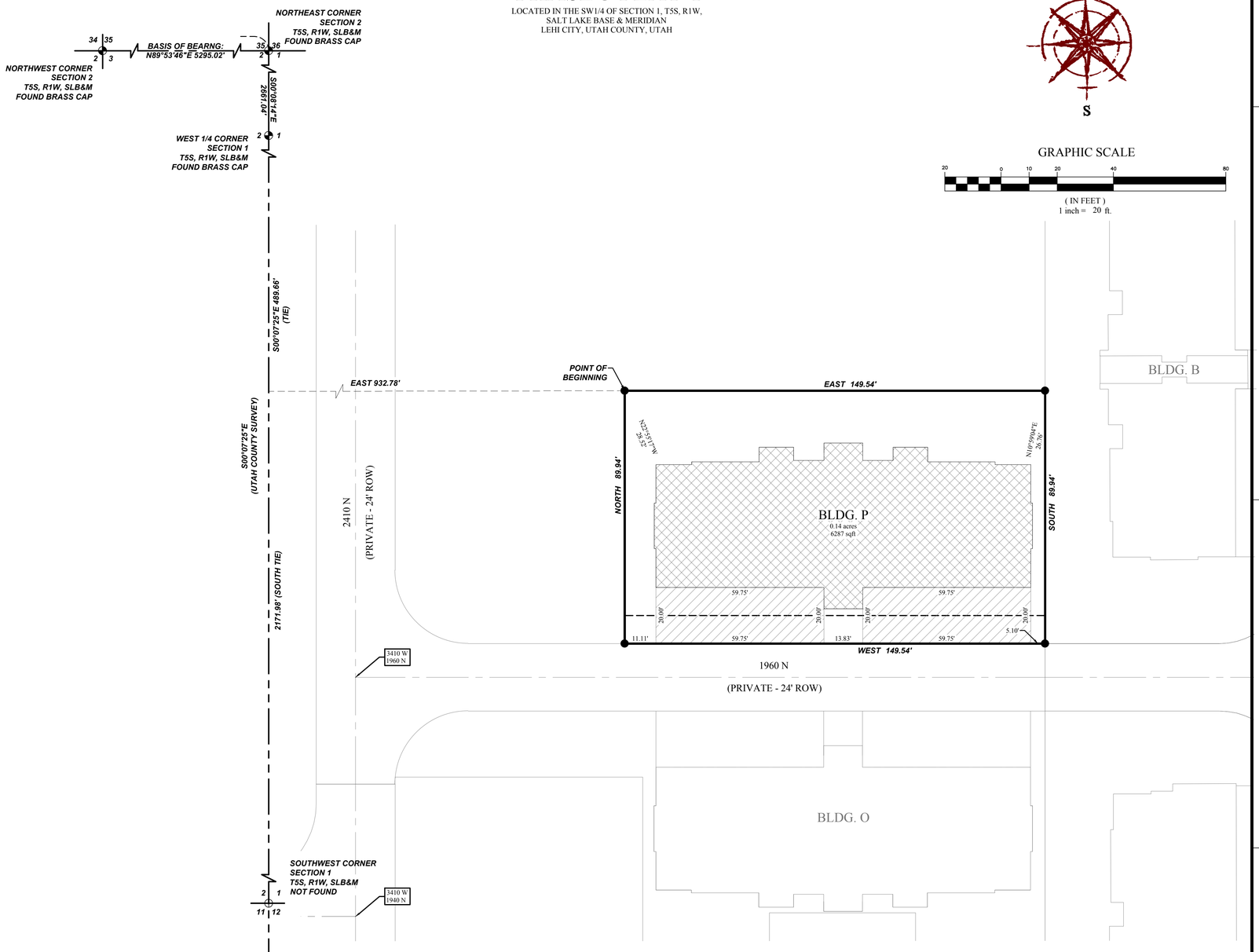
4. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

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

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

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

8. THERE IS ONE (1) TWO INCH (2") P.I. METER CONSTRUCTED IN THIS PHASE LOCATED IN PLAT 'R'.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

TABULATIONS:

CURRENT ZONE: C
TOTAL AREA: 2.66 ACRES
BUILDINGS: 1 BUILDING (10 UNITS PER BUILDING)
DEVELOPMENT TYPE: CONDOMINIUM

1 OF 2	3/26/2021

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

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

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

PLANNING COMMISSION APPROVAL

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

_____ _____
DIRECTOR - SECRETARY CHAIR, PLANNING COMMISSION

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

SURVEYOR'S CERTIFICATE

"I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 as prescribed under laws of the State of Utah. I further certify that by authority of the Owner(s), I have made a survey of the tract of land and the following description correctly describes the land surface upon which has been or will be constructed, hereafter to be known as **TIMP POINT CONDOMINIUMS PHASE 3 PLAT 'P'**, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

_____
Evan J. Wood Date
Professional Land Surveyor
Certificate No. 183395

BOUNDARY DESCRIPTION

A portion of that Real Property described in Deed Entry No.39141:2016 of the Official Records of Utah County, located in the SW1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S00°07'25"E 489.66 feet along the Section line and thence East 932.78 feet from the West 1/4 Corner of Section 1, T5S, R1W, SLB&M (Basis of Bearing: N89°53'46"E between the Northwest Corner and the Northeast Corner of Section 2, T5S, R1W, SLB&M); running thence East 149.54 feet; thence South 89.94 feet; thence West 149.54 feet; thence North 89.94 feet to the point of beginning.

Contains: 0.31 acres+/-

OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDIING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

TIMP POINT
CONDOMINIUMS
PHASE 3 PLAT 'P'

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

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

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__

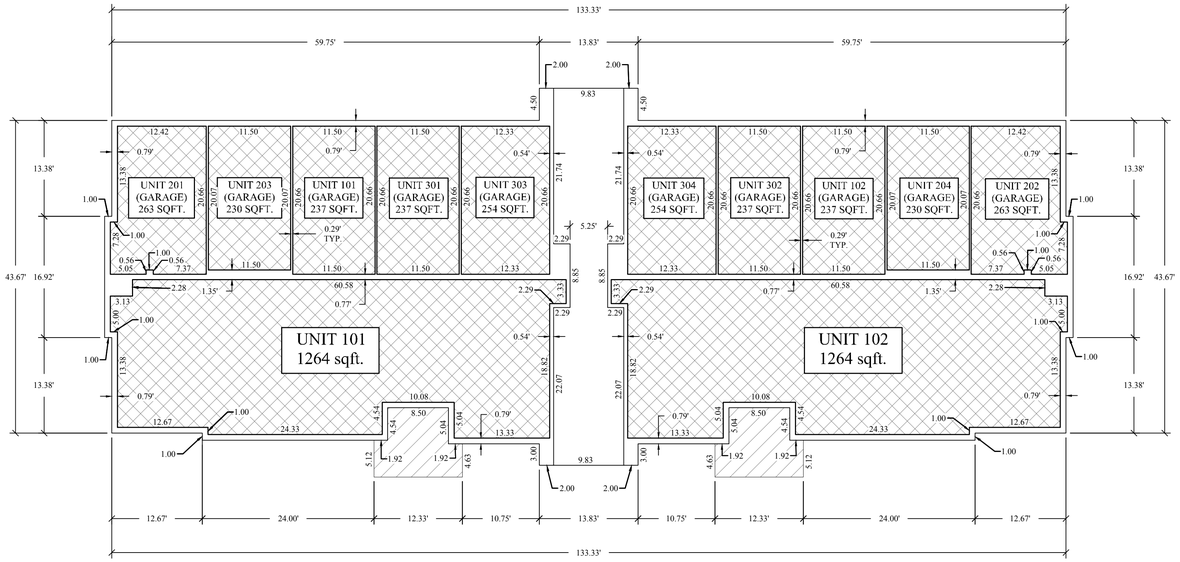
_____
APPROVED BY MAYOR

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

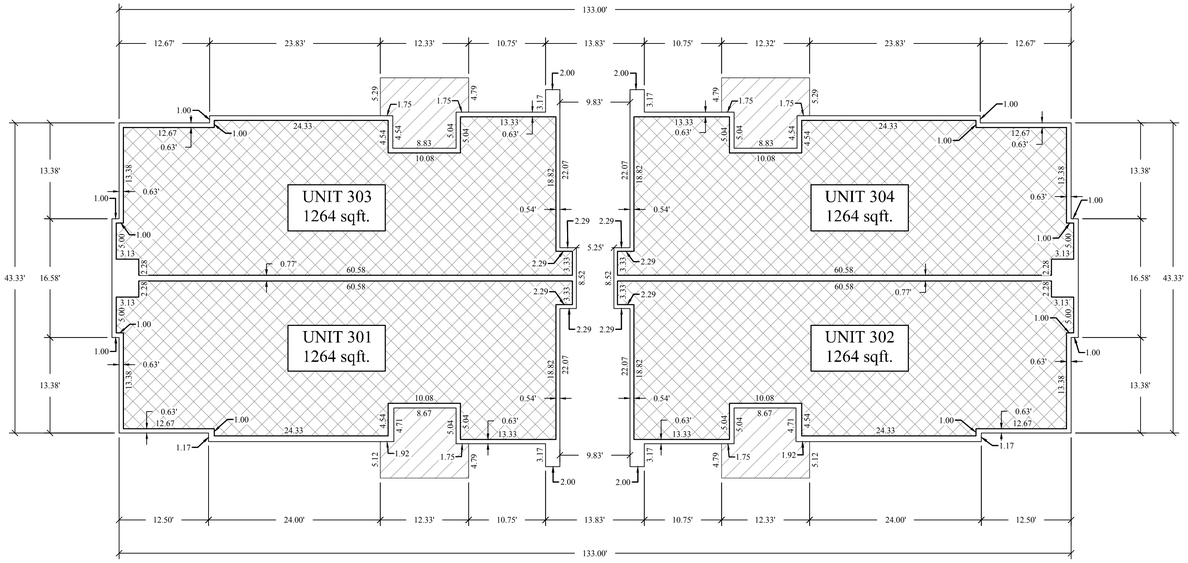
TIMP POINT CONDOMINIUMS
PHASE 3 PLAT 'P'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

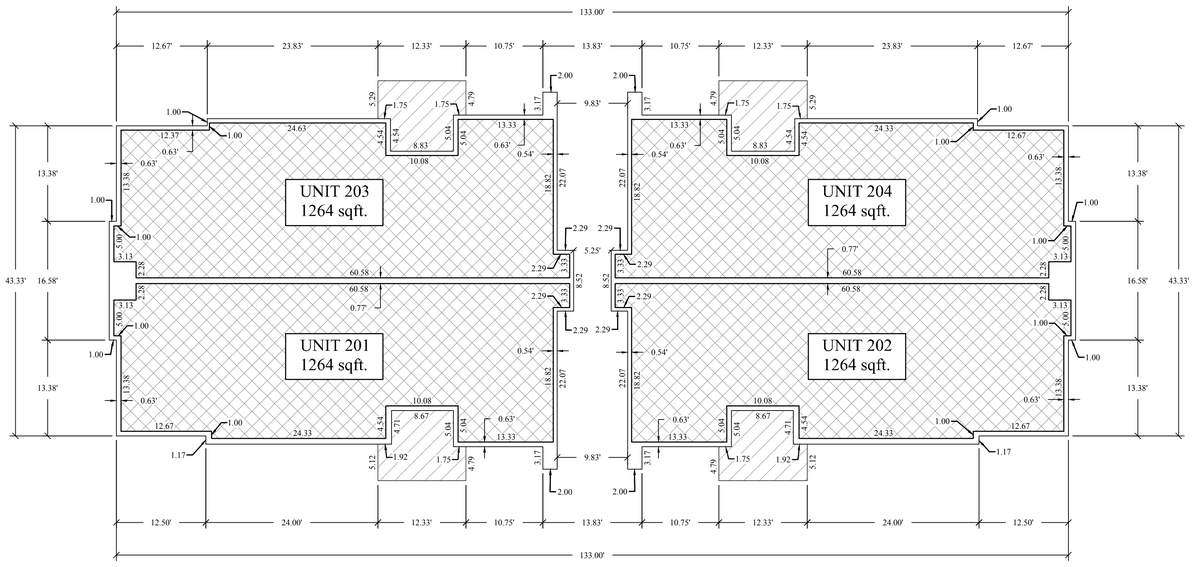
J:_2020\20-0590 lehi multifamily edge homes phase 3\design 20-0590\dwg\sheets\C2.2 - Final Plat 'P'.dwg



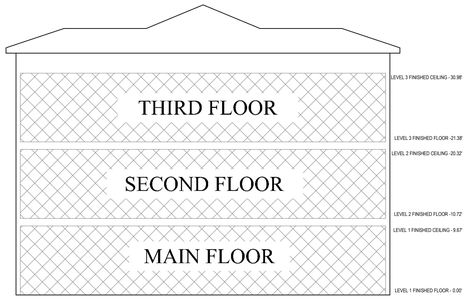
MAIN FLOOR



THIRD FLOOR



SECOND FLOOR



PRIVATE OWNERSHIP

COMMON AREA

LIMITED COMMON AREA

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

TIMP POINT CONDOMINIUMS
PHASE 3 PLAT 'P'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

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6949 HIGH TECH DRIVE
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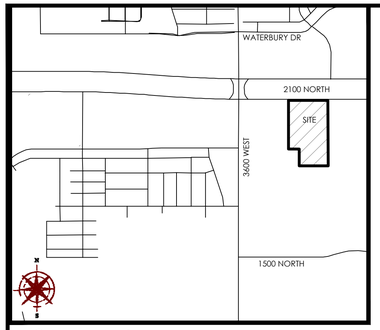
2 OF 2	3/26/2021

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

z:_2020\20-0590 lehi multifamily edge homes phase 3\design 20-0590\dwg\sheets\C2.3 - Final Plat 'P' Condo Details.dwg

TIMP POINT CONDOMINIUMS
PHASE 3 PLAT 'Q'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH



VICINITY MAP
N.T.S

LEGEND

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

NOTES

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

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

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

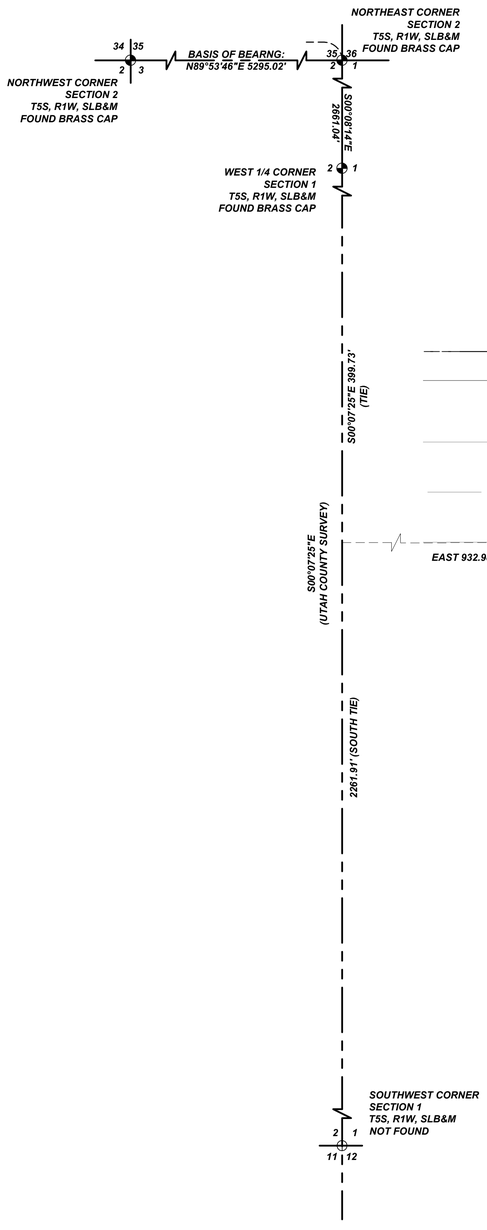
4. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

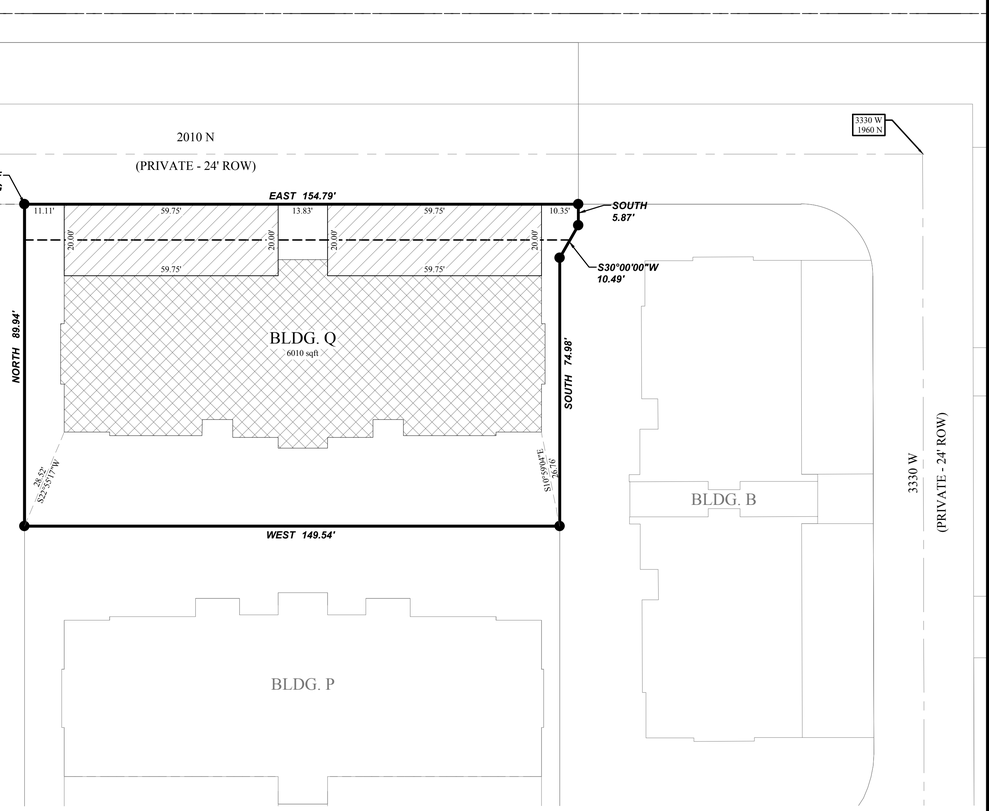
5. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.

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

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

8. THERE IS ONE (1) TWO INCH (2") P.I. METER CONSTRUCTED IN THIS PHASE LOCATED IN PLAT 'R'.







GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SURVEYOR'S CERTIFICATE

"I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 as prescribed under laws of the State of Utah. I further certify that by authority of the Owner(s), I have made a survey of the tract of land and the following description correctly describes the land surface upon which has been or will be constructed, hereafter to be known as **TIMP POINT CONDOMINIUMS PHASE 3 PLAT 'Q'**, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

Evan J. Wood — Date
Professional Land Surveyor
Certificate No. 183395

BOUNDARY DESCRIPTION

A portion of that Real Property described in Deed Entry No.39141:2016 of the Official Records of Utah County, located in the SW1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S00°07'25"E 399.73 feet along the Section line and thence East 932.98 feet from the West 1/4 Corner of Section 1, T5S, R1W, SLB&M (Basis of Bearing: N89°53'46"E between the Northwest Corner and the Northeast Corner of Section 2, T5S, R1W, SLB&M); running thence East 154.79 feet; thence South 5.87 feet; thence S30°00'00"W 10.49 feet; thence South 74.98 feet; thence West 149.54 feet; thence North 89.94 feet to the point of beginning.

Contains: 0.31 acres+/-

OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDIING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

TIMP POINT
CONDOMINIUMS
PHASE 3 PLAT 'Q'

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

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

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)

TABULATIONS:

CURRENT ZONE: C
TOTAL AREA: 2.66 ACRES
BUILDINGS: 1 BUILDING (10 UNITS PER BUILDING)
DEVELOPMENT TYPE: CONDOMINIUM

1 OF 2	3/26/2021

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

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

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

PLANNING COMMISSION APPROVAL

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

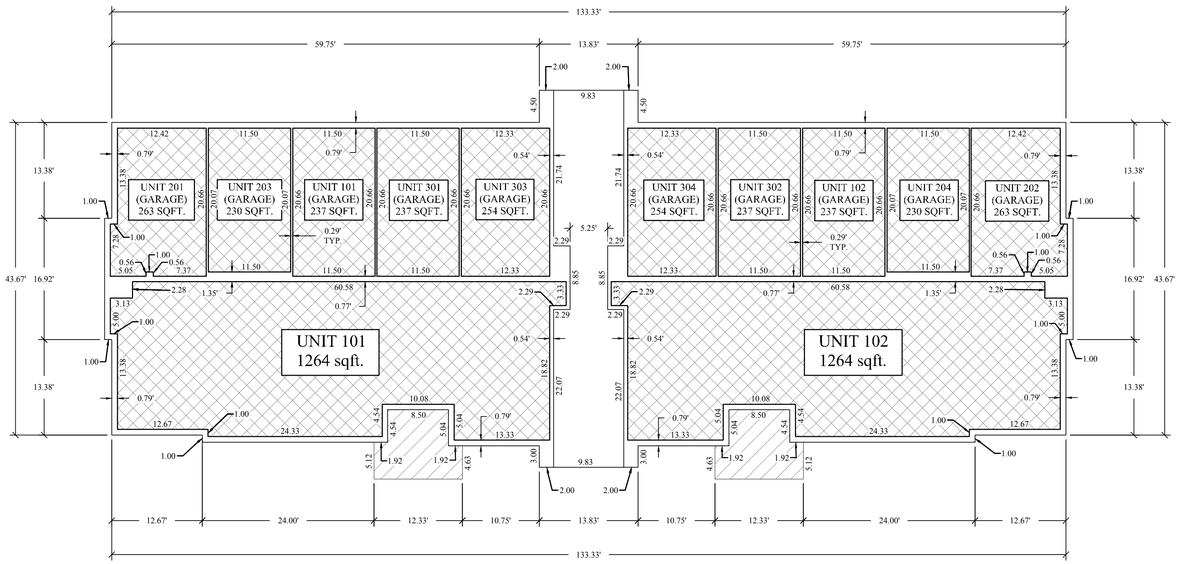
_____ _____
DIRECTOR - SECRETARY CHAIR, PLANNING COMMISSION

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

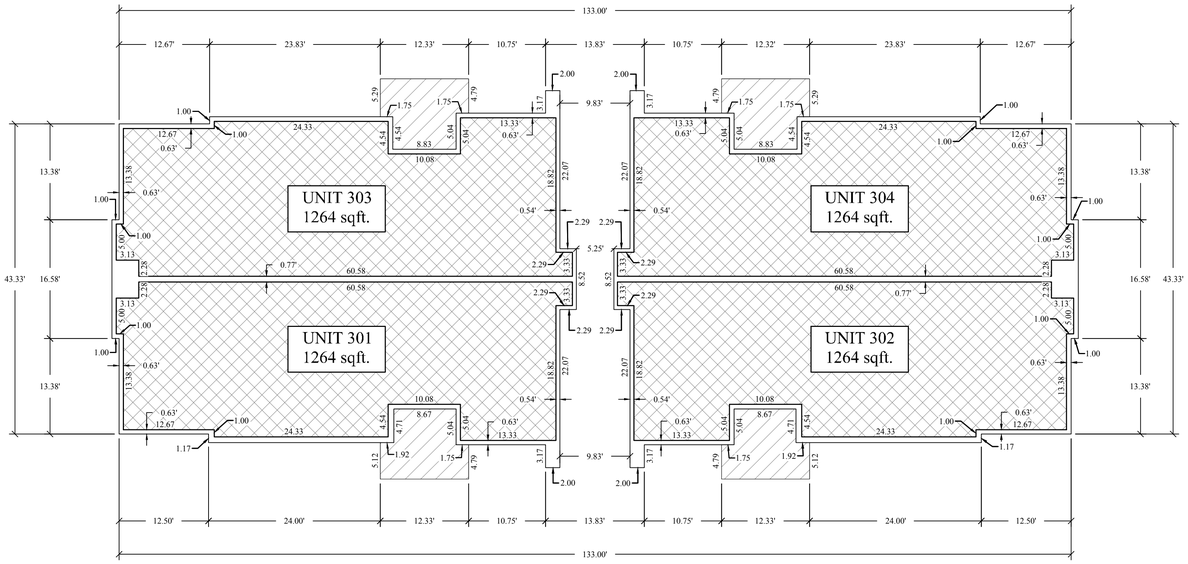
TIMP POINT CONDOMINIUMS
PHASE 3 PLAT 'Q'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

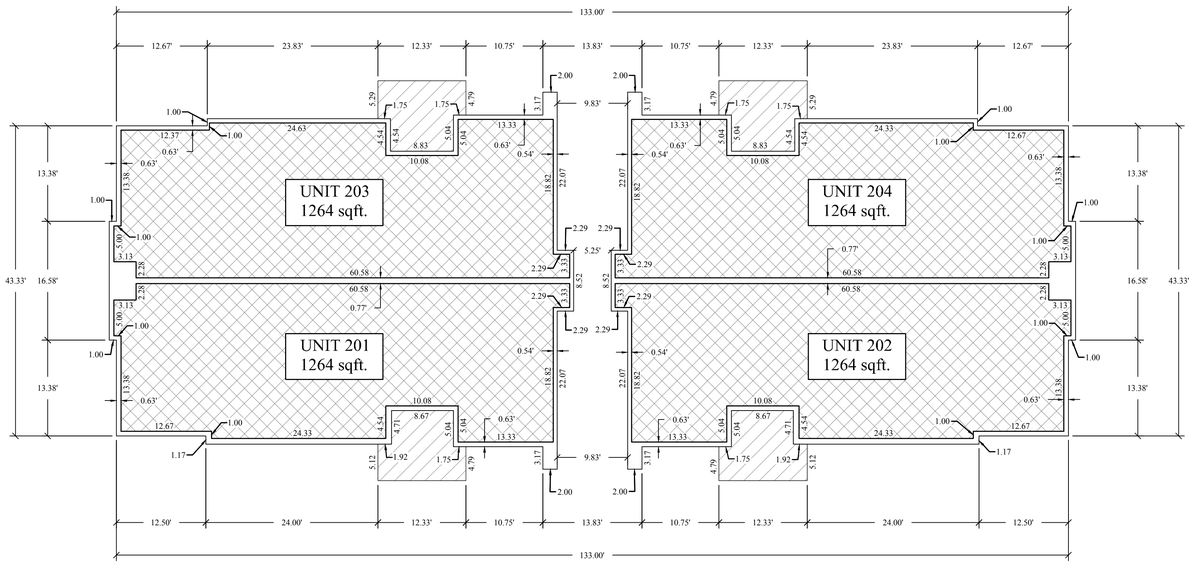
z:\2020\20-0590 lehi multifamily edge homes phase 3\design 20-0590\dwg\sheets\C2.4 - Final Plat 'Q'.dwg



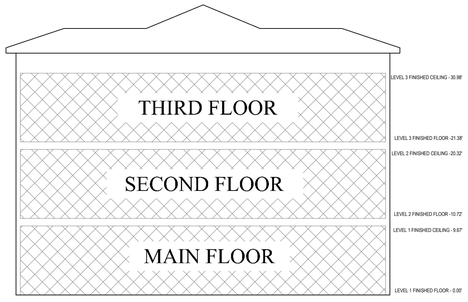
MAIN FLOOR



THIRD FLOOR



SECOND FLOOR



PRIVATE OWNERSHIP

COMMON AREA

LIMITED COMMON AREA

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

TIMP POINT CONDOMINIUMS
PHASE 3 PLAT 'Q'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
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www.focusutah.com

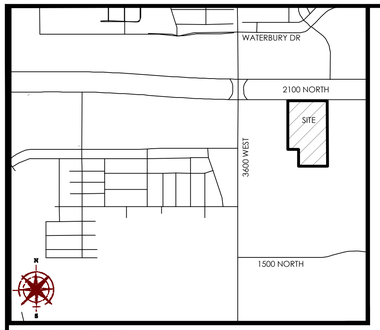
2 OF 2	3/26/2021

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

z:_2020\20-0590 lehi multifamily edge homes phase 3\design 20-0590\dwg\sheets\C2.5 - Final Plat 'Q' Condo Details.dwg

TIMP POINT CONDOMINIUMS
PHASE 3 PLAT 'R'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

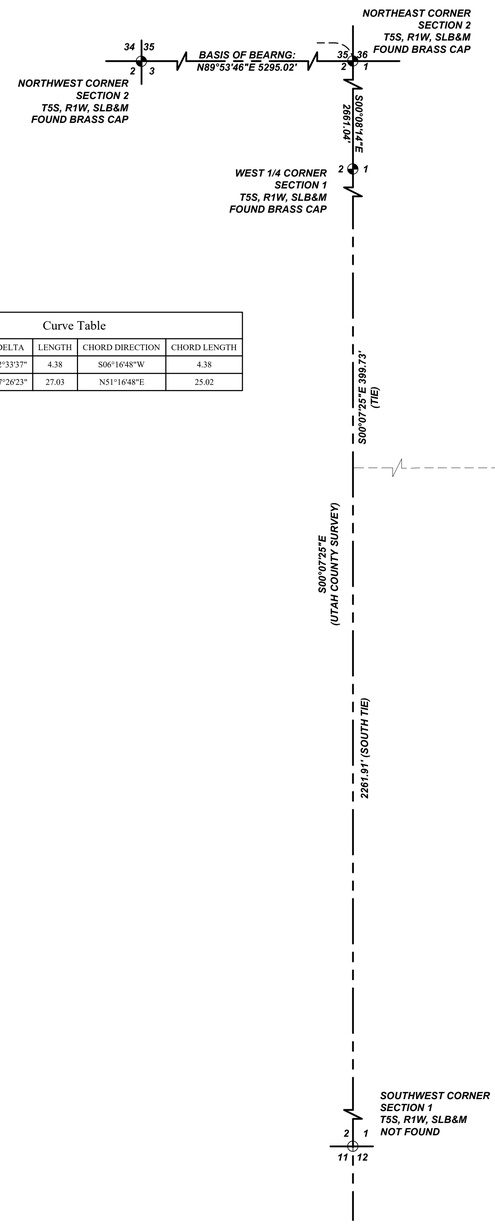


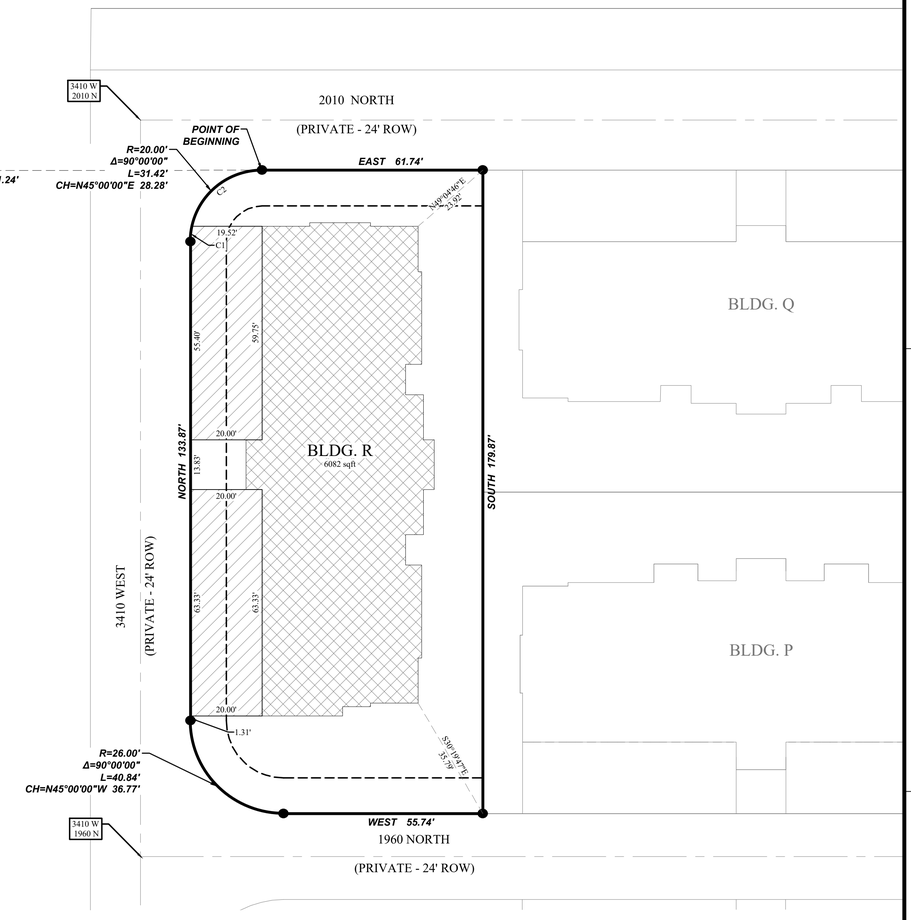
VICINITY MAP
N.T.S

LEGEND

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

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	20.00	12°33'37"	4.38	S06°16'48"W	4.38
C2	20.00	77°26'23"	27.03	N51°16'48"E	25.02







GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SURVEYOR'S CERTIFICATE

"I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 as prescribed under laws of the State of Utah. I further certify that by authority of the Owner(s), I have made a survey of the tract of land and the following description correctly describes the land surface upon which has been or will be constructed, hereafter to be known as **TIMP POINT CONDOMINIUMS PHASE 3 PLAT 'R'**, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

Evan J. Wood — Date
Professional Land Surveyor
Certificate No. 183395

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Contains: 0.33 acres+/-

OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDIING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

TIMP POINT
CONDOMINIUMS
PHASE 3 PLAT 'R'

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

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BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

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

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)

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
2. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
3. ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
4. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
5. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.
6. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
7. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.
8. THERE IS ONE (1) TWO INCH (2") P.I. METER CONSTRUCTED IN THIS PHASE LOCATED IN PLAT 'R'.

TABULATIONS:

CURRENT ZONE: C
TOTAL AREA: 2.66 ACRES
BUILDINGS: 1 BUILDING (10 UNITS PER BUILDING)
DEVELOPMENT TYPE: CONDOMINIUM

1 OF 2	3/26/2021

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

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

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

PLANNING COMMISSION APPROVAL

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

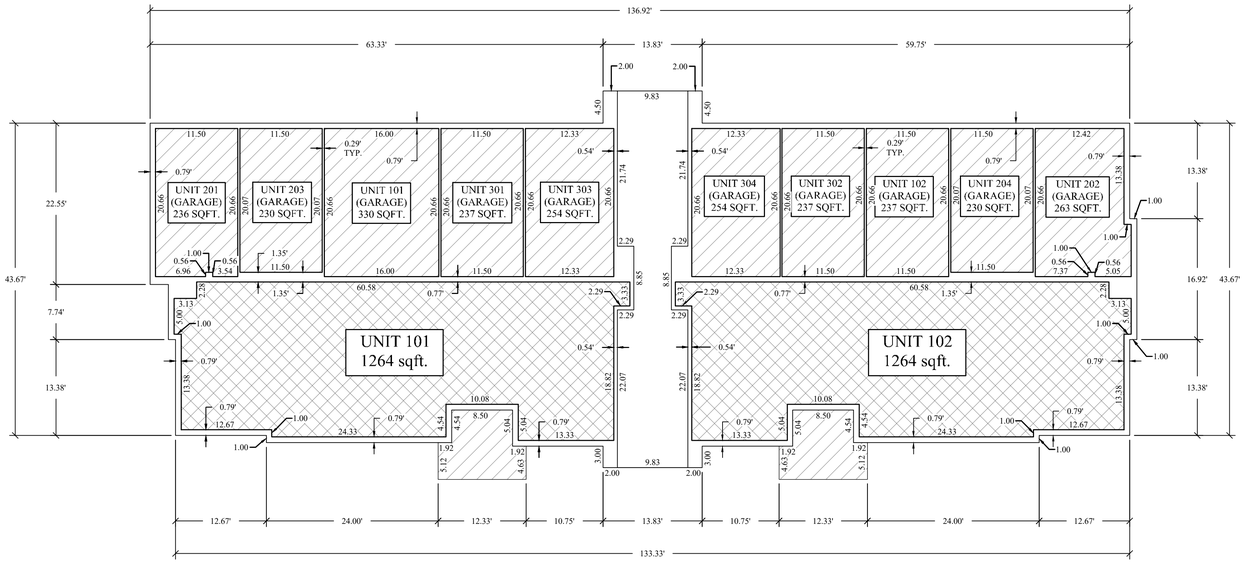
_____ _____
DIRECTOR - SECRETARY CHAIR, PLANNING COMMISSION

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

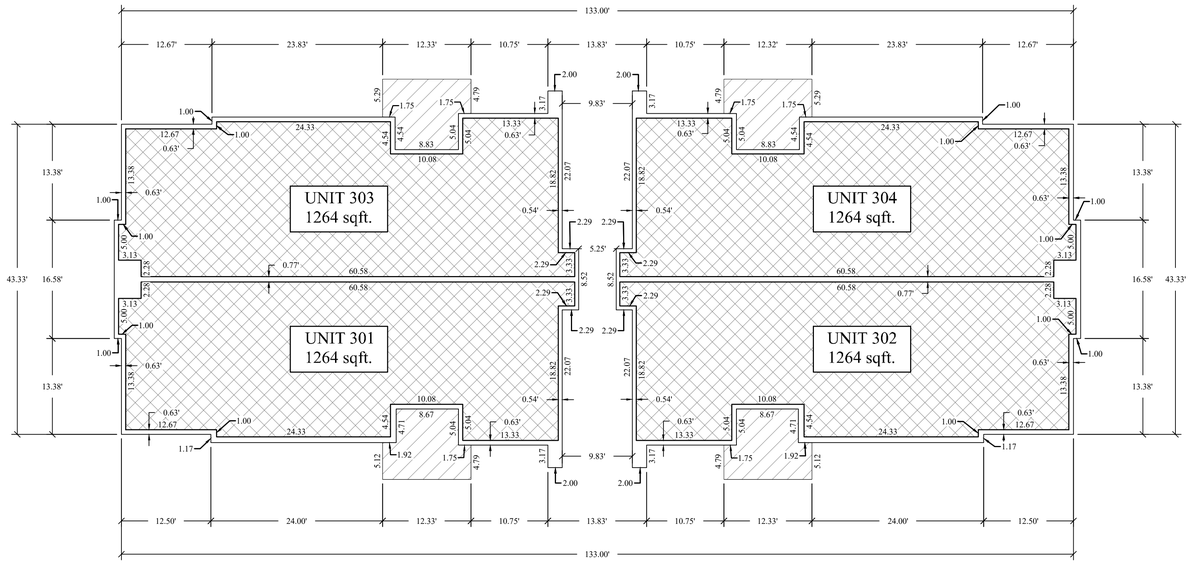
TIMP POINT CONDOMINIUMS
PHASE 3 PLAT 'R'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

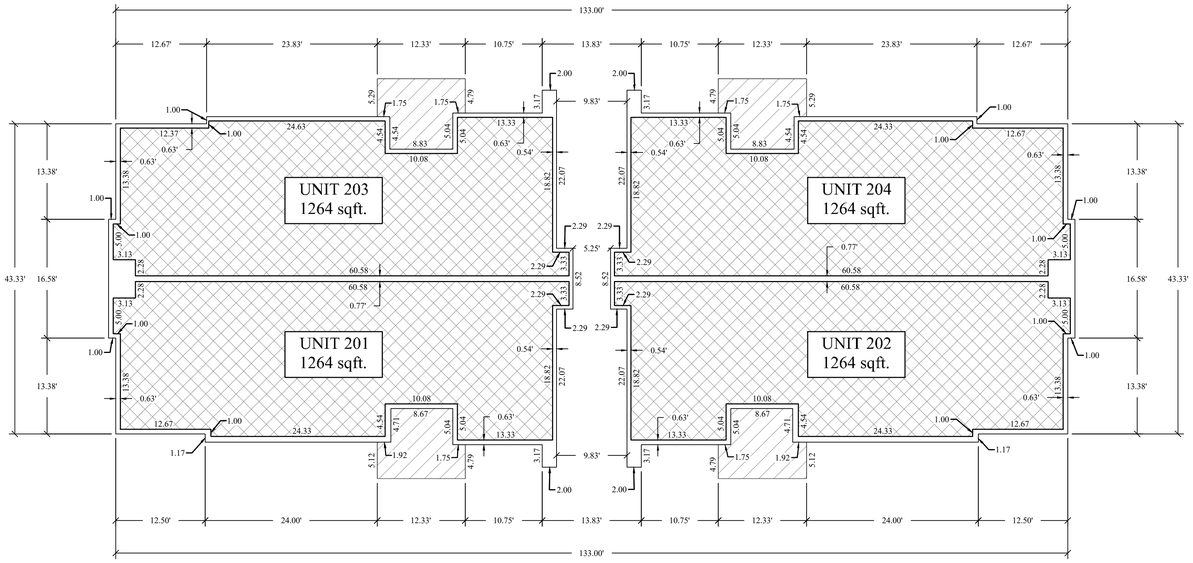
Z:_2020\20-0590 Lehi Multifamily Edge Homes Phase 3\design 20-0590\dwg\sheets\C2.6 - Final Plat 'R'.dwg



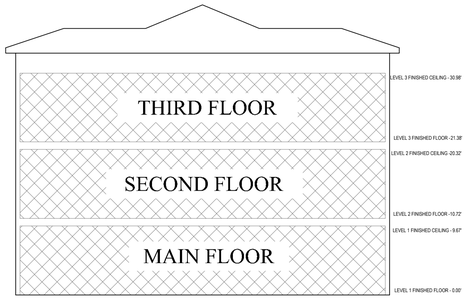
MAIN FLOOR
(UNIT 101 IS ADA)



THIRD FLOOR



SECOND FLOOR



PRIVATE OWNERSHIP

COMMON AREA

LIMITED COMMON AREA

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

TIMP POINT CONDOMINIUMS
PHASE 3 PLAT 'R'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

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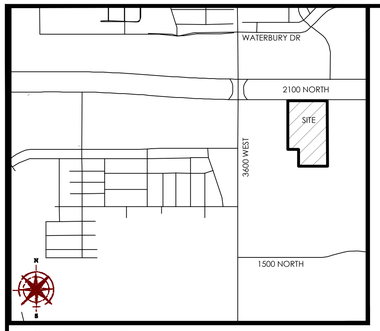
2 OF 2	9/21/2020

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

Z:_2020\20-0590 Lehi Multifamily Edge Homes Phase 3\design 20-0590\dwg\sheets\C2.7 - Final Plat 'R' Condo Details.dwg

TIMP POINT CONDOMINIUMS
PHASE 3 PLAT 'S'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

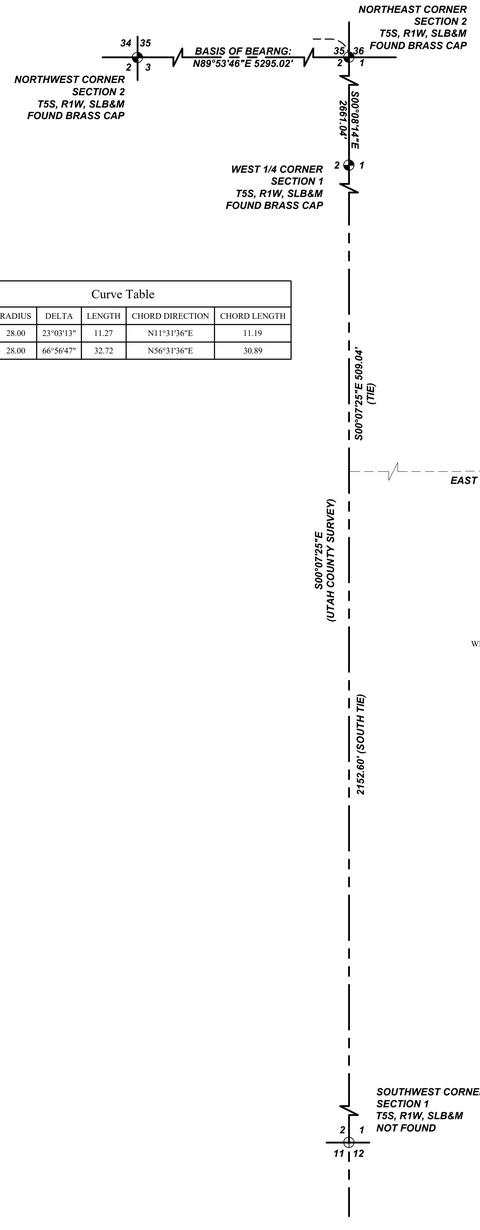


VICINITY MAP
N.T.S

LEGEND

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

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	28.00	23°03'13"	11.27	N11°31'36"E	11.19
C2	28.00	66°56'47"	32.72	N56°31'36"E	30.89



N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
2. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
3. ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
4. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
5. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.
6. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
7. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.
8. THERE IS ONE (1) TWO INCH (2") P.I. METER CONSTRUCTED IN THIS PHASE LOCATED IN PLAT 'R'.

TABULATIONS:

CURRENT ZONE: C
TOTAL AREA: 2.66 ACRES
BUILDINGS: 1 BUILDING (10 UNITS PER BUILDING)
DEVELOPMENT TYPE: CONDOMINIUM

1 OF 2	3/26/2021

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

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

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

PLANNING COMMISSION APPROVAL

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

_____ _____
DIRECTOR - SECRETARY CHAIR, PLANNING COMMISSION

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

SURVEYOR'S CERTIFICATE

"I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 as prescribed under laws of the State of Utah. I further certify that by authority of the Owner(s), I have made a survey of the tract of land and the following description correctly describes the land surface upon which has been or will be constructed, hereafter to be known as **TIMP POINT CONDOMINIUMS PHASE 3 PLAT 'S'**, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

_____ _____
Evan J. Wood Date
Professional Land Surveyor
Certificate No. 183395

BOUNDARY DESCRIPTION

A portion of that Real Property described in Deed Entry No.39141:2016 of the Official Records of Utah County, located in the SW1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S00°07'25"E 509.04 feet along the Section line and thence East 738.00 feet from the West 1/4 Corner of Section 1, T5S, R1W, SLB&M (Basis of Bearing: N89°53'46"E between the Northwest Corner and the Northeast Corner of Section 2, T5S, R1W, SLB&M); running thence East 85.00 feet; thence South 127.66 feet; thence along the arc of a curve to the right with a radius of 28.00 feet a distance of 43.98 feet through a central angle of 90°00'00" Chord: S45°00'00"W 39.60 feet; thence West 57.00 feet; thence North 155.66 feet to the point of beginning.

