Lehi City Council Meeting
Agenda
September 14, 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. Power Department Organizational Health Check conducted by Hometown Connections

   2.2. Pressurized Irrigation Water Update

   2.3. Financial Report- Dean Lundell, Finance Director

   Candidate Financial Disclosures Discussion

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

4. Administrative Report

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

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. Presentations and Reports

   2.1. Constitution Week Proclamation, September 17-23, 2021
   Proclamation for Mayor of Lehi.docx

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

4. Consent Agenda

4.1. Approve Minutes from the August 10, 2021 City Council Meeting.
081021CC.pdf

4.2. Approve Purchase Orders
PO Index.pdf
Irby 6978.pdf
Irby 6979.pdf
Irby 6981.pdf
Irby 6999.pdf
Ken Garff6977.pdf

Regular Agenda

5. Consideration of Ordinance #37-2021, amending Title 6 Chapter 1 Section 8 of the Lehi City Municipal Code for rapid entry key box.
Petitioner: Lehi City
Ord 37-2021.docx
6-1-8 (amended).docx

6. Consideration of a Plat Amendment approval for Bailey's Pointe, amending the subdivision plat to combine lots 1 and 2 located at 125 East 300 North.
Petitioner: Lisa Hardman
CC Staff Report Bailey's Point Plat B Subdivision Plat Amendment 09.14.21.docx
Bailey's Pointe Plat Amendment DRC 08.18.21.docx
Bailey's Pointe Plat B Aerial.pdf
Bailey's Pointe Plat B General Plan.pdf
Bailey's Pointe Plat B zoning.pdf
Baileys Point Plat B Plat Amendment 08.18.21.pdf

7. Micron East Annexation
a. Public Hearing
b. Consideration of Ordinance #38-2021, approval of the Micron East Annexation of 111.51-acres located at 1800 East 4800 North with TH-5 zoning.

Petitioner: DR Horton
CC Report Micron East Annexation 09.14.21.docx
Micron East Annexation DRC 07.28.21.docx
Ord 38-2021.docx
Micron East Annexation narrative.pdf
Micron East Annexation Plat.pdf
Aerial Map.pdf
General Plan Map.pdf

Zoning Map.pdf

8. Consideration of Preliminary subdivision approval for the Lotus Vaseo, a 1-lot subdivision for a 35-unit townhome PUD project located at 225 South 600 East.
   Petitioner: Lotus Company
   CC Staff Report Lotus Vaseo Preliminary Subdivision 09.14.21.docx
   Lotus Vaseo Preliminary Subdivision DRC 07.14.21.docx
   Lotus Vaseo Preliminary Subdivision narrative.pdf
   Lotus Vaseo Preliminary Subdivision 07.14.21.pdf
   Pages from Lotus Vaseo Preliminary Subdivision 07.14.21.pdf
   Lotus Vaseo Aerial.pdf
   Lotus Vaseo General Plan.pdf
   Lotus Vaseo Zoning.pdf

9. Consideration of Ordinance #39-2021, approval of the Carla's Cove Zone Change, changing the zoning from A-5 (agriculture) to R-2 (medium density residential) on 2.82 acres located at 2402 West Main Street.
   Petitioner: Matthew Jorgensen and Jason Rickards
   Carla's Cove Zone Change DRC 08.11.21.docx
   Carla's Cove Zone Change - narrative.pdf
   Ord 39-2021.docx
   Carla's Cove Zone Change Map - aerial.pdf
   Carla's Cove Zone Change Map - zoning.pdf
   Carla's Cove Zone Change Map - general plan.pdf
   Carla2.jpg
   Carla1.jpg
   Carla3.jpg
   CC Staff Report Carla's Cove Zone Change 09.14.21.docx

10. Consideration of Concept approval for the Carla's Cove Concept Plan, a 6-lot residential development located at 2402 West Main Street.
    Petitioner: Matthew Jorgensen and Jason Rickards
    Carla's Cove Concept DRC 08.11.21.docx
    Carla's Cove Concept narrative.pdf
    Carla's Cove Concept Plan - plan.pdf
    Carla's Cove Concept Plan Map - aerial.pdf
    Carla's Cove Concept Plan Map - general plan.pdf
    Carla's Cove Concept Plan Map - zoning.pdf
    Carla2.jpg
    Carla1.jpg
    Carla3.jpg
    CC Staff Report Concept.docx

11. Consideration of Ordinance #40-2021, the Johnson General Plan Amendment, amending 4-acres of property from LDR (low density residential) with a NCN (neighborhood commercial node) overlay to HDR (high density residential) with a NCN (neighborhood commercial node) overlay at 3333 West 1500 North.
    Petitioner: Kraig Johnson
    CC Staff Report Johnson General Plan Amendment 09.14.21.docx
    Johnson General Plan Amendment DRC 07.28.21.docx
    Ord 40-2021.docx
    Johnson Farm GP Narrative.pdf
    Johnson Farm GP map.pdf
    Johnson General Plan Amendment - aerial map.pdf
    Johnson General Plan Amendment - general plan map.pdf
    Johnson General Plan Amendment - zoning map.pdf
    Image 2.jpg
    Image 1.jpg
    Image 3.jpg

12. Consideration of Ordinance #41-2021, the Longhorn Meadows zone change at approximately 400 South 1300 West, changing the zoning on 5-acres from TH-5 (transitional holding) to R-1-Flex.
    Petitioner: Patterson Homes
    CC Staff Report Longhorn Meadows Zone Change 09.14.21.docx
    Longhorn Meadows Zone Change DRC 07.14.21.docx
    Ord 41-2021.docx
    Longhorn Meadows Zone Change narrative.pdf
    Longhorn Meadows Zone Change 07.14.21 maps.pdf
    Aerial Map.pdf
    General Plan Map.pdf
    Zoning Map.pdf

13. Consideration of Concept approval for the Longhorn Meadows Concept, a 15-lot residential subdivision located at 400 South 1300 West.
    Petitioner: Patterson Homes
    CC Staff Report Longhorn Meadows Concept 09.14.21.docx
    Longhorn Meadows Concept DRC 07.14.21.docx
    Longhorn Meadows Concept narrative.pdf
    Longhorn Meadows Concept 07.14.21 concept, floor plans.pdf
    Aerial Map.pdf
    General Plan Map.pdf
    Zoning Map.pdf

14. Consideration of Concept approval for the Sunset Meadows Plat B Concept, a 3-lot residential subdivision located at 1980 West Snow Spring Drive.

Petitioner: Patterson Homes
CC Staff Report Sunset Meadows Plat B Concept 09.14.21.docx
Sunset Meadows Plat B Concept DRC 07.14.21.docx
Sunset Meadows Plat B Plans Final.pdf
Sunset Meadows Plat B Aerial.pdf
Sunset Meadows Plat B General Plan.pdf
Sunset Meadows Plat B Zoning.pdf

15. Consideration of Ordinance #42-2021, a General Plan Amendment for 396 North 500 West, changing the designation on 0.42-acres from MDR (medium density residential) to HDR (high density residential).
Petitioner: Mark Hampton
CC Staff Report Lehi Brownstones General Plan Amendment 09.14.21.docx
Lehi Brownstones General Plan Amendment 06.30.21.docx
Ord 42-2021.docx
Lehi Brownstones General Plan Amendment narrative.pdf
Lehi Brownstones General Plan Amendment Document.pdf
Lehi Brownstones aerial.pdf
Lehi Brownstones General Plan.pdf
Lehi Brownstones Zoning.pdf

16. Consideration of Concept approval for the Lehi Brownstones Concept, a 7-unit townhome project located at 396 North 500 West.
Petitioner: Mark Hampton
CC Staff Report Lehi Brownstones Concept 09.14.21.docx
Lehi Brownstones Concept DRC 07.21.21 Final.docx
Lehi Brownstones narrative.pdf
Lehi Brownstones Concept 07.21.21.pdf
Lehi Brownstones aerial.pdf
Lehi Brownstones General Plan.pdf
Lehi Brownstones Zoning.pdf

17. Consideration of a Temporary Use Permit to place a trailer at a single-family lot for a temporary residence located at 2964 West 1500 North.
Petitioner: Bryan Williams
CC Staff Report Bryan Williams Temporary Use Trailer 09.14.21.docx
Bryan Williams Temporary Use Trailer DRC 8.18.21.docx
Bryan Williams Temporary Use Trailer - narrative.pdf
Bryan Williams Temporary Use Trailer - plans.pdf

18. Consideration of Ordinance #43-2021, the RAAS zone change, amending the zoning on 5-acres from TH-5 (transitional holding) to R-3 (high density residential) located at approximately 1850 North 3600 West.

Petitioner: Ivory Development
CC Staff Report RAAS Zone Change 09.14.21.docx
RAAS Zone Change DRC 08.04.21.docx
Ord 43-2021.docx
RAAS Zone Change - narrative.pdf
RAAS Zone Change - map.pdf
RAAS Zone Change - plat.pdf
RAAS Zone Change Map - aerial.pdf
RAAS Zone Change Map - general plan.pdf
RAAS Zone Change Map - zoning.pdf
RAAS2.jpg
RAAS3.jpg
RAAS1.jpg

19. Consideration of Ordinance #44-2021, the Jeffery Zone Change, changing the zoning from RA-1 (residential/agriculture) to R-1-Flex (residential) on 1.24 acres located at 680 West 1200 North.
Petitioner: Kevin & Wendy Jeffery
CC Staff Report Jeffery Zone Change 09.14.21.docx
Jeffery Zone Change DRC 08.11.21.docx
Ord 44-2021.docx
Jeffery Zone Change 08.11.21 narrative, maps, legal description.pdf
Jeffery Zone Change aerial.pdf
Jeffery Zone change GP.pdf
Jeffery Zone Change zoning.pdf

20. Consideration of Ordinance #45-2021, the Hardman Corner General Plan Amendment, changing the designation from C (commercial) to C-H (heavy commercial) on 16.78 acres located at approximately 2100 North Redwood Road.
Petitioner: Gardner Company
CC Staff Report Hardman Corner General Plan Amendment 09.14.21.docx
Hardman Corner General Plan Amendment DRC 08.11.21.docx
Ord 45-2021.docx
Hardman Corner General Plan Amendment - narrative.pdf
Hardman Corner General Plan Amendment - location.pdf
Hardman Corner General Plan Amendment - location2.pdf
Hardman Corner General Plan Amendment Map - aerial.pdf
Hardman Corner General Plan Amendment Map - general plan.pdf
Hardman Corner General Plan Amendment Map - zoning.pdf
Hardman2.jpg
Hardman3.jpg
Hardman1.jpg

21. Consideration of Preliminary subdivision approval for the Vistas at the Point Phase 1, a 404-unit residential development located at approximately 3000 West Traverse Mountain Boulevard in a TOD zone.
    Petitioner: GWC Capital
    CC Staff Report Vistas at the Point Preliminary 09.07.21.docx
    Vistas at the Point Preliminary Subdivision DRC 08.18.21.docx
    Vistas Civil Plans.pdf
    Vistas at the Point Amenities.pdf
    Preliminary Landscape.pdf
    Mountain Point Blvd_Prelim_Landscape.pdf
    Vistas at the Point Elevations and Floor Plans.pdf
    Vistas at the Point Amenities.pdf
    Aerial Map.pdf
    General Plan Map.pdf
    Zoning Map.pdf

22. Consideration of Ordinance #48-2021, the 600 East Family Park zone change from TH-5 (transitional holding) to R-1-12 on 4.29-acres located at approximately 600 East and Airport Drive.
    Petitioner: Lehi City
    CC Staff Report 600 East Zone Change 09.14.21.docx
    600 East and Airport Drive Zone Change DRC 07.14.21.docx
    Ord 48-2021.docx
    600 East and Airport Drive Zone Change Narrative.pdf
    600 East Park Zone Change Map and Description.pdf
    Family Park Lots Concept.pdf
    Aerial Map.pdf
    General Plan Map.pdf
    Zoning Map.pdf
    Peck_Park_Development_map 2.pdf
    Lot Sale.pdf

23. Consideration of Ordinance #46-2021, an amendment to Chapter 26 of the Development Code, amending the accessory dwelling unit ordinance to comply with State Legislation.
    Petitioner: Lehi City
    CC Staff Report Chapter 26 Dev Code Amendment 09.07.21.docx
    Ch 26 Development Code Amendment ADUs DRC 07.14.21.docx
    Ord 46-2021.docx
    Ch26AccessoryUses ADUs Development Code Amendment.pdf
    PC restricted ADUs.pdf

24. Consideration of Ordinance #47-2021, a Development Code amendment to Chapter 10, Development Applications and Procedures, adding a new allowable combined action.

Petitioner: Lehi City
CC Staff Report Chapter 10 Development Code Amendment 09.14.21.docx
Chapter 10 Development Code amendment DRC 08.04.21.docx
Ord 47-2021.docx
Ch10ApplicationsProcedures Edit 08.04.21.docx

25. Consideration of Resolution #2021-52, appointing a member representative to the North Utah Valley Animal Services Special Service District.
Petitioner: Lehi City
Res 2021-52.docx

26. Adjournment

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

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: September 14, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Power Department Organizational Health Check conducted by Hometown Connections

Suggested Action:

Attachments:

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: September 14, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Pressurized Irrigation Water Update

Suggested Action:

Attachments:

Agenda Item No: 2.3

City Council Agenda Item Report

Meeting Date: September 14, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Financial Report- Dean Lundell, Finance Director

Suggested Action:

Attachments:

City Council Agenda Item Report

Meeting Date: September 14, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Candidate Financial Disclosures Discussion

Suggested Action:

Attachments:

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: September 14, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Constitution Week Proclamation, September 17-23, 2021

Suggested Action:

Attachments:

Proclamation for Mayor of Lehi.docx

Proclamation

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

WHEREAS: September 17, 2021, marks the two hundred thirty-fourth anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

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

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

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

CONSTITUTION WEEK

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

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

Signed _____

SEAL Attest _____

Agenda Item No: 4.1

City Council Agenda Item Report

Meeting Date: September 14, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes from the August 10, 2021 City Council Meeting.

Suggested Action:

Attachments:

081021CC.pdf

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

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **August 10, 2021,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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

Excused: Katie Koivisto, 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; Chief Jeremy Craft, Fire Department; Andy Gowans, Management Analyst; and Teisha Wilson, City Recorder.

Pre-Council, 5:30 p.m.

1. Welcome and Invocation

Mayor Johnson welcomed everyone and noted that all Councilmembers were present except for Councilor Koivisto who is excused. Councilor Condie gave the invocation.

2. Presentations and Reports

2.1 PARC Tax Discussion

The ballot language was distributed to the Council and they provided feedback. The Council agreed that they liked the non-profit groups being added. Jason Walker stated that the City can use the funds for capitol projects, and the non-profit groups can use it for operations.

2.2. Pressurized Irrigation Water Update- Water Department

Lane Broadhead, with the Water Department, gave the Council and update and stated that the residents are doing well with conserving water. The Water Department recommended that residents stop watering after October 1st. He said they will plan to send out some information to residents.

2.3 Discussion of Water's Edge TOD application submittal- Patrick Nelson

Patrick Nelson stated that they are the owners and developers of the property near Main Street and the freeway. They wanted to give the Council some information about what they are working on and what they think will work in the area. He said that they want to create an open area with access to the natural waterways with walkways and gazebos. It would be 4 acres of open public space. He said that the water features will be expensive so to help cover that cost they would like to develop 400 residential multi-family housing units and a higher end hotel. He said they've

already worked with the Army Corp of Engineers with the water and they have an approved study from UDOT. They showed a concept design and said it really meets the needs of residents by being close to major transportation corridors and grocery/shopping areas. He stated that this area is perfect for a TOD and believes there is a large need for residential. They've had an engineer look at the capacities in the area for utilities and transit and they believe this will fit within those capacities.

Lorin Powell, City Engineer, expressed concerns with the traffic study and stated that it has not been approved by the City yet. He also expressed concerns with the utility capacities with 400 residential units.

Mayor Johnson stated that they are allowing 2 other TOD developments to move forward with detailed analysis to determine what it would take to meet the infrastructure needs.

Mayor Johnson stated that there are two options. He said that they can look at all the infrastructure issues and problems and determine what they need to do to solve those issues to get the density they want. The other option is to look at the current data for ERUs that the City has determined to be allowed in that area and go with that.

Mayor Johnson stated that he likes the plan if there was a BRT (Bus Rapid Transit) there.

Councilor Hancock stated that if the transit system isn't in place then the current residents are impacted. He suggested that there could be a phased development here where they develop a portion of the residential units before the transit is in place and they can develop the remainder of units after the transit is constructed.

Mr. Nelson stated that they don't want to move forward with the investment if the Council doesn't want the development.

Mayor Johnson stated that they are moving forward cautiously, and they moved all their density to the TOD areas. He suggested that they work with staff on the infrastructure issues.

2.4 Park Proposal Presentation- Jason Harris

Mr. Harris suggested that city staff go to New York to see the potential for art facilities in Lehi. The Council expressed concern that it may not be feasible. They also discussed the possibility of displaying outdoor art and that the Council would be open to that.

3. Agenda Questions

None.

4. Administrative Report

None.

5. Mayor and Council Reports

This was moved to the end of the agenda.

The Council recessed at approximately 7:10 p.m.
The meeting reconvened at approximately 7:20 p.m.

Regular Session, 7:10 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

Mayor Johnson welcomed everyone and noted that all Councilmembers were present except for Councilor Koivisto who is excused. Councilor Hancock led the Pledge.

2. 20 Minute Citizen Input

Sterling Bronson stated that they were able to raise $5,529.57 for the Boots and Badges fundraiser event.

3. Consent Agenda

3.1 Approve Minutes from the July 27, 2021 City Council Meeting

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

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

4. Power Engineers Contract and Purchase Order

a. Consideration of Resolution #2021-48, approving an agreement with Power Engineers and Lehi City for Consulting Services for the North Point Substation.

b. Approve Purchase Order

Motion: Councilor Hancock moved to approve Resolution #2021-48, approving an agreement with Power Engineers and Lehi City for Consulting Services for the North Point Substation. Councilor Condie seconded the motion.

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

Motion: Councilor Condie moved to approve the Purchase Order. Councilor Hancock seconded the motion.

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

5. SPX Transformer Solutions Contract and Purchase Order

a. Consideration of Resolution #2021-49, approving an agreement with SPX Transformer Solutions for the Purchase of Power Substation Transformers.

b. Approve Purchase Order

Motion: Councilor Hancock moved to approve the Purchase Order and Resolution #2021-49, approving an agreement with SPX Transformer Solutions for the Purchase of Power Substation Transformers. Councilor Condie seconded the motion.

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

6. **Consideration of Ordinance #35-2021, a Zone Change on 0.73-acres located at 105 South 500 West changing the zoning from RA-1(residential/agriculture) to R-1-Flex (residential).**

James Karren was representing the applicant.

Motion: Councilor Southwick moved to approve Ordinance #35-2021, a Zone Change on 0.73-acres located at 105 South 500 West changing the zoning from RA-1(residential/agriculture) to R-1-Flex (residential); including all Development Review Committee Comments and Planning Commission Comments. Councilor Albrecht seconded the motion.

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

7. **Consideration of Preliminary subdivision approval for Robinson Ranch, a 3-lot residential subdivision located at 1251 South 500 West. (This item was tabled at the July 27, 2021 meeting)**

Motion: Councilor Hancock moved to untable this item. Councilor Condie seconded the motion.

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

Motion: Councilor Condie moved to grant Preliminary subdivision approval for Robinson Ranch, a 3-lot residential subdivision located at 1251 South 500 West; including all Development Review Committee Comments and Planning Commission Comments. Councilor Albrecht seconded the motion.

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

8. **Consideration of Preliminary and Final subdivision approval for the Gerber Plat C, consisting of 4 single family lots located at 2295 North Center Street.**

Andrew Spencer was representing the applicant.

Motion: Councilor Southwick moved to grant Preliminary and Final subdivision approval for the Gerber Plat C, consisting of 4 single family lots located at 2295 North Center Street; including all Development Review Committee Comments and Planning Commission Comments. Councilor Hancock seconded the motion.

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

9. Consideration of Preliminary subdivision approval of Vivian Estates Phase 3, a 22- lot single family residential subdivision located at 2530 North 300 East in an RA-1 zone.

Motion: Councilor Condie moved to grant Preliminary subdivision approval of Vivian Estates Phase 3, a 22- lot single family residential subdivision located at 2530 North 300 East in an RA-1 zone; including all Development Review Committee Comments and Planning Commission Comments. Councilor Southwick seconded the motion.

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

The applicant requested that item #11 be heard before item #10. The Mayor agreed.

Motion: Councilor Condie moved to untable items #10 and #11. Councilor Albrecht seconded the motion.

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

11. Consideration of Concept approval for the 2100 North Subdivision Concept, a 66-lot residential development located at approximately 2100 North 2300 West. (This item was tabled at the June 29th meeting)

Steve Whitehead was representing the applicant. The applicant stated that they believe the right in right out onto 2100 North is not a benefit to this development.

Josh Gibbin with Hales Engineering showed a traffic study that had recently been done by their firm. Luke Seegmiller, Lehi City Traffic Engineer, also reviewed the traffic study and there were some discrepancies on the interpretation of the study.

Mr. Struthers reminded the Council that the ingress and egress to 2100 North is required by Code for connectivity and that it is a benefit.

The Mayor asked for public comments.

Rebecca Wells stated that she doesn't agree with the proposal.

Angie Lethbridge was not in favor of the right in and right out onto 2100 North.

Lauren Shriner asked the Council to be cautious with Commercial creep.

Motion: Councilor Condie moved to deny the Concept plan, with the finding that the Lehi City Code states that connectivity is required. There may be a solution to the connectivity concerns, but the current proposed plan does not show it. Also, that the data is not convincing enough to show that the channelized right turn on 2300 W will resolve the connectivity concerns with internal and external traffic. Councilor Hancock seconded the motion.

Councilor Albrecht inquired that if the Council were to see another plan showing some of the items discussed that that would constitute a substantial enough difference to waive the 1 year waiting period to reapply. Councilor Condie agreed and amended his motion to clarify that.

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

10. Consideration of Ordinance #34-2021, a Zone Change from A-5 (agriculture) to Neighborhood Commercial and R-1-Flex (residential) on 20.10-acres of property located at 2100 North 2300 West.

Motion: Councilor Albrecht moved to table this item to allow staff more time to work with the developer so they can be more on the same page. Councilor Southwick seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, No; Councilor Hancock, Yes; and Councilor Southwick, Yes. The motion passed 3-1.

12. Consideration of Resolution #2021-50, a Resolution of Intent to Annex for the Micron East Annexation, including 111.51 acres located at approximately 1800 East 4800 North with proposed TH-5 Zoning.

Scott with DR Horton was representing the applicant.

Motion: Councilor Hancock moved to approve Resolution #2021-50, a Resolution of Intent to Annex for the Micron East Annexation, including 111.51 acres located at approximately 1800 East 4800 North with proposed TH-5 Zoning. Councilor Southwick seconded the motion.

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

13. Consideration of Ordinance #36-2021, a General Plan Amendment on 8.18-acres from Neighborhood Commercial and Very Low Density Residential to Medium Density Residential located at approximately 2900 North and 1200 West.

Ross Wilson with Symphony Homes representing the applicant. He stated that they worked with the residents and agreed to some of their requests.

Mayor Johnson asked for public comments.

Rebecca Wells was concerned with having good bike access and she wants to make sure the sidewalk is wide enough

Ryan Hale recommended that the driveway be increased to allow for better parking and he prefers to have a meandering sidewalk.

Lauren Shriner prefers the residential plan over the neighborhood commercial zone. She would prefer that they enter into a development agreement to ensure they keep the proposed concept plan.

Mike Shriner would like to see a development agreement that includes pre-cast walls and greenspace.

Mr. Green agreed to the proposal.

Motion: Councilor Hancock moved to approve Ordinance #36-2021, a General Plan Amendment on 8.18-acres from Neighborhood Commercial and Very Low Density Residential to Medium Density Residential located at approximately 2900 North and 1200 West; including all Development Review Committee Comments and Planning Commission Comments; and direct staff to work with the developer on a development agreement that will include a cast concrete fence around the perimeter of the property, maximize open space on the north end of the property, and extend the driveway to 18 feet, and it cannot be anything but single family homes and it cannot be more dense then what is proposed in the concept plan. Councilor Southwick seconded the motion.

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

14. Consideration of Concept approval for the Lehi Terrace Concept Plan, a 39-lot single family subdivision located at approximately 2900 North 1200 West.

Motion: Councilor Hancock moved to grant Concept approval for the Lehi Terrace Concept Plan, a 39-lot single family subdivision located at approximately 2900 North 1200 West; including all Development Review Committee Comments and Planning Commission Comments. Councilor Albrecht seconded the motion.

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

The Mayor and Council reported on the committee they serve on.

DRAFT

Motion: Councilor Condie moved to adjourn 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 Hancock, Yes; and Councilor Southwick, Yes. The motion passed unanimously.

The meeting recessed into a Closed Session at approximately 10:55 p.m.
The meeting reconvened at approximately 10:56 p.m.

15. Adjournment

With no further business to come before the City Council at this time, Councilor Hancock moved to adjourn the meeting. Councilor Southwick seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 11:35 p.m.

Approved: September 14, 2021 Attest:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

DRAFT

Agenda Item No: 4.2

City Council Agenda Item Report

Meeting Date: September 14, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Purchase Orders

Suggested Action:

Attachments:

PO Index.pdf

Irby 6978.pdf

Irby 6979.pdf

Irby 6981.pdf

Irby 6999.pdf

Ken Garff6977.pdf

LEHI CITY
CITY COUNCIL AGENDA
September 14, 2021

Consent Agenda: Approval of Purchase Orders

INFORMATION:

Company	Description	P O Amount	Budget Amt (before PO)
Stuart C Irby Co	Transformer	$145,240.00	Inventory
Stuart C Irby Co	Transformer Equipment	$238,200.00	Inventory
Stuart C Irby Co	Transformer Equipment	$814,050.00	Inventory
Stuart C Irby Co	Transformer Equipment	$132,400.00	Inventory
Ken Garff Ford	Police Dept Replacement Vehicles	$371,105.06	$1,874,219.00

PURCHASE ORDER

LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

6978

LEHI CITY

590589
ISSUED TO: STUART C IRBY CO.
P.O. BOX 843959

DALLAS TX 75284

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

DEPARTMENT:

PURCHASE ORDER DATE: 08/25/2021

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	tRANSFORMERS BID NO 2018-11	145,240.00	145,240.00	53-1415

TOTAL 145,240.00

Authorized By:

Department Head

City Council Approval Date *

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

Mayor or City Administrator

Lehi City Purchase Requisition Request

Supplier	**Name**	STUART C. IRBY CO.	**Vender #**	
	Street	PO BOX 843959	**Date**	8/30/2021
	City	DALLAS	**State**	TX
	Zip	75284	**Phone**	801-724-3000

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

Quanity	Unit	Materials and Description	Price	Total
2		ABB 75KVA3PHPAD 75KVA 3PH PADMOUNT	$8,850.00	$17,700.00
		TRANSFORMER (2769996) 12470/7200		
		208/120 TAPS LOOP FEED		
2		ABB 1125KVA3PHPAD 112.5KVA 3PH PADMOUNT	$9,600.00	$19,200.00
		TRANSFORMER (2771173) 12470/7200		
		480/277 TAPS LOOP FEED		
4		ABB 300KVA3PHPAD 300KVA 3PH PADMOUNT	$12,150.00	$48,600.00
		TRANSFORMER (2771175) 12470/7200		
		480/277 TAPS LOOP FEED		
2		ABB 300KVA3PHPAD 300KVA 3PH PADMOUNT	$12,980.00	$25,960.00
		TRANSFORMER 12470/7200		
		208/120 TAPS LOOP FEED		
2		ABB 500KVA3PHPAD 500KVA 3PH PADMOUNT	$16,890.00	$33,780.00
		TRANSFORMER (2771166) 12470/7200		
		208/120 TAPS LOOP FEED		
		20 to 22 wks LEAD TIME		
				$145,240.00

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

Quotation

irby
A Sonepar Company

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

QUOTE DATE	ORDER NUMBER
08/20/21	S012594150

REMIT TO:	PAGE NO.
STUART C. IRBY CO. POST OFFICE BOX 843969 DALLAS TX 75284	1

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

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

ORDERED BY: KENNY

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	JOB/RELEASE NUMBER	OUTSIDE SALESPERSON
222013	NEW ABB PRICE		Gregory J McPhie

INSIDE SALESPERSON		REQD DATE	FRGHT ALLWD	SHIP VIA
Joseph C Rho		08/20/21	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
			********* Shipping Instructions *********		
			* KENNY 385-201-2612 OFC	*	
			* 801-655-3042 MBL	*	
			* CLAY 801-900-0420	*	
			**********	*********	
2EA		1	*ABB 75KVA3PHPAD 75KVA 3PH PADMOUN TRANSFORMER (2769996) 12470/7200 208/120 TAPS LOOP FEE	8850.000EA	17700.00
2EA		2	*ABB 1125KVA3PHPAD 112.5KVA 3PH PADMOUNT TRANSFORMER (2771173) 12470/7200 480/277 TAPS LOOP FEE	9600.000EA	19200.00
4EA		3	*ABB 300KVA3PPAD 300KVA PAD MOUNT TRANSFORMER LOOP FEED 12470/7200 480/277 (2771175)	12150.000EA	48600.00
2EA		4	*ABB 300KVA3PHPAD 300KVA 3PH PADMOUNT TRANSFORMER LOOP FEED 12470/7200 208/120	12980.000EA	25960.00
2EA		5	*ABB 500KVA3PPAD 500KVA 3PH PADMOUNT TRANSFORMER (2771166) 12470/7200 208/120 TAPS LOOP FEE	16890.000EA	33780.00

*** This is a quotation ***

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

Subtotal	145240.00
S&H CHGS	0.00
Sales Tax	0.00
TOTAL	145240.00

OUR PRODUCT AND SERVICES ARE SUBJECT TO, AND GOVERNED EXCLUSIVELY BY, OUR TERMS AND CONDITIONS OF SALE, WHICH ARE INCORPORATED HEREIN AND AVAILABLE AT WWW.IRBY.COM/TERMS. ADDITIONAL OR CONFLICTING TERMS ARE REJECTED, VOID AND OF NO FORCE OR EFFECT.

** Reprint ** Reprint ** Reprint **

LEHI CITY

PURCHASE ORDER

LEHI CITY CORPORATION

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

6979

590589
ISSUED TO: STUART C IRBY CO.
P.O. BOX 843959

DALLAS TX 75284

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

DEPARTMENT:

PURCHASE ORDER DATE: 08/25/2021

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	HOIN 25KVAHLH1PPED, HOIN 37.5KVA HI-LIFT HANDLE, HOIN 50	238,200.00	238,200.00	53-1415

TOTAL 238,200.00

Authorized By:

Department Head

City Council Approval Date *

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

Mayor or City Administrator

6979

Lehi City Purchase Requisition Request

Supplier	**Name**	STUART C. IRBY CO.	**Vender #**	
	Street	PO BOX 843959	**Date**	8/18/2021
	City	DALLAS	**State**	TX
	Zip	75284	**Phone**	801-724-3000

Dean Lundell

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

Quanity	Unit	Materials and Description	Price	Total
30		HOIN 25KVAHLH1PPAD 25KVA 1PH	$1,600.00	$48,000.00
		PADMOUNT TRANSFORMER WITH HI-LIFT		
		HANDLE (3518719) 12470Y/7200 240/120 NO TAPS		
		LOOP		
50		HOIN 37.5KVA HI-LIFT HANDLE	$1,779.00	$88,950.00
		12470GRDY/7200 HV TO 240/120 LV SINGLE		
		PHASE PAD MOUNT TRANSFORMER DEAD		
		FRONT LOOP FEED WELL AND INSERTS		
		SECONDARY STUD BAYONET FUSED		
		CAT#6237-424376-201		
50		HOIN 50KVA HI-LIFT HANDLE	$2,025.00	$101,250.00
		12470GRDY/7200 HV TO 240/120 LV SINGLE		
		PHASE PAD MOUNT TRANSFORMER DEAD		
		FRONT LOOP FEED WELL AND INSERTS		
		SECONDARY STUD BAYONET FUSED		
		CAT#6237-424376-201		
		ALL TRANSFORMERS 20-22 WKS LEAD TIME		
				$238,200.00

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

Inventory

Quotation

irby
A Sonepar Company

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

QUOTE DATE	ORDER NUMBER
08/17/21	S012587686

REMIT TO:	PAGE NO.
STUART C. IRBY CO. POST OFFICE BOX 843059 DALLAS TX 75284	1

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

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

ORDERED BY: KENNY

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	JOB/RELEASE NUMBER	OUTSIDE SALESPERSON
222013	HOWARD SINGLE PHASE		Gregory J McPhie

INSIDE SALESPERSON	REQD DATE	FRGHT ALLWD	SHIP VIA
Joseph C Rho	08/17/21	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
			********* Shipping Instructions *********		
			* KENNY 385-201-2612 OFC	*	
			* 801-655-3042 MBL	*	
			* CLAY 801-900-0420	*	
			**********	*********	
30EA		1	*HOIN 25KVAHLH1PPAD 25KVA 1PH PADMOUNT TRANSFORMER WITH HI-LIFT HANDLE (3518719) 12470Y/7200 240/120 NO TAPS LOOP	1600.000EA	48000.00
50EA		2	*HOIN 37.5KVA HI-LIFT HANDLE 12470GRDY/7200 HV TO 240/120 LV SINGLE PHASE PAD MOUNT TRANSFORMER DEAD FRONT LOOP FEED WELL AND INSERTS SECONDARY STUD BAYONET F CAT # 6237-424376-201	1779.000EA	88950.00
50EA		3	*HOIN 50KVA HI-LIFT HANDLE 12470GRDY/7200 HV TO 240/120 LV SINGLE PHASE PAD MOUNT TRANSFORMER DEAD FRONT LOOP FEED BUSHING WELL & INSERTS WITH 5/8-IN SECONDAR CAT # 6250-424376-201	2025.000EA	101250.00

*** This is a quotation ***

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

Subtotal	238200.00
S&H CHGS	0.00
Sales Tax	0.00
TOTAL	238200.00

OUR PRODUCT AND SERVICES ARE SUBJECT TO, AND GOVERNED EXCLUSIVELY BY, OUR TERMS AND CONDITIONS OF SALE, WHICH ARE INCORPORATED HEREIN AND AVAILABLE AT www.irby.com/terms. ADDITIONAL OR CONFLICTING TERMS ARE REJECTED, VOID AND OF NO FORCE OR EFFECT.

** Reprint ** Reprint ** Reprint **

LEHI CITY

PURCHASE ORDER

LEHI CITY CORPORATION

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

6981

590589
ISSUED TO: STUART C IRBY CO.
P.O. BOX 843959

DALLAS TX 75284

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

DEPARTMENT:

PURCHASE ORDER DATE: 08/25/2021

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	OKON 160-23-3081, 162-23-3081, 163-23-3072	814,050.00	814,050.00	53-1415

TOTAL 814,050.00

Authorized By:

Department Head

City Council Approval Date *

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

Mayor or City Administrator

6981

Lehi City Purchase Requisition Request

Supplier	Name	STUART C. IRBY CO.	Vender #		
	Street	PO BOX 843959	Date	8/23/2021	
	City	DALLAS	State	TX	
	Zip	75284	Phone	801-724-3000	

Dean Lundell

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

Quanity	Unit	Materials and Description	Price	Total
70,000'		OKON 160-23-9590 15KV OKOGUARD	$9.00	$630,000.00
		URO-J 1100MCM 220MIL 133% INSUL		
30,000'		OKON 162-23-3081 4/0 STR ALUM 15K	$3.13	$93,750.00
		EPR CABLE 200 MIL 11X#14 NEUTRAL		
30,000'		OKON 163-23-3072 1/0 15KV AL 19	$3.01	$90,300.00
		STR EPR 220MIL F/S 16X#14 FULL NEUTRAL		
		2500FT RL		
				$814,050.00

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

Inventory

Quotation

irby
A Sonepar Company

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

QUOTE DATE	ORDER NUMBER
09/17/21	3012599/680
REMIT TO:	PAGE NO.

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

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

ORDERED BY: KENNY

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

INSIDE SALESPERSON		REQD DATE	FRGHT ALLWD	SHIP VIA
Joseph C Rho		09/17/21	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
			********* Shipping Instructions **********		
			* KENNY 385-201-2612 OFC	*	
			* 801-655-3042 MBL	*	
			* CLAY 801-900-0420	*	
			**********		
70000FT		1	*OKON 160-23-9590 15KV OKOGUARD URO-J 1100MCM 220MIL 133% INSUL	9000.000M	630000.00
30000FT		2	*OKON 162-23-3081 4/0 STR ALUM 15K EPR CABLE 220 MIL 11X#14 NEUTRAL	3125.000M	93750.00
30000EA		3	*OKON 163-23-3072 1/0 15KV AL 19 STR EPR 220MIL 5/6 16X#14 FULL NEUTRAL 2500FT RL	3010.000M	90300.00

*** This is a quotation ***

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

Subtotal	814050.00
S&H CHGS	0.00
Sales Tax	0.00
TOTAL	814050.00

** Reprint ** Reprint ** Reprint **

PURCHASE ORDER

LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE **# 6999**

LEHI CITY

590589
ISSUED TO: STUART C IRBY CO.
P.O. BOX 843959

DALLAS TX 75284

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

DEPARTMENT:

PURCHASE ORDER DATE: 09/08/2021

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	AMEL 247LP30AS40KR2AYXLP7A0TLNL1X, REVOLUTION LED SE	132,400.00	132,400.00	53-1415

TOTAL 132,400.00

Authorized By:

Department Head

City Council Approval Date *

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

Mayor or City Administrator

6999

Lehi City Purchase Requisition Request

Supplier	Name	STUART C. IRBY CO.	Vender #	
	Street	PO BOX 843959	Date	9/8/2021
	City	DALLAS	State	TX
	Zip	75284	Phone	801-724-3000

Dean Lundell

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

Quanity	Unit	Materials and Description	Price	Total
400		AMEL 247LP30AS40KR2AYXLP7AOTLNL1X	$331.00	$132,400.00
		REVOLUTION LED SERIES 247L		
		41W 3700LUMEN ACRYLIC BLACK		
				$132,400.00

Justification:	Price Determination	
BORDER STATES=$133,052.00	Verbal Quote	
ANIXTER=$138,000.00	Informal Bid	
	Written Bid	*
	State Bid	
	Other	

Inventory on Hand.

Quotation

irby
A Sonepar Company

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

QUOTE DATE	ORDER NUMBER
08/31/21	S012608322

REMIT TO:	PAGE NO.
STUART C. IRBY CO. POST OFFICE BOX 843959 DALLAS TX 75284	1

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

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

ORDERED BY: KENNY

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

INSIDE SALESPERSON	REQD DATE	FRGHT ALLWD	SHIP VIA
Joseph C Rho	08/31/21	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
			********* Shipping Instructions *********		
			* KENNY 385-201-2612 OFC	*	
			* 801-655-3042 MBL	*	
			* CLAY 801-900-0420	*	
			**********	*********	
400EA		1	*AMEL 247LP30AS40KR2AYXLP7AOTLNL1X REVOLUTION LED SERIES 247L 41W 3700LUMEN ACRYLIC BLACK	331.000EA	132400.00

*** This is a quotation ***

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

Subtotal	132400.00
S&H CHGS	0.00
Sales Tax	0.00
TOTAL	132400.00

OUR PRODUCT AND SERVICES ARE SUBJECT TO, AND GOVERNED EXCLUSIVELY BY, OUR TERMS AND CONDITIONS OF SALE, WHICH ARE INCORPORATED HEREIN AND AVAILABLE AT www.irby.com/terms. ADDITIONAL OR CONFLICTING TERMS ARE REJECTED, VOID AND OF NO FORCE OR EFFECT.

** Reprint ** Reprint ** Reprint **

BORDER STATES
Supply Chain Solutions™

Border States Electric Supply

Quote

BSE Quote: 26244600
Sold-To Acct #: 141947
Valid From: 08/31/2021 To: 09/07/2021
PO No: LED POLE TOPS

Created By: Anthony Dodds
Tel No: 801-226-9516
Fax No:

Border States Electric - ORE
658 N. State Street
Orem UT 84057
Phone: 801-224-3450

Lehi City Power
560 Glen Carter Dr
Lehi UT 84043-3670

Inco Terms:
FOB ORIGIN

Payment Terms:
1.0 % 10th prox net 25th prox

Cust Item	BSE Item	Material MFG - Description	Quantity	Price	Per	UoM	Value
	000010	- 247L-P30-AS-40K-R2-AY-XL-P7-AO-TL-NL1X1	400 EA	332.63	/ 1	EA	133,052.00

Total $				133,052.00
State Tax $	0.000 %	0.00		
County Tax $	0.000 %	0.00		
Local Tax $	0.000 %	0.00		
Other Tax1 $	0.000 %	0.00		
Other Tax2 $	0.000 %	0.00		
Other Tax3 $	0.000 %	0.00		
Tax Subtotal $	0.000 %			0.00
Net Amount $				133,052.00

To access BSE's Terms and Conditions of Sale, please go to https://www.borderstateselectric.com

The quoted sales tax is an estimate only based upon the information provided in this quote and will be finalized at the time of Invoice based upon the material purchased, quantity purchased, and delivery location.

Shipping and handling fees in this quote are an estimate only and will be finalized at the time of Invoice.

All clerical errors contained herein are subject to correction. In the event of any cost or price increases from manufacturers or other suppliers, caused by, but not limited to, currency fluctuations, raw material or labor prices, fuel or transportation cost increases, and any import tariffs, taxes, fees, or surcharges, BSE reserves the exclusive right to change its pricing at the time of shipping and will provide notice of any such change to its customers prior to costs being incurred.

3130 SOUTH 1030 WEST SUITE 2
SALT LAKE CITY, UT 84119
Phone: (801) 288-2831
Fax: 801.288.2837

QUOTE

ORDERED BY	QUOTE DATE	QUOTE NO.
KENNY	08/31/21	5051882-00
P.O. DATE	P.O. NUMBER	PAGE NO.
08/31/21	LIGHTING QUOTE	1 of 1
SALES REP	TAKEN BY	FREIGHT OUT
WRIS	WJDG	NO

CUST #: 5001692

BILL TO: LEHI CITY
153 NORTH 100 EAST
LEHI, UT 84043

SHIP TO: LEHI CITY POWER
POWER DEPT WAREHOUSE
560 WEST GLEN CARTER BLVD
LEHI, UT 84043-3670

INSTRUCTIONS	SHIP POINT	VIA	SHIPPED	TERMS
ATTN: KENNY	Anixter - wSlc/3304	Frt Allowed		Net 30

LINE NO.	PRODUCT AND DESCRIPTION	ORDERED	BO	SHIPPED	UM	PRICE		NET AMOUNT
1	247LP30AS40KR2AY	400		400	each	345.00		138000.00

AMERICAN REVOLUTION LED

****

FULL PART# 247L-P30-AS-40K-R2-AY-XL-P7-AO-TL-NL1X1

AMERICAN REVOLUTION LED 4100 LUMENS 120-277 DRIVER

4000K TYPE II ACRYLIC LENS UTILITY COLOR BLACK

NEMA 7 PIN RECEPTACLE FIELD ADJUSTABLE OUTPUT MODULE

TOOL LESS HATCH 1"X1" NEMA LABEL

LEAD TIME 4-6 WEEKS ARO

****

1 Lines Total	Qty Shipped Total	400	Total	138000.00
			Invoice Total	138000.00

Last Page

All sales are subject to the Anixter Terms & Conditions of Sale found at www.anixter.com/termsandconditions. Product safety data sheets may be found on the same website

The impacts of COVID-19 cannot be reasonably determined at this time. This quote/proposal does not account for any potential adverse impacts COVID-19 may have on Anixter's performance or obligations herein. In the event of any delays or adverse impacts, Anixter reserves the right for an equitable adjustment of the delivery schedule and prices herein to offset the effects of COVID-19 delays, without fault or penalty of any kind.

PURCHASE ORDER

LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE **# 6977**

LEHI CITY

17338
ISSUED TO: KEN GARFF FORD
597 EAST 1000 NORTH
P.O. BOX 976
AMERICAN FORK UT 84003

SHIP TO: FLEET
439 W 300 N
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 08/25/2021

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	POLICE DEPT REPLACEMENT VEHICLES	371,105.06	371,105.06	64-40-54-000

TOTAL 371,105.06

Authorized By:

Jeremy Estes
Department Head

City Council Approval Date *

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

Mayor or City Administrator

6977

Lehi City Purchase Requisition Request

Supplier	**Name**	Ken Garff Ford		**Vendor#**	
	Street	579 East 1000 South		**Date**	**8/24/2021**
	City	American Fork	**State**	Utah	
	Zip	84003	**Phone**	801-763-6800	

Dean Lundell

Fleet Management	64-40-54	Jeremy Estes
Requesting Department	**Dept. Account No.**	**Department Head Signature**

Quanity	Unit	Materials and Description	Price	Total
		Police Department Replacement Vehicles		
2		Ford Interceptor Hybrid	$36,883.07	$73,766.14
4		Ford Interceptor Eco	$37,619.60	$150,478.40
1		Ford F150 XLT	$35,843.02	$35,843.02
		Additional Police Vehicles		
2		Ford F150 Responder	$37,587.24	$75,174.48
1		F150 XLT	$35,843.02	$35,843.02
		Total		$371,105.06

Justification:	Price Determination	
	Verbal Quote	
State Contract AV2528	Informal Bid	
	Written Bid	$371,105.06
	State Bid	
	Other	

1,874,219.00

Quote ID 25280602.06

Ken Garff Ford | American Fork

(AV2528) Quote Ken Garff Ford

Quoted by: **Robert Morgan** Quoted For:

Vehicle Details	CODES	RETAIL	COST
Vehicle Discription	K8A	$40,845.00	$37,168.95
EQUIPMENT GROUP	500A	NC	NC
Oxford White Paint	YZ	NC	NC
Ebony Cloth Seats Front/Vinyl Rear	F6	$60.00	$55.80
3.3L Hybrid Engine	99W	NC	NC
10-Speed MOD Hybrid Transmission	44B	NC	NC
AUX Climate Control	17A	$610.00	$567.30
50 State Emissions	425	NC	NC
Driver Side Spot lamp	51T	$420.00	$390.60
Remote Keyless Entry 4 Fobs	55F	$340.00	$316.20
18" Wheel Cover	65L	$60.00	$55.80
Reverse Sensing System	76R	$275.00	$255.75
Rear Taillamp Housing	86T	$60.00	$55.80
Front License Plate Bracket	153	NC	NC
Floor Mats	AMA	$85.00	$85.00
DESTINATION AND DELIVERY		$1,245.00	$1,245.00
MANUFACTUR DISCOUNT			($3,450.00)
STATE FEE (0.25%)			$ 91.87
Fuel Cost			$ 45.00
STATE CONTRACT COST		*$44,000.00*	**$36,883.07**

A temporary permit may be issued if required for an additional charge of $56.60 (That is our cost to clear the temp through the tax commision)

If the end user requires EX or Undercover Plates. Please provide the information below.

FIEN- _____

FLEET NUMBER _____

UNIT NUMBER _____

Customer _____

Date _____

Quote ID 25280716.76

Ken Garff Ford | American Fork

(AV2528) Quote Ken Garff Ford

Quoted by: **Robert Morgan** Quoted For:

2021 Ford Police Utility	CODES	RETAIL	COST
SUV AWD Police	K8A	$40,845.00	$37,168.95
EQUIPMENT GROUP	500A	NC	NC
Oxford White Paint	YZ	NC	NC
Ebony Cloth Seats front/Vinyl Rear	F6	$60.00	$55.80
3.0L Ecoboost Engine	99C	$790.00	$734.70
10-Speed Auto Transmission	44U	NC	NC
AUX Climate Control	17A	$610:00	$567.30
50 State Emissions	425	NC	NC
Driver Side Spot Lamp	51T	$420.00	$390.60
Remote Keyless Entry 4 fobs	55F	$340.00	$316.20
18" Wheel Cover	65L	$60.00	$55.80
Reverse Sensing System	76R	$275.00	$255.75
Rear Taillamp Housing	86T	$60.00	$55.80
Front License Plate Bracket	153	NC	NC
Floor Mats	AMA	$85.00	$85.00
DESTINATION AND DELIVERY		$1,245.00	$1,245.00
MANUFACTUR DISCOUNT			($3,450.00)
STATE FEE (0.25%)			$ 93.70
Fuel Cost			$ 45.00
STATE CONTRACT COST		*$44,790.00*	**$37,619.60**

A temporary permit may be issued if required for an additional charge of $56.60 (That is our cost to clear the temp through the tax commision)

If the end user requires EX or Undercover Plates. Please provide the information below.

FIEN- _____

FLEET NUMBER _____

UNIT NUMBER _____

Customer _____

Date _____

Quote ID 25280183.47

Ken Garff Ford | American Fork

(AV2528) Quote Ken Garff Ford

Quoted by: **Robert Morgan**

Quoted For:

2021 Ford F-150	CODES	RETAIL	COST
Crew Cab 4x4 157" WB 6.5' Bed	W1E	$46,290.00	$40,923.90
XLT EQUIPMENT GROUP	300A	NC	NC
Oxford White Paint	YZ	NC	NC
Dark Slate Cloth Seats 40/20/40	MS	NC	NC
3.5L V6 Ecoboost Engine	998	$600.00	$558.00
10-Speed Auto Transmission	44G	NC	NC
3.31 Regular Axle	X27	NC	NC
Black Platform Running Boards	18B	$250.00	$232.50
50 State Emissions	425	NC	NC
Tray Style Floor Liners	47W	$160.00	$148.80
Trailer Tow Pacakge	53A	$1,090.00	$1,013.70
Trailer Tow Mirrors	54Y	$275.00	$255.75
LED SpotLights	59S	$175.00	$162.75
Tough Bed Spray-In Bed Liner	96W	$595.00	$553.35
Easy Access Key x2	AMA	$65.00	$65.00
XLT Trailer Tow Discount	(53A)	($500.00)	($500.00)
DESTINATION AND DELIVERY		$1,695.00	$1,695.00
MANUFACTUR DISCOUNT			($9,400.00)
STATE FEE (0.25%)			$ 89.27
Fuel Cost			$ 45.00
STATE CONTRACT COST		*$50,695.00*	**$35,843.02**

A temporary permit may be issued if required for an additional charge of $56.60 (That is our cost to clear the temp through the tax commision)

If the end user requires EX or Undercover Plates. Please provide the information below.

FIEN- _____

FLEET NUMBER _____

UNIT NUMBER _____

Customer _____

Date _____

Quote ID 25281341.86

Ken Garff Ford | American Fork

(AV2528) Quote Ken Garff Ford

Quoted by: **Robert Morgan** Quoted For:

2022 Ford Police F-150	CODES	RETAIL	COST
Responder Crew Cab 4x4 145" WB 5.5' Bed	W1P	$45,096.00	$41,037.77
POLICE EQUIPMENT GROUP	150A	NC	NC
Oxford White Paint	YZ	NC	NC
Black Police Seats	PB	NC	NC
3.5L V6 Ecoboost Engine	998	NC	NC
10-Speed Auto Transmission	44G	NC	NC
Black Platform Running Boards	18B	$250.00	$232.50
50 State Emissions	425	NC	NC
Sync 4 System	524	$325.00	$302.25
Trailer Tow Package	53A	$995.00	$925.35
Trailer Brake Controller	67T	$275.00	$255.75
Reverse Sensing System	76R	NC	NC
DESTINATION AND DELIVERY		$1,695.00	$1,695.00
MANUFACTUR DISCOUNT			($7,000.00)
STATE FEE (0.25%)			$ 93.62
Fuel Cost			$ 45.00
STATE CONTRACT COST		*$48,636.00*	**$37,587.24**

A temporary permit may be issued if required for an additional charge of $56.60 (That is our cost to clear the temp through the tax commision)

If the end user requires BX or Undercover Plates. Please provide the information below.

FIEN- _____

FLEET NUMBER _____

UNIT NUMBER _____

Customer _____

Date _____

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: September 14, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #37-2021, amending Title 6 Chapter 1 Section 8 of the Lehi City Municipal Code for rapid entry key box.

Suggested Action:

Attachments:

Ord 37-2021.docx

6-1-8 (amended).docx

LEHI CITY

ORDINANCE NO. 37-2021

AN ORDINANCE AMENDING TITLE 6 CHAPTER 1 SECTION 8
(RAPID ENTRY KEY BOX)

WHEREAS, Lehi City Code Section 6-1-8 requires the installation of a rapid entry key box to allow entry into structures for fire and/or life safety purposes;

WHEREAS, the Lehi City Fire Department desires to make technical updates to the requirements of Section 6-1-8;

WHEREAS, on September 14, 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) Section 6-1-8 should be amended; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it ordained by the City Council of Lehi City:

PART I:

A. Section 6-1-8 is hereby amended as shown on Exhibit "A".

PART II:

A. If a provision of this Ordinance No. ??-2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City, Utah this 14th day of September, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

Exhibit "A"

6-1-8: RAPID ENTRY KEY BOX:

A. Applicability:

1. Lehi City uses the knox box brand of lockbox, security padlocks, gate switches and fire department connection/standpipe caps and plugs to allow entry to structures for fire and/or life safety purposes.

2. The following structures shall be equipped with a knox box brand lockbox with the eLock core, knox connection caps and/or knox plugs prior to issuance of the certificate of occupancy:

a. Any commercial or industrial structure protected by an automatic suppression system (sprinkler or standpipe);

b. Any commercial or industrial structure protected by an automatic fire alarm system having a connection to a central monitoring station facility;

c. Any commercial or industrial structure that has a type 1 hood used for cooking purposes.

d. Any multi-family residential structure that possesses a common corridor for access to living units that also restricts building access by locking building entryway doors and/or has a common utility room for sprinkler or fire alarm appliances.

e. Any facility that is required to prepare and have readily available material safety data sheets and/or hazardous chemical inventory as per federal and state codes.

f. Other properties or structures where fire department access would be delayed as determined by the Lehi City fire marshal.

3. All commercial buildings under construction must provide a temporary knox box for emergency access before construction begins.

4. Any commercial or industrial structure with an external audible fire alarm and/or complex with perimeter fencing which limits emergency vehicle access is required to provide a lockbox, gate switch or knox padlock.

5. The fire chief shall be authorized to implement rules and regulations for the use of the knox box system.

B. Installation; Accountability:

1. Application for a knox box shall be obtained from the fire marshal.

2. The owner or operator of a structure required to have a knox box is responsible for installation of the knox box.

3. The knox box shall be installed at a location as approved by the fire marshal.

4. The size of the knox box that is required to be installed will be determined by the number of keys or units that the box will support at the property location as approved by the fire marshal.

5. More than one knox box may be required to be installed as per the building size or complexity as per the fire marshal.

6. A knox box tamper switch connected to the building's fire alarm system may be required.

C. Contents Of Lock Box:

1. The contents of the knox box shall include the following:

a. Grand master and/or keyless entry key/keys to locked points of ingress or egress, whether on the interior or exterior of such buildings. One grand master and or keyless entry key/keys per floor is/are required, up to five (5) floors.

b. Keys to all mechanical rooms.

c. Keys to all locked electrical rooms.

d. Keys to elevators and their control rooms.

e. Keys to fire alarm panels.

f. Keys to reset pull stations or other fire protective devices.

g. Keys to any other areas as requested by the fire marshal.

h. A card containing the names and telephone numbers of emergency contact people for such buildings or any code numbers associated with their fire protection systems. These contact persons must be available on a twenty four (24) hour basis.

D. Maintenance:

1. The operator of the building shall immediately notify the Lehi City fire department and provide the new keys when a lock is changed or rekeyed. The key to such lock shall be secured in the knox box by fire department personnel.

2. The operator of the building shall be responsible for the knox box to be in proper working condition and to replace or make repairs as may be necessary.

E. Temporary Key Lock Box During Times Of Construction:

1. Before any work is started on any building or property complex that would require the installation of a rapid entry knox box or knox padlock, it shall be the responsibility of its owner or operator to apply for a knox box or knox padlock.

2. The temporary knox box must be mounted and keys installed prior to securing the site or building in a location approved by the fire marshal.

F. Penalties For Violation Of Ordinance: Any violation of this section by any owner or operator is hereby declared to be a class C misdemeanor. Each day that such violation shall continue after notification shall be considered a separate violation. (Ord. 37-2015, 7-28-2015)

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: September 14, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of a Plat Amendment approval for Bailey's Pointe, amending the subdivision plat to combine lots 1 and 2 located at 125 East 300 North.

Suggested Action:

Attachments:

CC Staff Report Bailey's Point Plat B Subdivision Plat Amendment 09.14.21.docx

Bailey's Pointe Plat Amendment DRC 08.18.21.docx

Bailey's Pointe Plat B Aerial.pdf

Bailey's Pointe Plat B General Plan.pdf

Bailey's Pointe Plat B zoning.pdf

Baileys Point Plat B Plat Amendment 08.18.21.pdf

BAILEY'S POINTE PLAT B PLAT AMENDMENT

CITY COUNCIL REPORT

Applicant	Lisa Hardman		
Meeting Date	September 14, 2021		
Requested Action/Purpose	Approval of a proposed plat amendment		
Location	125 East 300 North		
Existing General Plan Designation	MDR (Medium Density Residential)		
Existing Zoning	R-1-8		
Existing Land Use	Single family residential		
Number of Lots/Units	Combining two lots into one lot		
Adjacent Zoning and Land Use	*North*	R-1-8	Single family residential
	South	R-1-8	Single family residential
	East	R-1-8	Hardman Estates Subdivision
	West	R-2	Duplex
Date of DRC Review	August 18, 2021		
Assigned Planner	Jacob Curtis		

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

June 15, 1852 – This property is part of the original incorporated boundaries of Lehi.
October 11, 2007 – The Planning Commission approved a 2-lot subdivision with an existing home on the property.

REPORT ANALYSIS

The applicant is requesting approval of a plat amendment for Bailey's Pointe Plat B, amending the subdivision plat to combine lots 1 and 2 located at 125 East 300 North. The property was previously approved to have a 2-lot subdivision in 2007 and a plat amendment is required to rejoin the two contiguous lots. The new combined lots meets the size, frontage, and setback requirements of the R-1-8 zone.

The DRC had four comments on the proposed plat amendment, including the following:

1. Sewer and water service laterals to one of the lots must be eliminated at the main per Lehi City standards.
2. PI service that remains must be updated to a metered connection.

Please include the DRC comment in the motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed subdivision meets/does not meet the requirements of the Development Code.

2. Other findings based upon information presented at the public meeting.

Bailey's Pointe Plat Amendment
DRC Redline Comments

Lisa Hardman – requests review of a Plat Amendment for Bailey's Pointe, amending the subdivision plat to combine lots 1 and 2 located at 125 East 300 North.

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: Lisa Hardman
Date of Plans Reviewed: 8/10/21
Time Start: 12:03 pm
Time End: 12:13 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer:
1. Sewer and water service laterals to one of the lots must be eliminated at the main per Lehi City standards.
2. PI service that remains must be updated to a metered connection.

Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets:
3. 2' T-Patch will be required on all utility cuts.

Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
4. Remove city attorney signature block.

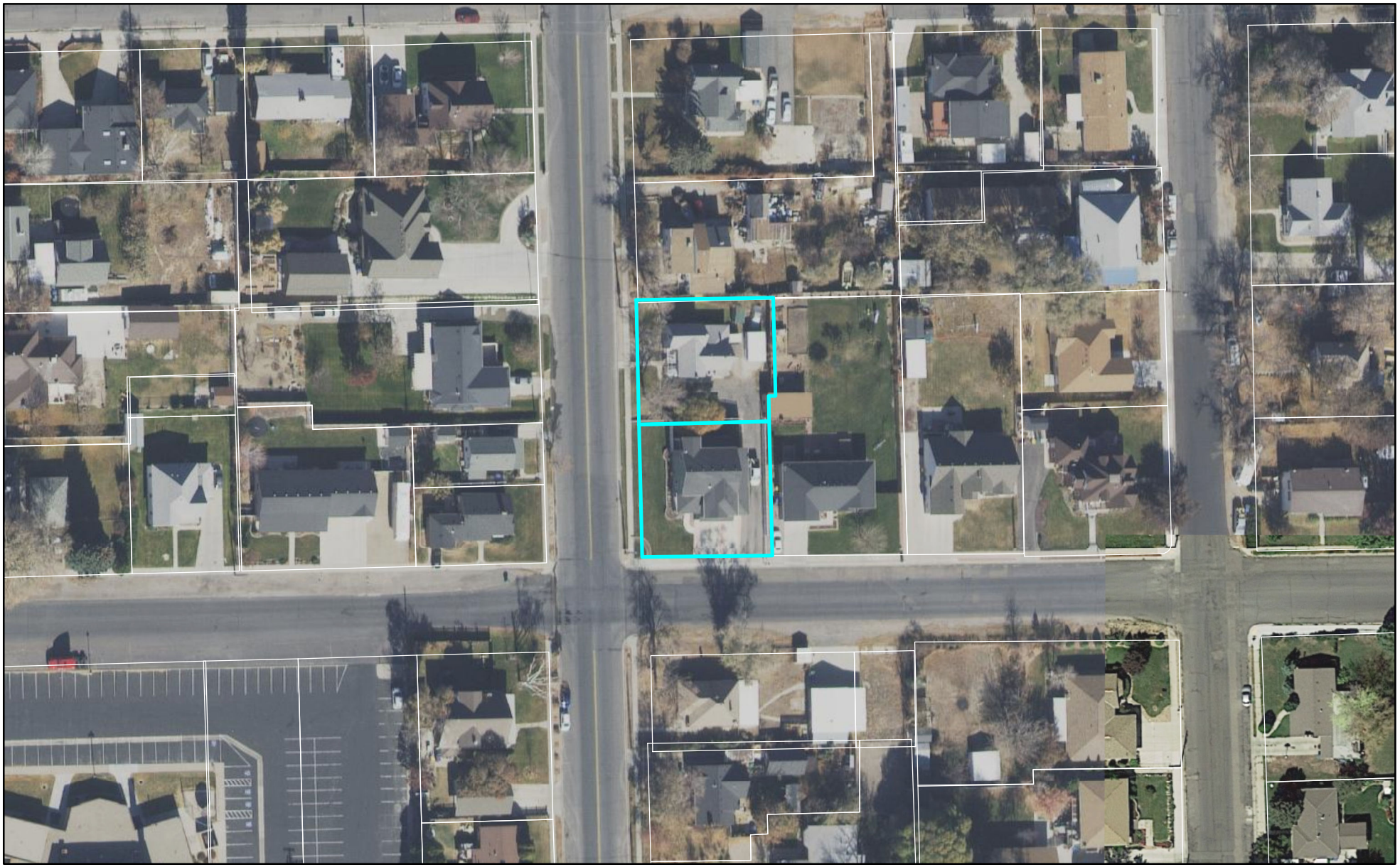
GENERAL COMMENTS:
1. This site will not need a SWPPP or LTSWMP

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON SEPTEMBER 14, 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.

Bailey's Pointe Plat B Plat Amendment

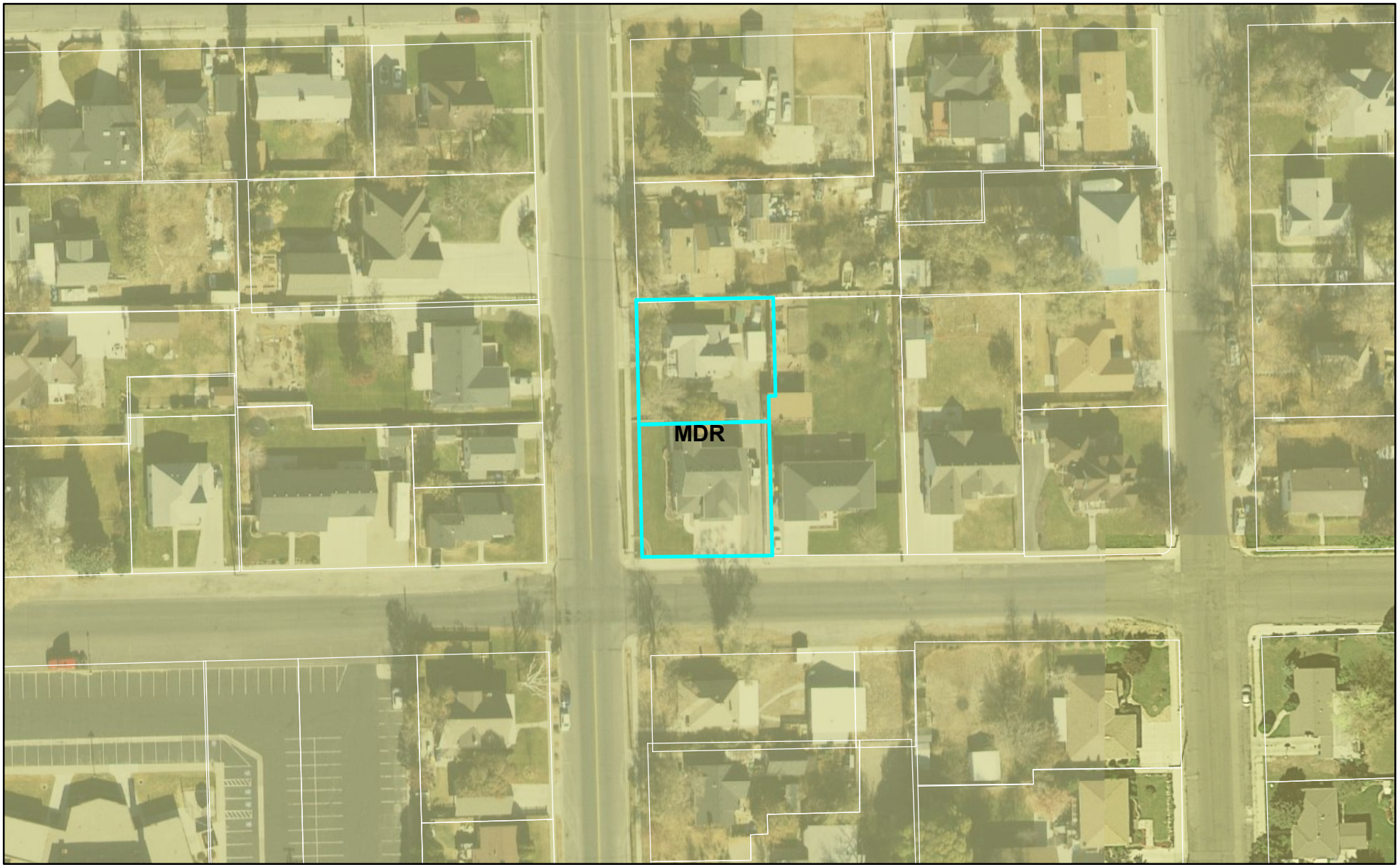
Aerial



LEHI CITY

Bailey's Pointe Plat B Plat Amendment

General Plan



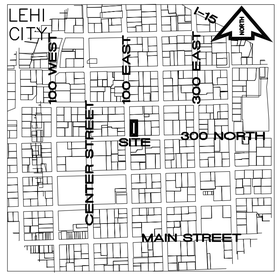
LEHI CITY

Bailey's Pointe Plat B Plat Amendment

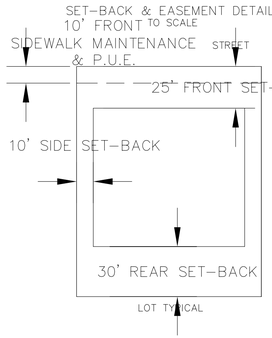
Zoning



LEHI CITY



VICINITY MAP
NOT TO SCALE





GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SYMBOL LEGEND

- UTAH COUNTY MONUMENT
- SET/FOUND REBAR & CAP
- FOUND/SET PLUG IN CURB ON THE LOT LINE EXTENSION
- NOTHING SET (FENCE CORNER)

NOTES

1. ALL CONSTRUCTION WILL BE TO CURRENT LEHI CITY STANDARDS.
2. LOT 1 HAS AN EXISTING HOUSE THAT WILL REMAIN (AS SHOWN HEREON). THERE ARE SOME OUT BUILDINGS ON LOT 1 THAT WILL REMAIN (NOT SHOWN).
3. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
4. THE CURRENT ZONE IS R-1-8.

TABULATIONS

TOTAL AREA=16,225 SQ FT. 0.37 AC.
OF LOTS= 1 LOT
ZONE= R-1-8

OWNER
LISA HARDMAN
125 EAST 300 NORTH
LEHI, UTAH 84043
(801) 636-2257

PREPARED BY:

LEVEL OF FOCUS, INC
1334 East 1150 South
Spanish Fork, Utah 84660
(801) 319-5441

APPROVED AS TO FORM

CITY ATTORNEY DATE

SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543-2201 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF GROUND FORMERLY KNOWN AS ALL OF LOTS 1 & 2, BAILEY'S POINTE SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AS MAP 12676 IN THE UTAH COUNTY RECORDER'S OFFICE, DESCRIPTION SHOWN ON SAID PREVIOUS PLAT, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED SOUTH 89°49'39" EAST ALONG THE SECTION LINE 526.44 FEET AND SOUTH 61.59 FEET FROM THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 2, BLOCK 65, PLAT "A", LEHI CITY BUILDING LOTS: THENCE NORTH 01°19'02" WEST 177.173 FEET; THENCE NORTH 89°00'24" EAST 94.21 FEET; THENCE SOUTH 01°32'16" EAST 67.93 FEET; THENCE SOUTH 89°12'16"WEST 4.95 FEET; THENCE SOUTH 01°19'21" EAST TO THE SOUTH SIDE OF BLOCK 65, 110.08; THENCE SOUTH 89°31'42" WEST ALONG SAID SOUTH SIDE OF BLOCK 65, 89.55 FEET TO THE POINT OF BEGINNING.

(NOTE: RECORD LEGAL DESCRIPTION ROTATED 00°00'23" LEFT TO CONFORM TO CURRENT UTAH COUNTY NAD 83 DATUM.)

BASIS OF BEARING = SOUTH 00°22'21" EAST ALONG THE SECTION LINE

08-02-21
DATE

SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

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

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

LISA E. HARDMAN

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
(See Seal Below)

"A NOTARY PUBLIC COMMISSIONED IN UTAH"

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED
CHIEF BUILDING OFFICIAL

APPROVED
CITY ENGINEER
(See Seal Below)

ATTEST
CITY RECORDER
(See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS___ DAY OF_____ , A.D. 20__ , BY THE LEHI CITY PLANNING COMMISSION.

DIRECTOR-SECRETARY

CHAIRMAN, PLANNING COMMISSION

PLAT "B"

BAILEY'S POINTE

INCLUDES A VACATION OF LOTS 1 & 2, BAILEY'S POINTE SUBDIVISION

RESIDENTIAL SUBDIVISION

LEHI CITY, _____ UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

SURVEYOR'S SEAL

PROFESSIONAL LAND SURVEYOR
08-02-21
DAVID F. HUNT
LICENSE NO. 5243543-2201
STATE OF UTAH

CITY-COUNTY ENGINEER SEAL

COUNTY RECORDER

EST 1852
LEHI CITY
PIONEERING UTAH'S FUTURE

APPLICATION FOR FINAL PLAT AMENDMENT, VACATION OR ALTERATION

(Section 11-340 - 11-380 Lehi City Development Code)

For Office Use Only

File #:_____ Application Date:_____ Receipt #: _____ Planner:_____

Fee: $200 + $100 per lot or unit

Name of Subdivision being amended: Bailey's Pointe # of Lots Being Affected: 2

Address of Proposed Amendment: 338 N 100 E / 125 E 300 N

Name of Applicant or Authorized Agent(s): Lisa Hardman

Address: 125 E 300 N City: Lehi State: UT Zip: 84043

Phone#: _____ Cell#: 801.636.2257 Fax#: _____ Email: Lisa.shamrockhomes@gmail.com

Name of Owner(s) (if other than applicant): SAME

(if more than one owner, attach additional information for each owner to this application)

Address: _____ City: _____ State: _____ Zip: _____

Phone#: _____ Cell#: _____ Fax#: _____ Email: _____

Owner's Signature of Authorization to file: Lisa Hardman

(if more than one owner, attach the signature of each owner to this application)

Name of Licensed Engineer: _____

Address _____ City _____ St. _____ Zip _____

Phone # _____ Fax # _____

Reason for Proposed Amendment, Vacation or Alteration: Combine Bailey's Pointe Lot 1 To Baileys Pointe Lot 2

APPLICATION SUBMITTAL PROCEDURES

(1) X The applicant shall contact a member of the Planning Staff before submitting plans electronically.

(2) X The applicant shall create an account and submit all required information electronically through the following link https://talktomycity.com/create (Agency Code Leh02), including:

- (a) _____ the completed application, all other required information including a narrative;
- (b) _____ For amendments to a recorded plat, a petition signed by all of the property owners within the affected plat (see last page of this application).

(3) _____ **Staff will then review the submittal and send out an email with a link for the payment of fees.**

(4) _____ The applicant shall provide stamped, addressed #10 business envelopes for all property owners within 300 feet, including a mailing list. The names and addresses shall be as shown on the most recently available Utah County tax assessment rolls. It shall be the sole responsibility of the applicant to verify that the mailing list and envelopes are complete and accurate.

The deadline for submittal for the meeting of the Reviewing Departments is 5:00 pm on Tuesday for review the following week on Wednesday. All fees need to be paid by noon on Wednesday (a week before the meeting). ***It is the applicant's responsibility to call and confirm their scheduled DRC time.***

APPLICATION REQUIREMENTS

Please read the applicable sections of the Lehi City Development Code and Lehi City Design Standards and Public Improvements Specifications Manual in detail before submitting an application. A land surveyor licensed to practice in the State of Utah shall prepare the Amended Plat. All engineering and/or survey documents submitted for City review shall be stamped by said engineer or land surveyor in accordance with the procedures of the Utah State Board for Professional Registration. The plat shall be of such size and material as is acceptable for filing in the office of the Utah County Recorder but shall not be less than twenty-four by thirty-six (24 x 36) inches. If the plat contains more than one sheet, the sheets shall be numbered in sequence and clearly indicated on each sheet. The following information, at a minimum, shall be included with the application for an amended plat (*additional information may be required by the Staff, Planning Commission or City Council*). The lack of information under any item specified herein, or improper information supplied by the applicant, shall be cause of an incomplete application and disapproval of a Final Plat.

Follow carefully the Checklist below and ***initial each item*** as being completed, or put N/A if waived by staff or not applicable to approval process:

Items to be shown on the Final Plat

(1) _____ A title block which contains the following:
- (a) _____ Name of the subdivision.
- (b) _____ Type of development (residential, commercial etc.).
- (c) _____ Surveyors certificate that has been signed and dated, showing the name and registration number of the surveyor responsible for making the survey.
- (d) _____ A legal description of the subdivision boundaries that includes the quarter-quarter section, section, township, range, principal median and the County of its location.
- (e) _____ The owner's dedication that includes the dedication of all public ways or spaces. The owners dedication shall be signed by every person having a security interest in the subdivision property, dated, and notarized and should include a reference to any covenants that may be declared and blanks where the County Recorder may enter the book and page number of their recording.
- (f) _____ Signature blocks prepared for the dated signatures of the City Council, City Recorder, City Engineer, and Notary Public's acknowledgment.

(2) _____ Written and graphic scale, not smaller than 1" to 100' or as recommended by the City Engineer.

(3) _____ The basis of bearings used and a north point.

(4) _____ A vicinity map locating the subdivision within the section identifying adjoining or nearby plats or certificates of survey and showing prominent landmarks.

(5) _____ A notation of any adjoining plats or certificates of survey and titles thereto.

(6) _____ The exterior boundaries of the platted areas giving lengths and bearings of the boundary lines. If bounded by a water body or a curving boundary, please refer to Section 11-100B(2) of the Development Code. All subdivisions must have proper closure.

(7) _____ Location of existing easements or right-of-way, including those contiguous to the platted area, their nature, width, and the book and page number of their recording in the County's records.

(8) _____ Location of proposed easements including any required easements for water, sewer, drainage or irrigation, temporary turnaround easements and a ten (10) foot public utility easement shown on the front of each lot and any side or rear of a lot adjacent to a road right of way.

(9) _____ All lots, blocks, rights-of-way and easements (including open space) created by the subdivision with their boundary, bearings, lengths, widths, name, number, or purpose. For curved boundaries the curve radius, central angle, and length of arc shall be given.

(10) _____ Indication of lot areas (square feet).

(11) _____ Lots consecutively numbered or lettered in alphabetical order.

(12) _____ Proposed addresses shown on each lot (corner lots should include two addresses) as obtained from the Lehi City Planning Division.

(13) _____ All proposed new streets named or numbered in accordance with the street naming and numbering system of the City.

(14) _____ Location and names of adjacent properties/property owners and platted subdivisions.

(15) _____ Location of zoning boundary lines within and adjacent to the proposed subdivision.

(16) _____ Location of all existing homes or buildings within the proposed subdivision that are to remain.

(17) _____ All existing monuments found during the course of the survey (including a physical description such as "brass cap").

(18) _____ All monuments erected, corners, and other points established in the field. The monuments shall be made of brass and the legend shall indicate the diameter, length, and weight of the monuments All exterior boundary angle points of the subdivision and lot corners shall be marked in accordance with the Lehi City Design Standards and Public Improvements Specifications including brass pins in the BOC for all front property lines.

(19) _____ Location, type, and height of any new fencing, berming or other buffering to be installed as part of the development, including any fencing required to comply with Section 18-010 - Right to Farm (indicate new fencing on the Final Plat and new *and* existing fencing on the construction drawings).

Required Notes on the Final Plat

(20) _____ A notation of the distance (shown as a dimension and note on the plat) from the centerline of each existing road right-of-way (centerline of existing asphalt) to the new property line of the subdivision.

(21) _____ A detail diagram showing typical setbacks for corner and interior lots.

(22) _____ A summary of total project acreage, total acreage in lots, total number of units, total acreage of open space or other dedicated parcels, and total acreage in roads and lane miles of road.

(23) _____ A notation of any limited access restrictions on the lots that are affected.

(24) _____ If a detention pond is required, note the capacity of the pond on the final plat.

(25) _____ If surface drainage is to be directed onto a privately owned area for detention or retention as part of the storm drainage system, show an easement around the detention/retention area on the final plat with the following note on the easement area:
"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".

(26) _____ If the proposed subdivision is adjacent to or in close proximity to an existing agricultural area or activity, the following note regarding the Right to Farm must be added to the Final Plat:
"This area is subject to the normal everyday sounds, odors, sights, equipment, facilities, and all other aspects associated with an agricultural lifestyle. Future residents should also recognize the risks inherent with livestock."

(27) _____ If a temporary turnaround is required, add the following note on the final plat with reference to the turnaround:
"84' temporary asphalt turnaround with appropriate road base, 3 no parking signs installed, and no above ground utilities allowed in the turnaround area."

Other Required Items

(28) _____ Prepared easements for any necessary offsite water, sewer, or drainage easements across privately owned land, or for temporary turnarounds.

(29) _____ Any necessary deeds or boundary line agreements necessary for recording of the Final Plat.

(30) _____ Any required UDOT approvals for access etc.

(31) _____ An engineer's estimate of costs for construction of all required public improvements.

(32) _____ Three (3) copies of the California Bearing Ratio (C.B.R.) test results and geotechnical study.

(33) _____ Evidence that all property taxes are current and that roll back taxes have been paid, and that no other debts or obligations are outstanding and no liens or encumbrances are placed on the property.

(34) _____ A preliminary title report covering all the property located within the subdivision. The report shall be prepared or updated within thirty (30) days of the date of recording of the Final Plat.

(35) _____ A computer disk copy of the proposed Final Plat *and* Construction Drawings in a format acceptable to the City Engineer (DGN or DXF).

EFFECTIVE PERIOD OF APPROVAL

The approval of an amended final subdivision plat shall be effective for a period of one (1) year from the date the amended 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. If the amended final subdivision plat is not recorded within the one (1) year period of date of approval the amended final subdivision plat approval shall be void, and the applicant shall be required to submit a new application for review and approval subject to the then existing provisions of this Code and General Plan. After approval of an amended Final Plat, the applicant may apply for building permits consistent with the approved amended Final Subdivision Plat.

APPLICANT CERTIFICATION

I (we) certify under penalty of perjury that this application and all information submitted as a part of this application is true, complete and accurate to the best of my knowledge. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I (we) understand that Lehi City may rescind any approval or take any other legal or appropriate action. I (we) also acknowledge that I (we) have reviewed the applicable sections of the Lehi City Development Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. I (we) also agree to allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Applicants Signature Jim Hamblin Date 6-8-2021

Title owner

PLEASE NOTE: Attendance at City Council meeting is <u>required</u> by the applicant or a representative. It is the applicant's responsibility to call for meeting dates and times.

PETITION
FOR
AMENDMENT TO RECORDED PLAT
(Petition required only for amendments to a RECORDED plat)

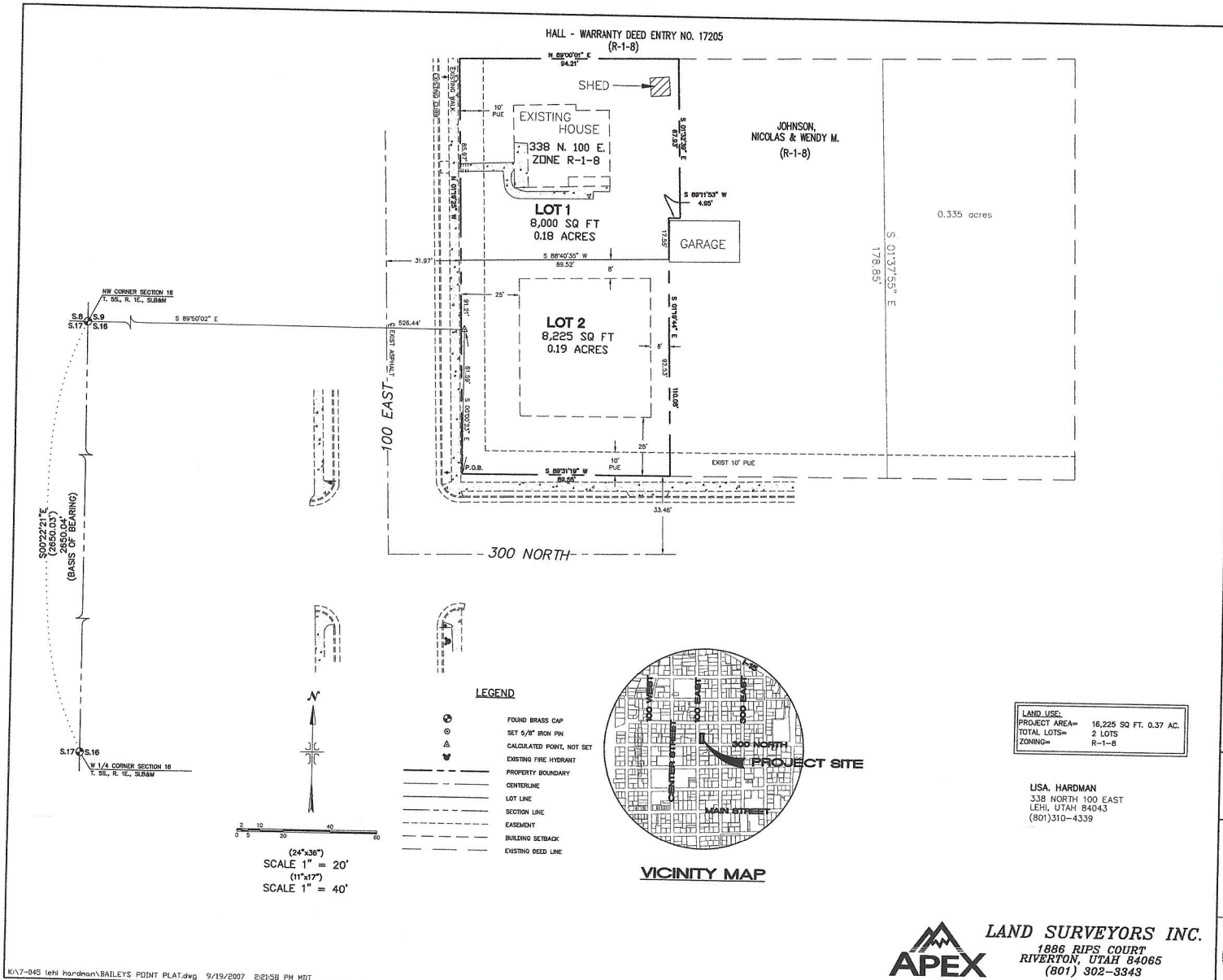
Bailey's Pointe
(Subdivision Name and Plat)

Each owner and signer for himself says: I have personally signed this petition; I am an owner of a portion of the subdivision above mentioned and located at Lehi, Utah County, State of Utah, and my post office address is correctly written after my name. We hereby certify that the undersigned together constitute all of the owners within the said subdivision plat to be amended and that all of the undersigned understand and are in agreement with the proposed amendment.

Name	Phone	Address	LOT # (s)

(Attach additional sheets as necessary)

NOTE: Petitions to amend a recorded plat that lack the consent of all owners within the plat will require additional public notice as required by State law.



SURVEYOR'S CERTIFICATE

I, GARY W. WIER DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 333098 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT.

9-19-7
DATE

GARY W. WIER, P.L.S.

BOUNDARY DESCRIPTION
(CORRECTIVE WARRANTY DEED ENTRY NO. 82074-2005)

COMMENCING AT A POINT LOCATED SOUTH 89°49'39" EAST ALONG THE SECTION LINE 526.44 FEET AND SOUTH 61.59 FEET FROM THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 2, BLOCK 65, PLAT "A", LEHI CITY BUILDING LOTS; THENCE NORTH 01°19'02" WEST 177.173 FEET; THENCE NORTH 89°00'24" EAST 94.21 FEET; THENCE SOUTH 01°32'16" EAST 67.93 FEET; THENCE SOUTH 89°12'16"WEST 4.95 FEET; THENCE SOUTH 01°19'21" EAST TO THE SOUTH SIDE OF BLOCK 65, 110.08; THENCE SOUTH 89°31'42" WEST ALONG SAID SOUTH SIDE OF BLOCK 65, 89.55 FEET TO THE POINT OF BEGINNING.

(NOTE: RECORD LEGAL DESCRIPTION ROTATED 00°00'23" LEFT TO CONFORM TO CURRENT UTAH COUNTY NAD 83 DATUM.)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL 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.

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

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF }

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC (SEE SEAL)

ACCEPTANCE BY LEGISLATIVE BODY

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

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

PLANNING COMMISION APPROVAL

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

DIRECTOR - SECRETARY

CHAIRMAN-PLANNING COMMISSION

BAILEY'S POINTE
(RESIDENTIAL SUBDIVISION)

LOCATED IN THE SW 1/4 OF S. 9 AND THE NW 1/4 OF S. 16, T.5 S., R. 1 E., SLB&M., UTAH COUNTY, UTAH
A PORTION OF LOT 2 BLOCK 65, LEHI CITY SURVEY OF BUILDING LOTS
LEHI UTAH COUNTY, UTAH
SCALE: 1" = 20' FEET

SURVEYORS SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
GARY W. WIER #333098 PROFESSIONAL LAND SURVEYOR STATE OF UTAH			

APEX LAND SURVEYORS INC.
1886 RIPS COURT
RIVERTON, UTAH 84065
(801) 302-3343

K:\7-045 lehi hardman\BAILEYS POINT PLAT.dwg 9/19/2007 2:21:58 PM MDT

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: September 14, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Micron East Annexation
a. Public Hearing
b. Consideration of Ordinance #38-2021, approval of the Micron East Annexation of 111.51-acres located at 1800 East 4800 North with TH-5 zoning.

Suggested Action:

Attachments:

CC Report Micron East Annexation 09.14.21.docx

Micron East Annexation DRC 07.28.21.docx

Ord 38-2021.docx

Micron East Annexation narrative.pdf

Micron East Annexation Plat.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

+

MICRON EAST ANNEXATION

CITY COUNCIL REPORT

Applicant	D.R. Horton		
Meeting Date	September 14, 2021		
Requested Action/Purpose	Approval of a proposed annexation.		
Location	Approximately 1800 East 4800 North		
Requested Zoning	TH-5		
General Plan Land Use Designation	VLDR/PF/ESA		
Acreage	111.51		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	Draper	Undeveloped Hillside
	South	Highland	Single Family Homes
	East	Highland	Single Family Homes
	West	PC	Undeveloped
Date of DRC Review	July 28, 2021		
Date of City Council Acceptance	August 10, 2021		
Date of Planning Commission Review	August 26, 2021		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Acceptance of resolution
Planning Commission	Review and recommendation on proposed zoning
City Council	Final approval

REPORT ANALYSIS

The applicant requests approval of the Micron East Annexation with TH-5 zoning. The City Council adopted a resolution of intent to annex this property into the Lehi in August of this year. The Planning Commission reviewed the proposed TH-5 zoning and provided a positive recommendation to the City Council.

Though requesting TH-5 zoning, the applicant intends to include this property in the Micron Area Plan. If annexed, the rezone to Planned Community will take place with the adoption of the amended area plan. The existing General Plan Land Use designations for this area came from the existing Micron Area Plan. The proposed TH-5 zoning complies with these designations, and they will update if this land gets included in the updated area plan.

The DRC reviewed the proposed annexation and informed the applicant no Lehi City utilities exist in close proximity to this property. The applicant plans to provide the utilities as part of the Micron Area Planned Community.

POSSIBLE ACTIONS AND FINDINGS

The City Council may make a motion to approve or deny the proposed annexation Any motion should include findings, possible findings include:

1. The proposed annexation is adjacent to the existing Lehi City boundary line.
2. The City utilities can be extended to service the proposed annexation.
3. The proposed TH-5 zoning complies with the General Plan Land Use designation.
4. The proposed application conforms to the goals and policies of the General Plan.
5. Other findings as determined by the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed annexation on August 26, 2021. The minutes and motion from that meeting will be uploaded separately.

Micron East Annexation
DRC Redline Comments

D.R. Horton- requests review of the Micron East Annexation of 111.51 acres located at approximately 1800 East 4800 North with proposed TH-5 zoning

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Scott Bishop
Date of Plans Reviewed: 7/20/21
Time Start: 1:05 pm
Time End: 1:23pm

DRC REPORT:

1. **Critical Issues:**
    a. There is an Inter-local Cooperation Agreement Establishing an Annexation Boundary Line (1999) between Lehi City and Highland City that is still in effect. Per the agreement and the boundary line established, "Lehi City shall not annex, or encourage, entertain, or accept a petition for annexation of any land located east of the line...without the prior written consent of Highland City." There is also a subsequent letter (2014) from Highland City to Lehi City consenting to annex this property as long as it "will be developed with an overall density not to exceed 2 units per acre".

2. **Location of existing and proposed City facilities:**
    a. Existing Lehi City owned culinary water line runs along the south, assuming there is an existing easement. If there is not an existing easement one must be provided.
    No Lehi City Irrigation water north of the reservoir located approximately 1,050 feet south of the proposed annexation
    No sewer in the area and agreement between Lehi City and TSSD will be required to serve this property.
    No master planned roads
    No storm drain
    No power

3. **Zoning required or recommended:**
    a. Applicant request TH-5 zoning which allows for annexation without water dedication. The applicant has expressed the intent to change the land use designation on this property with the Micron Area Plan Amendment which would require water dedication based on the land use designations.

4. **Distances to schools/parks/shopping**
    a. School
        i. Ridgeline Elementary School (Highland)
            1. 2 minutes
        ii. New Micron Middle School
            1. 6 minutes
        iii. Skyridge High School
            1. 8 minutes
    b. Park
        i. Dry Creek Lake Park
            1. 4 minutes
    c. Shopping
        i. Center Pointe Shopping Center
            1. 4 minutes

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.

5. **Transportation**
    a. Highland Boulevard (in Highland)

DRC GENERAL COMMENTS:

1. Be consistent with name "Micron East Annexation" on all documentation. If there are discrepancies in the name it can cause problems getting it recorded.
2. A Mylar copy of the annexation plat is required prior to scheduling the annexation for final City Council approval.
3. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON AUGUST 10th

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

ORDINANCE NO: 38-2021

AN ORDINANCE APPROVING THE MICRON EAST ANNEXATION

WHEREAS, the Lehi City Council has adopted a resolution of intent to annex real property known as the "Micron East" Annexation, located at approximately 1800 East 4800 North and further identified by Exhibit "A" pursuant to the provisions of Section 10-2-418 of the Utah Code: and

WHEREAS, the Lehi City Council conducted a public hearing on the 14th day of September 2021, after having published notice as also required by Section 10-2-418 of the Utah Code; and

WHEREAS, the Lehi City Council noted that there were no protests filed to defeat the annexation as required by Section 10-2-418 of the Utah Code.

NOW, THEREFORE, IT IS ORDAINED by the City Council of Lehi City, Utah, as follows:

Section 1. The Lehi City Council finds that the proposed Micron East Annexation as more fully described on the transparent reproducible Annexation Plat and the attached Exhibit "A", in the judgment of Lehi City, meets the standards set forth in Section 10-2-418 of the Utah Code.

Section 2. The area as specifically described in the Annexation Plat is hereby annexed to Lehi City.

Section 3. Pursuant to Utah Code Ann. §10-9-406, the City Council hereby assigns the TH-5 zoning designation to the territory depicted on the Annexation Plat which is being annexed to Lehi City by this ordinance, and further directs that the Official Zoning District Map of Lehi City be amended to show the area as part of Lehi City with the new zoning district designation.

Section 4. The Mayor is hereby authorized to sign this ordinance. Once all conditions precedent to the Annexation have been complied with, the City Recorder is directed to file the transparent reproducible Annexation Plat, together with a certified copy of this ordinance in the office of the Utah County Recorder

Section 5. This ordinance shall become effective on the date that it is filed in the office of the Utah County Recorder.

Approved and adopted by the Lehi City Council this 14th day of September 2021.

ATTEST

MARK JOHNSON, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

Micron East Annexation Legal Description

A PORTION OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTIONS 22, AND THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING DRAPER CITY MUNICIPAL BOUNDARY AS DEFINED BY THE *TRAVERSE MOUNTAIN ANNEXATION PLAT*, LOCATED N89°52'57"E ALONG THE SECTION LINE 30.75 FEET AND SOUTH 1126.60 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID MUNICIPAL BOUNDARY THE FOLLOWING SIX (6) COURSES: N77°15'00"E 924.26 FEET; THENCE N38°15'00"E 630.96 FEET; THENCE N53°15'00"E 1310.10 FEET; THENCE N62°30'00"E 304.92 FEET; THENCE N62°15'00"E 989.34 FEET; THENCE N66°30'00"E 515.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HIGHLAND BOULEVARD AS DESCRIBED BY DEED ENTRY NO. 153953:2002 AND 154716:2002 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 42.42 FEET WITH A RADIUS OF 623.00 FEET THROUGH A CENTRAL ANGLE OF 3°54'05" CHORD: S1°49'45"E 42.41 FEET; THENCE S0°07'18"W 2441.30 FEET TO THE NORTH LINE OF THE EXISTING HIGHLAND CITY MUNICIPAL BOUNDARY AS DEFINED BY THE *TAYLOR, SIGGARD, BULL RIVER, IVORY HOMES ANNEXATION PLAT;* THENCE ALONG SAID MUNICIPAL BOUNDARY THE FOLLOWING TWO (2) COURSES: S89°49'52"W 1341.05 FEET; THENCE S0°02'55"W 47.43 FEET TO THE EXISTING LEHI CITY MUNICIPAL BOUNDARY AND DEFINED BY THE *MICRON ANNEXATION PLAT;* THENCE ALONG SAID MUNICIPAL BOUNDARY THE FOLLOWING FIVE (5) COURSES: S89°59'46"W 1323.50 FEET; THENCE N0°00'14"W 905.52 FEET; THENCE S38°14'46"W 630.52 FEET; THENCE S77°14'46"W 924.71 FEET; THENCE N0°02'17"W 38.56 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±111.51 ACRES

ANNEXATION INFORMATION SUMMARY
FOR
D.R. Horton – Micron Area Plan

(a) _____ In general, what is the topography, vegetation, and other natural features present on the property proposed to be annexed?

(b) _____ What is the existing land use(s) of the property proposed for annexation and those requested by the owners?

(c) _____ What is the current and potential (if the property were developed) population and residential density of the proposed area?

(d) _____ How will the proposed annexation comply with and achieve Lehi City=s land use(s), goals and policies outlined in the Lehi City General Plan?

(e) _____ What are the current and potential (if the property were developed) demands for City provided facilities and services to the area proposed for annexation, including culinary water, irrigation water, wastewater, transportation facilities, drainage, fire protection, solid waste, parks and recreation, and police protection?

(f) _____ Are the water rights necessary for annexation, found in Section 27-040 of the Lehi Development Code available for dedication to Lehi City upon annexation?

In answer to the above questions and to provide some information and a summary of the proposed annexation from Utah County into Lehi City named "D.R. Horton – Micron Area Plan Annexation":

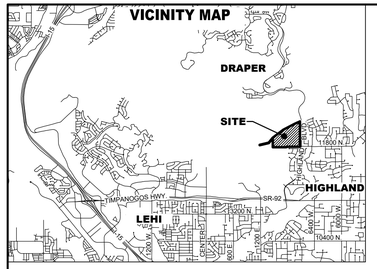
The topography is very mild and consistent throughout as it slopes from the North to the South East at an approximately 6% to 7% grade. There are a few natural drainage channels that run through the land and while one of them is moderately thick with scrub oak, the other drainage ways are barren and mild. At the northern-most border, there are a few more scrub oak and vegetation than what is to be found on the rest of the land. The rest of the land is filled with field grass and small sage brush bushes.

Currently the land is completely vacant and is not used for anything. D.R. Horton intends to improve the land for residential homes to be built at an approximate density of 3 units per acre. These parcels have already been anticipated to be annexed into Lehi City as part of a previously approved Area Plan is consistent with what the Lehi City General Plan indicates.

As the Area Plan is amended to include this portion of land, we will need to plan and install the needed infrastructure for all utilities for residential homes. The city sewer capacity and tie-in location has been determined and identified. We will need to build additional water (culinary and P.I) tanks and infrastructure and are currently performing studies and calculations to determine the size, scope and locations.

The needed water shares are either already dedicated to the city for the Area Plan or we are and will be purchasing the needed rights. We plan to have all the water needed and ready to be dedicated to the city at the time the Area Plan Amendment is approved.