Contains: 0.30 acres+/-

OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDIING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

TIMP POINT
CONDOMINIUMS
PHASE 3 PLAT 'S'

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

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

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__

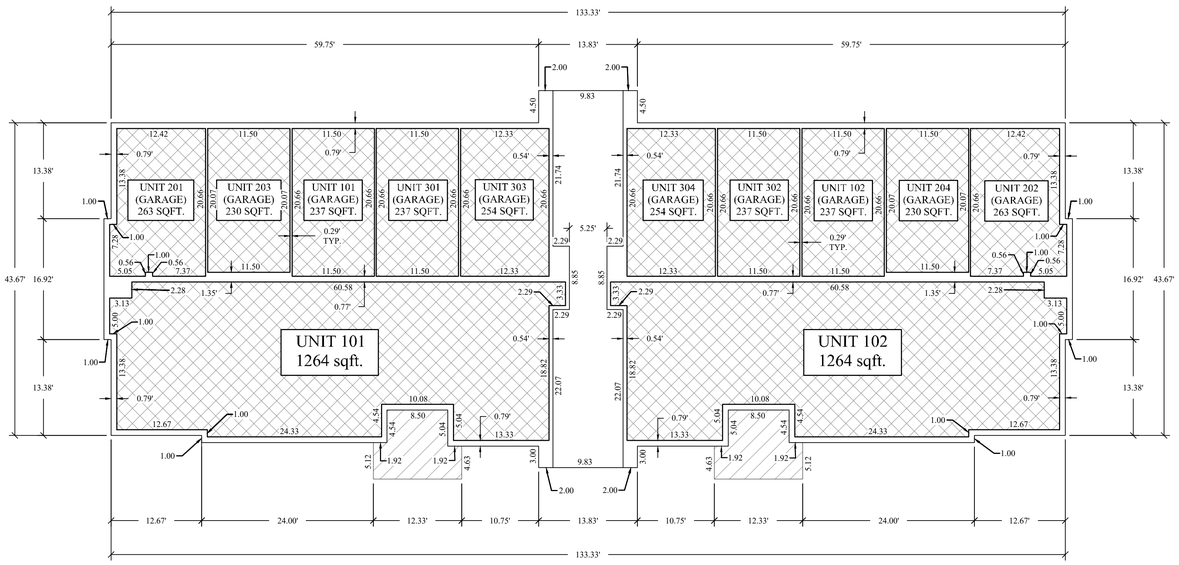
_____
APPROVED BY MAYOR

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

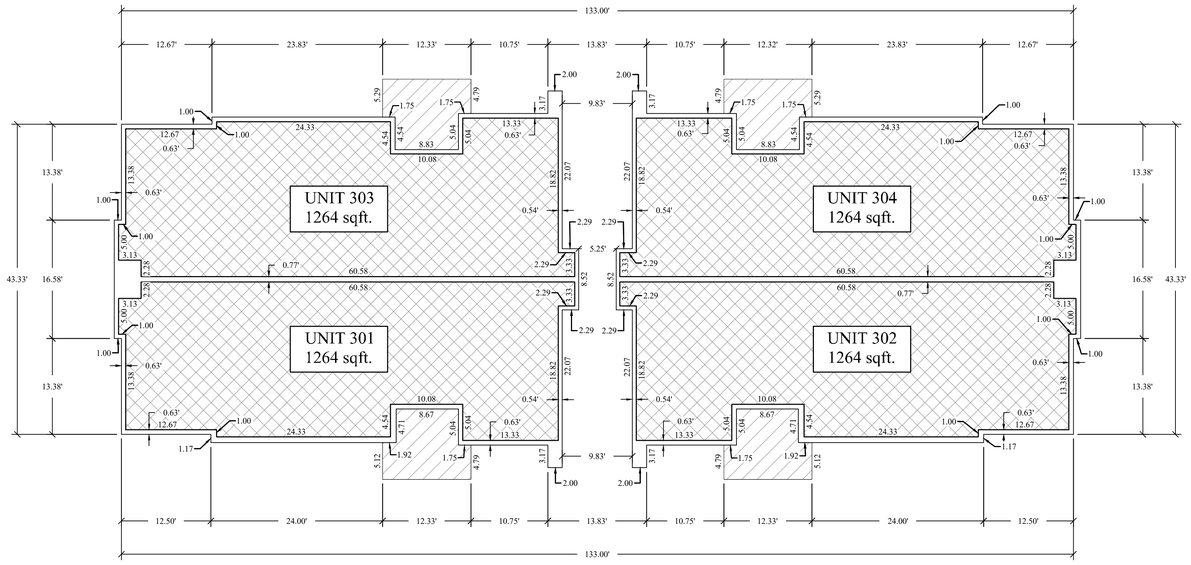
TIMP POINT CONDOMINIUMS
PHASE 3 PLAT 'S'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

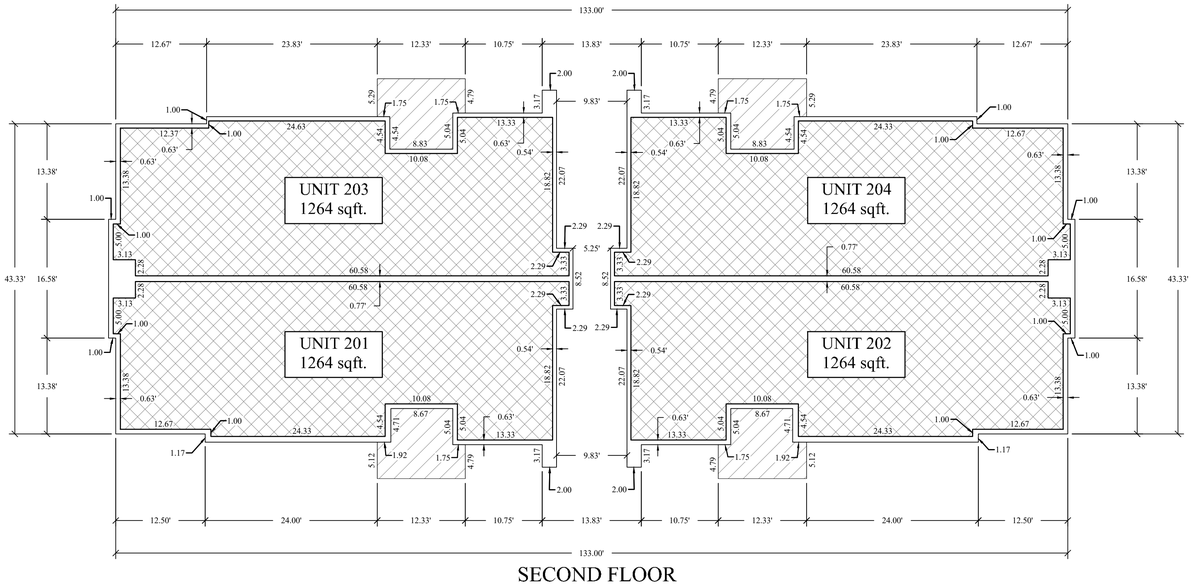
Z:_2020\20-0590 Lehi Multifamily Edge Homes Phase 3\design 20-0590\dwg\sheets\C2.8 - Final Plat 'S'.dwg



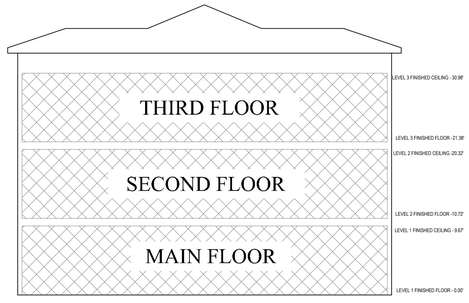
MAIN FLOOR



THIRD FLOOR



SECOND FLOOR



PRIVATE OWNERSHIP

COMMON AREA

LIMITED COMMON AREA

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

TIMP POINT CONDOMINIUMS PHASE 3 PLAT 'S'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

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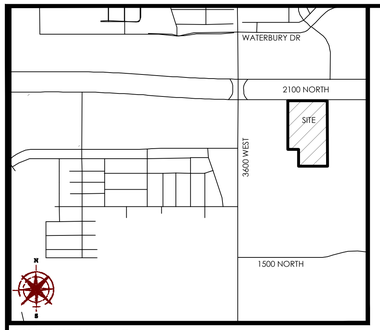
2 OF 2	3/26/2021

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

Z:_2020\20-0590 Lehi Multifamily Edge Homes Phase 3\design 20-0590\dwg\sheets\C2.9 - Final Plat 'S' Condo Details.dwg

TIMP POINT CONDOMINIUMS
PHASE 3 PLAT 'T'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

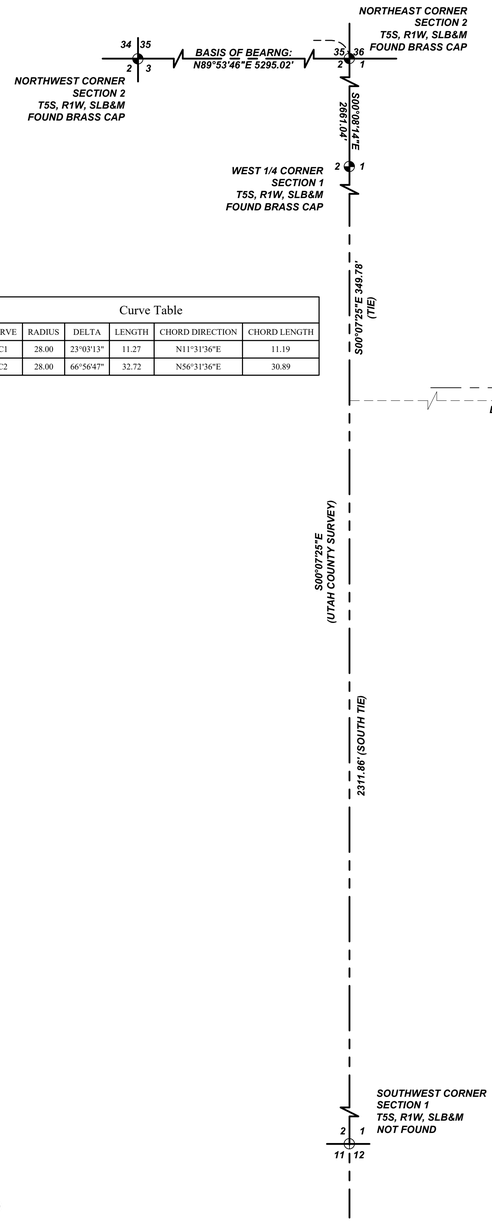


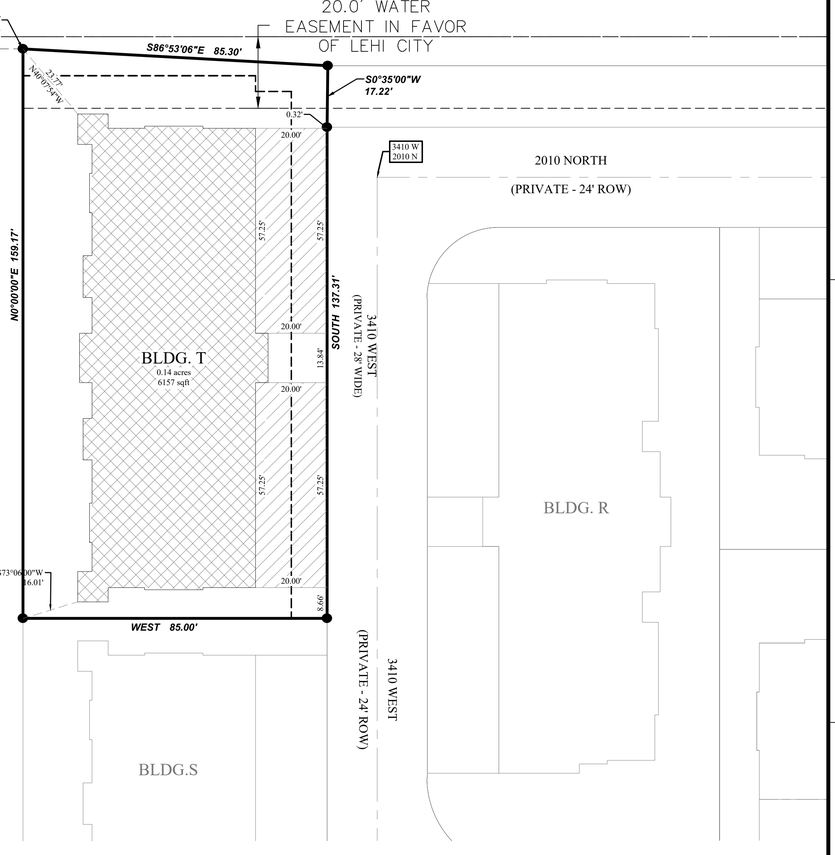
VICINITY MAP
N.T.S

LEGEND

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

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	28.00	23°03'13"	11.27	N11°31'36"E	11.19
C2	28.00	66°56'47"	32.72	N56°31'36"E	30.89







GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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1 OF 2	3/26/2021

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S.S.
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A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

PLANNING COMMISSION APPROVAL

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_____ _____
DIRECTOR - SECRETARY CHAIR, PLANNING COMMISSION

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Certificate No. 183395

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Contains: 0.31 acres+/-

OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDIING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

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_____
APPROVED BY MAYOR

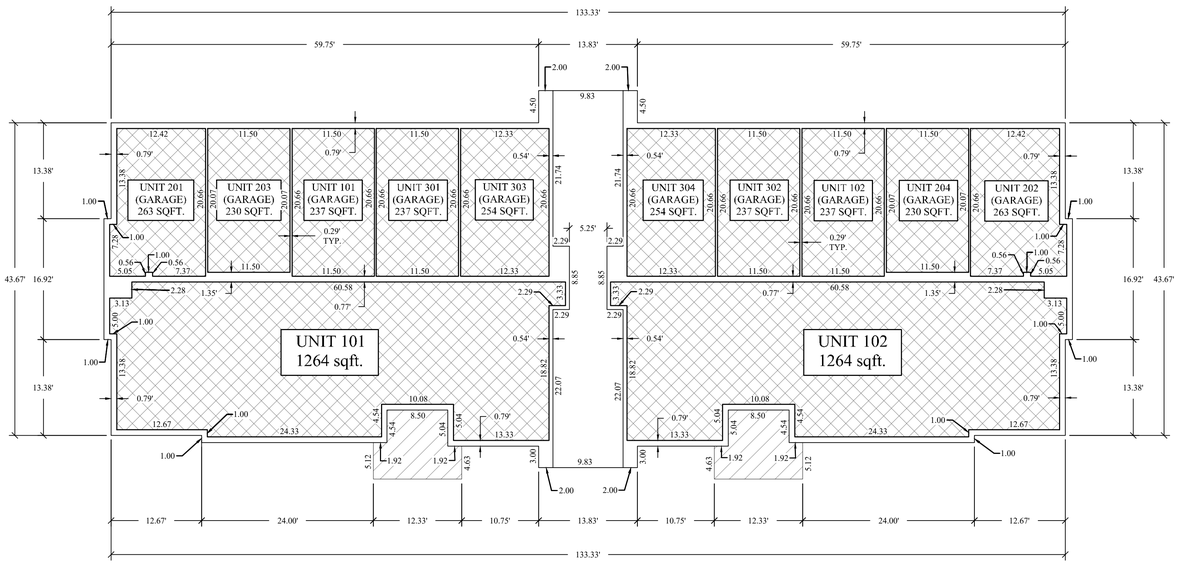
APPROVED_____ ATTEST: _____
CITY ENGINEER (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

TIMP POINT CONDOMINIUMS
PHASE 3 PLAT 'T'

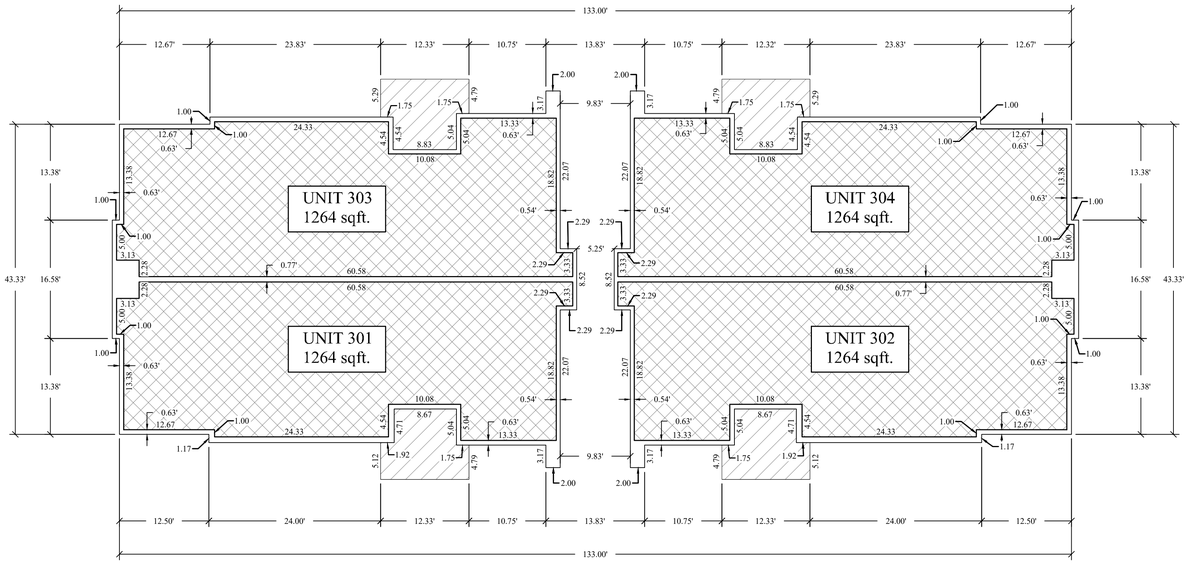
LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

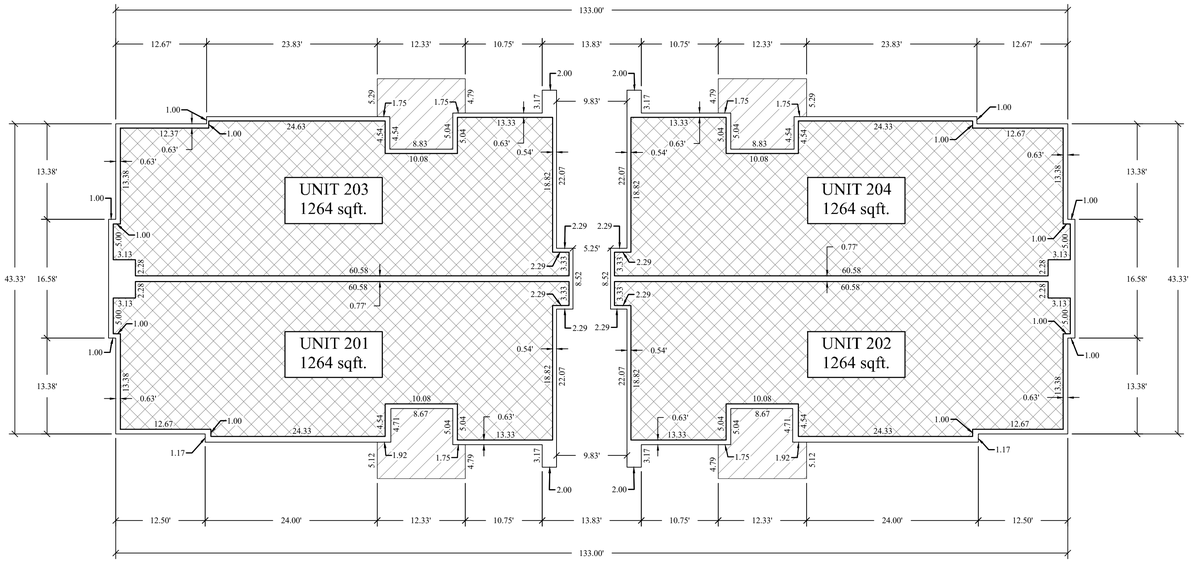
Z:_2020\20-0590 Lehi Multifamily Edge Homes Phase 3\design 20-0590\dwg\sheets\C2.10 - Final Plat 'T'.dwg



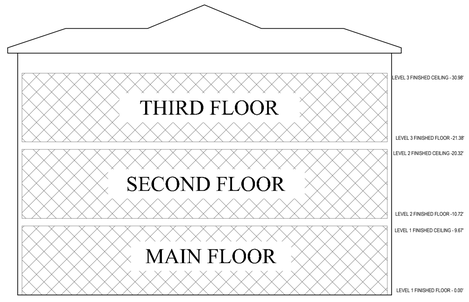
MAIN FLOOR



THIRD FLOOR



SECOND FLOOR



PRIVATE OWNERSHIP

COMMON AREA

LIMITED COMMON AREA

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

TIMP POINT CONDOMINIUMS
PHASE 3 PLAT 'T'

LOCATED IN THE SW1/4 OF SECTION 1, T5S, R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

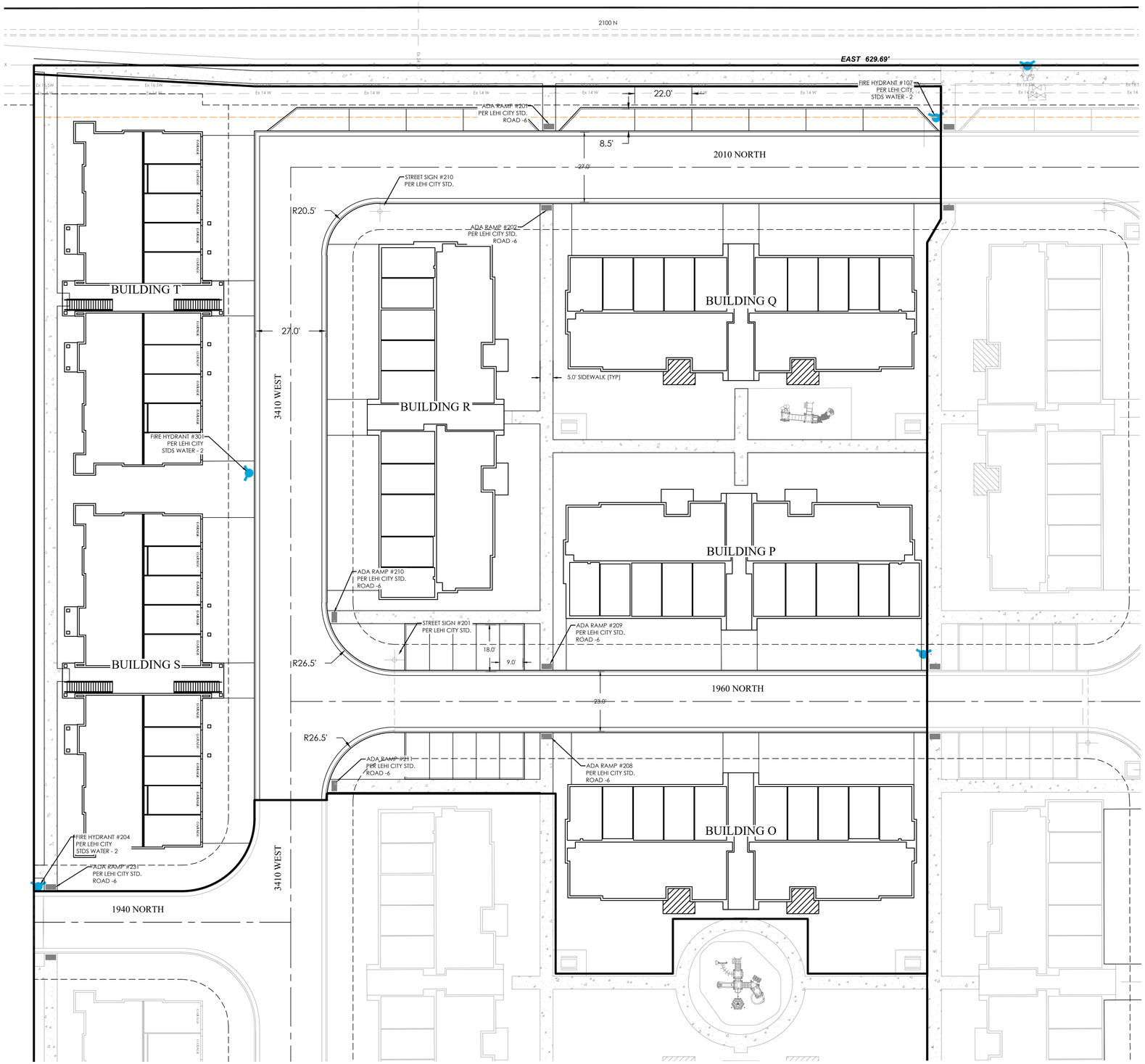
SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CITY RECORDER'S SEAL	COUNTY RECORDER'S SEAL

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2 OF 2	3/26/2021

OWNER/DEVELOPER
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020
(801) 910-2066
CONTACT: BRANDON PARR

Z:_2020\20-0590 Lehi Multifamily Edge Homes Phase 3\design 20-0590\dwg\sheets\C2.11 – Final Plat 'T' Condo Details.dwg



SITE TABULATION:

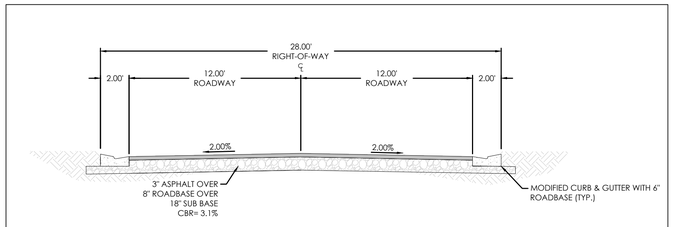
	SF	ACRES
TOTAL AREA:	106,271	2.44
	UNITS	UNITS/ACRES
TOTAL UNITS:	60	24.60

PARKING TABULATION

OPEN PARKING:	80
GARAGE PARKING:	60
TOTAL:	140

LEGEND

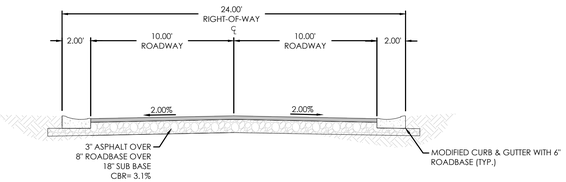
- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15"SD — 15" STORM DRAIN
- 8"SS — 8" SANITARY SEWER
- 8"W — 8" CULINARY WATER
- 8"SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — 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



24' STREET W/ NO ON-STREET PARKING

N.T.S.

2010 NORTH
3410 WEST



20' ALLEYWAY W/ NO ON-STREET PARKING

N.T.S.

1960 NORTH



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

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

FOR REVIEW ONLY

TIMP POINT PHASE 3

LEHI, UTAH

SITE PLAN

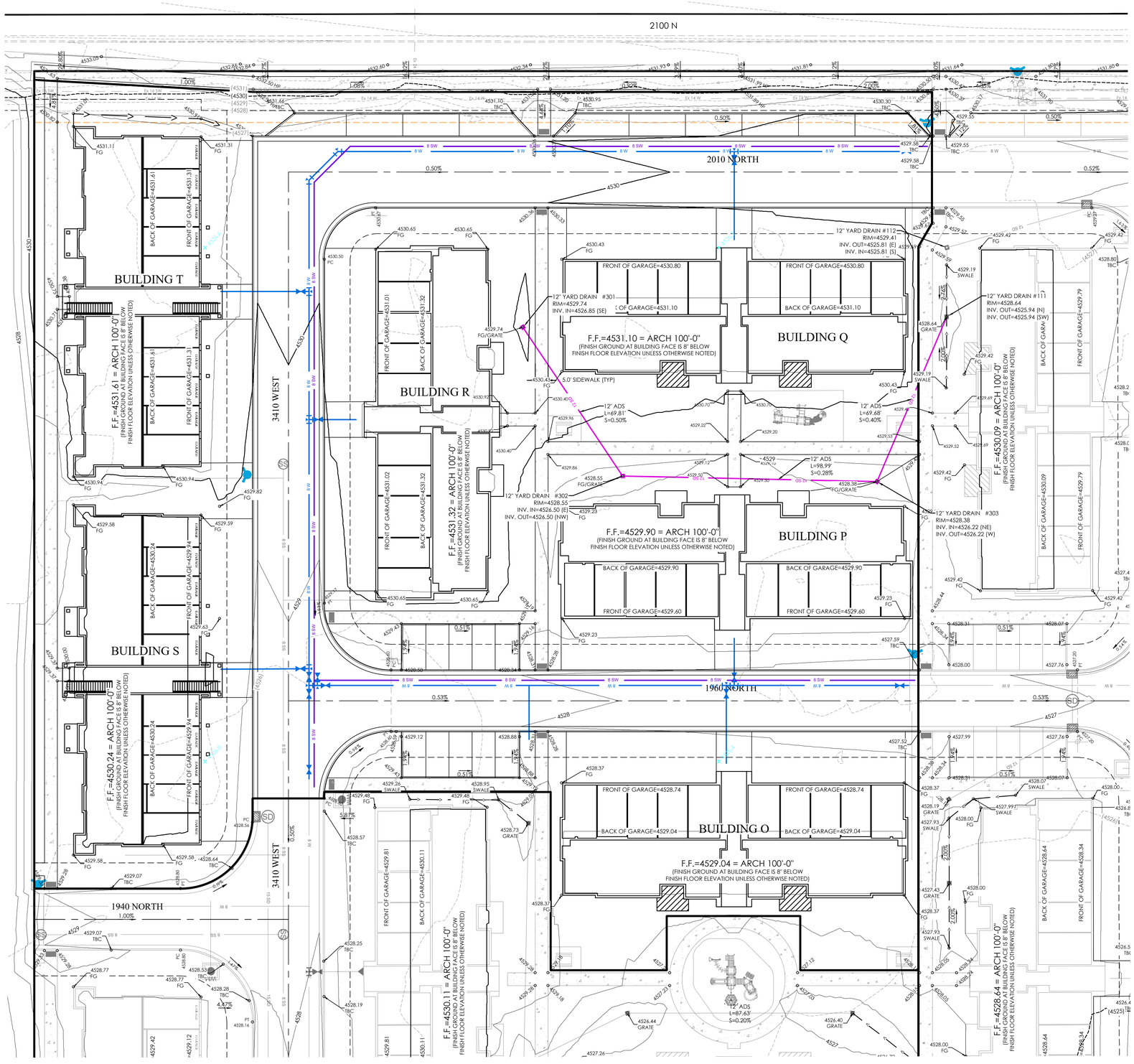
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SITE PLAN

Scale:	1"=20'	Drawn:	WE
Date:	4/27/2021	Job #:	20-0590
Sheet:	C3.0		

Z:_2020\20-0590 Lehi Multifamily Edge Homes Phase 3\Design 20-0590\Dwg\Sheets\C3.0 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
- 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

NOTES:

1. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCHES REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-A DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.
2. ALL EXIST STORM DRAIN MAN HOLES HAVE BEEN SURVEYED.
3. ALL STROM DRAIN WITHIN THE CITY ROW - HARDMAN WAY & 3300 WEST - WILL BE OWNED & MAINTAINED BY LEHI CITY. ALL OTHER STORM DRAIN IS PRIVATE & TO BE OWNED & MAINTAINED BY THE PROPERTY OWNERS OR HOA.
4. ALL DRAINAGE CONNECTS TO DETENTION POND CONSTRUCTED WITH TIMP POINT PHASE 1.

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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TIMP POINT PHASE 3

LEHI, UTAH

GRADING & DRAINAGE PLAN

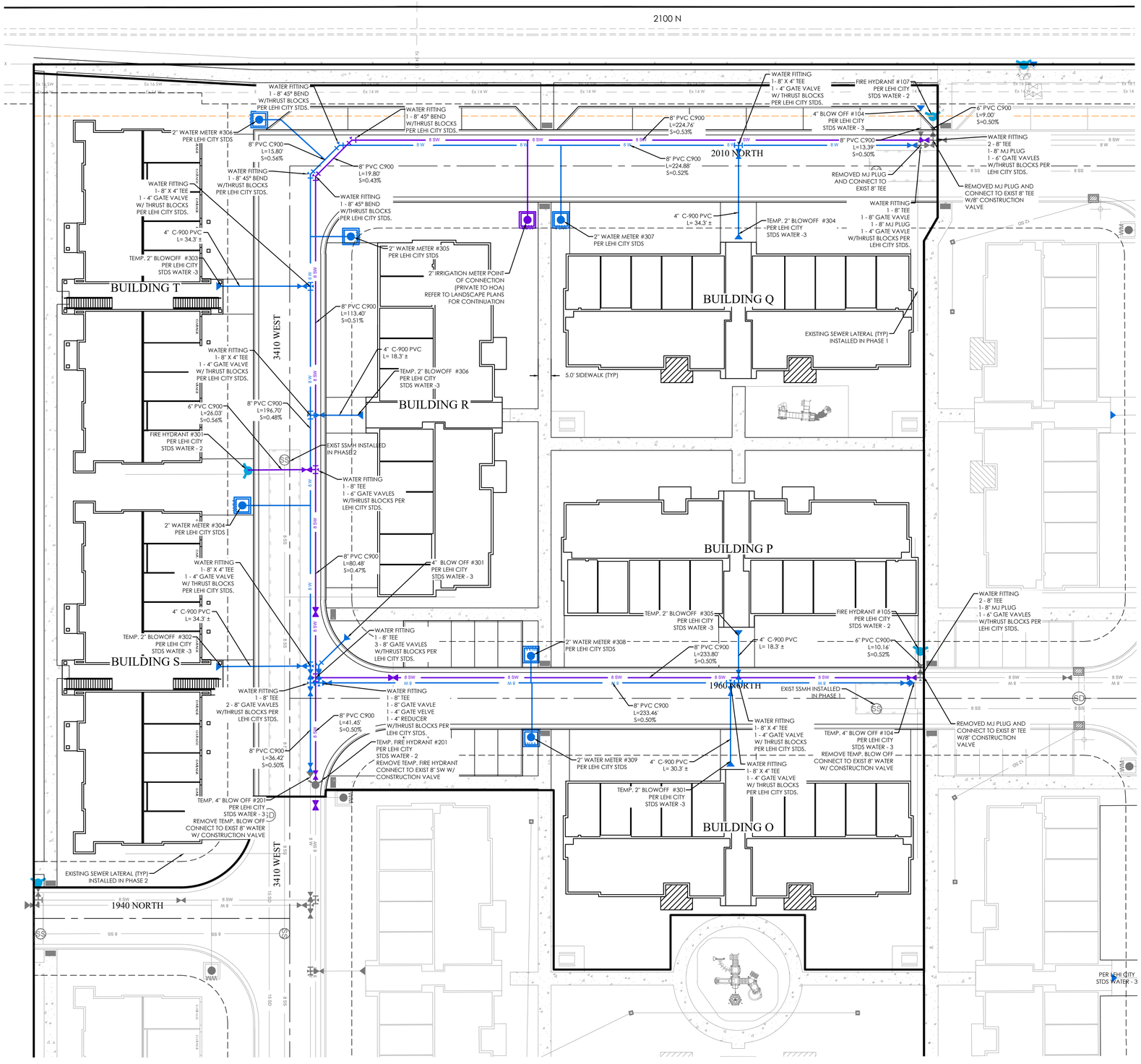
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GRADING & DRAINAGE PLAN

Scale:	1"=20'	Drawn:	WE
Date:	4/27/2021	Job #:	20-0590
Sheet:	C4.0		

Z:_2020\20-0590 Lehi Multifamily Edge Homes Phase 3\design 20-0590\dwg\sheets\C4.0 GRADING & DRAINAGE PLAN.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
- o XXXX.XX — SPOT ELEVATION

NOTES

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

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

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

4. ALL MAINLINE VALVES MUST BE FLANGED DIRECTLY TO THE TEE OR CROSS.

5. ALL MECHANICAL FITTINGS MUST BE INSTALLED AFTER THE VALVE.

N

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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TIMP POINT PHASE 3

LEHI, UTAH

UTILITY PLAN

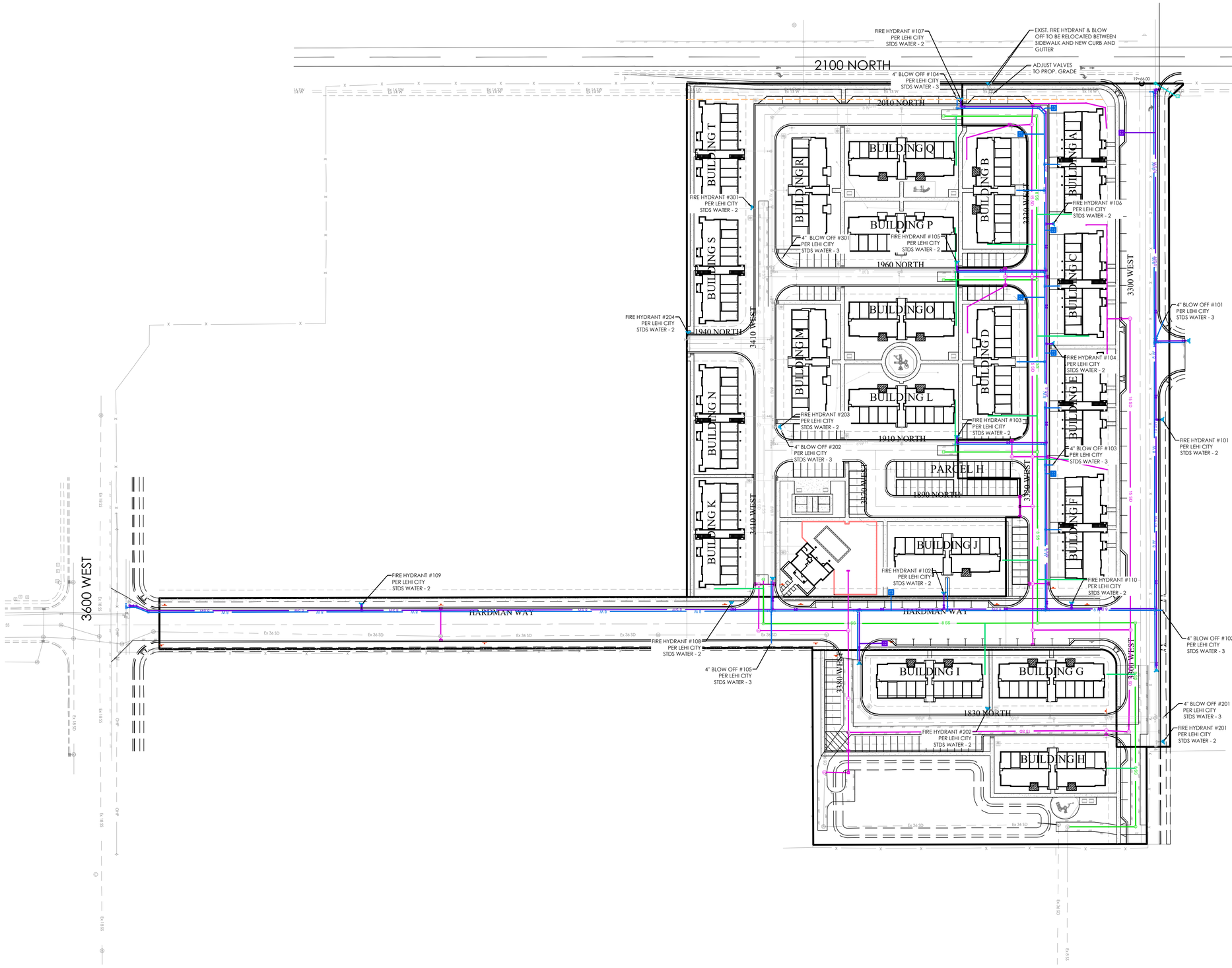
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UTILITY PLAN

Scale:	1"=20'	Drawn:	WE
Date:	4/27/2021	Job #:	20-0590
Sheet:	C5.0		

Z:_2020\20-0590 Lehi Multifamily Edge Homes Phase 3\design 20-0590\dwg\sheets\C5.0 UTILITY PLAN.dwg



N

S

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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TIMP POINT PHASE 3

LEHI, UTAH

HYDRANT & BLOWOFF PLAN

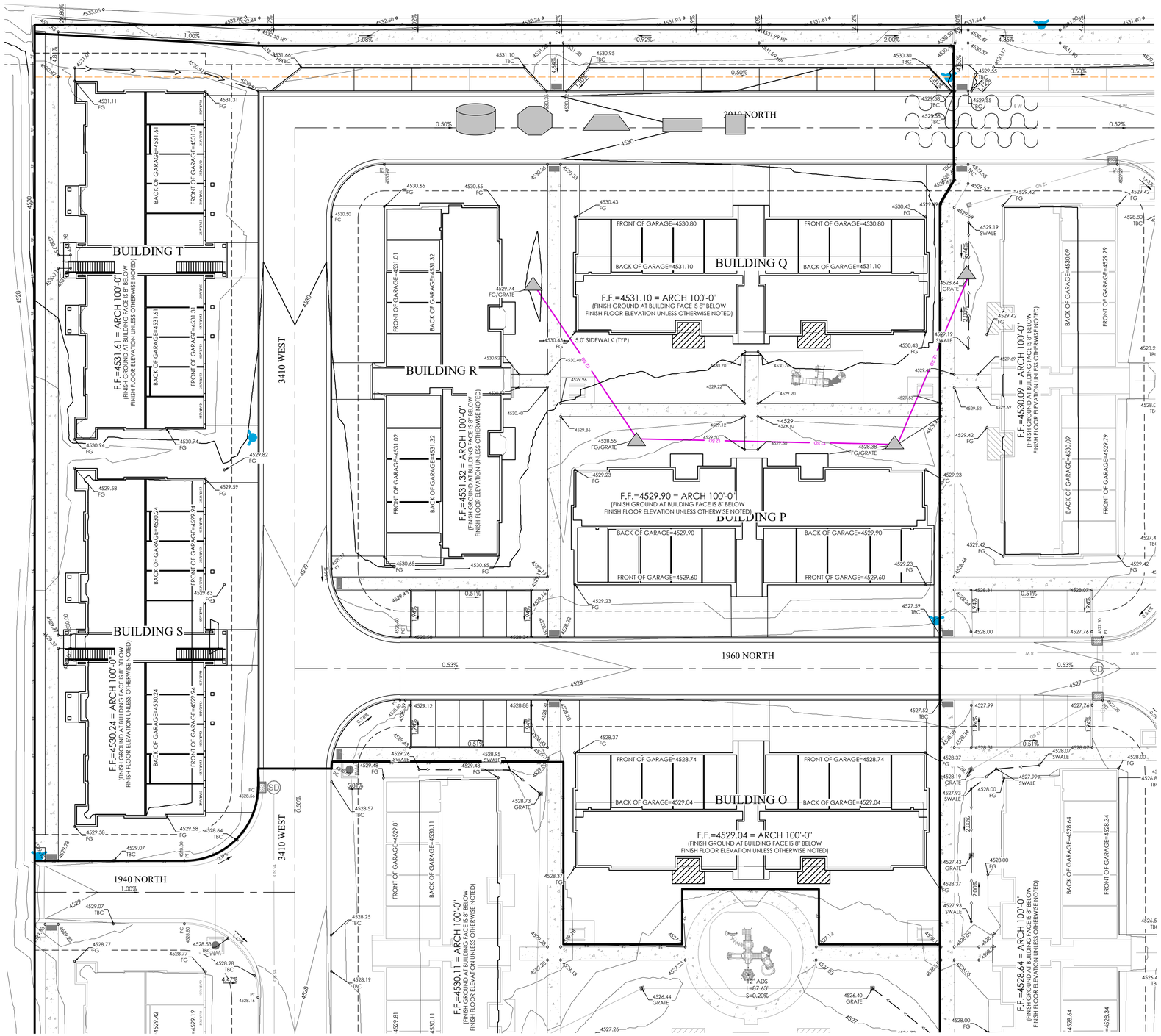
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HYDRANT & BLOWOFF PLAN

Scale:	1"=60'	Drawn:	WE
Date:	04/27/2021	Job #:	20-0590
Sheet:	C5.1		

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EROSION CONTROL LEGEND

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

SWPPP DATA:

PROJECT LOCATION (LAT/LONG):
NORTHING:40°24'41" EASTING:111°54'09"

RECEIVING WATERS: UTAH LAKE

AREA AFFECTED:

1. TOTAL PROJECT AREA IS 2.50 ACRES. AN ESTIMATED 2.50 ACRES WITHIN THE PROJECT LIMITS WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONTRACTOR STORAGE ACTIVITIES.
2. THE EXISTING DRAINAGE SYSTEM FOR THIS SITE CONSISTS OF EXISTING STORM DRAIN PIPING AND STRUCTURES
3. THE MAJORITY OF EXISTING SITE GRADES RANGE FROM 1.0 % TO 7.5%. THE PROPOSED GRADING RAISES THE SITE APPROXIMATELY1.5' WITH ROADS OF APPROXIMATELY 0.5-2.0% TO PROVIDE THE PROPER DRAINAGE.
4. THE INITIAL SITE IS APPROXIMATELY 5% IMPERVIOUS. THE FINISHED SITE WILL BE APPROXIMATELY 73% IMPERVIOUS.

CONSTRUCTION ACTIVITIES:

5. INSTALL BMP'S ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS SWPPP.
6. CONSTRUCTION ACTIVITIES WILL PROCEED AS FOLLOWS: ROUGH GRADING, UTILITY INFRASTRUCTURE, ROADWAY INFRASTRUCTURE, HOME CONSTRUCTION AND LANDSCAPING. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.1B IN THE UPDES PERMIT REGULATIONS.
7. SITE STABILIZATION OF AREAS DISTRIBUTED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING AN "NOT" PERMIT.
8. CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS, UPON PROJECT COMPLETION AND OBTAINING "NOT" PERMIT. REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

RUNOFF COEFFICIENTS OF DISCHARGE:

1. THE EXISTING RUNOFF COEFFICIENT FOR THE PROJECT AREA IS ESTIMATED TO BE 0.15. THE PROPOSED RUNOFF COEFFICIENT WILL BE APPROXIMATELY 0.66FOR THE PROPOSED IMPROVEMENTS UPON COMPLETION OF IMPROVEMENTS.
2. DISCHARGE FROM THE SITE WILL BE THROUGH THE EXISTING STORM DRAIN SYSTEM.