VICINITY MAP

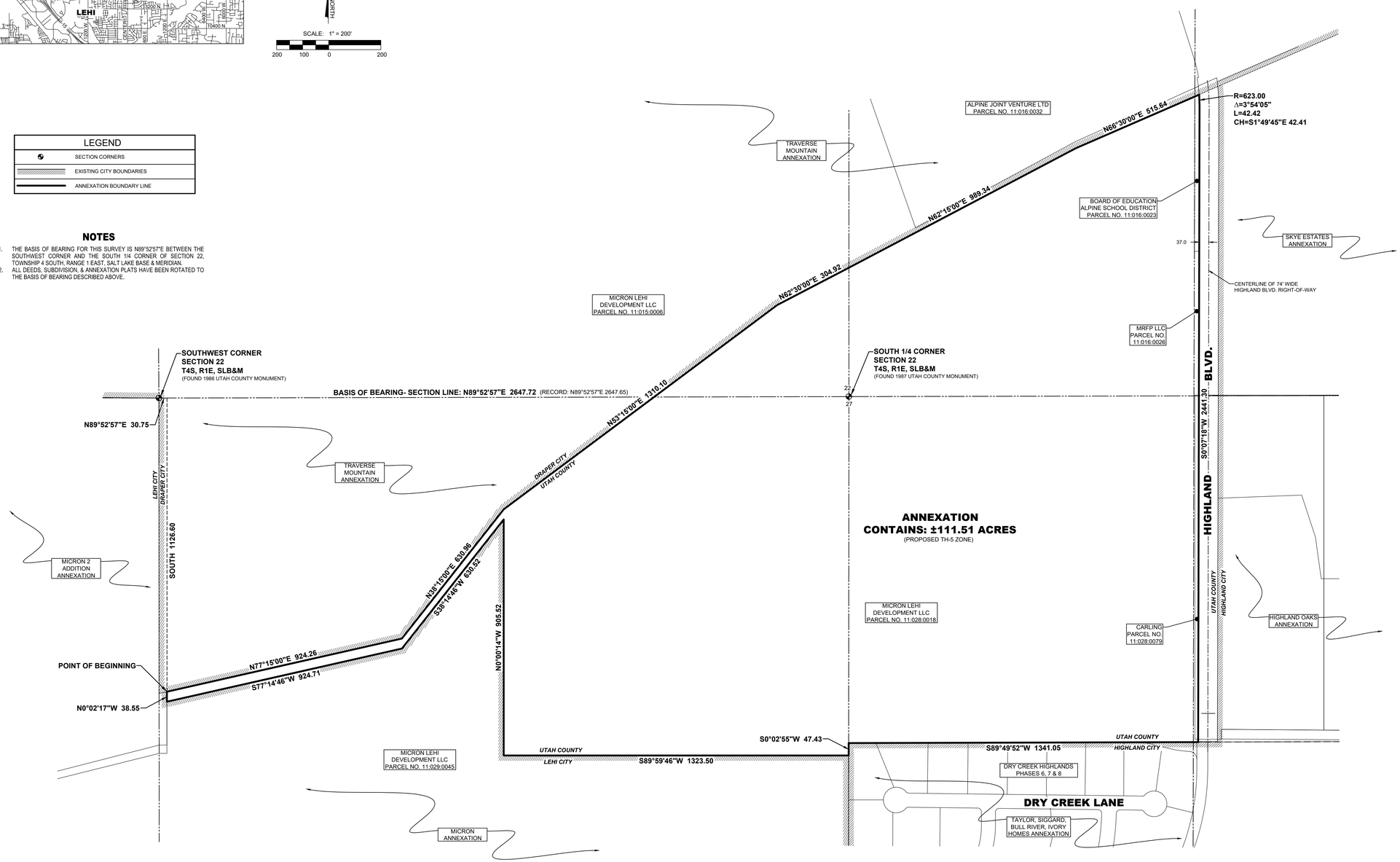




LEGEND	
	SECTION CORNERS
	EXISTING CITY BOUNDARIES
	ANNEXATION BOUNDARY LINE

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS N89°52'57"E BETWEEN THE SOUTHWEST CORNER AND THE SOUTH 1/4 CORNER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.
2. ALL DEEDS, SUBDIVISION, & ANNEXATION PLATS HAVE BEEN ROTATED TO THE BASIS OF BEARING DESCRIBED ABOVE.



SURVEYOR'S CERTIFICATE

I, CAHD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS PLAT OF ANNEXATION TO THE CORPORATE LIMITS OF LEHI CITY, UTAH COUNTY, UTAH, IS A TRUE AND CORRECT REPRESENTATION OF DATA COMPILED FROM RECORDS ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER.

BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTIONS 22, AND THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING DRAPER CITY MUNICIPAL BOUNDARY AS DEFINED BY THE *TRAVERSE MOUNTAIN ANNEXATION PLAT*, LOCATED N89°52'57"E ALONG THE SECTION LINE 30.75 FEET AND SOUTH 1126.60 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID MUNICIPAL BOUNDARY THE FOLLOWING SIX (6) COURSES: N77°15'00"E 924.26 FEET; THENCE N38°15'00"E 630.96 FEET; THENCE N53°15'00"E 1310.10 FEET; THENCE N62°30'00"E 304.92 FEET; THENCE N62°15'00"E 989.34 FEET; THENCE N66°30'00"E 515.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HIGHLAND BOULEVARD AS DESCRIBED BY DEED ENTRY NO. 153953:2002 AND 154716:2002 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 42.42 FEET WITH A RADIUS OF 623.00 FEET THROUGH A CENTRAL ANGLE OF 3°54'05" CHORD: S1°49'45"E 42.41 FEET; THENCE S0°07'18"W 2441.30 FEET TO THE NORTH LINE OF THE EXISTING HIGHLAND CITY MUNICIPAL BOUNDARY AS DEFINED BY THE *TAYLOR, SIGGARD, BULL RIVER, IVORY HOMES ANNEXATION PLAT*; THENCE ALONG SAID MUNICIPAL BOUNDARY THE FOLLOWING TWO (2) COURSES: S89°49'52"W 1341.05 FEET; THENCE S0°02'55"W 47.43 FEET TO THE EXISTING LEHI CITY MUNICIPAL BOUNDARY AND DEFINED BY THE *MICRON ANNEXATION PLAT*; THENCE ALONG SAID MUNICIPAL BOUNDARY THE FOLLOWING FIVE (5) COURSES: S89°59'46"W 1323.50 FEET; THENCE N0°00'14"W 905.52 FEET; THENCE S38°14'46"W 630.52 FEET; THENCE S77°14'46"W 924.71 FEET; THENCE N0°02'17"W 38.56 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±111.51 ACRES

CHAD A. POULSEN
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 501182

July 7, 2021
DATE

STATE OF UTAH — CHAD A. POULSEN — No. 501182 — PROFESSIONAL LAND SURVEYOR — 7/07/2021

SURVEYOR'S SEAL

ACCEPTANCE BY COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED 17-23-20 AMENDED.

COUNTY SURVEYOR

COUNTY SURVEYOR SEAL

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE LEHI CITY COUNCIL HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON, REQUESTING THAT SAID TRACT BE ANNEXED TO THE CITY OF LEHI AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH THE UTAH CODE ANNOTATED (1953) 10-2-401 THRU 428 (AS REVISED) AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT OF LAND AS SHOWN HEREON, AS A PART OF THE CITY OF LEHI TO BE KNOWN HEREAFTER AS THE

MICRON EAST ANNEXATION.

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

MAYOR

ATTEST: _____
RECORDER

RECORDER'S SEAL

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9394
office@lei-eng.com
www.lei-eng.com

ANNEXATION PLAT

MICRON EAST ANNEXATION

LEHI CITY — UTAH COUNTY, UTAH

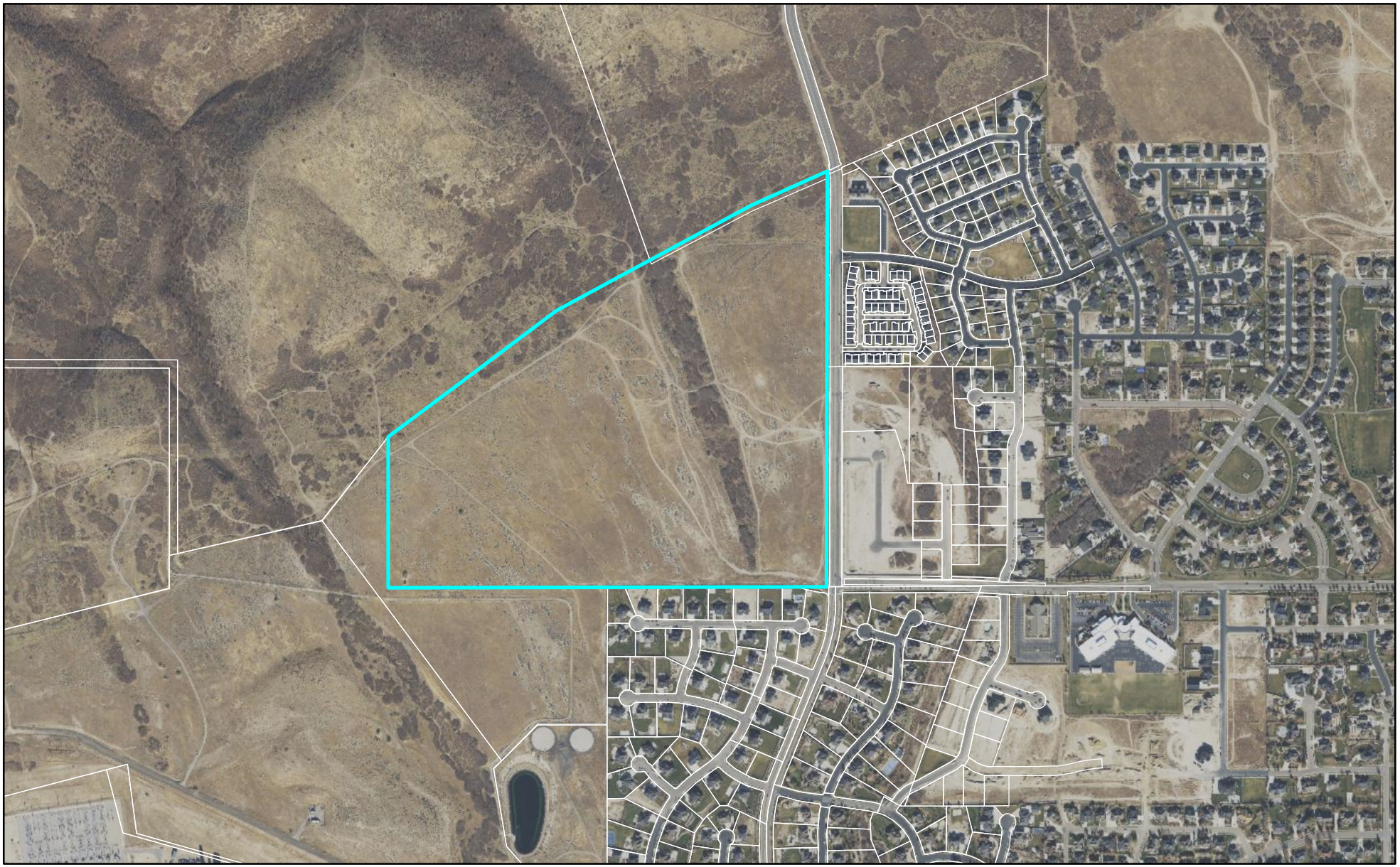
SCALE: 1" = 200 FEET

SHEET: 1 OF 1

UTAH COUNTY RECORDER

Micron East Annexation

Aerial

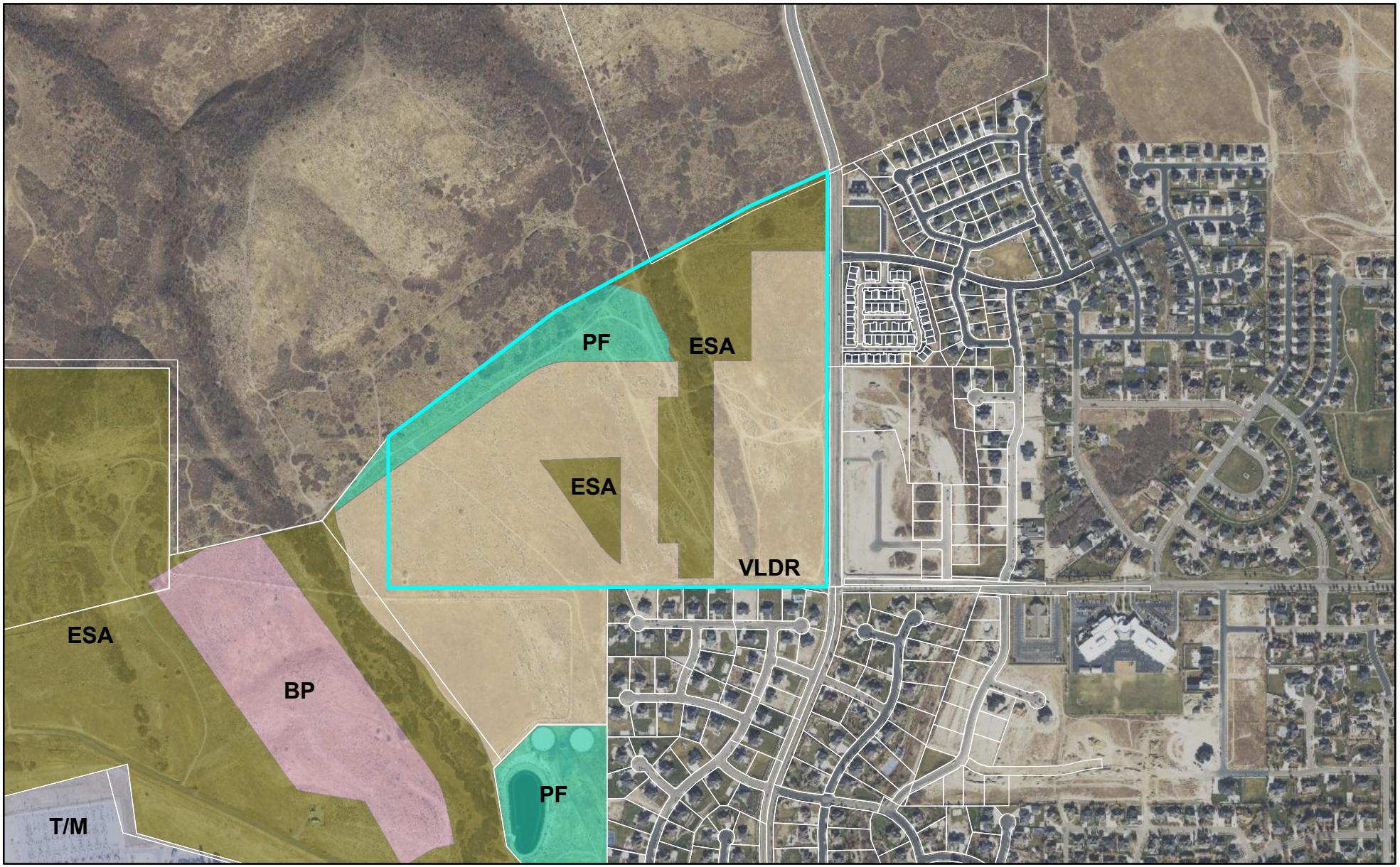


0 1,000 2,000 Feet

LEHI CITY

Micron East Annexation

General Plan Map

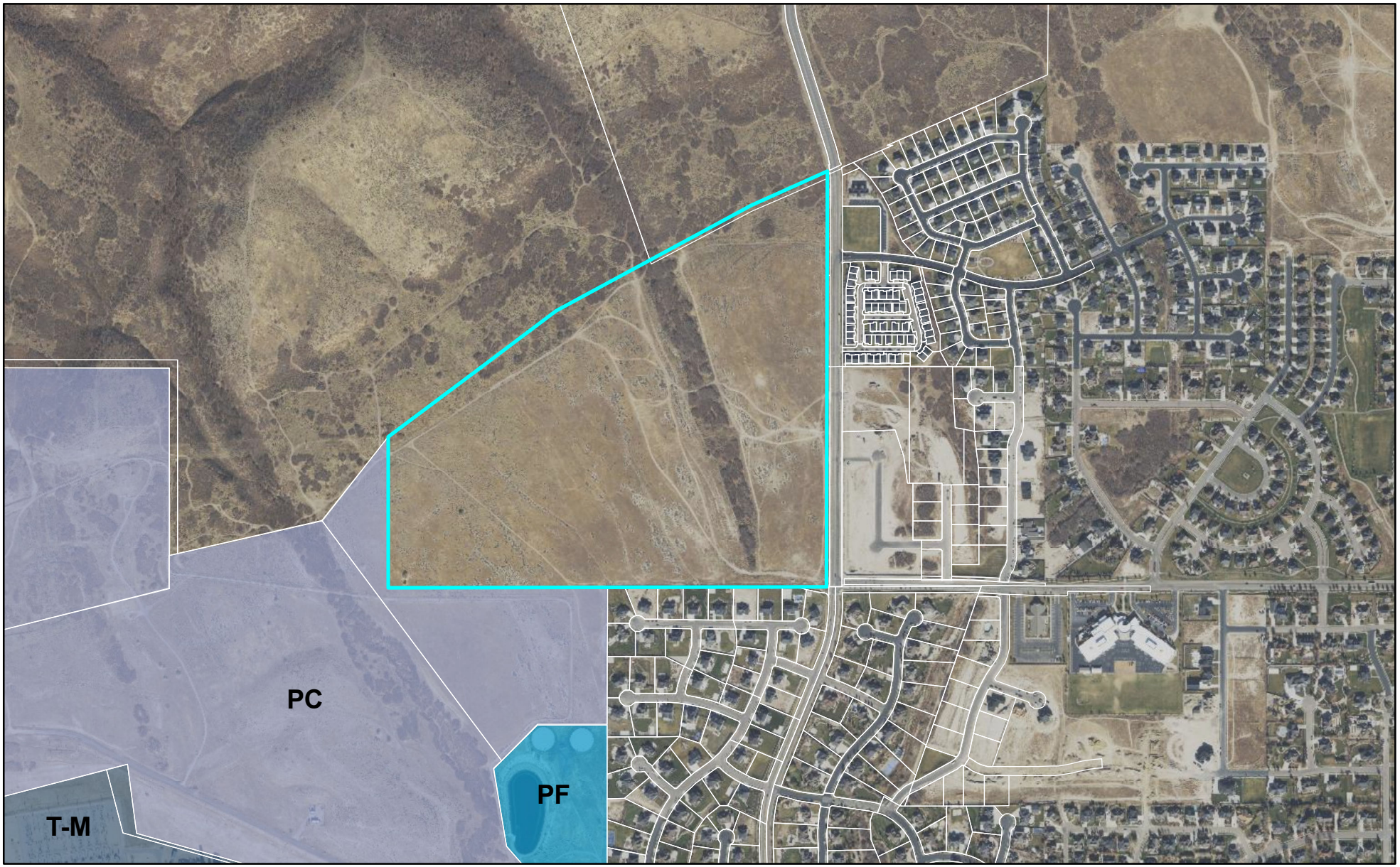


0 1,000 2,000 Feet

LEHI CITY

Micron East Annexation

Zoning



LEHI CITY

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: September 14, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary subdivision approval for the Lotus Vaseo, a 1-lot subdivision for a 35-unit townhome PUD project located at 225 South 600 East.

Suggested Action:

Attachments:

CC Staff Report Lotus Vaseo Preliminary Subdivision 09.14.21.docx

Lotus Vaseo Preliminary Subdivision DRC 07.14.21.docx

Lotus Vaseo Preliminary Subdivision narrative.pdf

Lotus Vaseo Preliminary Subdivision 07.14.21.pdf

Pages from Lotus Vaseo Preliminary Subdivision 07.14.21.pdf

Lotus Vaseo Aerial.pdf

Lotus Vaseo General Plan.pdf

Lotus Vaseo Zoning.pdf

LOTUS VASEO PRELIMINARY SUBDIVISION
CITY COUNCIL REPORT

Applicant	Joe Torman		
Meeting Date	September 14, 2021		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Location	225 South 600 East		
Existing General Plan Designation	HDR (High Density Residential)		
Existing Zoning	R-3		
Existing Land Use	Single family residential		
Number of Lots/Units	1 Lot- 35 units		
Adjacent Zoning and Land Use	*North*	C (Commercial)	Assisted living facility
	South	C/R-2.5	Single family homes/Broadmoor Park
	East	R-1-8	Larson Estates Subdivision
	West	R-1-8	Southtowne Plat C Subdivision
Date of DRC Review	July 14, 2021		
Date of Planning Commission Review	August 12, 2021		
Assigned Planner	September 14, 2021		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

Section 37.020. Multi-Family Residential Design Standards
Townhome Building Orientation. Townhomes shall be oriented towards all public streets with rear loading garages accessed by a paved parking area or alley way (see Figure 138). In addition, rear loading townhomes shall be required for a minimum of 50 percent of the total townhome units in a development with building entrances being oriented towards streets, parks, courtyards, and other open spaces. Units required to orient towards public streets may be considered toward meeting the 50 percent requirement. Off-street parking shall not be allowed between the building entrance of rear-loading townhomes and the street sidewalk.

Open Space. Common open space is an essential design feature of all multi-family projects, and the following standards shall be met for all new multi-family developments:

a. Open space areas shall respect and maintain natural features, such as trees and significant vegetation, hills, drainages, wetlands, water bodies, water ways, and other natures features.

b. All open space areas within multi-family developments shall be designed to have two or more sides of the open space fronting primary internal public or private streets to ensure that open space is visible and available to all residents in the area (see Figure 141).

c. Open spaces shall be centrally located so they are accessible as a community amenity to all units in the development.

Amenities. Each multi-family project with ten units or more shall include amenities for the residents of the project as per Table 37.080 of the Development Code. Because each project will be different in nature, the amenities are likely to be different. The amount of amenities required shall be in proportion to the proposed number of units in the development. The required number of amenities is listed in Table 37.080 Multi-Family Development Amenities Requirements. Amenities shall be provided according to project size or comparable equivalent amenities as required or recommended by the Planning Commission and, as approved by the City Council, if required. Amenities included are:

a. picnic areas, which shall consist of a barbeque and two tables on a concrete pad with a cover;

b. sports court, which shall be at least 500 square feet and constructed with concrete or an equivalent hard surface area;

c. playground which shall be constructed of commercial grade materials and include equipment for younger children and older children;

d. club house used for gatherings of residents, which shall be at least 750 square feet in size complete with restrooms;

e. swimming pool, which shall be sub-surface and be no less than 20 feet by 40 feet in size;

f. tennis courts shall be professional regulation size and be constructed of concrete or equivalent hard surface area; and

g. splash pads shall be at least 300 square feet in size, include a minimum of three vertical spray features, and be constructed of concrete.

Pedestrian circulation. Mult-family residential projects shall provide a circulation plan and include the following improvements to improve pedestrian circulation and safety:

a. Pedestrian walkways that interconnect the adjacent streets, open spaces, parking areas, building entrys, adjacent sites and adjacent master planned trails where applicable. Each building located along a public road shall provide a sidewalk connection from the building entrance to the public sidewalk.

b. Walkways shall be hard surfaced with concrete, brick pavers or asphalt.

c. Crosswalks shall be placed where pedestrian walkways cross streets and internal roads and shall be painted or made of concrete or brick pavers.

PROPERTY HISTORY

October 15, 1999	This property was annexed into Lehi City as part of the Don A. Peterson Annexation.
March 31, 2020	The City Council approved a zone change from TH-5 to R-3 for the subject property.
July 14, 2020	The City Council approved a concept plan for the subject property.

REPORT ANALYSIS

The applicant requests approval of the Lotus Vaseo one lot preliminary subdivision plan to be located at 225 South 600 East. This application follows the Pine Springs Concept plan, and the applicant will eventually submit a final subdivision and site plan. This report will discuss the density, layout, and DRC comments.

Density

The applicant's intention is to build 30 townhouse units and five single-family detached units on the 3.09-acre property and demolish the existing buildings on the lot. The proposed preliminary 1-lot subdivision plan places density near a variety of commercial uses which encourages walking and shorter driving trips to reach retail and services.

Subdivision Layout

The layout for the proposed plan consists of 35 total rental units with access from 600 East and 200 South. The project is proposed to be approved as a planned unit development (PUD), which requires a minimum 10 percent open space for the overall project. An open space area is shown located centrally within the project and accessible by sidewalks to all units. An internal network of private roads would service the community. Eleven on-street guest parking stalls are shown within the proposed plan as well as five additional parking stalls. Section 37 of the Lehi City Development Code requires amenities be provided for multifamily developments and the plan shows a tot lot, community BBQ area, dog run/bark park, pickleball court, and walking trails with benches.

Both the townhomes and single-family homes have provided elevations. Materials include brick, colored stucco, and siding.

DRC Comments

The DRC had 13 comments, including the following:

1. No permanent structures are allowed in the PUE space. Includes porches, footings, concrete steps, a/c units, window wells, etc. Clarify drawing or label items that appear to be encroaching PUE space.

8. Include landscaping along the 10' buffer between Lotus Dr and the South property line and also in the gap between Pine spring drive and the property line on the East side.

13. Single family units need to have pedestrian access to the sidewalk to meet pedestrian circulation requirements. There is no real front door on these, where do guests/visitors enter the home? Front porches facing the open space would also greatly increase engagement and provide better "eyes on the street".

Please consider all DRC comments as part of the motion.

POSSIBLE MOTIONS AND FINDINGS

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

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on August 12, 2021. The minutes and motion from this meeting are as follows:

3.1) Public hearing and recommendation of Lotus Company's request for preliminary subdivision review of Lotus Vaseo, a 35-unit townhome PUD project located at 225 South 600 East.

Motion: Commissioner Eyre moved to send a positive recommendation of **Lotus Company's request for preliminary one lot subdivision review of Lotus Vaseo, a 35-unit townhome PUD project located at 225 South 600 East**, including the favorable findings in the report. Commissioner Bunker seconded.

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

Lotus Vaseo Preliminary
DRC Redline Comments

*Joe Torman- requests preliminary subdivision review of **Lotus Vaseo** (formerly Pine Springs), a 35-unit townhome PUD project located at 225 South 600 East.*

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: Cody Williams, Allie Platt
Date of Plans Reviewed: 07/06/21

DRC REDLINE COMMENTS:
Glade – Power:
1. No permanent structures are allowed in the PUE space. Includes porches, footings, concrete steps, a/c units, window wells, etc. Clarify drawing or label items that appear to be encroaching PUE space.

Garion– Fire: No comments
Greg – Water/Sewer:
2. Exception to the rule will be applied for by Lehi City Water Department. No plan approval will be given until the exception has been granted.
3. Connect new sewer main to existing SSMH in 600 East rather than installing a new one.
4. Culinary main will require at least 2 blow offs inside the site. We can find a location for them at final design.
5. Water loops under sewer main must be solid welded stainless steel or solid welded epoxy coated steel per Utah DDW requirements.
6. Show existing water and PI service lines on lot to the North (651 East 300 North) These laterals may interfere with your sewer tie in and or the loops for the water mains.
7. Both culinary and PI mains will need to be looped to clear the sewer main.

Trent – Parks:
8. Include landscaping along the 10' buffer between Lotus Dr and the South property line and also in the gap between Pine spring drive and the property line on the East side.

Gary – Building/Inspections: No comments
JD – Streets:
9. Road Base can be changed to 6"
10. Show section for Lotus Drive, Westwood Drive and Pine Springs drive. Where city utilities exist the section will need to match the public ROW section.
11. Add more no parking signs.
12. Add street name signs.

Luke- Traffic: No comments
Kim – Planning:
13. Single family units need to have pedestrian access to the sidewalk to meet pedestrian circulation requirements. There is no real front door on these, where do guests/visitors enter the home? Front porches facing the open space would also greatly increase engagement and provide better "eyes on the street".

Ross – Engineering: No comments

General Comments

1. Class IV injection well permit required
2. They will need a SWPPP and LTSWMP prior to construction

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 12, 2021.

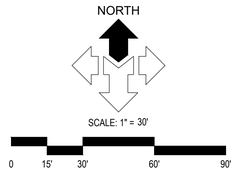
Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews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

The proposed Lotus Vaseo multifamily development located at 225 South 600 East in Lehi, Utah formally requests an exception from the State of Utah according to R309-105-6-2-(b). The existing sewer mains in 200 South and 600 East have only 4.07’ and 3.02’ of cover over the top of the proposed sewer main respectively in the public right of way and the existing physical conditions cannot be changed. The existing 4” water main in 200 South will need to be looped under the proposed sewer main servicing the proposed development providing the minimum required 18” of vertical separation between the existing culinary line and proposed sewer main. The new 6” culinary main connecting in 600 East will need to loop below the existing sewer main to also provide 18” minimum vertical separation. See sheet C4.01 for the existing and proposed water main crossings locations.

LOTUS VASEO
CONSTRUCTION PLANS
250 SOUTH 600 EAST
LEHI, UT 84043

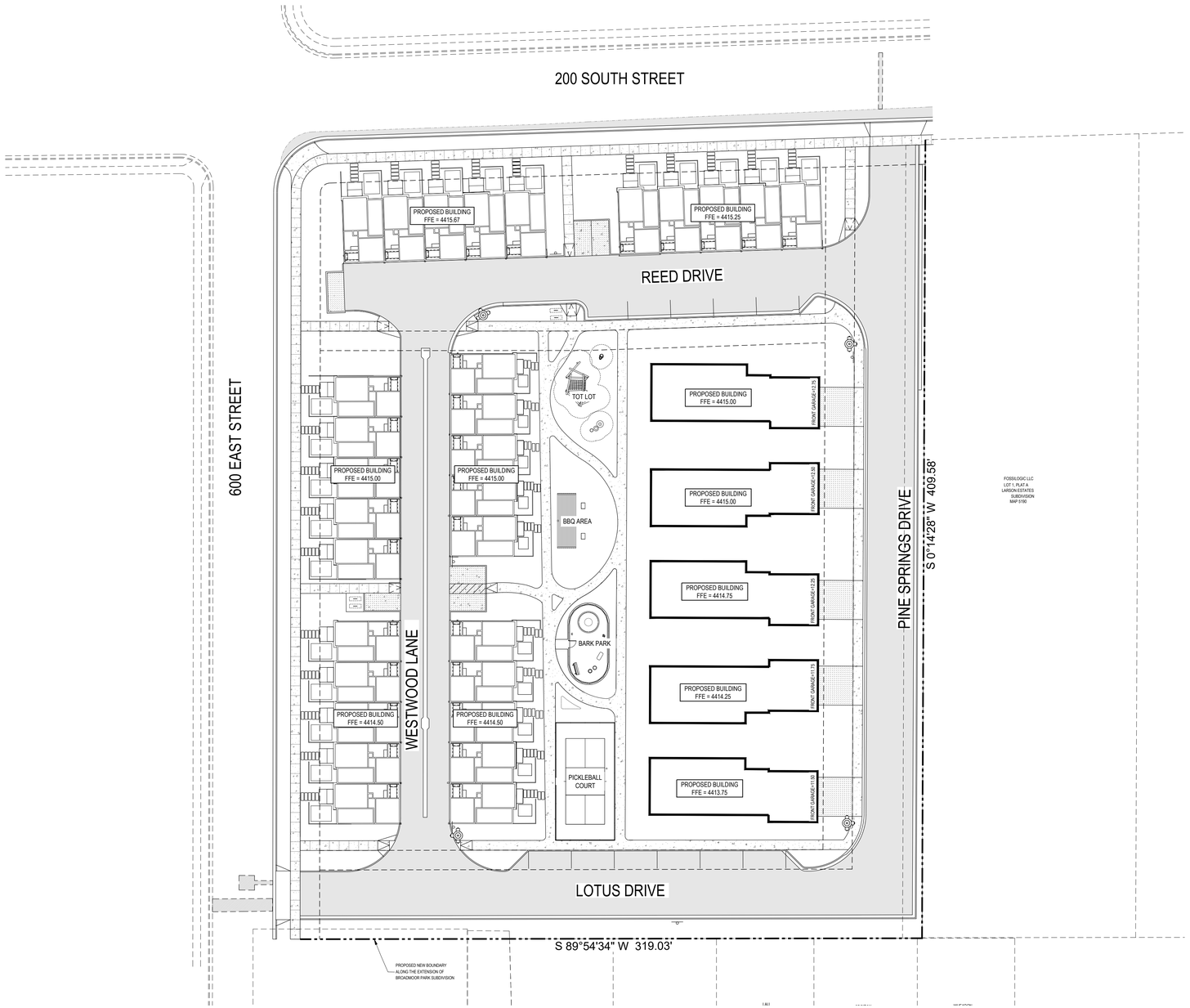


VICINITY MAP
N.T.S.



DRAWING INDEX

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C0.10	CIVIL DEMO PLAN
C1.01	HORIZONTAL CONTROL PLAN
C2.01	GRADING AND DRAINAGE PLAN
C2.02	EROSION CONTROL PLAN
C4.01	SITE UTILITY PLAN
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS
C5.03	CIVIL DETAILS
C5.04	CIVIL DETAILS



ONE (1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING WATER, SEWER, STORM DRAIN, AND POWER.

ALL CONSTRUCTION IS TO BE DONE AS PER THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.

ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.

PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL

PRIOR TO COMMENCEMENT OF ANY WORK, A PRE CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR, AND THE PROPERTY OWNER.

ALL WORK AND MATERIALS FOR WATER MUST CONFORM TO LEHI CITY STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER MUST CONFORM TO LEHI CITY STANDARDS AND SPECIFICATIONS

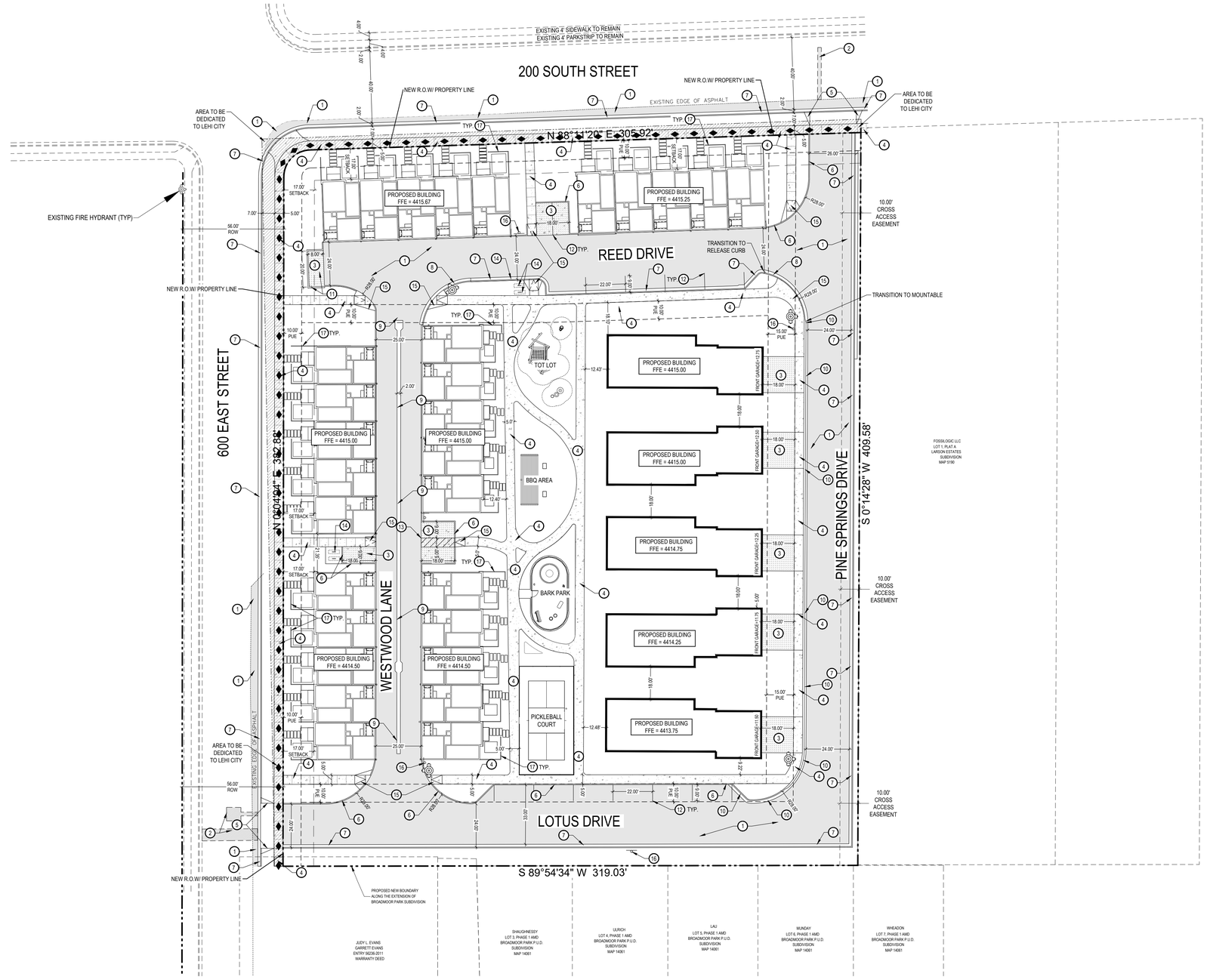
ALL WORK AND MATERIALS MUST CONFORM TO LEHI CITY STANDARDS AND SPECIFICATIONS

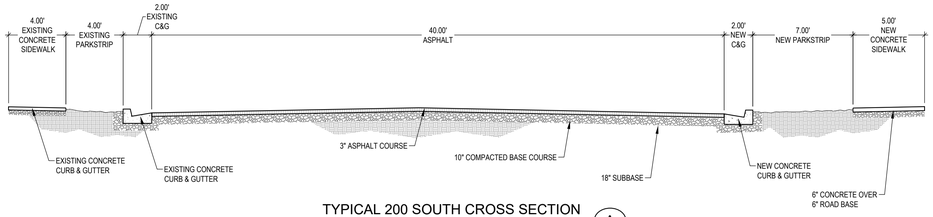
DEVELOPER & OWNER
OWNER: JOE TORMAN
338 E. SOUTH TEMPLE, SUITE B
SALT LAKE CITY, UT 84111
PHONE: 801-721-0335



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Structural Engineering • Land Surveying & HDS

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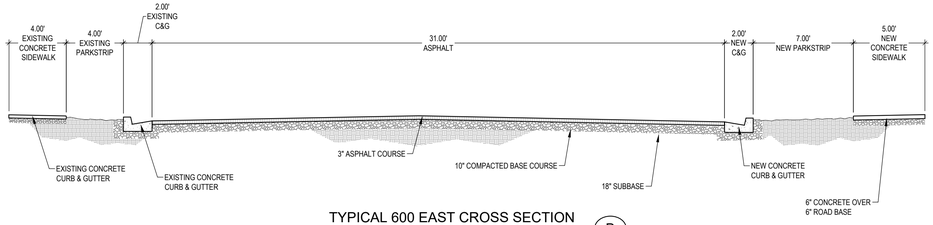




TYPICAL 200 SOUTH CROSS SECTION (A)

SCALE: N.T.S.

NOTE:
REFER TO SOILS REPORT BY GORDON GEOTECHNICAL FOR PAVEMENT STRUCTURE ANALYSIS. CBR OF 3 WAS USED.



TYPICAL 600 EAST CROSS SECTION (B)

SCALE: N.T.S.

NOTE:
REFER TO SOILS REPORT BY GORDON GEOTECHNICAL FOR PAVEMENT STRUCTURE ANALYSIS. CBR OF 3 WAS USED.

NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

DESCRIPTION	AREA	%
HARDSCAPE	42,980 SQFT	33%
LANDSCAPE	51,760 SQFT	40%
BUILDINGS	33,777 SQFT	26%
TOTAL	128,517 SQFT	100%

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
2. 2' ASPHALT T-PATCH, PER LEHI CITY STANDARD 'WATER-1' SHEET C5.02'.
3. CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01.
4. CONCRETE SIDEWALK, PER LEHI CITY STANDARD 'ROAD-5', SHEET C5.01.
5. CONCRETE FLARE DRIVE APPROACH, PER LEHI CITY STANDARD 'ROAD-11', SHEET C5.01.
6. CONCRETE CURB WALL. SEE DETAIL 'D2', SHEET C5.01.
7. 24" HIGH BACK CURB AND GUTTER. PER LEHI CITY STANDARD 'ROAD-5', SHEET C5.01.
8. 24" CONCRETE REVERSE SLOPE CURB AND GUTTER. PER LEHI CITY STANDARD 'ROAD-5', SHEET C5.01.
9. 24" WIDE CONCRETE WATERWAY. PER LEHI CITY STANDARD 'ROAD-5', SHEET C5.01.
10. MOUNTABLE CURB PER APWA PLAN 205.2 'TYPE H'.
11. 8' X 20' DUMPSTER ENCLOSURE WITH 8" THICK MASONRY WALLS PER LEHI CITY STANDARDS. SEE ARCHITECTURAL PLANS FOR DETAILS.
12. 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
13. 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
14. 6X6 CONCRETE PAD 4" THICK FOR BICYCLE PARKING, SEE LANDSCAPE PLANS FOR BIKE RACK DETAILS ON SHEET L4.01.
15. ADA ACCESSIBLE RAMP, 1:12 MAX SLOPE, 2% MAX CROSS SLOPE
16. NO PARKING SIGN PER MUTCD R8-31.
17. SITE FENCING. SEE LANDSCAPE PLANS FOR DETAILS.

ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE.

OFFSTREET PARKING

OFFSTREET PARKING PROVIDED: 16
PARKING IN DRIVEWAYS: 12
TOTAL PROVIDED: 28

DEDICATED RIGHT OF WAY = 5,749 S.F.

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

PROFESSIONAL ENGINEER
NO. 7754-2202
ROBERT J. POIRIER
07-06-21
STATE OF UTAH

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

Blue Stakes of UTAH 811 Bluestakes.org

LOTUS VASEO

225 S 600 E
LEHI, UT 84043

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:	20400
DRAWN BY:	CCW
CHECKED BY:	RJP
DATE:	JULY 6, 2021

HORIZONTAL CONTROL PLAN

C1.01

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REFERENCE NOTES

1. METAL EDGING
   SEE DETAIL I/L5.01
2. 3:1 TOPSOIL BERM

0 20 40 60 FT

NORTH

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU Dig
1-800-662-4111

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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

STATE OF UTAH
SCOTT A. SCHOONOVER
349757
07/06/2021
LICENSED LANDSCAPE ARCHITECT

PINE SPRINGS TOWNHOMES

200 SOUTH 600 EAST
LEHI, UT

REVISIONS

REV	DATE	DESCRIPTION
1	7-5-2021	CITY REVIEW COMMENTS

PROJECT NO: 20400
DRAWN BY: TG
CHECKED BY: SS
DATE: JUNE 2021
PROPERTY NO:

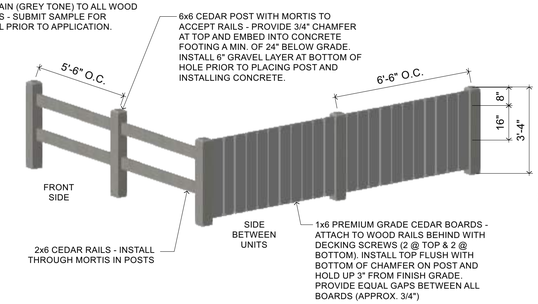
LANDSCAPE PLANTING PLAN - OVERALL

L2.01

NOTES:

1. ALL POSTS TO BE SET PLUMB AND AT THE SAME ELEVATIONS. RAILS TO BE SET LEVEL & SQUARE WITH POSTS.

2. APPLY 2 COTAS OF A PREMIUM GRADE WOOD STAIN (GREY TONE) TO ALL WOOD SURFACES - SUBMIT SAMPLE FOR APPROVAL PRIOR TO APPLICATION.



B TYPICAL FENCING PLAN
Scale: 3/8" = 1'-0"





REFERENCE NOTES

1. PRE-CAST PAVERS, 18" X 48"
2. METAL EDGING, SEE DETAIL I/L5.01
3. CRUSHED ROCK SEE HARDSCAPE LEGEND ON L1.01
4. GROUNDCOVER SEE PLANT SCHEDULE ON L1.01
5. WOOD POST & RAIL FENCE, SEE DETAIL B/L2.02
6. LAWN PANEL

A L2.02 ENLARGED LANDSCAPE PLAN - TOWNHOME FRONT ENTRANCES
Scale: 1/8" = 1'-0"

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0 8 16 24 FT

NORTH

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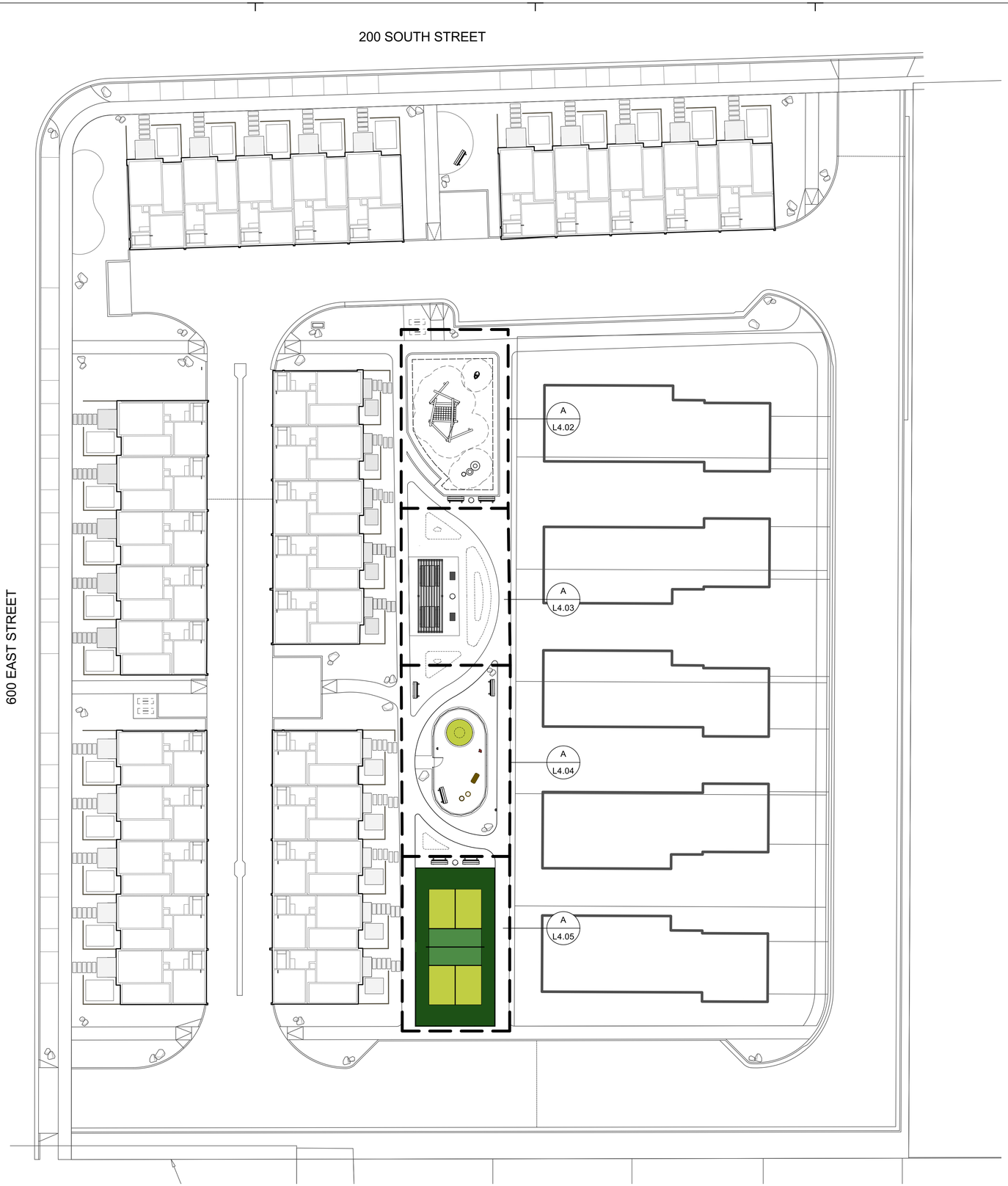
REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 20400
DRAWN BY:
CHECKED BY:
DATE: JUNE 2021
PROPERTY NO:

LANDSCAPE PLANTING PLAN - TOWNHOMES

L2.02



SITE AMENITY SCHEDULE

SYMBOL	DESCRIPTION	QTY.	COLOR	SIZE	COMMENTS	DETAIL
	PICKLE BALL COURT	1		20' W X 44' L		
	LANDSCAPE FORMS "GLIDE" BENCH W/ OUT ARMS	8	LEAF GREEN	75" W X 27" D 31.25" H	SURFACE MOUNTED AS PER MANUFACTURER'S SPECIFICATIONS	A/L4.05
	PLAYWORLD "SALEM" TIMBER STACKS	1	NATURAL WOOD	23'2" L X 16'11" W X 12' H	SURFACE MOUNTED AS PER MANUFACTURER'S SPECIFICATIONS	
	DOG-ON-IT PARKS FIRE HYDRANT	1	RED	19" W X 32" H		E/L4.04
	DOG-ON-IT PARKS "NATURE DOG BIG STUMP JUMP"	1	HANDPAINTED, WOOD-LOOK	24" DIAM. X 24" H		
	DOG-ON-IT PARKS "NATURE DOG LITTLE STUMP JUMP"	1	HANDPAINTED, WOOD-LOOK	24" DIAM. X 16" H		
	DOG-ON-IT PARKS "NATURE DOG DOG THROUGH THE LOG"	1	HANDPAINTED, WOOD-LOOK	46" L X 22" W X 30" H		
	DOG-ON-IT PARKS "COMPLETE DOG WASTE STATION" SINGLE PULL	2	BLACK	11 GAL. WASTE CONTAINER, 10" D X 18" W X 73" H		F/L4.04
	PLAYWORLD "MUSHROOM PATH STEPPERS" CLIMBERS	1		3'5" DIAM, 2'6" DIAM.M 1'7" DIAM.	SURFACE MOUNTED AS PER MANUFACTURER'S SPECIFICATIONS	
	PLAYWORLD "BUNNY CLIMBER"	1		3' L X 34" W X 30" H	SURFACE MOUNTED AS PER MANUFACTURER'S SPECIFICATIONS	
	LANDSCAPE FORMS "AUSTIN" LITTER RECEPTACLE - SIDE OPENING	3	STORMCLOUD (POWDERCOATED METAL)	24" DIAM. X 42" H	SURFACE MOUNTED AS PER MANUFACTURER'S SPECIFICATIONS	
	LANDSCAPE FORMS "RING BIKE RACK"	4	STORMCLOUD (POWDERCOATED METAL)	1.5" D X 25" W X 27" H	MUST BE EMBEDDED	
	LANDSCAPE FORMS "HARVEST" DINING TABLE W/ BENCHES	2	LEAF GREEN	TABLE: 94.75" W X 47.75" D X 30.25" H, BENCHES: 94" W X 21" D X 18.75" H	SURFACE MOUNTED AS PER MANUFACTURER'S SPECIFICATIONS	C/L4.05
	FOREVER REDWOOD "SILVERADO MODERN" PERGOLA	1	DOUGLAS FIR WOOD	28' L X 9' W, 8" X 8" POSTS, 6" RAFTER SPACING, 9' POST HEIGHT	EMBEDDED AS PER MANUFACTURER'S SPECIFICATIONS	B/L4.05
	NATIONAL OUTDOOR FURNITURE INC. STANDARD PARK GRILL	2	BLACK	BOX: 20 3/8" L X 15" D X 10 1/8" H, 40" H POST	SURFACE MOUNTED AS PER MANUFACTURER'S SPECIFICATIONS	

0 20 40 60 FT

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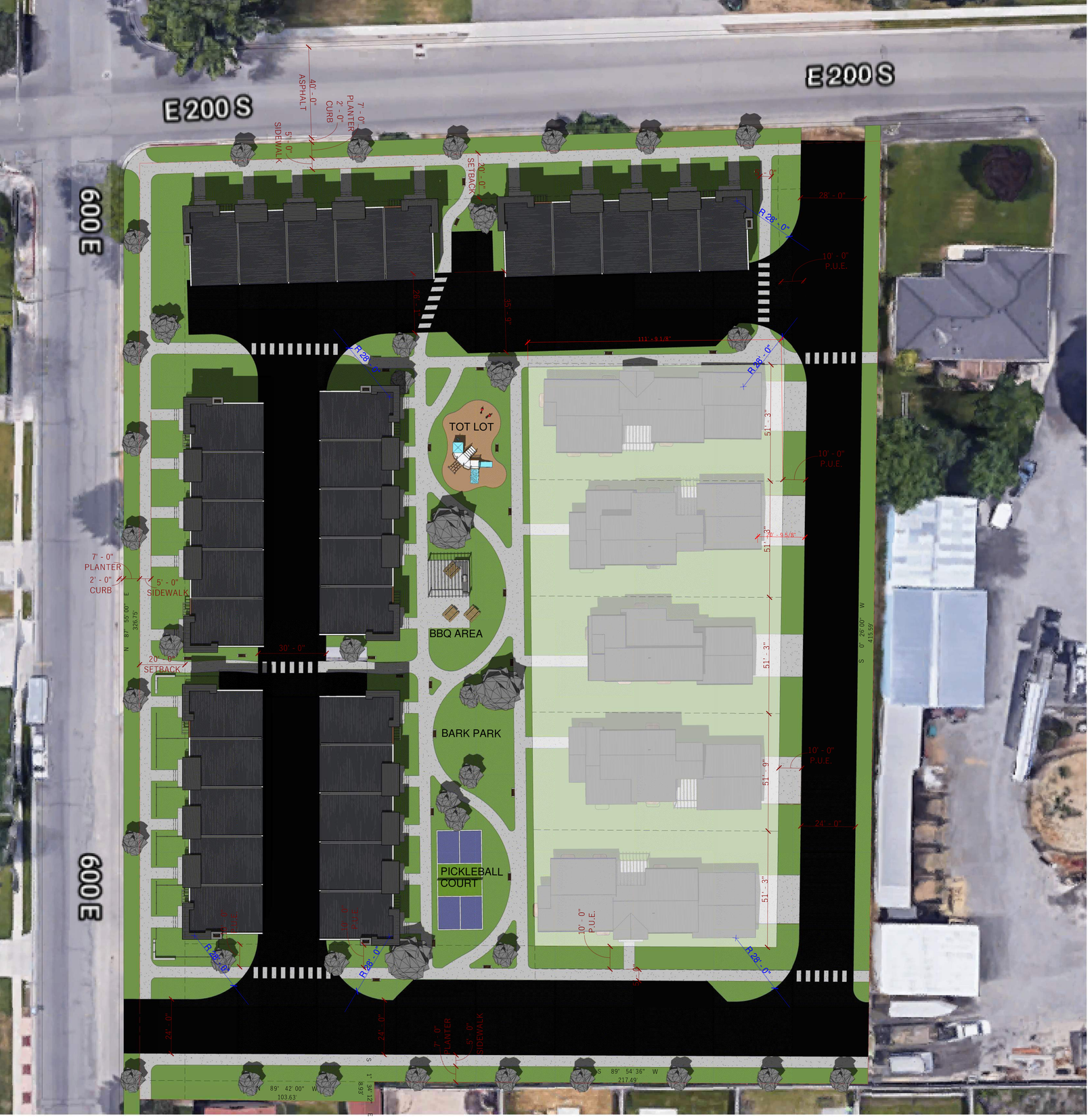
REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 20400
DRAWN BY: TG
CHECKED BY: SS
DATE: JUNE 2021
PROPERTY NO:

SITE AMENITIES PLAN - OVERALL

L4.01





PROJECT BREAKDOWN:

ADDRESS	225 S. 600 E. LEHI, UTAH 84043
LOT SIZE	3.0823 ACRES
UNIT COUNT	
TOWNHOUSES -	30 UNITS
SINGLE-FAMILY -	5 UNITS
TOTAL UNITS -	35
UNIT DENSITY	12 UNITS/ACRE
PARKING	70 GARAGE STALLS - 2 STALLS PER UNIT 11 ON-STREET GUEST STALLS PROVIDED 81 TOTAL PARKING STALLS PROVIDED

PROPOSED SETBACKS

FRONT YARD SETBACK -	20 FT. (REQUESTED REDUCTION OF FRONT YARD SETBACK)
REAR YARD SETBACK -	30 FT.
SIDE YARD SETBACK -	48 FT.