GENERAL STORM WATER POLLUTION CONTROL NOTES:

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

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

N
S

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

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TIMP POINT PHASE 3

LEHI, UTAH

EROSION CONTROL PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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EROSION CONTROL PLAN

Scale: 1"=20' | Drawn: WE
Date: 4/27/2021 | Job #: 20-0590
Sheet: C6.0

Z:\...2020\20-0590 Lehi Multifamily Edge Homes Phase 3\design 20-0590\dwg\sheets\C6.0 EROSION CONTROL PLAN.dwg

TIMP POINT PHASE 3

LEHI, UTAH

OVERALL POWER PLAN

2100 NORTH

2100 NORTH

3600 WEST

3600 WEST

HARDMAN WAY

EXISTING SWITCH F2-147

FEEDER 924

EXTEND (1) 6" CONDUIT & (1) 4" CONDUIT STUB, CAP, & MARK

INSTALL PME-9 SWITCH

INSTALL PME-9 SWITCH

EXTEND (1) 6" CONDUIT & (1) 4" CONDUIT STUB, CAP, & MARK

EXISTING SWITCH F2-111

EXTEND (1) 4" CONDUIT STUB, CAP, & MARK

INSTALL PME-9 SWITCH

EXTEND (1) 4" CONDUIT STUB, CAP, & MARK

INSTALL PME-9 SWITCH

EXTEND (1) 4" CONDUIT STUB, CAP, & MARK

INSTALL GS/S 200 A. W/ 4PT. JNCT.

EXTEND (1) 6" CONDUIT STUB, CAP, & MARK

INSTALL PME-11 SWITCH

EXTEND (1) 6" CONDUIT STUB, CAP, & MARK

OFF-SITE LINE EXTENSIONS

1 - 2 INSTALL 460' 6" CONDUIT FROM F2-147 TO POINT 2
3 - 4 INSTALL 100' 6" CONDUIT FROM F2-102 TO NEW SWITCH AT 4
4 - 5 INSTALL 730' 6" CONDUIT FROM NEW SWITCH AT 4 TO POINT 5

OFF-SITE LINE EXTENSIONS MATERIAL & EQUIPMENT

1 PME-9 SWITCHGEAR (AT POINT 4)
1,290' 6" CONDUIT & 2" CONDUIT
STREET LIGHTING AS NECESSARY (NOT SHOWN)

PRELIMINARY TIMP POINT POWER LAYOUT

INSTALL PME-9 SWITCHGEAR AT POINTS 2, 6 & 5
INSTALL PME-11 SWITCHGEAR AT POINT 7
2 - 6 INSTALL 540' 6" CONDUIT BETWEEN NEW SWITCHES AT 2 & 6
5 - 7 INSTALL 520' 6" CONDUIT BETWEEN NEW SWITCHES AT 5 & 7

PRELIMINARY TIMP POINT MATERIAL & EQUIPMENT

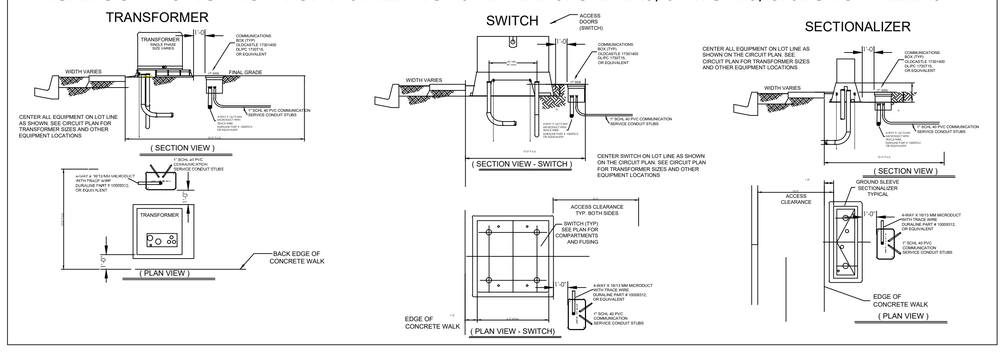
3 PME-9 SWITCHGEAR
1 PME-11 SWITCHGEAR
1,490' 6" CONDUIT
4,710' 3" CONDUIT & 2" CONDUIT
25 TRANSFORMERS
STREET LIGHTING

LEGEND:

- SWITCH
- GROUNDSLEEVE/SECTIONALIZER
- TRANSFORMER WITH COMMUNICATION BOX INSTALLED AT EACH
- SECONDARY JUNCTION
- STREET LIGHT
- 6" DIA. CNDT.
- 4" DIA. CNDT.
- 3" DIA. PRIMARY CNDT.
- 3" DIA. SECONDARY CNDT.
- 3" DIA. SECONDARY SERVICE STUB

NOTE: INSTALL DURALINE MICRODUCT PART#10009312 WITH ALL CNDT. RUNS.

TYPICAL COMMUNICATION BOX INSTALLATIONS AT TRANSFORMERS, SWITCHES, & SECTIONALIZERS



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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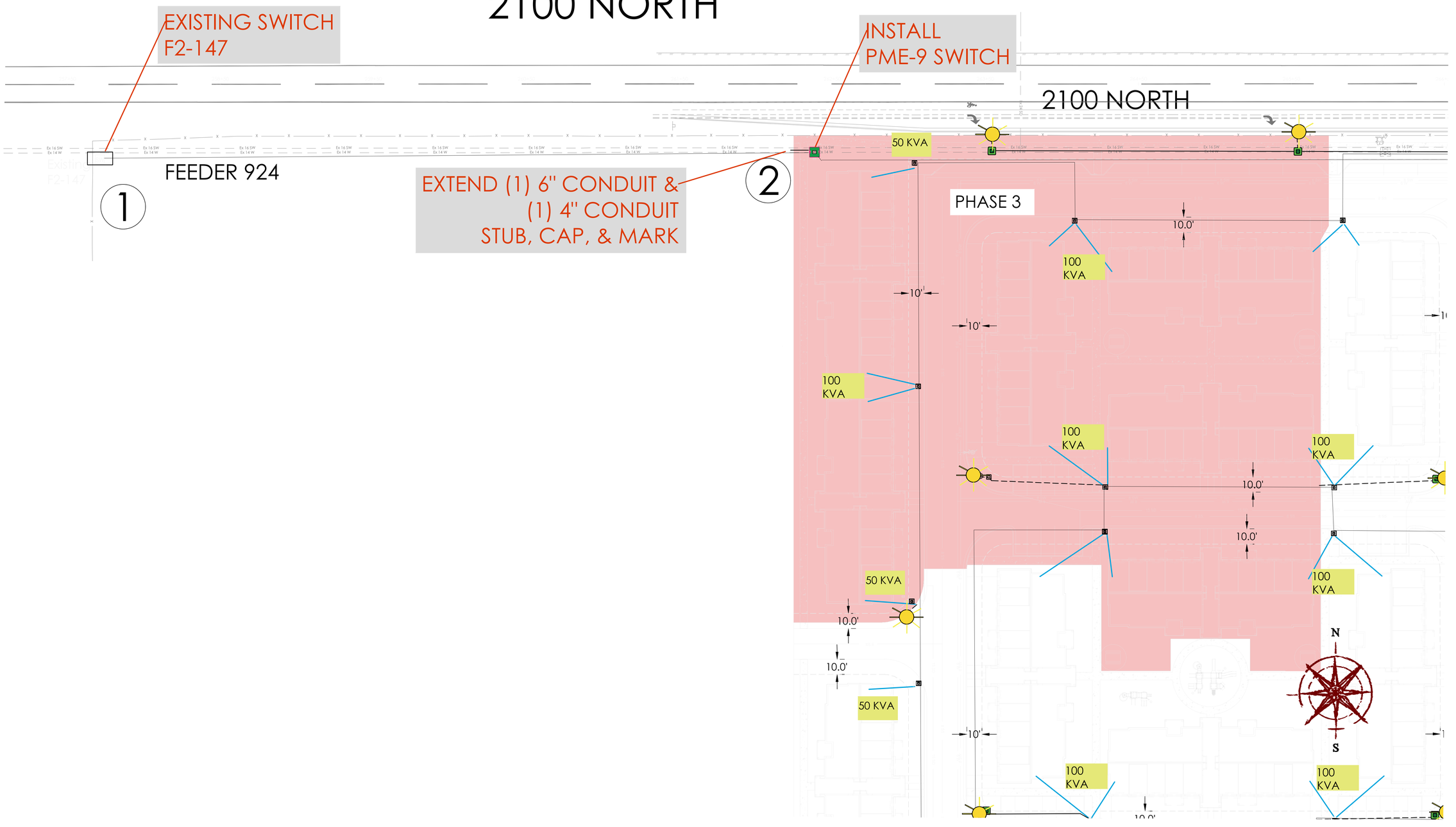
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OVERALL POWER PLAN

Scale: 1"=60' | Drawn: WE
Date: 04/27/2021 | Job #: 20-0590
Sheet: C7.0

Z:_2020\20-0590 Lehi Multifamily Edge Homes Phase 3\design 20-0590\dwg\sheets\C7.0 POWER PLAN.dwg



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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TIMP POINT PHASE 3

LEHI, UTAH

PHASE 3 POWER PLAN

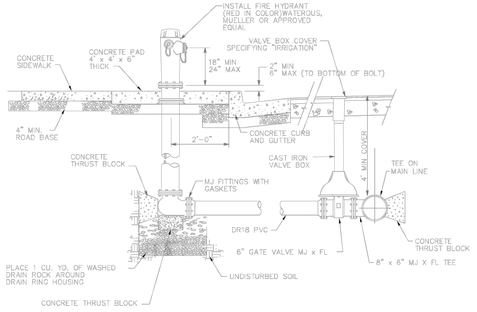
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#	DATE	DESCRIPTION
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PHASE 3
POWER PLAN

Scale:	1"=30'	Drawn:	WE
Date:	04/27/2021	Job #:	20-0590
Sheet:	C7.1		

Z:_2020\20-0590 Lehi Multifamily Edge Homes Phase 3\design 20-0590\dwg\sheets\C7.1 PHASE 3 POWER PLAN.dwg



FIRE HYDRANT WITH VALVE

NOTES:

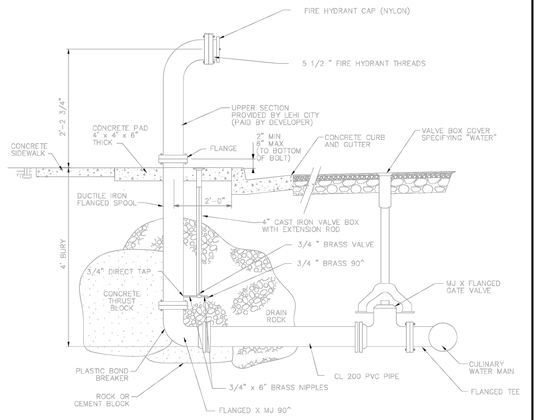
1. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
2. HYDRANT SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND FIRE HYDRANT, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONALLY FROM THE HYDRANT TO THE CORNERS OF SAID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

LEHI CITY

STANDARD DETAIL
FIRE HYDRANT

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LEHI CITY STANDARD DRAWINGS WATER-2



NOTE:

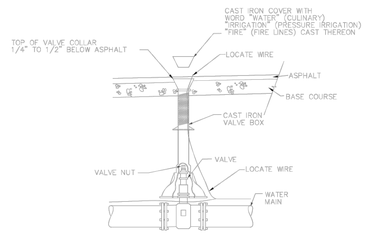
1. 4" SIZE FOR 8" OR SMALLER LINES 6" SIZE FOR 10" OR LARGER LINES OTHER SIZES AS DIRECTED BY THE WATER DEPARTMENT DIRECTOR.
2. BLOWOFF SHALL BE INSTALLED 2' BEHIND THE WALK WITH CONCRETE PAD WHEN THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND BLOW-OFF, CONTRACTOR SHALL PLACE CRACK CONTROL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

LEHI CITY

STANDARD DETAIL
BLOW-OFF

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LEHI CITY STANDARD DRAWINGS WATER-3



NOTES:

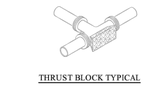
1. TOP OF VALVE COLLAR SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, VALVE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF COLLAR), 12" THICK AND 1/4" TO 1/2" BELOW ASPHALT.
2. IN NON PAVED AND PLANTER STRIP AREAS, A 4' x 4' x 12" THICK CONCRETE PAD MUST BE PROVIDED FLUSH WITH THE TOP OF THE VALVE BOX.

LEHI CITY

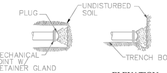
STANDARD DETAIL
VALVE BOX

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi, Water.dwg, WATER-4

LEHI CITY STANDARD DRAWINGS WATER-4



THRUST BLOCK TYPICAL



PLAN ELEVATION

PLUG DETAIL

SIZE	BENDS 30°	45°	22 1/2°	11 1/4°	TEES *	GATE VALVES	DEAD ENDS	CROSS W/CROSS W/ 1 BRANCH PLUGGED	CROSS W/CROSS W/ 2 BRANCH PLUGGED
3	1.0	0.6	0.3	0	0.3	0.5	0.7	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.5	1.3	1.3	1.3
6	4.0	2.2	1.1	0	2.8	0.7	2.8	2.8	2.8
8	7.1	3.8	2.0	1.0	5.0	2.4	5.0	5.0	5.0
10	11.1	6.0	3.0	1.5	7.8	4.5	7.8	7.8	7.8
12	16.0	8.6	4.4	2.2	11.3	7.3	11.3	11.3	11.3
14	21.7	11.8	6.0	3.0	15.4	11.0	15.4	15.4	15.4
15	25.0	13.5	7.0	3.5	17.6		17.6	17.6	17.6
16	28.4	15.3	8.0	4.0	20.0		20.0	20.0	20.0
18	36.0	19.4	10.0	5.0	25.4		25.4	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4		31.4	31.4	31.4
21	49.0	26.5	13.5	6.8	34.6		34.6	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0		38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0		45.0	45.0	45.0
30	100.0	54.0	27.6	13.5	71.0		71.0	71.0	71.0
36	144.0	78.0	40.0	20	102.0		102.0	102.0	102.0

* SIZE IS BRANCH SIZE.

AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I. AND A SOIL BEARING CAPACITY OF 1000 LBS. PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

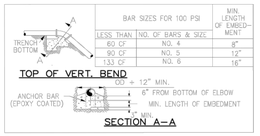
$F = \frac{\text{ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS/SQ. IN.}}{\text{ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.}}$

TABLE OF BEARING AREAS IN SQ. FT. FOR CONCRETE THRUST BLOCKING



FIRE HYDRANT CROSS TEE TEE (PLUGGED) ELBOW

FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS. PER SQ. FT. SOIL BEARING CAPACITY.



BAR SIZES FOR 100 PSI		MIN. LENGTH OF EMBEDMENT
LESS THAN 60 CF	NO. OF BARS & SIZE NO. 4	8"
90 CF	NO. 5	12"
121 CF	NO. 6	16"

TOP OF VERT. BEND

SECTION A-A

SIZE	BENDS 45°	22 1/2°	11 1/2°
3	1.2	1.1	1.4
4	2.5	1.3	1.5
6	14.8	7.3	3.7
8	26.0	13.2	6.6
10	40.5	20.7	10.3
12	58.5	30.0	14.9
14	79.9	40.7	20.2
15	91.0	46.6	23.2
16	104.0	53.0	26.5
18		67.3	33.4
20		83.0	41.9
21			45.5
22	SPECIAL		50.0
24	DESIGN		59.5
30	REQUIRED		
36			

REQ'D FOR VERT. BEND ANCHOR BLOCKS FOR 100 P.S.I. PRESSURE ADJUST VOLUMES BY MULTIPLYING TABULATED VALUES BY A CORRECTION FACTOR "F".

$F = \frac{\text{ACTUAL SPECIFIED TEST PRESSURE}}{100}$

TABLE OF VOLUMES OF CONCRETE (IN CU. FT.)

NOTES:

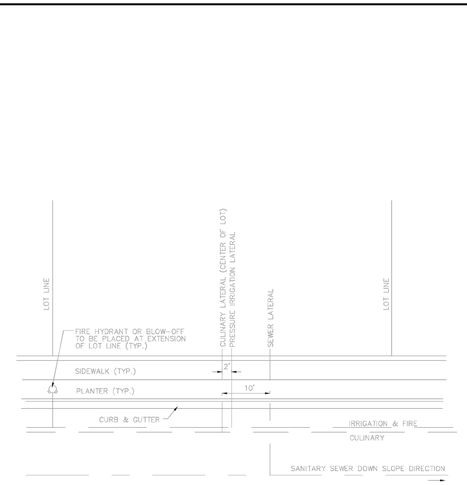
1. ALL FITTINGS SHALL BE COVERED WITH PLASTIC OR OTHER APPROVED MATERIAL PRIOR TO POURING THE THRUST BLOCK
2. FM GRADE GREASE SHALL BE USED FOR ALL BOLTED FITTINGS.
3. ALL TRUST BLOCKS AGAINST NON-NATIVE MATERIALS SHALL BE UPSIZED UNLESS A BEARING PRESSURE OF 1000 LBS. PER SQ.FT. IS PROVIDED.

LEHI CITY

STANDARD DETAIL
THRUST BLOCKING

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi, Water.dwg, WATER-5

LEHI CITY STANDARD DRAWINGS WATER-5



NOTES

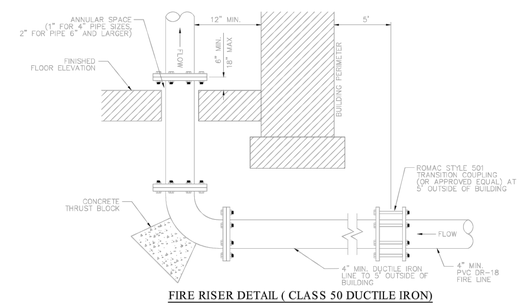
1. EACH SUBDIVISION LOT SHALL RECIEVE ONLY ONE (1) OF EACH SERVICE TYPE (WATER, P.I., SEWER OR SUB-DRAIN) UNLESS SPECIFICALLY AUTHORIZED BY THE CITY COUNCIL, CITY ENGINEER AND THE WATER SUPERINTENDANT.
2. ALL REMOVALS OR CHANGES TO EXISTING LATERAL LOCATIONS SHALL BE PERFORMED AT THE DEVELOPERS EXPENSE AND BE INSPECTED BY LEHI CITY STAFF.
3. CULINARY & PRESSURIZED IRRIGATION LATERALS WITHIN CUL-DE-SACS (OR LOTS WITH LESS THAN 50 FEET OF FRONTAGE) SHOULD BE PLACED AT A 5 FOOT OFFSET FROM THE PROPERTY LINE.
4. LOCATION CHANGES DUE TO LOT SIZE & PHYSICAL CONDITIONS SHALL BE APPROVED BY THE WATER SUPERINTENDANT.

LEHI CITY

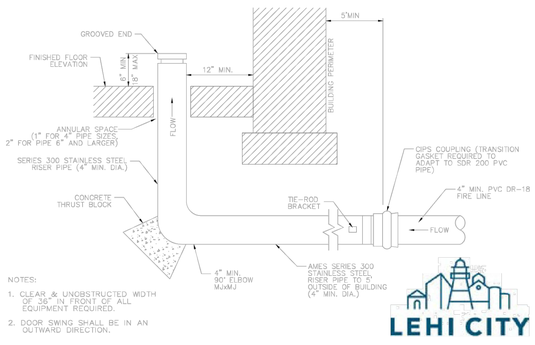
STANDARD DETAIL
TYPICAL SERVICE, HYDRANT & BLOW-OFF LOCATIONS

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi, Water.dwg, WATER-10

LEHI CITY STANDARD DRAWINGS WATER-10



FIRE RISER DETAIL (CLASS 50 DUCTILE IRON)



NOTES:

1. CLEAR & UNOBSTRUCTED WIDTH OF 36" IN FRONT OF ALL EQUIPMENT REQUIRED.
2. DOOR SWING SHALL BE IN AN OUTWARD DIRECTION.

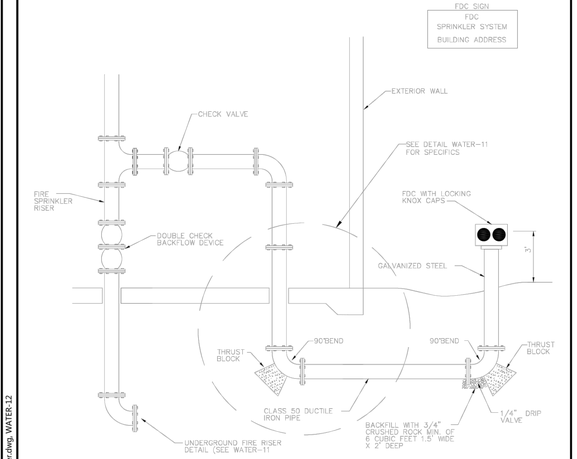
UNDERGROUND FIRE RISER DETAIL (STAINLESS STEEL)

LEHI CITY

STANDARD DETAIL
TYPICAL FIRE RISER DETAILS

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi, Water.dwg, WATER-11

LEHI CITY STANDARD DRAWINGS WATER-11



REMOTE FIRE DEPARTMENT CONNECTION

NOTES:

1. BY APPROVAL OF THE FIRE MARSHAL.
2. PROVIDE BUILDING ID ON FDC THE SIGN SHALL BE 12" x 12" x 2" WHITE LETTERS ON A RED REFLECTIVE BACKGROUND
3. NO OBSTRUCTIONS, PLANTS, ETC. WITHIN 5' OF THE FDC
4. 4'x 4'x 4" CONCRETE PAD AT BASE OF FDC
5. FDC SHALL BE WITHIN 100' OF A FIRE HYDRANT

LEHI CITY

STANDARD DETAIL
REMOTE FIRE DEPARTMENT CONNECTION

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi, Water.dwg, WATER-12

LEHI CITY STANDARD DRAWINGS WATER-12

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LEHI, UTAH

DETAILS

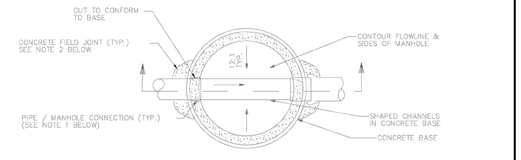
REVISION BLOCK

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5	----	----
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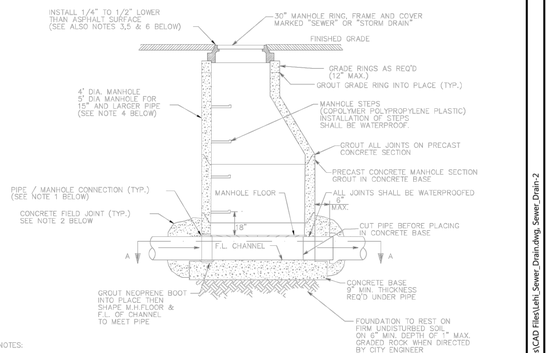
DETAILS

Scale: 1"=XX' | Drawn: WE
Date: 04/27/2021 | Job #: 20-0590
Sheet: D1

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SECTION A-A



NOTES:

1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE SEWER PIPES 18" DIA. & LARGER.
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. ("TWIST", ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. LARGER MANHOLES MAY BE REQUIRED DEPENDING ON PIPE SIZINGS AND ORIENTATION WITHIN MANHOLE.
5. TOP OF MANHOLE COVER SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED, BUT ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, CONCRETE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF MANHOLE RING) AND 12" MIN. THICKNESS.
6. IN NON-PAVED AREAS, A 12" THICK BY 12" WIDE (FROM EDGE OF MANHOLE RING) CONCRETE COLLAR SHALL BE PROVIDED FLUSH WITH THE TOP OF THE MANHOLE COVER.

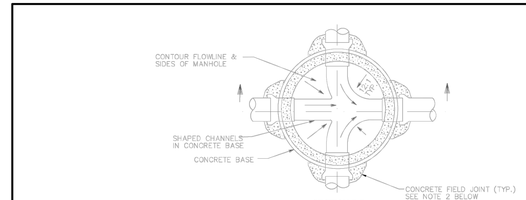
LEHI CITY

STANDARD DETAIL

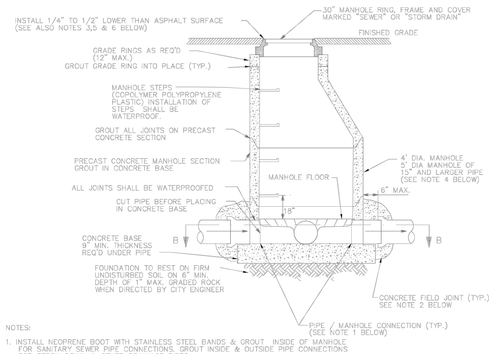
LINE MANHOLE (SEWER AND STORM DRAIN)

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LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-1



SECTION B-B



NOTES:

1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE SEWER PIPES 18" DIA. & LARGER.
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. ("TWIST", ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. LARGER MANHOLES MAY BE REQUIRED DEPENDING ON PIPE SIZINGS AND ORIENTATION WITHIN MANHOLE.
5. TOP OF MANHOLE COVER SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED, BUT ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, CONCRETE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF MANHOLE RING) AND 12" MIN. THICKNESS.
6. IN NON-PAVED AREAS, A 12" THICK BY 12" WIDE (FROM EDGE OF MANHOLE RING) CONCRETE COLLAR SHALL BE PROVIDED FLUSH WITH THE TOP OF THE MANHOLE COVER.

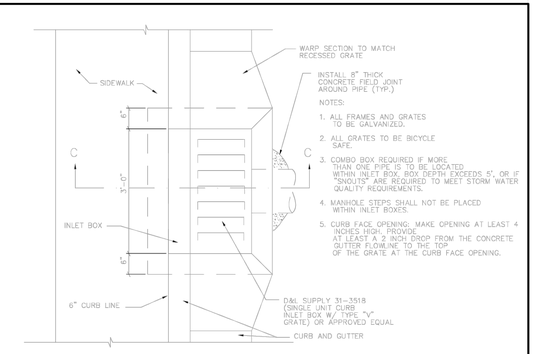
LEHI CITY

STANDARD DETAIL

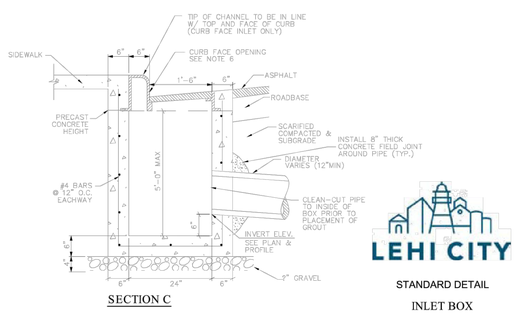
JUNCTION MANHOLE (SEWER AND STORM DRAIN)

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LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-2



PLAN VIEW



SECTION C

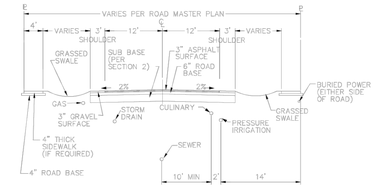
LEHI CITY

STANDARD DETAIL

INLET BOX

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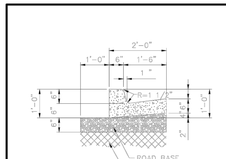
LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-8



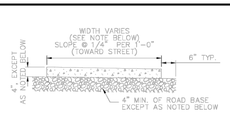
LEHI CITY

RURAL STREET CROSS SECTION AND UTILITY LOCATIONS

LEHI CITY STANDARD DRAWINGS ROAD-4



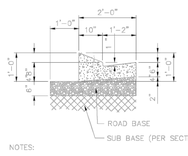
HIGH BACK CURB & GUTTER



NOTES:

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

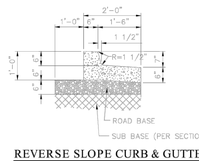
SIDEWALK



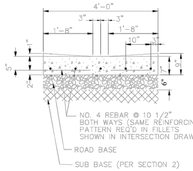
NOTES:

1. THIS CROSS SECTION IS ONLY FOR COMMERCIAL, INDUSTRIAL ZONES AND TEMPORARY TURNAROUNDS.
2. THE USE OF THIS CROSS SECTION IS SUBJECT TO APPROVAL OF THE CITY ENGINEER.
3. THE USE OF THIS CROSS SECTION IS SUBJECT TO THE REQUIREMENTS OF THE A.A.S.H.T.O. ROADSIDE DESIGN GUIDE WITH RESPECT TO A CLEAR VIEW ZONE.

MODIFIED CURB & GUTTER (MOUNTABLE TYPE)



REVERSE SLOPE CURB & GUTTER



4' DRAIN GUTTER

GENERAL NOTES:

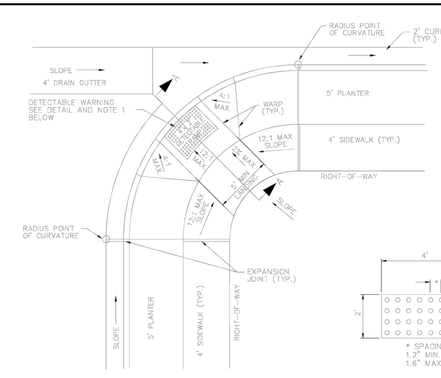
1. PLACE EXPANSION JOINTS (JOINT FILLER MATERIAL) EVERY 50' ALONG CURB, GUTTER & SIDEWALK SECTIONS. JOINTS TO BE PLACED THE FULL DEPTH OF CONCRETE PLUS 1". FLUSH WITH TOP OF CONCRETE.
2. CONTRACTION JOINTS ALONG CURB & GUTTER SECTIONS SHOULD BE PLACED AT INTERVALS NOT TO EXCEED 10'.
3. CONTRACTION JOINTS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

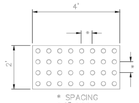
LEHI CITY

CURB, GUTTER AND SIDEWALK

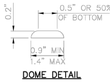
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LEHI CITY STANDARD DRAWINGS ROAD-5





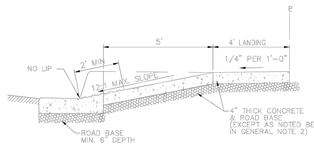
DETECTABLE RAMP DETAIL



DOME DETAIL

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

DETECTABLE WARNING DETAILS
– RAISED TRUNCATED DOMES –



SECTION A–A

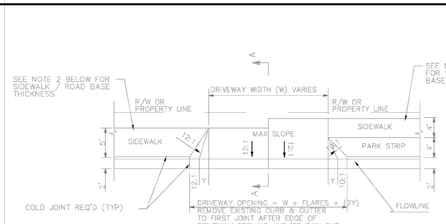
GENERAL NOTES:

1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

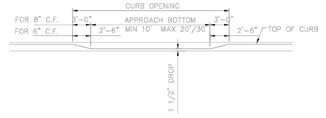
LEHI CITY

ADA RAMP PLANTER STRIP (AT INTERSECTION)

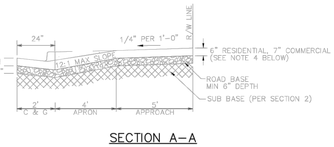
LEHI CITY STANDARD DRAWINGS ROAD-6



PLAN VIEW



ELEVATION



SECTION A–A

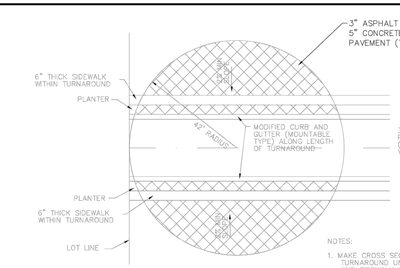
GENERAL NOTES:

1. ALL PROPOSED DRIVEWAY PLACEMENT SHALL BE INSPECTED PRIOR TO POURING OF CONCRETE.
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 4" EXCEPT WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART, IN WHICH SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6".
3. IN THE EVENT THAT SIDEWALKS ARE INSTALLED PRIOR TO THE INSTALLATION OF DRIVE APPROACHES, AND THEY ARE NOT CONSTRUCTED TO MEET THE STANDARDS ABOVE, ALL NON-COMPLIANT SIDEWALK SECTIONS SHALL BE REMOVED & REPLACED AS PART OF THE DRIVE APPROACH CONSTRUCTION.
4. MESH, REBAR AND/OR A THICKER CONCRETE AND ROAD BASE SECTION MAY BE REQUIRED BASED UPON ANTICIPATED TRAFFIC LOADS.
5. MAX DRIVEWAY WIDTH 20' FOR 2 CAR GARAGE, 30' FOR 3 CAR GARAGE.

LEHI CITY

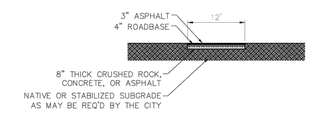
FLARED DRIVE APPROACH

LEHI CITY STANDARD DRAWINGS ROAD-11

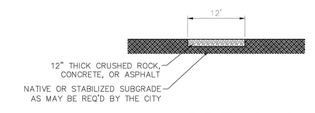


NOTES:

1. MAKE CROSS SECTIONS OF THE TEMPORARY TURNAROUND UNDER THE PAVEMENT, CURB AND SIDEWALK THE SAME AS A TYPICAL ROAD CROSS SECTION WITH SUBBASE AS PER SECTION 2, AND 6" ROADBASE.
2. NO ABOVE GROUND UTILITIES SHALL BE ALLOWED WITHIN THE TURNAROUND.
3. A TEMPORARY EASEMENT SHALL BE PROVIDED FOR AREA OUTSIDE OF THE CITY STREET RIGHT-OF-WAY.
4.



MAINTENANCE ACCESS WITH ASPHALT TRAIL ABOVE



ALL WEATHER ACCESS

LEHI CITY

TEMPORARY TURNAROUND AND ACCESS ROADS

LEHI CITY STANDARD DRAWINGS ROAD-14

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TIMP POINT PHASE 3

LEHI, UTAH

DETAILS

REVISION BLOCK

#	DATE	DESCRIPTION
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DETAILS

Scale: 1"=XX' | Drawn: WE

Date: 04/27/2021 | Job #: 20-0590

Sheet: D2

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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 footbal.

C. Overlap rows of fabric min. 6"

D. Stable fabric edges and overlaps to ground.

END OF SECTION

LANDSCAPE GENERAL NOTES

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR EDGE HOMES INDIVIDUAL TRADE - SCOPE OF WORK. EDGE HOMES ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS. MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING, IRRIGATION, AND FENCING MATERIALS, COMPONENTS, OR TIME EXECUTION.
2. THE INSTALLER OF ALL LANDSCAPING, FENCING, AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

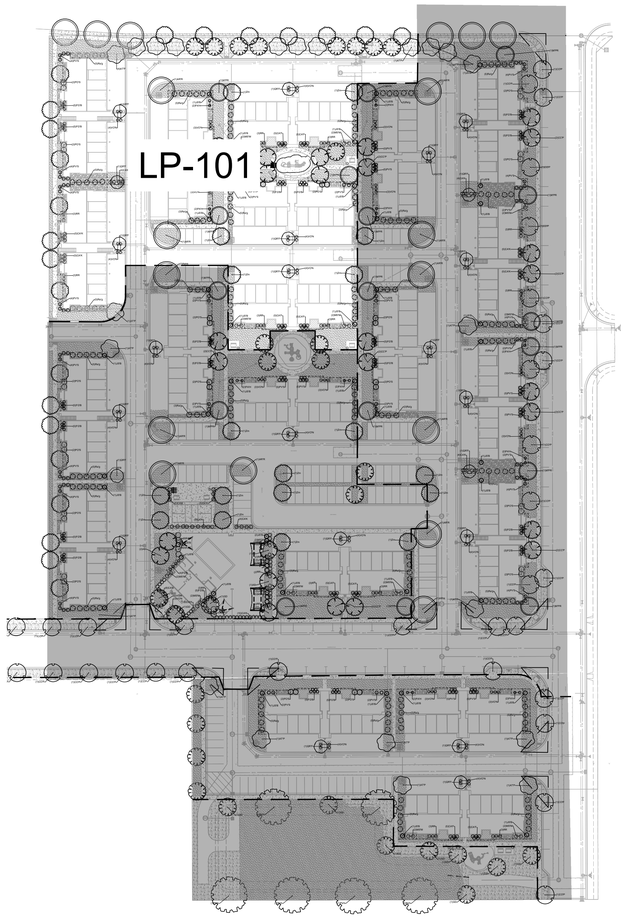
1. ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE AT 10 PERCENT FOR 10'-0"
2. THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.
3. FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
4. 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS
5. LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
6. IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW (6 INCHES OF FALL WITHIN 10 FEET OF THE BUILDING) THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
7. ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS; WHICHEVER DISTANCE IS GREATER.

LANDSCAPING REQUIREMENTS

1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES AND ADDITIONAL JURISDICTIONAL REQUIREMENT I.E. COVENANTS CONDITIONS AND RESTRICTIONS (CC&R), HOME OWNER ASSOCIATION (HOA), DESIGN REVIEW COMMITTEE (DRC), ARCHITECTURAL REVIEW COMMITTEE (ARC) ETC AND EXCAVATION OBSERVATION REQUIREMENTS.
2. NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.
3. ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.
4. LAWN TO BE NO CLOSER THAN 3' FROM BUILDING FOUNDATIONS.

FENCING REQUIREMENTS

1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES AND ADDITIONAL JURISDICTIONAL REQUIREMENT I.E. COVENANTS CONDITIONS AND RESTRICTIONS (CC&R), HOME OWNER ASSOCIATION (HOA), DESIGN REVIEW COMMITTEE (DRC), ARCHITECTURAL REVIEW COMMITTEE (ARC) ETC AND EXCAVATION OBSERVATION REQUIREMENTS.
2. ALL FENCING IS TO BE INSTALLED PER MANUFACTURERS SPECIFICATION, AREA WIND LOADING REQUIREMENTS, AND SITE CONDITIONS AND REQUIREMENTS.



PLANT SCHEDULE PHASE 3

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	As	6	Acer griseum `JFS KW8AGRI` TM Fireburst Paperbark Maple	2" Cal
	Ar'r	5	Acer rubrum `Redpointe` Redpointe Maple	2" Cal
	ATP	9	Acer truncatum x platanoides `JFS-KW187` TM Urban Sunset Maple	2" Cal
	GD	12	Gymnocladus dioica `Espresso` Kentucky Coffeetree	2" Cal
	M'PR	4	Malus x `Prairie Rose` Prairie Rose Crabapple	2" Cal
	Qr'f	7	Quercus robur `Fastigiata` Pyramidal English Oak	2" Cal
	Zm	20	Zelkova serrata `Musashino` Sawleaf Zelkova	2" Cal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	JS'B	8	Juniperus Scopulorum `Blue Arrow` Blue Arrow Juniper	5 gal
	PV'S	30	Panicum virgatum `Shenandoah` Shenandoah Switch Grass	5 gal
	PO'S	8	Physocarpus opulifolius `Seward` TM Summer Wine Seward Ninebark	5 gal
	Ra'g	51	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac	5 gal
	RR	18	Rosa x `Radrazz` TM Knock Out Shrub Rose	5 gal
	VO'N	30	Viburnum opulus `Nanum` Dwarf European Viburnum	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CA'K	34	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	5 gal
	FG'B	20	Festuca glauca `Cascal11` Beyond Blue Fescue	2 gal
	MS'M	8	Miscanthus sinensis `Morning Light` Eulalia Grass	2 gal
	PA'H	4	Pennisetum alopecuroides `Hameln` Hameln Fountain Grass	2 gal

REFERENCE NOTES SCHEDULE PHASE

SYMBOL	LANDSCAPE DESCRIPTION	QTY
1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	13,344 sf
1-02	1" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH ONE INCH (1') OQUIRRH COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4') OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	4,324 sf
1-03	WOOD MULCH: MULCHED AREAS SHALL INCLUDE THE TREE RINGS AROUND DECIDUOUS TREES WITHIN THE LAWN AREAS. MULCH SHALL BE APPLIED TO A DEPTH OF THREE INCHES (3') AT THE OUTER EDGE OF TREE RINGS, TAPERING DOWN TO THE TREE TRUNK, AND SHALL BE CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	2,834 sf
1-04	CUT EDGE	1,240 lf
1-05	2"-4" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH TWO TO FOUR INCH (2"-4") TAURUS CEDARSTONE COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4') OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	5,132 sf

TOTAL

LANDSCAPED AREA:

LANDSCAPE AREA = 12,192 SQ.FT (DRIP SYSTEM SO ONLY PLANTS ARE IRRIGATED. 50% OF LANDSCAPE AREA) =6,096 SQ.FT.
GRASS AREA = 13,789 SQ.FT.
IRRIGATED AREA = 19,885 SQ. FT.
EXISTING TREE PRESERVATION: *NO EXISTING TREES ON SITE

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ISSUE DATE	PROJECT NUMBER
04-02-2021	UT20037

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 40' 80' 160' 320'
GRAPHIC SCALE: 1" = 80'

PROJECT INFORMATION

TIMP POINT
PHASE THREE
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGEhomes
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
FOCUS ENGINEERING
6949 SO. HIGH TECH DRIVE
SUITE 200
MIDVALE, UTAH
801.352.0075

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

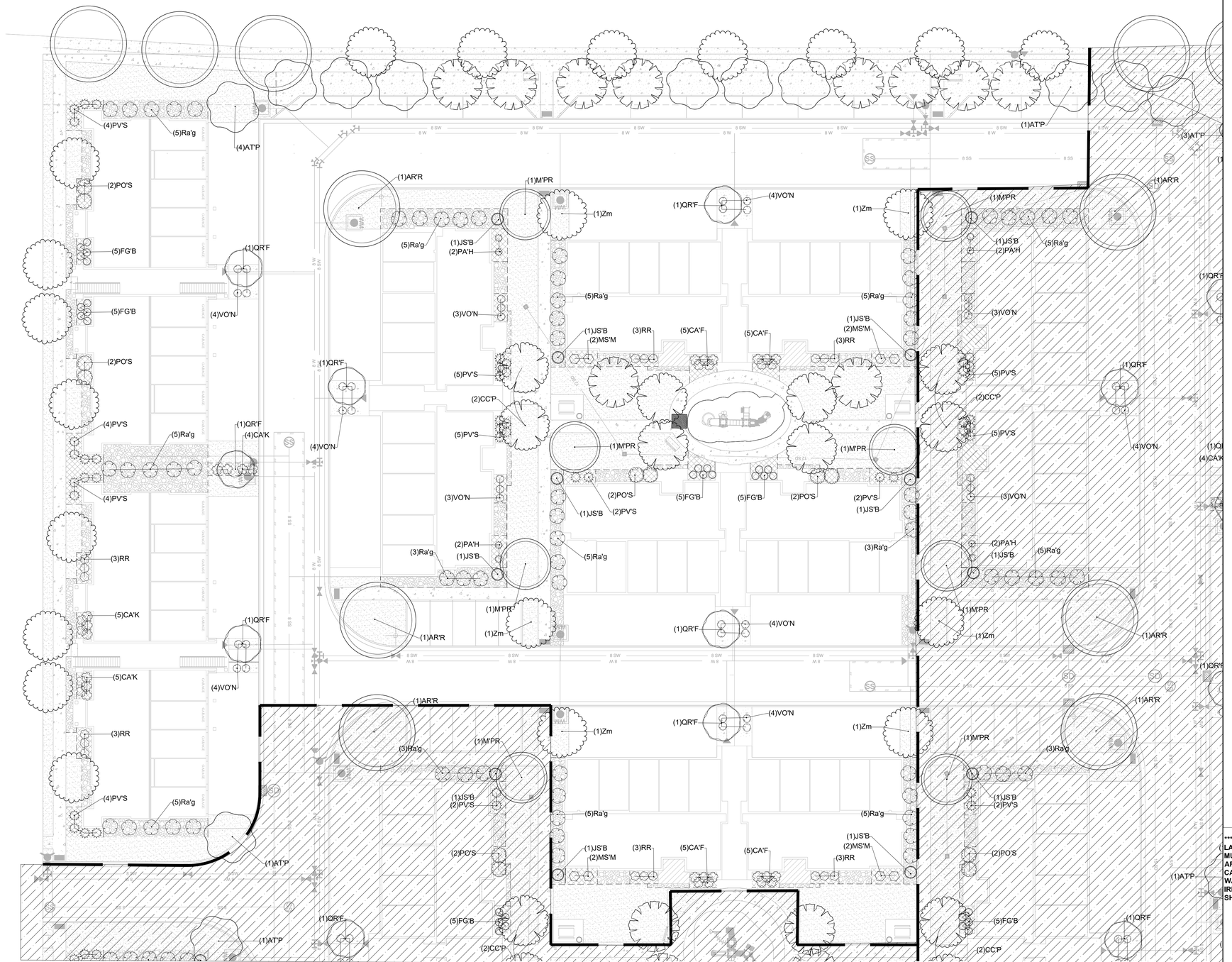
LICENSE STAMP

DRAWING INFO

PM:	JTA
DRAWN:	AP
CHECKED:	JTA
PLOT DATE:	4/2/2021

LANDSCAPE PLAN

LP-100



PLANT SCHEDULE PHASE 3

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	Ra'g	51	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac	5 gal
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	MS'M	8	Miscanthus sinensis `Morning Light` Eulalia Grass	2 gal
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1-02	1" STONE MULCH: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH ONE INCH (1") OQUIRRH COBBLE ROCK. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF FOUR INCHES (4") OVER ENTIRE AREA. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	4,324 sf
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ISSUE DATE 04-02-2021 | **PROJECT NUMBER** UT20037

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PLAN INFORMATION

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0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

TIMP POINT
PHASE THREE
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
FOCUS ENGINEERING
6949 SO. HIGH TECH DRIVE
SUITE 200
MIDVALE, UTAH
801.352.0075

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

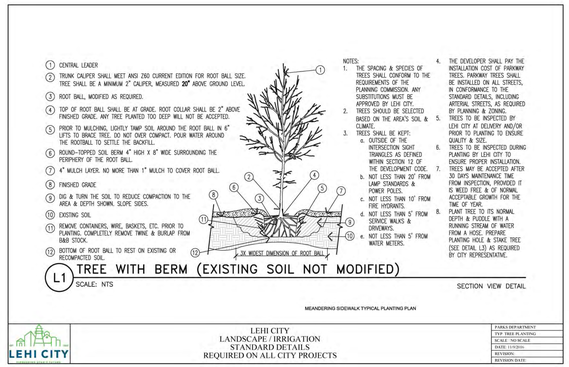
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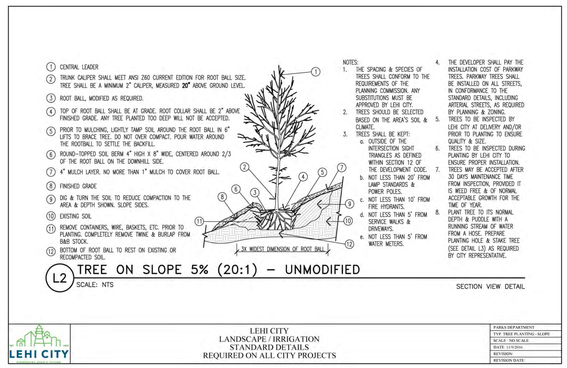
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PLOT DATE:	4/2/2021

LANDSCAPE PLAN

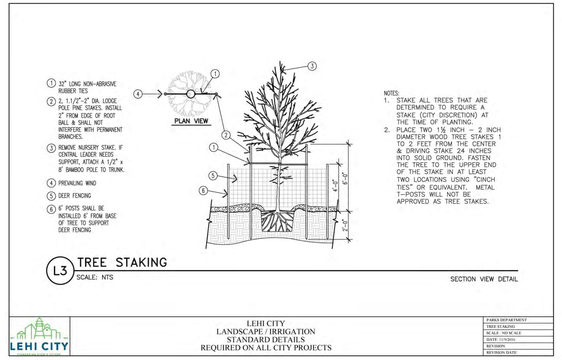
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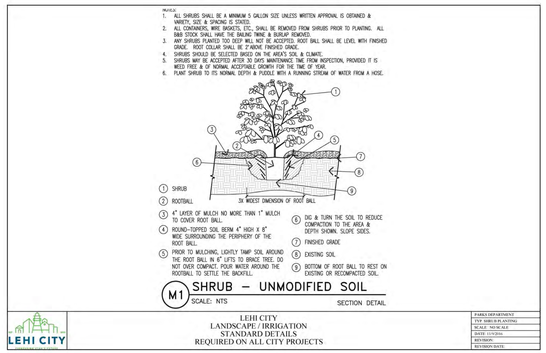
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NOT TO SCALE



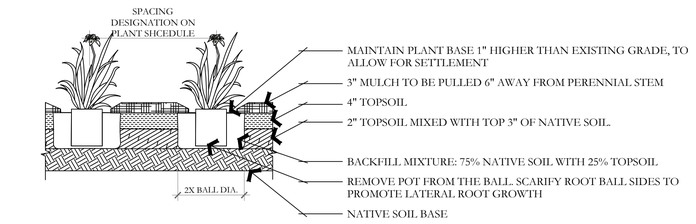
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NOT TO SCALE



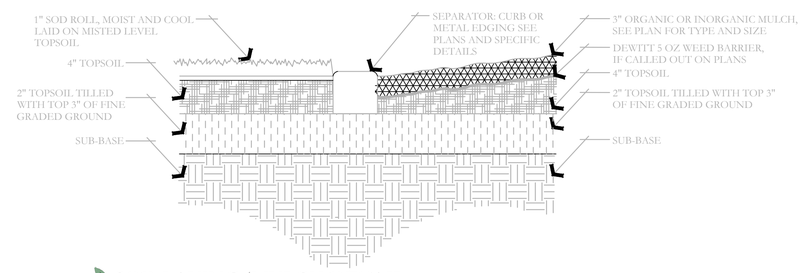
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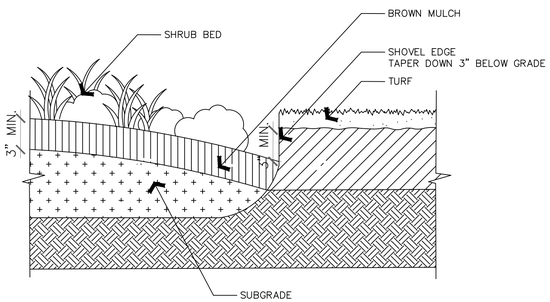
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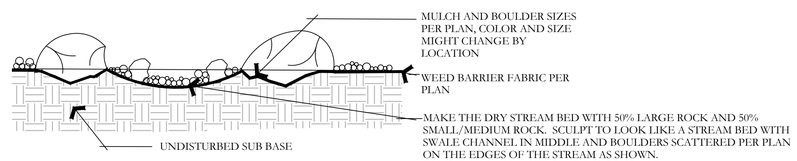
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PKJ DESIGN GROUP



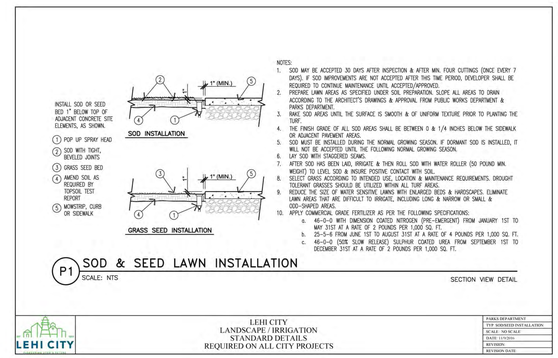
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NOT TO SCALE
PKJ DESIGN GROUP



I CUT EDGE DETAIL
NOT TO SCALE
PKJ DESIGN GROUP



J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE
PKJ DESIGN GROUP



L SOD LAYING DETAIL
NOT TO SCALE

ISSUE DATE	PROJECT NUMBER
04-02-2021	UT20037

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

TIMP POINT
PHASE THREE
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Client / Engineer:
FOCUS ENGINEERING
6949 SO. HIGH TECH DRIVE
SUITE 200
MIDVALE, UTAH
801.352.0075

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

UTAH LANDSCAPE ARCHITECT JEREMY ANDREWSEN 812873-5301 LICENSED STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	AP
CHECKED:	JTA
PLOT DATE:	4/2/2021

LANDSCAPE DETAILS

LP-501

TIMP POINT: PHASE 3

LEHI, UTAH

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pope and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Culinary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to backflow preventor, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require backflow preventor, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

A. The following standards will apply to the work of this Section:

a. ASTM-American Society for Testing and Materials

b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have need reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. Parts list for each operating element of the system

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services' indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

A. Acceptance: Do not install work in this section prior to acceptance by OAR.

B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

a. Two quick coupler keys with hose swivels.

b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated.

2.3 CONNECTION ASSEMBLY

A. Culinary water shall be used on this Project. Install backflow preventor and RPZ as needed.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract.

B. Controller shall be as specified in the drawings. Controller shall be surge protected.

a. Installation of wall-mount controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount controllers shall be 120 VAC unless otherwise noted.

b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P7079D.

a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare wire shall be looped within each valve box of the grouping it is to service.

D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to proteet existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be eapped with integral corresponding sized PVC slip eap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

b. Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G178212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ¾" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be ¾", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A. All lateral line fittings shall be S/40 PVC

2.14 Spray Sprinklers

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 VALVE BOXES

A. Carson valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-usable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.

a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E. Pipe shall not be glued unless ambient temperature is at least 50 degress F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specifiation, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.

B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

3.7 VALVES

A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a Carson 1419124 box. Place a minimum of 4" of ¾" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

B. Open trenches or hazards shall be protected with yellow caution tape.

C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION

90 Day Establishment Period Irrigation Schedule (April, May, June)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

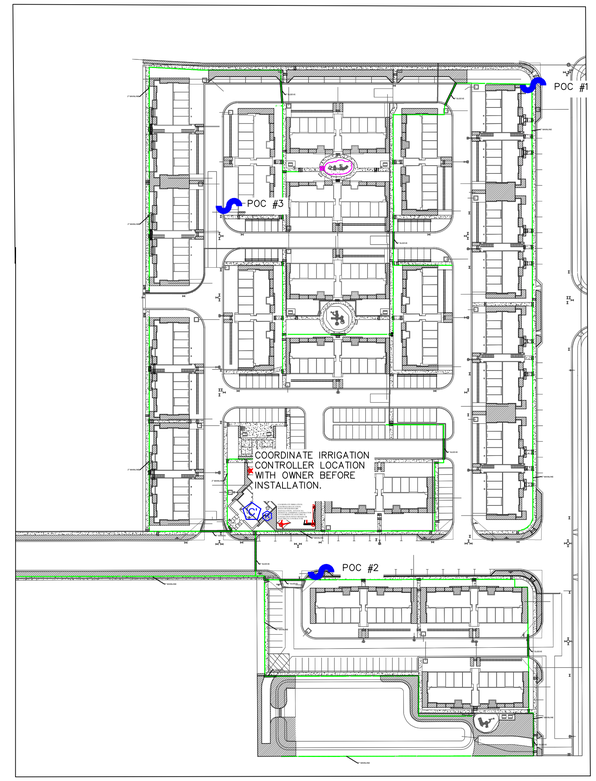
Regular Irrigation Schedule (see Seasonal Differential Chart)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min		15 min		15 min		30 psi
Shrubs	Shrubs	45 min		45 min		45 min		45 min	40 psi

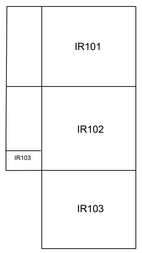
Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential

	April	May	June	July	August	Sept	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min



KEY MAP



2" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

ISSUE DATE	PROJECT NUMBER
4/15/2021	UT20037

NO.	REVISION	DATE
1		
2		
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 50' 100' 200' 400'

GRAPHIC SCALE: 1" = 100'

PROJECT INFORMATION

TIMP POINT
PHASE THREE
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Building Architect / Engineer:

FOCUS ENGINEERING
6949 SO. HIGH TECH DRIVE
SUITE 200
MIDVALE, UTAH
801.352.0075

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

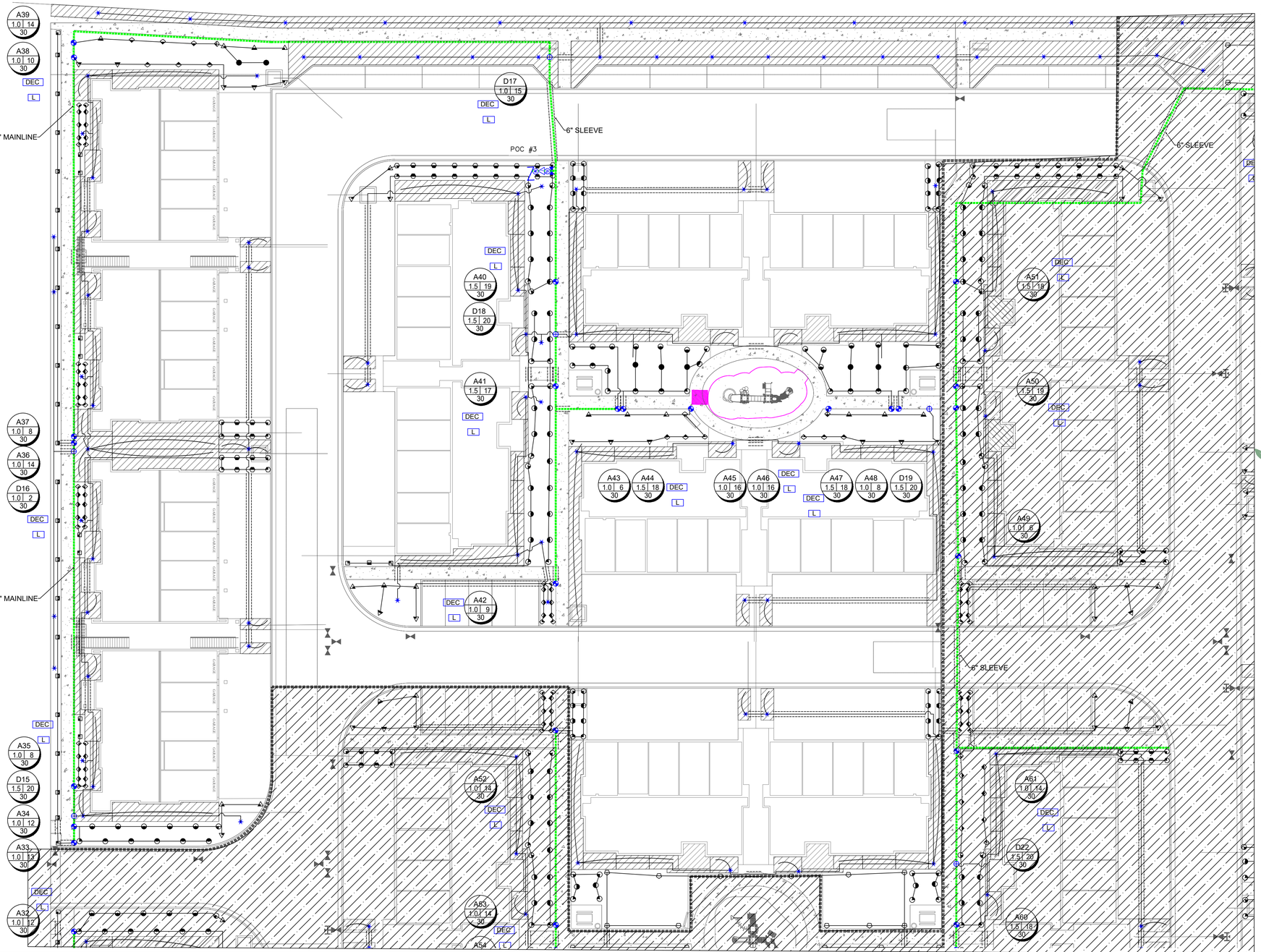
LICENSE STAMP

JEREMY ANDREW FIF
LICENSED LANDSCAPE ARCHITECT
812812 - 5301
04/02/2021
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	4/15/2021

IR 100



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 55 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
	IRRIGATION POINT OF CONNECTION AND RPZ BACKFLOW PREVENTION - CONNECT TO WATER SERVICE LINE AND METER. (SEE CIVIL PLANS) CONTRACTOR LOCATE AND VERIFY EXACT LOCATION ON SITE.
C	CONTROLLER: RAINBIRD LX-IVMPRO, ATTACH TO WALL MOUNT LXMMSS, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
M	MASTER VALVE
F	FLOW SENSOR
Q	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
DEC L	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC. LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID/PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 1.5" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION: PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM
NO SYMBOL	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM.

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFS DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.

TOTAL DRIP ZONE FLOW	20 GPM	TIME TO APPLY 1/4" OF WATER	23
MAX. LATERAL LENGTH OF TUBING	350 FT	REQUIRED NUMBER OF STAKES	500
TOTAL LENGTH OF ZONE DRIPLINE	2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS	2
APPLICATION RATE	.64 IN. / HR	SUGGESTED HEADER & FOOTER PIPE SIZE	CLASS 200 1.25"

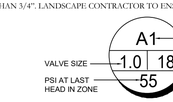
*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A CULINARY SYSTEM. IF IT IS NOT CONNECTED TO CULINARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A SECONDARY SYSTEM AND REQUIRED COMPONENTS.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO BE CULINARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO CULINARY WATERUSE A BACKFLOW PREVENTOR AND RPZ AS SPECIFIED.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG



NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

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4/15/2021	UT20037

NO.	REVISION	DATE
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

TIMP POINT
PHASE THREE
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Building Architect / Engineer:
FOCUS ENGINEERING
6949 SO. HIGH TECH DRIVE
SUITE 200
MIDVALE, UTAH
801.352.0075

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

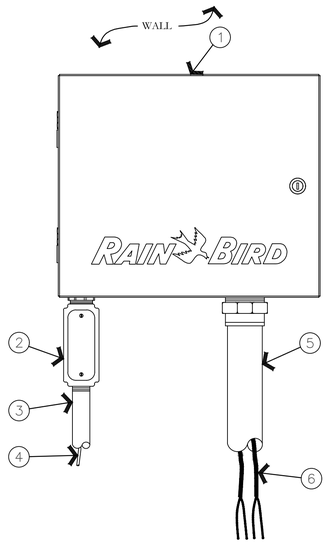
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
STATE OF UTAH
612815 - 5301
04/05/2021

DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	4/15/2021

IRRIGATION PLAN

IR 101



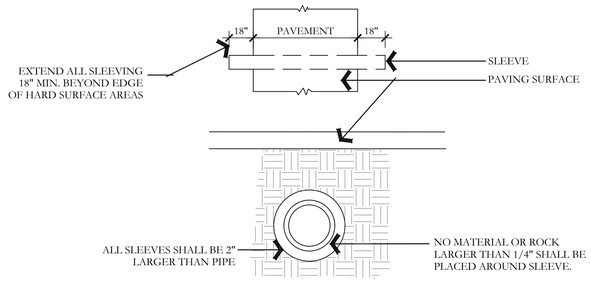
1. TWO-WIRE DECODER CONTROLLER: RAIN BIRD ESP-LXD TWO-WIRE DECODER CONTROLLER IN LXMM METAL CABINET WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
4. POWER SUPPLY WIRE
5. 2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
6. MAXICABLE TWO-WIRE PATH TO DECODERS USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH

NOTES:
1. ESP-LXD CONTROLLER COMES WITH 50 STATIONS AVAILABLE. TWO ADDITIONAL 75 STATION ESPLXD-SUM75 MODULES MAY BE ADDED TO EXPAND THE CONTROLLER UP TO 200 TOTAL STATIONS.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

A TWO-WIRE DECODER CONTROLLER DETAIL

PKJ DESIGN GROUP

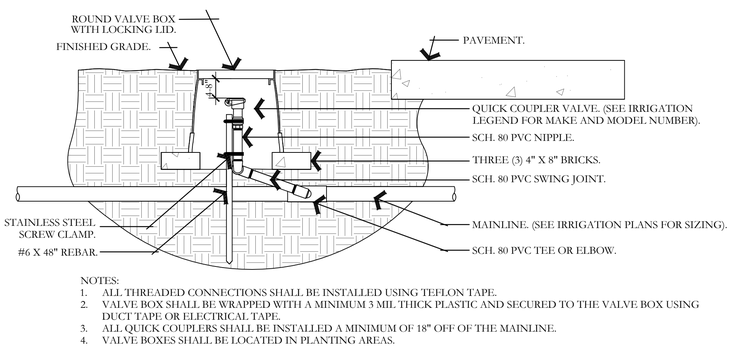
NOT TO SCALE



D TYPICAL SLEEVING DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

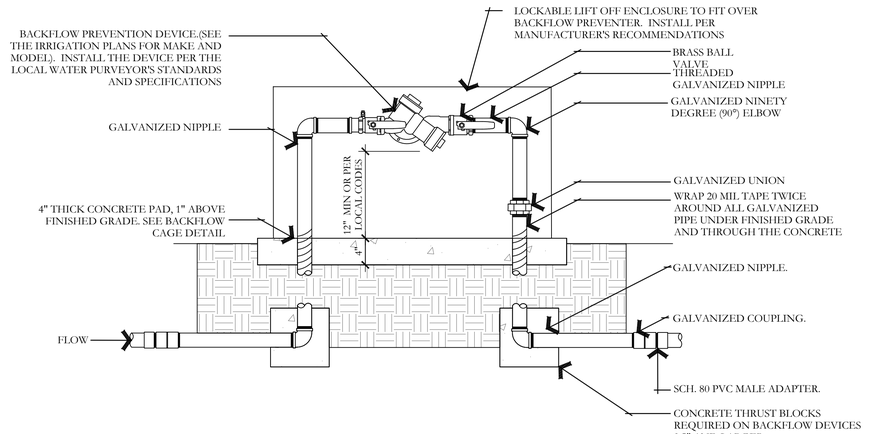


NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

G QUICK COUPLER DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

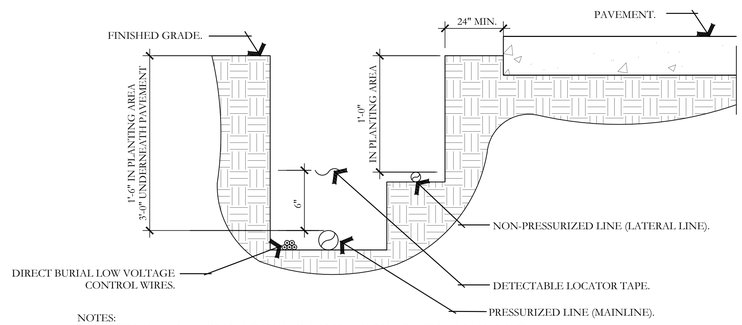


NOTE:
1. GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.
2. SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZE TO THE MAINLINE.
3. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER.
4. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
5. SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.
6. ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS.
7. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION.
8. ALL GALVANIZED CONNECTIONS SHALL TO BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLON TAPE.

B BACKFLOW PREVENTION DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

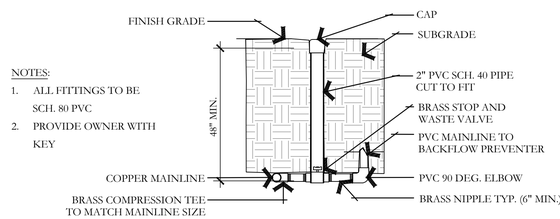


NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

E IRRIGATION TRENCHING DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

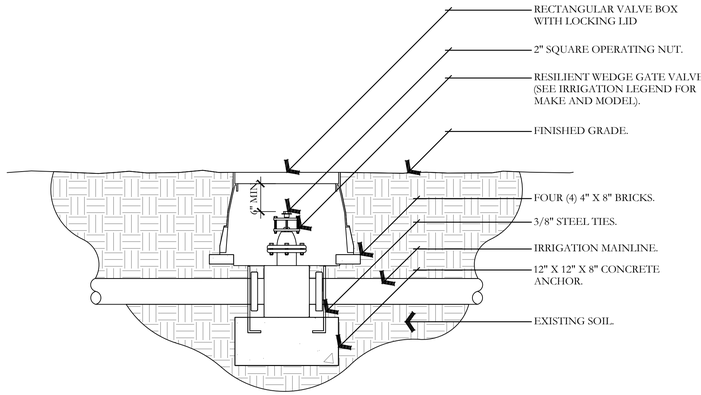


NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

H STOP AND WASTE VALVE ASSEMBLY DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

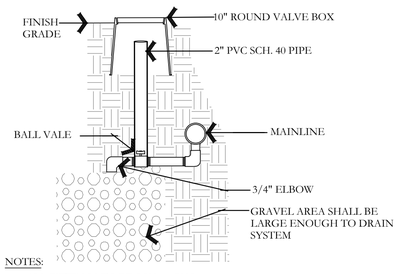


NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL

PKJ DESIGN GROUP

NOT TO SCALE



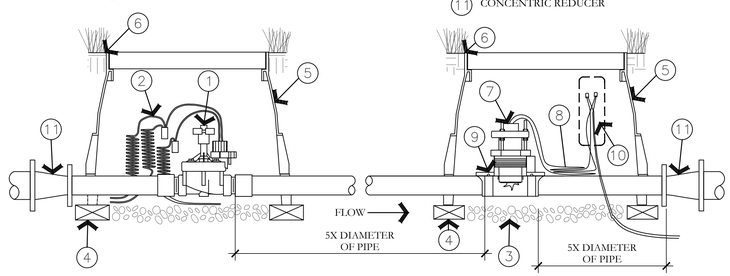
NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

1. NORMALLY OPEN MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
4. BRICK (1 OF 4)
5. VALVE BOX WITH COVER - 12-INCH SIZE
6. FINISH GRADE
7. RAIN BIRD FS SERIES 350 FLOW SENSOR(S)
8. 36-INCH LENGTH OF COILED PE-CABLE TO FLOW SENSING EQUIPMENT AT CCU/SATELLIT CONTROLLER ASSEMBLY
9. DOUBLE-STRAP SADDLE
10. SEE MAXICOM DETAIL 611 FOR SPLICE. SEE FLOW SENSOR DETAIL FOR WIRING DIAGRAM.
11. CONCENTRIC REDUCER



I MASTER VALVE AND FLOW SENSOR DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

ISSUE DATE	PROJECT NUMBER
4/2/2021	UT20037

NO.	REVISION	DATE
1		
2		
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

PROJECT INFORMATION

TIMP POINT
PHASE THREE
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Building Architect / Engineer:
FOCUS ENGINEERING
6949 SO. HIGH TECH DRIVE
SUITE 200
MIDVALE, UTAH
801.352.0075

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
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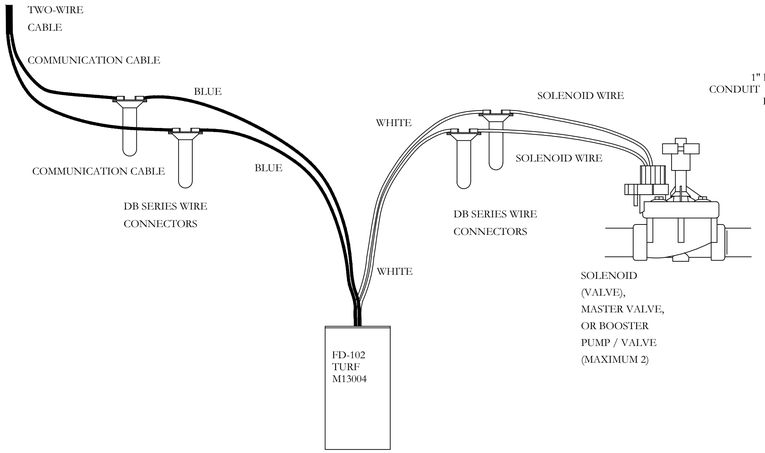
LICENSED LANDSCAPE ARCHITECT
JEREMY ANCHOR
STATE OF UTAH
8128727 - 5301
04/02/2021
SIGNING DATE

DRAWING INFO

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	4/2/2021

IRRIGATION DETAILS

IR 501

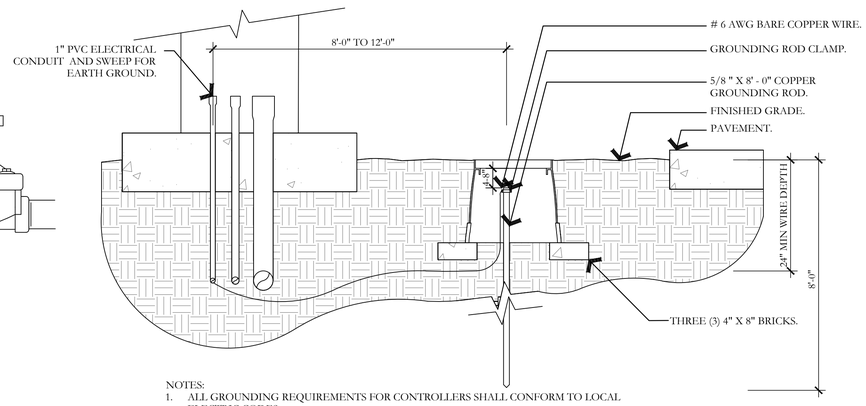


NOTE:
1. MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM FIELD DECODER TO SOLENOID IS 450 FEET.

J DECODER WIRING DIAGRAM DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

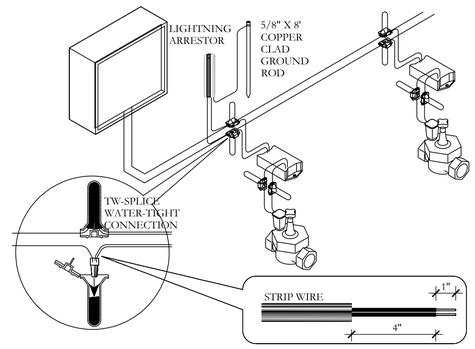


NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K GROUNDING ROD DETAIL

PKJ DESIGN GROUP

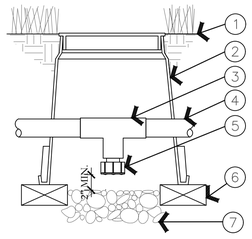
NOT TO SCALE



M 2-WIRE CONNECTION DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

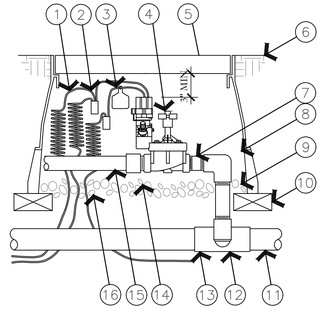


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. BRICK (1 OF 2)
7. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

N LATERAL LINE DRAIN VALVE DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

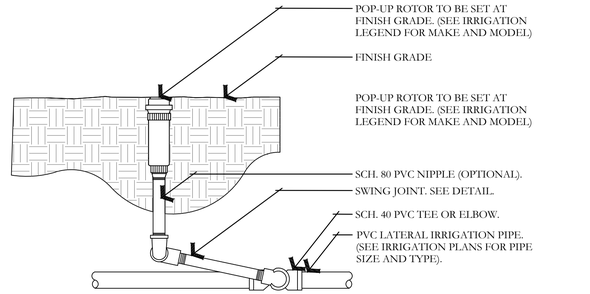


1. 30-INCH LINEAR LENGTH OF WIRE, COILED.
2. WATERPROOF CONNECTION RAIN BIRD SPLICE-1 (1 OF 2)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PESB-PRS-D WITH NP-HAN
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3.0-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL

L ELECTRIC REMOTE-CONTROL VALVE DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

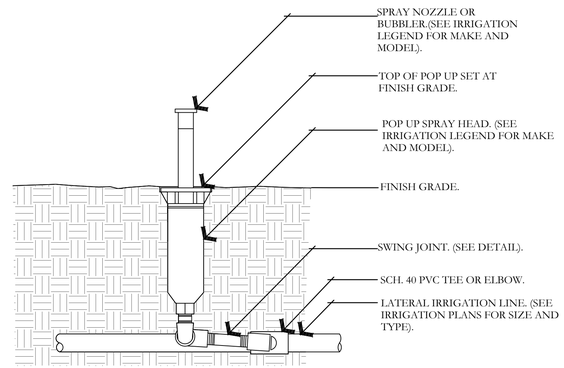


NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

O ROTOR SPRAYHEAD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE



NOTE:
1. 6" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

P POP UP-SPRAY HEAD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

ISSUE DATE	PROJECT NUMBER
4/2/2021	UT20037

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

PROJECT INFORMATION

TIMP POINT
PHASE THREE
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Building Architect / Engineer:
FOCUS ENGINEERING
6949 SO. HIGH TECH DRIVE
SUITE 200
MIDVALE, UTAH
801.352.0075

LANDSCAPE ARCHITECT / PLANNER

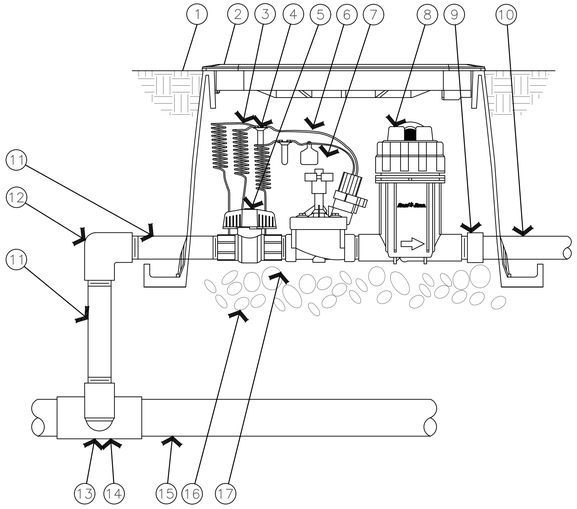
PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128171-5301
04/02/2021
RENEW 04/30/2021
STATE OF UTAH

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	4/2/2021

IR 502

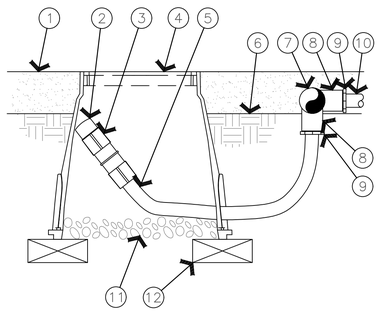


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

Q DRIP CONTROL ZONE KIT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



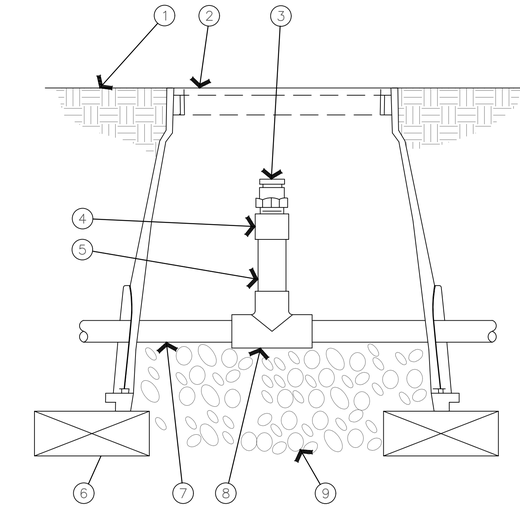
1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL
12. BRICK (1 OF 2)

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

R ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

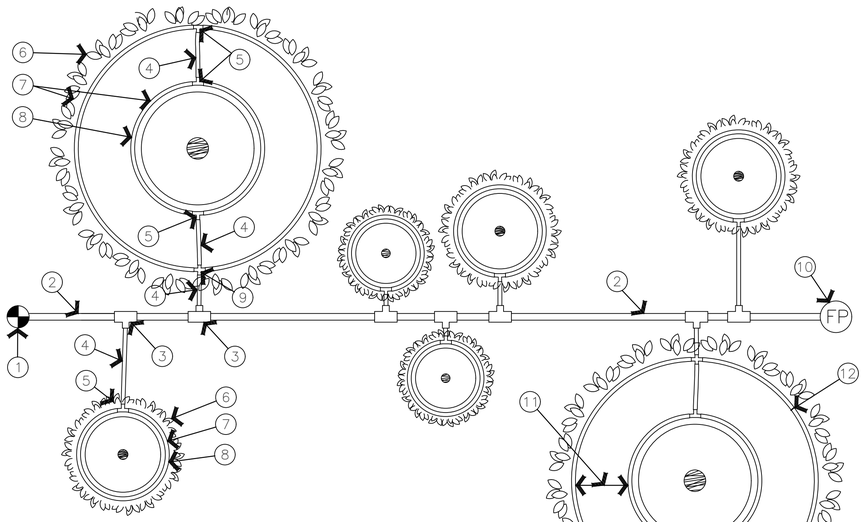


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK (1 OF 2)
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

S AIR RELIEF VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW DEMAND)
2. PVC DRIP MANIFOLD PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES BLANK TUBING (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
11. SPACING PER SPECIFICATION
12. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

T ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
4/2/2021	UT20037

NO.	REVISION	DATE
1		
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PLAN INFORMATION

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PROJECT INFORMATION

TIMP POINT
PHASE THREE
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
EDGE HOMES
13702 S 200 W B12
DRAPER, UT 84020
(801) 494-0150

Building Architect / Engineer:
FOCUS ENGINEERING
6949 SO. HIGH TECH DRIVE
SUITE 200
MIDVALE, UTAH
801.352.0075

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
KEVIN AINSWORTH
812821-5301
04/02/2021
RENEWAL DATE
STATE OF UTAH

PM:	KBA
DRAWN:	KBA
CHECKED:	JTA
PLOT DATE:	4/2/2021

IR 503



Ammon (10 Plex)
Color 1



Ammon (10 Plex)
Color 2



Ammon (10 Plex)
Color 3



Ammon (10 Plex)
Color 4



Ammon
Back Elevation



Ammon
Side Elevation



Abby (10 Plex)
Color FF



Abby
Back Elevation





Abby
Side Elevation

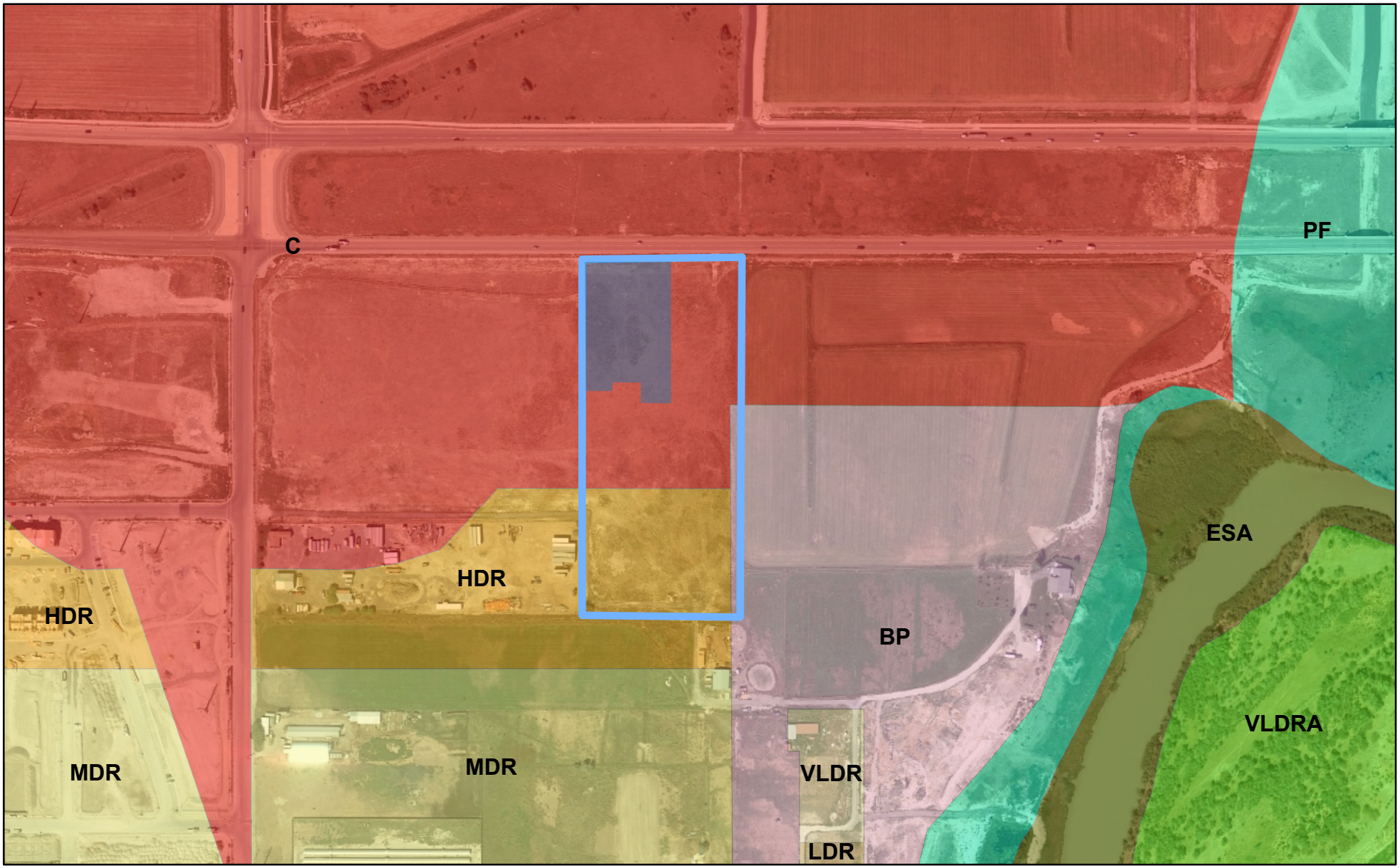


Abby (10 Plex)
Color HH

Abby (10 Plex)
Color GG

Timp Point Phase 3 Final Subdivision

General Plan

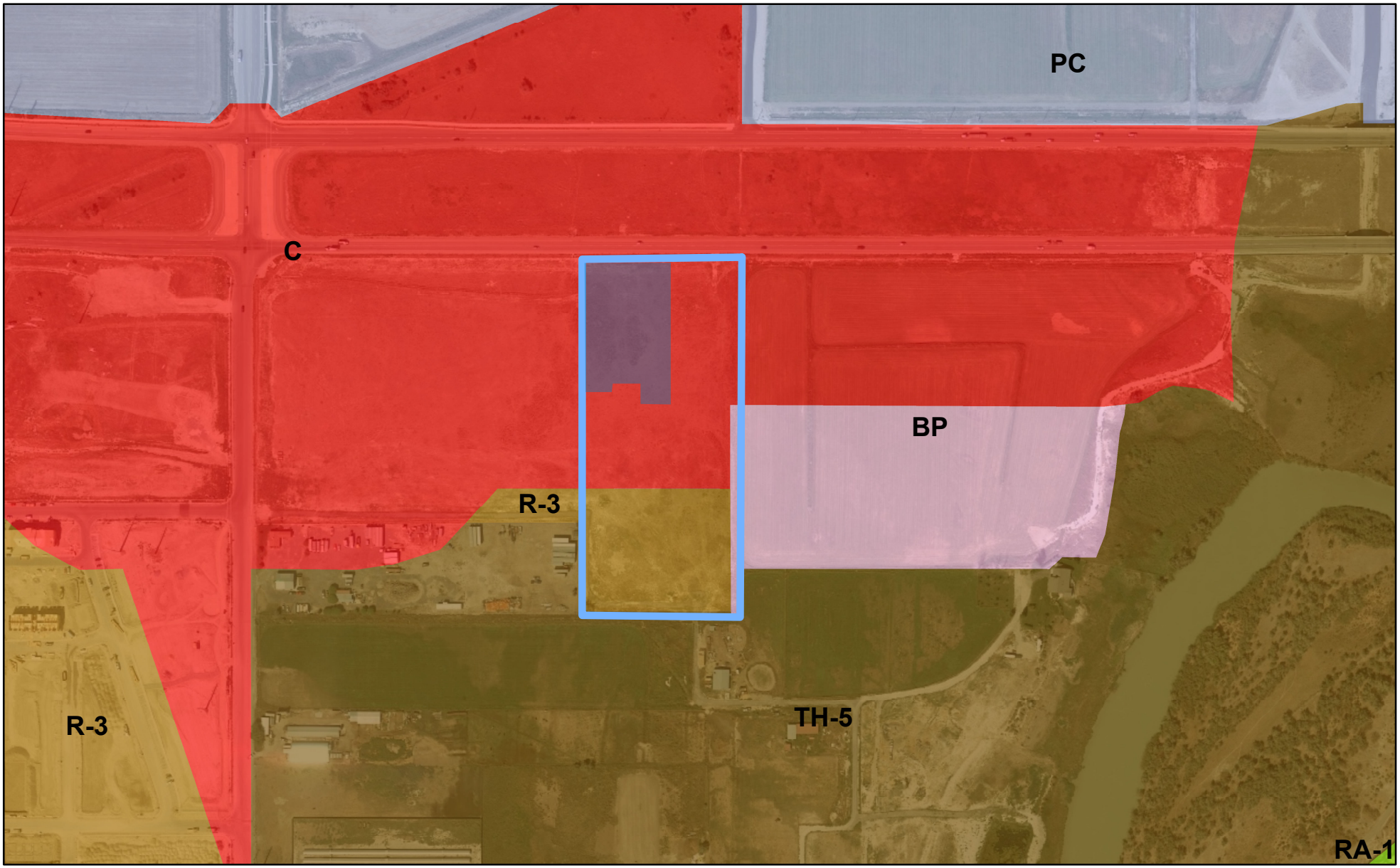


0 450 900 Feet

LEHI CITY

Timp Point Phase 3 Final Subdivision

Zoning



0 450 900 Feet

LEHI CITY

Timp Point Phase 3 Final Subdivision

Aerial



0 450 900 Feet

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: May 25, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Final subdivision review and plat amendment approval for the Boston Street Extension, extending Boston Street and 1500 North.

Suggested Action:

Attachments:

CC Staff Report Boston Street Extension Final Subdivision 05.25.21.docx

Boston Street Extension DRC 05.12.21.docx

Boston Road Extension - plans.pdf

1630 North connection analysis.pdf

The Hub Backbone Map - Zoning.pdf

The Hub Backbone Map - Aerial.pdf

The Hub Backbone Map - General Plan.pdf

BOSTON STREET EXTENSION FINAL SUBDIVISION AND THE HUB PLAT AMENDMENT

CITY COUNCIL REPORT

Applicant	Boyd Brown		
Meeting Date	May 25, 2021		
Requested Action/Purpose	Approval of a final subdivision		
Location	Boston Street and 1500 North		
Existing Land Use	Undeveloped		
Existing Zoning	Light Industrial (LI)		
General Plan Land Use Designation	Light Industrial (LI)		
Number of Lots/Units	3 lots		
Adjacent Zoning and Land Use	*North*	LI	The Hub Subdivision, Store It Site Plan
	South	R-2	Undeveloped
	East	R-3	The Exchange
	West	TH-5	Undeveloped
Date of DRC Review	May 12, 2021		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

PROPERTY HISTORY

October 22, 2019	The City Council approved a Resolution expressing intent to adjust the municipal boundary with Saratoga Springs. This property was included in the Resolution.
October 24, 2019	The Planning Commission approved The Hub concept plan for the Boyd Brown property.
November 19, 2019	The City Council approved a General Plan amendment for the Boyd Brown property changing the designation to Light Industrial and Commercial.
December 10, 2019	The City Council approved a Development Agreement for the Boyd Brown property to regulate existing approvals, land uses, and development standards for the site.
January 28, 2020	The City Council approved the zoning designation of Light Industrial and Commercial for the Boyd Brown property.

REPORT ANALYSIS

The applicant is requesting approval of the Boston Street Extension subdivision and plat amendment to The Hub Subdivision. The proposed subdivision would extend Boston Street from 1700 North to 1500 North and would amend The Hub Business Park Subdivision Plat to divide Parcel 5 into two lots.

The proposed subdivision includes the civil plans for the construction of Boston Street. In addition to extending Boston Street, the subdivision is proposing an eight-foot trail to provide access to the subdivision from 1630 North. The DRC commented that this connection would require an exception to be granted by the City Council. The Street Connectivity Standards in Chapter 37 of the Development Code typically would require that 1630 North connect to Boston Street. The applicant is requesting the exception due to the grade of the site. The City Council will need to determine if the exception is warranted.