AREA CALCULATIONS

OPEN SPACE -	48,971 SQ. FT. (37%)
SIDEWALKS/TRAILS -	11,103 SQ. FT.
ROADWAYS -	36,210 SQ. FT.
BUILDING FOOTPRINT -	39,658 SQ. FT. (29%)

DEVELOPMENT AMENITIES

- CHILDREN'S PLAYGROUND AREA/ TOT LOT
- *COMMUNITY BBQ AREA
- *DOG RUN/ BARK PARK
- *PICKLEBALL COURT
- *WALKING TRAILS WITH BENCHES
- *AMENITIES IN LIEU OF SECOND PLAYGROUND

N

LINETYPE LEGEND

- PROPERTY LINE
- SITE SETBACK/EASEMENT LINES
- BUILDING FOOTPRINT

1 SITE PLAN
3/64" = 1'-0"

PROJECT # 20-015

ISSUE DATE JULY 10, 2020

PROJECT ADDRESS
200 S 600 E
LEHI, UTAH 84043

SHEET NAME SITE PLAN

SHEET # A0.1

STAMP

REVISIONS

CONSULTANT

HIVE DESIGN GROUP



1 5-PLEX EAST ELEVATION
1/4" = 1'-0"



3 5-PLEX NORTH ELEVATION
1/4" = 1'-0"

5-PLEX FRONT (EAST) ELEVATION - TYP

SIDING	1435	SQ. FT.	39.8 %
BRICK	394	SQ. FT.	34.3 %
STUCCO	749	SQ. FT.	11.9 %
TRANSPARENCY	1023	SQ. FT.	28.2 %
TOTAL	3601	SQ. FT.	
TOTAL HARD SURFACE (EXCLUDING WINDOWS)	1829	SQ. FT.	70.9%
TOTAL MATERIALS (EXCLUDING WINDOWS)	2578	SQ. FT.	

5-PLEX SIDE (NORTH) ELEVATION - TYP

SIDING	550	SQ. FT.	51.7 %
BRICK	275	SQ. FT.	25.9 %
STUCCO	137	SQ. FT.	12.9 %
TRANSPARENCY	101	SQ. FT.	9.5 %
TOTAL	1063	SQ. FT.	
TOTAL HARD SURFACE (EXCLUDING WINDOWS)	825	SQ. FT.	85.8 %
TOTAL MATERIALS (EXCLUDING WINDOWS)	962	SQ. FT.	

KEYED NOTES

MATERIAL FINISHES

- BRICK
- STUCCO - WHITE
- STUCCO - GREY
- SIDING - WOOD
- SIDING - WHITE
- SIDING - GREY

PROJECT # 20-015

ISSUE DATE JULY 10, 2020

PROJECT ADDRESS
200 S 600 E
LEHI, UTAH 84043

SHEET NAME 5-PLEX NORTH & EAST ELEVATIONS

SHEET # A2.1

STAMP

REVISIONS

CONSULTANT

HIVE DESIGN GROUP
WWW.HIVEDESIGNGROUP.COM + (406) 548-4792 + 7598 MAIN STREET, MIDVALE, UT 84047 + HIVE DESIGN GROUP



1 5-PLEX WEST ELEVATION
1/4" = 1'-0"



2 5-PLEX SOUTH ELEVATION
1/4" = 1'-0"

5-PLEX REAR (WEST) ELEVATION - TYP

SIDING	2066	SQ. FT.	60.0 %
STUCCO	336	SQ. FT.	9.8 %
TRANSPARENCY	1037	SQ. FT.	30.2 %
TOTAL	3439	SQ. FT.	
TOTAL HARD SURFACE (EXCLUDING WINDOWS)	2066	SQ. FT.	86.0 %
TOTAL MATERIALS (EXCLUDING WINDOWS)	2402	SQ. FT.	

5-PLEX SIDE (NORTH) ELEVATION - TYP

SIDING	824	SQ. FT.	78.1 %
STUCCO	149	SQ. FT.	14.1 %
TRANSPARENCY	82	SQ. FT.	7.8 %
TOTAL	1055	SQ. FT.	
TOTAL HARDI SURFACE (EXCLUDING WINDOWS)	824	SQ. FT.	84.7 %
TOTAL MATERIALS (EXCLUDING WINDOWS)	973	SQ. FT.	

KEYED NOTES

MATERIAL FINISHES

- BRICK
- STUCCO - WHITE
- STUCCO - GREY
- SIDING - WOOD
- SIDING - WHITE
- SIDING - GREY

PROJECT # 20-015

ISSUE DATE JULY 10, 2020

PROJECT ADDRESS
200 S 600 E
LEHI, UTAH 84043

SHEET NAME 5-PLEX SOUTH & WEST ELEVATIONS

SHEET # A2.2

STAMP

REVISIONS

CONSULTANT

HIVE DESIGN GROUP

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1 TYPE 1 -NORTH ELEVATION
1/4" = 1'-0"



3 TYPE 1 - SOUTH ELEVATION
1/4" = 1'-0"



4 TYPE 1 - WEST ELEVATION
1/4" = 1'-0"



2 TYPE 1 - EAST ELEVATION
1/4" = 1'-0"

KEYED NOTES

MATERIAL FINISHES

- BRICK
- STUCCO - WHITE
- STUCCO - GREY
- SIDING - WOOD
- SIDING - WHITE
- SIDING - GREY

TYPE 1 ELEVATIONS	GARAGE SIDE (EAST)			SIDE (NORTH)		
SIDING	348	SQ. FT.	75.7 %	963	SQ. FT.	84.5 %
STUCCO	0	SQ. FT.	0 %	43	SQ. FT.	3.8 %
TRANSPARENCY	112	SQ. FT.	24.3 %	133	SQ. FT.	11.7 %
TOTAL	460	SQ. FT.		1139	SQ. FT.	
TOTAL HARD SURFACE (EXCLUDING WINDOWS)	348	SQ. FT.	100%	963	SQ. FT.	95.7%
TOTAL MATERIALS (EXCLUDING WINDOWS)	348	SQ. FT.		1006	SQ. FT.	

TYPE 1 ELEVATIONS	REAR SIDE (WEST)			SIDE (SOUTH)		
SIDING	241	SQ. FT.	53.6 %	757	SQ. FT.	63.9 %
STUCCO	164	SQ. FT.	36.4 %	258	SQ. FT.	21.7 %
TRANSPARENCY	45	SQ. FT.	10.0 %	171	SQ. FT.	14.4 %
TOTA	450	SQ. FT.		1186	SQ. FT.	
TOTAL HARD SURFACE (EXCLUDING WINDOWS)	241	SQ. FT.	59.5%	757	SQ. FT.	74.6%
TOTAL MATERIALS (EXCLUDING WINDOWS)	405	SQ. FT.		1015	SQ. FT.	

PROJECT #: 20-015

ISSUE DATE: JULY 10, 2020

PROJECT ADDRESS: 200 S 600 E LEHI, UTAH 84043

SHEET NAME: TYPE 1 - SINGLE FAMILY ELEVATIONS

SHEET #: 0.03.1

STAMP

REVISIONS

CONSULTANT: HIVE DESIGN GROUP

WWW.HIVEDESIGNGROUP.COM + (406) 548-4792 + 7598 MAIN STREET, MIDVALE, UT 84047



4 TYPE 2 -NORTH ELEVATION
3/16" = 1'-0"

TYPE 2 ELEVATIONS	GARAGE SIDE (EAST)			SIDE (NORTH)		
SIDING	588	SQ. FT.	81.4 %	1255	SQ. FT.	85.5 %
STUCCO	0	SQ. FT.	0 %	70	SQ. FT.	4.8 %
TRANSPARENCY	134	SQ. FT.	18.6 %	143	SQ. FT.	9.7 %
TOTAL	722	SQ. FT.		1468	SQ. FT.	
TOTAL HARD SURFACE (EXCLUDING WINDOWS)	588	SQ. FT.	100%	1255	SQ. FT.	94.7%
TOTAL MATERIALS (EXCLUDING WINDOWS)	588	SQ. FT.		1325	SQ. FT.	

TYPE 2 ELEVATIONS	REAR SIDE (WEST)			SIDE (SOUTH)		
SIDING	452	SQ. FT.	65.6 %	1109	SQ. FT.	80.3 %
STUCCO	160	SQ. FT.	23.2 %	141	SQ. FT.	10.2 %
TRANSPARENCY	77	SQ. FT.	11.2 %	131	SQ. FT.	9.5 %
TOTAL	689	SQ. FT.		1381	SQ. FT.	
TOTAL HARD SURFACE (EXCLUDING WINDOWS)	452	SQ. FT.	73.9%	1109	SQ. FT.	88.7%
TOTAL MATERIALS (EXCLUDING WINDOWS)	612	SQ. FT.		1250	SQ. FT.	



3 TYPE 2 - SOUTH ELEVATION
3/16" = 1'-0"



1 TYPE 2 - EAST ELEVATION
3/16" = 1'-0"



2 TYPE 2 - WEST ELEVATION
3/16" = 1'-0"

MATERIAL FINISHES

- BRICK
- STUCCO - WHITE
- STUCCO - GREY
- SIDING - WOOD
- SIDING - WHITE
- SIDING - GREY

PROJECT #: 20-015

ISSUE DATE: JULY 10, 2020

PROJECT ADDRESS: 200 S 600 E LEHI, UTAH 84043

SHEET NAME: TYPE 2 - SINGLE FAMILY ELEVATIONS

SHEET #: 0.03.2

STAMP

REVISIONS

CONSULTANT

HIVE DESIGN GROUP
7598 MAIN STREET, MIDVALE, UT 84047
(406) 548-4792
WWW.HIVEDESIGNGROUP.COM



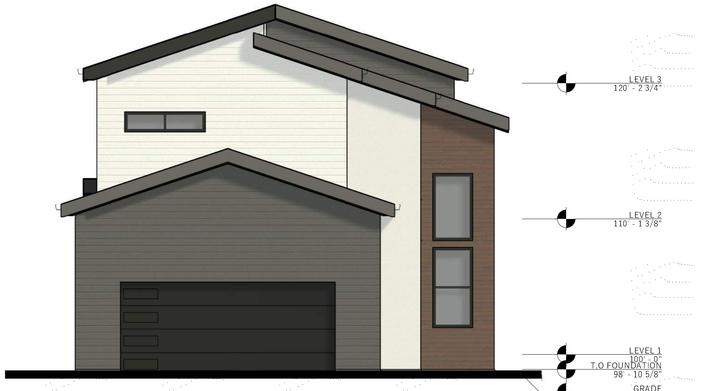
4 TYPE 3 -NORTH ELEVATION
3/16" = 1'-0"

TYPE 3 ELEVATIONS	GARAGE SIDE (EAST)			SIDE (NORTH)		
SIDING	463	SQ. FT.	69.2 %	865	SQ. FT.	72.5 %
STUCCO	59	SQ. FT.	8.8 %	208	SQ. FT.	17.5 %
TRANSPARENCY	152	SQ. FT.	22.7 %	120	SQ. FT.	10.0 %
TOTAL	669	SQ. FT.		1193	SQ. FT.	
TOTAL HARD SURFACE (EXCLUDING WINDOWS)	463	SQ. FT.	89.5%	865	SQ. FT.	80.6%
TOTAL MATERIALS (EXCLUDING WINDOWS)	517	SQ. FT.		1073	SQ. FT.	

TYPE 3 ELEVATIONS	REAR SIDE (WEST)			SIDE (SOUTH)		
SIDING	526	SQ. FT.	80.3 %	1103	SQ. FT.	89.6 %
STUCCO	0	SQ. FT.	0 %	0	SQ. FT.	0 %
TRANSPARENCY	129	SQ. FT.	19.7 %	128	SQ. FT.	10.4 %
TOTAL	655	SQ. FT.		1231	SQ. FT.	
TOTAL HARD SURFACE (EXCLUDING WINDOWS)	526	SQ. FT.	100%	1103	SQ. FT.	100%
TOTAL MATERIALS (EXCLUDING WINDOWS)	526	SQ. FT.		1103	SQ. FT.	



3 TYPE 3 - SOUTH ELEVATION
3/16" = 1'-0"



1 TYPE 3 - EAST ELEVATION
3/16" = 1'-0"



2 TYPE 3 - WEST ELEVATION
3/16" = 1'-0"

MATERIAL FINISHES

- BRICK
- STUCCO - WHITE
- STUCCO - GREY
- SIDING - WOOD
- SIDING - WHITE
- SIDING - GREY

PROJECT # 20-015

ISSUE DATE JULY 10, 2020

PROJECT ADDRESS 200 S 600 E LEHI, UTAH 84043

SHEET NAME TYPE 3 - SINGLE FAMILY ELEVATIONS

SHEET # 0.03.3

STAMP

REVISIONS

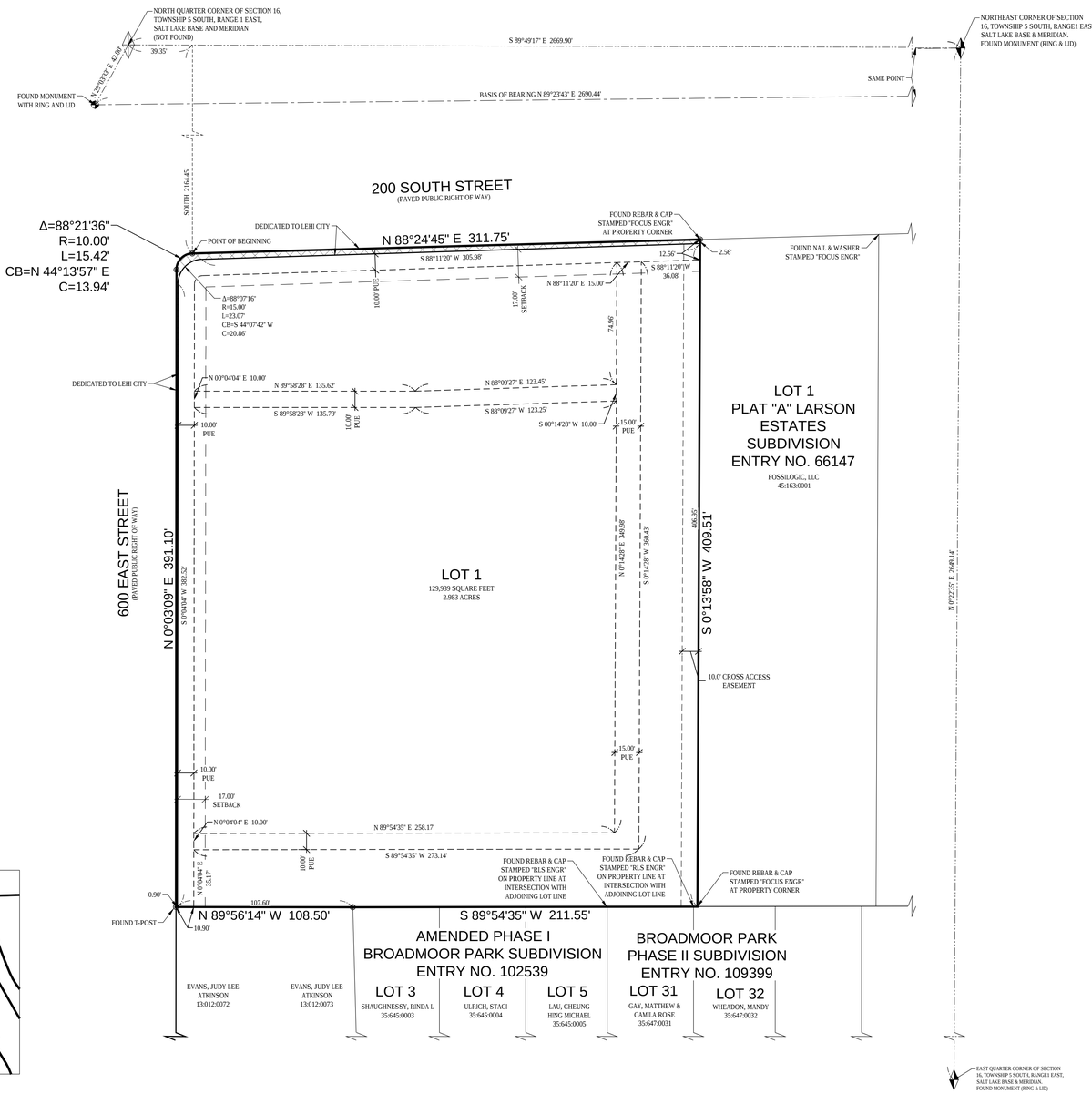
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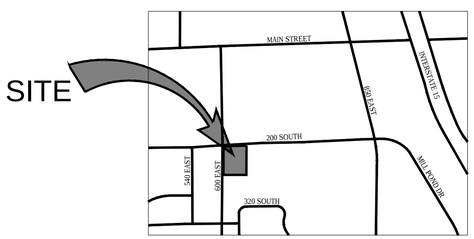
LOTUS VASEO SUBDIVISION PLAT "A"

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, STATE OF UTAH



LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- MONUMENT LINE/CENTER LINE OF ROAD
- ADJOINING LOT LINE
- SUBDIVISION BOUNDARY CORNER, COPPER PLUG OR REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
- AREA DEDICATED TO LEHI CITY FOR ROADWAY



VICINITY MAP
SCALE: N.T.S.

GENERAL NOTES:
1. THE SUBDIVISION IS SUBJECT TO HIGH GROUND WATER

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

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 200 SOUTH STREET, SAID POINT BEING SOUTH 89°49'17" EAST 39.35 FEET AND SOUTH 2164.45 FEET FROM THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF 200 SOUTH STREET NORTH 88°24'45" EAST 311.75 FEET TO A POINT ON THE NORTHWEST CORNER OF PLAT "A" LARSON ESTATES SUBDIVISION; THENCE SOUTH 00°13'58" WEST ALONG SAID WEST LINE OF PLAT "A" LARSON ESTATES SUBDIVISION 409.51 FEET TO A POINT ON THE NORTH LINE OF BROADMOOR PARK PHASE II SUBDIVISION; THENCE SOUTH 89°54'35" WEST ALONG SAID NORTH LINE OF PLAT "A" LARSON ESTATES SUBDIVISION AND THE NORTH LINE OF AMENDED PHASE 1 BROADMOOR PARK SUBDIVISION 211.55 FEET; THENCE NORTH 89°56'14" WEST CONTINUING ALONG SAID NORTH LINE OF AMENDED PHASE 1 BROADMOOR PARK SUBDIVISION 108.50 FEET TO A POINT ON THE EAST LINE OF 600 EAST STREET; THENCE NORTH 00°03'09" EAST ALONG SAID EAST LINE OF 600 EAST STREET 391.10 FEET TO A POINT ON A 10.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG SAID CURVE 15.42 FEET THROUGH A CENTRAL ANGLE OF 88°21'36" (NORTH 44°13'57" EAST 13.94 FEET) TO THE POINT OF BEGINNING.

CONTAINS: 129,939 SQUARE FEET OR 2.983 ACRES (1 LOT)

DRAFT

David B Draper

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

OWNER'S DEDICATION

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

SUNDBORN, LLC

_____
BY: JAMES G. SEABERG
ITS: MANAGER

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

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)

LOTUS VASEO SUBDIVISION PLAT "A"
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SCALE: 1" = 40 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

TABULATIONS

NUMBER OF LOTS:	ONE (1)
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

DEVELOPER
ADDRESS
CITY, STATE, ZIP
PHONE NUMBER

SURVEYOR'S SEAL
PROFESSIONAL LAND SURVEYOR
DAVID B. DRAPER
No. 6861599
DATE 07/06/21
STATE OF UTAH

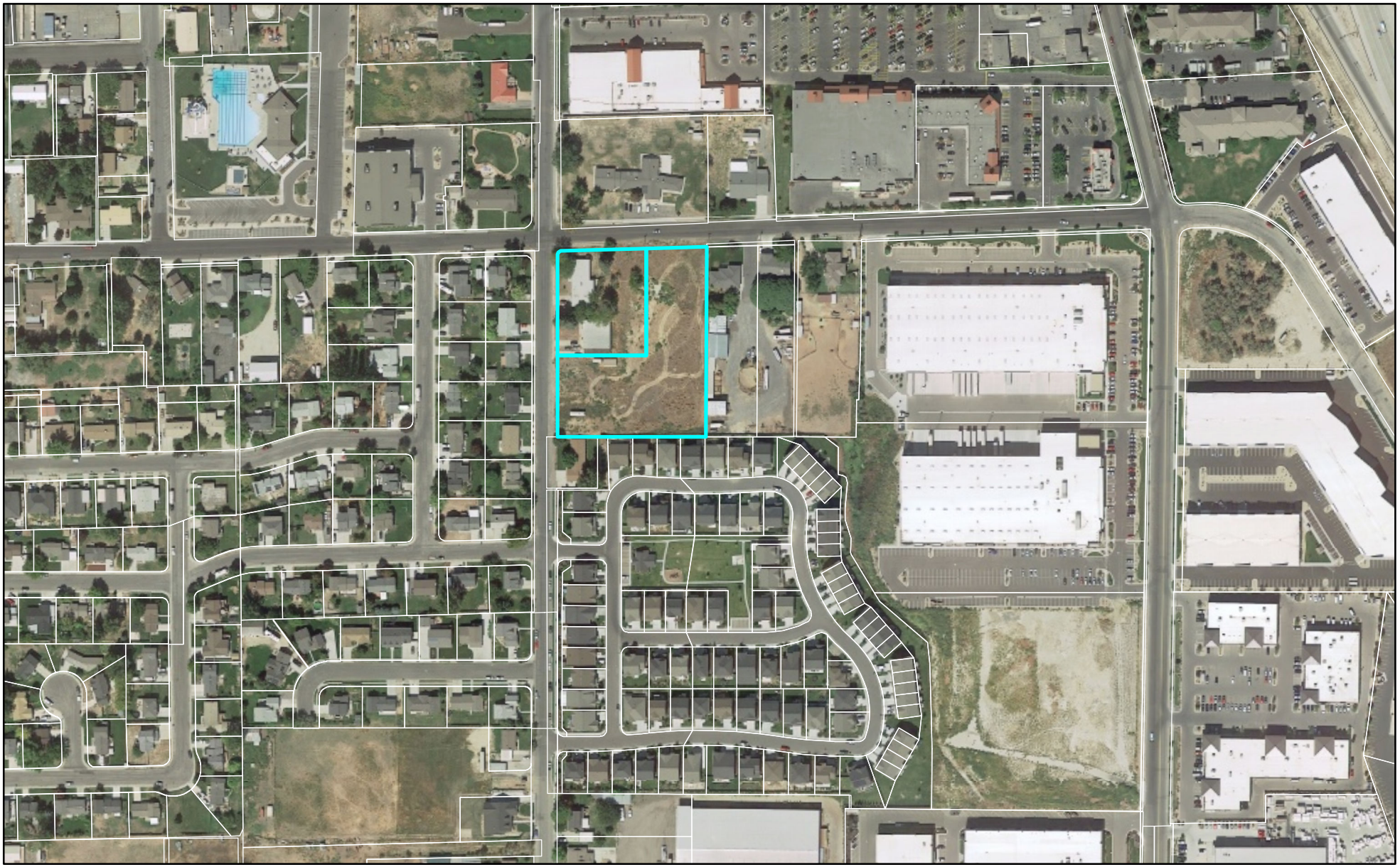
CITY-COUNTY ENGINEER SEAL

CLERK RECORDER SEAL

CLERK RECORDER SEAL

Lotus Vaseo Preliminary Subdivision

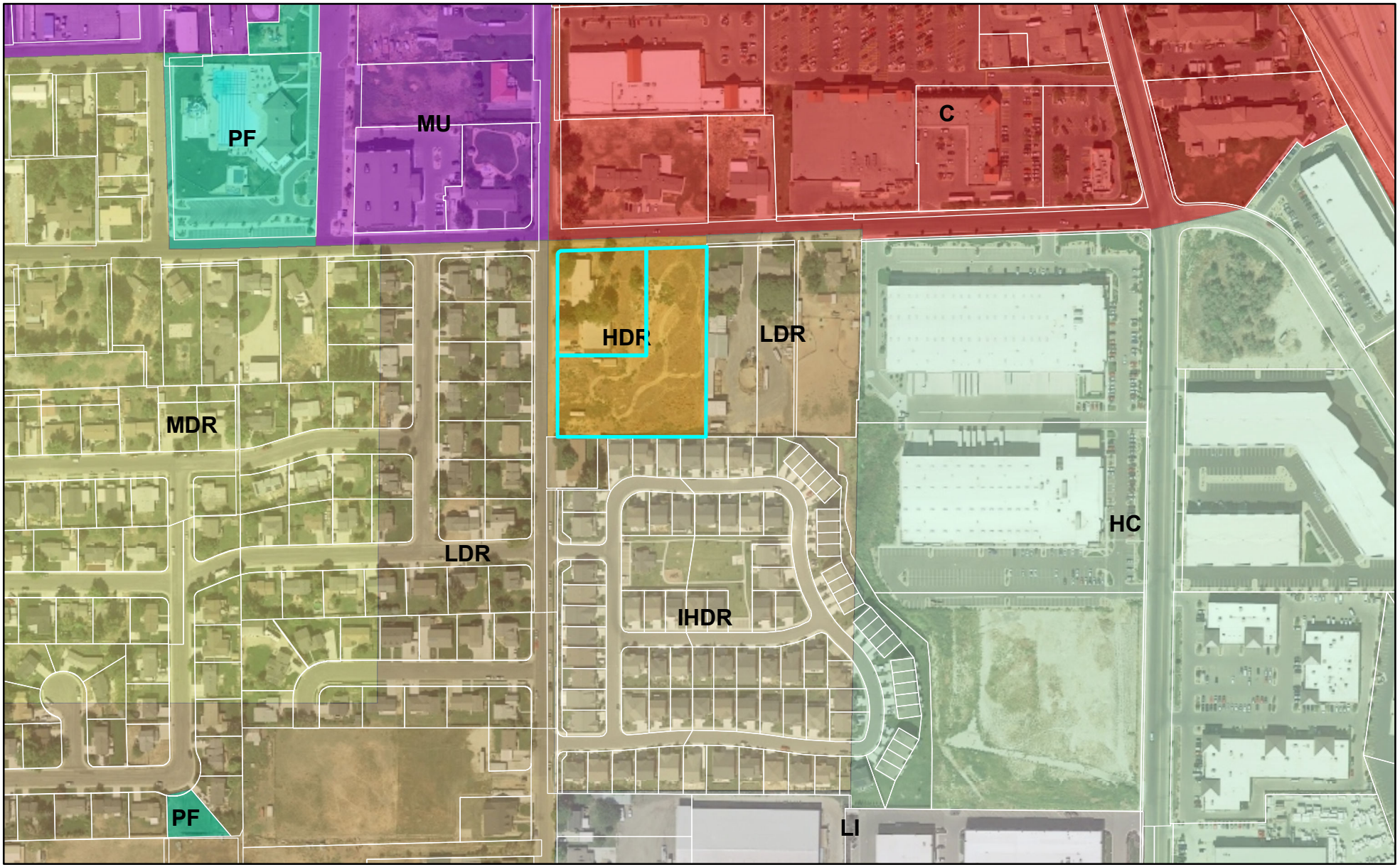
Aerial



LEHI CITY

Lotus Vaseo Preliminary Subdivision

General Plan

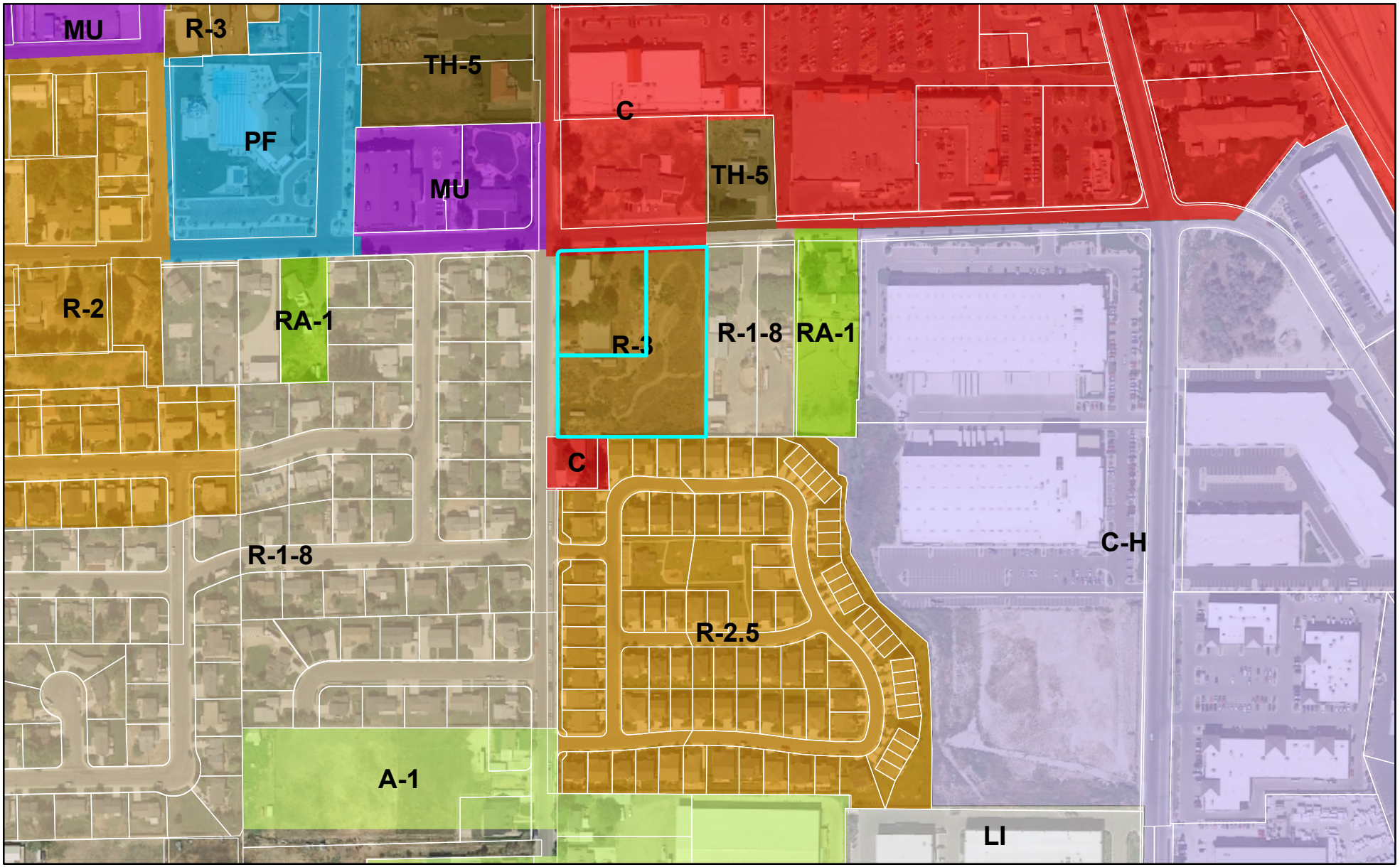


0 350 700 Feet

LEHI CITY

Lotus Vaseo Preliminary Subdivision

Zoning



LEHI CITY

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: September 14, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #39-2021, approval of the Carla's Cove Zone Change, changing the zoning from A-5 (agriculture) to R-2 (medium density residential) on 2.82 acres located at 2402 West Main Street.

Suggested Action:

Attachments:

Carla's Cove Zone Change DRC 08.11.21.docx

Carla's Cove Zone Change - narrative.pdf

Ord 39-2021.docx

Carla's Cove Zone Change Map - aerial.pdf

Carla's Cove Zone Change Map - zoning.pdf

Carla's Cove Zone Change Map - general plan.pdf

Carla2.jpg

Carla1.jpg

Carla3.jpg

CC Staff Report Carla's Cove Zone Change 09.14.21.docx

Carla's Cove Residential Zone Change
DRC Redline Comments

*Matthew Jorgensen and Jason Rickards – request review of the **Carla's Cove Zone Change**, amending 2.82 acres of property located at 2402 West Main Street from A-5 to R-2.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Matthew Jorgensen and Jason Rickards
Date of Plans Reviewed: **8/3/21**
Time Start: 2:42 PM
Time End: 2:52 PM

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

1. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-2 Zone. The amount of culinary water is 2.7 acre feet per acre and irrigation water is 1.9 acre feet per acre.

Consistency with the elements of the Lehi City General Plan.

This area has a proposed **[Residential designation]** on the General Plan that has been filed concurrently.

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

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

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

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

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 26TH

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.

Zoning Amendment Details

Property: 2402 W Main Street

1(a): The reason and justification for the proposed amendment:

The subject property was previously used as a natural herb farm. However, the farm has not been operable in many years, and the existing home and land have fallen into disrepair. The owner seeks to improve the property by changing its use into a new residential subdivision.

1(b): Consistency of the proposed amendment with the goals and policies of the General Plan:

The current General Plan designation is Medium Density Residential. This designation is consistent with the proposed R-2 zone. City staff have confirmed that this General Plan designation will remain (with the current changes to the General Plan).

1(c): Compatibility of the proposed zone with the existing land uses of nearby and adjoining properties:

Willow Springs Plat A, which abuts the subject property to the east has R-2 zoning. Evans-Winslow which is south of the subject property (across Main St.) is also R-2, with the same MDR General Plan designation. *Note: Laird Park, which abuts the subject property to the west has R-1-Flex zoning, however, its General Plan designation is LDR*.

1(d): The effect of the proposed amendment on the character of the surrounding area, and whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties:

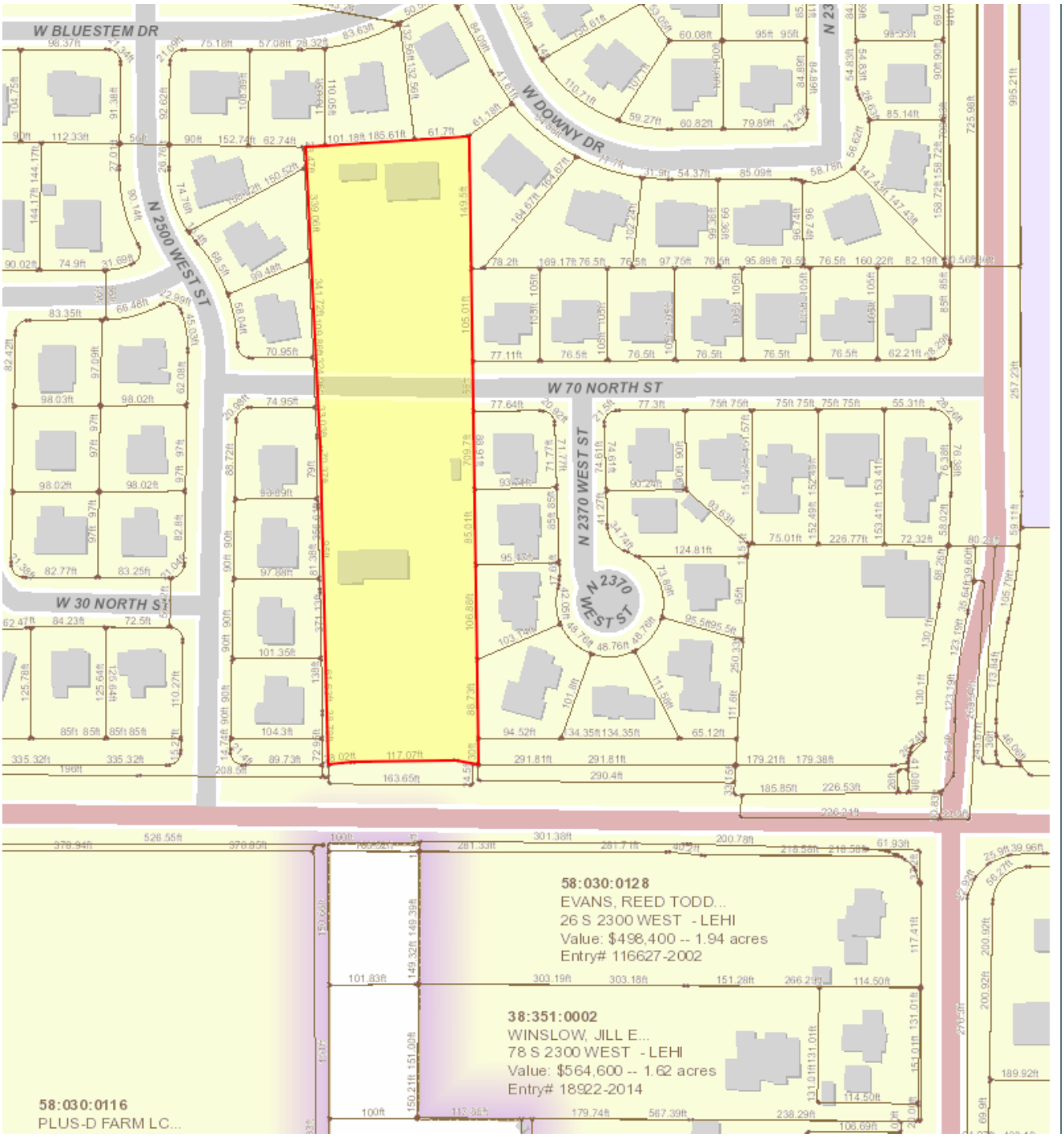
The surrounding area contains residential subdivisions and is consistent with current uses. Also, the subject property has experienced development on all sides which has limited the design options. The applicant has worked with City staff for several months to find a synergistic solution.

1(e): The gain to the public health, safety and welfare and overall community benefit from the existing classification to the proposed amendment:

Given the current state of disrepair of the subject property, this zone change (and subsequent development) will be very beneficial to the community. The old home will be demolished; the land will be cleared of noxious weeds, and beautiful twin homes will be constructed. The project will also connect a 180 ft. break in 70 N (currently two dead-end streets), which will improve traffic flow.

2: Supporting documentation including: a map showing the properties included in the zone change, studies, and any other information which would allow the City Council to make a well-informed decision:

See below.



3: A legal description of the property proposed for a Zoning Map Amendment. If the Amendment includes two or more parcels, a survey of the property included in the proposed amendment will be required by the City. If a survey is required, the applicant shall submit a copy of the survey and indicate the name and phone number of the surveyor:

Survey**:** Not required as only one parcel is affected.

Parcel #**:** 58:030:0114

Legal Description**:** COM S 731.694 FT & W 427.023 FT FR NE COR. SEC. 13, T5S, R1W, SLB&M.; S 2 DEG 42' 0" E 341.72 FT; S 1 DEG 5' 0" E 356.61 FT; N 84 DEG 3' 53" E 28.02 FT; N 89 DEG 9' 55" E 117.07 FT; S 78 DEG 7' 27" E 25.46 FT; N 0 DEG 35' 58" W 709.7 FT; S 86 DEG 33' 30" W 185.61 FT TO BEG. AREA 2.816 AC

ORDINANCE NO: 39-2021

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 2402 WEST MAIN STREET

WHEREAS, Matthew Jorgensen and Jason Rickards, authorized agents for the owner of property located at 2402 West Main Street and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as R-2; and

WHEREAS, following a public hearing on August 26, 2021, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on September 14, 2021, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of August 26, 2021; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on October 25, 2011 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lehi City, Utah as follows:

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to R-2.

PART II:

A. If a provision of this Ordinance 39 -2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 14th day of September 2021.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

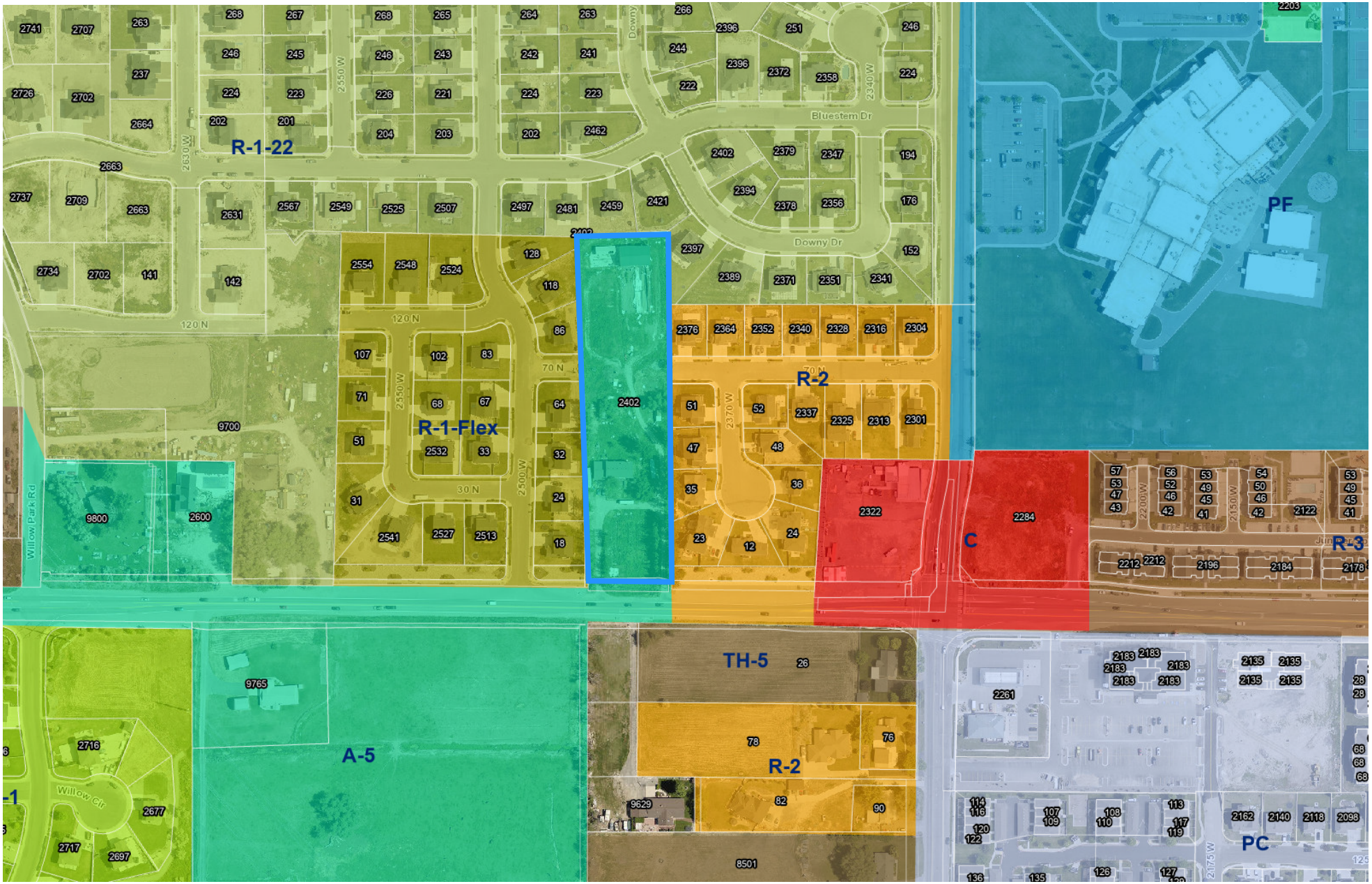
CARLA’S COVE ZONE CHANGE PROPERTY LEGAL DESCRIPTION

COM S 731.694 FT & W 427.023 FT FR NE COR. SEC. 13, T5S, R1W, SLB&M.; S 2 DEG 42' 0" E 341.72 FT; S 1 DEG 5' 0" E 356.61 FT; N 84 DEG 3' 53" E 28.02 FT; N 89 DEG 9' 55" E 117.07 FT; S 78 DEG 7' 27" E 25.46 FT; N 0 DEG 35' 58" W 709.7 FT; S 86 DEG 33' 30" W 185.61 FT TO BEG. AREA 2.816 AC.