The DRC had 11 comments including the following:

1. Trails are required to have a minimum 10' width. Take the trail to Boston street with a ramp to allow bike access. The ramp must be the same width as the trail. Recommend asphalt for a trail.
2. The Lehi Bike and Pedestrian Master Plan shows a 10' master planned trail on the east side of the canal. Show the trail in the plans including a 20' easement and ADA ramp to cross 1500 N.
3. An exception is required to eliminate the road connection between Boston Street and 4230 West. Applicant will need to provide justification for the exception. If the exception is granted, at a minimum, a pedestrian connection would be needed between the two streets.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed Boston Street Extension final subdivision including the DRC comments from May 12, 2021. This recommendation is based on the following findings:

1. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
2. The proposed subdivision meets the requirements of the Development Code.
3. Other findings based upon information presented at the public meeting.

Boston Street Extension Final Subdivision
DRC Redline Comments

*Boyd Brown – requests final subdivision review of **Boston Road Extension**, extending Boston Street and 1500 North.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Boyd Brown
Date of Plans Reviewed: 05/04/21

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire:
1. Add note, "Maintain three feet of clearance around fire hydrants".

Greg – Water/Sewer:
2. Combo box #101 is showing 2 INV OUT. This box should only have 1 IN and 1 OUT.
3. FL elevation of 7.02' will likely conflict with the PI main with a 15" RCP at crossing. Adjust SD depth/slope to eliminate conflict.
4. Minimum slope on sewer lateral is 2%.
5. Dead end PI main at fire hydrant with a 90 degree bend, not a tee.
6. Label calls out 4' minimum cover, location of water mains in profile shown at 3' of cover.

Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering:
7. Coordinate with Lehi City and Saratoga Springs City to ensure that grade and location of west end of 1500 North matches
8. Show slope easement or retaining adjacent to neighboring property on west side of Boston Road and South side of 1500 North
9. 1500 North is master planned with 48' of asphalt, update road section to match on sheet PP3

Luke- Traffic: No comment
Kim – Planning:
10. Trails are required to have a minimum 10' width. Take the trail to Boston street with a ramp to allow bike access. The ramp must be the same width as the trail. Recommend asphalt for a trail.
11. The Lehi Bike and Pedestrian Master Plan shows a 10' master planned trail on the east side of the canal. Show the trail in the plans including a 20' easement and ADA ramp to cross 1500 N.

GENERAL COMMENT:
1. An exception is required to eliminate the road connection between Boston Street and 4230 West. Applicant will need to provide justification for the exception. If the exception is granted, at a minimum, a pedestrian connection would be needed between the two streets.

PRIOR TO PRECONSTRUCTION MEETING:
1. Provide a public use easement for the private trail.
2. Will need a UIC Well state information form
3. Provide an engineer's cost estimate for the cost of all improvements.
4. 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).
5. 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.
6. Reimbursement Agreement for any reimbursable improvement items must be in place.
7. Include surveyor's and engineer's stamps and signatures on the construction drawings.

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.

8. Show lot addresses on the final plat (must coordinate with Planning Division).
9. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
10. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
11. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
12. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division for review and approval (signed by Mayor). Final Agreement to be recorded by developer.
13. Address any comments or conditions from City Council approval.
14. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
15. 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. Provide a recorded copy of required boundary line agreement(s).
7. Provide a signed original copy of the CC&Rs to record with the plat (to be reviewed by City Attorney).
8. Warranty deed/title insurance (open space, detention, City park property, City trails, some road dedication). Title insurance policies on each to be obtained through Marnae at Vanguard Title 801-610-1670
9. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

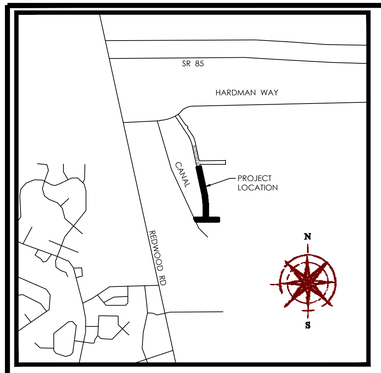
1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
4. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
5. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
6. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
7. Residential developments shall complete all required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.
8. 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 SCHEDULED FOR CITY COUNCIL ON MAY 25TH

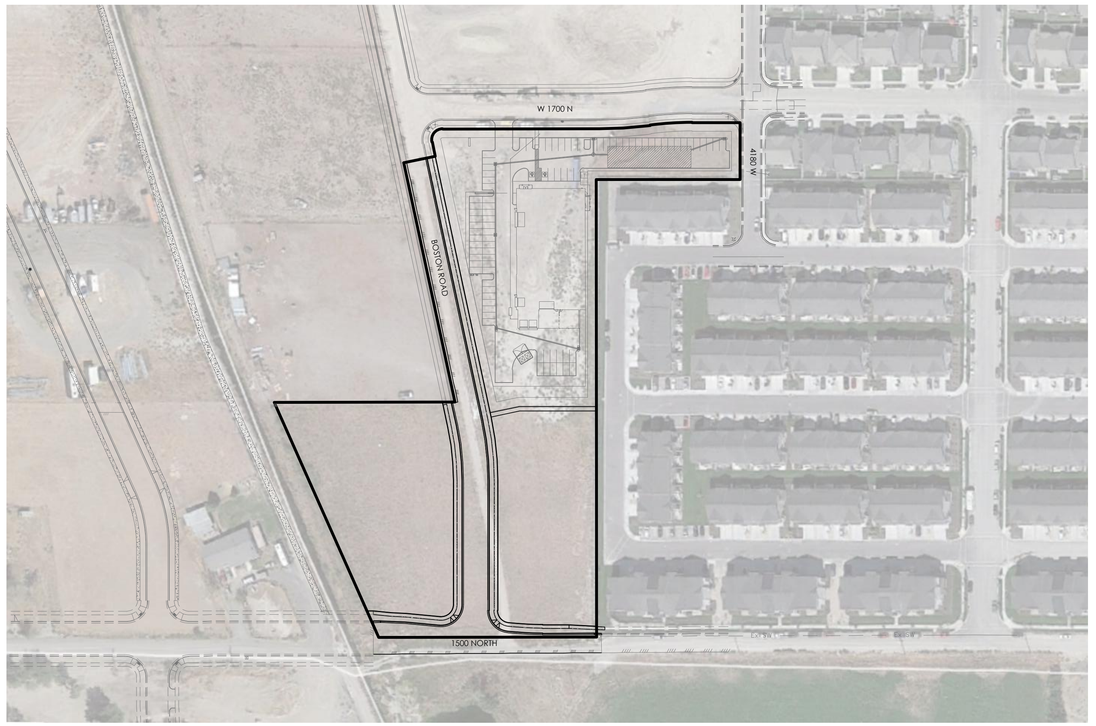
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BOSTON ROAD EXTENSION

PREPARED FOR:
BOYD BROWN
LOCATED IN:
LEHI, CITY



VICINITY MAP
NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	FINAL PLAT
C3	SITE PLAN
C4	GRADING PLAN
C4.1	GRADING PLAN
C5	DRAINAGE PLAN
C5.1	MASTER DRAINAGE PLAN
C6	UTILITY PLAN
PP1	BOSTON ROAD
PP2	BOSTON ROAD
PP3	1500 NORTH
D1	DETAILS

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.

ENGINEER'S NOTES TO CONTRACTOR

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

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

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

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

CONTACTS

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

OWNER/DEVELOPER
BOYD BROWN
2121 S. MCCLELLAND AVE, SUITE 201
SLC, UTAH 84106
(801) 598-5838
CONTACT: BOYD BROWN



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

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100ft.

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

LICENSED PROFESSIONAL ENGINEER
No. 9028950 2202
THOMAS M. ROMNEY
5/04/21
STATE OF UTAH

BOSTON ROAD EXTENSION
LEHI, CITY
COVER SHEET

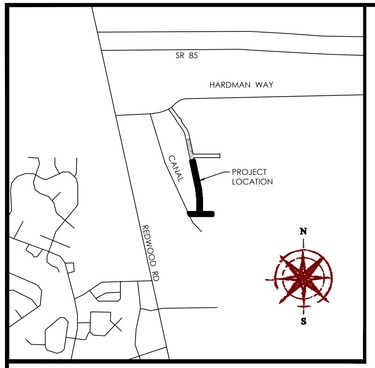
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COVER SHEET

Scale:	1"=100'	Drawn:	CFT
Date:	5/4/2021	Job #:	21-0128
Sheet:	C1		

Z:_2021\21-0128 Boston Road Extension\design 21-0128\dwg\sheet\(\C1 - COVER SHEET.dwg



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- BOUNDARY MARKER
- SECTION MONUMENT (FOUND)

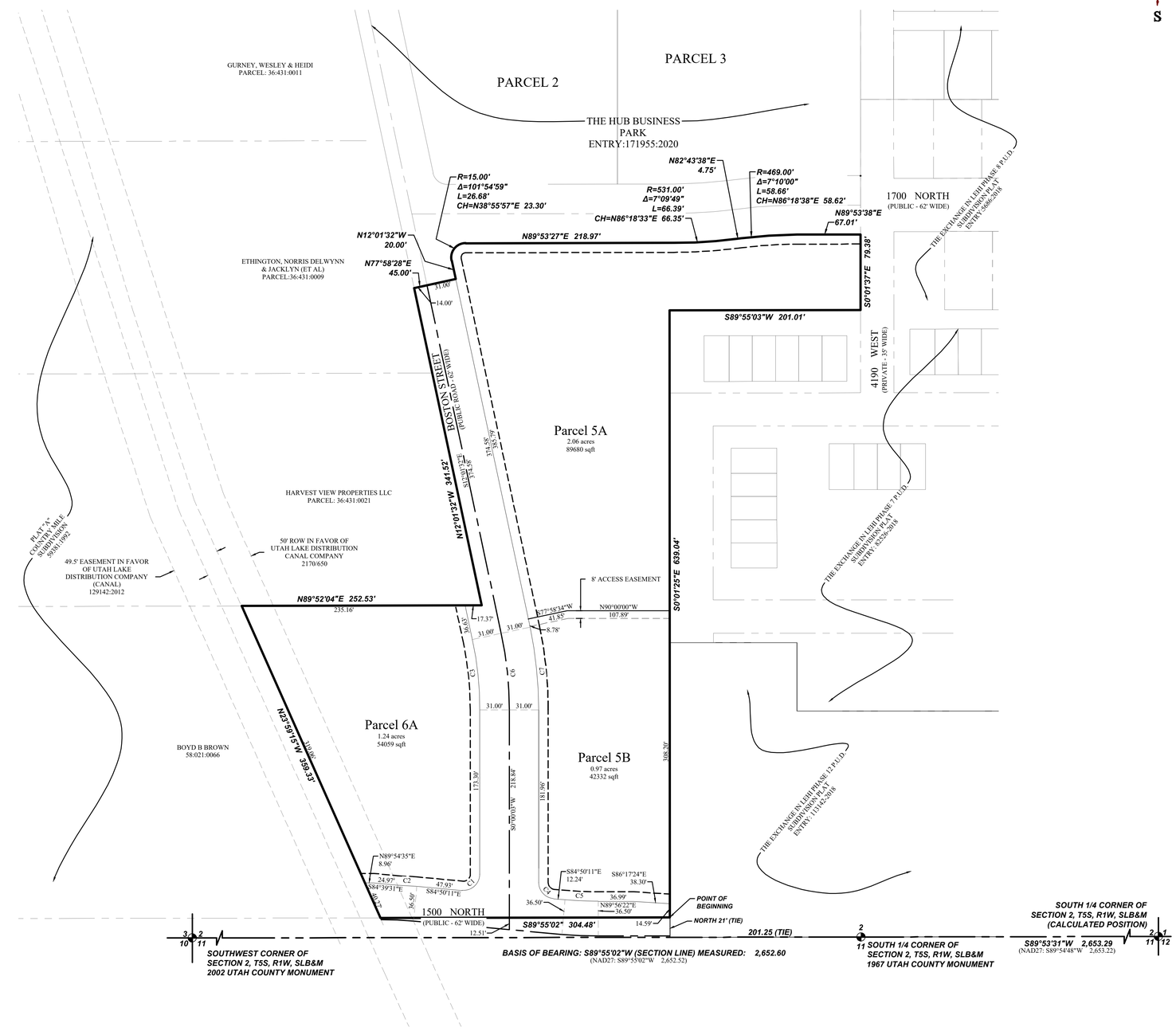
TOTAL AREA = 1.62 ACRES
TOTAL ROADWAY ACREAGE = 1.62 ACRES
TOTAL ROADWAY LENGTH = 0.24 MILES

NOTE:

1. PERMANENT RETENTION FACILITY TO BE OWNED AND MAINTAINED BY THE OWNERS OF THIS PROPERTY NOT TO BE ALTERED WITHOUT APPROVAL BY LEHI CITY COUNCIL AND CITY ENGINEER.
2. PARCEL A TO BE RETAINED BY THE OWNER FOR FUTURE RIGHT OF WAY

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	17.00	95°09'45"	28.24	N47°34'56"E	25.10
C2	414.50	2°52'43"	20.82	S86°16'33"E	20.82
C3	354.95	12°01'36"	74.51	N06°00'45"W	74.37
C4	17.00	84°50'15"	25.17	S42°25'04"E	22.93
C5	385.50	5°13'26"	35.15	S87°26'54"E	35.14
C6	386.00	12°01'33"	81.02	S06°00'46"E	80.87
C7	417.00	12°01'36"	87.53	S06°00'45"E	87.37



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

N

S

SURVEYOR'S CERTIFICATE

I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10516507 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

FOR REVIEW ONLY

SPENCER W. LLEWELYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507

DATE

BOUNDARY DESCRIPTION

All of PARCELS 5, 6, & A, THE HUB BUSINESS PARK, according to the official plat thereof recorded October 30, 2020 as Entry No. 171955:2020 in the office of the Utah County Recorder, also being a portion of the SW1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Southeast corner of Parcel A of THE HUB BUSINESS PARK, according to the official plat thereof recorded October 30, 2020 as Entry No. 171955:2020 in the office of the Utah County Recorder. said point also being located S89°55'02"W along the Section line 201.25 feet and North 21.00 feet from the South 1/4 Corner of Section 2, T5S, R1W, SLB&M; thence along said plat the following four (4) courses: (1) S89°55'02"W 304.48 feet; (2) N23°59'15"W 359.33 feet; (3) N89°52'04"E 252.53 feet; (4) N12°01'32"W 341.52 feet to the Northwesterly Corner of Parcel A of said plat; thence along said Parcel A N77°58'28"W 45.00 feet to the Westerly line of Parcel 5 of said plat; thence along said Parcel 5 the following seven (7) courses: (1) N12°01'32"W 20.00 feet; (2) along the arc of a curve to the right with a radius of 15.00 feet a distance of 26.68 feet through a central angle of 101°54'59" Chord: N38°55'57"E 23.30 feet; (3) thence N89°53'27"E 218.97 feet; (4) thence Easterly along the arc of a non-tangent curve to the left having a radius of 531.00 feet a distance of 66.39 feet through a central angle of 07°09'49" Chord: N86°18'33"E 66.35 feet; (5) thence N82°43'38"E 4.75 feet; (6) thence Easterly along the arc of a non-tangent curve to the right having a radius of 469.00 feet a distance of 58.66 feet through a central angle of 07°10'00" Chord: N86°18'38"E 58.62 feet; (7) N89°53'38"E 67.01 feet to the Easterly Boundary Line of said plat; thence along said plat the following three (3) courses: (1) S00°01'37"E 668.89 feet; (2) thence S89°55'03"W 201.01 feet; (3) thence S00°01'25"E 639.04 feet to the point of beginning.

Contains: 5.24 acres+/-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO 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:_____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

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

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____

_____
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY 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 CHAIRMAN, PLANNING COMMISSION

THE HUB BUSINESS PARK
FIRST AMENDMENT

(AMENDING PARCELS 5, 6, & A OF THE HUB BUSINESS PARK)
LOCATED IN THE SW1/4 OF SECTION 2, T5S , R1W,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

FOR REVIEW ONLY

PAGE 1 OF 1	5/4/2021

OWNER/DEVELOPER
BOYD BROWN
2121 S. MCCLELLAND AVE, SUITE 201
SLC, UTAH 84106
(801) 598-5838
CONTACT: BOYD BROWN

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Z:_2021\21-0128 Boston Road Extension\design 21-0128\dwg\sheets\C2 - FINAL PLAT.dwg

EXIST. STREET LIGHT

60.5' MATCH EXIST. SIDEWALK CURB & GUTTER, AND PAVEMENT

ULDC CANAL BOX CULVERT

PROJECT BOUNDARY

LOT LINE (TYP.)

42.0' PAVEMENT (WIDEN FOR LAST 50.0')

TRANSITION CURB & GUTTER AS NEEDED TO MATCH EXIST.

10.0'

R402.5'

2.0' HIGHBACK CURB & GUTTER (TYP.)

5.0' CONCRETE SIDEWALK (TYP.)

7.0' PARKSTRIP (TYP.)

TRANSITION FROM 2.5' TO 2.0' HIGH BACK CURB & GUTTER

ADA RAMP #101 PER LEHI CITY STD. ROAD-6

R29.0'

7.0' PARKSTIP (TYP.)

SIDEWALK AND CURB & GUTTER TO END HERE

STREET LIGHT #102 PER LEHI CITY STDS.

PROP. EDGE OF ASPHALT

41.0' MATCH EXIST. PAVEMENT, SIDEWALK, AND CURB & GUTTER (TYP.)

BOSTON ROAD

7.0'

27.0' PAVEMENT

R367.0'

34.0' PAVEMENT

R405.0'

STREET LIGHT #103 PER LEHI CITY STDS.

FIRE HYDRANT #102 PER LEHI CITY STD. WATER-2

FIRE HYDRANT #101 PER LEHI CITY STD. WATER-2

R29.0'

2.0' HIGHBACK CURB & GUTTER (TYP.)

10.0' PUE (TYP.)

5.0' CONCRETE SIDEWALK (TYP.)

STREET LIGHT #101 PER LEHI CITY STDS.

ADA RAMP #102 PER LEHI CITY STD. ROAD-6

R397.5'

7.0' PARKSTRIP (TYP.)

5.0' CONCRETE SIDEWALK (TYP.)

6.0' CONCRETE TRAIL

1.0' LANDCAPE BUFFER

1.0' LANDCAPE BUFFER

FUTURE AUTOBODY SHOP

1700 NORTH

TRANSITION CURB & GUTTER AS NEEDED TO MATCH EXIST.

10.0'

5.0' CONCRETE SIDEWALK AND PARKSTRIP

MATCH EXIST. 35.9' SIDEWALK, PAVEMENT, AND CURB & GUTTER

PROJECT BOUNDARY

EXIST. STREET LIGHT

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

S N

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

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www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 9028950 2202
THOMAS M. ROMNEY
5/04/21
STATE OF UTAH

BOSTON ROAD EXTENSION

LEHI, CITY

SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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3	----	----
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SITE PLAN

Scale:	1"=30'	Drawn:	CFT
Date:	5/4/2021	Job #:	21-0128
Sheet:	C3		

Z:_2021\21-0128 Boston Road Extension\design 21-0128.dwg\sheets\C3 - SITE PLAN.dwg

MATCH SHEET C4.1

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 — 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

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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LICENSED PROFESSIONAL ENGINEER
No. 9028950-2202
THOMAS M. ROMNEY
5/04/21
STATE OF UTAH

BOSTON ROAD EXTENSION

LEHI, CITY

GRADING PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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GRADING PLAN

Scale:	1"=20'	Drawn:	CFT
Date:	5/4/2021	Job #:	21-0128
Sheet:	C4		

Z:_2021\21-0128 Boston Road Extension\design 21-0128.dwg\sheets\C4 - GRADING PLAN.dwg

1700 NORTH

BOSTON ROAD

FUTURE AUTOBODY SHOP

MATCH SHEET C4

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
- 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

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Know what's below.
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LICENSED PROFESSIONAL ENGINEER
No. 9028950 2202
THOMAS M. ROMNEY
5/04/21
STATE OF UTAH

BOSTON ROAD EXTENSION

LEHI, CITY

GRADING PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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GRADING PLAN

Scale: 1"=20'	Drawn: CFT
Date: 5/4/2021	Job #: 21-0128
Sheet: C4.1	

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1700 NORTH

BOSTON ROAD

FUTURE AUTOBODY SHOP

SD COMBO BOX #101
TBC=4592.60
INV. OUT=4585.58 (NE)
INV. IN=4585.58 (W)
INV. OUT=4585.58 (E)
PER LEHI CITY STD. DRAIN-9

SD INLET #102
TBC=4592.92
INV. OUT=4587.10 (E)
PER LEHI CITY STD. DRAIN-8

15" RCP
L=38.00'
S=4.00%

15" RCP
L=88.42'
S=2.11%

SEE BOWMAN ENGINEERING
AUTO BODY SHOP SITE PLAN
FOR CONTINUATION OF STORM DRAIN

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:

RETENTION TO BE SHARED AND STORED ON AUTOBODY SHOP SITE. REFER TO BOWMAN ENGINEERING PLANS FOR CONTINUATION OF STORM DRAIN DESIGN.

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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No. 9028950 2202
THOMAS M. ROMNEY
5/04/21
STATE OF UTAH

BOSTON ROAD EXTENSION

LEHI, CITY

DRAINAGE PLAN

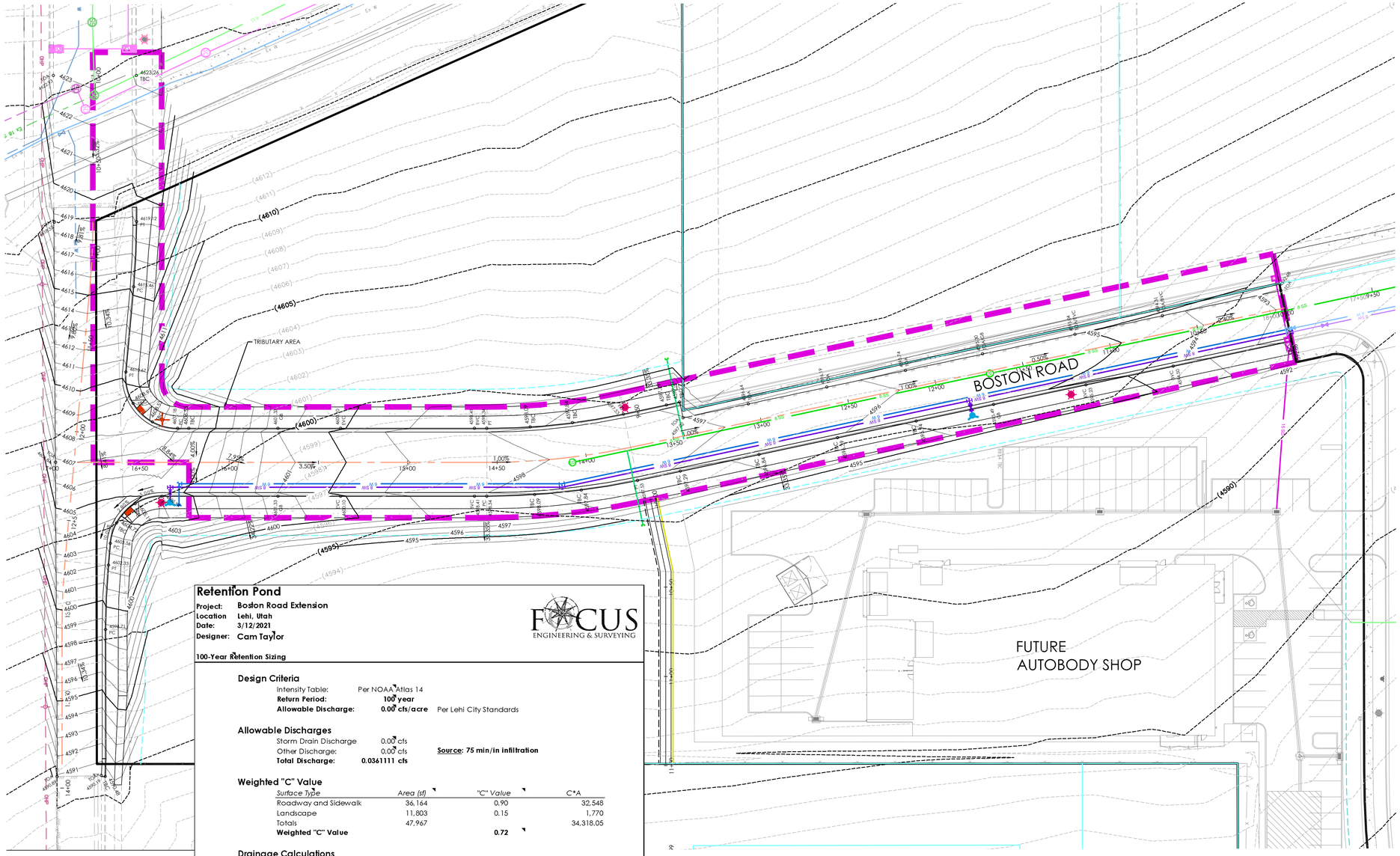
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DRAINAGE PLAN

Scale:	1"=20'	Drawn:	CFT
Date:	5/4/2021	Job #:	21-0128
Sheet:	C5		

Z:_2021\21-0128 Boston Road Extension\design 21-0128\dwg\sheets\C5 - DRAINAGE PLAN.dwg



Retention Pond

Project: Boston Road Extension
Location Lehi, Utah
Date: 3/12/2021
Designer: Cam Taylor

FOCUS ENGINEERING & SURVEYING

100-Year Retention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: **100 year**
Allowable Discharge: **0.00 cfs/acre** Per Lehi City Standards

Allowable Discharges

Storm Drain Discharge 0.00 cfs
Other Discharge: 0.00 cfs **Source: 75 min/in infiltration**
Total Discharge: **0.0361111 cfs**

Weighted "C" Value

Surface Type	*Area (sf)*	*"C" Value*	*C*A*
Roadway and Sidewalk	36,164	0.90	32,548
Landscape	11,803	0.15	1,770
Totals	47,967		34,318.05
Weighted "C" Value		**0.72**	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Raintall	ccumulate Flow	Allowable Discharge	Discharge	Required Storage
min	*in/hr*		*Ac*	*cfs*	*cf*	*cfs*	*cf*	*cf*
15.0	4.56	0.72	1.10	3.59	3,233	0.04	33	3,201
30.0	3.07	0.72	1.10	2.42	4,354	0.04	65	4,289
60.0	1.90	0.72	1.10	1.50	5,389	0.04	130	5,259
120.0	1.11	0.72	1.10	0.87	6,296	0.04	260	6,036
180.0	0.76	0.72	1.10	0.60	6,467	0.04	390	6,077
360.0	0.41	0.72	1.10	0.32	6,977	0.04	780	6,197
720.0	0.24	0.72	1.10	0.19	8,168	0.04	1,560	6,608
1440.0	0.14	0.72	1.10	0.11	9,530	0.04	3,120	6,410

Maximum Storage Requirement: **6,608**
Maximum Storage Requirement (ac-ft): 0.15

Retention Basin Design

Storage Requirement: 6,608 cf
STORMTECH Volume: 7,067 cf

Total Storage **7,067** ***RETENTION ADEQUATE***

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

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

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LICENSED PROFESSIONAL ENGINEER
No. 9028950-2202
THOMAS M. ROMNEY
5/04/21
STATE OF UTAH

BOSTON ROAD EXTENSION

LEHI, CITY

MASTER DRAINAGE PLAN

REVISION BLOCK

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

MASTER DRAINAGE PLAN

Scale: 1"=30' | Drawn: CFT
Date: 5/4/2021 | Job #: 21-0128
Sheet: C5.1

Z:_2021\21-0128 Boston Road Extension\design 21-0128\dwg\sheets\C5.1 - MASTER DRAINAGE PLAN.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
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- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

BOSTON ROAD

1700 NORTH

FUTURE
AUTOBODY SHOP

EXIST. SSMH #101
RIM=4591.16
INV. IN=4576.33 (S)
INV. IN=4576.33 (N)
INV. OUT=4576.13 (E)

MATCH EXIST. WATER
AND SEC. WATER LINES
CONNECT TO EXIST. LINE
W/ CONSTRUCTION VALVES

SSMH #102 4.0' Ø
RIM=4597.81
INV. OUT=4583.72 (N)
PER LEHI CITY STD. SEWER-1

PROP.6" SDR-35 SEWER LATERAL
1.00% MIN. SLOPE

8" PVC C900
L=416.70±

6" PVC C900
L=416.49±

SEC. WATER LINE
TO DEAD END AT
FIRE HYDRANT ASSEMBLY

WATER FITTING
6" 45° BEND
W/ THRUST BLOCKS
PER LEHI CITY STD WATER-5

WATER FITTING
11.25° BEND
W/ THRUST BLOCKS
PER LEHI CITY STD WATER-5

FIRE HYDRANT #102
PER LEHI CITY STD. WATER-2

EXIST. 6" SDR-35 SEWER LATERAL

8" PVC C900
L=219.60±

6" PVC C900
L=214.39±

SEC WATER FITTING
8" 11.25° BEND
W/ THRUST BLOCKS
PER LEHI CITY STD WATER-5

WATER FITTING
4" TEMP. BLOW OFF PER
LEHI CITY STD WATER-3

PROP. 6" SDR-35 SEWER LATERAL
1.00% MIN. SLOPE

FIRE HYDRANT #101
PER LEHI CITY STD. WATER-2

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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5/04/21
STATE OF UTAH

BOSTON ROAD EXTENSION

LEHI, CITY

UTILITY PLAN

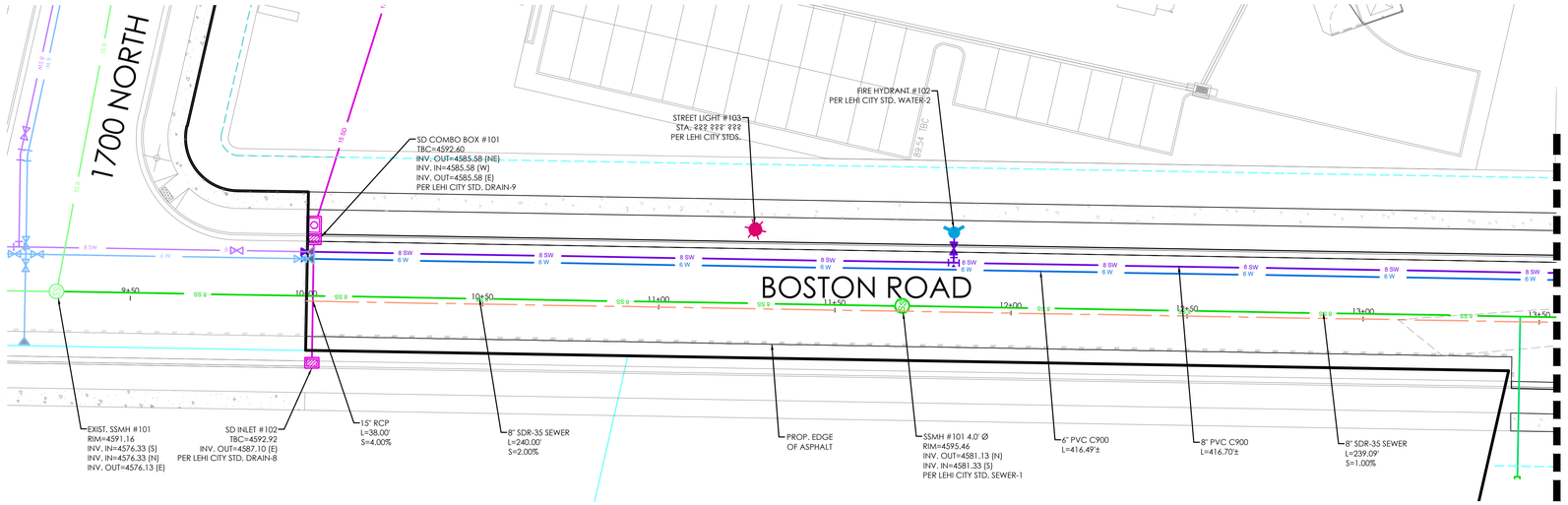
REVISION BLOCK

#	DATE	DESCRIPTION
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4	----	----
5	----	----
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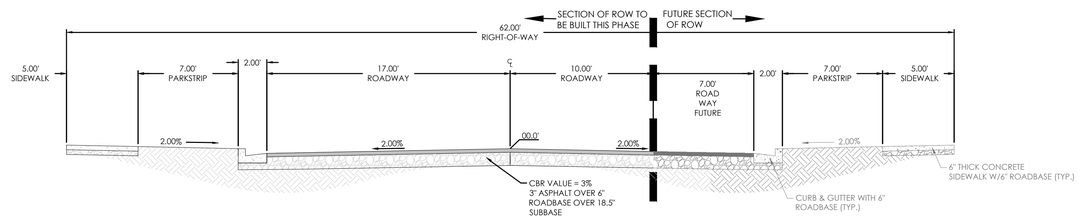
UTILITY PLAN

Scale: 1"=30'	Drawn: CFT
Date: 5/4/2021	Job #: 21-0128
Sheet: C6	

Z:_2021\21-0128 Boston Road Extension\design 21-0128\dwg\sheets\C6 - UTILITY PLAN.dwg

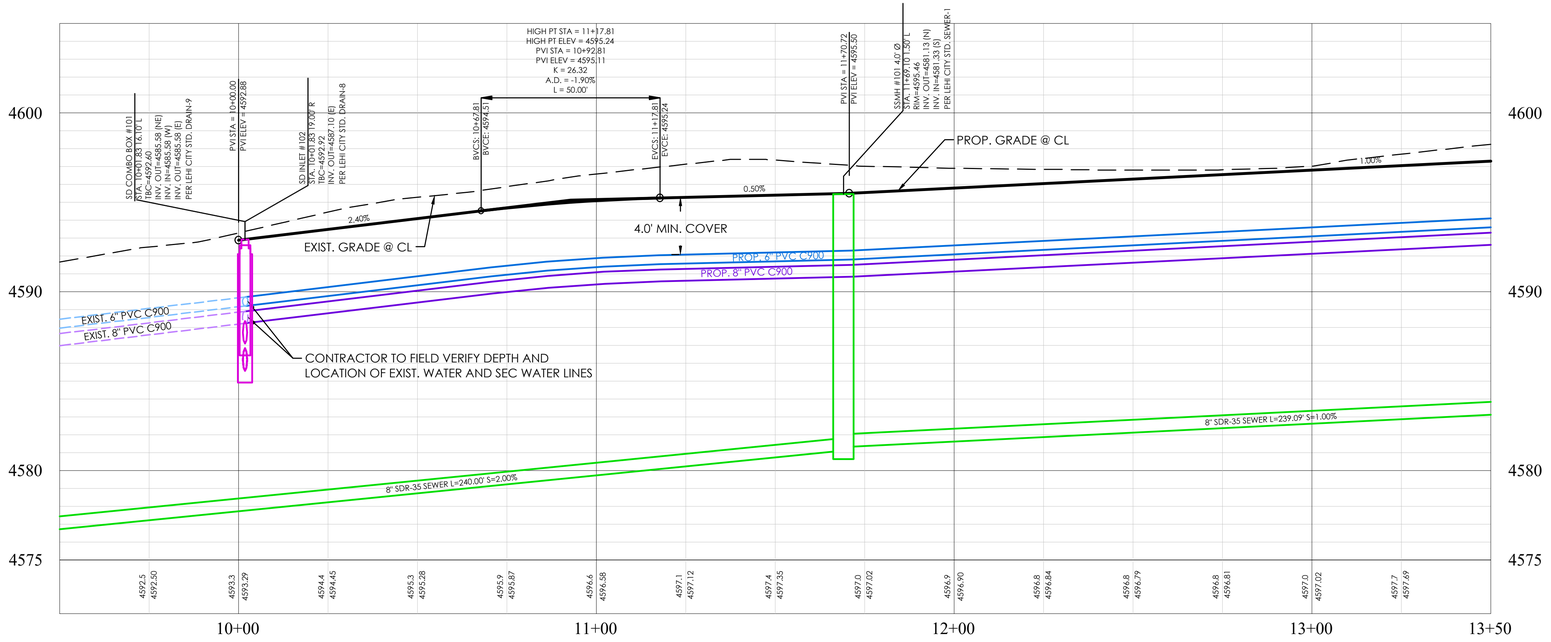


BOSTON ROAD PLAN



62' PUBLIC ROAD STA. 10+00.00 TO 13+42.37

N.T.S.



BOSTON ROAD PROFILE

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
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- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION



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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5/04/21
STATE OF UTAH

BOSTON ROAD EXTENSION

LEHI, CITY

BOSTON ROAD

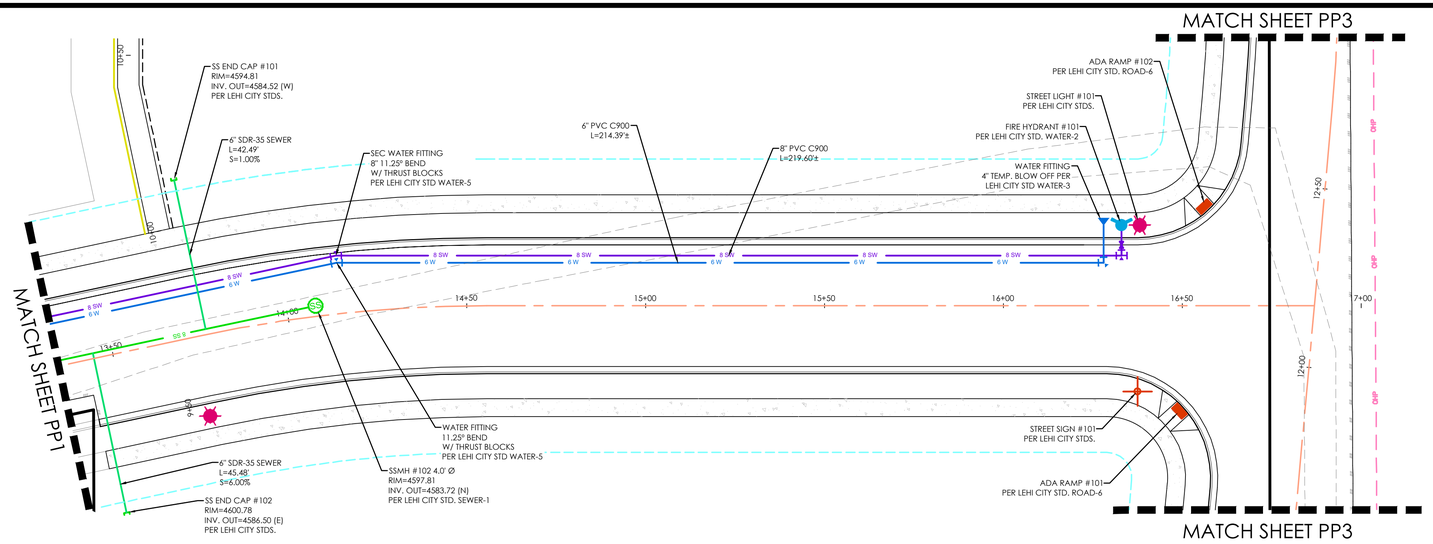
REVISION BLOCK

#	DATE	DESCRIPTION
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3	----	----
4	----	----
5	----	----
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BOSTON ROAD

Scale:	1"=20'	Drawn:	CFT
Date:	5/4/2021	Job #:	21-0128
Sheet:	PP1		

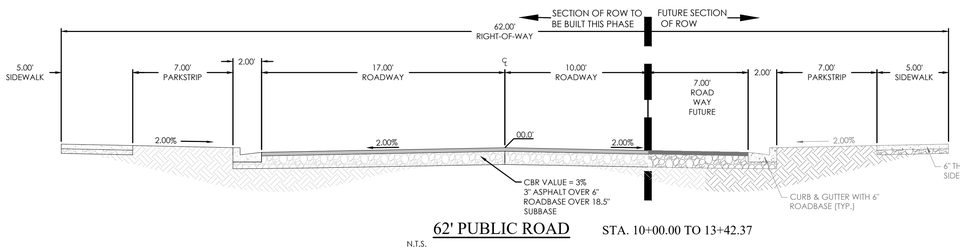
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LEGEND

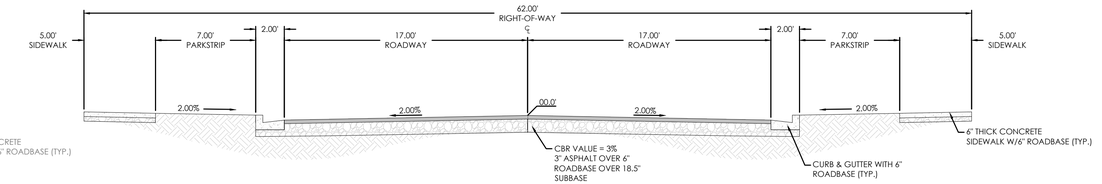
- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
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- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

BOSTON ROAD PLAN



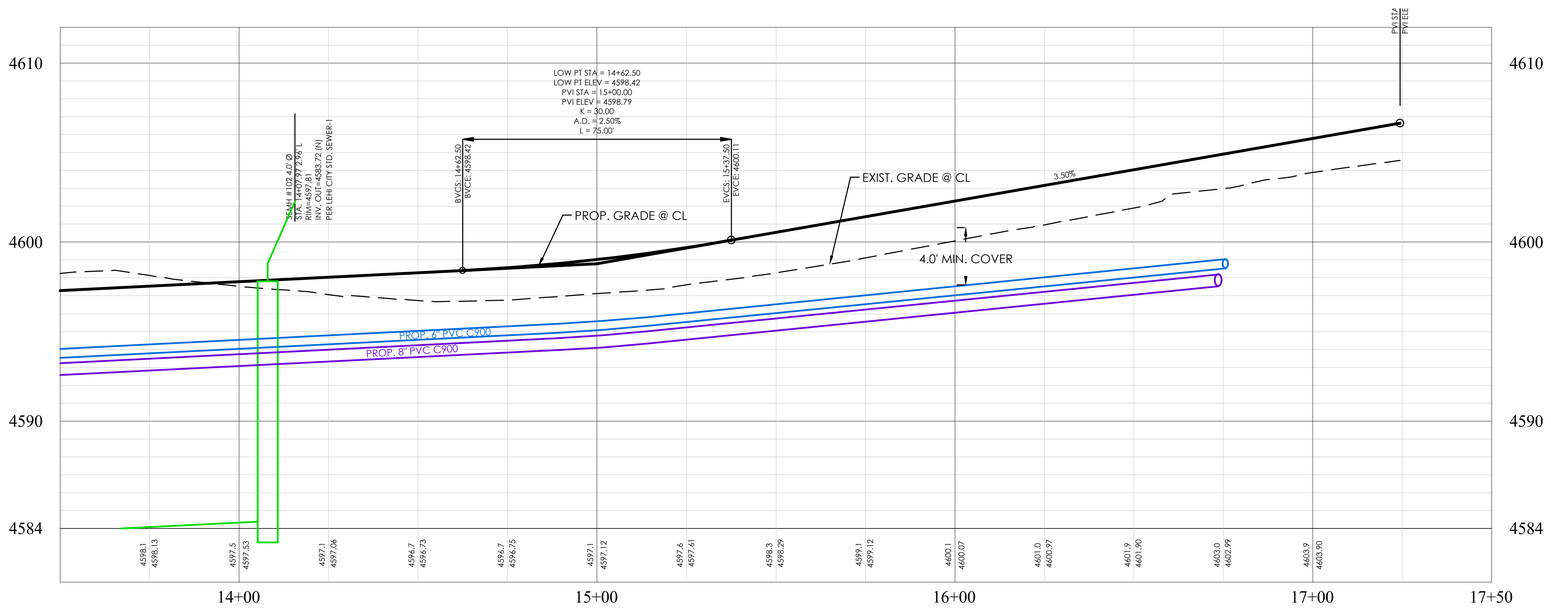
62' PUBLIC ROAD STA. 10+00.00 TO 13+42.37

N.T.S.



62' PUBLIC ROAD STA. 13+42.37 AND BEYOND

N.T.S.



BOSTON ROAD PROFILE



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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BOSTON ROAD

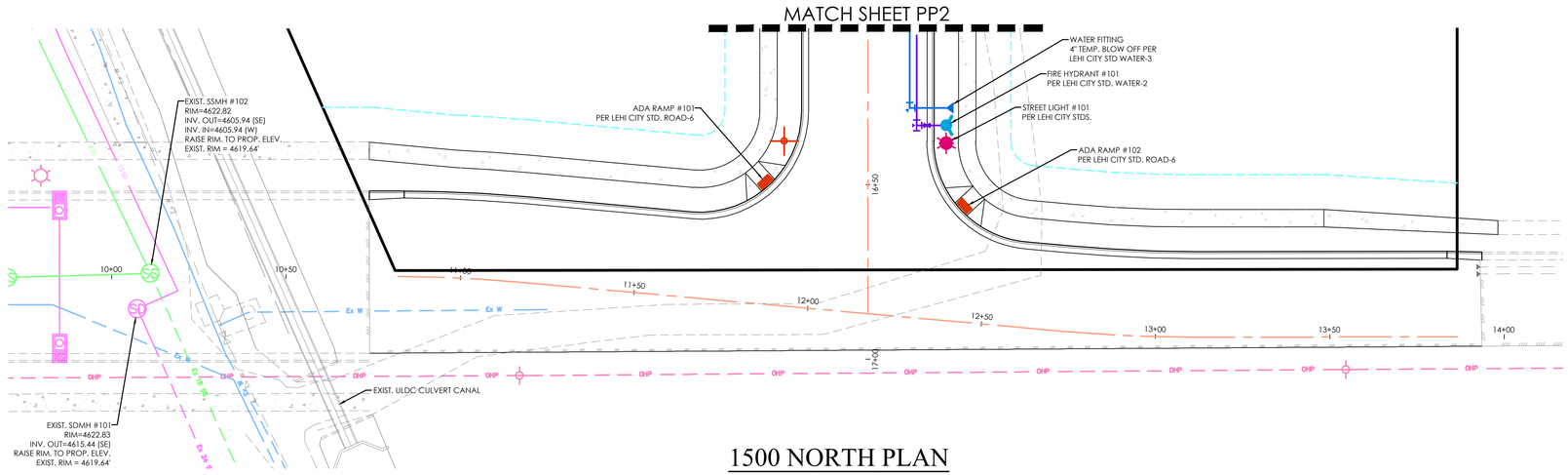
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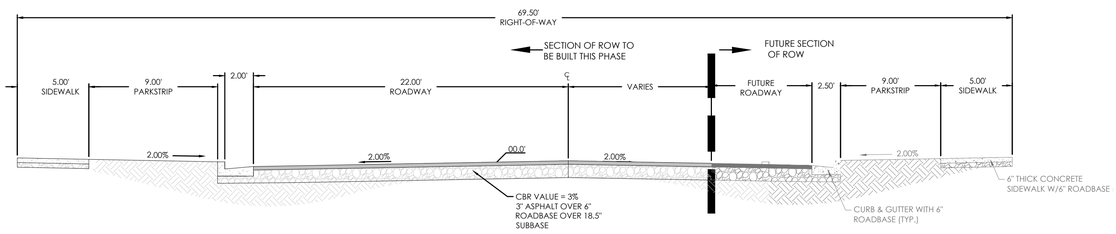
BOSTON ROAD

Scale:	1"=20'	Drawn:	CFT
Date:	5/4/2021	Job #:	21-0128
Sheet:	PP2		

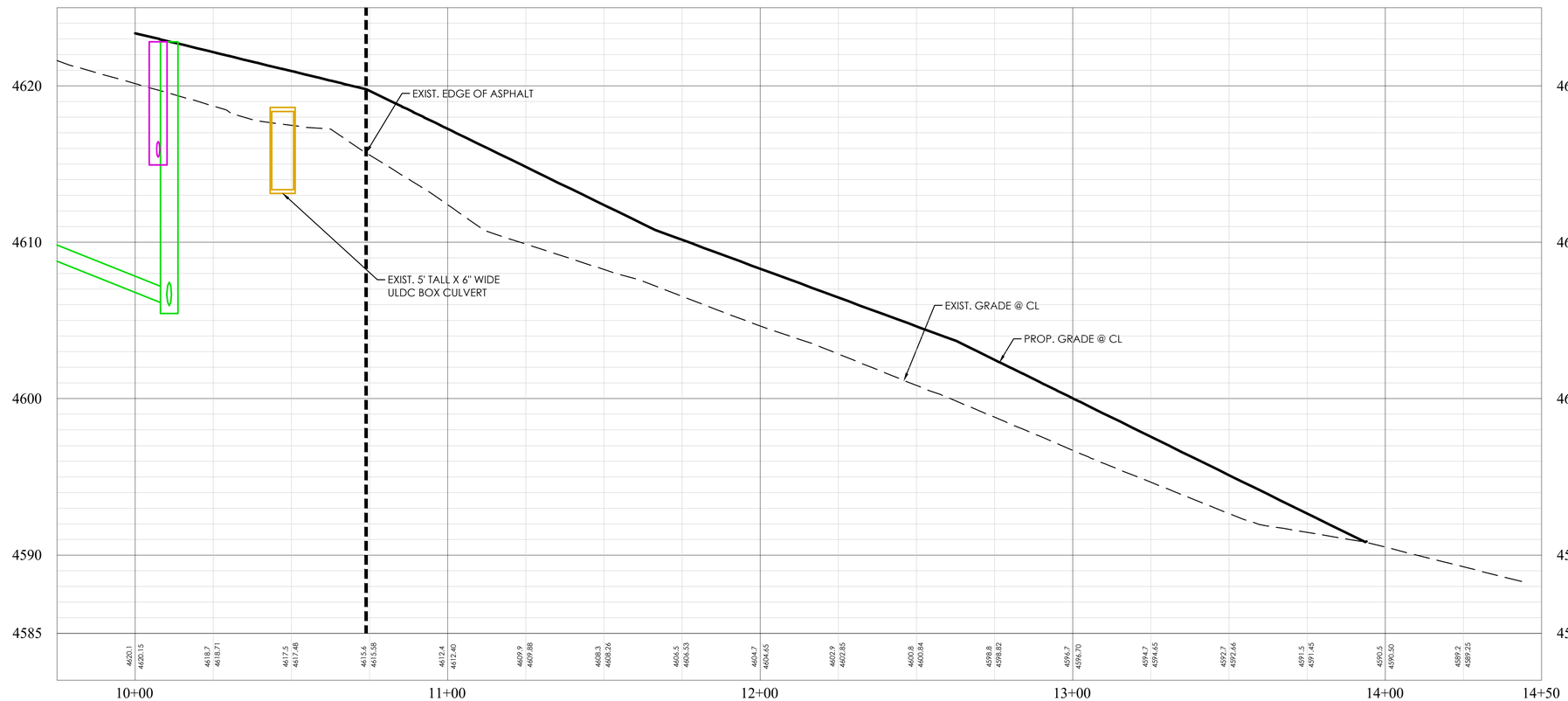
Z:_2021\21-0128 Boston Road Extension\design 21-0128\dwg\sheets\PP2 - BOSTON ROAD.dwg



1500 NORTH PLAN



1500 NORTH



1500 NORTH 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 — 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

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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STATE OF UTAH

BOSTON ROAD EXTENSION

LEHI, CITY

1500 NORTH

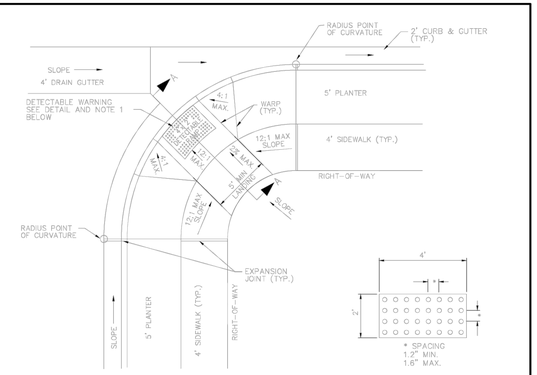
REVISION BLOCK

#	DATE	DESCRIPTION
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3	----	----
4	----	----
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6	----	----

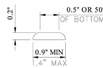
1500 NORTH

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Sheet:	PP3		

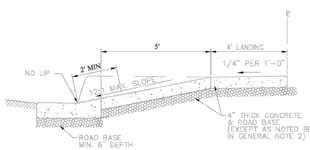
Z:_2021\21-0128 Boston Road Extension\design 21-0128\dwg\sheets\PP3 - 1500 NORTH.dwg



DETECTABLE RAMP DETAIL



DOME DETAIL



SECTION A-A

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

DETECTABLE WARNING DETAILS
– RAISED TRUNCATED DOMES –

GENERAL NOTES:

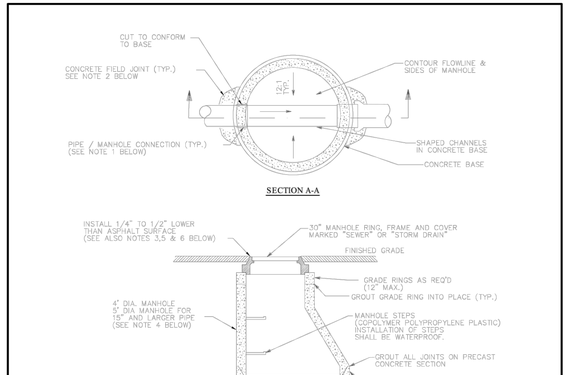
1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. SIDEWALK & ROAD BASE THICKNESS SHALL EACH BE 6" WITHIN RESIDENTIAL SUBDIVISIONS WHERE DRIVEWAYS ARE EXPECTED TO BE LOCATED 70 FEET OR LESS APART.

LEHI CITY

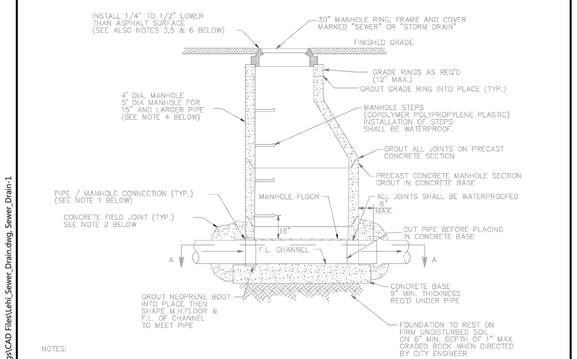
ADA RAMP PLANTER STRIP (AT INTERSECTION)

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Road.dwg, ROAD-6

LEHI CITY STANDARD DRAWINGS ROAD-6



SECTION A-A



NOTES:

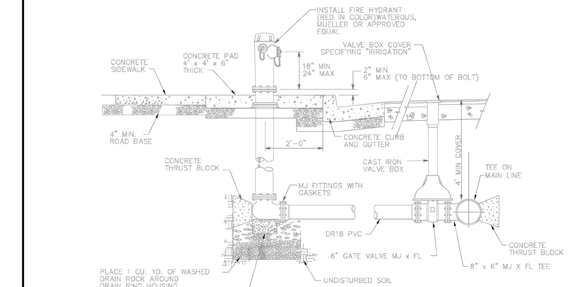
1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE SEWER PIPES 18" DIA. & LARGER.
3. MANHOLE RING & COVER SHALL MATCH GRADE & CROSS SLOPE OF ROADWAY. ("TWIST", ROTATING OR ADJUSTABLE MANHOLE RING & COVER MAY BE REQUIRED).
4. LARGER MANHOLES MAY BE REQUIRED DEPENDING ON PIPE SIZINGS AND ORIENTATION WITHIN MANHOLE.
5. TOP OF MANHOLE COVER SHALL BE SET TO FINAL GRADE PRIOR TO PAVING. CONCRETE COLLARS MAY BE ALLOWED, BUT ONLY AFTER PRIOR APPROVAL OF LEHI CITY STREET DEPARTMENT. IF APPROVED, CONCRETE COLLARS SHALL BE 12" MIN. WIDE (FROM EDGE OF MANHOLE RING) AND 12" MIN. THICKNESS.
6. IN NON-PAVED AREAS, A 12" THICK BY 12" WIDE (FROM EDGE OF MANHOLE RING) CONCRETE COLLAR SHALL BE PROVIDED FLUSH WITH THE TOP OF THE MANHOLE COVER.

LEHI CITY

STANDARD DETAIL
LINE MANHOLE (SEWER AND STORM DRAIN)

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Sewer_Drain.dwg, Sewer_Drain-1

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-1



FIRE HYDRANT WITH VALVE

NOTES:

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

LEHI CITY

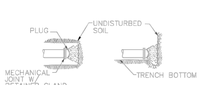
STANDARD DETAIL
FIRE HYDRANT

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Water.dwg, WATER-2

LEHI CITY STANDARD DRAWINGS WATER-2



THRUST BLOCK TYPICAL



PLUG DETAIL

SIZE	BENDS 30°	45°	22 1/2°	11 1/4°	TEES *	GATE VALVES	DEAD ENDS	CROSS W/CROSS W/ BRANCH@ BRANCH PLUGGED	PLUGGED
3	1.0	0.6	0.3	0	0.7	0.5	0.3	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.5	1.3	1.3	1.3
6	4.0	2.2	1.1	0	2.6	0.7	2.6	2.6	2.6
8	7.1	3.8	2.0	1.0	5.0	2.4	5.0	5.0	5.0
10	11.1	6.0	3.0	1.5	7.8	4.5	7.8	7.8	7.8
12	16.0	8.6	4.4	2.2	11.3	7.3	11.3	11.3	11.3
14	21.7	11.8	6.0	3.0	15.4	11.0	15.4	15.4	15.4
15	25.0	13.5	7.0	3.5	17.6		17.6	17.6	17.6
16	28.4	15.3	8.0	4.0	20.0		20.0	20.0	20.0
18	36.0	19.4	10.0	5.0	25.4		25.4	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4		31.4	31.4	31.4
21	49.0	26.5	13.5	6.8	34.6		34.6	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0		38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0		45.0	45.0	45.0
30	100.0	54.0	27.6	13.8	71.0		71.0	71.0	71.0
36	144.0	78.0	40.0	20	102.0		102.0	102.0	102.0

SPECIAL DESIGN

* SIZE IS BRANCH SIZE

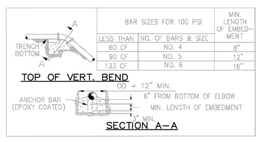
AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I. AND A SOIL BEARING CAPACITY OF 1000 LBS. PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

F= ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS/SQ. IN.
ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.

TABLE OF BEARING AREAS IN SQ. FT. FOR CONCRETE THRUST BLOCKING



FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS. PER SQ. FT. SOIL BEARING CAPACITY.



SIZE	BENDS 45°	22 1/2°	11 1/2°
3	3.7	1.9	1.4
4	6.5	3.3	1.7
6	14.6	7.5	3.7
8	26.0	13.2	6.6
10	40.5	20.7	10.3
12	58.5	30.0	14.8
14	79.5	40.8	20.2
15	91.0	46.6	23.2
16	104.0	53.0	26.5
18		67.3	33.4
20		83.0	41.0
21			49.5
22	SPECIAL DESIGN REQUIRED		50.0
24			59.5
30			
36			

REQ'D FOR VERT. BEND ANCHOR BLOCKS FOR 100 P.S.I. PRESSURE ADJUST VOLUMES BY MULTIPLYING TABULATED VALUES BY A CORRECTION FACTOR "F".
F= ACTUAL SPECIFIED TEST PRESSURE / 100

TABLE OF VOLUMES OF CONCRETE (IN CU. FT.)

NOTES:

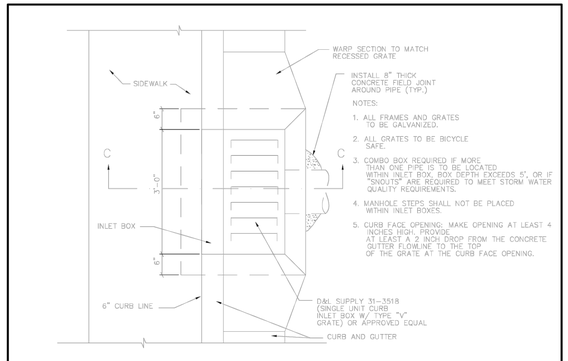
1. ALL FITTINGS SHALL BE COVERED WITH PLASTIC OR OTHER APPROVED MATERIAL PRIOR TO POURING THE THRUST BLOCK
2. FM GRADE GREASE SHALL BE USED FOR ALL BOLTED FITTINGS.
3. ALL TRUST BLOCKS AGAINST NON-NATIVE MATERIALS SHALL BE UPSIZED UNLESS A BEARING PRESSURE OF 1000 LBS. PER SQ.FT. IS PROVIDED.

LEHI CITY

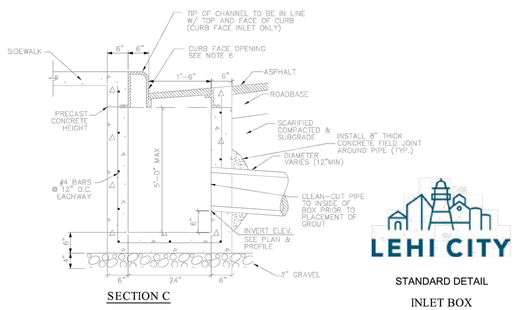
STANDARD DETAIL
THRUST BLOCKING

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LEHI CITY STANDARD DRAWINGS WATER-5



PLAN VIEW



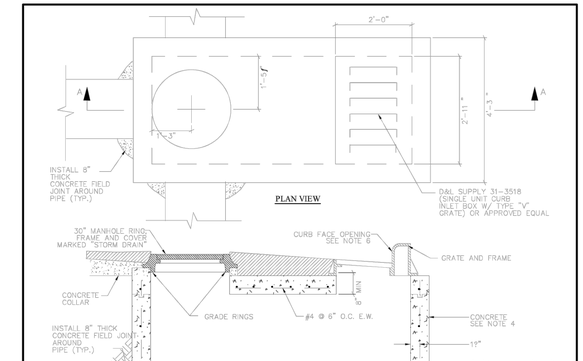
SECTION C

LEHI CITY

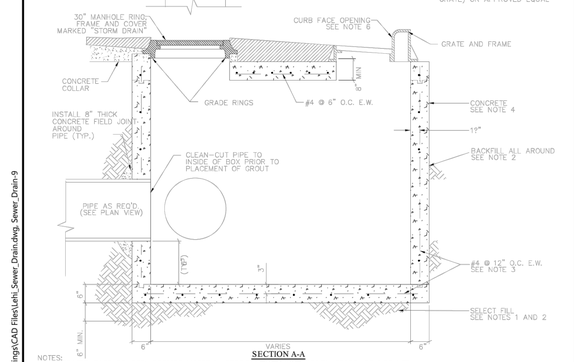
STANDARD DETAIL
INLET BOX

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Sewer_Drain.dwg, Sewer_Drain-8

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-8



PLAN VIEW



SECTION A-A

NOTES:

1. UNTREATED BASE COURSE: PROVIDE MATERIAL SPECIFIED IN APWA SECTION 02060. DO NOT USE GRAVEL OR SEWER ROCK. PLACE PER APWA SECTION 02321 ON ALL SIDES OF BOX. COMPACT PER APWA SECTION 02324 TO AMODIFIED PROCTOR DENSITY OF 95% OR GREATER. MAXIMUM LIFT THICKNESS IS 8-INCHES BEFORE COMPACTION.
2. BACKFILL: PROVIDE AND PLACE PER APWA SECTION 02321 ON ALL SIDES OF BOX.COMPACT PER APWA SECTION 02324 TO A MODIFIED PROCTOR DENSITY OF 95% OR GREATER. MAXIMUM LIFT THICKNESS IS 8-INCHES BEFORE COMPACTION.
3. REINFORCEMENT: ASTM A 615, GRADE 60, DEFORMED STEEL. SEE APWA SECTION 03200 REQUIREMENTS.4. CONCRETE: CLASS 4000 PER APWA SECTION 03304. PLACE PER APWA SECTION 03310.CURE PER APWA SECTION 03390.
5. MANHOLE STEPS: COPOLYMER POLYPROPYLENE PLASTIC COATED. MANHOLE STEPS IN SIDES OF BOX. INSTALLATION OF STEPS SHALL BE FROM STEP SIX INCHES ABOVE BOTTOM OF FLOOR. INSTALLATION OF STEPS SHALL BE WATERPROOFED.
6. CURB FACE OPENING: MAKE OPENING AT LEAST 4 INCHES HIGH, PROVIDE AT LEAST A 2 INCH DROP FROM THE CONCRETE GUTTER FLOWLINE TO THE TOP OF THE GRATE AT THE CURB FACE OPENING.
7. BMP "SNOUT" MAY BE REQUIRED WITHIN STORM DRAINAGE BOXES TO MEET STORM WATER QUALITY REQUIREMENTS. COMBO BOX DEPTH SHALL BE MODIFIED TO MEET "SNOUT" MANUFACTURER'S GUIDELINES. ORIFICE PLATES SHOULD NOT BE INSTALLED BEHIND "SNOUT" HOODS.

LEHI CITY

STANDARD DETAIL
COMBO BOX DETAIL

X:\Engineering Dept\Standards\Drawings\CAD Files\Lehi_Sewer_Drain.dwg, Sewer_Drain-9

LEHI CITY STANDARD DRAWINGS SEWER / DRAIN-9

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www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 9028950 2202
THOMAS M. ROMNEY
5/04/21
STATE OF UTAH

BOSTON ROAD EXTENSION

LEHI, CITY

DETAILS

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

DETAILS

Scale: 1"=XX' | Drawn: CFT
Date: 05/04/2021 | Job #: 21-0128
Sheet: D1

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

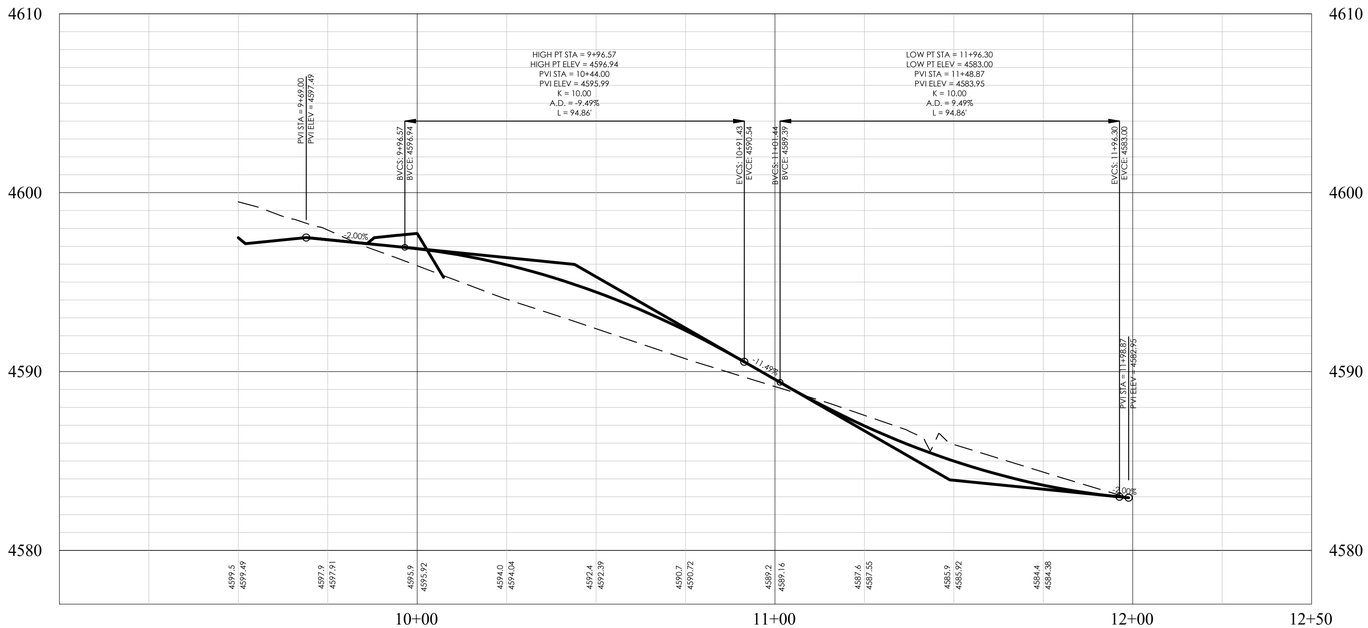
Z:_2021\21-0128 Boston Road Extension\design\21-0128\dwg\sheets\D1 - DETAILS.dwg



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	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
S SS	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
o XXXX.XX	SPOT ELEVATION

NOTE:
WITH AN 11.8% SLOPE AND VERTICAL CURVE VALUES OF 10, THE 4230 WEST CONNECTOR ROAD IS INFEASIBLE.



Alignment - (4) PROFILE



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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www.focusutah.com

FOR REVIEW ONLY

BOSTON ROAD EXTENSION
LEHI, UTAH
4230 WEST CONNECTOR EXHIBIT

REVISION BLOCK

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

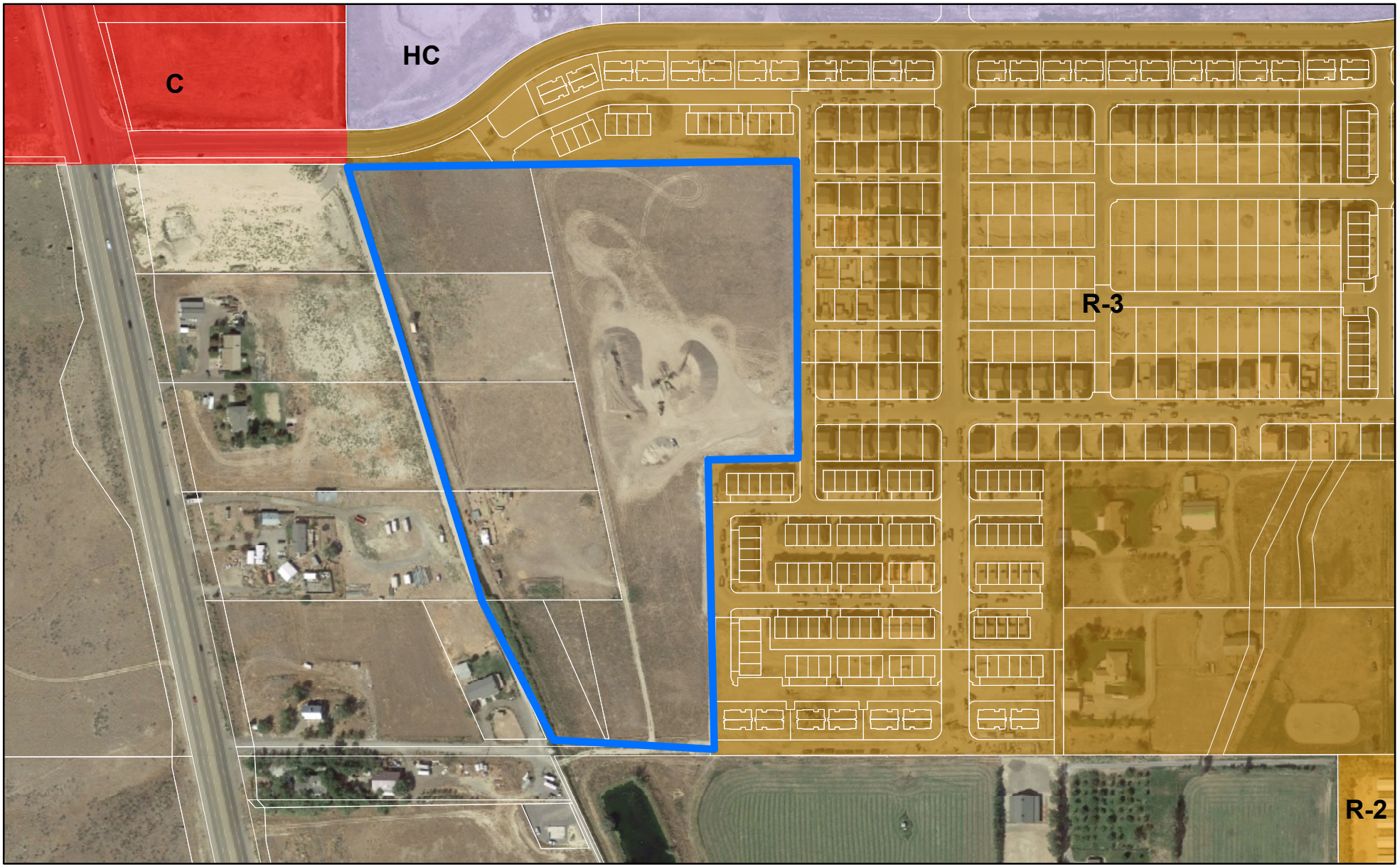
4230 WEST CONNECTOR EXHIBIT

Scale:	1"=20'	Drawn:	CT
Date:	4/26/2021	Job #:	21-0128
Sheet:	E1		

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The Hub Backbone Final Subdivision

Zoning

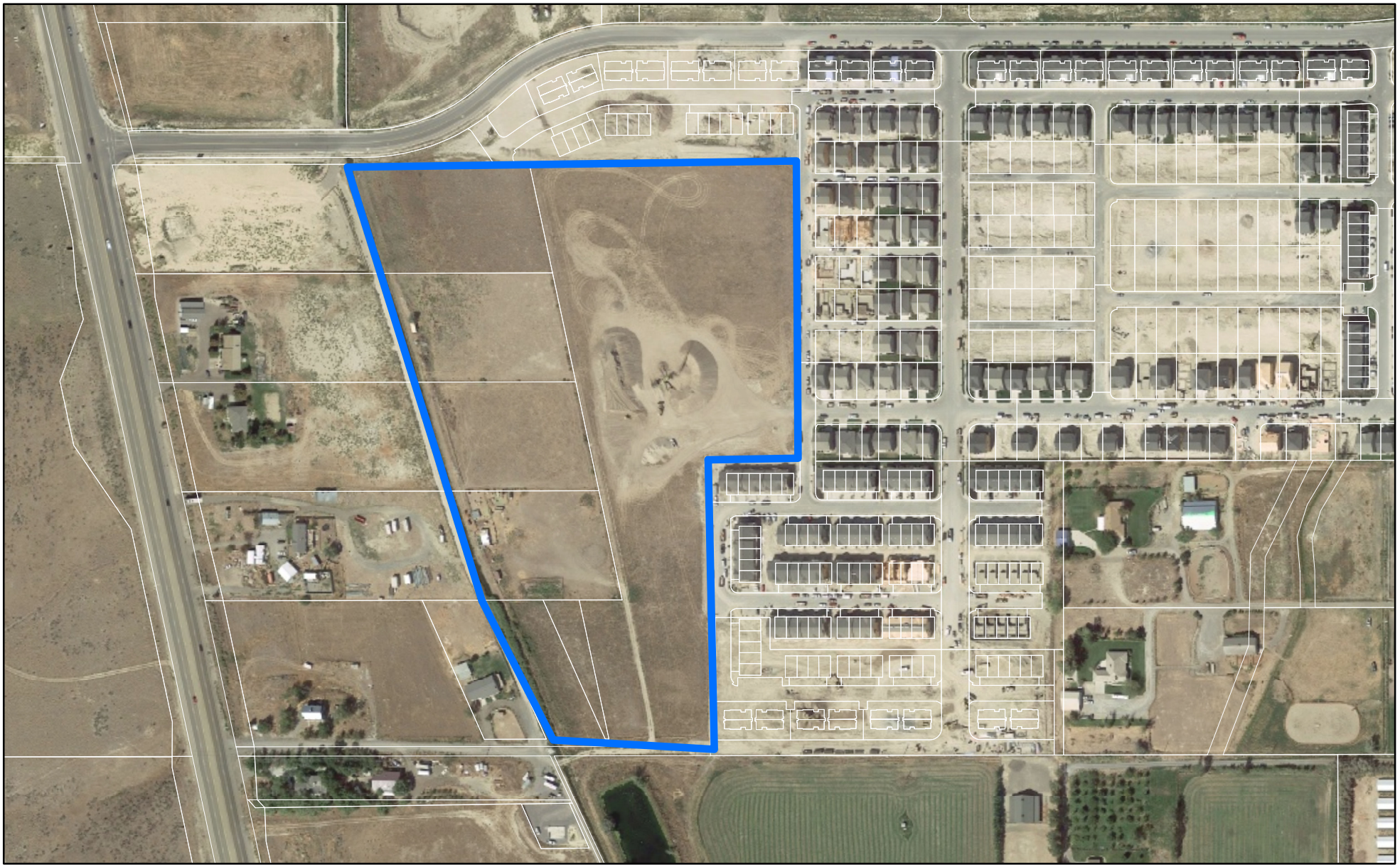


0 370 740 Feet

LEHI CITY

The Hub Backbone Final Subdivision

Aerial

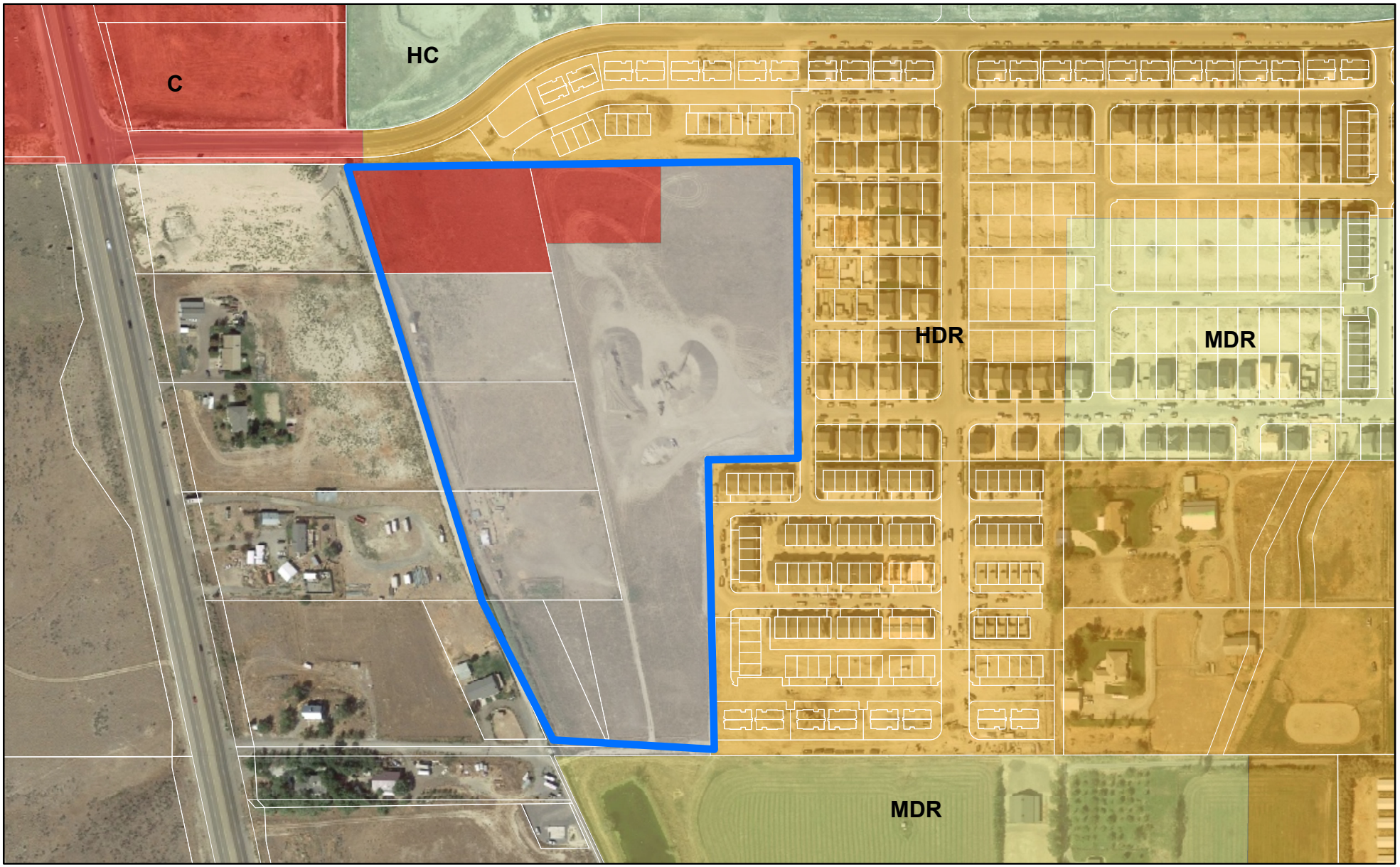


0 370 740 Feet

LEHI CITY

The Hub Backbone Final Subdivision

General Plan



0 370 740 Feet

LEHI CITY

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: May 25, 2021
Submitted By: Lorin Powell
Submitting Department: Engineering
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:

Consideration of Resolution #2021-31, approving the Triumph Rail Trail Pedestrian Bridge Crossing Agreement between Utah Transit Authority (UTA) and Lehi City.

Suggested Action:

When the Triumph Road was constructed east of I-15, it cut through the existing Rail Trail. A new bridge needs to be installed to reconnect the Trail. This is an agreement between Lehi and UTA that will allow Lehi City to build, maintain, and operate a pedestrian trail bridge over Triumph in UTA's railroad corridor. This Agreement spells out the terms and conditions between Lehi City and UTA.

Approve the Agreement and authorize the Mayor to sign the Agreement**.**

Attachments:

Res 2021-31.docx

6801 Pedestrian Grade-Separated Crossing Agreement.pdf

LEHI CITY

RESOLUTION NO. 2021-31

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING A PEDESTRIAN GRADE-SEPARATED CROSSING AGREEMENT WITH THE UTAH TRANSIT AUTHORITY ("UTA")

WHEREAS, UTA is the owner of a certain railroad corridor referred to as the Provo Industrial Lead acquired and maintained by UTA for the use of its public transportation system;

WHEREAS, UTA desires to preserve the ability to use the Right of Way for transit purposes in the future;

WHEREAS, Lehi City has a pedestrian trail that was licensed previously;

WHEREAS, Lehi City intends to construct and maintain a pedestrian bridge and appurtenances to connect the existing multiple use trail over Triumph Boulevard in Lehi, Utah;

WHEREAS, Lehi City desires a license for the construction and maintenance of a pedestrian grade-separated crossing;

WHEREAS, on May 25th, 2021, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve the Pedestrian Grade-Separated Crossing Agreement with UTA; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

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

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 25th day of May, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

PEDESTRIAN GRADE-SEPARATED CROSSING AGREEMENT
(Pedestrian Bridge Structure)

UTA Contract # PI/U/6801/G
Mile Post: 772.47
Latitude: 40.428281
Longitude: -111.879967
Lehi, Utah

THIS PEDESTRIAN GRADE-SEPARATED CROSSING AGREEMENT (the "Agreement") is made and entered into as of the _____ day of _____, 20__ **(to be dated after the final executing signature by UTA)**, by and between Utah Transit Authority, a large public transit district organized pursuant to the laws of the State of Utah (hereinafter "UTA"), and Lehi City Corporation, a municipality and political subdivision of the State of Utah, with a business address of 153 North 100 East, Lehi, Utah 84043 (hereinafter "Licensee").

RECITALS

WHEREAS, UTA is the owner of a certain railroad corridor referred to as the Provo Industrial Lead acquired and maintained by UTA for the use of its public transportation system (the "Right of Way"); and

WHEREAS, the Right of Way is currently inactive, under interim trail use and potentially subject to future freight and/or transit use pursuant to federal law and, as such, any construction in the Right of Way could interfere with said freight and/or transit use, including the cause of severe threat to property or person in the event the Construction or Maintenance is inappropriately performed; and

WHEREAS, UTA desires to preserve the ability to use the Right of Way for transit purposes in the future; and

WHEREAS, Licensee has a pedestrian trail that was licensed previously under that certain General License Agreement for Multiple Use Trail dated February 24, 2009 (the "Multiple Use Trail") which will continue to be used and accommodated pursuant to said General License Agreement; and

WHEREAS, Licensee also has a Road Crossing and Future Grade-Separated Crossing Agreement dated January 31, 2014 (the "Road Crossing and Future Grade-Separated Crossing") which allowed for the construction and use of a road crossing currently known as Triumph Boulevard with the express condition that Licensee shall be required to build a Grade-Separated Crossing in the future which would allow grade-separated rail use by freight and/or transit on the Right of Way; and

WHEREAS, Licensee intends to construct and maintain a pedestrian bridge and appurtenances at approximately Mile Post 772.47 (Latitude 40.428281, Longitude -111.879967) to connect the existing Multiple Use Trail over Triumph Boulevard in Lehi, Utah (the "Pedestrian Grade-Separated Crossing") in accordance with current Utah Department of Transportation (hereinafter "UDOT") and UTA standards and specifications; and

WHEREAS, Licensee desires a license for the construction and maintenance of the Pedestrian Grade-Separated Crossing.

AGREEMENT

NOW THEREFORE, on the stated Recitals, which are incorporated herein by reference, and in consideration of the mutual covenants and agreements hereinafter set forth, the mutual benefits to the Parties to be derived herefrom, and for other valuable consideration, the receipt and sufficiency of which the Parties acknowledge, it is hereby agreed as follows:

ARTICLE I
INCORPORATED TERMS AND DEFINITIONS

For purposes of this Agreement, the following definitions shall apply:

1.1 "Pedestrian Grade-Separated Crossing" means the pedestrian bridge structure and associated appurtenances necessary such as electrical for lighting, drainage, and fencing, to be built and maintained by Licensee pursuant to this Agreement and located at a minimum height of seventeen (17) feet from the existing Multiple Use Trail, Road Crossing and Future Grade Separated Crossing currently known as Triumph Boulevard to the bottom chord of bridge at approximately Mile Post 772.47 (Latitude 40.428281, Longitude -111.879967) on the Provo Industrial Lead in Lehi, Utah as shown on the drawings approved by UTA Engineer, attached hereto as Exhibit "A" (Exhibit "A" is hereby incorporated into and made a part of this Agreement by reference). The term "Pedestrian Grade-Separated Crossing" shall apply to any and all reconstruction, relocation, restoration, rehabilitations, removals and extensions or additions concerning the Pedestrian Grade-Separated Crossing that are authorized and approved by UTA pursuant to this Agreement (unless they are subject of a separate agreement that does not incorporate the terms hereof).

1.2 "Construct" and "Construction" mean the initial construction and installation of the Pedestrian Grade-Separated Crossing (or any improvements to the Pedestrian Grade-Separated Crossing), in, or otherwise materially affecting the Right of Way, including all actions in preparation or process thereof, as well as any subsequent reconstruction, relocation, restoration, or rehabilitation of the Pedestrian Grade-Separated Crossing (or any improvements to the Pedestrian Grade Separated Crossing).

1.3 "Design Plans" means the Pedestrian Grade-Separated Crossing Construction Drawings 60% Plan Set with print date of **February 5, 2021** approved by a UTA Engineer on **March 11, 2021** marked and attached as Exhibit "A".

1.3.1 "Final Design Plans" shall apply to any and all changes, amendments, addendums, modifications, or additions to the Design Plans approved by UTA in writing (unless they are the subject of a separate agreement that does not incorporate the terms hereof).

1.4 "Emergency Access Manager" means the person or office responsible for controlling emergency Construction and Maintenance access to the Right of Way. The Emergency Access Manager as of the execution of this Agreement may be reached at (801) 287-3937. UTA may change the designated Emergency Access Manager from time to time by delivery of notice in accordance with Article XVII of this Agreement.

1.5 "Freight Operator" means any entity using the Right of Way, or any portion thereof, to provide common carrier freight operations.

1.6 "Governmental Authority" means any federal, state, municipal, or local government, or any other district, division or agency thereof, having or asserting jurisdiction with respect to any matter related to this Agreement, including the work, Construction, or Maintenance made hereunder.

1.7 "Hazardous Materials" mean any materials or substances: (i) which are present in quantities and in forms which require investigation, removal, cleanup, transportation, disposal, response or remedial action (as the terms "response" and "remedial action" are defined in Section 101 of the Comprehensive Environmental Compensation and Liability Act of 1980, as amended, 42 U.S.C. §9601 (24) and (25)) under any applicable federal, state or local environmental law, regulation, ordinance, rule or bylaw, as such are amended from time to time, whether existing as of the date hereof, previously enforced or subsequently amended (each hereafter an "Environmental Law"); or (ii) which are defined as "hazardous wastes," "hazardous substances," "pollutants" or "contaminants" under any Environmental Law.

1.8 "Losses" mean any losses, damages, claims, demands, actions, causes of action, penalties, expenses, litigation costs, attorneys' fees, expert witness fees, court costs, amounts paid in settlement, judgments, interest or other costs resulting from: (i) loss of or damage to the property of any Party or Third Party; (ii) death or personal injury to the agents of any Party or to any Third Party; or (iii) the cleanup or other requirements regarding any incident involving Hazardous Materials. The term "Losses" shall not include any losses, damages, claims, demands, actions, causes of action, penalties, expenses, litigation costs, attorneys' fees, expert witness fees, court costs, amounts paid in settlement, judgments, interest or other costs excluded from Licensee's indemnification obligations and assumed by UTA pursuant to Sections 9.1 and 9.2 of this Agreement.

1.9 "Maintain" and "Maintenance" mean the performance of any repair, restoration, rehabilitation, refurbishment, retrofitting, inspection, monitoring, observation, testing, or similar work with respect to the Pedestrian Grade-Separated Crossing (or any improvements to the Pedestrian Grade-Separated Crossing) in or otherwise materially affecting the Right of Way.

1.10 "Master Interlocal Agreement" means that certain Master Interlocal Agreement Regarding Fixed Guideway Systems Located Within Railroad Corridors, effective February 13, 2004, entered by and among UTA and the various municipalities and counties within which UTA's rights of way are situated.

1.11 "Party" and "Parties" mean UTA or Licensee, and UTA and Licensee, respectively.

1.12 "Third Party" means any individual, corporation or legal entity other than UTA and Licensee.

1.13 "Track Improvements" mean any and all tracks, rails, ties, switches, frogs, end of track barricades or bumpers and other barricades or bumpers, derail devices, tie plates, spikes, wires, fastenings and any other appurtenances related thereto, drainage structures, grading, ballast, subgrade stabilization, crossings, tunnels, bridges, trestles, culverts, structures, facilities, leads, spurs, turnouts, tails, sidings, signals, crossing protection devices, communications systems or facilities, catenary systems and wires, poles and all other operating and non-operating appurtenances located within the Right of Way but outside of width of the Pedestrian Grade-Separated Crossing.

1.14 "UTA System" means any light rail, commuter rail, trolley, guided busway, or similar public transportation system constructed by UTA in the Right of Way as contemplated in the Master Interlocal Agreement.

1.15 "Utility" and "Utilities" mean and include all properties, facilities, utilities, crossings, encroachments, lines and similar appurtenances located within the Right of Way by permissive or prescriptive authority including, but not limited to, pipelines, tubelines, water and gas lines or mains, electrical conduits, ditches and other drainage facilities, wires, fiber optics, communication lines, sewer pipes, overhead wiring and supporting structures and appurtenances, and all similar installations.

1.16 "Work Window" means the time period designated by UTA during which Construction, Maintenance and any other work with respect to the Pedestrian Grade-Separated Crossing within the Right of Way is permissible. UTA may, at any time and at UTA's sole discretion, determine that the Work Window shall not be concurrent with any passenger operations within the Right of Way.

ARTICLE II
REAL ESTATE USAGE CHARGE

2.1 UTA customarily assesses a standard administrative fee reflecting the clerical, administrative and handling expenses incurred in connection with the processing of this Agreement. The standard administrative fee has been waived consistent with the provisions of the Master Interlocal Agreement.

2.2 UTA also agrees to waive the one-time real estate usage charge. Licensee agrees to pay an upfront Flagging cost of **$0.00** and Special Inspection cost of **$304.00** (these fees are more clearly described in Section 6.1).

ARTICLE III
ACCESS TO THE RIGHT OF WAY

3.1 Except in the event of an emergency (as provided in Section 3.2 below), Licensee shall request permission from UTA at least ten (10) days (or such shorter period as may be approved by UTA) prior to performing any Construction or Maintenance in or otherwise materially affecting the Right of Way. Licensee's access to the Right of Way granted by UTA shall be limited to the specific time, date and activities included within Licensee's request. The request shall also include a summary of the method and manner in which the Construction or Maintenance will be performed. As part of the application process, UTA may require Licensee (and its contractors or other agents seeking access to the Right of Way) to attend any track access coordination meetings, safety training or other instruction as may be deemed necessary by UTA. Once granted, UTA's permission to enter the Right of Way shall be formalized in writing and delivered to Licensee. After permission has been granted, Licensee shall comply with all conditions, instructions and requirements of such permit and with all instructions or directions given by UTA including, if required, daily telephone notification to the applicable rail dispatch center prior to each entry into the Right of Way. All contact with UTA shall be coordinated through the person designated by UTA from time to time as set forth in Article XXII of this Agreement. Provided that Licensee complies with the provisions of this Section, UTA agrees not to unreasonably withhold, condition, or delay its approval of Licensee's request.