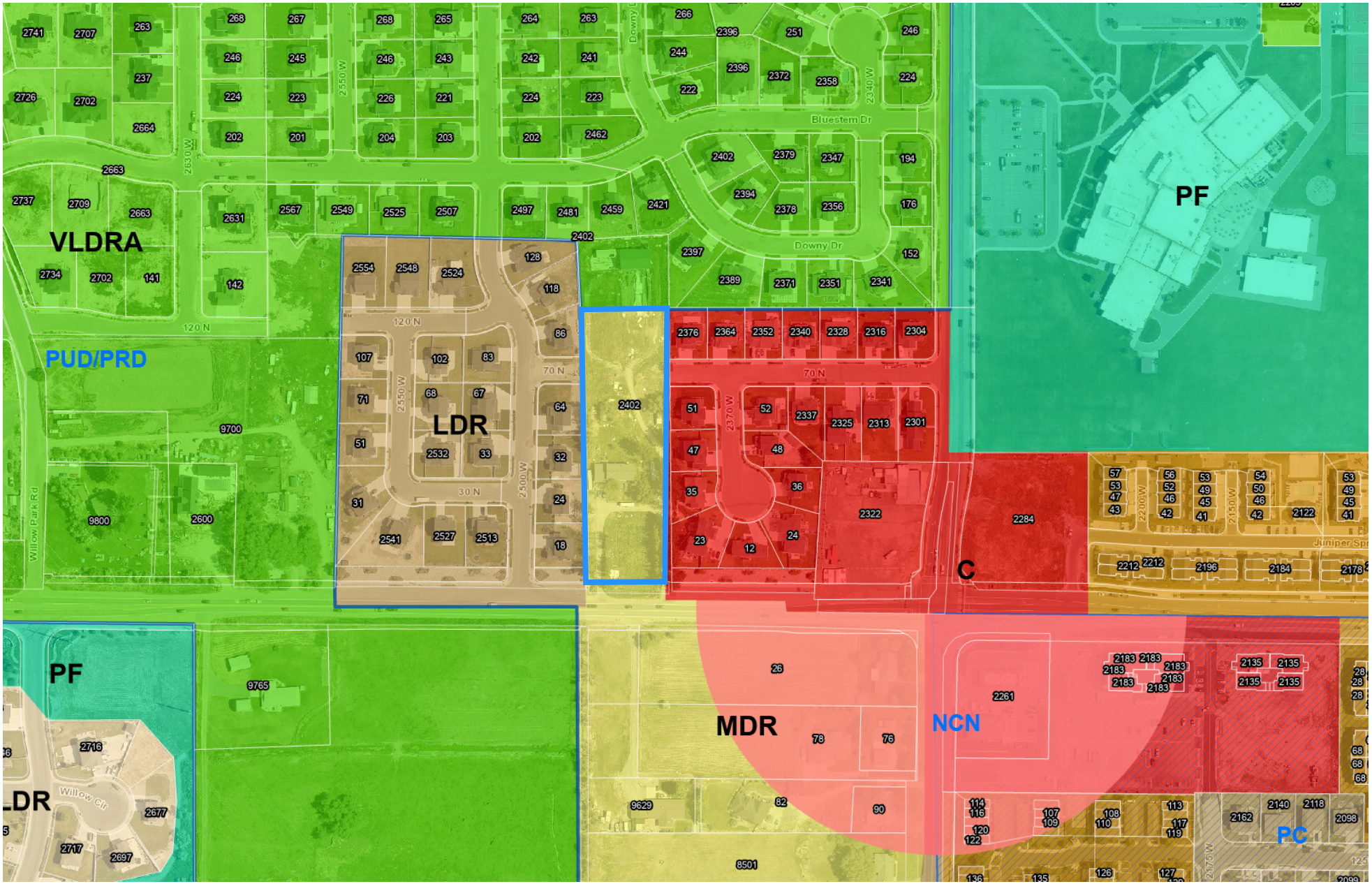
Carla's Cove Zone Change
Aerial



Carla's Cove Zone Change
Zoning



Carla's Cove Zone Change
General Plan









CARLA'S COVE ZONE CHANGE

CITY COUNCIL REPORT

Applicant	Matthew Jorgensen and Jason Rickards		
Meeting Date	September 14, 2021		
Requested Action/Purpose	Approval of a proposed zone change		
Location	2402 West Main Street		
Project Area	2.82 acres		
Existing Zoning	A-5 (Agriculture)		
Proposed Zoning	R-2 (Medium Density Residential)		
Existing General Plan Land Use Designation	MDR (Medium Density Residential)		
Adjacent Zoning and Land Use	*North*	R-1-22	Willow Park River Plat B and C Subdivision
	South	TH-5	Main Street/Agriculture
	East	R-2	Willow Park River Plat A Subdivision
	West	R-1-Flex	Laird Park Subdivision
Date of DRC Review	August 11, 2021		
Date of Planning Commission Review	August 26, 2021		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval, of the Lehi City Development Code, the Planning Commission should consider the following factors, among others, when reviewing a zone amendment:

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

PROPERTY HISTORY

February 10, 1999 This property was included in the Lehi West Crossroads annexation.

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Medium Density Residential (MDR)

The Medium Density Residential (MDR) classification is used to identify and encourage the development of a variety of moderate density housing types, including single family dwellings and two-family dwellings, with an overall density not to exceed 6 dwelling units per acre. The applicable Zoning District classification for MDR is R-2.

REPORT ANALYSIS

The applicant is seeking approval of the proposed zone change from A-5 (agriculture) to R-2 (medium density residential) on 2.82-acres of property located at 2402 West Main Street. This zone change is consistent with the approved General Plan designation of MDR (Medium Density Residential) on the property. The zone change will allow the development of the property in a way that is consistent with the General Plan. The R-2 zone would allow for a maximum density of six units per acre on the property.

The DRC had one comment regarding water dedication being required before submitting a preliminary subdivision application. Please consider including the DRC comment as part of the motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed zone change is consistent with the Medium Density Residential designation of the General Plan.
2. The proposed zone change is/is not consistent with the goals and policies of the General Plan.
3. The proposed change is/is not consistent and compatible with the General Plan land uses of nearby and adjoining properties.
4. The proposed change will/will not unduly affect the uses or proposed uses for nearby and adjoining properties.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed concept plan on August 26, 2021. The minutes and motion from this meeting will be included separately in the packet.

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: September 14, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Concept approval for the Carla's Cove Concept Plan, a 6-lot residential development located at 2402 West Main Street.

Suggested Action:

Attachments:

Carla's Cove Concept DRC 08.11.21.docx

Carla's Cove Concept narrative.pdf

Carla's Cove Concept Plan - plan.pdf

Carla's Cove Concept Plan Map - aerial.pdf

Carla's Cove Concept Plan Map - general plan.pdf

Carla's Cove Concept Plan Map - zoning.pdf

Carla2.jpg

Carla1.jpg

Carla3.jpg

CC Staff Report Concept.docx

Carla's Cove Concept
DRC Redline Comments

*Matthew Jorgensen and Jason Rickards – request review of the **Carla's Cove Concept Plan**, a 6-lot residential development located at 2402 West Main Street.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Matthew Jorgensen and Jason Rickards
Date of Plans Reviewed: **8/3/21**
Time Start: 2:52 PM
Time End: 3:03 PM

DRC REDLINE COMMENTS:
Glade – Power: No comment
Garion – Fire:
1. An approved turnaround will be required. Alternatives to the cul-de-sac may be accepted.

Greg – Water/Sewer:
2. There is no sewer in Main Street to service lots 5 & 6.
3. Water and PI mains are stubbed from the East and West on 70 North. These mains must be connected. A culinary blow off with tee and valve cluster will be required on the culinary main. A fire hydrant may be required on the PI main.
4. Sewer main extension will be required on 70 North to service lots 1-4. Verify sewer depth at existing manhole

Trent – Parks: No comments
Gary – Building/Inspections:
5. A soils report will be required if this moves past concept.

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 26TH

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.

1(b): Name of the current owner of the subject property:

Owner: Seeley & Sons, LLC
Member/Manager: Carla Meine

1(c): All existing structures, including setbacks and existing easements:

Existing structures:

- North end: large shed
- Southwest: "Log cabin" type home
- Center: functioning well

Note: both structures will be removed and well will be capped as part of the development.

Easements: none know, except utility easements to structures to be abandoned.

1(d): Location and names of adjacent properties/property owners and platted subdivisions:

Abutting subdivisions/owners:

- To the east: Willow Springs Plat A
- To the west: Laird Park
- To the north: Willow Park River Plat B
- To the north: Willow Park River Plat C
- To the south: Main Street, then Reed Todd Evans
- To the south: Main Street, then Walter Kirk & Bonnie Lou Evans

2(a): Type of development:

Residential subdivision. R-2 zone with twin homes.

2(b): Proposed building materials:

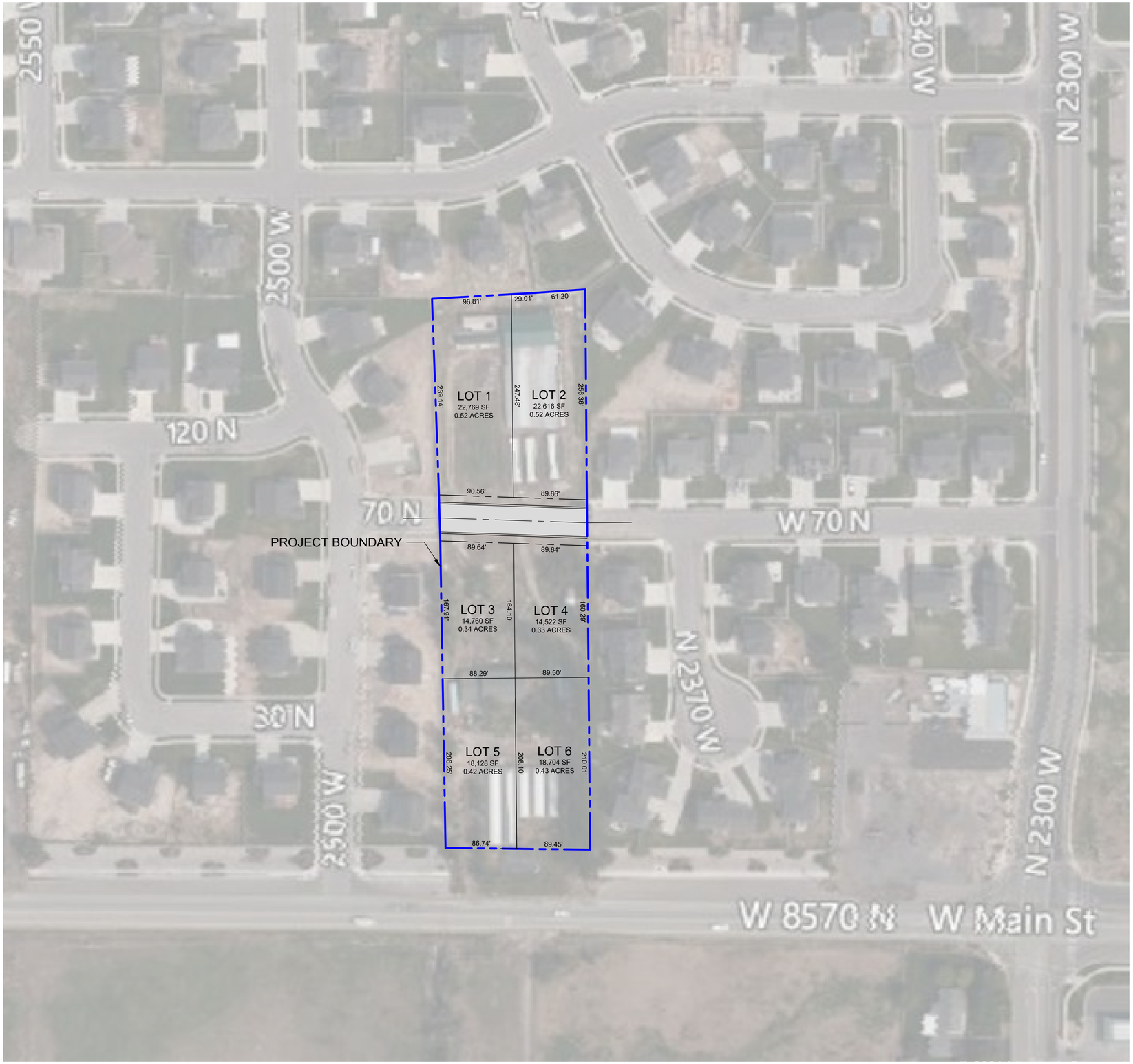
Stucco, hardy board plank, stone.

2(c): Proposed CC&Rs (if any):

N/A.

2(d): Proposed amenities to be included in the development (landscaping, fencing, trails, special lighting, design theme, etc.:

TBD

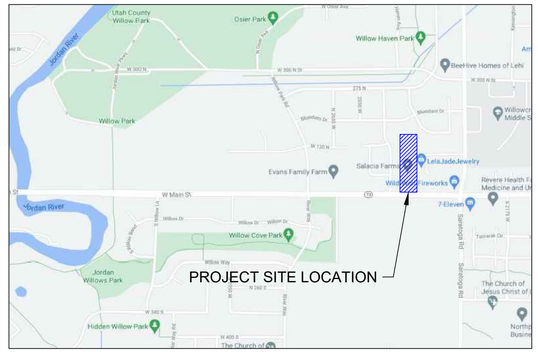


GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

VICINITY MAP



LAND USE SUMMARY

OVERALL AREA	*122,839.20 S.F.*	*2.82 ACRES*

AREA: 6 UNITS (2.1 UNITS/ACRE)

GENERAL NOTES

1. *BOUNDARY TAKEN FROM UTAH COUNTY PARCEL MAP*

REGISTERED PROFESSIONAL LAND SURVEYOR
No.260242
REID H. DICKSON
STATE OF UTAH

No.	DESCRIPTION	BY	DATE
	REVISIONS		

SCALE (HORIZ): 1=60'
SCALE (VERT): -
DRAWN BY: RJF
CHECKED BY: RHD
DATE: 07.27.2021
PROJECT No: -

infinity CONSULTANTS
2975 Executive Parkway, Suite 300
Lehi, Utah 84043 • Tel: 801.541.3040

MEINE

LOT LAYOUT

LEHI, UTAH

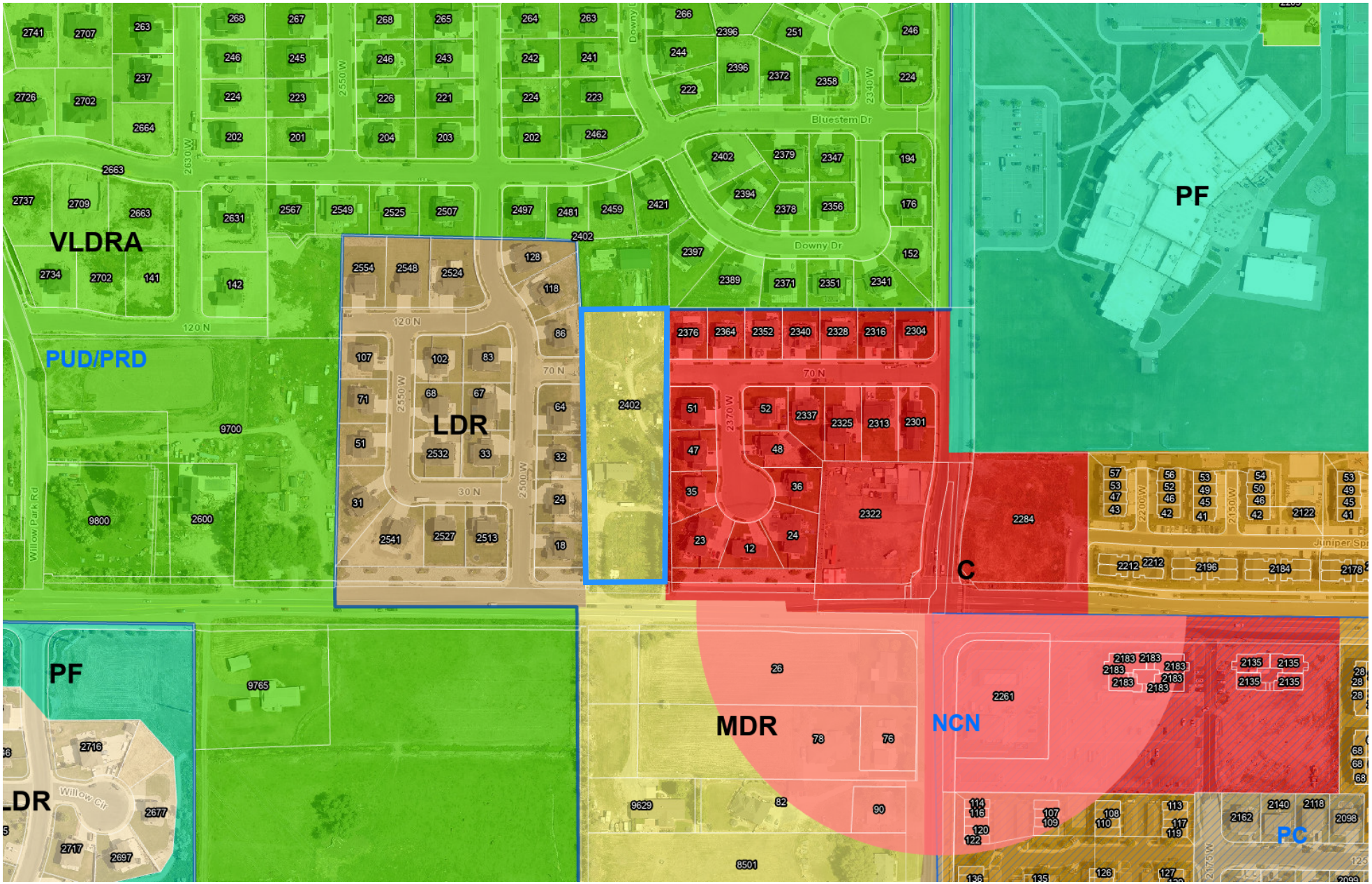
SHEET
EX11

P:\Shared Files\Marketing\Matthew Jorgensen\Meine\00-Cadd\Site #11 8-12.dwg August 12, 2021 - 10:20am

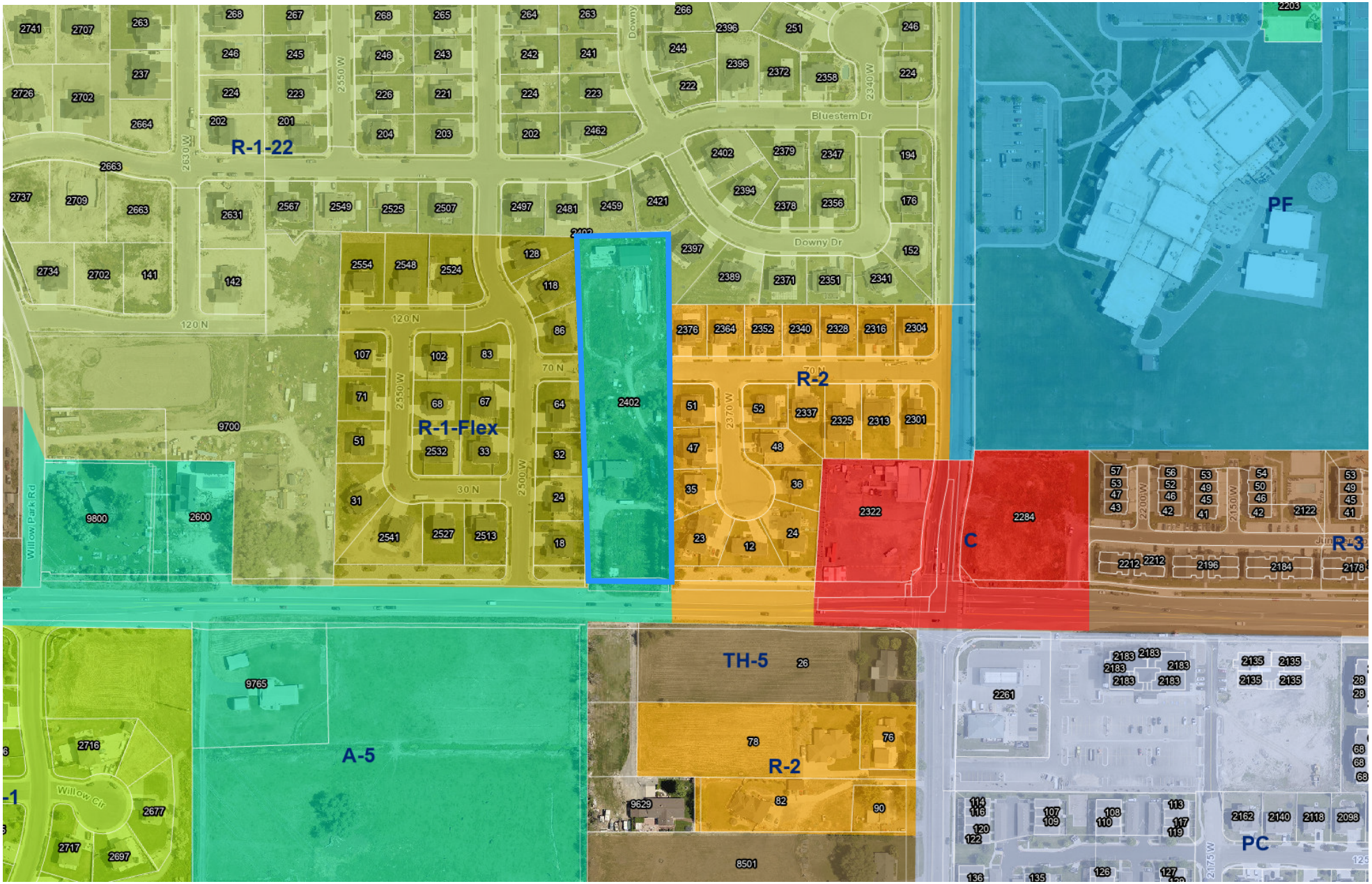
Carla's Cove Concept Plan
Aerial



Carla's Cove Concept Plan
General Plan



Carla's Cove Concept Plan
Zoning









CARLA'S COVE CONCEPT PLAN
CITY COUNCIL REPORT

Applicant	Matthew Jorgensen and Jason Rickards		
Meeting Date	September 14, 2021		
Requested Action/Purpose	Approval of a proposed concept plan		
Location	2402 West Main Street		
Project Area	2.82 acres		
Existing Zoning	A-5 (Agriculture)		
General Plan Land Use Designation	MDR (Medium Density Residential)		
Adjacent Zoning and Land Use	*North*	R-1-22	Willow Park River Plat B, C Subdivision
	South	TH-5	Main Street/Agriculture
	East	R-2	Willow Park River Plat A Subdivision
	West	R-1-Flex	Laird Park Subdivision
Date of DRC Review	August 11, 2021		
Date of Planning Commission Review	August 26, 2021		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.010. Concept Plan – Applicability:
The Concept Plan gives the applicant, staff, Planning Commission and City Council an opportunity to discuss the project in the conceptual stage. The applicant can use the Concept Plan meeting to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required for layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat.

PROPERTY HISTORY

February 10, 1999 This property was included in the Lehi West Crossroads annexation.

REPORT ANALYSIS

The applicant requests approval of the Carla's Cove concept plan, a six-lot residential development located at 2402 West Main Street. A proposed zone change to R-2 is being submitted concurrently with this concept plan application. The approval of the zone change will make the proposed development and density possible.

The proposed development shows an overall density of 2.1 units per acre if developed as single-family homes. The applicant indicated in their narrative that they intend to put twin homes on the lots, which is allowed in the R-2 zone. If developed as twin homes, the overall density would be 4.2 units per acre, which meets the maximum allowed density of six units per acre in the R-2 zone.

The concept plan shows two lots fronting Main Street and four lots fronting onto 70 North. The lots range in size from 14,522 square feet and 22,769 square feet. The proposed lot sizes meet the R-2 zone requirements of having a minimum lot size of 8,000 square feet for single-family homes and the minimum lot size for 10,000 square feet for two-unit dwellings.

The DRC had five comments, including the following:

1. There is no sewer in Main Street to service lots 5 & 6.
2. Water and PI mains are stubbed from the East and West on 70 North. These mains must be connected. A culinary blow off with tee and valve cluster will be required on the culinary main. A fire hydrant may be required on the PI main.
3. Sewer main extension will be required on 70 North to service lots 1-4. Verify sewer depth at existing manhole

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

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed Concept is/is not consistent with the Lehi City Development Code
2. The proposed Concept does/does not conform to the goals and policies of the General Plan.
3. Other findings as determined by the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed concept plan on August 26, 2021. The minutes and motion from this meeting will be included separately in the packet.

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: September 14, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #40-2021, the Johnson General Plan Amendment, amending 4-acres of property from LDR (low density residential) with a NCN (neighborhood commercial node) overlay to HDR (high density residential) with a NCN (neighborhood commercial node) overlay at 3333 West 1500 North.

Suggested Action:

Attachments:

CC Staff Report Johnson General Plan Amendment 09.14.21.docx

Johnson General Plan Amendment DRC 07.28.21.docx

Ord 40-2021.docx

Johnson Farm GP Narrative.pdf

Johnson Farm GP map.pdf

Johnson General Plan Amendment - aerial map.pdf

Johnson General Plan Amendment - general plan map.pdf

Johnson General Plan Amendment - zoning map.pdf

Image 2.jpg

Image 1.jpg

Image 3.jpg

JOHNSON GENERAL PLAN AMENDMENT
CITY COUNCIL REPORT

Applicant	Kraig Johnson		
Meeting Date	September 14, 2021		
Requested Action/Purpose	Approval of a proposed general plan amendment		
Location	3333 West 1500 North		
Acreage	4 acres		
Existing Zoning	TH-5		
Existing General Plan Land Use Designation	NCN (Neighborhood Commercial Node) and LDR (Low Density Residential)		
Proposed Land Use Designation	NCN (Neighborhood Commercial Node) and HDR (High Density Residential)		
Existing Land Use	Single-Family Residential		
Adjacent Zoning and Land Use	*North*	TH-5	Undeveloped/Agriculture
	South	R-1-8	Undeveloped/Agriculture
	East	TH-5	Undeveloped/Jordan River/Open Space
	West	R-3	The Exchange/Gardner Point
Date of DRC Review	July 28, 2021		
Date of Planning Commission Review	August 12, 2021		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Neighborhood Commercial Node (Overlay) (NCN)
The purpose of the Neighborhood Commercial classification is to allow for smaller-scale retail and service-oriented businesses that are compatible with adjacent neighborhoods and can provide basic goods and services that are available in close proximity to residential areas. Developments within this zone should be designed for a sensitive transition between commercial uses and surrounding residential uses.

Several of these nodes occur within the City. The purpose of Neighborhood Commercial Nodes (NCNs) is to allow for the implementation of the Neighborhood Commercial designation at designated major intersections as shown on the Land Use Map. Neighborhood Commercial Nodes are considered an overlay designation. Therefore, if a determination is made by the City that commercial land uses are not appropriate at any given NCN or portion of a NCN, the underlying General Plan Land Use designation(s) apply.

Low Density Residential (LDR)
The Low Density Residential (LDR) classification provides for predominantly single-family residential areas and single-family dwelling units with an overall neighborhood density not to exceed 4 units per acre. For the efficient implementation of this General Plan Land Use category, and to achieve the goals of the General Plan, the City provides a range of Zoning District classifications that may be used under the Low Density Residential. Applicable Zoning District classifications, depending on the area, include R-1-12, R-1-10, and R-1-8.

High Density Residential (HDR)
The High Density Residential (HDR) classification provides opportunities for the development of higher density residential uses, including single family detached and attached residential units, apartments, condominiums, and townhouses with an overall density not to exceed 12 dwelling units per acre. The applicable Zoning District classification for HDR is R-3.

PROPERTY HISTORY

September 26, 2008	The City Council approved the Holbrook Annexation, which included this property.

REPORT ANALYSIS

The applicant is requesting review and approval of the Johnson General Plan Amendment. The proposal is to amend the General Plan land use designation of this property from Neighborhood Commercial Node (NCN) and Low Density Residential (LDR) to Neighborhood Commercial Node (NCN) and High Density Residential (HDR). The amendment would only include the western four acres of Johnson's property and the remaining 4.77-acres to the east, closest to the Jordan River, would remain LDR.

The NCN designation is an overlay, which allows for neighborhood commercial uses on the property is if the City deems it appropriate at that location. If the City does not deem it appropriate, the underlying destination would apply. In this case, the applicant is requesting to change the underlying designation from LDR to HDR. The current designation of LDR would allow for a maximum density of 3.25 units per acre. The amendment to HDR would allow for a maximum density of 12 units per acre.

The applicant stated in their narrative that this request is being made due to selling some of their property along 3600 West to the City, the proximity of the property to the future Primary Children's Hospital, potential high school, city parks and trails, and the future fire station. The applicant indicated that the increased density could help bring more homes to the area to help service those sites. It would also allow for greater housing affordability by allowing a

greater mixture of products within the development. The DRC did issue a few concerns in their comments regarding the fixed utility capacity in this area. The DRC also stated that increased density may be allowed in lieu of reimbursement for the planned trails and road right-of-way and improvements.

The DRC had three comments which included the following:

1. This area has a fixed utility capacity and should remain the current general plan designation
2. Planning staff recommends keeping the current designation of LDR. The City Council and Planning Commission have provided direction that increases in density should be focused on TOD areas. This would be outside of our designated TOD locations.
3. Some minor increases to the allowed density above the current LDR designation may be considered in lieu of planned trail and road ROW and improvements.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve or deny the proposed general plan amendment. Any motion should include findings. Possible findings include:

1. The proposed General Plan amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
2. The proposed General Plan amendment is/is not consistent with the land uses and zoning of nearby and adjoining properties.
3. The proposed General Plan amendment will/will not have a substantial adverse effect on surrounding property.
4. The affected site is/is not physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public services to accommodate any potential future uses, including all landscaping, loading areas, open spaces, parking areas, setbacks, buffering/screening, walls, fences, yards, and other required features.
5. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Johnson General Plan amendment on August 12, 2021. The minutes and motion from this meeting are as follows:

3.3) Public hearing and recommendation of Kraig Johnson's request for review of the Johnson General Plan Amendment, amending 4-acres of property from LDR (low density residential) with a NCN (neighborhood commercial node) overlay to HDR (high density residential) with a NCN (neighborhood commercial node) overlay at 3333 West 1500 North.

*Ross stated the difference is not a big property designation, but the area has a lot of density already. He discussed the bonus density with the Commissioners. Commissioner Everett said that a MDR might be a good compromise between the two, but that the applicant is asking for HDR. Commissioner Nielsen would like some assurance that the system isn't being overburdened. Commissioner Newall agreed with Commissioner Nielsen. Commissioner Jackson wanted to hear the City side of the negotiation with the property. Kim Struthers stated he can speak to the negotiation to the best of his ability. He was under the impression the piece was appraised and once the piece was bought there may have been some type of verbal agreement on the property. Commissioner Hemmert stated if this is approved, there needs to be a strong finding of facts. Ross Dinsdale clarified the difference from MDR and HDR for this property. Commissioner Nielsen stated a utility study could determine whether this property would overburden the system. Ross stated this property being re-designated wouldn't have a huge impact, but it would limit other areas, and that property is still needed for road widening, etc. Sierra clarified that regardless, the commercial will require and approval.

Ross stated the total difference is approximately ten units if it goes to HDR.

Motion: Commissioner Jackson moved to send a positive recommendation of **Kraig Johnson's request for review of the Johnson General Plan Amendment, amending 4-acres of property from LDR (low density residential) with a NCN (neighborhood commercial node) overlay to HDR (high density residential) with a NCN (neighborhood commercial node) overlay at 3333 West 1500 North**, that as findings resulting from a public meeting, the Commissioners are taking consideration the applicants history of property and ownership in relation to the City of Lehi to date; including the findings that the infrastructure can handle the development, and also the opportunities the applicant may have had if there had not been encouraged sale of property to the City. Commissioner Bunker seconded.

Vote: Commissioner Nielsen, yes; Commissioner Everett, no; Commissioner Hemmert, yes; Commissioner Bunker, yes; Commissioner Hereth, yes; Commissioner Jackson, yes; Commissioner Eyre, yes. The motion passed 6 – 1.

Johnson General Plan Amendment
DRC Redline Comments

*Kraig Johnson – requests review of the **Johnson General Plan** Amendment, amending 4-acres of property from LDR with a Neighborhood Commercial Overlay to HDR with a Neighborhood Commercial Overlay at 3333 West 1500 North.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Kraig Johnson
Date of Plans Reviewed: **7/20/21**
Time Start: 3:36 PM
Time End: 3:48 PM

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

1. This area has a fixed utility capacity and should remain the current general plan designation

Luke- Traffic: No comments
Kim – Planning:

2. Planning staff recommends keeping the current designation of LDR. The City Council and Planning Commission have provided direction that increases in density should be focused on TOD areas. This would be outside of our designated TOD locations.
3. Some minor increases to the allowed density above the current LDR designation may be considered in lieu of planned trail and road ROW and improvements.

Consistency with the elements of the Lehi City General Plan.
The only General Plan Element affected by the proposed amendment is the Land Use Element.

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

Neighborhood Commercial Node (Overlay) (NCN)
The purpose of the Neighborhood Commercial classification is to allow for smaller-scale retail and service-oriented businesses that are compatible with adjacent neighborhoods and can provide basic goods and services that are available in close proximity to residential areas. Developments within this zone should be designed for a sensitive transition between commercial uses and surrounding residential uses.

Several of these nodes o cur within the City. The purpose of Neighborhood Commercial Nodes (NCNs) is to allow for the implementation of the Neighborhood Commercial designation at designated major intersections as shown on the Land Use Map. Neighborhood Commercial Nodes are considered an overlay designation. Therefore, if a determination is made by the City that commercial land uses are not appropriate at any given NCN or portion of a NCN, the underlying General Plan Land Use designation(s) apply.

Low Density Residential (LDR)
The Low Density Residential (LDR) classification provides for predominantly single family residential areas and single family dwelling units with an overall neighborhood density not to exceed 4 units per acre. For the efficient implementation of this General Plan Land Use category, and to achieve the goals of the General Plan, the City provides a range of Zoning District classifications that may be used under the Low Density Residential. Applicable Zoning District classifications, depending on the area, include R-1-12, R-1-10, and R-1-8.

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.

High Density Residential (HDR)
The High Density Residential (HDR) classification provides opportunities for the development of higher density residential uses, including single family detached and attached residential units, apartments, condominiums, and townhouses with an overall density not to exceed 12 dwelling units per acre. The applicable Zoning District classification for HDR is R-3.

THIS ITEM WILL BE SCHEDULED FOR THE AUGUST 12TH

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

ORDINANCE NO: 40-2021

ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP FOR KRAIG JOHNSON

WHEREAS, on September 14, 2021, following all necessary public hearings, the Lehi City Council adopted an amendment to the Lehi City General Plan which included the 2017 Land Use Element together with the Lehi City General Plan Land Use Map; and

WHEREAS, the Lehi City Planning Commission held a public hearing on August 12, 2021, to review and make a recommendation on the General Plan Amendment located at approximately 3333 West 1500 North changing the land use designation of four-acres of property from Neighborhood Commercial Node (NCN) and Low Density Residential (LDR) to Neighborhood Commercial Node (NCN) and High Density Residential (HDR), as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on September 14, 2021, pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map from Neighborhood Commercial Node (NCN) and Low Density Residential (LDR) to Neighborhood Commercial Node (NCN) and High Density Residential (HDR).

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

PART 1:

The Land Use Element of the Lehi City General Plan and General Plan Land Use Map is hereby amended to change the subject properties from Neighborhood Commercial Node (NCN) and Low Density Residential (LDR) to Neighborhood Commercial Node (NCN) and High Density Residential (HDR). The total amendment will include approximately four-acres of property located at 3333 West 1500 North, more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance 40 -2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

A. This ordinance and its various section, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid,

the remainder shall not be affected thereby.

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

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

Approved and Adopted by the City Council of Lehi City this 14th day of September 2021.

ATTEST

Mark Johnson, Mayor	Teisha Wilson, City Recorder

Exhibit A

58:025:0036

COM S 1.1 FT & E 612.06 FT FR NW COR. SEC. 12, T5S, R1W, SLB&M.; S 89 DEG 53' 51" E 716.29 FT; S 89 DEG 53' 50" E 502.94 FT; S 54 DEG 34' 6" W 781.63 FT; S 36 DEG 7' 50" W 261.7 FT; N 121.27 FT; N 89 DEG 49' 25" W 30 FT; N 251.73 FT; N 89 DEG 49' 25" W 398.06 FT; N 292.36 FT TO BEG. AREA 8.349 AC.



Amendment to the General Plan

Request for General Plan Amendment for Western 4 acres of Johnson Farm

This is an amendment request to the general plan for the western 4 acres of Johnson Farm located at 3333 West 1500 North, Lehi. The parcel number is 58:025:0036 with total acreage of 8.35. The west 3.58 ac is proposed zoned NCN (neighborhood commercial node overlaying LDR) and the east 4.77 ac is proposed zoned LDR under current general plan (General Plan 2021). The general plan has been changed around that area as noted by comparing 2018 version to 2021 version. I sold 2 acres to Lehi city as powerline city park in June 2018 and another 2 acres to Lehi city for a fire station in December 2020. Those four acres were proposed zoned NCN overlay HDR per general plan. The north of 1500 N is owned by Alpine School District for a high school, is proposed zoned HDR and MDR. According to the general plan 2021, the City has planned about 10 acres HDR East of 3600 W around 1500 N (more if you take a look at 2018 general plan map). Currently, there would be a city park, a fire station and a high school, much less density than original planned. This is a unique area, with the exceptional growth. The intermountain primary children hospital under construction is less 1 mile away. The future University of Utah hospital is also a short distance away. HDR can accommodate more housing requests than LDR. We will keep the river front 4.35 acres as LDR but request western 4 acres under NCN overlay LDR to be NCN overlay HDR to compensate the density of this area and future development.

Sincerely,



20 July, 2021

KraigJ@gmail.com

Cell # 801-808-7110

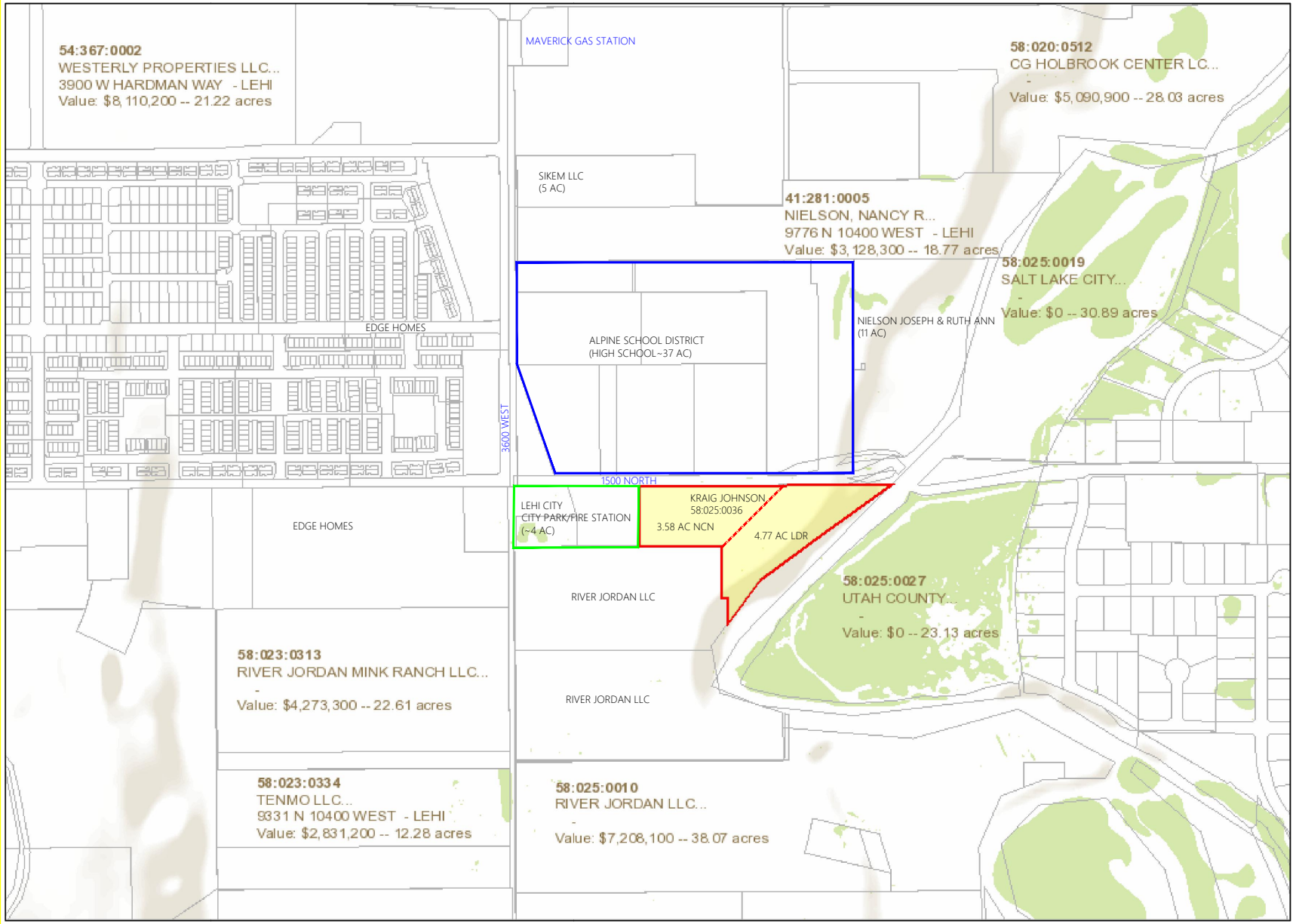
Enclosed maps:

Utah County Parcel Map

General Plan Lehi City 2018

General Plan Lehi City 2021

3333 W 1500 N LEHI TAX ID: 58:025:0036 TOTAL ACREAGE: 8.35
APPLICANT: KRAIG JOHNSON (OWNER)
CELL:801-808-7110
EMAIL: KRAIGJ@GMAIL.COM
MAP NOT TO SCALE



Utah County Parcel Map

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

Date: 7/19/2021

N

Lehi City General Plan Land Use Map

Date Adopted: October 25, 2011
Last Amended: September 13, 2016

Produced by Lehi City GIS
Jason DeWitt, GIS Coordinator
August 27, 2018

Scale: 1:15,000

1,500 750 0 1,500 3,000 4,500 6,000 Feet

N W E S

NOTES

i. Neighborhood Commercial Nodes (NCN): are considered an overlay designation. Therefore, if a determination is made by the City that commercial land uses are not apprpriate at any given NCN or portion of an NCN, the underlying General Plan Land Use designation(s) shall apply.

ii. Planned Unit Development (PUD)/ Planned Residential Development (PRD) Opportunity Areas: These areas allow for clustering of residential development for the protection of prime agricultural lands and environmentally sensitive natural open spaces, with PUD approval.

iii. Transit Oriented Development (TOD) Overlay: TODs capitalize on confluence of multiple modes of transportation, including TRAX and FrontRunner, to allow for higher density development and a mix of uses.

iv. Very Low Density Residential Agriculture (VLDRA): applicable current Zoning Districts, depending on the area, include R-1-22 and A-1. RA-1 Zone may be applied to existing properties in VLDRA of 2 acres or smaller.

v. Very Low Density Residential (VLDR): applicable current Zoning Districts, depending on the area, include R-1-15, RA-1, and R-1-22.

vi. Low Density Residential (LDR): applicable current Zoning Districts, depending on the area, include R-1-8, R-1-10, and R-1-12.

vii. Medium Density Residential (MDR): applicable current Zoning District is R-2.

viii. Intermediate High Density Residential (IHDR): applicable current Zoning District is R-2.5 with PUD approval required.

ix. High Density Residential (HDR): applicable current Zoning District is R-3.

x. Agricultural (A): maximum gross density applicable in this area is current Zoning District A-5.

xi. Environmentally Sensitive Area (ESA): applicable current Zoning District is A-5.

xii. Main Street Corridor west of 500 W to the City Boundary at the Jordan River, has been identified on the Map for a future Small Area Study, which will include Design Guidelines for the development of the corridor.

xiii. PUD/PRDs are possible throughout the entire City, but are highly encouraged in the PUD/PRD Opportunity Areas

See Traverse Mountain Area Plan

Thanksgiving Point Gardens

IM Flash

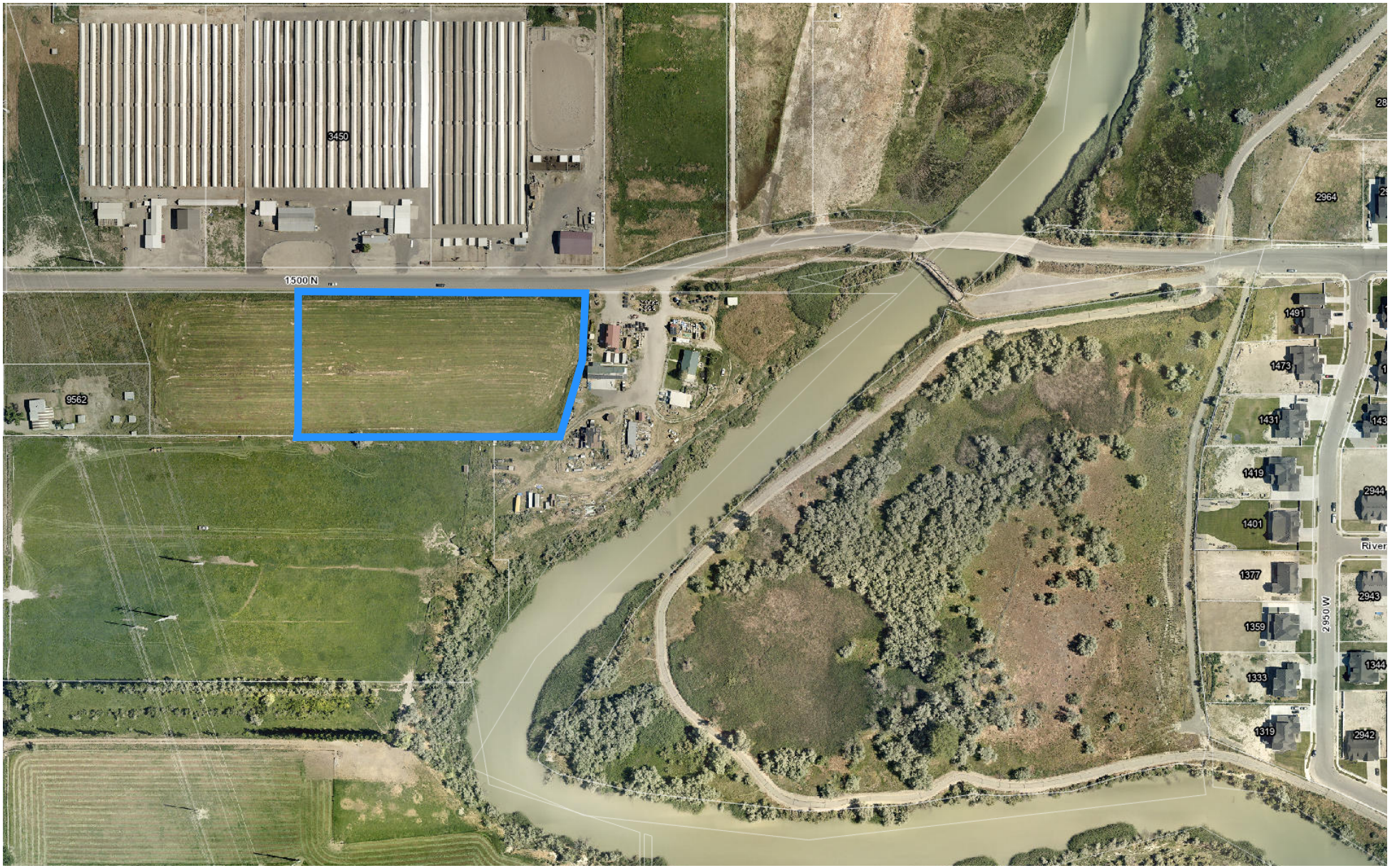
Legend

- Railroads
- Lehi City Boundary
- Equestrian Trail / Open Space Right of Way
- Trail / Open Space Right of Way
- PC - Planned Communities
- TOD - Transit Oriented Development
- NCN - Neighborhood Commercial Node
- PUD/PRD Opportunity Area
- Water Bodies
- Parcels
- Potential Wetland Areas

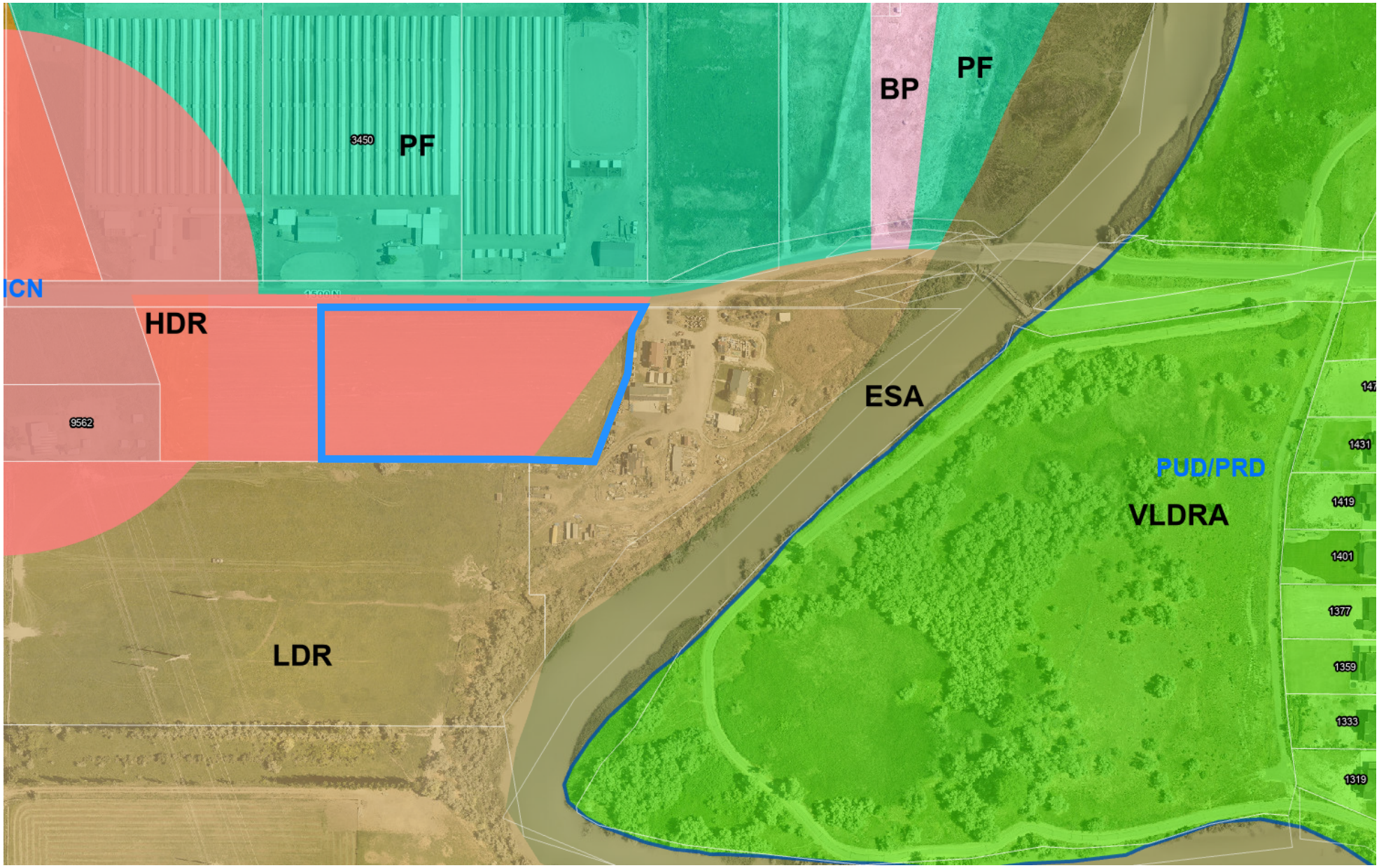
General Plan

- A - Agricultural
- VLDRA - Very Low Density Residential Agriculture
- VLDR - Very Low Density Residential
- LDR - Low Density Residential
- MDR - Medium Density Residential
- IHDR - Intermediate High Density Residential
- HDR - High Density Residential
- C - Commercial
- CR - Commercial Regional
- CFP - Commercial / Food Processing
- BP - Business Park
- NC - Neighborhood Commercial
- LI - Light Industrial
- I - Industrial
- T/M - Technical / Manufacturing
- PO - Professional Office
- MU - Commerical / Residential
- RC - Resort Community
- SE - Sports Entertainment
- ESA - Environmentally Sensitive Area
- PF - Public Facilities

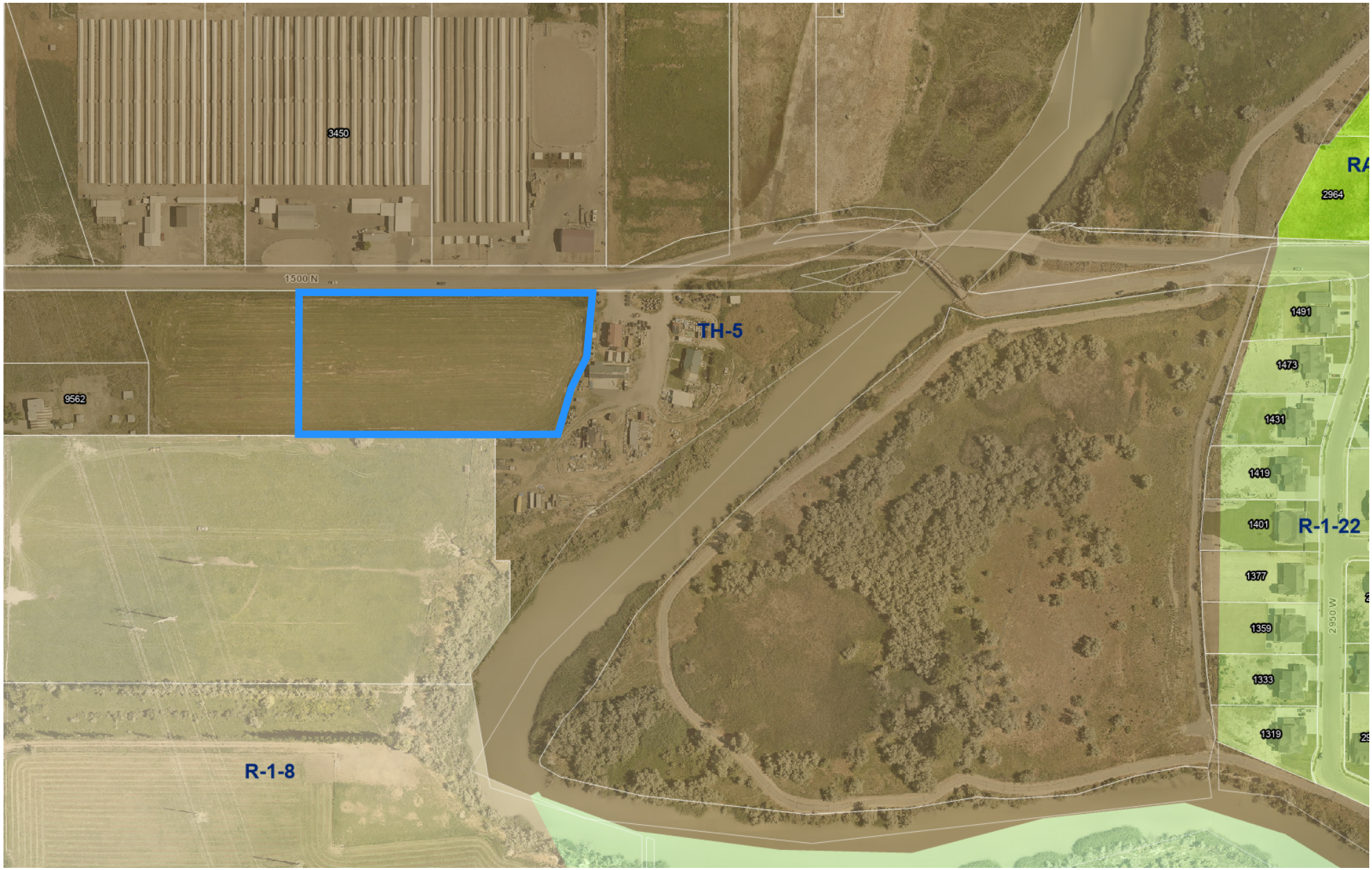
Johnson General Plan Amendment
Aerial



Johnson General Plan Amendment
General Plan



Johnson General Plan Amendment
Zoning









Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: September 14, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #41-2021, the Longhorn Meadows zone change at approximately 400 South 1300 West, changing the zoning on 5-acres from TH-5 (transitional holding) to R-1-Flex.