3.2 Licensee shall have the right to enter the Right of Way in the event of an emergency to make repairs necessary to protect against imminent and serious injury or damage to persons or property. Licensee shall take all precautions necessary to ensure that such emergency entry does not compromise the safety of any operations conducted in the Right of Way by UTA or the Freight Operator. Licensee must notify the Emergency Access Manager of the emergency access and the work being performed by telephone prior to entering the Right of Way.

ARTICLE IV
CONSTRUCTION AND MAINTENANCE OF THE PEDESTRIAN GRADE-SEPARATED CROSSING

4.1 All Construction with respect to the Pedestrian Grade-Separated Crossing shall be performed to the satisfaction of UTA and in accordance with the Final Design Plans. Conceptual,

engineering and/or design plans previously approved, in concept by UTA, attached hereto as Exhibit "A", provide the basis for final design of the Pedestrian Grade-Separated Crossing. The conceptual design of Exhibit "A" shall not limit UTA's scope of comments or concerns as design and construction is finalized. Copies of the proposed Pedestrian Grade-Separated Crossing Final Design Plans shall be provided to UTA for review and approval before commencement of Construction. Any reasonable comments or concerns UTA may have that are directed to Licensee in writing shall be resolved to the satisfaction of UTA.

4.1.1 All soil handling is to be dust free. Licensee shall keep the excavated soil from pillars and abutments to reuse as fill to the maximum extent practicable. In the event additional fill is needed, Licensee agrees to complete the work at Licensee's sole cost and expense to ensure the integrity of the Right of Way to its original condition. Licensee understands UTA shall require evidence of fill being certified clean before allowing fill to be used in the Right of Way. No materials are to be exported. Any and all excess materials must be placed on site as directed in advance by UTA.

4.1.2 If soils are to be removed, Licensee or Licensee's contractor shall provide UTA with a soil management plan detailing the removed soils shall be tested for Metals and Petroleum (TPH-DRO and Oil and Grease), and also indicating where the soils will be appropriately disposed of once testing is completed.

4.1.3 After disposal, Licensee or Licensee's contractor shall provide a copy of the acceptance ticket from the landfill or facility that receives the soils and evidence the receiving party was provided the results and accepted the soil "as is".

4.1.4 If any Hazardous Materials (specifically including but not limited to fuel) are released or spilled on the Property during Licensee's construction or maintenance activities, Licensee shall remediate the affected area in accordance with all applicable laws.

4.2 Licensee shall, at its sole cost and expense, install a vinyl coated chain-link fence on the Pedestrian Grade-Separated Crossing where the fence height shall be 66 inches. The design and materials used for the fence shall be subject to UTA's review and approval which shall not be unreasonably withheld. Licensee shall also connect a 6-foot vinyl coated chain-link fence with any existing fencing in a manner to discourage trespasses into other portions of the Right of Way. As consideration for the License granted herein, Licensee agrees to maintain the Multiple Use Trail and Pedestrian Grade-Separated Crossing, and all fencing, in a good and workmanlike manner, in compliance with all applicable laws and ordinances, and in a safe condition. Without limiting the foregoing, Licensee shall maintain all fencing in good condition, and in a manner so as to discourage trespasses into other portions of the Right of Way, for the full duration of the License. Licensee will install and maintain signage stating that the Multiple Use Trail and Pedestrian Grade-Separated Crossing are closed during the winter months. If the signs are not installed, Licensee shall perform snow and ice removal on the surface of the Pedestrian Grade-Separated Crossing in a reasonable manner. In the event Licensee fails to perform in accordance with these maintenance requirements, and in addition to the termination remedies for default (as outlined in Article XI of this Agreement), UTA shall have the right, but not the obligation, to self-perform or contract for such maintenance work and recover all reasonable costs including an administrative fee so incurred from the Licensee.

4.3 Licensee shall design, construct, and maintain the Pedestrian Grade-Separated Crossing in such a manner as to prevent drainage of surface water from the Pedestrian Grade-Separated Crossing onto other portions of the Right of Way. If snow removal is performed on the Pedestrian Grade-Separated

Crossing, Licensee will limit the use of salt as a method of snow removal on the Pedestrian Grade-Separated Crossing.

4.4 As between the parties, Licensee shall be solely responsible for the safe operations of the Pedestrian Grade Separated Crossing, and for any and all safety, liability and security issues necessary, as determined by Licensee. UTA will not provide nor be responsible for any law enforcement support, security or other protective measures for the Pedestrian Grade Separated Crossing.

4.5 Various Utilities exist along, on, over and under the surface of the Right of Way. UTA bears no responsibility or assertion as to the location, extent, or nature of the utilities in the Right of Way. Prior to commencing any Construction or Maintenance with respect to the Pedestrian Grade-Separated Crossing, Licensee shall properly investigate and determine the location of all such Utilities at its sole responsibility and risk. Prior to Construction and Maintenance, Licensee shall provide to UTA all results of such investigation to UTA for its review and approval. Nevertheless, any such approval by UTA of any such data shall not be a statement of adequacy of the investigation and Licensee shall continue to bear full responsibility for the investigation and the Construction and Maintenance in the reliance thereof. In addition to the required investigation, Licensee shall have all Utilities in the Right of Way near the area of the Pedestrian Grade-Separated Crossing "blue-staked" and clearly marked prior to any excavation. Licensee shall make arrangements for the protection of all Utilities and shall commence no excavation, boring or other penetration in the Right of Way until all such protection has been accomplished.

4.6 All Construction and Maintenance with respect to the Pedestrian Grade-Separated Crossing shall be performed to the satisfaction of UTA and in accordance with the Final Design Plans. All Construction and Maintenance with respect to the Pedestrian Grade-Separated Crossing shall be performed in a workmanlike manner, in compliance with all applicable industry standards, in compliance with the requirements of any applicable Governmental Authority, including the standards set forth in the National Electric Safety Code ("NESC") and/or the National Electric Code ("NEC") and in a manner so as not to interfere with the operations conducted on the Right of Way. UTA may impose requirements in addition to or more stringent than industry or legal standards, including additional fabrication methods and staging requirements, or other precautions, if UTA, under its sole discretion, deems such requirements necessary. All Construction and Maintenance with respect to the Pedestrian Grade-Separated Crossing shall be performed during the designated Work Window. UTA shall have the right, but not the obligation, to observe any and all work performed in or materially affecting the Right of Way in connection with the Pedestrian Grade-Separated Crossing to ensure that such work is performed in accordance with the requirements set forth in this Agreement. In its Construction or Maintenance of the Pedestrian Grade-Separated Crossing, Licensee shall not make any material deviation from the Final Design Plans without UTA's prior written approval.

4.6.1 With respect to any Construction or Maintenance occurring below the surface, various facilities, including utilities and fiber optic cable systems, may be buried in the Right of Way. Protection of these systems is of extreme importance since any break could disrupt important business and safety functions, including service to users, UTA, and adjacent landowners, resulting in safety risks, business interruption, and loss of revenue. Licensee shall, therefore, include in the Final Design Plans any plans setting out the method and manner of handling all work to be performed under the surface of the Right of Way including, without limitation, shoring and cribbing, if any, prior to commencing the relative Construction or Maintenance. Licensee may be required to investigate the property, including the potholing of the Property, prior to commencement of the Construction, the results of which shall be shared with and approved by UTA following the investigation has concluded. Licensee shall not proceed with any Construction or Maintenance until Licensee's proposed methods and potholing data, if any, have been reviewed and approved by UTA. UTA's approval of any plans shall not waive any duty of Licensee, whether

set forth in this Agreement or otherwise, to construct and maintain the Pedestrian Grade-Separated Crossing in a safe, reasonable, and non-destructive manner. The Pedestrian Grade-Separated Crossing shall not interfere with any Track Improvements.

4.7 Except as authorized in this Agreement or as may be immediately required for (and only at the actual time of) performance of any Construction or Maintenance contemplated under this Agreement, and then only in full compliance with all clearance standards and other safety requirements, Licensee shall not place, permit to be placed, erect, pile, store, stack, park, suffer or permit any line, building, platform, fence, gate, vehicle, car, pole, or other structure, obstruction, or material of any kind within the Right of Way.

4.8 Licensee shall Construct, Maintain and operate the Pedestrian Grade-Separated Crossing in compliance with all requirements imposed by any Governmental Authority including, without limitation, the requirements of the Federal Railroad Administration, the Occupational Safety and Health Administration and the Utah Department of Transportation. Licensee shall also Construct, Maintain and operate the Pedestrian Grade-Separated Crossing in compliance with all applicable environmental laws.

4.9 If, in connection with the performance of any Construction or Maintenance work, Licensee or its Contractor damages any Track Improvements, Utilities, or any other facilities, Licensee shall repair or replace such facilities with the same or similar materials, if available, as reasonably required by the UTA, consistent with applicable Federal and State laws and regulations and to the satisfaction of UTA.

4.10 At the request of UTA, Licensee shall install markers identifying the location of the Pedestrian Grade-Separated Crossing and related appurtenances at the Right of Way boundaries (where the Pedestrian Grade-Separated Crossing enters and exits the Right of Way) or other locations where UTA may designate. Markers shall be installed in a form and size as may be determined by UTA and at the sole cost and expense of Licensee. UTA hereby expressly reserves the right to require Licensee to erect and maintain, at Licensee's sole cost and expense, any and all signs of any character and nature whatsoever (e.g. location of Pedestrian Grade-Separated Crossing, precautionary and/or warning signs, etc.) that UTA deems necessary or advisable in connection with the operation of the Pedestrian Grade-Separated Crossing. Licensee shall install and/or erect any marker or sign that may be required under this Section within thirty (30) days after receiving written instructions from UTA.

4.11 Upon completion of any Construction or Maintenance relating to the Pedestrian Grade-Separated Crossing, Licensee shall restore the surface of the Right of Way to its prior condition including, but not limited to, replacing any soil that was removed and thoroughly compacting it level with the adjacent surface of the ground and restoring any fences or other property that Licensee disturbed or removed from the Right of Way. In the event any of the surface of the Right of Way shall settle or become uneven as a result of Licensee's excavation, loading on the Pedestrian Grade-Separated Crossing or otherwise, whether before or after completion of Construction, UTA will notify Licensee of such uneven or settled ground. Licensee shall, within thirty (30) days from such notice, conduct remediation or repair as UTA shall, in its sole discretion, reasonably determine and direct.

4.12 Licensee shall cause all Third Party performing any work, potholing, construction or maintenance related to the Pedestrian Grade-Separated Crossing to comply with all applicable provisions of this Agreement. Additionally, Licensee shall cause the Third Party performing the Construction or Maintenance to execute UTA's form Contractor's Right of Entry Agreement (the "ROE Agreement"). Any and all contractors used by Licensee in the Construction or Maintenance of the Pedestrian Grade-Separated Crossing are subject to the approval of UTA, which approval shall not be unreasonably withheld, conditioned or delayed. Any and all such entities shall be adequately licensed and insured for the purposes of the Construction, and Maintenance.

4.13 If Licensee fails to notify UTA a minimum of ten (10) days before the initial installation of the Pedestrian Grade-Separated Crossing or if Licensee's Contractor fails to obtain a ROE Agreement Licensee agrees to pay UTA an additional three thousand dollars (**$3,000)** as a fee for the initial inspection of the Pedestrian Grade-Separated Crossing, together with any other additional fees incurred by UTA to verify that the Pedestrian Grade-Separated Crossing was installed as per the approved plans. Such review and verification could include exposing the line to verify the depth of/height of and materials installed. If the Pedestrian Grade-Separated Crossing was not installed in the approved location, depth/height, and with the approved materials, as described in the approved plans, Licensee agrees to remove the Pedestrian Grade-Separated Crossing and reinstall it according to the approved plans at Licensee's sole cost and expense.

ARTICLE V
THIRD PARTIES

5.1 Licensee shall be solely responsible for obtaining any property rights, easements, rights of way or other permission from Third Parties (collectively "Third Party Property Rights") as may be necessary to Construct, Maintain or operate the Pedestrian Grade-Separated Crossing including, without limitation, any needed permission from the owner of any adjacent railroad corridor. Licensee shall also be solely responsible for obtaining any necessary franchises, permits or other necessary approvals from Governmental Authorities (collectively "Approvals"). Licensee agrees to pay any and all costs and expenses that may be asserted against UTA relating to such Third-Party Property Rights or Approvals, or lack thereof, and to assume any and all liability therefor.

5.2 In the event that active freight rail runs along, parallel, or with the Right of Way, Licensee shall telephone UNION PACIFIC RAILROAD COMPANY during normal business hours (7:00 a.m. to 9:00 p.m. Central Time, Monday through Friday, except holidays) at 1-800-336-9193 (also a 24-hour, 7-day number for emergency calls) to determine if fiber optic cable is buried in the Right of Way or property adjacent to the Right of Way near the proposed location of the Pedestrian Grade-Separated Crossing. If so, Licensee will telephone the telecommunications company(ies) involved, make arrangements for a cable locator and, if applicable, make arrangements for relocation or protection of the fiber optic cable. Licensee shall not commence any work, Construction, or Maintenance until all such protection and/or relocation (if applicable) have been accomplished. In addition to other indemnity provisions in this Agreement, Licensee shall indemnify, defend and hold the UTA Indemnitees (as defined in Section 8.1 of this Agreement) harmless from and against all Losses arising out of any act or omission of Licensee, its contractors, agents and/or employees, that causes or contributes to: (a) any damage to or destruction of any telecommunications system in the Right of Way; and/or (b) any injury to or death of any person employed by or on behalf of any telecommunications company, and/or its contractors, agents and/or employees in the Right of Way. Licensee shall not have or seek recourse against UTA for any claim or cause of action for alleged loss of profits or revenue or loss of service or other consequential damage to a telecommunication company using UTA's property or a customer or user of services of the fiber optic cable on UTA's property.

5.3 Licensee shall take all suitable precautions to prevent any interference (by induction, leakage of electricity, or otherwise) with the operation of the Track Improvements or any other UTA or Third-Party installations or facilities. If the Pedestrian Grade-Separated Crossing for any reason causes interference with the operation of Track Improvements or any other UTA or Third-Party installations or facilities, Licensee shall, upon notification by UTA and at Licensee's sole cost and expense, take such action as may be necessary to eliminate the interference including, without limitation, the removal of the Pedestrian Grade-Separated Crossing.

ARTICLE VI
CONSTRUCTION OBSERVATION BY UTA – LICENSEE TO BEAR ALL COSTS

6.1 The current cost of flagging is $788/day for an eight (8)-hour day and $1,058/day for a twelve (12) - hour day. Flagging is charged in blocks, with a minimum billing of an eight (8) - hour period. The current cost for a special inspector is $76/hour with a two (2) -hour minimum charge per inspection/inspector. UTA has determined that one (1)one (1)one (1), eight (8)eight (8)eight (8)-hour day for Flagging and one (1)one (1)one (1), two (2)two (2)two (2)-hour day for a Special Inspection will be needed for the Construction and Maintenance of this Pedestrian Grade-Separated Crossing. Licensee will pre-pay **$304.00** for Flagging and a Special Inspection at or before the execution of this Agreement. If after the Construction and Maintenance of the Pedestrian Grade-Separated Crossing extra days of Flagging or Special Inspection have been collected, Licensee may submit in writing for a refund from UTA. Submission for refund will need to be submitted to UTA within thirty (30) days of the date of completion of the Pedestrian Grade-Separated Crossing. Refunds will only be issued after confirmation from UTA operations that the flagging and special inspection days were not used.

6.2 In the event that UTA, in its sole discretion, determines that any other inspectors (technical or special), monitors, observers, safety personnel, additional flaggers or other persons are required given the nature of the Construction or Maintenance to be performed, UTA may, at its sole discretion, provide such personnel and Licensee shall, within thirty (30) days, reimburse UTA for the reasonable costs thereby incurred.

6.3 UTA shall have the right, upon verbal notice to Licensee and/or its contractor, to temporarily suspend any Construction or Maintenance conducted in or below the Right of Way if the Construction or Maintenance is being performed in a manner that creates a risk to the Right of Way or the operations conducted therein. UTA shall also have the right to temporarily suspend any Construction or Maintenance conducted in or below the Right of Way if Licensee and/or its contractor are in material non-compliance with the Final Design Plans.

ARTICLE VII
LICENSEE TO BEAR ALL COSTS RELATED TO PEDESTRIAN GRADE SEPARATED CROSSING

Except as otherwise set forth in the Master Interlocal Agreement, or in Sections Article 2, Section 2.2, Article 7 and Article 8 of this Agreement, Licensee shall be solely responsible for any and all costs incurred with respect to any Construction, Maintenance or other work related to the Pedestrian Grade-Separated Crossing. Such costs shall include, without limitation, the cost of any modifications to UTA's Track Improvements and other facilities that may be necessary to accommodate or facilitate the Pedestrian Grade-Separated Crossing.

ARTICLE VIII
SUBORDINATION OF RIGHTS GRANTED - RELOCATION OF PEDESTRIAN GRADE SEPARATED CROSSING

8.1 The rights granted pursuant to this Agreement shall be subject and subordinate to the prior and continuing right and obligation of UTA to fully use the Right of Way, including the right and power of UTA to construct, maintain, repair, renew, use, operate, modify, or relocate new or existing Track Improvements upon, along, above, or across any or all parts of the Right of Way and other UTA property, all or any of which may be freely done at any time or times by UTA. The grant of license for the Pedestrian Grade-Separated Crossing is made without covenants of title or quiet enjoyment. UTA makes no warranties, either express or implied, regarding the nature, extent or status of its title to the Right of Way or regarding

the existence or nonexistence of Third Person rights which may be superior to the license granted pursuant to this Agreement.

8.2 Licensee shall, within sixty (60) days after receipt of written notice from UTA, modify or relocate (or, if agreed between the Parties, allow UTA to modify or relocate) all or any portion of the Pedestrian Grade-Separated Crossing as UTA may reasonably designate. To the extent that the modification or relocation of the Pedestrian Grade-Separated Crossing is necessitated by the construction, reconstruction, modification or relocation of any UTA System, UTA shall be responsible for the costs of such relocation. To the extent that the modification or relocation of the Pedestrian Grade-Separated Crossing is necessitated because the Pedestrian Grade-Separated Crossing is conflicting with or causing interference with any UTA or Third-Party Track Improvements or Utilities existing prior to the Construction of the Pedestrian Grade-Separated Crossing, then Licensee shall be responsible for the costs of such modification or relocation. All the terms, conditions and stipulations herein expressed with reference to the Pedestrian Grade-Separated Crossing in the location described herein shall, so far as the Pedestrian Grade-Separated Crossing remains on UTA property, apply to the Pedestrian Grade-Separated Crossing as modified or relocated pursuant to this Section

8.3 The foregoing grant is also subject to the outstanding superior rights previously conveyed or granted to Third Persons by UTA, or its predecessors in interest, and the right of UTA to renew and extend the same.

ARTICLE IX
INDEMNITY AND RELEASE

9.1 Licensee agrees to protect, defend, release, indemnify and hold harmless UTA, and any affiliates, successors, contractors, officers, directors, agents and employees of UTA (the "UTA Indemnitees") from and against any and all Losses resulting from: (a) negligence on the part of Licensee, or any employees, principals, contractors or agents of Licensee, in conjunction with any Construction, Maintenance or other work performed by or on behalf of Licensee with respect to the Pedestrian Grade-Separated Crossing; (b) negligence on part of Licensee, or any employees, principals, contractors or agents of Licensee, in the use or operation of the Pedestrian Grade-Separated Crossing; or (c) Licensee's breach of any provision of this Agreement. Notwithstanding the foregoing, Licensee shall not be required to indemnify UTA for, and UTA hereby assumes responsibility for, any losses, damages, claims, demands, actions, causes of action, penalties, expenses, litigation costs, attorneys' fees, expert witness fees, court costs, amounts paid in settlement, judgments, interest or other costs that are proximately caused by the negligence, recklessness or willful misconduct of UTA with respect to the construction, maintenance or operation of any UTA System.

9.2 Licensee acknowledges that the Right of Way may be subject to prospective purchaser agreements and covenants not to sue that UTA has entered with the Utah Department of Environmental Quality and the United States Environmental Protection Agency. Pursuant to such agreements, UTA is required to characterize any excavated soil that appears to contain (or has the potential to contain) Hazardous Materials and to handle and dispose of any such soil in compliance with applicable state and federal laws. Under these agreements, UTA is not required to excavate any soil except as required for construction related to the installation of a UTA System. Accordingly, any excavation that Licensee performs with respect to the Pedestrian Grade-Separated Crossing exposes UTA to potential environmental liability that would not otherwise be present. As consideration for the rights granted to Licensee hereunder, Licensee agrees to assume all potential liability and responsibility for, and to indemnify and hold UTA harmless with respect to, any Losses related to the characterization and removal of any Hazardous Materials discovered during the performance of any Construction or Maintenance. Licensee agrees to perform any such characterization and removal in full compliance with all applicable state and federal environmental

laws. Notwithstanding the foregoing, Licensee shall not be required to indemnify UTA for, and UTA hereby assumes responsibility for, any losses, damages, claims, demands, actions, causes of action, penalties, expenses, litigation costs, attorneys' fees, expert witness fees, court costs, amounts paid in settlement, judgments, interest or other costs related to any Hazardous Materials discovered as the result of modification or relocation work performed by or on behalf of Licensee in conjunction with the construction, reconstruction, modification or relocation of any UTA System. To the extent that either Party actually causes a release of Hazardous Materials into the Right of Way, such party shall be responsible for the characterization and removal of such Hazardous Materials and shall indemnify the other Party with respect to all losses resulting therefrom.

9.3 Licensee hereby releases UTA from, and agrees not to seek recourse against UTA with respect to, any claims, damages, fees, expenses or other losses proximately caused by Third Parties including, without limitation, Third Parties having licenses or other interests in the Right of Way. Nothing contained herein shall be construed or deemed to be a release of any Third Persons by Licensee.

9.4 The provisions of this Article shall survive the termination of this Agreement.

ARTICLE X
CLAIMS AND LIENS FOR LABOR AND MATERIALS; TAXES

10.1 Licensee shall fully pay for all materials joined or affixed to the Right of Way in connection with the Pedestrian Grade-Separated Crossing, and for all labor performed with respect to the Pedestrian Grade-Separated Crossing. Licensee shall not permit or suffer any mechanic's or materialman's lien of any kind or nature to be enforced against the property for any work done or materials furnished thereon at the instance or request or on behalf of Licensee.

10.2 Licensee shall promptly pay or discharge all taxes, charges and assessments assessed or levied upon, in respect to, or on account of the Pedestrian Grade-Separated Crossing to prevent the same from becoming a charge or lien upon the Right of Way and so that any taxes, charges and assessments levied upon or with respect to such property shall not be increased because of the Pedestrian Grade-Separated Crossing or any improvements, appliances, or fixtures connected therewith.

ARTICLE XI
TERMINATION

11.1 UTA may immediately and without notice terminate this Agreement if: (a) Licensee ceases to use the Pedestrian Grade-Separated Crossing in an active and substantial way for any continuous period of one (1) year; (b) Licensee continues in default with respect to any provision of this Agreement for a period of thirty (30) days after UTA delivers written notice to Licensee identifying the nature of Licensee's breach of this Agreement; provided, however that if the nature of Licensee's breach is such that it cannot be cured within such thirty (30)-day period, Licensee shall not be deemed in default if Licensee commences to cure the breach within thirty (30) days and thereafter diligently continues to remedy the breach; or (c) Licensee removes the Pedestrian Grade-Separated Crossing from the Right of Way.

11.2 Termination of this Agreement for any reason shall not affect any of the rights, obligations or liabilities that have accrued prior to or concurrent with such termination.

ARTICLE XII
INSURANCE

12.1 During the life of this Agreement, Licensee shall, at its sole cost and expense, obtain and maintain the insurance described in Exhibit "B" (Exhibit "B" is attached hereto and hereby incorporated into and made a part of this Agreement by reference). Licensee will also provide to UTA a Certificate of Insurance, identifying UTA Contract Number PI/U/6801/G, issued by its insurance carrier confirming the existence of such insurance and indicating that the policy or policies contain the following endorsement:

> "Utah Transit Authority is named as an additional insured with respect to all liabilities arising out of the existence, use or any work performed on or associated with the Pedestrian Grade-Separated Crossing Agreement PI/U/6801/G in the railroad right of way known as the Commuter Rail SouthProvo Industrial LeadCommuter Rail SouthProvo Industrial LeadProvo Industrial Lead at approximately Mile Post 772.47 in Lehi, UtahUtahUtah County, Utah"

12.2 Failure to maintain insurance as required shall entitle, but not require UTA to terminate the license granted hereby immediately.

12.3 If Licensee is a public entity subject to any applicable statutory governmental immunity laws, the limits of insurance described in Exhibit "B" shall be the limits the Licensee then has in effect or that are required by applicable current or subsequent law, whichever is greater, a portion of which may be self-insured with the consent and approval of UTA. Licensee does not waive any of its rights of entitlements to governmental immunity and limitations on liability to Third Persons under the Utah Governmental Immunity Act.

12.4 Licensee hereby acknowledges that it has reviewed the requirements of Exhibit "B", including without limitation the requirement for Railroad Protective Liability Insurance during Construction, Maintenance, installation, repair or removal of the Pedestrian Grade-Separated Crossing which is the subject of this Agreement.

ARTICLE XIII
REMOVAL OF PEDESTRIAN GRADE SEPARATED CROSSING UPON TERMINATION OF AGREEMENT

Upon termination of this Agreement pursuant to Article X hereof, Licensee shall, if requested in writing by UTA and at Licensee's sole cost and expense, remove the Pedestrian Grade-Separated Crossing from the Right of Way and shall restore, to the satisfaction of UTA, such portions of the Right of Way to at least as good a condition as such were in at the time that Licensee first entered the Right of Way. If Licensee fails to do the foregoing, UTA may, at its option, perform such removal and restoration work at the expense of Licensee. Licensee shall reimburse UTA for the costs incurred in any restoration or removal work performed under this Article within thirty (30) days after receipt of the bill therefor. In the event UTA removes the Pedestrian Grade-Separated Crossing pursuant to this Article, UTA shall in no manner be liable to the Licensee for any damage sustained by Licensee for or on account thereof, and such removal and restoration shall in no manner prejudice or impair any other right of action, including the recovery of damages, that UTA may have against the Licensee. The provisions of this Article shall survive the termination of this Agreement.

ARTICLE XIV
ASSIGNMENT

Licensee may not assign this Agreement, in whole or in part, or any rights herein granted, without UTA's written consent, which consent shall not be unreasonably withheld, conditioned, or delayed. Notwithstanding the foregoing, Licensee may assign this Agreement and its rights hereunder as part of a consolidation with an entity that: (a) is a successor governmental entity to Licensee; (b) is annexed with, merged into or consolidated with Licensee; or (c) that acquires substantially all of the assets of Licensee provided, however, that in any of the above instances such entity seeking an assignment under this Article must, as a condition to such assignment, assume all terms and conditions of this Agreement without limitation. This Agreement shall not run with the Right of Way property nor otherwise inure to said successors. UTA shall not have a duty to disclose or assign this License to successors in interest in the Right of Way property. Licensee shall not record this Agreement, or any notice of this Agreement, without UTA's written consent.

ARTICLE XV
SUCCESSORS AND ASSIGNS

Subject to the provisions of Article XIV, this Agreement shall be binding upon and inure to the benefit of the Parties hereto, their officers, employees, representatives, successors and assigns.

ARTICLE XVI
SEVERABILITY

This Agreement is executed by the Parties under current interpretation of any and all applicable federal, state, county, municipal, or other local statutes, ordinances, or laws. Furthermore, each and every separate division hereof shall have independent and severable status from each other division, or combination thereof, for the determination of legality, so that if any separate division herein is determined to be unconstitutional, illegal, violative of trade or commerce, in contravention of public policy, void, invalid or unenforceable for any reason, that separate division shall be treated as a nullity but such holding or determination shall have no effect upon the validity or enforceability of each and every other division, or other combination thereof.

ARTICLE XVII
NOTICES

Except as specifically provided elsewhere in this Agreement, all notices, requests, demands and other communications hereunder shall be in writing and shall be deemed given if personally delivered or mailed, certified mail, return receipt requested, or sent by overnight carrier to the addresses set forth herein. Addresses for notice may be changed by giving ten (10) days written notice of the change in the manner set forth herein.

If to UTA:

Utah Transit Authority
Attn: Property Management
669 West 200 South
Salt Lake City, UT 84101
PropertyManagement@rideuta.com

With a Copy to:

Utah Transit Authority
Attn: Counsel for UTA
669 West 200 South
Salt Lake City, UT 84101

If to Licensee:

Lehi City Corporation
Attn: Mark Johnson, Mayor
153 North 100 East
Lehi, Utah 84043

ARTICLE XVIII
NO IMPLIED WAIVER

The waiver by UTA of the breach by Licensee of any condition, covenant or agreement herein contained shall not impair any future ability of UTA to avail itself of any remedy or right set forth in this Agreement. Neither the right of supervision by UTA, nor the exercise or failure to exercise such right, nor the approval or failure to disapprove, nor the election by UTA to repair or reconstruct all or any part, of the work contemplated by this Agreement shall be deemed a waiver of any of the obligations of Licensee contained or set forth in this Agreement.

ARTICLE XIX
ENTIRE AGREEMENT - COUNTERPARTS

This Agreement shall constitute the entire agreement and understanding of the Parties with respect to the subject matter hereof, and shall supersede all offers, negotiations and other agreements with respect thereto. Any amendment to this Agreement must be in writing and executed by an authorized representatives of each Party. This Agreement may be executed in any number of counterparts and by each of the Parties hereto on separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument. Any signature page of this Agreement may be detached from any counterpart and reattached to any other counterpart hereof. The facsimile transmission of a signed original of this Agreement or any counterpart hereof and the retransmission of any signed facsimile transmission hereof shall be the same as delivery of an original.

ARTICLE XX
FORUM SELECTION AND CHOICE OF LAW

This Agreement shall be construed and interpreted under the laws of the State of Utah and the parties agree that any action or proceeding brought concerning this Agreement may be brought only in the courts of Salt Lake County, Utah, and each party hereto hereby consents to the jurisdiction of such courts.

ARTICLE XXI
AUTHORITY OF SIGNATORIES

Each signatory executing this Agreement individually and personally represents and warrants that the signatory is duly authorized to execute and deliver the same on behalf of the entity for which the signatory is signing (whether it be a corporation, general or limited partnership or otherwise), and that this Agreement is binding on such entity in accordance with its terms.

ARTICLE XXII
SPECIAL PROVISIONS

Special provisions, if any, are included in the attached Exhibit "C" (Exhibit "C" is attached hereto and hereby incorporated into and made a part of this Agreement by reference).

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed in duplicate as of the date first herein written.

LICENSEE

By: _____
Mark Johnson, Mayor
Lehi City Corporation

Reviewed and Approved as to form
for Licensee, Lehi City Corporation

_____
Licensee Legal

UTAH TRANSIT AUTHORITY

By: _____
Paul Drake
Director, Real Estate & TOD

By: _____
Spencer Burgoyne
Manager, Property Administration

By: _____
Paula Maughan
Property Administrator

Approved as to Form

_____
UTA Engineering

_____
Tim Merrill
Assistant Attorney General

EXHIBIT "A"
DESIGN PLANS

[Multiple Use Trail Pedestrian Bridge Construction Drawings 60% Plan Set]

All Construction with respect to the Pedestrian Grade-Separated Crossing shall be performed to the satisfaction of UTA and in accordance with the Final Design Plans. The conceptual design of Exhibit "A" shall not limit UTA's scope of comments or concerns as design and construction is finalized. Copies of the proposed Pedestrian Grade-Separated Crossing Final Design Plans shall be provided to UTA for review and approval before commencement of Construction

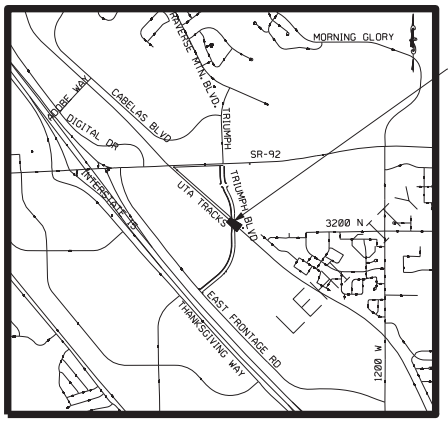
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LEHI RAIL TRAIL PEDESTRIAN BRIDGE

LEHI CITY, UTAH
CONSTRUCTION DRAWINGS

FEBRUARY 5, 2021

60% PLAN SET



VICINITY MAP

GENERAL NOTES

1. EXISTING WATER, SANITARY, AND STORM SEWER LINES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS SPECIFICALLY AT CONNECTION POINTS AND AT POTENTIAL POINTS OF CONFLICT. ALL INFORMATION SHALL BE SUPPLIED TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR:

   (A) CONTRACTOR SHALL OBTAIN ALL PERMITS FOR STREET CUTS, UTILITIES CONSTRUCTION AND GRADING. THE COST OF ALL PERMITS SHALL BE INCLUDED AS PART OF THE CONTRACTOR'S BID INCLUDING, BUT NOT LIMITED TO THE NOI & NOT PERMITS AND ASSOCIATED SWPPP.

   (B) COORDINATING WITH ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.

   (C) ALL PROJECT SAFETY INCLUDING, BUT NOT LIMITED TO, TRENCH EXCAVATION AND SHORINGS, TRAFFIC CONTROL, AND SECURITY.

   (D) COORDINATING ALL WORK AND INSPECTIONS AS REQUIRED BY THE CITY OR THE STATE.

   (E) OBTAINING NECESSARY PERMITS FROM UDOT FOR ALL WORK IN AND ADJACENT TO UDOT RIGHT-OF-WAY.

   (F) RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE. AS-BUILTS SHALL INCLUDE UNDERGROUND UTILITIES AS WELL AS ANY FIELD MODIFICATIONS OF THE PLANS.

   (G) KEEPING ADJACENT STREETS FREE AND CLEAN OF ALL DEBRIS AND DIRT FROM THE JOB SITE.
3. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
4. THE CONTRACTOR SHALL PREPARE ALL TRAFFIC CONTROL PLANS PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR WORK WITHIN THE CITY, COUNTY, OR STATE RIGHT-OF-WAYS. THE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND AS MODIFIED BY THE UDOT SUPPLEMENT TO THE MUTCD. THE PLAN SHALL ADDRESS THE REQUIREMENTS FOR ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS, HOURS OF CONSTRUCTION, AND OTHER DEVICES AS NECESSARY FOR SAFE TRAFFIC CONTROL.
5. TWO WORKINGS DAYS BEFORE YOU DIG, GRADE, OR EXCAVATE, CALL THE UTILITY NOTIFICATION CENTER OF UTAH FOR THE MARKING OF MEMBER UNDERGROUND UTILITIES. THE UTILITIES SHOWN ON THESE PLANS ARE PLOTTED BASED ON AVAILABLE INFORMATION. M.W. BROWN ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, AND REPAIR OF ANY EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. ANY UTILITY DAMAGED BY CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE 2016 EDITION OF THE CITY OF LEHI STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL HAVE COPIES OF CITY AND STATE SPECIFICATIONS ON THE SITE AT ALL TIMES.
7. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH ALL UTILITY COMPANIES INVOLVED AND THE CITY OF LEHI WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OR EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
8. ADVANCE COORDINATION BY THE CONTRACTOR TO ALL UTILITY COMPANIES INVOLVED SHALL BE REQUIRED FOR ANY SERVICE INTERRUPTIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER, PROJECT MANAGER AND THE UTILITY COMPANY 48 HOURS PRIOR TO START OF CONSTRUCTION. NO UTILITY TAPS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE UTILITY COMPANY AND THE CITY.
9. MAINTAIN 10-FOOT HORIZONTAL SEPARATION BETWEEN WATER AND SEWER PIPELINES.
10. UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS.
11. CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE CITY BUILDING INSPECTION DEPARTMENT 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH UTILITY COMPANIES TO OBTAIN TEMPORARY POWER AND TELEPHONE SERVICE DURING CONSTRUCTION. ALL COSTS FOR TEMPORARY SERVICES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR COMPLETION OF INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED BY NOTE TO BE "PROVIDED", "INSTALLED" OR "CONSTRUCTED" UNLESS SPECIFICALLY NOTED OTHERWISE.
14. CONTRACTOR WILL HAVE A COPY OF APPROVED SOILS REPORTS FOR PAVEMENT DESIGN AND COMPACTION REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL RECOMMENDATIONS CONTAINED WITHIN THE SOILS REPORT AND SHALL SUBMIT A PAVEMENT DESIGN TO THE CITY OF LEHI ENGINEERING DEPARTMENT PRIOR TO ANY PAVING.
15. SUBGRADE DENSITY SHALL BE TESTED BY A PRIVATE SOILS TESTING FIRM AND APPROVED BY THE SOILS ENGINEER PRIOR TO INSTALLING BASE COURSE OR CONCRETE. BASE COURSE DENSITY SHALL ALSO BE TESTED BY THE PRIVATE SOILS FIRM AND APPROVED BY THE SOILS ENGINEER PRIOR TO INSTALLING PAVEMENT.
16. THESE GENERAL NOTES SHALL BE APPLICABLE TO ALL SHEETS WITHIN THIS SET OF DRAWINGS.
17. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES. EACH SUBCONTRACTOR (INCLUDING THE SURVEYOR) SHALL HAVE A SIGNED COPY OF THE PLANS AND THE APPROPRIATE STANDARDS AND SPECIFICATIONS IN HIS POSSESSION AT ALL TIMES WHEN IMPROVEMENTS ARE BEING INSTALLED.
18. THE SITE WORK SHALL MEET OR EXCEED THE 2016 EDITION OF THE CITY DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. THE CONTRACTOR SHALL HAVE A COPY OF THE STANDARDS ON SITE AT ALL TIMES.
19. BENCHMARK VERIFICATION: CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARK(S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
20. COORDINATES ARE GIVEN TO AID THE CONTRACTOR/SURVEYOR IN LOCATING PROPOSED IMPROVEMENTS. THE CONTRACTOR/SURVEYOR IS RESPONSIBLE FOR CHECKING THE LOCATIONS OF IMPROVEMENTS LAID OUT WITH COORDINATES USING DIMENSIONS AND OFFSETS GIVEN. IF A PERTINENT DIMENSION OR OFFSET IS NOT SHOWN ON THE PLAN, CONTACT THE ENGINEER FOR INFORMATION.

INDEX OF SHEETS

SHEET	DESCRIPTION
CV	COVER SHEET & INDEX OF SHEETS
1.00	OVERALL SITE PLAN
2.00	BRIDGE PLAN AND PROFILE
2.01-2.02	RETAINING WALL PROFILE
3.00-3.01	ABUTMENT PLANS
4.00	DETAILS

EST 1852
LEHI CITY
PIONEERING UTAH'S FUTURE

UTILITY CONTACT INFORMATION

DOMINION ENERGY	801-324-3389
CENTURY LINK	877-744-4416
LEHI CITY POWER	385-201-1000
LEHI CITY WATER	385-201-1700
LEHI CITY PUBLIC WORKS	385-201-1000
LEHI CITY BUILDING DEPT.	385-201-1035
LEHI CITY ENGINEERING	385-201-1000
LEHI STREETS & PARKS	385-201-1900
LEHI IRRIGATION COMPANY	385-201-1700

1-800-662-4111 811 Know what's below. Call before you dig.

M.W. BROWN ENGINEERING, INC
Office: (801) 372-1790 Fax: (801) 372-1789
578 East 770 North, Orem UT 84097

NOT APPROVED FOR CONSTRUCTION

No.	Date	By	REVISIONS Notes

Designed: M.W.BROWN
Drawn: M.M.BROWN
Checked: M.W.BROWN
Date: 05 - FEB - 2021

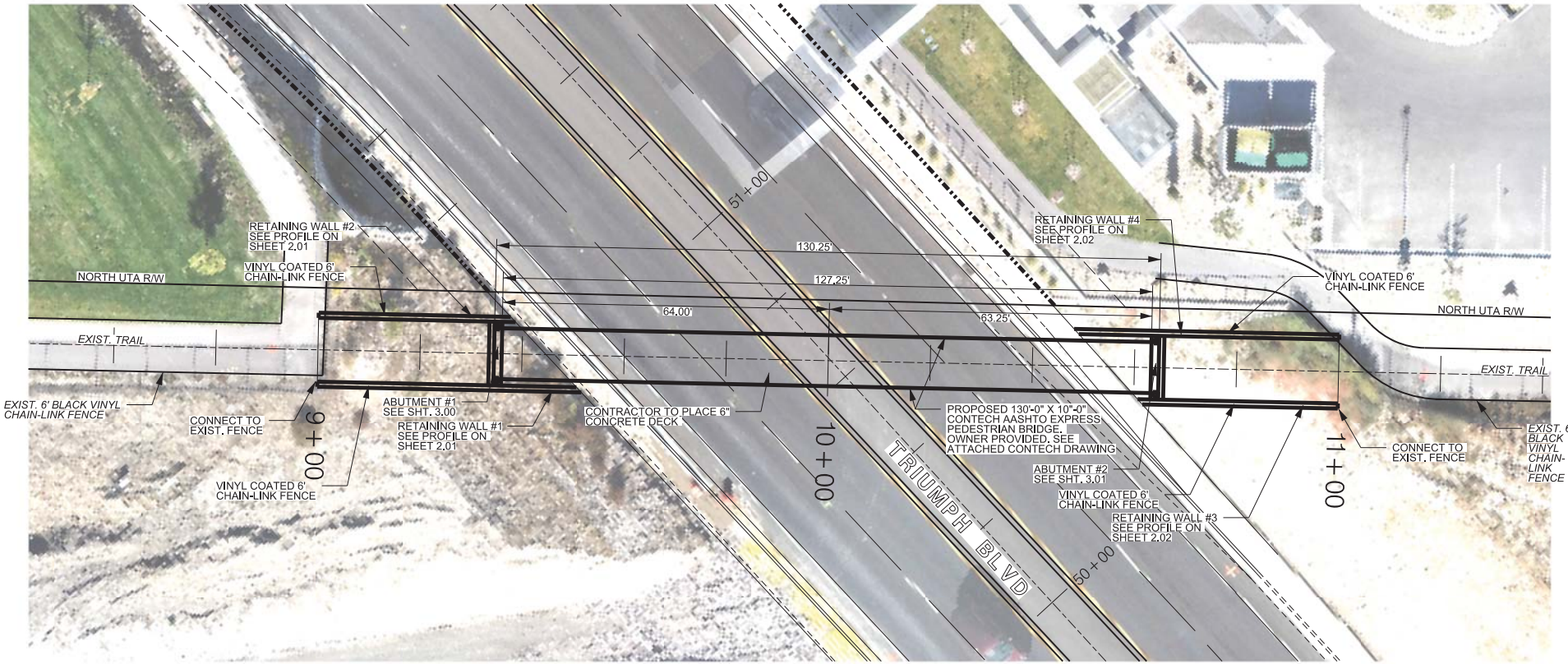
Title: LEHI RAIL TRAIL PEDESTRIAN BRIDGE
Location: LEHI CITY, UTAH
Drawing Name: COVER SHEET & INDEX OF SHEETS

PROJECT NO. 2020.045

SHEET NO. CV

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MW BROWN ENGINEERING, INC

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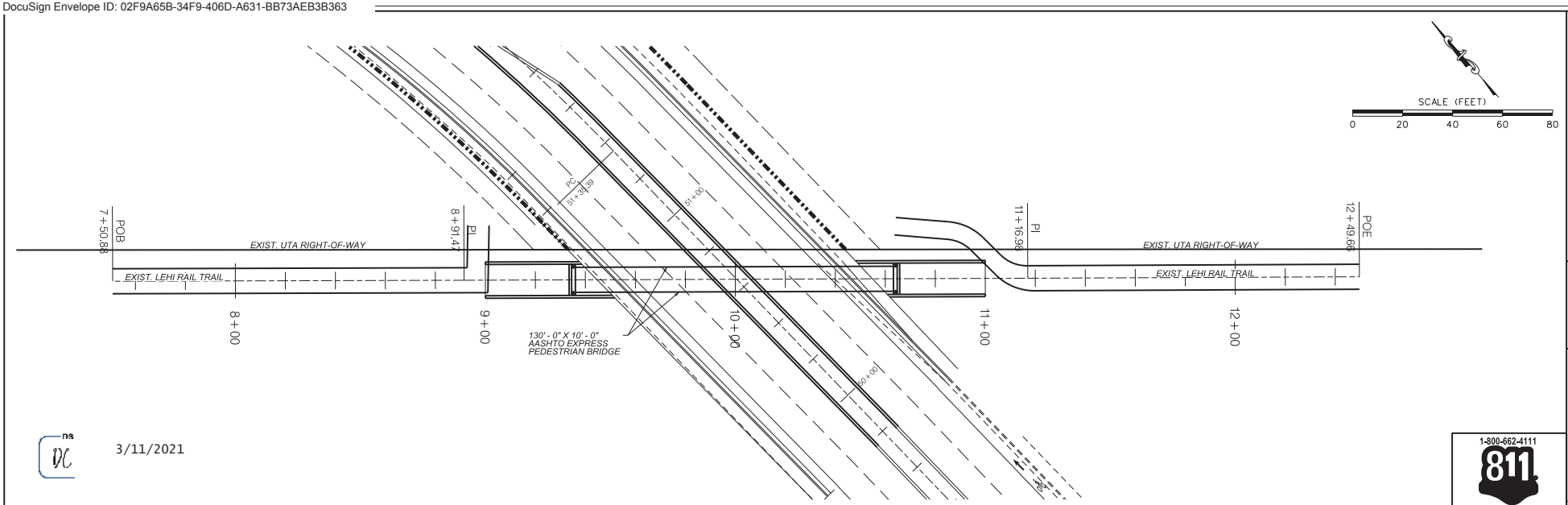
Designed: MWB
Drawn: M.M.BROWN
Checked: MWB
Date: 02 - NOV - 2020

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Location: LEHI CITY, UTAH
Drawing Name: OVERALL SITE PLAN

PROJECT NO.
2020.045

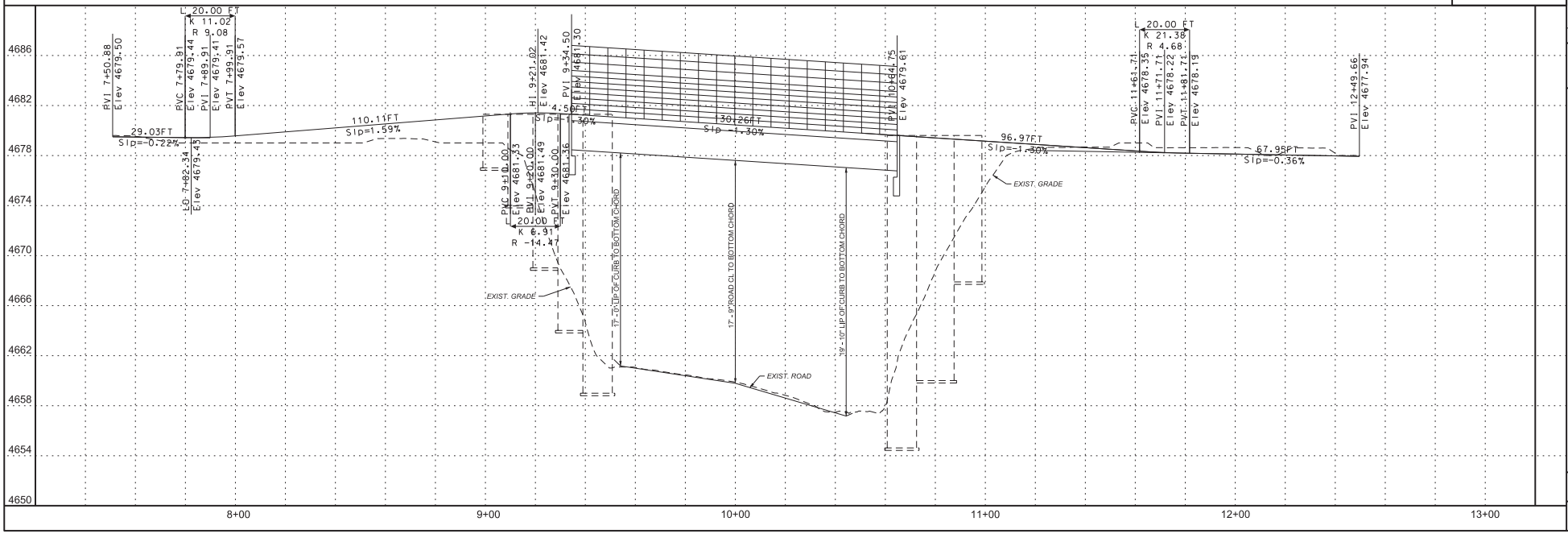
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1.00

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MW BROWN ENGINEERING, INC
Office (801) 377-1790 Fax (801) 377-1789
576 East 770 North, Orem UT 84058

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Designed
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Date

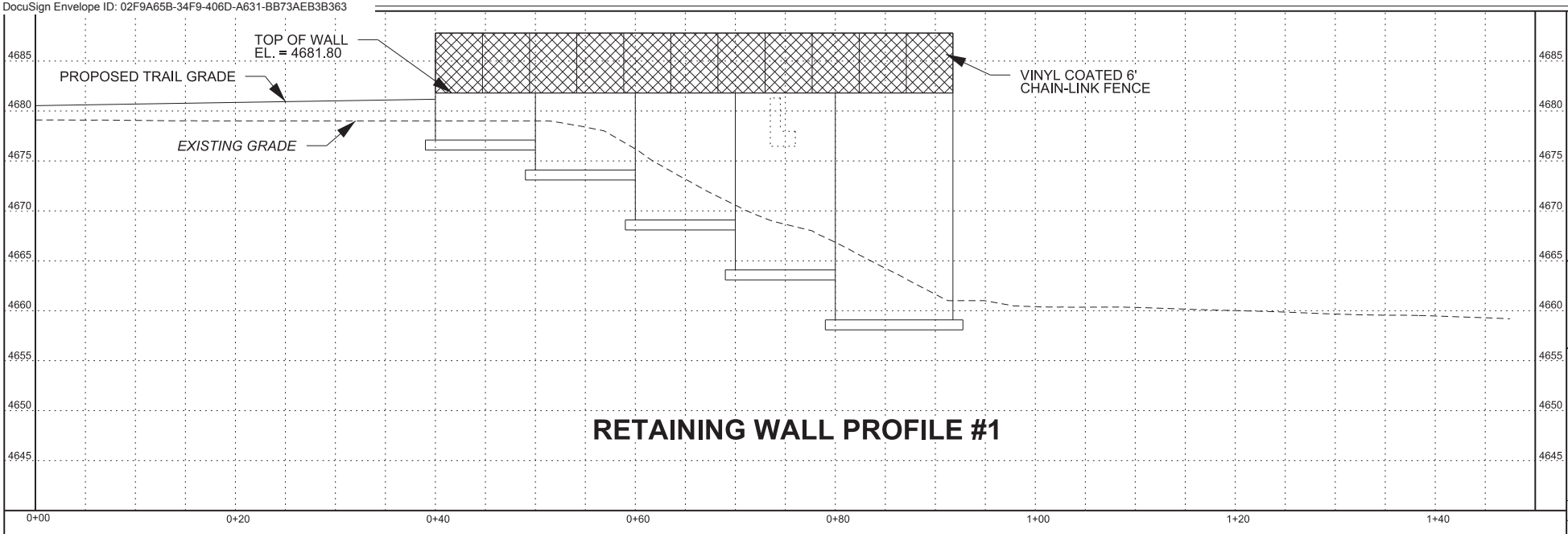
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Client: LEHI CITY, UTAH
Drawing Name: BRIDGE PLAN AND PROFILE

PROJECT NO. 2020.045

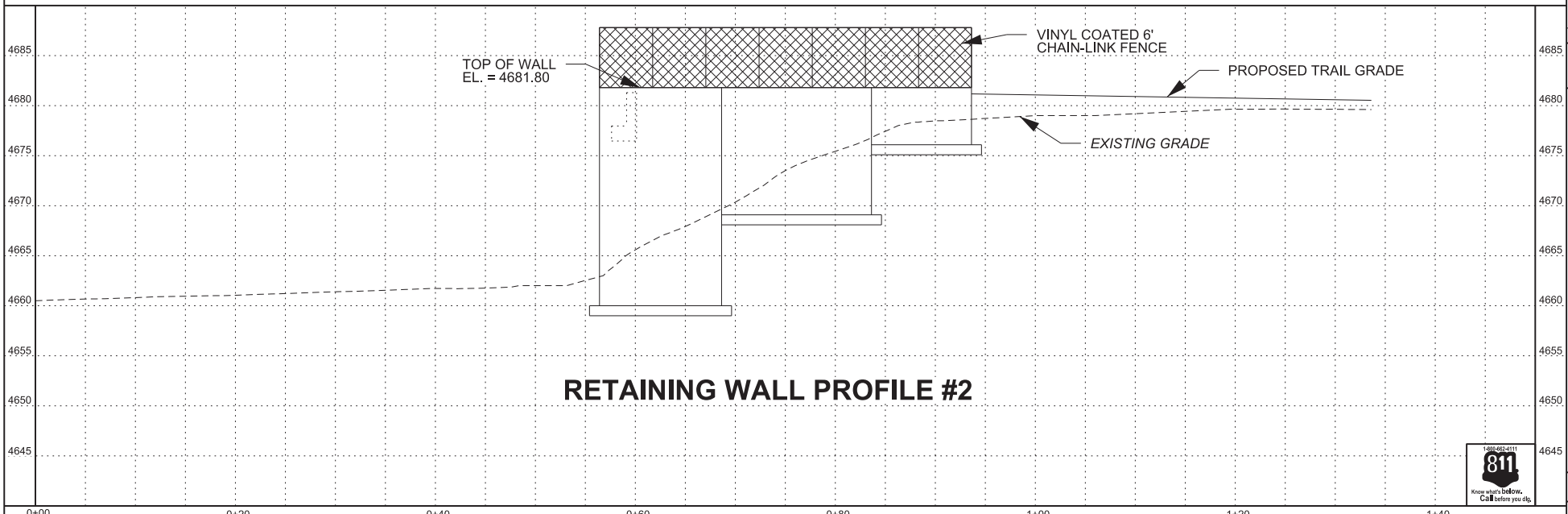
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PRINT DATE: 2/10/2021

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RETAINING WALL PROFILE #1



RETAINING WALL PROFILE #2

MW BROWN ENGINEERING, INC
Office: (801) 372-1790 Fax: (801) 372-1789
576 East 770 North, Orem UT 84097

NOT APPROVED FOR CONSTRUCTION

No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: LEHI RAIL TRAIL PEDESTRIAN BRIDGE
Client: LEHI CITY, UTAH
Drawing Name: RETAINING WALL #1 & 2 PROFILES

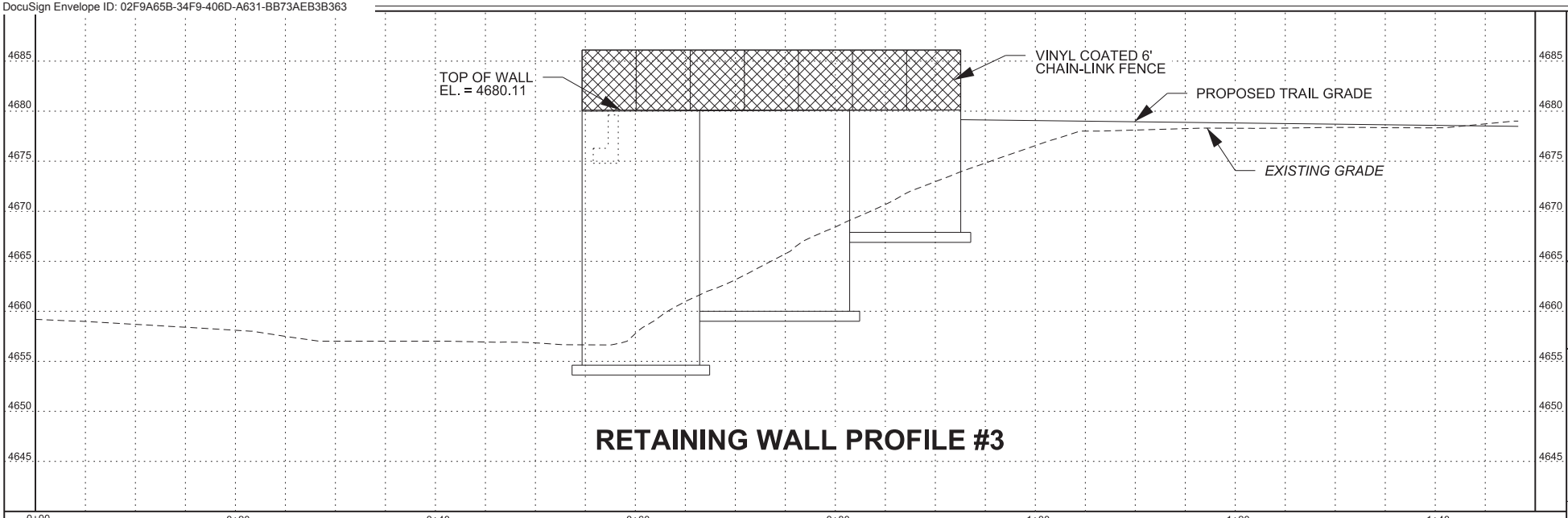
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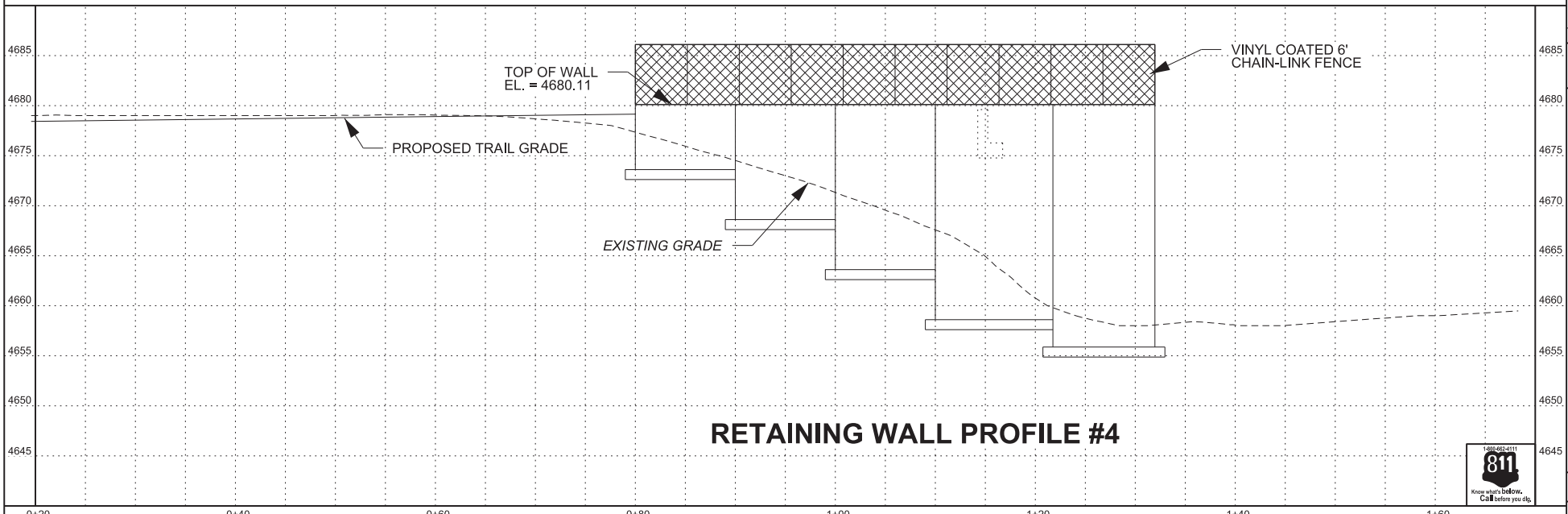
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RETAINING WALL PROFILE #3



RETAINING WALL PROFILE #4

MW BROWN ENGINEERING, INC
Office: (801) 372-1790 Fax: (801) 372-1789
576 East 770 North, Orem UT 84097

NOT APPROVED FOR CONSTRUCTION

No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: LEHI RAIL TRAIL PEDESTRIAN BRIDGE
Client: LEHI CITY, UTAH
Drawing Name: RETAINING WALL #3 & 4 PROFILES

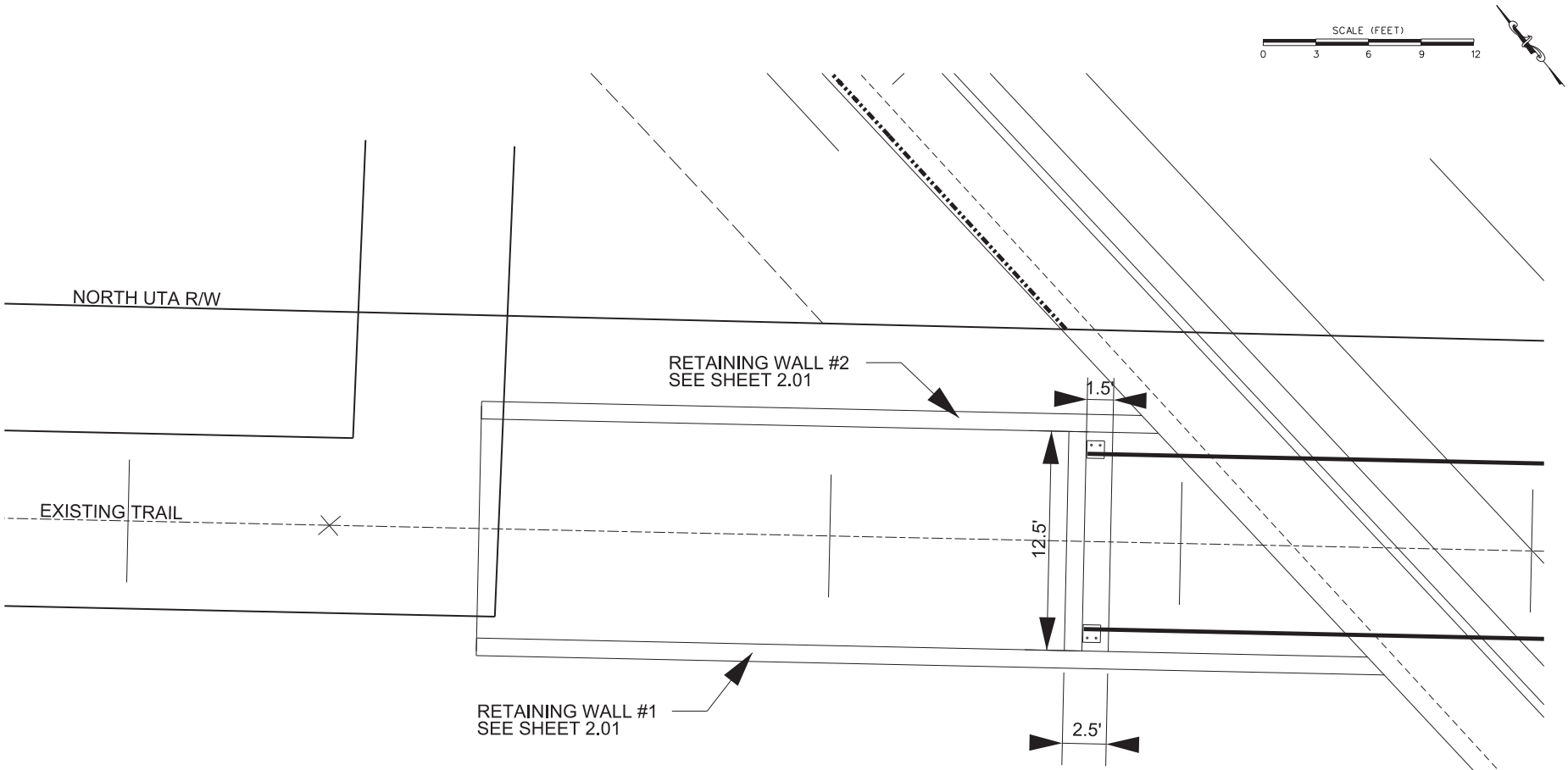
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MW BROWN ENGINEERING, INC
Office (801) 377-2790 Fax (801) 377-2789
576 East 770 North, Orem UT 84097

NOT APPROVED FOR CONSTRUCTION

No.	Date	By	REVISIONS Notes

Designed: MWB
Drawn: M.M.BROWN
Checked: MWB
Date:

Title: LEHI RAIL TRAIL PEDESTRIAN BRIDGE
Client: LEHI CITY, UTAH
Drawing Name: ABUTMENT #1 PLAN

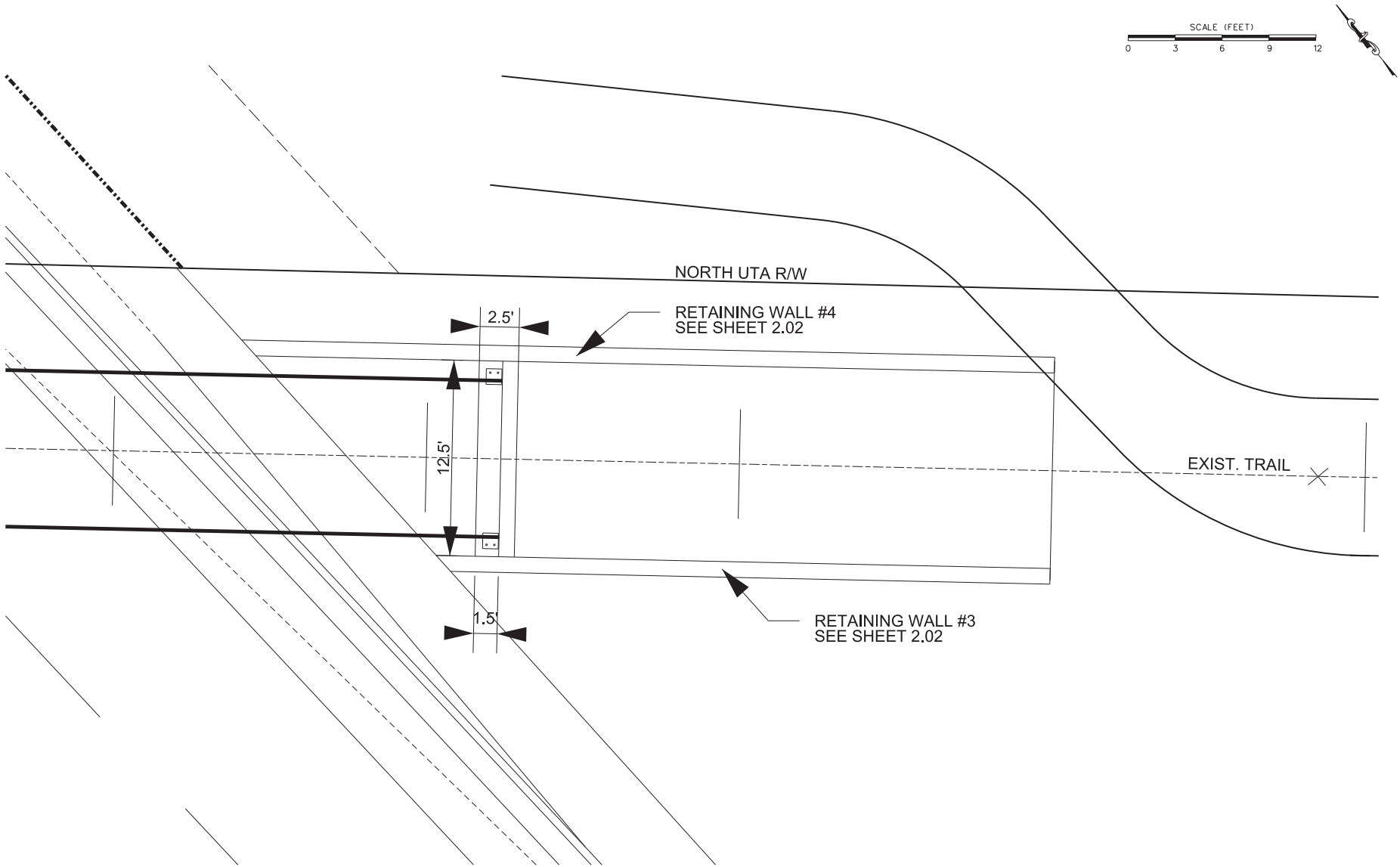
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Office: (801) 372-1790 Fax: (801) 372-1789
576 East 770 North, Orem UT 84097

NOT APPROVED FOR CONSTRUCTION

No.	Date	By	REVISIONS Notes

Designed: MWB
Drawn: M.M.BROWN
Checked: MWB
Date: 02 - NOV - 2020

Title: LEHI RAIL TRAIL PEDESTRIAN BRIDGE
Client: LEHI CITY, UTAH
Drawing Name: ABUTMENT #2 PLAN

PROJECT NO. 2020.045

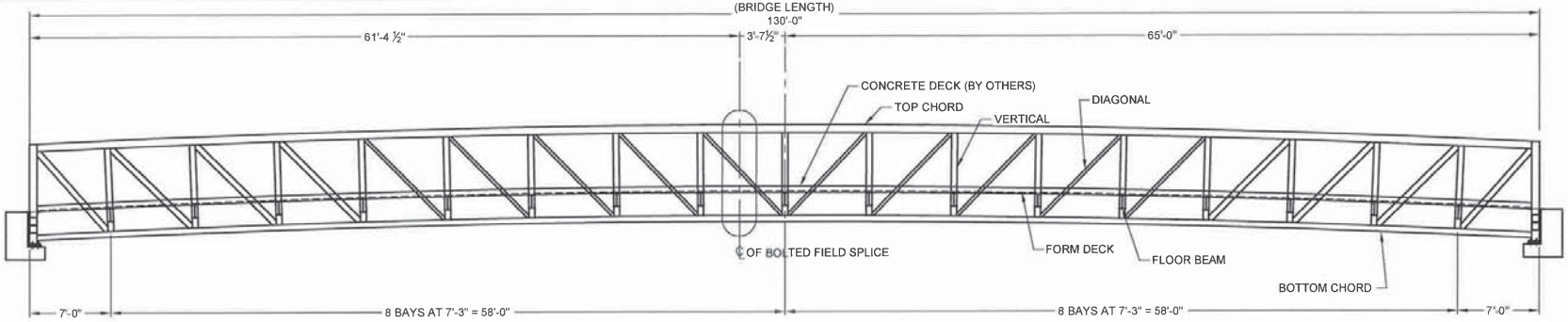
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3/11/2021



GENERAL NOTES

1. DESIGN PROCEDURE IS IN ACCORDANCE WITH "LRFD BRIDGE DESIGN SPECIFICATIONS" 6TH EDITION & "GUIDE SPECIFICATIONS FOR DESIGN OF PEDESTRIAN BRIDGES" BY THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) 2009.

2. BRIDGE MEMBERS ARE FABRICATED FROM HIGH STRENGTH, LOW ALLOY, ENHANCED ATMOSPHERIC CORROSION RESISTANT ASTM A847 COLD-FORMED WELDED SQUARE AND RECTANGULAR TUBING, AND ASTM A588, ASTM A606, OR ASTM A709-50W PLATE AND STRUCTURAL SHAPES (Fy=50,000 PSI).

3. CONCRETE DECK: GALVANIZED FORM DECK SUPPLIED BY CONTECH. CONCRETE, REINFORCING AND EXPANSION MATERIAL SUPPLIED BY OTHERS. SEE CONCRETE DECK SHEET.

4. THE GAS METAL ARC WELDING PROCESS OR FLUX CORED ARC WELDING PROCESS WILL BE USED. WELDING TO BE IN ACCORDANCE WITH AWS D1.1.

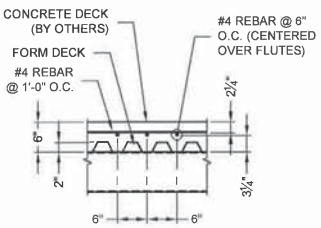
5. ALL TOP AND BOTTOM CHORD SHOP SPLICES TO BE COMPLETE PENETRATION TYPE WELDS. WELD BETWEEN TOP CHORD AND END VERTICAL SHALL BE AS DETAILED.

6. UNLESS OTHERWISE NOTED, WELDED CONNECTIONS SHALL BE FILLET WELDS (OR HAVE THE EFFECTIVE THROAT OF A FILLET WELD) OF A SIZE EQUAL TO THE THICKNESS OF THE LIGHTEST GAGE MEMBER IN THE CONNECTION. WELDS SHALL BE APPLIED AS FOLLOWS:
   A. BOTH ENDS OF VERTICALS, DIAGONALS, AND FLOOR BEAMS SHALL BE WELDED ALL AROUND.
   B. BRACE DIAGONALS WILL BE WELDED ALL AROUND.
   C. MISCELLANEOUS NON-STRUCTURAL MEMBERS WILL BE STITCH WELDED TO THEIR SUPPORTING MEMBERS.

7. BRIDGE DESIGN WAS ONLY BASED ON COMBINATIONS OF THE FOLLOWING LOADS WHICH WILL PRODUCE MAXIMUM CRITICAL MEMBER STRESSES.
   A. 90 PSF UNIFORM LIVE LOADING ON THE FULL DECK AREA OR ONE 10,000 LB VEHICLE LOAD. THE LOAD SHALL BE DISTRIBUTED AS A FOUR-WHEEL VEHICLE WITH 80% OF THE LOAD ON THE REAR WHEELS. THE WHEEL TRACK WIDTH OF THE VEHICLE SHALL BE 6'-0" AND THE WHEEL BASE SHALL BE 10'-0". THE VEHICLE SHALL BE POSITIONED SO AS TO PRODUCE THE MAXIMUM STRESSES IN EACH MEMBER, INCLUDING DECKING.
   B. 35 PSF WIND LOAD ON THE FULL HEIGHT OF THE BRIDGE, AS IF ENCLOSED.
   C. 20 PSF UPWARD FORCE APPLIED AT THE WINDWARD QUARTER POINT OF THE TRANSVERSE BRIDGE WIDTH (AASHTO 3.8.2).

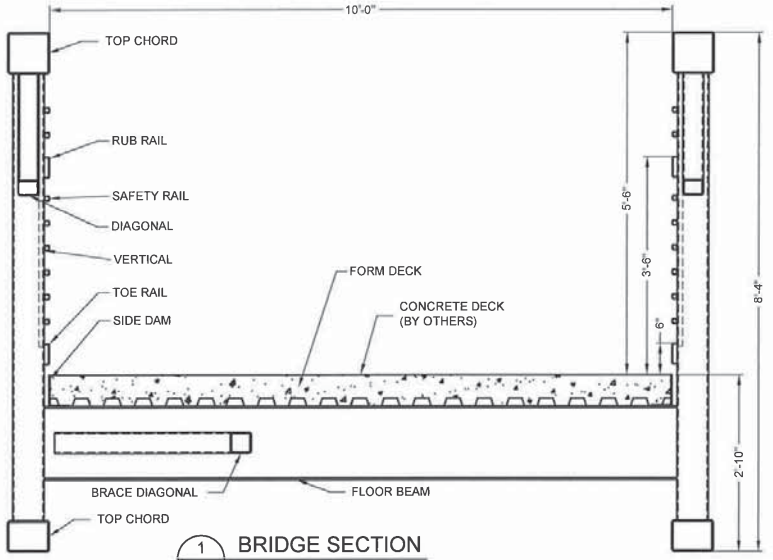
8. CLEANING: ALL EXPOSED SURFACES OF STEEL SHALL BE CLEANED IN ACCORDANCE WITH STEEL STRUCTURES PAINTING COUNCIL SURFACES PREPARATION SPECIFICATIONS NO. 7 BRUSH-OFF BLAST CLEANING. SSPC-SP7-LATEST EDITION.

9. MINIMUM MATERIAL THICKNESS OF 1/4" ON ALL STRUCTURAL MEMBERS.



2/1 TYP SLAB REINFORCEMENT DETAIL

f'c = 3,500 PSI (MINIMUM 28 DAY STRENGTH)
GRADE 60 REINFORCING (fy = 60,000 PSI)



1/1 BRIDGE SECTION

COMBINE REACTIONS AS PER LOCAL OR GOVERNING BUILDING CODES AS REQUIRED

BRIDGE REACTIONS		+ DOWNWARD LOAD - UPWARD LOAD	
	P (LBS)	H (LBS)	L (LBS)
DEAD LOAD ②	31,825		
UNIFORM LIVE LOAD	29,250		
VEHICLE LOAD	5,000		
WIND UPLIFT 20 PSF WINDWARD / LEEWARD	-11,060 / -3,983		
WIND	±9,435	18,960	
THERMAL ②			4,775

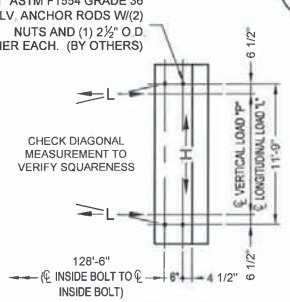
P - VERTICAL LOAD EACH BASE PLATE (4 PER BRIDGE)
H - HORIZONTAL LOAD EACH FOOTING (2 PER BRIDGE)
L - LONGITUDINAL LOAD EACH BASE PLATE (4 PER BRIDGE)

① BRIDGE LIFTING WEIGHT: 48,000 LBS

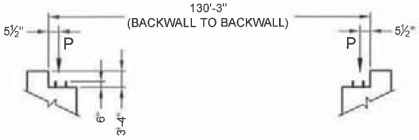
② BRIDGE FINAL WEIGHT: 127,300 LBS

① DOES NOT INCLUDE WEIGHT OF CONCRETE DECK

② INCLUDES WEIGHT OF CONCRETE DECK



PLAN



ANCHOR BOLT ELEVATION

CONTECH
FABRICATION
DRAWING

CERTIFIED FABRICATOR

MARK	DATE	REVISION DESCRIPTION	BY

130'-0" X 10'-0"
AASHTO EXPRESS
PEDESTRIAN BRIDGE
STANDARD CONCRETE DECK

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
4301 State Highway 29 North, Alexandria, MN 56308
800.338.1122 320.763.7300 320.762.1307 FAX

EXPRESS

DATE: 10/12/2015
DESIGNED: XXX | DRAWN: XXX
CHECKED: XXX | APPROVED: XXX
PROJECT No.: XXXXXX | SEQUENCE No.: XX
SHEET: 1 OF 1

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EXHIBIT "B"
INSURANCE REQUIREMENTS

Licensee shall, at its sole cost and expense, procure and maintain during the life of this Agreement the following insurance coverage:

A. **Commercial General Liability Insurance:** Policy providing coverage for death, personal injury and property damage with a combined single limit of at least $2,000,000 each occurrence or claim and an aggregate limit of at least $4,000,000. The policy shall contain broad form contractual liability insurance covering the indemnity obligations assumed by Licensee in the Agreement. Exclusions for railroads (except where the Grade-Separated Crossing is in all places more than fifty (50) feet from any railroad tracks, bridges, trestles, roadbeds, terminals, underpasses or crossings), and explosion, collapse and underground hazard shall be removed. Coverage provided on a "claims made" form shall provide for at least a two-year extended reporting and discovery period if (a) the coverage changes from a claims made form to an occurrence form, (b) there is a lapse/cancellation of coverage, or (c) the succeeding claims made policy retroactive date is different for the expiring policy.

    a. The policy must also contain the following endorsement, WHICH MUST BE STATED ON THE CERTIFICATE OF INSURANCE: "Contractual Liability Railroads" ISO from CG 24 17 10 01 (or a substitute form providing equivalent coverage) showing "Utah Transit Authority Property" as the Designated Job Site.

B. **Automobile Liability Insurance:** Policy providing bodily injury, property damage and uninsured vehicles coverage with a combined single limit of at least $2,000,000 each occurrence or claim. This insurance shall cover all motor vehicles including hired and non-owned, and mobile equipment if excluded from coverage under the commercial general liability insurance.

C. **Worker's Compensation and Employer's Liability Insurance:** Policy covering Licensee's statutory liability under the laws of the State of Utah. If Licensee is self-insured, evidence of State approval must be provided.

D. **Railroad Protective Liability Insurance (RRPLI):** During construction and maintenance within fifty (50) feet of an active railroad track, including but not limited to installation, repair or removal of facilities, equipment, services or materials, the Licensee and/or Licensee's Contractor must maintain "Railroad Protective Liability" insurance on behalf of UTA only as named insured, with a limit of not less than $2,000,000 per occurrence and an aggregate of $6,000,000.

    a. If the Licensee and/or Licensee's Contractor is not enrolling for this coverage under UTA's blanket RRPLI program, the policy provided must have the definition of "JOB LOCATION" AND "WORK" on the declaration page of the policy shall refer to this Agreement and shall describe all WORK or OPERATIONS performed under this Agreement.

E. **Umbrella or Excess Insurance:** If Licensee utilizes umbrella or excess policies, and these policies must "follow form" and afford no less coverage than the primary policy.

F. **Other Insurance Provisions:**

a. Licensee and their insurers shall endorse the required insurance policy(ies) to waive their right of subrogation against UTA. Licensee's insurance shall be primary with respect to any insurance carried by UTA. Licensee will furnish UTA at least thirty (30) days advance written notice of any cancellation or non-renewal of any required coverage that is not replaced.

b. The required insurance policy(ies) shall be written by a reputable insurance company with a current AM Best's Insurance Guide Rate of A better, or as may otherwise be acceptable to UTA. Such insurance company shall be authorized to transact business in the State of Utah.

c. The fact that insurance is obtained by Licensee shall not be deemed to release or diminish the liability of Licensee including, without limitation, liability under the indemnity provisions of this Agreement. Damages recoverable by UTA shall not be limited by the amount of the required insurance coverage.

SUBMITTING REQUESTS FOR
RAILROAD PROTECTIVE LIABILITY INSURANCE
($2,000,000 per occurrence/ $6,000,000 aggregate)

Application forms for inclusion in Utah Transit Authority's Blanket Railroad Protective Liability Insurance Policy may be obtained from a Property Administrator.

If you have questions regarding railroad protective insurance (i.e. premium quotes, application) please contact David Pitcher at:

Phone: (801) 287-2371
Email: dcpitcher@rideuta.com

Send or hand deliver Checks and Applications to the following address:

Utah Transit Authority
Attn: Property Management
669 West 200 South
Salt Lake City, UT 84101

EXHIBIT "C"
SPECIAL PROVISIONS

1. Licensee or Licensee's contractor must first obtain a Right of Way Access Permit from UTA before any access will be allowed on UTA property. The current contact person for obtaining a Right of Way Access Permit is Brandon Heath, P.E. at (385) 242-9195, or such other contact as shall be identified on UTA's website location noted below.

   https://www.rideuta.com/Doing-Business/Property-Management

   A copy of the Right of Way Access Permit is attached to this Agreement, if it is missing or you need an additional copy please contact the Property Administrator. This permit will need to be filled out and submitted before any work can begin.

   Note: Access Permits will not be issued without first having an executed Contractor's Right of Entry Agreement, UTA having received proof of insurance as provided in the Right of Entry Agreement, and verification that the Contractor and all of the Contractor's Employees have gone through UTA's Roadway Worker Training, if applicable

2. Licensee or Licensee's contractor shall include Brandon Heath, P.E., BHeath@rideuta.com, (385) 242-9195 in Contractor's weekly bridge construction meetings and notify in advance of date, time and location of weekly bridge construction meetings.

3. Licensee or Licensee's contractor shall provide their own method of fall protection for the Pedestrian Grade-Separated Crossing to ensure all overhead work and/or Pedestrian Grade-Separated Crossing use is consistent with the City's desire to protect and ensure no damage to the roadway below or its users due to the nature of the overhead work and use.

4. Bridge work is subject to UTA & UDOT inspection as determined by UTA and UDOT, no field changes shall be made without the direct coordination and approval of UTA and UDOT collectively.

5. All Construction with respect to the Pedestrian Grade-Separated Crossing shall be performed to the satisfaction of UTA and in accordance with the Final Design Plans. The conceptual design of Exhibit "A" shall not limit UTA's scope of comments or concerns as design and construction is finalized. Copies of the proposed Pedestrian Grade-Separated Crossing Final Design Plans shall be provided to UTA for review and approval before commencement of Construction.

6. Licensee shall keep the excavated soil from pillars and abutments to reuse as fill to the maximum extent practicable. In the event additional fill is needed, Licensee agrees to complete the work at Licensee's sole cost and expense to ensure the integrity of the Right of Way to its original condition. UTA shall require evidence of fill being certified clean before allowing fill to be used in the Right of Way.
   a. All soil handling is to be dust free.
   b. The intent is to restore the soil structure to similar properties and resilience as before being disturbed.
   c. Compaction shall be 95% Modified Proctor.
   d. Soil handing is subject to the additional terms as identified in Article 4.1.1 of this Agreement.

7. If any Hazardous Materials (specifically including but not limited to fuel) are released or spilled on the Right of Way during Licensee's construction or maintenance activities, Licensee agrees to remediate the affected area in accordance with all applicable laws at Licensee's sole cost and expense.

8. Licensee or Licensee's Contractor shall restore the Right of Way to original or better condition using like material to fill and re-establish the existing Trail Bed. Licensee also agrees to re-inspect the Right of Way periodically for 18 months following the date of completion of construction to monitor if any settling or erosion has taken place. In the event there is additional fill needed, Licensee agrees to complete the work at Licensee's sole cost and expense to ensure the integrity of the Right of Way to its original condition.

9. Licensee or Licensee's Contractor will post notice to trail users a minimum of 7 days before any trail closure. Licensee or Licensee's Contractor will also provide a public relation contact on the notice for any questions from the public.

10. Licensee or Licensee's Contractor acknowledge the Right of Way is currently used for access to and from other City and UTA projects and shall remain open and unobstructed during construction of the Pedestrian Grade-Separated Crossing.

Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: May 25, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-33, approving a first amended Interlocal Cooperation Agreement between Utah County and Lehi City for the SS Crossroads Blvd/Lehi Main Street Project.

Suggested Action:

Attachments:

Res 2021-33.docx

2021-200-Interlocal (partial sign).pdf

LEHI CITY

RESOLUTION NO. 2021-33

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING A FIRST AMENDED INTERLOCAL COOPERATION AGREEMENT BETWEEN UTAH COUNTY AND LEHI CITY FOR THE SS CROSSROADS BLVD/LEHI MAIN STREET PROJECT

WHEREAS, Utah County and Lehi City entered into the Utah Program Manager Agreement No. 2017-526 ("Agreement") concerning the SS CROSSROADS BLVD/LEHI MAIN STREET Project executed on August 8th, 2017;

WHEREAS, in accordance with Section 8 of the Agreement, the parties now desire to amend the Agreement by extending the term of the Agreement until June 30, 2022;

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve the amendment to the 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 amended Agreement attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to execute the amended 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 25th day of May, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

DocuSign Envelope ID: 24BCAD91-D8CA-49C5-B7B4-1558916B45C1

Agreement No. 2021-200

FIRST AMENDED INTERLOCAL COOPERATION AGREEMENT BETWEEN UTAH COUNTY AND LEHI CITY CORPORATION FOR A PROJECT KNOWN AS "SS CROSSROADS BLVD / LEHI MAIN STREET" IN LEHI, UTAH

THIS IS THE FIRST AMENDMENT TO AN INTERLOCAL COOPERATION AGREEMENT ("Amendment"), made and entered into by and between UTAH COUNTY, a political subdivision of the State of Utah, hereinafter "Program Manager," and LEHI CITY CORPORATION, a political subdivision of the State of Utah, hereinafter "Project Sponsor."

WITNESSETH:

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act ("Act"), Title 11, Chapter 13, Utah Code Annotated, 1953 as amended, public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into written agreements with one another for joint or cooperative action; and

WHEREAS, pursuant to the Act, the parties desire to work together through joint and cooperative action that will benefit the residents of Program Manager and Project Sponsor; and

WHEREAS, all of the parties to this Amendment are public agencies as defined in the Act; and

WHEREAS, it is to the mutual benefit of both Program Manager and Project Sponsor to enter into this Amendment to facilitate the above desires of Program Manager and Project Sponsor; and

NOW, THEREFORE, the parties do mutually agree, pursuant to the terms and provisions of the Act, as follows:

Section 1. PURPOSE

Program Manager and Program Sponsor entered into the Utah Program Manager Agreement No. 2017-526 ("Agreement") concerning the Project Known as "SS CROSSROADS

DocuSign Envelope ID: 24BCAD91-D8CA-49C5-B7B4-1558916B45C1

BLVD/LEHI MAIN STREET" in Lehi, Utah executed the 8th day of August, 2017. This Amendment is meant to amend the terms of the Agreement by and between the Program Manager and the Project Sponsor.

Section 2. AMENDMENTS

In accordance with Section 8 of the Agreement, and Section 11-13-205.5, Utah Code Annotated, Program Manager and Project Sponsor do hereby amend the terms of the Agreement as follows:

1. Section 4 of the Agreement is hereby is amended to read as follows:

Section 4. EFFECTIVE DATE; DURATION.

This Agreement shall become effective and shall enter into force within the meaning of the Interlocal Cooperation Act, upon the submission of this Agreement to, and the approval and execution hereof by the governing bodies of the Program Manager and the Project Sponsor. The term of this Agreement shall be from the date of execution hereof until the terms and obligations identified herein are completed, but in no event longer than June 30, 2022.

2. The remaining provisions of Agreement No. 2017-526 shall remain in full force and effect and are incorporated in this Amendment as if fully set forth herein.

IN WITNESS WHEREOF, the parties have signed and executed this Amendment, after resolutions duly and lawfully passed, on the dates listed below:

UTAH COUNTY

Authorized by Resolution No. 2021-199, authorized and passed on the 10th day of March 2021.

BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH

DocuSigned by:
By: William C. Lee
WILLIAM C. LEE, Chairman

DocuSign Envelope ID: 24BCAD91-D8CA-49C5-B7B4-1558916B45C1

ATTEST: AMELIA POWERS GARDNER
Utah County Clerk/Auditor

By: DocuSigned by: Alice Black 12937975D01C74DB... Deputy

APPROVED AS TO FORM AND LEGALITY:
DAVID O. LEAVITT
Utah County Attorney

By: DocuSigned by: 67DC251AD7284A9... Deputy County Attorney

DocuSign Envelope ID: 24BCAD91-D8CA-49C5-B7B4-1558916B45C1

LEHI CITY CORPORATION, UTAH

Authorized by Resolution No. _____ , authorized and passed on the _____ day of _____ 2021.

LEHI CITY CORPORATION, UTAH

By:_____
Mayor

ATTEST: _____
City Clerk/Auditor

By:_____
Deputy

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH:
_____, LEHI City Attorney

By:_____

Agenda Item No: 13

City Council Agenda Item Report

Meeting Date: May 25, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-35, appointing an Alternate Board Member to the Lehi City Planning Commission.

Suggested Action:

Attachments:

Res 2021-35.docx

LEHI CITY

RESOLUTION NO. 2021-35

A RESOLUTION OF THE LEHI CITY COUNCIL APPOINTING A BOARD MEMBER TO THE LEHI CITY PLANNING COMMISSION

WHEREAS, the Lehi Municipal Code Title 3, Chapter 2, outlines the qualification for membership, terms and vacancies for the Lehi City Planning Commission; and

WHEREAS, Alternate Commissioner Greg Jackson was appointed as a full member effective immediately leaving an alternate vacancy; and

WHEREAS, in accordance with that section his position should be filled; and

WHEREAS, the Mayor of Lehi City wishes to appoint, along with the advice and consent of the City Council, the following individual as an Alternate to the Lehi City Planning Commission.

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

1. Appoint Heather Newall as an Alternate Planning Commissioner whose term will begin immediately and will expire December 31, 2024.

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

Approved and Adopted by the City Council of Lehi City this 25th day of May, 2021.

Attest:

_____
Mark Johnson, Mayor
Lehi City

_____
Teisha Wilson, City Recorder