Suggested Action:

Attachments:

CC Staff Report Longhorn Meadows Zone Change 09.14.21.docx

Longhorn Meadows Zone Change DRC 07.14.21.docx

Ord 41-2021.docx

Longhorn Meadows Zone Change narrative.pdf

Longhorn Meadows Zone Change 07.14.21 maps.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

LONGHORN MEADOWS ZONE CHANGE
CITY COUNCIL REPORT

Applicant	Patterson Homes		
Meeting Date	September 14, 2021		
Requested Action/Purpose	Approval of a proposed zone change		
Location	Approximately 400 South 1300 West		
Project Area	5 acres		
Existing Zoning	TH-5		
Proposed Zoning	R-1-Flex		
Existing General Plan Land Use Designation	LDR (Low Density Residential)		
Adjacent Zoning and Land Use	*North*	R-1-12	Peck Acres Subdivision
	South	R-1-10	Greenfield Manor Subdivision
	East	TH-5	Single family residential
	West	R-1-12	Stage Coach Plat B Subdivision
Date of DRC Review	July 14, 2021		
Date of Planning Commission Review	August 12, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Low Density Residential (LDR)

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



APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval, of the Lehi City Development Code, the Planning Commission should consider the following factors, among others, when reviewing a zone amendment:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;

5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

PROPERTY HISTORY

October 6, 1999 – The City Council approved the 1100 West Annexation.

REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from TH-5 to R-1-Flex for five acres located at approximately 400 South 1300 West. This zone change is consistent with the approved General Plan designation of LDR for the property. The applicant is seeking a zone change as it will allow development of the property that is consistent with the surrounding residential subdivisions.

The DRC had one comment on the proposed zone change.

1. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-1-Flex Zone. The amount of culinary water is 1.58 acre feet per acre and irrigation water is 2.11 acre feet per acre.

Please include the DRC comment in the motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed zone change is consistent with the Low Density Residential designation of the General Plan.
2. The proposed zone change is/is not consistent with the goals and policies of the General Plan.
3. The proposed change is/is not consistent and compatible with the General Plan land uses of nearby and adjoining properties.
4. The proposed change will/will not unduly affect the uses, or proposed uses for nearby and adjoining properties.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on August 12, 2021. The minutes and motion from this meeting are as follows:

3.4) Public hearing and recommendation of Patterson Homes' request for review of the Longhorn Meadows zone change at approximately 400 South 1300 West, changing the zoning on 5-acres from TH-5 (transitional holding) to R-1-Flex (residential).

Motion: Commissioner Hereth moved to send a positive recommendation of **Patterson Homes' request for review of the Longhorn Meadows zone change at approximately 400 South 1300 West, changing the zoning on 5-acres from TH-5 (transitional holding) to R-1-Flex (residential)**; pending the plan is consistent with the goals and policies of the general plan and including the DRC comments and findings stated in the report. Commissioner Jackson seconded.

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

Longhorn Meadows Residential Zone Change
DRC Redline Comments

Patterson Homes – requests review of a zone change at 400 South 1300 West, changing the zoning on 5 acres from TH-5 to R-1-Flex.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: David Peterson
Date of Plans Reviewed: 6/30/21
Time Start: 1:22 pm
Time End: 1:24 pm

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 12, 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.

ORDINANCE NO: 41-2021

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT APPROXIMATELY 400 SOUTH 1300 WEST

WHEREAS, Patterson Homes, authorized agent for the owner of property located at approximately 400 South 1300 West and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as R-1-Flex; and

WHEREAS, following a public hearing on August 12, 2021, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on September 14, 2021, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of August 12, 2021; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on October 25, 2011 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lehi City, Utah as follows:

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to R-1-Flex.

PART II:

A. If a provision of this Ordinance 41 -2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 14th day of September 2021.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

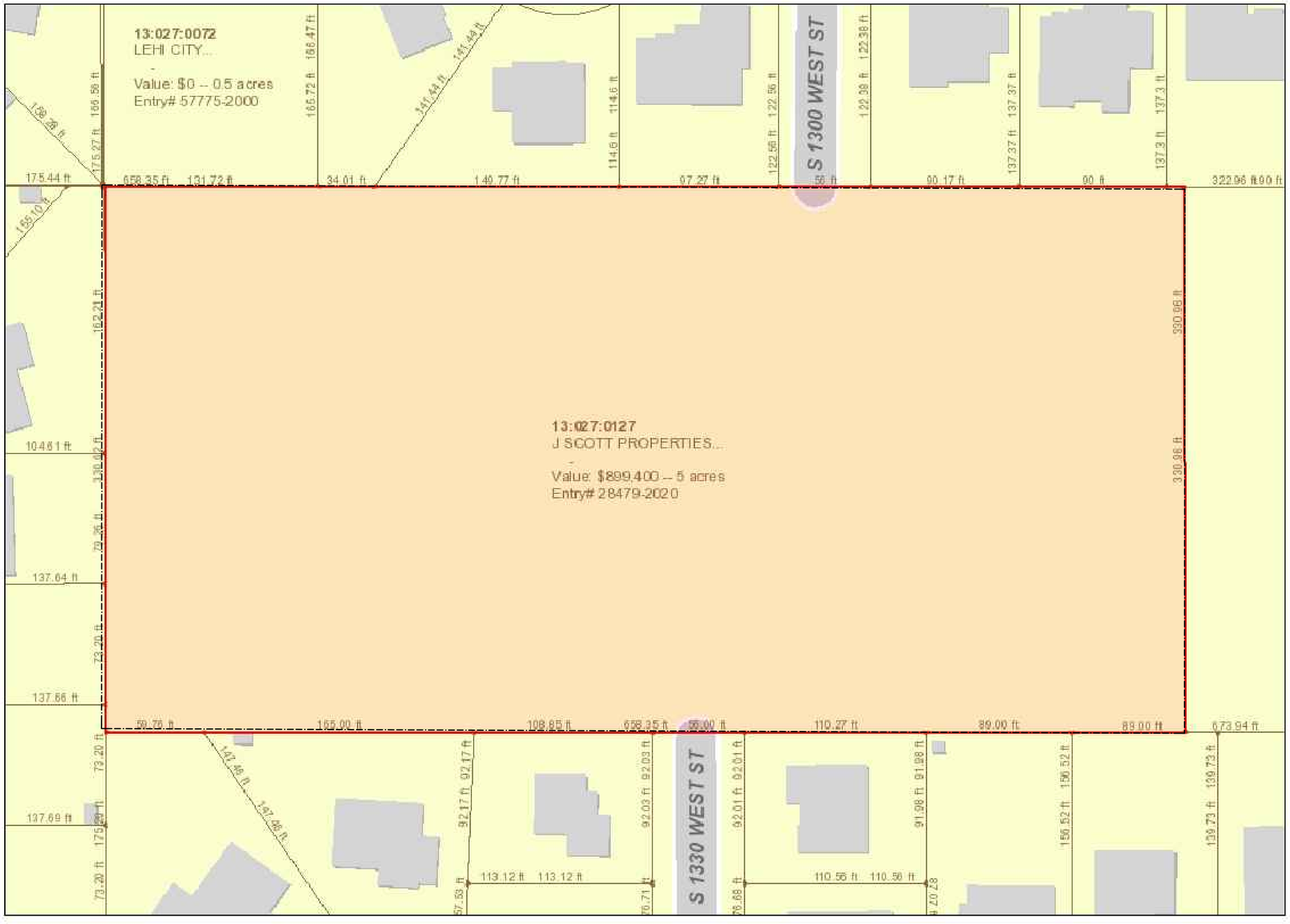
LONGHORN MEADOWS ZONE CHANGE PROPERTY LEGAL DESCRIPTION

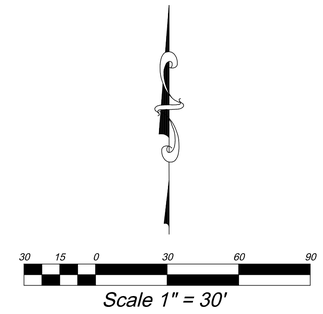
COM S 0 DEG 21' 5" E 274.71 FT & N 89 DEG 46' 39" W 322.96 FT FR E 1/4 COR. SEC. 18, T5S, R1E, SLB&M.; S 0 DEG 2' 45" W 330.96 FT; N 89 DEG 44' 51" W 658.35 FT; N 0 DEG 2' 45" E 330.62 FT; S 89 DEG 46' 39" E 658.35 FT TO BEG. AREA 4.997 AC.

Scott property zone change narrative

June 23, 2021

1. The current property zoning is in the TH-5 zone. The reason for the zone map amendment to R-1-Flex is to allow development of the subject property that is consistent with the surrounding residential property uses.
2. The current General plan for this area LDR. The proposed zone map amendment is consistent with the surrounding residential zoning.
3. The proposed residential R-1-Flex zone is consistent with the surrounding residential zones.
4. The subject parcel is surrounded by existing residential lots. The development of this property will have minimal affect on the surrounding uses. This subdivision will become a natural extension of the existing roadway network and improve connectivity between surrounding subdivisions.
5. The development of this property into residential lots will provide a nice neighborhood for future residents of the city. All city standards will be followed in development of the property to ensure that it is a safe and enjoyable place to live.





Scale 1" = 30'

CURRENT ZONE = TH-5
PROPOSED ZONE = R-1-FLEX

REVISIONS		
Rev.	Date	Description

Developer:
Patterson Construction
11009 N. 6400 W., Highland, Utah 84003
Phone: (801) 756-7303

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504;

SCOTT PROPERTY

LEHI RESIDENTIAL SUBDIVISION UTAH

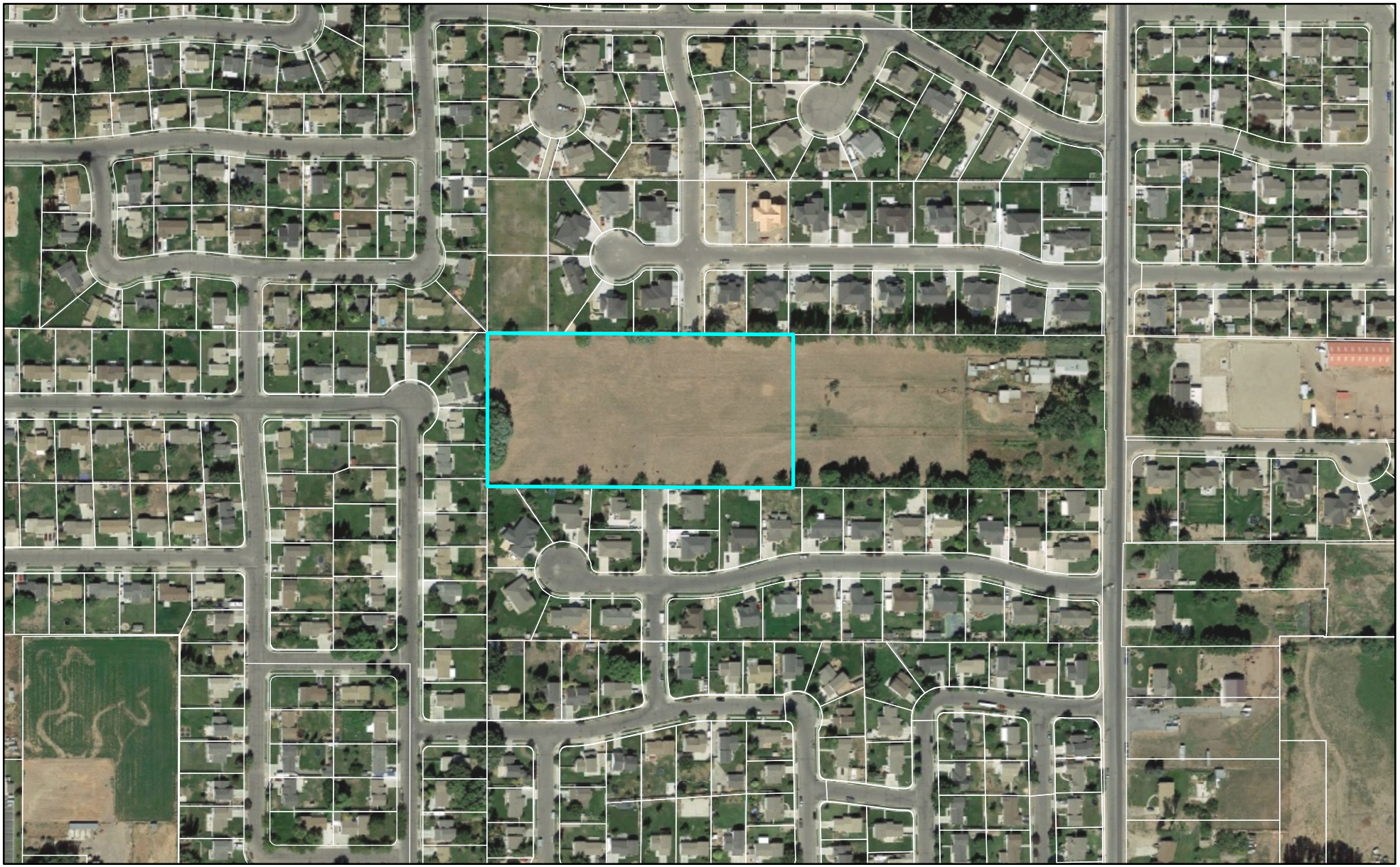
Drawn by:	D.W.P.
Designed by:	D.W.P.
Checked by:	D.W.P.

ZONE CHANGE MAP

Scale:	1"=30'
Date:	06/23/21
	C1

Longhorn Meadows Zone Change & Concept

Aerial



0 350 700 Feet

LEHI CITY

Longhorn Meadows Zone Change & Concept

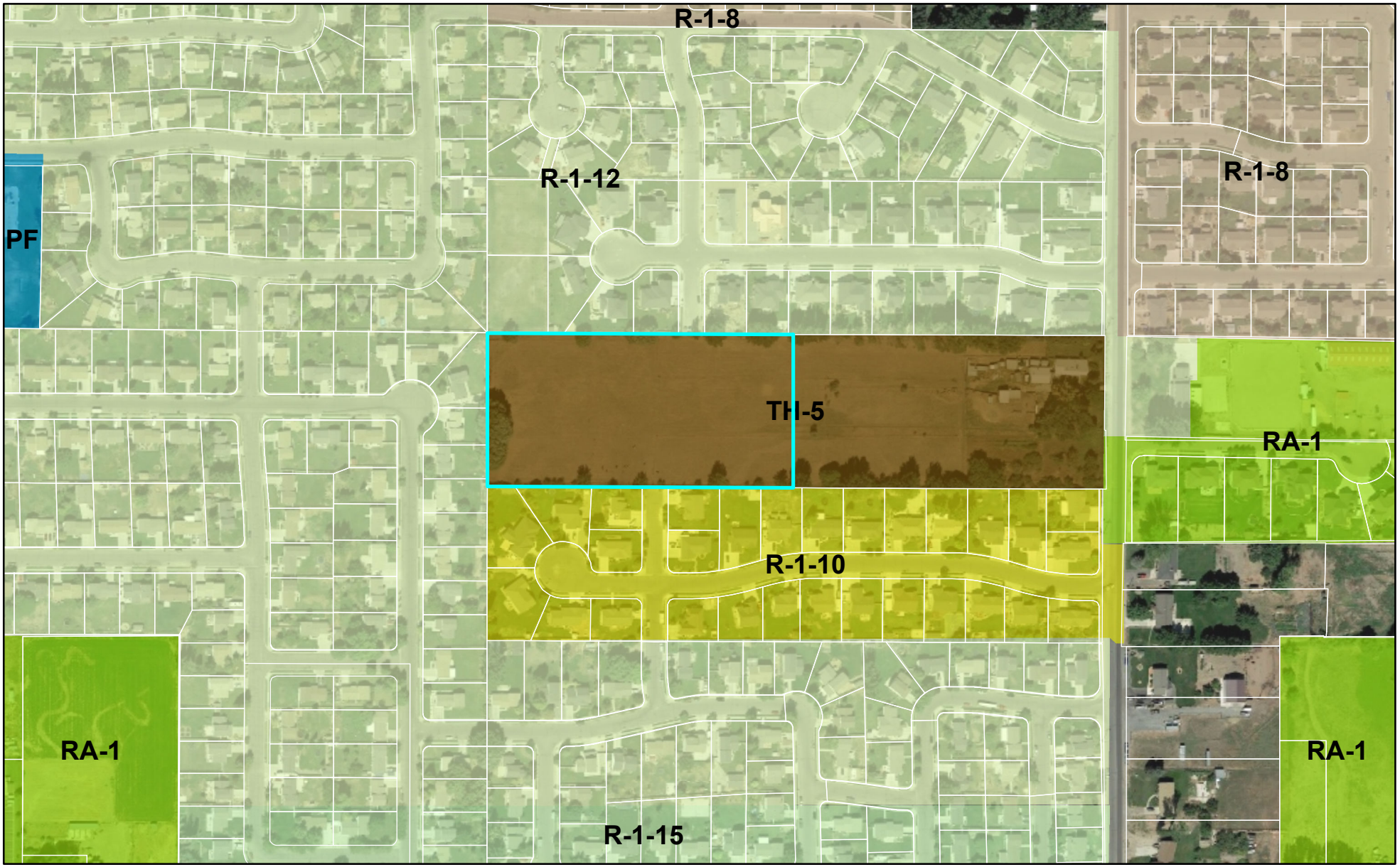
General Plan



LEHI CITY

Longhorn Meadows Zone Change & Concept

Zoning



LEHI CITY

Agenda Item No: 13

City Council Agenda Item Report

Meeting Date: September 14, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Concept approval for the Longhorn Meadows Concept, a 15-lot residential subdivision located at 400 South 1300 West.

Suggested Action:

Attachments:

CC Staff Report Longhorn Meadows Concept 09.14.21.docx

Longhorn Meadows Concept DRC 07.14.21.docx

Longhorn Meadows Concept narrative.pdf

Longhorn Meadows Concept 07.14.21 concept, floor plans.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

LONGHORN MEADOWS CONCEPT
CITY COUNCIL REPORT

Applicant	Patterson Homes		
Meeting Date	September 14, 2021		
Requested Action/Purpose	Approval of a proposed concept plan		
Location	Approximately 400 South 1300 West		
Project Area	5 acres		
Existing Zoning	TH-5		
General Plan Land Use Designation	LDR (Low Density Residential)		
Number of Lots/Units	15 Lots		
Adjacent Zoning and Land Use	*North*	R-1-12	Peck Acres Subdivision
	South	R-1-10	Greenfield Manor Subdivision
	East	TH-5	Single family residential
	West	R-1-12	Stage Coach Plat B Subdivision
Date of DRC Review	July 14, 2021		
Date of Planning Commission Review	August 12, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.010. Concept Plan – Applicability:
The Concept Plan gives the applicant, staff, Planning Commission and City Council an opportunity to discuss the project in the conceptual stage. The applicant can use the Concept Plan meeting to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required for layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat.

PROPERTY HISTORY

October 6, 1999 – The City Council approved the 1100 West Annexation.

REPORT ANALYSIS

The applicant is requesting approval of the Longhorn Meadows concept, a 15-lot residential subdivision located at approximately 400 South 1300 West. A proposed zone change to R-1-Flex was submitted concurrently with the concept plan. The zone change will make the development and proposed density possible.

The concept plan will consist of 15 single family lots on a total of five acres. The lots range in size from 8,003 to 17,132 square feet. There is an overall density of three units per acre for this subdivision which is consistent with the goals of the General Plan designation and proposed zoning. The R-1-Flex zone establishes a maximum density of 3.25 units per acre for developments under ten acres. The only significant change that will need to occur prior to preliminary subdivision is the alignment of the roads. 1300 and 1330 West will need to connect due to road intersection spacing requirements.

The DRC had three comments on the proposed concept plan, including the following:

1. Would it be possible to have an additional access into the detention basin to the north.
2. Connect two roads (1300 and 1330 W) together to eliminate intersection/fix alignment.

Please consider all DRC comments as part of the motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed concept will provide smaller single lot family homes and be consistent with the existing housing type in the neighborhood.
2. The proposed Concept is/is not consistent with the Lehi City Development Code
3. The proposed Concept does/does not conform to the goals and policies of the General Plan.
4. Other findings as determined by the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed concept plan on August 12, 2021. The minutes and motion from this meeting are as follows:

3.5) Public hearing and recommendation of Patterson Homes' request for review of the Longhorn Meadows Concept, a 15-lot residential subdivision located at 400 South 1300 West.

Motion: Commissioner Hereth moved to send a positive recommendation of **Patterson Homes' request for review of the Longhorn Meadows Concept, a 15-lot residential subdivision located at 400 South 1300 West**; pending the plan is consistent with the goals and policies of the general plan and including the DRC comments and findings stated in the report. Commissioner Bunker seconded.

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

Longhorn Meadows Concept Plan
DRC Redline Comments

*Patterson Homes – requests review of the **Longhorn Meadows** Concept, a 15-lot residential subdivision located at 400 South 1300 West.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: David Peterson, Stephanie Bringhurst
Date of Plans Reviewed: 6/30/21
Time Start: 1:25 pm
Time End: 1:35 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer:
1. Correct street labels for reference

Trent – Parks:
3. Would it be possible to have an additional access into this detention basin?

Gary – Building/Inspections:
2. A soil report will be needed if this moves past concept.

JD – Streets: No comments
Ross – Engineering:
3. Connect two roads (1300 and 1330 W) together to eliminate intersection.

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 12, 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.

Longhorn Meadows Concept Narrative

June 28, 2021

1. Longhorn Meadows will be a residential building development, consisting of one and two-story homes.
2. Building Materials will consist of hard surface materials; no vinyl siding.
3. No amenities will be included in this project.

MIKE & JOANNE FLOYD
52:777:0016
ZONE: R-1-12

SALVADOR ALCANTARA
52:777:0017
ZONE: R-1-12

LEHI CITY
13:027:0072
ZONE: R-1-12

ASHLEY & TYLER HUTCHINGS
49:794:0014
ZONE: R-1-12

LANE & MCKINSEY LOSEE
49:794:0015
ZONE: R-1-12

SCOTT SEALS
49:794:0016
ZONE: R-1-12

LAURIE & GUY BURDETT
49:794:0017
ZONE: R-1-12

XING & EMILY LI
49:794:0018
ZONE: R-1-12

CHAD & SHARON LARSON
49:794:0019
ZONE: R-1-12

MICHAEL & ASHLEE THOMPSON
52:739:0075
ZONE: R-1-12

10
17,132 SF

11
8,611 SF

12
8,614 SF

13
8,611 SF

1300 WEST

14
10,111 SF

15
10,066 SF

30 15 0 30 60 90
Scale 1" = 30'

9
12,979 SF

RODNEY & SARA NIEMANN
52:739:0076
ZONE: R-1-12

6
8,065 SF

3
8,470 SF

2
12,880 SF

1
12,927 SF

LAMAR & WANDA BAUM
13:017:0125
ZONE: TH-5

TYLER & JAMIE KOSSEE
52:739:0077
ZONE: R-1-12

8
17,034 SF

7
9,399 SF

5
8,003 SF

1330 WEST

4
8,407 SF

JAMES & DORALEE GALE
52:739:0078
ZONE: R-1-12

DAVID & TONYA WORSLEY
40:311:0016
ZONE: R-1-10

MICHAEL BAXTER
40:311:0015
ZONE: R-1-10

CRAIG & HOLLIE SHEANSHANG
40:311:0014
ZONE: R-1-10

MICHAEL & NICOLE STOKER
40:311:0011
ZONE: R-1-10

DARLENE DURANT
40:311:0010
ZONE: R-1-10

DEVIN & ASHLEY DOXEY
40:311:0009
ZONE: R-1-10

PROPOSED PROPERTY ZONING: R-1-FLEX

REVISIONS

Rev.	Date	Description

Developer:
Patterson Construction
11009 N. 6400 W., Highland, Utah 84003
Phone: (801) 756-7303

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504;

LONGHORN MEADOWS

LEHI RESIDENTIAL SUBDIVISION UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

CONCEPT PLAN

Scale: 1"=30'
Date: 06/29/21
C2

The Roosevelt

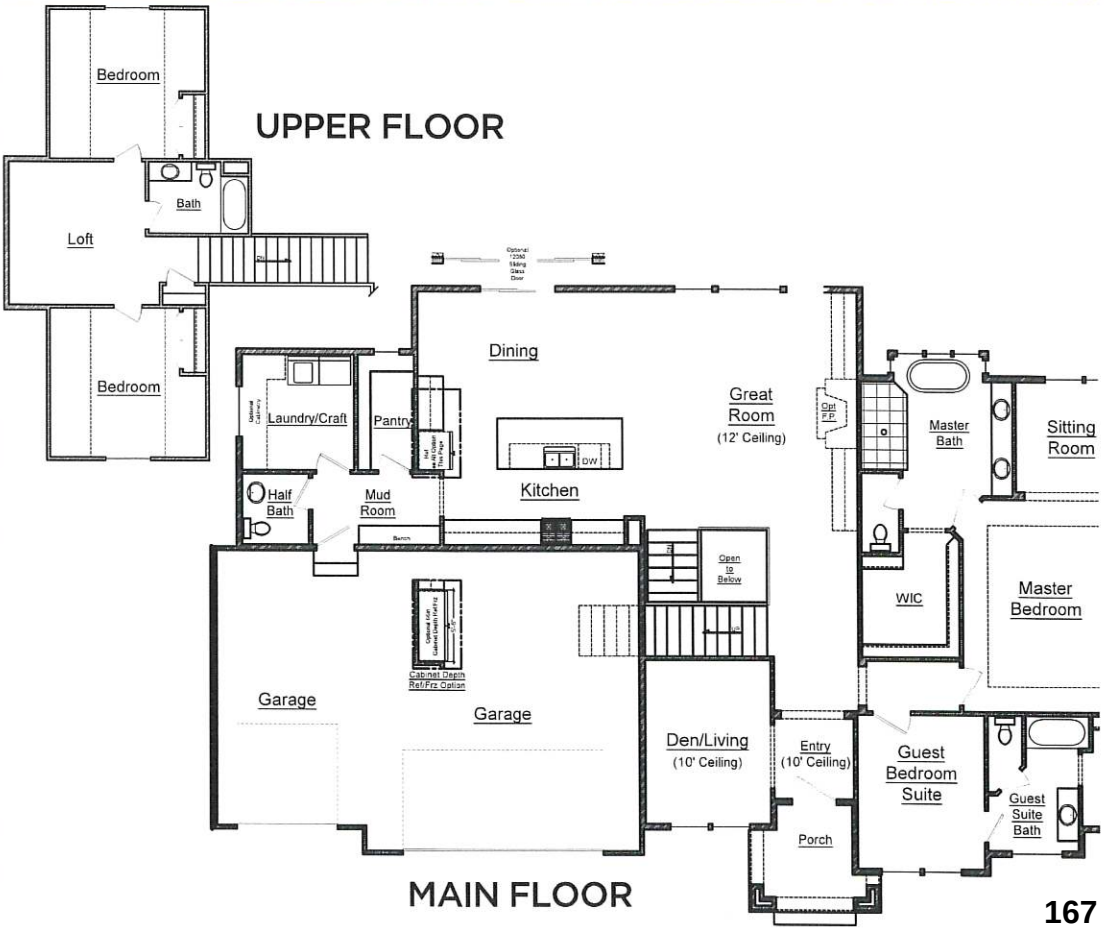




specs

5200 TOTAL SQ FT

- **3082 Finished**
- **677 Upper**
- **2223 Main**
- **Basement** Unfinished
- **4 Bedrooms**
- **3.5 Bath**
- **3 Car Garage**



PATTERSON HOMES

The Madison



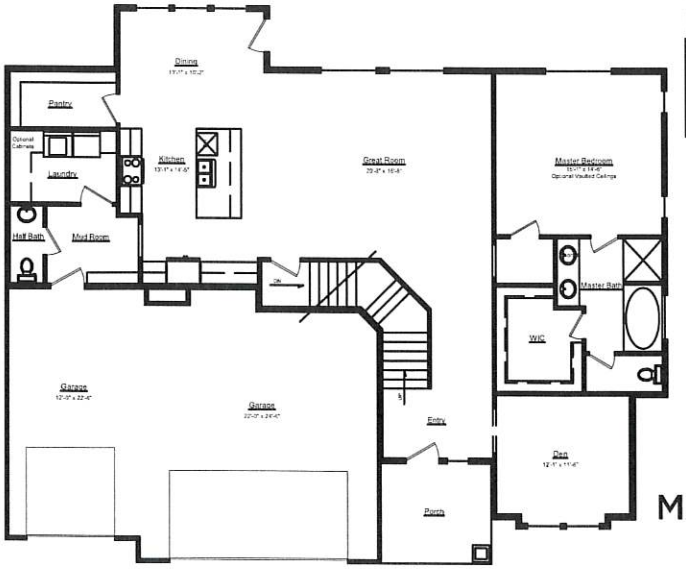


specs

4743 TOTAL SQ FT

- **2889 Finished**
- **1129 Upper**
- **1760 Main**
- **Basement**
  Unfinished
- **5 Bedrooms**
- **2.5 Bath**
- **3 Car Garage**





PATTERSON HOMES

The McKenzie

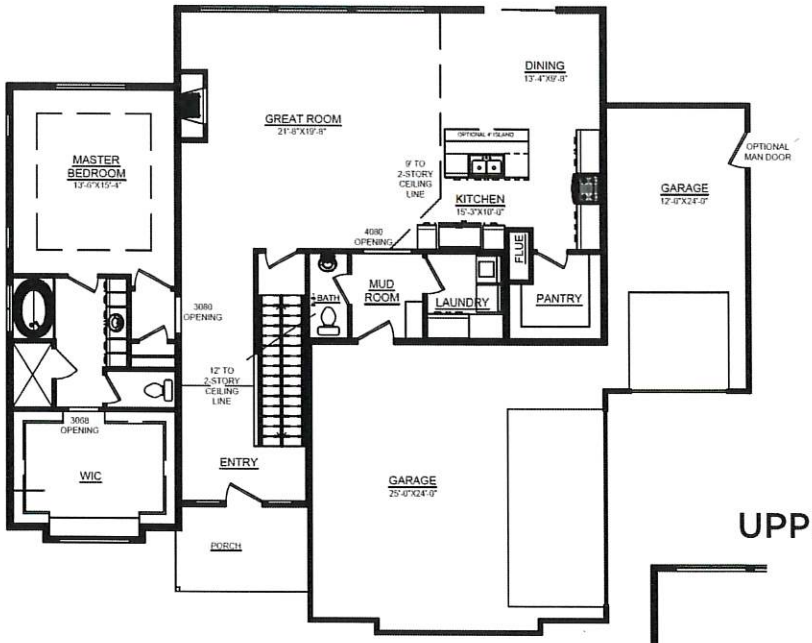


specs

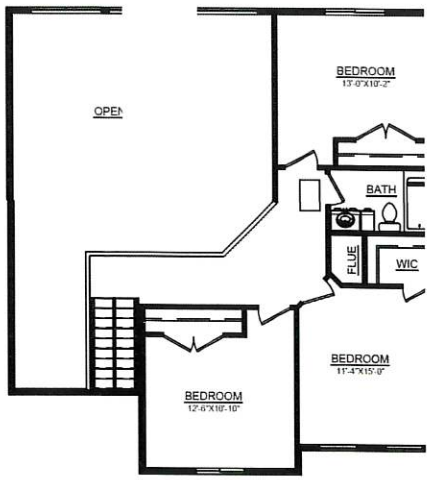
4204 TOTAL SQ FT

- 2446 Finished
- 1679 Main
- Basement Unfinished
- 4 Bedroom
- 2.5 Bath
- 3 Car Garage

MAIN FLOOR



UPPER FLOOR

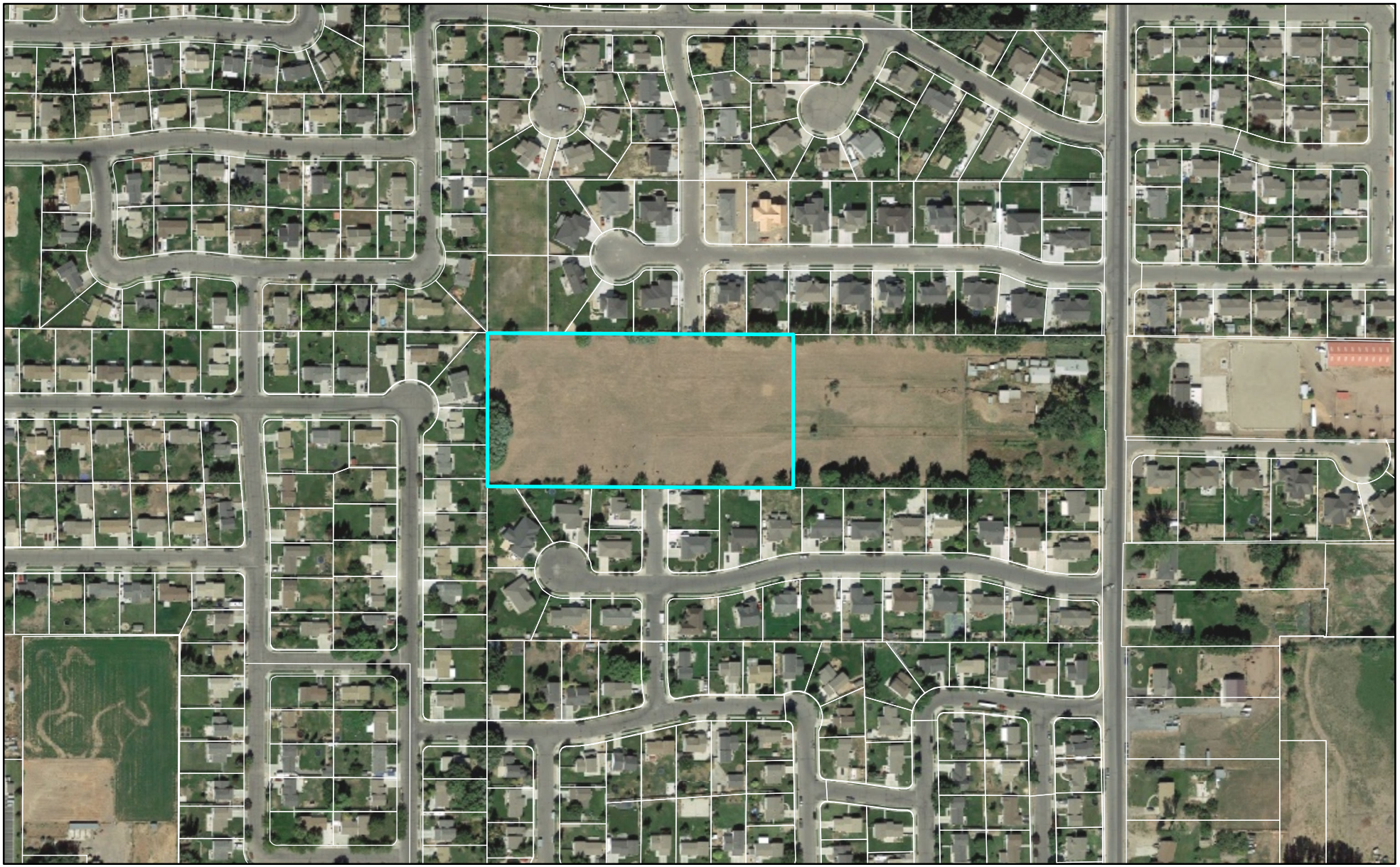


PATTERSON HOMES

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Longhorn Meadows Zone Change & Concept

Aerial



0 350 700 Feet

LEHI CITY

Longhorn Meadows Zone Change & Concept

General Plan

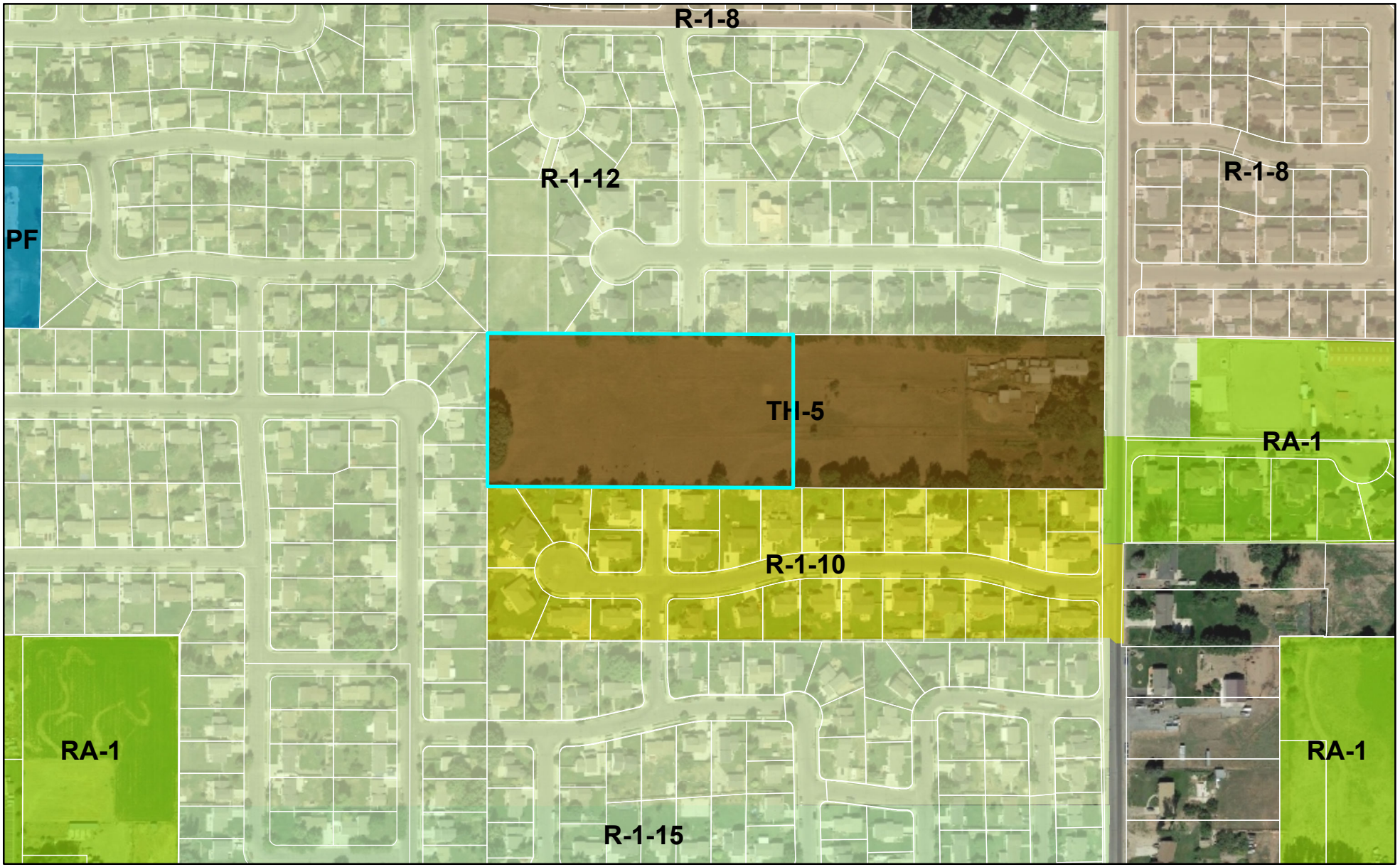


0 350 700 Feet

LEHI CITY

Longhorn Meadows Zone Change & Concept

Zoning



LEHI CITY

Agenda Item No: 14

City Council Agenda Item Report

Meeting Date: September 14, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Concept approval for the Sunset Meadows Plat B Concept, a 3-lot residential subdivision located at 1980 West Snow Spring Drive.

Suggested Action:

Attachments:

CC Staff Report Sunset Meadows Plat B Concept 09.14.21.docx

Sunset Meadows Plat B Concept DRC 07.14.21.docx

Sunset Meadows Plat B Plans Final.pdf

Sunset Meadows Plat B Aerial.pdf

Sunset Meadows Plat B General Plan.pdf

Sunset Meadows Plat B Zoning.pdf

SUNSET MEADOWS PLAT B CONCEPT
CITY COUNCIL REPORT

Applicant	Patterson Homes		
Meeting Date	September 14, 2021		
Requested Action/Purpose	Approval of a proposed concept plan		
Location	1980 West Snow Spring Drive		
Project Area	2.16 acres		
Existing Zoning	R-1-12		
General Plan Land Use Designation	LDR		
Adjacent Zoning and Land Use	*North*	PF	Open Space
	South	R-3	The Towns at Snow Springs Phase 1 & 2
	East	R-1-12	Sunset Meadows Subdivision
	West	R-1-12	Dapple Gray Trails Plat C
Date of DRC Review	July 14, 2021		
Date of Planning Commission Review	August 12, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.010. Concept Plan – Applicability:
The Concept Plan gives the applicant, staff, Planning Commission and City Council an opportunity to discuss the project in the conceptual stage. The applicant can use the Concept Plan meeting to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required for layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat.

Section 37.030. Connectivity Standards

4. Superblock Internal Connectivity. All new roads constructed within superblocks shall interconnect all existing stub streets and future adjacent vacant properties in order to prevent isolated developments. New subdivisions shall meet the following requirements:

a. New roads and pedestrian walkways in the proposed subdivision shall be connected to all existing streets and pedestrian walkways stubbed to the property (see Figure 154).



Figure 154. Subdivision under construction is connecting to an existing street stub.

e. Exceptions for to the superblock internal connectivity requirements may be allowed if the applicant provides clear and convincing evidence that it is impracticable to meet the standards due to:

i. road grades that exceed ten percent;

ii. Jordan River;

iii. Utah Lake;

iv. delineated wetlands;

v. other significant natural and historic features;

vi. existing adjacent development;

vii. rail corridors; or

viii. limited access roadways.

f. Exceptions to the superblock internal connectivity requirements will be reviewed on a case-by-case basis and shall require positive recommendations from the reviewing departments and Planning Commission and approval by the City Council.

PROPERTY HISTORY

September 10, 1999 – The City Council approved the Lehi Farms Annexation.

REPORT ANALYSIS

The applicant is requesting approval of the Sunset Meadows Plat B Concept, a 3-lot residential subdivision located at 1980 West Snow Spring Drive.

The concept plan will consist of three single family lots on a total of 2.16 acres. The lots range in size from 12,639 to 35,633 square feet. There is an overall density of 1.38 units per acre for this subdivision which is consistent with the goals of the General Plan designation and zoning. The R-1-12 zone establishes a maximum density of three units per acre.

The most significant change that will need to occur prior to preliminary subdivision is the continuation of the road stub from the south. Spring Snow Street and Snow Spring Drive will need to connect due to the City's connectivity requirements, unless an exception is granted to the standards.

The DRC had 13 comments on the proposed concept plan, including the following:

1. Show the Powerline Trail connecting to the existing stubs to both the south and the west.
2. Ensure that Lot 25 is buildable. Flexibility can be approved for lot size, setbacks, and frontages if the cost of the Powerline trail is covered by the developer.
3. Need to coordinate with Ivory Homes on the stub street coming into this property. A road connection is required to meet the City 's connectivity standards. The connection could be public or private.

Please consider all DRC comments as part of the motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed concept will be consistent with the existing housing type in the neighborhood.
2. The proposed Concept is/is not consistent with the Lehi City Development Code
3. The proposed Concept does/does not conform to the goals and policies of the General Plan.
4. Other findings as determined by the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed concept plan on August 12, 2021. The minutes and motion from this meeting are as follows:

3.6) Public hearing and recommendation of Patterson Homes' request for review of the Sunset Meadows Plat B Concept, a 3-lot residential subdivision located at 1980 West Snow Spring Drive.

Motion: Commissioner Eyre moved to send a positive recommendation of **Patterson Homes' request for review of the Sunset Meadows Plat B Concept, a 3-lot residential subdivision located at 1980 West Snow Spring Drive**; with the exception to the connectivity standard with a recommendation to Council to look at a pedestrian connection to the North and to the South, in lieu of a vehicular connection, and pending the plan is consistent with the goals and policies of the general plan and including the DRC comments, except for comment thirteen, and the findings stated in the report. Commissioner Bunker seconded.

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

Sunset Meadows Plat B
DRC Redline Comments

*Patterson Homes – requests review of the **Sunset Meadows Plat B** Concept, a 3-lot residential subdivision located at 1980 West Snow Spring Drive.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Date of Plans Reviewed: 07/01/21
Time Start: 1:38 pm
Time End: 2:00 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer:
1. Construction valves required where connecting to both water mains at East and West end. Show mainline valve symbols.
2. Show sewer, water, and PI service laterals to each lot. locate water service meter cans within 5' of a property line to avoid conflict with a future driveway.
3. Existing water services to lot 70 in Dapple Gray Trails may interfere with proposed pour in place SSMH.
4. Sewer main could probably stop at Sta 3+00 and service all lots?
5. Existing sewer in Snow Springs Drive isn't deep enough to sewer this project?
6. Your footages are wrong on the water mains.
7. Minimum culinary water main size is 6"

Trent – Parks: No comments
Gary – Building/Inspections:
8. A soil report will be needed if this moves past concept.

JD – Streets:
9. Show CBR on the plans and build road section per Lehi City Standards Figure 2-1.
10. Call out 6" concrete for new sidewalks

Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
11. Show the Powerline Trail connecting to the existing stubs to both the south and the west.
12. Ensure that Lot 25 is buildable. Flexibility can be approved for lot size, setbacks, and frontages if the cost of the Powerline trail is covered by the developer.
13. Need to coordinate with Ivory Homes on the stub street coming into this property. A road connection is required to meet the City 's connectivity standards. The connection could be public or private.

General Comments
1. I will need a site on complianceGO and the SWPPP submitted there.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISION ON AUGUST 12, 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.

Sunset Meadows Plat "B" Concept Narrative

June 30, 2021

1. Sunset Meadows Plat B will be a residential building development, consisting of one and two-story homes.
2. Building Materials will consist of hard surface materials; no vinyl siding.
3. No amenities will be included in this project.

SUNSET MEADOWS PLAT "B"

A RESIDENTIAL SUBDIVISION LOCATED IN THE SW 1/4 OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M LEHI, UTAH

Construction Set

May 19, 2021



VICINITY MAP

SCALE: NTS

PROJECT NOTES:

1. All work shall be performed in accordance with the Lehi City Standards and Specifications, adopted Building Codes and the Manufacturer's Installation Recommendations.
2. Contractor is responsible for obtaining all necessary permits including Building Permits, Notices of Intent (NOI).
3. Contractor shall be solely responsible for complying with all federal, state and local safety requirements including Occupational Safety and Health Act of 1970. The contractor shall exercise precaution always for the protection of persons (including employees) and property.
4. Contractor shall verify the location of all existing futilities including cables, conduits, pipes, water lines, gas lines, etc. and shall take proper precautions to avoid damage to such components.

Property Address:

1980 West Snow Spring Drive (600 South)
Lehi City, Utah

Sheet Index

Sheet #	Description
C-01	Cover Sheet
C-02	General Notes
C-03	Overall Site Plan
C-04	Utility Plan
C-05	Plan & Profiles
CS-1	SWPPP Plan
CS-2	BMP's
CS-3	BMP's
CS-4	BMP's

DAVID KEITH ENGINEERING
926 South Automall Drive, American Fork
UT, 84003 (801) 742-8611
www.davidkeithengineering.com

PROJECT: SUNSET MEADOWS PLAT "B"

LOCATION: 1980 W SNOW SPRING DRIVE LEHI, UTAH

COVER SHEET

JOB #: 054

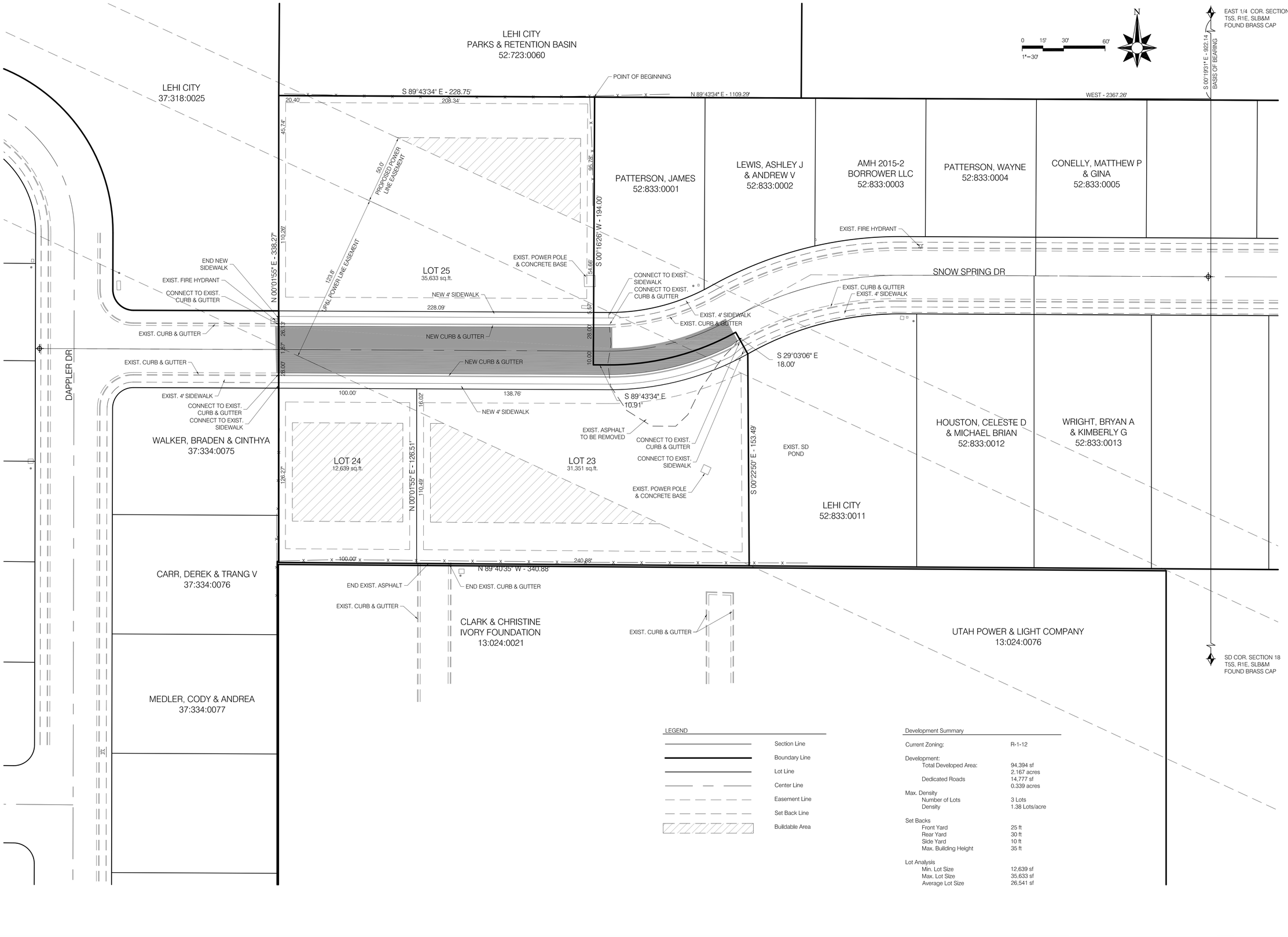
PLAN SUBMITTAL DATES

	DESCRIPTION:

DRAWN BY:	YOUNG
ENGINEER:	BRENT
DATE:	May 19, 2021

SHEET NUMBER:

C-01



LEGEND

- Section Line
- Boundary Line
- Lot Line
- Center Line
- Easement Line
- Set Back Line
- Buildable Area

Development Summary

Current Zoning:	R-1-12
Development:	
Total Developed Area:	94,394 sf
	2.167 acres
Dedicated Roads	14,777 sf
	0.339 acres
Max. Density	
Number of Lots	3 Lots
Density	1.38 Lots/acre
Set Backs	
Front Yard	25 ft
Rear Yard	30 ft
Side Yard	10 ft
Max. Building Height	35 ft
Lot Analysis	
Min. Lot Size	12,639 sf
Max. Lot Size	35,633 sf
Average Lot Size	26,541 sf

DAVID KEITH ENGINEERING
926 South Automall Drive, American Fork
UT, 84003 (801) 742-8611
www.davidkeithengineering.com

PROJECT:
SUNSET MEADOWS
PLAT "B"

LOCATION:
1980 W SNOW SPRING DRIVE
LEHI, UTAH

SITE PLAN

JOB #: 054

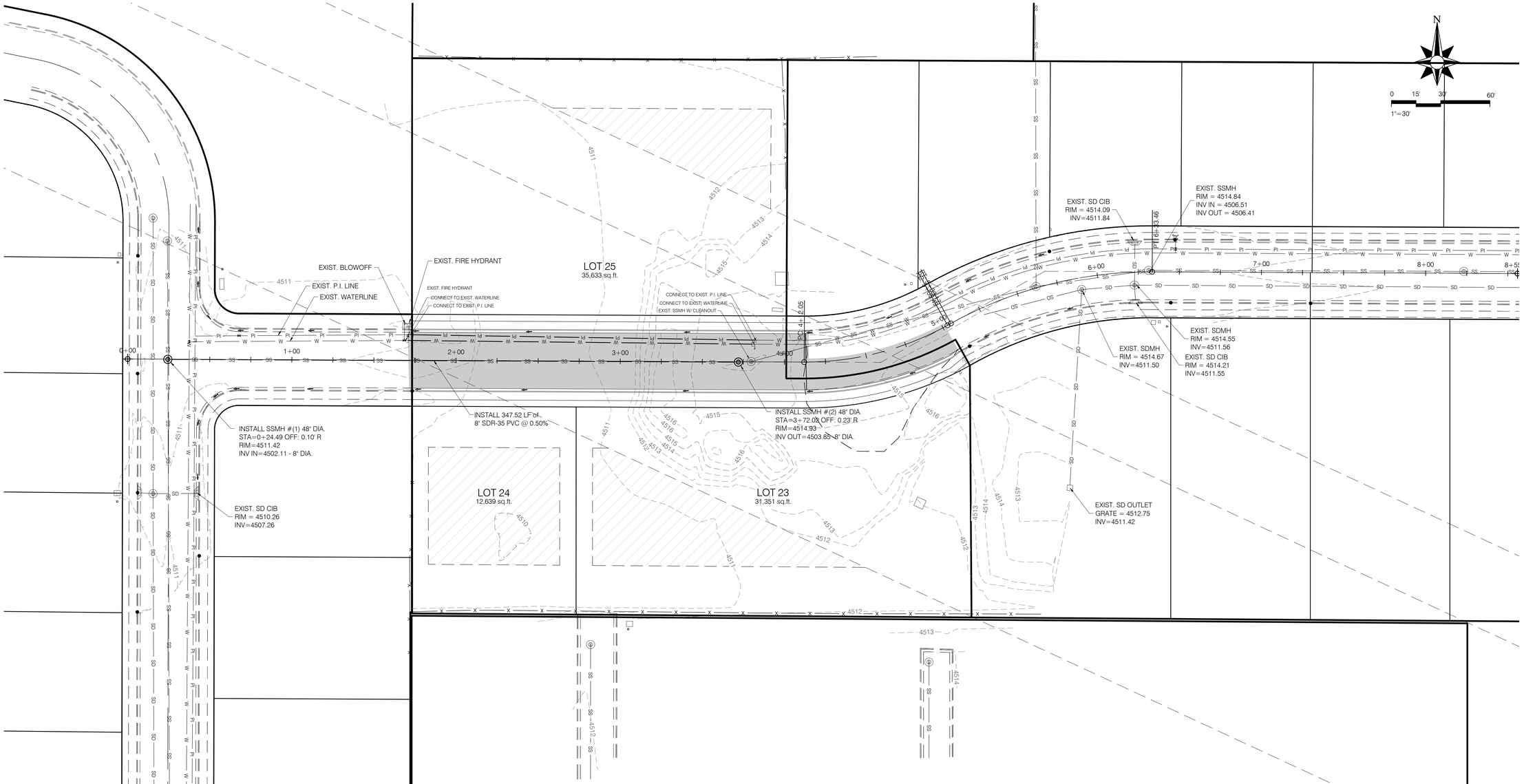
PLAN SUBMITTAL DATES

	DESCRIPTION:

DRAWN BY:	YOUNG
ENGINEER:	BRENT
DATE:	May 19, 2021

SHEET NUMBER:

C-03



UTILITY LEGEND

W — W	Exist. Potable Water	W — W	Proposed Potable Water
PI — PI	Exist. Pressurized Irrigation	PI — PI	Proposed Pressurized Irrigation
SS — SS	Exist. Sanitary Sewer	SS — SS	Proposed Sanitary Sewer
SD — SD	Exist. Storm Drain	SD — SD	Proposed Storm Drain
(S)	Exist. Sanitary Sewer Manhole	(S)	Proposed Sanitary Sewer Manhole
(D)	Exist. Storm Drain Manhole	(D)	Proposed. Storm Drain Manhole
	Exist. Storm Drain Curb Inlet Box		Proposed Storm Drain Curb Inlet Box
	Exist. Fire Hydrant		Proposed Fire Hydrant

General Notes:

1. The Contractor shall be responsible for obtaining all permits required to perform the work indicated on this document.
2. Refer to Applicable General Notes on Sheet C-02 and General Detail Sheets for additional information.
3. All work shall be performed in accordance with the Lehi City Standards and Specifications, A.P.W.A. Utah Chapter Construction and Material Specifications and in accordance with the geotechnical report.
4. The Contractor shall notify the Utility Notification Center of Utah and have the existing underground utilities marked on the ground prior to beginning excavation. The Contractor shall be responsible for the location and or/repair of any existing underground utilities whether shown on the plans or not.
5. Where new asphalt will be placed next to existing asphalt, the contractor shall cut the existing asphalt a minimum of 2 feet from the existing edge. Existing asphalt, base and subgrade shall be removed and replaced with new compacted materials.
6. Prior to placing asphalt surface contractor shall coordinate with other trades and utility companies to insure required conduits have been placed within the asphalt surface area. Primarily the landscape/irrigation contractor, power, gas and cable utility providers.
7. All Sanitary Sewer mains and laterals must be inspected and approved by the city inspector prior to trench backfilling.

DAVID KEITH ENGINEERING
926 South Automall Drive, American Fork
UT, 84003 (801) 742-8611
www.davidkeithengineering.com

PROJECT:
SUNSET MEADOWS
PLAT "B"

LOCATION:
1980 W SNOW SPRING DRIVE
LEHI, UTAH

UTILITY PLAN

JOB #: 054

PLAN SUBMITTAL DATES

	DESCRIPTION:

DRAWN BY:	YOUNG
ENGINEER:	BRENT
DATE:	May 19, 2021

SHEET NUMBER:

C-04

The Autumn



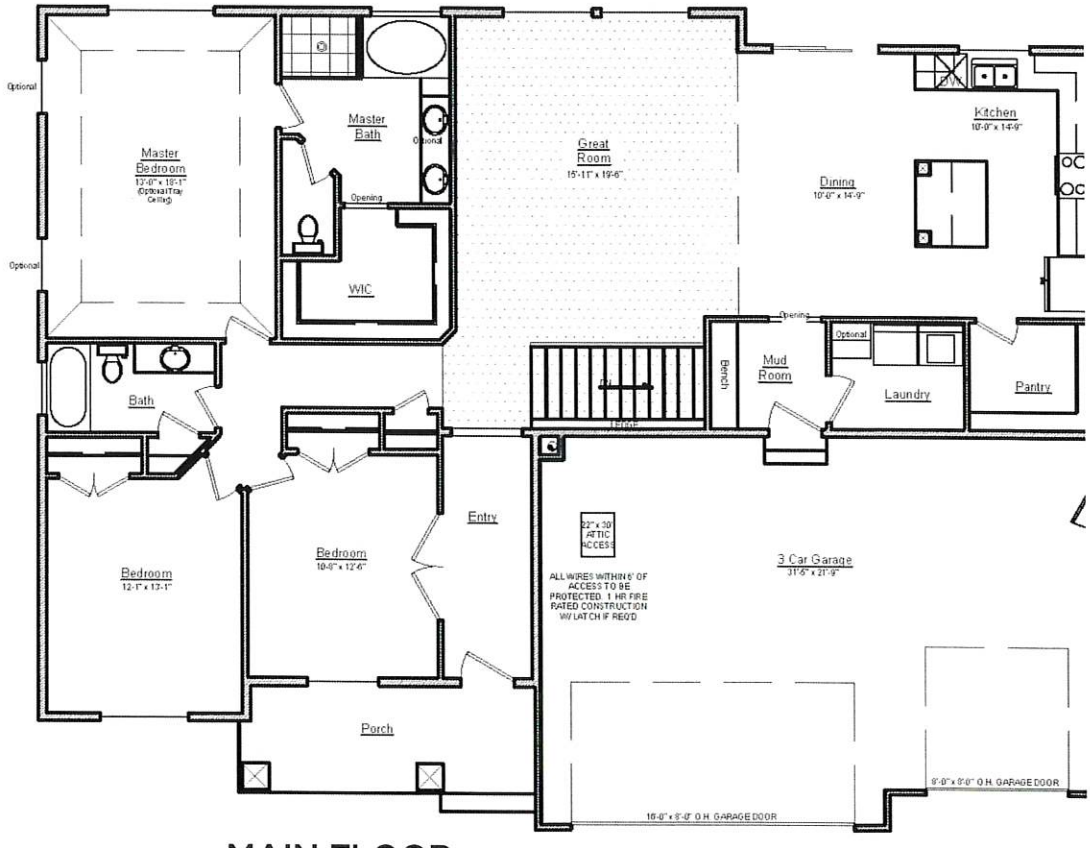




specs

3740 TOTAL SQ FT

- **1820 Finished**
- **1820 Main**
- **Basement** Unfinished
- **3 Bedrooms**
- **2 Bath** Optional Half Bath
- **3 Car Garage**



MAIN FLOOR

PATTERSON HOMES

Copyright 2013

The Jackie



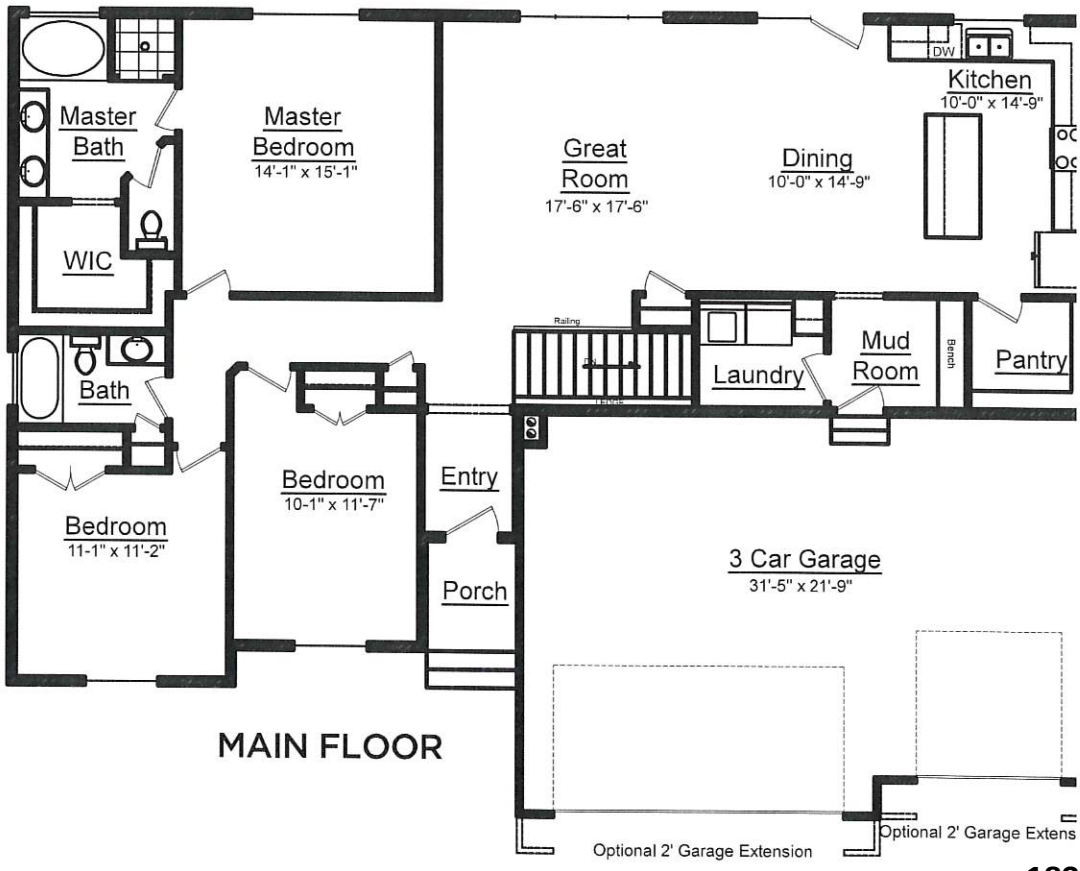




specs

3373 TOTAL SQ FT

- **1681 Finished**
- **1681 Main**
- **Basement** Unfinished
- **3 Bedrooms**
- **2 Bath**
- **3 Car Garage**



PATTERSON HOMES

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The Roslyn



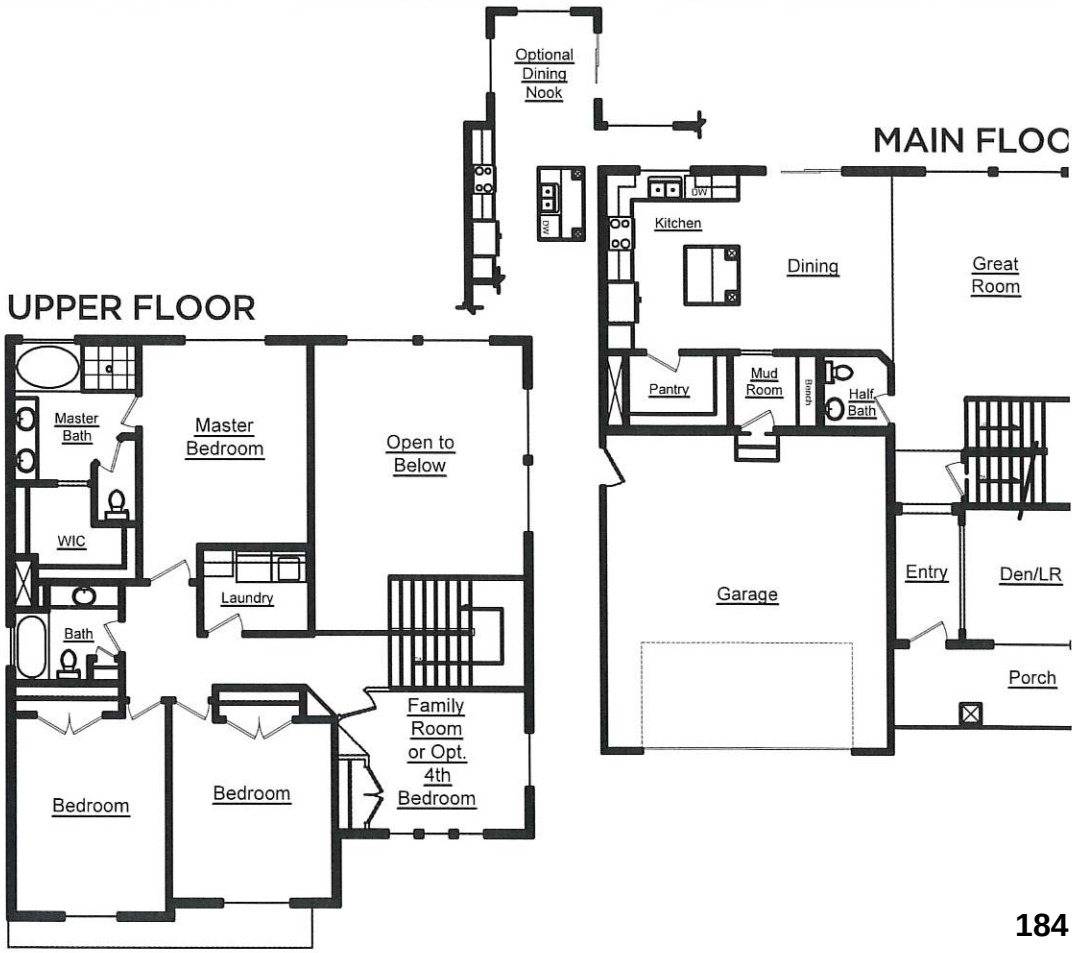




specs

3356 TOTAL SQ FT

- **2224 Finished**
- **1204 Upper**
- **1020 Main**
- **Basement** Unfinished
- **4 Bedrooms**
- **2.5 Bath**
- **2 Story Greatroom**
- **2 Car Garage** 3rd car option available



PATTERSON HOMES

Sunset Meadows Plat B Concept

Aerial

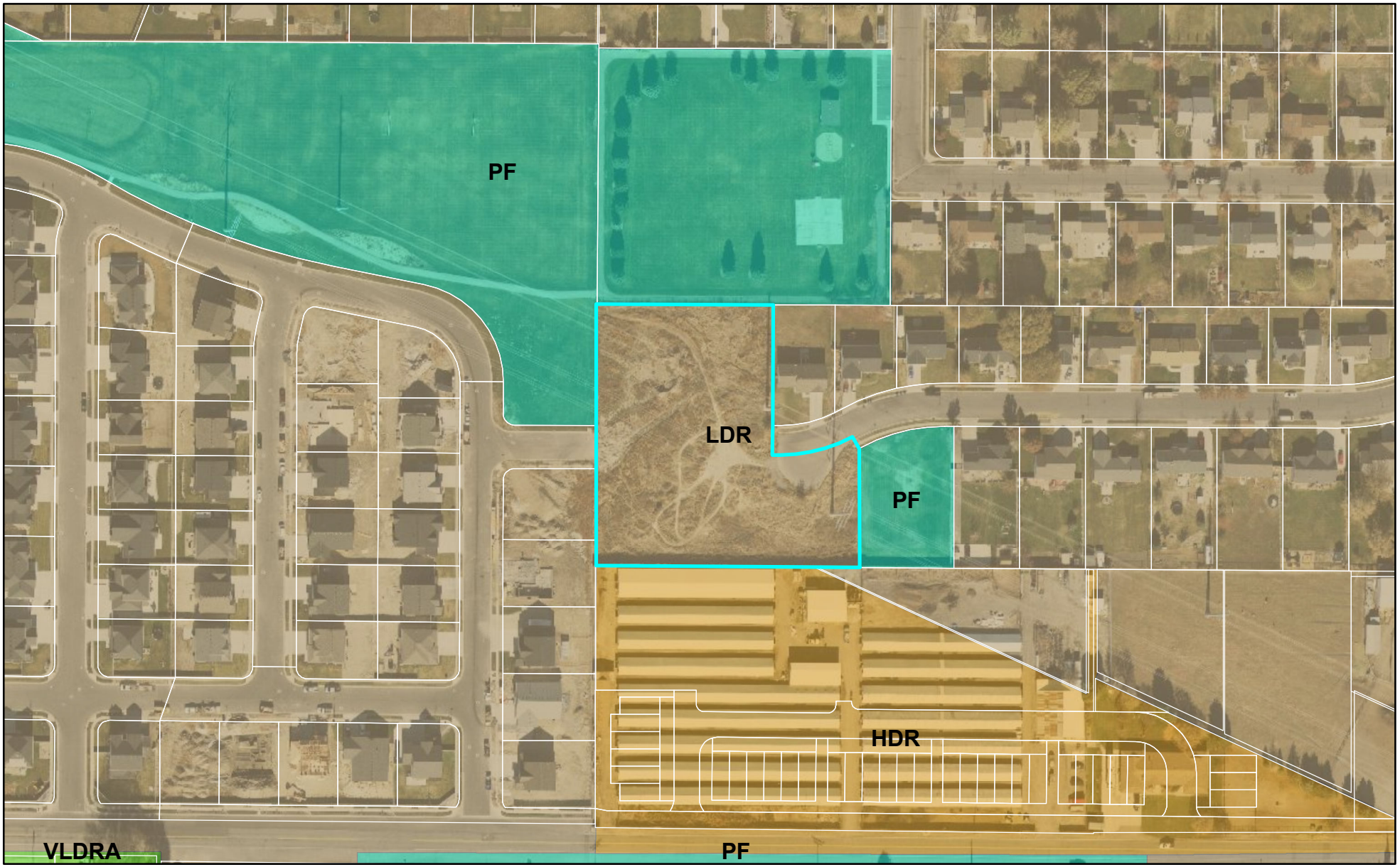


0 210 420 Feet

LEHI CITY

Sunset Meadows Plat B Concept

General Plan

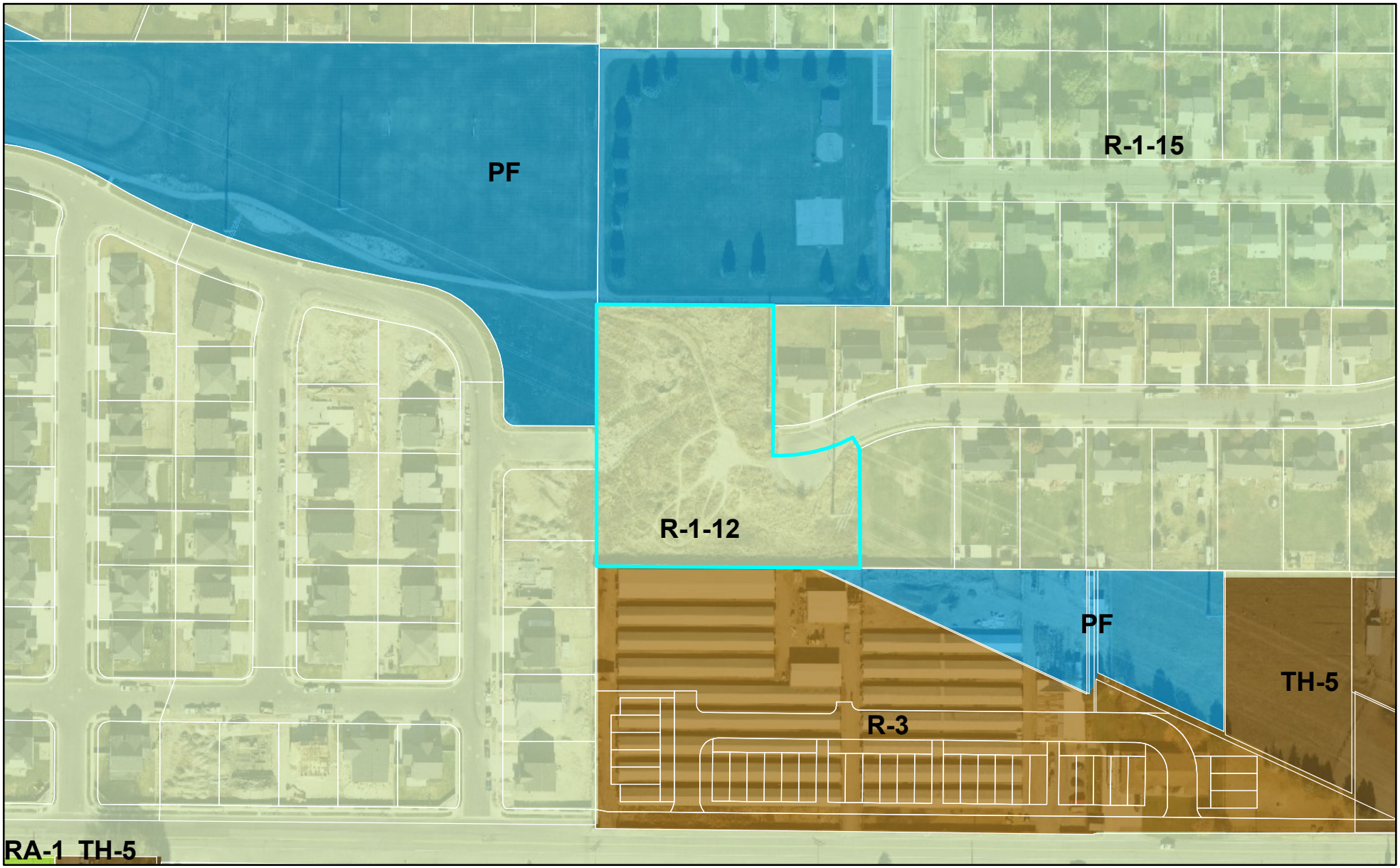


0 210 420 Feet

LEHI CITY

Sunset Meadows Plat B Concept

Zoning



0 210 420 Feet

LEHI CITY

Agenda Item No: 15

City Council Agenda Item Report

Meeting Date: September 14, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #42-2021, a General Plan Amendment for 396 North 500 West, changing the designation on 0.42-acres from MDR (medium density residential) to HDR (high density residential).

Suggested Action:

Attachments:

CC Staff Report Lehi Brownstones General Plan Amendment 09.14.21.docx

Lehi Brownstones General Plan Amendment 06.30.21.docx

Ord 42-2021.docx

Lehi Brownstones General Plan Amendment narrative.pdf

Lehi Brownstones General Plan Amendment Document.pdf

Lehi Brownstones aerial.pdf

Lehi Brownstones General Plan.pdf

Lehi Brownstones Zoning.pdf

LEHI BROWNSTONES GENERAL PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	Mark Hampton		
Meeting Date	September 14, 2021		
Requested Action/Purpose	Approval of a proposed general plan amendment		
Location	396 North 500 West		
Acreage	0.42 acres		
Existing Zoning	R-2		
Existing General Plan Land Use Designation	MDR (Medium Density Residential)		
Proposed Land Use Designation	HDR (High Density Residential)		
Existing Land Use	Single family residential		
Adjacent Zoning and Land Use	*North*	R-2	Duplex
	South	PF	Lehi City Property
	East	R-2	Boardwalk Community
	West	LI	Vacant Commercial
Date of DRC Review	June 30, 2021		
Date of Planning Commission Review	August 12, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Medium Density Residential (MDR)

The Medium Density Residential (MDR) classification is used to identify and encourage the development of a variety of

moderate density housing types, including single family dwellings and two-family dwellings, with an overall density not to exceed 6 dwelling units per acre. The applicable Zoning District classification for MDR is R-2.



High Density Residential (HDR)

The High Density Residential (HDR) classification provides opportunities for the development of higher density residential uses, including single family detached and attached residential units, apartments, condominiums and townhouses with an overall density not to exceed 12 dwelling units per acre. The applicable Zoning District classification for HDR is R-3.



PROPERTY HISTORY

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

REPORT ANALYSIS

The applicant is requesting approval to amend the General Plan land use designation of this approximately 0.42-acre property from MDR (Medium Density Residential) to HDR (High Density Residential).

The current General Plan land use designation of MDR would allow an overall neighborhood density up to 6 units per acre. The applicant requests the amendment to HDR, which would allow an overall neighborhood density of up to 12 units per acre with the R-3 zone.

The applicant's narrative states that the proposed amendment is desired because it would allow for the development of a townhome project that is located near the Historic Downtown District and more walkable to nearby community services. The applicant states that they could provide a product that is more affordable and facilitate the development of a difficult piece of property.

The change would result in a maximum total of five lots. If the applicant just developed the property as R-2 the maximum total is two lots. The proposed increase in lots due to the change in the General Plan would be three lots for a total of five units before factoring in any density bonus considerations.

DRC Comments

The DRC had five comments on the proposed General Plan amendment.

1. There are no Water, PI, or Sewer utilities in 380 North. All required connections would need to come from 500 West. Depth of sewer may make it difficult to service some of these units.
2. With our recent discussions on the General Plan update, we have talked about adding density in the downtown area. This property may be a good location to accomplish that.

3. There is a concern with the size of the project and long-term viability for maintenance of the private drive, exterior of the units, etc. Strongly recommend working with Boardwalk HOA to see if this project could be incorporated into their HOA.
4. Work with Boardwalk HOA to connect the private drive to their 430 North Street.

Please consider the DRC comments in the motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve or deny the proposed general plan amendment. Any motion should include findings. Possible findings include:

1. The proposed General Plan amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
2. The proposed General Plan amendment is/is not consistent with the land uses and zoning of nearby and adjoining properties.
3. The proposed General Plan amendment will/will not have a substantial adverse effect on surrounding property.
4. The affected site is/is not physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public services to accommodate any potential future uses, including all landscaping, loading areas, open spaces, parking areas, setbacks, buffering/screening, walls, fences, yards, and other required features.
5. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed general plan amendment on August 12, 2021. The minutes and motion from this meeting are as follows:

3.7) Public hearing and recommendation of Mark Hampton's request for review of a General Plan Amendment for 396 North 500 West, changing the designation on 0.42-acres from MDR (medium density residential) to HDR (high density residential).

Motion: Commissioner Hereth moved to send a positive recommendation of **Mark Hampton's request for review of a General Plan Amendment for 396 North 500 West, changing the designation on 0.42-acres from MDR (medium density residential) to HDR (high density residential)**; pending the plan is consistent with the goals and policies of the general plan and including the DRC comments and findings stated in the report. Commissioner Jackson seconded.

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

Lehi Brownstones General Plan Amendment
DRC Redline Comments

*Mark Hampton - requests review of a **General Plan Amendment** for 396 North 500 West, changing the designation from MDR to HDR.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Mark Hampton
Date of Plans Reviewed: **6/22/21**
Time Start: 1:44 pm
Time End: 2:00 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer:
1. There are no Water, PI , or Sewer utilities in 380 North. All required connections would need to come from 500 West. Depth of sewer may make it difficult to service some of these units.

Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
2. Remove concept plan layout and renderings prior to moving forward to PC and CC unless applicant submits concurrent application.
3. With our recent discussions on the General Plan update, we have talked about adding density in the downtown area. This property may be a good location to accomplish that.
4. There is a concern with the size of the project and long-term viability for maintenance of the private drive, exterior of the units, etc. Strongly recommend working with Boardwalk HOA to see if this project could be incorporated into their HOA.
5. Work with Boardwalk HOA to connect the private drive to their 430 North Street.

APPLICANT NEEDS TO PROVIDE ENVELOPES FOR PUBLIC NOTICING.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION AFTER THE APPLICANT SUBMITS A CONCEPT PLAN APPLICATION AND UPDATED LAYOUT TO BE REVIEWED BY THE DRC AND CONSIDERED BY THE PLANNING COMMISSION.

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

ORDINANCE NO: 42-2021

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

WHEREAS, on September 14, 2021, following all necessary public hearings, the Lehi City Council adopted an amendment to the Lehi City General Plan which included the 2017 Land Use Element together with the Lehi City General Plan Land Use Map; and

WHEREAS, the Lehi City Planning Commission held a public hearing on August 12, 2021, to review and make a recommendation on the General Plan Amendment located at 396 North 500 West changing the land use designation from Medium Density Residential to High Density Residential, as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on September 14, 2021, pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map from Medium Density Residential to High Density Residential.

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

PART 1:

The Land Use Element of the Lehi City General Plan and General Plan Land Use Map is hereby amended to change the subject properties from Medium Density Residential to High Density Residential. The total amendment will include 0.42-acres of property located at 396 North 500 West, more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance 42 -2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

B. The City Council hereby directs that the official copy of the Lehi City General Plan

be updated to reflect the provisions enacted by this Ordinance.

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

Approved and Adopted by the City Council of Lehi City this 14th day of September 2021.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Exhibit A- Lehi Brownstones General Plan Amendment

COM. 66 FT N OF SW COR OF LOT 7, BLK 71, PLAT A, LEHI CITY SURVEY; N 74 FT; E 250 FT; S 74 FT; W 250 FT TO BEG.

6-17-21

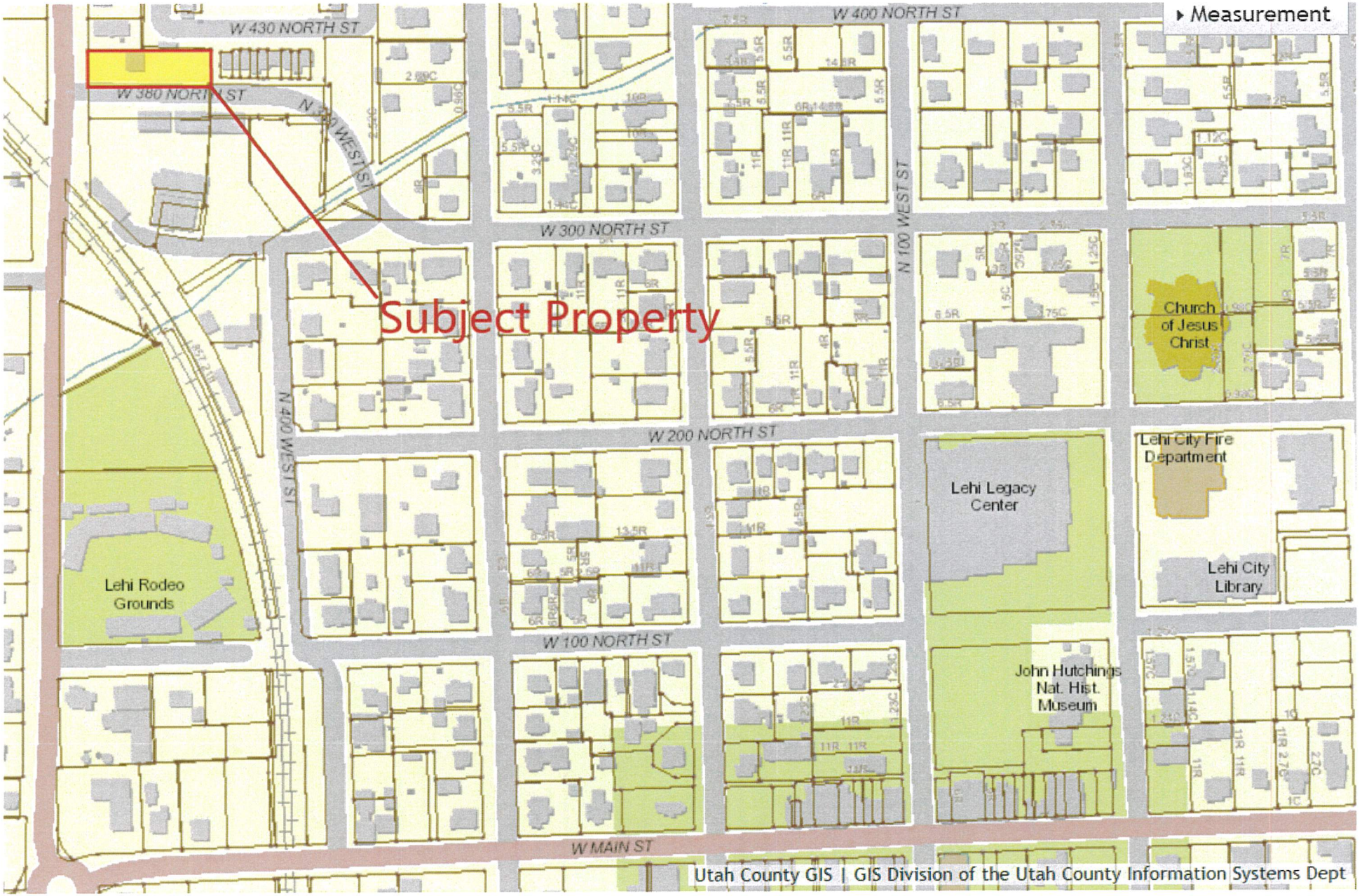
Dear Lehi City,

Recently, Lehi City adapted the R3 Zone in the "downtown" district. The intent is to help create a walking community to services, Legacy Center, and local businesses. The Subject Property is located less than a 5-minute walk to the Lehi Bakery, and will help in meeting the intent of the R3 Zone. Though the Subject property is 2.5 blocks away from the present R3 zone, clearly the challenging area will carry the same impact as the desire for downtown. The project is bordered by Railroad tracks, Industrial buildings (including the Power Department to the West), a Town Home project to its North, and the Lehi City Shops to the South. Last year, the existing property/home was listed for sale for over 11 months and because of it surroundings was not purchased. The home is in disrepair and is not salvageable. The attempt to demo the home and build a new home in this existing environment, will not be possible. The adjacent zone (industrial), given the set back and parking requirements of the that Zone, will not allow this property to be developed as industrial as it does not have enough footage.

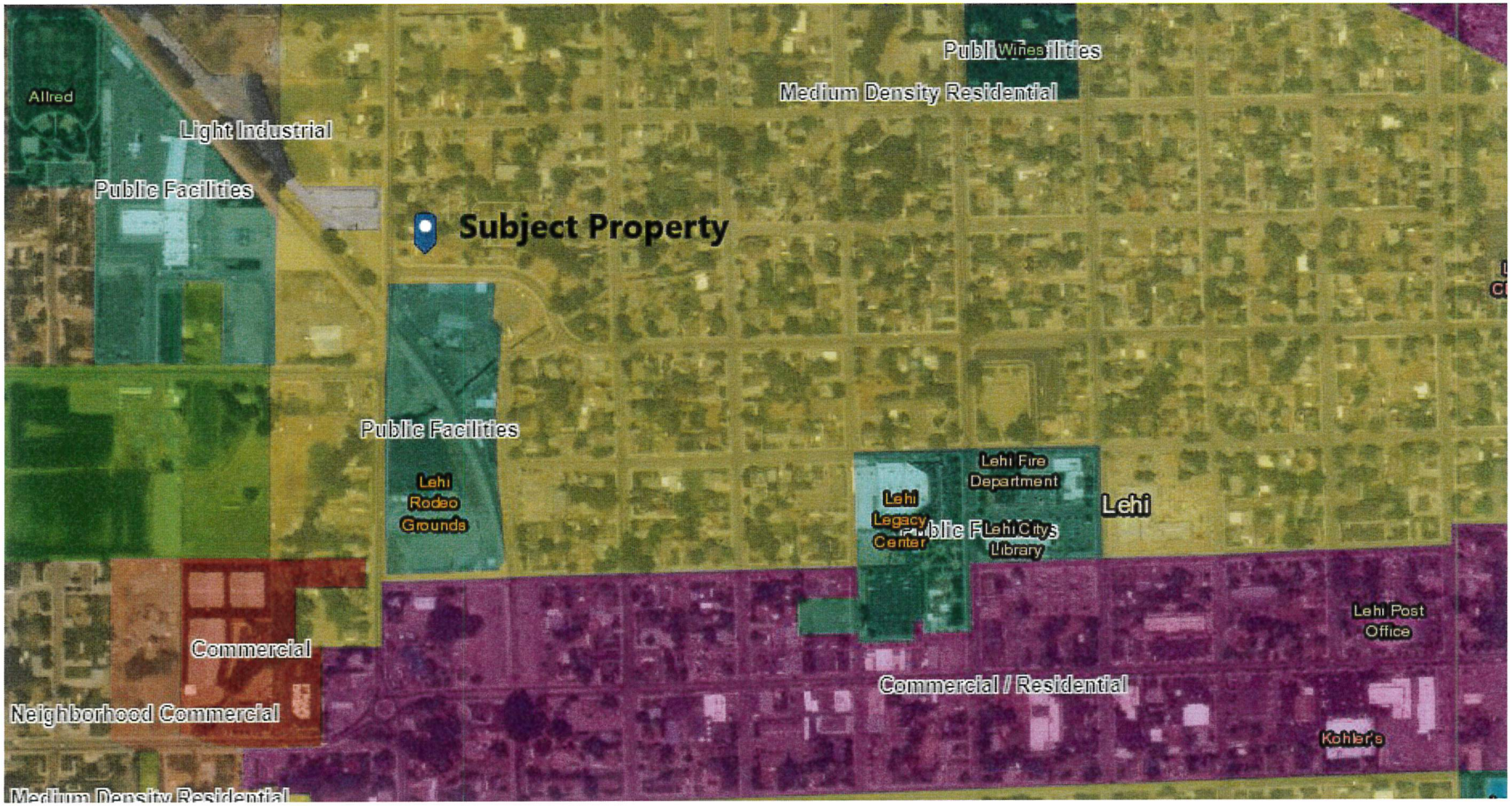
It is our intent to request the City allow the R3 zone to be extended to this location for the same reasons the City adapted the R3 Zone for the Down Town Main Street district. Our intent is to create a self-contained, HOA managed, Town Home project shown as Exhibit A, where we can create a "Brownstone" street frontage and services and vehicles to the back. The Style and look will assist in the market need for affordable housing and also allow an undevelopable piece of property become an asset to the intentions of Lehi City and the R3 Zone.

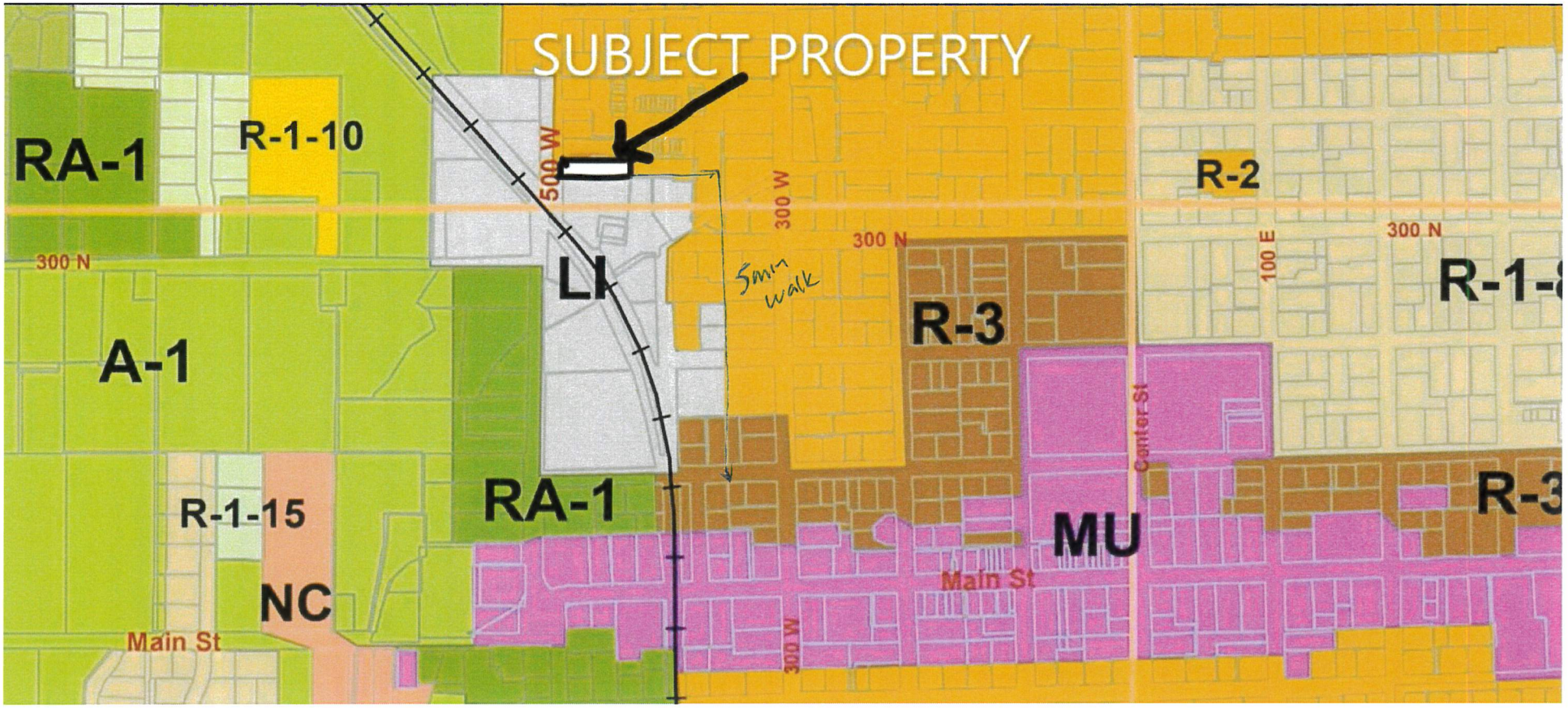
Thank you for your consideration.

Mark Hampton


Measurement
W 430 NORTH ST
W 380 NORTH ST
N 300 WEST ST
W 400 NORTH ST
W 300 NORTH ST
N 100 WEST ST
Subject Property
N 400 WEST ST
W 200 NORTH ST
Church of Jesus Christ
Lehi City Fire Department
Lehi Legacy Center
Lehi City Library
Lehi Rodeo Grounds
W 100 NORTH ST
John Hutchings Nat. Hist. Museum
W MAIN ST
Utah County GIS | GIS Division of the Utah County Information Systems Dept

Lehi City General Plan Map




SUBJECT PROPERTY
RA-1
R-1-10
500 W
300 W
300 N
LI
5min walk
R-2
300 N
100 E
300 N
R-1-8
A-1
R-3
Center St
R-1-15
RA-1
MU
R-3
Main St
NC
Main St
300 W

Lehi Brownstones General Plan Amendment & Concept

Aerial



0 110 220 Feet

LEHI CITY

Lehi Brownstones General Plan Amendment & Concept

General Plan

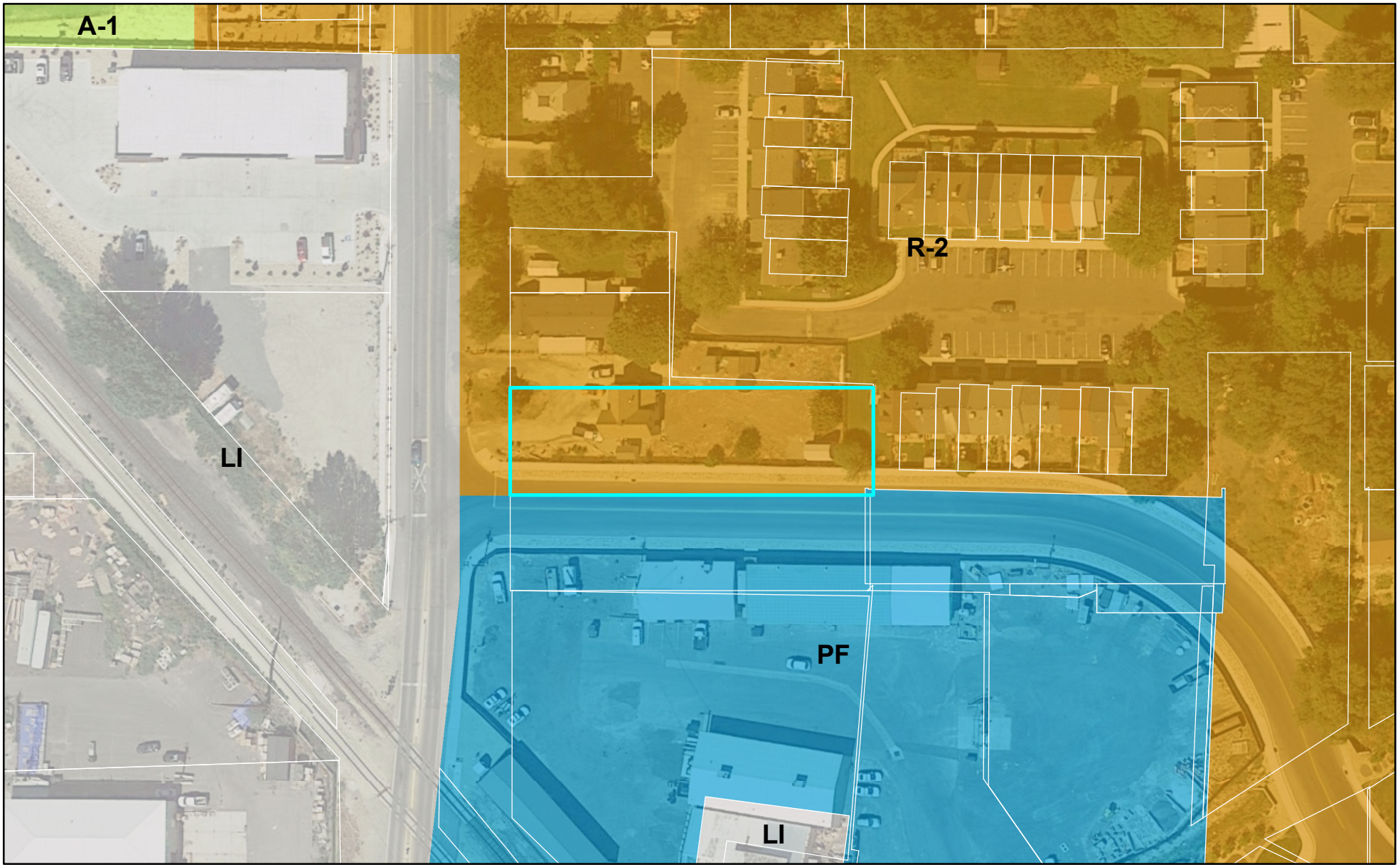


0 110 220 Feet

LEHI CITY

Lehi Brownstones General Plan Amendment & Concept

Zoning



0 110 220 Feet

LEHI CITY

Agenda Item No: 16

City Council Agenda Item Report

Meeting Date: September 14, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Concept approval for the Lehi Brownstones Concept, a 7-unit townhome project located at 396 North 500 West.

Suggested Action:

Attachments:

CC Staff Report Lehi Brownstones Concept 09.14.21.docx

Lehi Brownstones Concept DRC 07.21.21 Final.docx

Lehi Brownstones narrative.pdf

Lehi Brownstones Concept 07.21.21.pdf

Lehi Brownstones aerial.pdf

Lehi Brownstones General Plan.pdf

Lehi Brownstones Zoning.pdf

LEHI BROWNSTONES CONCEPT
CITY COUNCIL REPORT

Applicant	Mark Hampton		
Meeting Date	September 14, 2021		
Requested Action/Purpose	Approval of a proposed concept plan		
Location	396 North 500 West		
Project Area	0.42 acres		
Existing Zoning	R-2		
General Plan Land Use Designation	MDR (Medium Density Residential)		
Adjacent Zoning and Land Use	*North*	R-2	Duplex
	South	PF	Lehi City Property
	East	R-2	Boardwalk Community
	West	LI	Vacant Commercial
Date of DRC Review	July 21, 2021		
Date of Planning Commission Review	August 12, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.010. Concept Plan – Applicability:
The Concept Plan gives the applicant, staff, Planning Commission and City Council an opportunity to discuss the project in the conceptual stage. The applicant can use the Concept Plan meeting to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required for layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat.

Section 37.020. Multi-Family Residential Design Standards

Townhome Building Orientation. Townhomes shall be oriented towards all public streets with rear loading garages accessed by a paved parking area or alley way (see Figure 138). In addition, rear loading townhomes shall be required for a minimum of 50 percent of the total townhome units in a development with building entrances being oriented towards streets, parks, courtyards, and other open spaces. Units required to orient towards public streets may be considered toward meeting the 50 percent requirement. Off-street parking shall not be allowed between the building entrance of rear-loading townhomes and the street sidewalk.

Open Space. Common open space is an essential design feature of all multi-family projects, and the following standards shall be met for all new multi-family developments:

a. Open space areas shall respect and maintain natural features, such as trees and significant vegetation, hills, drainages, wetlands, water bodies, water ways, and other natures features.

b. All open space areas within multi-family developments shall be designed to have two or more sides of the open space fronting primary internal public or private streets to ensure that open space is visible and available to all residents in the area (see Figure 141).

c. Open spaces shall be centrally located so they are accessible as a community amenity to all units in the

development.

Pedestrian circulation. Mult-family residential projects shall provide a circulation plan and include the following improvements to improve pedestrian circulation and safety:

a. Pedestrian walkways that interconnect the adjacent streets, open spaces, parking areas, building entrys, adjacent sites and adjacent master planned trails where applicable. Each building located along a public road shall provide a sidewalk connection from the building entrance to the public sidewalk.

b. Walkways shall be hard surfaced with concrete, brick pavers or asphalt.

c. Crosswalks shall be placed where pedestrian walkways cross streets and internal roads and shall be painted or made of concrete or brick pavers.

APPLICABLE GENERAL PLAN SECTIONS

Best Practice 9.1: Develop local neighborhood programs to bring residents together under common causes and character.

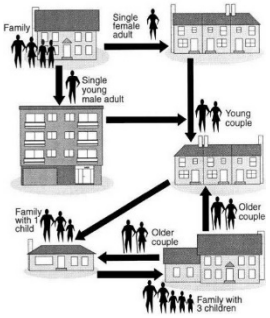


Diagram of life-cycle housing needs
Source: Envision Utah.

Neighborhoods are created by the coming together of individual households to form strong bonds. Communities are adopting programs and strategies to improve and strengthen neighborhood bonds and community character.

i. Life-Cycle Housing: Plan for housing suitable for different stages of life, including smaller, more affordable units for first-time buyers, singles, young couples, families with many children, and older home owners, as well as opportunities for senior citizen housing and long-term care/assisted living facilities. Housing policy should work to create opportunities for people to live and grow in the same community. This will enable young couples, families and the elderly to live near relatives, and stay within their same social networks (e.g. church boundaries) throughout their lives.

ii. Inclusionary Approach: High quality neighborhoods are inclusive and welcome people of all stages of life. Communities are addressing housing affordability using an inclusionary approach that allows for a mixture of housing types and prices, recognizing that housing affordability is integral to the long-term success of the City. Segregating housing by type, price, and size can lead to major divides in a community, most often along socioeconomic lines. This can ultimately lead to areas of higher crime, poverty, and other challenges. Ensuring neighborhoods include housing diversity minimizes the creation of these problem areas, and leads to a more inclusive, diverse, and accepting community. Children in such communities will grow up knowing people from different ages, walks of life, and from different socio-economic groups.

iii. Communal Activity: Community activity such as community gardens, joint art projects, dance and cultural exchange, and other such events introduce people to each other and make it easier for neighborhood policing and easy identification of strangers. That sense of identity also puts *eyes on the street* and neighbors look out for each other's kids and property.

Planning should be strategic, and careful, to ensure that increased densities have minimum or low impacts on the fabric of existing neighborhoods.

PROPERTY HISTORY

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

REPORT ANALYSIS

The applicant is requesting approval of the Lehi Brownstones concept, a 7-unit townhome project located at 396 North 500 West. A proposed General Plan amendment to High Density Residential was submitted concurrently with the concept plan. That amendment and the corresponding zone change to R-3 would make the development and proposed density possible after considerations for bonus density. Approval of the concept is contingent on approval of the General Plan amendment and future zone change.

Layout and Density

The concept plan will consist of seven townhome units on a total of 0.42 acres. There is an overall density of approximately 16.66 units per acre for this project which would exceed the concurrently filed General Plan designation of HDR before density bonus considerations. The R-3 zone that corresponds to HDR establishes a maximum density of 12 units per acre for developments. The Planning Commission and City Council would have to determine that the proposed improvements and amenities merit the additional density.

Open Space & Elevations

The applicant shows open space along the internal road as a buffer from the neighboring development to the north. Additional landscaping serves as a buffer from both 500 West and 380 North. No additional amenities are required because the project is under ten multi-family units.

The applicant proposes a brownstone street frontage appearance that engages the street, while giving access in the back off the private road. The applicant proposes to create a townhome rental community that is not part of an HOA but is owned by a single owner to maintain high quality of maintenance.

DRC Comments

The DRC had 11 comments on the proposed concept plan, including the following:

1. Recommend connecting road internally to 430 North. The current plan is disconnected from the adjacent neighborhood and is completely isolated.
2. As proposed, the plan would need a turnaround at the west end of the driveway.
3. There is a concern with the size of the project and long-term viability for maintenance of the private drive, exterior of the units, etc. Strongly recommend working with Boardwalk HOA to see if this project could be incorporated into their HOA.
4. Work with Boardwalk HOA to connect the private drive to their 430 North Street.
5. The units will need to meet the architectural requirements in Chapter 37 of the Development Code.

Please consider all DRC comments as part of the motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed Concept is/is not consistent with the Lehi City Development Code
2. The proposed Concept does/does not conform to the goals and policies of the General Plan.
3. Other findings as determined by the public hearing.
4.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed concept plan on August 12, 2021. The minutes and motion from this meeting are as follows:
3.8) Public hearing and recommendation of Mark Hampton's request for review of the Lehi Brownstones Concept, a 7-unit townhome project located at 396 North 500 West.

Motion: Commissioner Hereth moved to send a positive recommendation of **Mark Hampton's request for review of the Lehi Brownstones Concept, a 7-unit townhome project located at 396 North 500 West**; pending the plan is consistent with the goals and policies of the general plan and including the DRC comments and findings stated in the report. Commissioner Nielsen seconded.

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

Lehi Brownstones Concept
DRC Redline Comments

*Mark Hampton- requests review of the **Lehi Brownstones** Concept, a 7 lot townhome project located at 396 North 500 West.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Mark Hampton
Date of Plans Reviewed: 7/12/21
Time Start: 3:05 pm
Time End:

DRC REDLINE COMMENTS:

Glade – Power:

1. A 10' PUE space is required at all road frontages. No permanent structures are allowed in the PUE space; includes porches, footings, concrete steps, a/c units, window wells, etc. Design and construction shall meet Lehi Power Design Standards. Additional easement may be required for point of attachment.

Garion – Fire:

2. You will need to relocate the hydrant on the corner of 500 W and 300 N.

Greg – Water/Sewer:

3. There are no Water, PI , or Sewer utilities in 380 North. All required connections would need to come from 500 West. Depth of sewer may make it difficult to service some of these units.

Trent – Parks:

4. Will need to provide landscape plan with preliminary site plan

Gary – Building/Inspections:

5. A soil report will be required if this moves past concept.

JD – Streets:

6. Show road improvements on 500 West

Ross – Engineering:

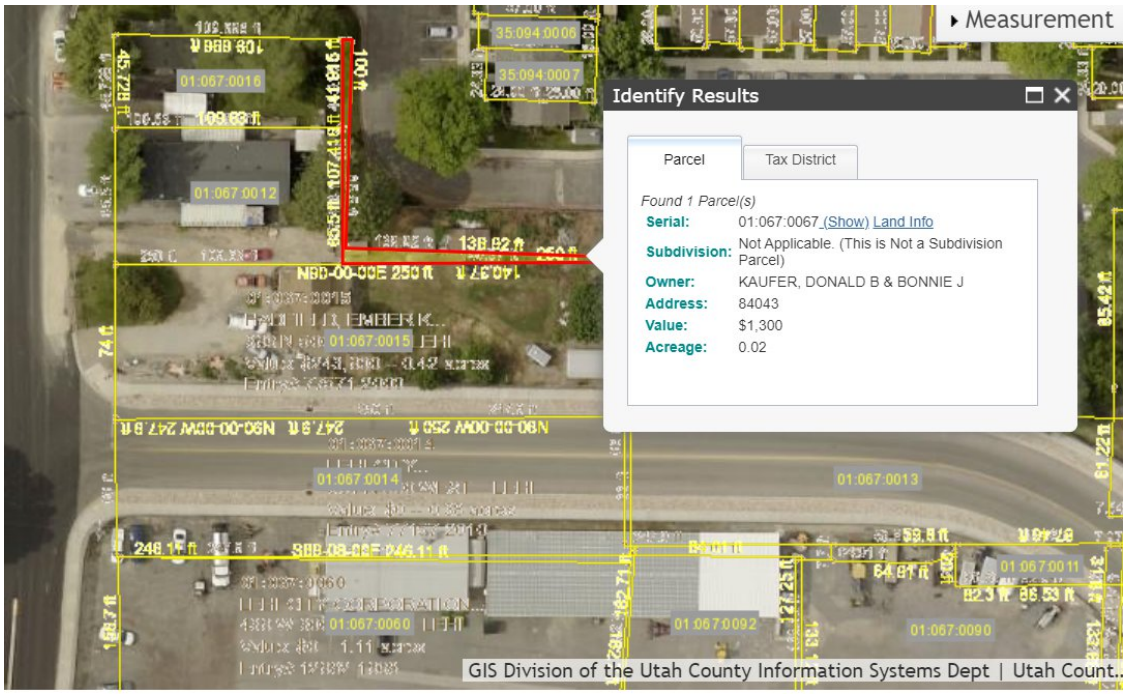
7. Recommend connecting road internally to 430 North. The current plan is disconnected from the adjacent neighborhood and is completely isolated.
8. As proposed, the plan would need a turnaround at the west end of the driveway.

Luke- Traffic: No comments

Kim – Planning:

9. There is a concern with the size of the project and long-term viability for maintenance of the private drive, exterior of the units, etc. Strongly recommend working with Boardwalk HOA to see if this project could be incorporated into their HOA.
10. Work with Boardwalk HOA to connect the private drive to their 430 North Street.
11. There is a small sliver parcel on the north side of the property (owned by Donald Kaufer) that will need to be resolved.

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.



12. The units will need to meet the architectural requirements in Chapter 37 of the Development Code.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 12, 2021. WE ALSO NEED ENVELOPES.

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

7-8-21

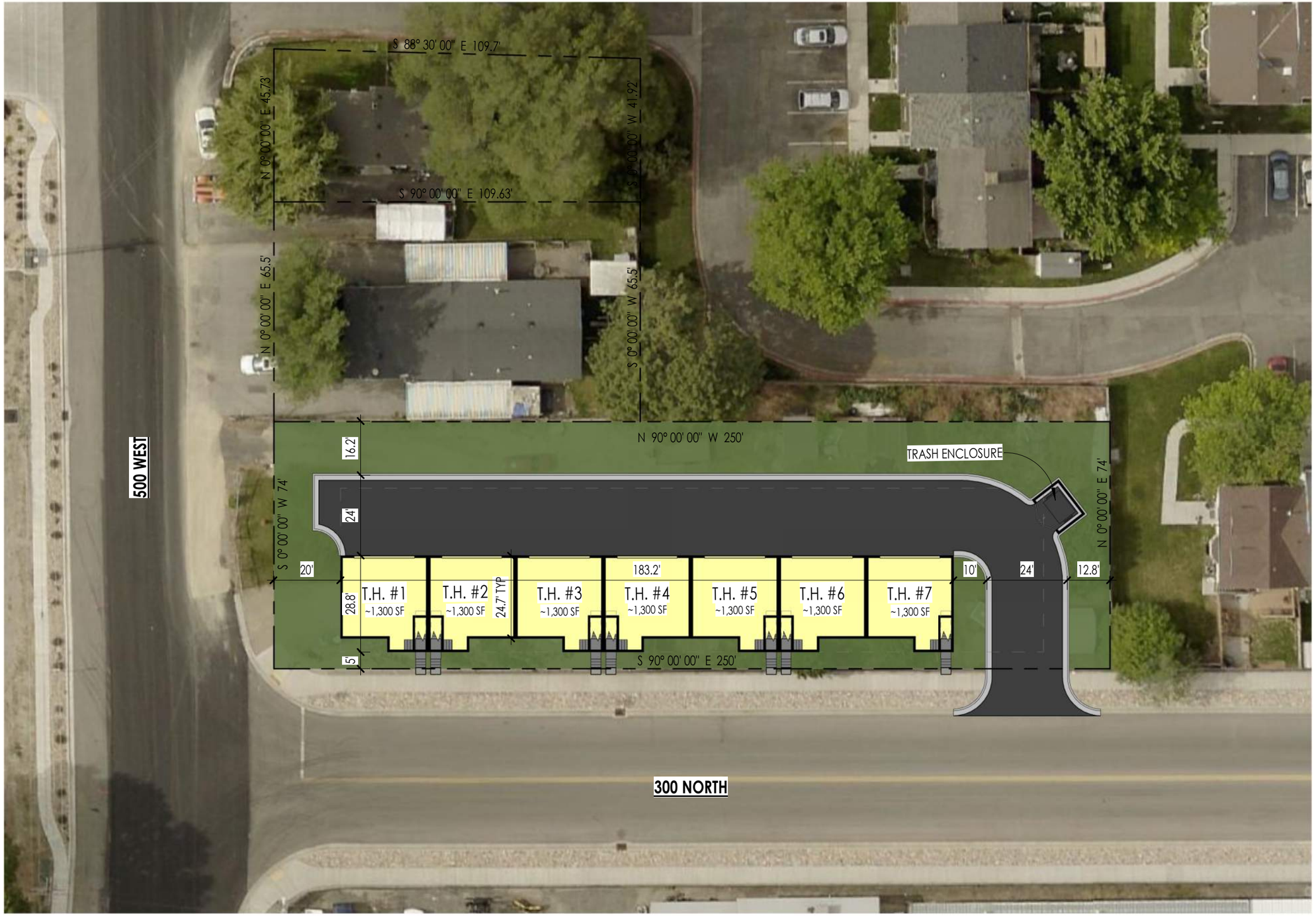
Dear Lehi City,

Recently, Lehi City adapted the R3 Zone in the "downtown" district. The intent is to help create a walking community to services, Legacy Center, and local businesses. The Subject Property is located less than a 5-minute walk to the Lehi Bakery, and will help in meeting the intent of the R3 Zone. Though the Subject property is 2.5 blocks away from the present R3 zone, clearly the challenging area will carry thesame impact as the desire for downtown. The project is bordered by Railroad tracks, Industrial buildings (including the Power Department to the West), a Town Home project to its North, and the Lehi City Shops to the South. Last year, the existing property/home was listed for sale for over 11 months and because of its surroundings was not purchased. The home is in disrepair and is not salvageable. The attempt to demo the home and build a new home in this existing environment, will not be possible. The adjacent zone (industrial), given the set back and parking requirements of the that Zone, will not allow this property to be developed as industrial as it does not have enough footage.

It is our intent to request the City allow the R3 zone to be extended to this location for the same reasons the City adapted the R3 Zone for the Down Town Main Street district. It is our request to create a self-contained multiunit Town Home project shown as Exhibit A, where we can create a "Brownstone" street frontage appearance that engages and activates the street and community, while allow services and vehicle access to the back. In order to maintain the highest quality of exterior and landscape maintenance, no HOA will be required for this project, as the property and all units will be a single tax parcel (not subdivided) and owned by a single owner, thus creating a townhome rental community that is well maintained and attractive throughout its life. The style and look is not only engaging to Lehi's downtown vision and intent, but also will assist in the market need for affordable housing. This product will allow an undevelopable piece of property become an asset in the community and fits the intentions of Lehi City and the R3 Zone.

Thank you for your consideration.

Mark Hampton



1 | SITE CONCEPT
A200 | 1" = 30'-0"

PROJECT ADDRESS: 396 N 500 W
LEHI, UT 84043
PROJECT #: 2105.01

LEHI BROWNSTONES | CONCEPT SITE PLAN

JARRETT ARCHITECTURE
2701 N THANKSGIVING WAY, STE 100
LEHI, UT 84043

RILEY JARRETT
RILEY@JARRETTARCHITECTURE.COM
801.427.2233

A0



JARRETT
ARCHITECTURE

PROJECT ADDRESS: 396 N 500 W
LEHI, UT 84043
PROJECT #: 2105.01

LEHI BROWNSTONES | RENDERING

JARRETT ARCHITECTURE
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A2

Lehi Brownstones General Plan Amendment & Concept

Aerial



0 110 220 Feet

LEHI CITY

Lehi Brownstones General Plan Amendment & Concept

General Plan

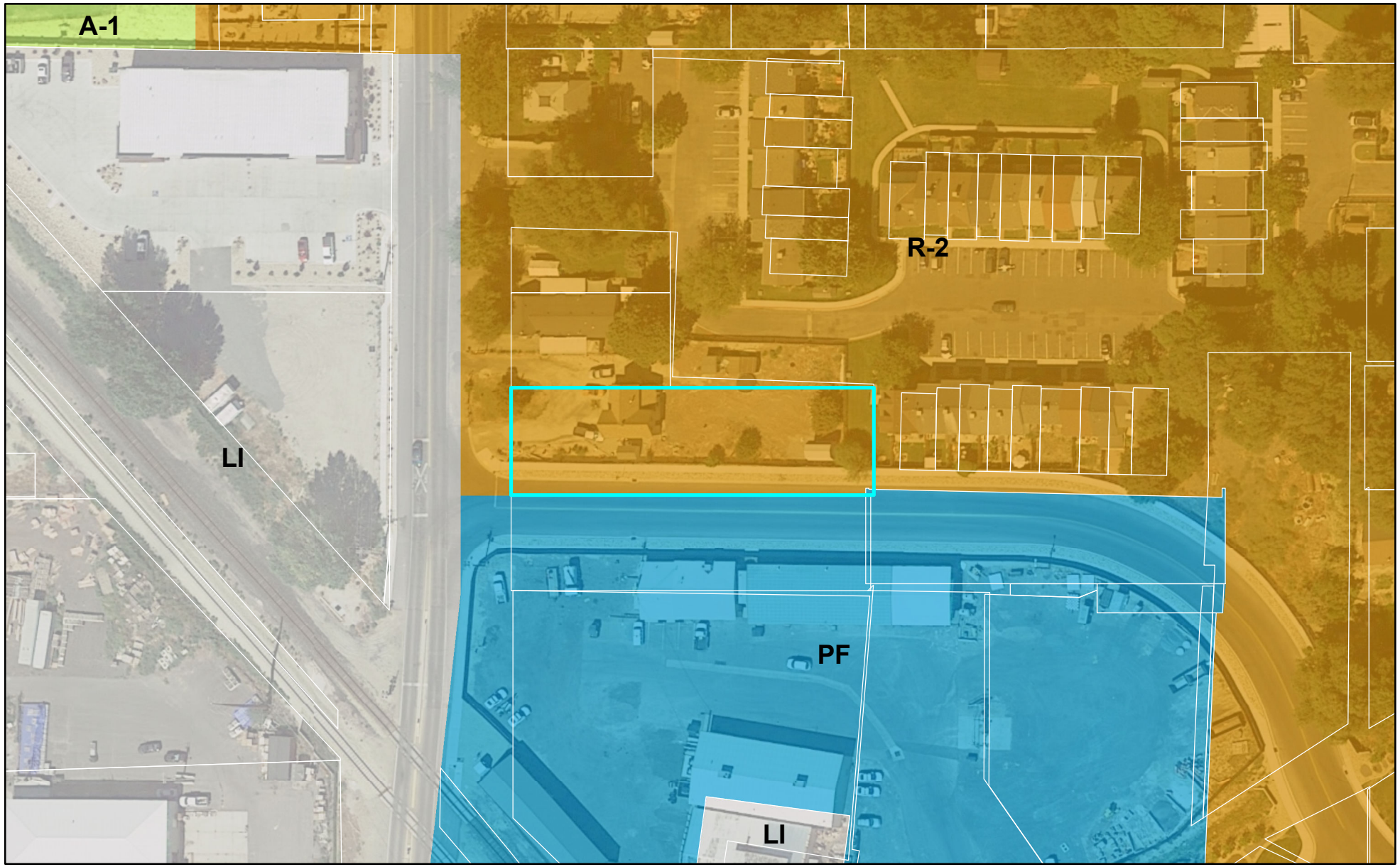


0 110 220 Feet

LEHI CITY

Lehi Brownstones General Plan Amendment & Concept

Zoning



0 110 220 Feet

LEHI CITY

Agenda Item No: 17

City Council Agenda Item Report

Meeting Date: September 14, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of a Temporary Use Permit to place a trailer at a single-family lot for a temporary residence located at 2964 West 1500 North.

Suggested Action:

Attachments:

CC Staff Report Bryan Williams Temporary Use Trailer 09.14.21.docx

Bryan Williams Temporary Use Trailer DRC 8.18.21.docx

Bryan Williams Temporary Use Trailer - narrative.pdf

Bryan Williams Temporary Use Trailer - plans.pdf

BRYAN WILLIAMS TEMPORARY USE TRAILER

CITY COUNCIL REPORT

Applicant	Bryan Williams		
Meeting Date	September 14, 2021		
Requested Action/Purpose	Approval of a temporary use permit for a trailer on a single-family lot for temporary residence		
Location	2964 West 1500 North		
Project Area	0.69 acres		
Existing Zoning	RA-1		
General Plan Land Use Designation	VLDRA (Very Low-Density Residential Agriculture)		
Adjacent Zoning and Land Use	*North*	RA-1	Parkside Estates Phase 5 Subdivision
	South	R-1-22	Lehi River Park Plat A Subdivision
	East	R-1-22	Black Label Plat A Subdivision
	West	TH-5	Jordan River
Date of DRC Review	August 18, 2021		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 12.020. General Requirements:

G. Temporary Dwellings and Trailers Prohibited; Exceptions. No structure of a temporary character, trailer, tent, shack, garage, barn, or other out-building shall be used on any lot at any time as a residence, either temporarily or permanently, except for the following:

1. Travel trailers and other recreational vehicles may be occupied on a temporary basis in an approved RV Park.
2. Travel trailers and other recreational vehicles may be occupied on a temporary basis on a lot in a single family residential or agricultural zone for traveling guests or visitors subject to the following:
    a. The trailer or recreational vehicle shall be parked off the street.
    b. The occupancy is limited to not more than 14 consecutive days and not more than a total of 30 days in any calendar year.
    c. Access to city sewer is prohibited.
3. The City Council may allow exceptions for temporary dwellings and trailers on a case-by-case basis as deemed appropriate.

PROPERTY HISTORY

September 12, 2006 This property was included in the George Barber Second Annexation.

April 14, 2015 The City Council approved the Brailsford Preliminary and Final Subdivision.

REPORT ANALYSIS

The applicant requests approval of a temporary use permit for a trailer on a single-family lot to be used as a temporary residence. Typically trailers used for a temporary dwelling are not allowed; however, the Code does allow for exceptions to be granted by the City Council on a case-by-case basis (see Lehi City Development Code Section 12.020(G)(3)).

The trailer is being proposed to allow the applicant to live on the lot as their house is being built. A gravel driveway and pad for the trailer would be installed as part of the approval. The DRC did comment that connections to City water, sewer, and power will require payment for connection and impact fees with the placement of the trailer. The proposed plans show the trailer being located along the front property line. The DRC did issue a comment that if the trailer was approved, it would need to be moved outside of the PUE and must meet the setbacks for the zone.

The applicant has stated in their narrative that the house will not start construction until early 2022 and will take at least 9 months to build. The applicant is requesting that the temporary use permit last until winter of 2022 to accommodate the construction schedule. The DRC did recommend that as a condition of approval, the trailer cannot be placed until a building permit is issued and is only allowed for a maximum time of 12 months. The 12-month duration would be equivalent to other construction and sales trailers allowed on build sites in the City.

The DRC had five comments, including the following:

1. All DRC members have concerns with the proposal and are not in favor overall. This will set a precedent for future similar requests.
2. If this is approved, recommend that as a condition of approval the trailer cannot be placed until a building permit is issued and is only on the lot for a maximum time of 12 months.
3. Connections to city water, sewer, and power will require payment of connection and impact fees.

Please consider the DRC comments as part of the motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve, approve with conditions, or deny the proposed temporary use for a trailer on a single-family lot for temporary residence. Any motion should include findings. Possible findings include:

1. The proposed temporary use does provide temporary affordable housing while the house is being built.
2. The proposed temporary use does set a precedence for future similar requests of temporary dwellings.
3. The proposed temporary use is/is not consistent with the Lehi City Development Code
4. The proposed temporary use does/does not conform to the goals and policies of the General Plan.
5. Other findings as determined by the public hearing.

Bryan Williams Temporary Use Trailer
DRC Redline Comments

Bryan Williams – requests review of a temporary use for placing a trailer at a single-family lot for a temporary residence located at 2964 West 1500 North.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: None
Date of Plans Reviewed: **8/10/21**
Time Start: 2:11 PM
Time End: 2:19 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire:
1. How do you plan to address or identify the trailer as the primary residence?

Greg – Water/Sewer:
2. Connection to city water, sewer, and power will require payment of connection and impact fees.

Trent – Parks: No comments
Gary – Building/Inspections:
3. If approved, the trailer will need to meet the setbacks for the property.

JD – Streets: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
4. All DRC members have concerns with the proposal and are not in favor overall. This will set a precedent for future similar requests.
5. If this is approved, recommend that as a condition of approval the trailer cannot be placed until a building permit is issued and is only on the lot for a maximum time of 12 months.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON SEPTEMBER 14TH

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.

Proposed use:

I am looking to move into a trailer on the lot while we are building a house on that lot. My current residence is not going to be available to me soon, as my wife and I are splitting up, so I am looking for temporary housing that will work while we build. Due to the housing climate of Utah County, acquiring an apartment that would suite my needs and allows me to keep up with expected expenses, is unfeasible.

I will be living in the trailer full time until the completion of the house. To prepare for the trailer, a gravel driveway and pad for the trailer to sit on will be installed. Additionally, a temporary power pedestal will be placed within 3ft of the current power hub on the lot. Water and sewage will receive caps on the existing lines to allow me to plug into them for the trailer. All utilities will be prepared for use on the house construction.

Additionally, after the house is completed, we hope to keep the trailer there for storage. The trailer will be oriented so the entrance is facing North, away from the street, so only the back of the trailer will be visible from the street.

The house build will not be able to begin until early 2022, so we will need the permit to last at least until winter of 2022. The house is expected to take ~9months to complete.

The lot is currently owned by my parents (David and Sharee Williams), with whom I will be completing the build of the house with (we are splitting the costs). So I will attach a statement of approval from them for me moving forward with this plan.

Thank you,

Bryan Williams

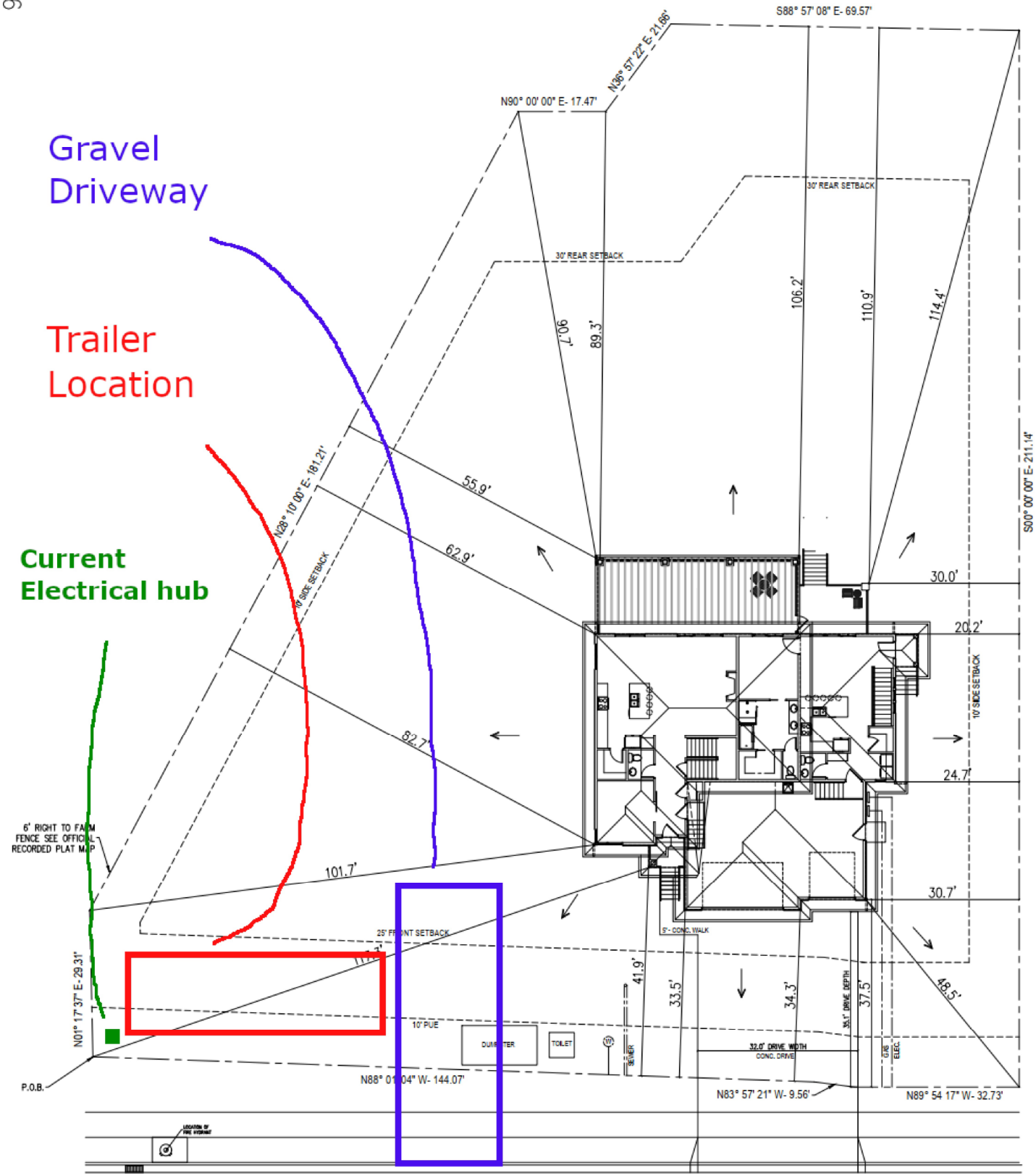
909-731-4694

williamsbryan87@gmail.com

David Williams

909-730-4222

dawhomers@gmail.com


Gravel
Driveway
Trailer
Location
Current
Electrical hub
S88° 57' 08" E- 69.57'
N36° 57' 22" E- 21.66'
N90° 00' 00" E- 17.47'
30' REAR SETBACK
30' REAR SETBACK
106.2'
110.9'
114.4'
90.7'
89.3'
S00° 00' 00" E- 211.14'
N28° 10' 00" E- 181.21'
55.9'
62.9'
62.7'
10' SIDE SETBACK
30.0'
20.2'
24.7'
30.7'
48.5'
6' RIGHT TO FARM
FENCE SEE OFFICIAL
RECORDED PLAT MAP
101.7'
25' FRONT SETBACK
5' CONC. WALK
N01° 17' 37" E- 29.31'
10' PUE
DUMPSTER
TOILET
SEWER
41.9'
33.5'
34.3'
37.5'
35.1' DRIVE DEPTH
32.0' DRIVE WIDTH
CONC. DRIVE
GAS
ELEC.
P.O.B.
N88° 01' 04" W- 144.07'
N83° 57' 21" W- 9.56'
N89° 54' 17" W- 32.73'

Agenda Item No: 18

City Council Agenda Item Report

Meeting Date: September 14, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #43-2021, the RAAS zone change, amending the zoning on 5-acres from TH-5 (transitional holding) to R-3 (high density residential) located at approximately 1850 North 3600 West.

Suggested Action:

Attachments:

CC Staff Report RAAS Zone Change 09.14.21.docx

RAAS Zone Change DRC 08.04.21.docx

Ord 43-2021.docx

RAAS Zone Change - narrative.pdf

RAAS Zone Change - map.pdf

RAAS Zone Change - plat.pdf

RAAS Zone Change Map - aerial.pdf

RAAS Zone Change Map - general plan.pdf

RAAS Zone Change Map - zoning.pdf

RAAS2.jpg

RAAS3.jpg

RAAS1.jpg

RAAS ZONE CHANGE
CITY COUNCIL REPORT

Applicant	Ivory Development		
Meeting Date	September 14, 2021		
Requested Action/Purpose	Approval of a proposed zone change		
Location	Approximately 1850 North 3600 West		
Project Area	5-acres		
Existing Zoning	TH-5 (Transitional Holding)		
Proposed Zoning	R-3 (High Density Residential)		
Existing General Plan Land Use Designation	HDR (High Density Residential) and C (Commercial)		
Adjacent Zoning and Land Use	*North*	C	Undeveloped/Maverik
	South	TH-5	Undeveloped/Agriculture
	East	R-3	Future Timp Point Subdivision
	West	C/R-3	The Exchange Subdivision & Park
Date of DRC Review	August 4, 2021		
Date of Planning Commission Review	August 26, 2021		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval, of the Lehi City Development Code, the Planning Commission should consider the following factors, among others, when reviewing a zone amendment:

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

APPLICABLE GENERAL PLAN GOALS AND POLICIES

High Density Residential (HDR)

The High Density Residential (HDR) classification provides opportunities for the development of higher density residential uses, including single family detached and attached residential units, apartments, condominiums and townhomes with an overall density not to exceed 12 dwelling units per acre. The applicable Zoning District classification for HDR is R-3.

Commercial (C)

The Commercial land use classification is intended to provide controlled and compatible locations for retail, office and business/commercial activities, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values and City tax base, and to ensure high quality design and function of commercial areas. The Commercial classification may typically include retail sales and services, offices and institutional uses.

PROPERTY HISTORY

September 26, 2008 The property was included in the Holbrook Annexation.

REPORT ANALYSIS

The applicant is seeing approval of a proposed zone change from TH-5 (transitional holding) to R-3 (high density residential) on 5-acres of property located at approximately 1850 North 3600 West. This zone change is consistent with the approved General Plan designation of HDR (high density residential) for the majority of the property. This change will allow for the development of the property in a way that is consistent with what has been indicated on the General Plan. The General Plan does show Commercial on a portion of the property; however, the applicant wishes to rezone the entire property as R-3.

The DRC had two comments including the following:

1. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-3 Zone. The amount of culinary water is 5.4-acre feet per acre and irrigation water is 1.9 acre feet per acre.
2. There is a master planned trail along 3600 West that will need to be incorporated into the property/development

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

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed zone change is consistent with the HDR (high-density residential) designation on the General Plan.
2. The proposed zone change is/is not consistent with the goals and policies of the General Plan.
3. The proposed change is/is not consistent and compatible with the General Plan land uses of nearby and adjoining properties.
4. The proposed change will/will not unduly affect the uses or proposed uses for nearby and adjoining properties.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed concept plan on August 26, 2021. The minutes and motion from this meeting will be included separately in the packet.

RAAS Residential Zone Change
DRC Redline Comments

*Ivory Development – requests review of a the **RAAS zone change**, amending the zoning on 5-acres from TH-5 to R-3 located at approximately 1850 North 3600 West.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Brad MacKay, Brennan McCleary
Date of Plans Reviewed: **7/27/21**
Time Start: 2:12 PM
Time End: 2:23 PM

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

1. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-3 Zone. The amount of culinary water is 5.4 acre feet per acre and irrigation water is 1.9 acre feet per acre.
2. There is a master planned trail along 3600 West that will need to be incorporated into the property/development

Consistency with the elements of the Lehi City General Plan.

This area has a proposed **[Residential designation]** on the General Plan that has been filed concurrently.

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

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

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

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

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 26, 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.

ORDINANCE NO: 43-2021

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT APPROXIMATELY 1850 NORTH 3600 WEST

WHEREAS, Ivory Development, authorized agent for the owner of property located at approximately 1850 North 3600 West and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as R-3; and

WHEREAS, following a public hearing on August 26, 2021, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on September 14, 2021, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of August 26, 2021; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on October 25, 2011 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lehi City, Utah as follows:

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to R-3.

PART II:

A. If a provision of this Ordinance 43 -2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 14th day of September 2021.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

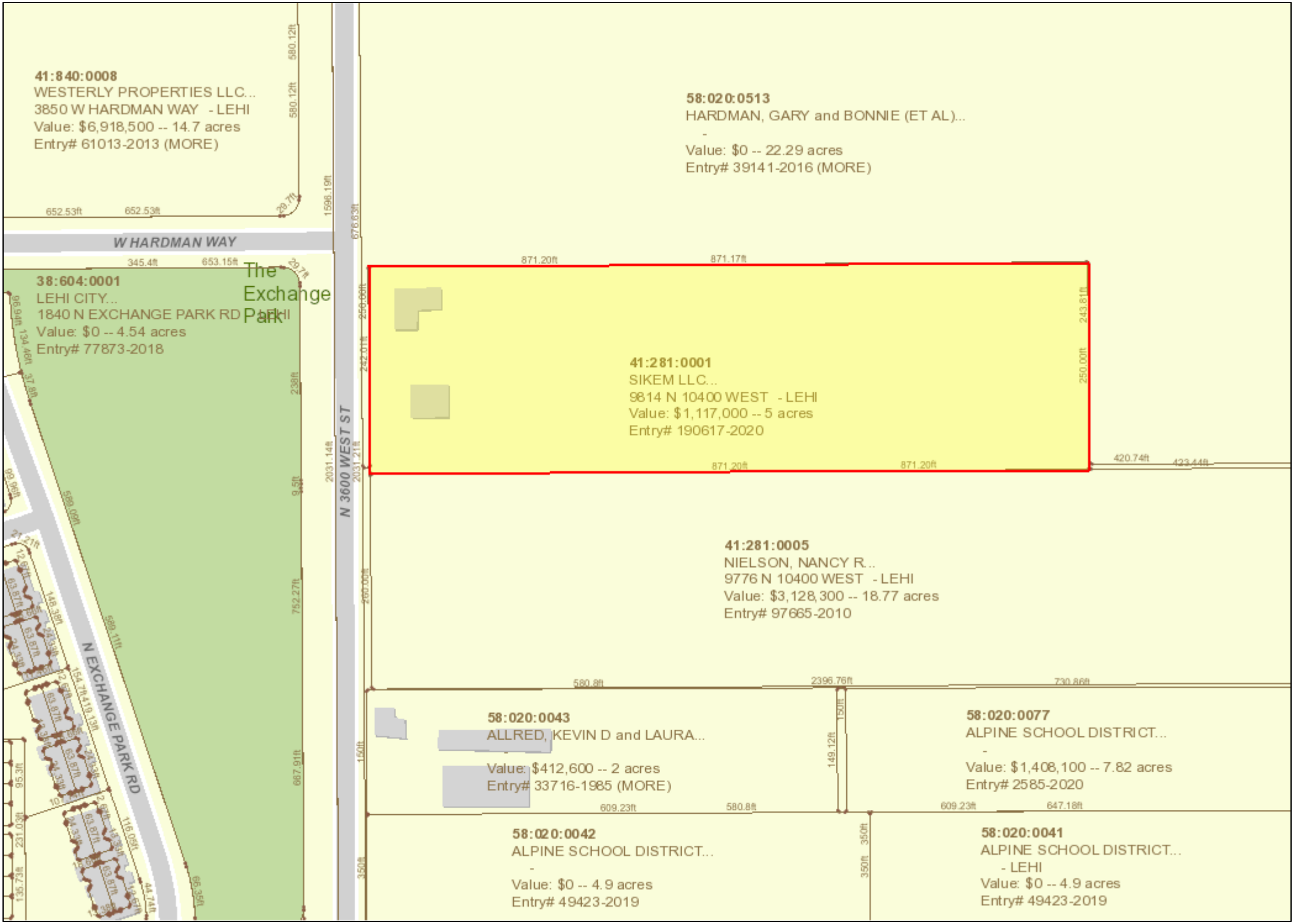
RAAS ZONE CHANGE PROPERTY LEGAL DESCRIPTION

LOT 1, PLAT A, HUNTER ESTATES SUBDV. AREA 5.000 AC.

RAAS Property

Zone Change

The proposed amendment to the RAAS property zoning to R3 zone is being requested to facilitate the Master planning of the RAAS community and allow the project to follow the Area Plan process. The change will provide an environment and opportunities for higher density residential uses, including single family detached and attached residential units, apartments, condominiums, and townhouses. This change will address a need to create an attainable housing product within the city. The change will address the need of providing housing for a market segment that will fill the void of price, size, and lifestyle. The amendment will not negatively affect the surrounding properties. The new changes will be suitable and work together with the existing uses and surrounding zoning. The change to the R3 zone will make the community a better place for the overall community with the diversity of product. The overall public health, safety, and welfare of the overall community will not be impacted any differently.



Utah County Parcel Map

9814 N 10400 West Lehi

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

Date: 7/26/2021

N

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



STATE PLANE COORDINATES

BEGINNING AT THE W 1/4 CORNER SECTION 1, TOWNSHIP 5 SOUTH, RANGE 1 WEST

A	757,845.68	1,886,911.99
B	756,278.99	1,886,911.99
C	756,278.99	1,886,938.81
D	756,278.99	1,889,334.13
E	756,693.23	1,889,384.79
F	756,683.22	1,889,113.78
G	756,654.44	1,889,088.53
H	756,654.44	1,888,231.76
I	756,531.11	1,888,231.76
J	756,531.11	1,887,888.43
K	756,781.84	1,887,827.80
L	756,781.84	1,886,936.59

GRID TO GROUND FACTOR = 1.0003

LEGEND

TYPICAL SET BACK - 30' FRONT, 10' SIDE AND REAR

TYPICAL UNDERGROUND UTILITY EASEMENT AND PROPERTY LINES

TYPICAL PROPERTY LINES

SURVEY MONUMENTS PLACED

STEEL "T" WITH PLASTIC CAP SET

SURVEYOR'S CERTIFICATE

I, ROBERT D. KUNZ, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 3175 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, HAVE ACCURATELY DESCRIBED THE SAME BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS AND EASEMENTS BASED ON THE BOUNDARY SURVEY COMPUTED AND DESCRIBED BELOW:

BOUNDARY DESCRIPTION

COMMENCING AT A POINT WHICH IS SOUTH ALONG THE SECTION LINE 1575.03 FEET AND EAST 26.03 FEET FROM THE W 1/4 CORNER OF SEC 1, TOWNSHIP 5 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN, THENCE AS FOLLOWS

EAST	2396.76
N31°18'07"E	482.35
WEST	471.14
S49°07'31"W	43.98
WEST	849.00
SOUTH	123.36
WEST	423.44
N00°08'46"W	250.00
WEST	**871.20**
S00°08'46"E	510.00 TO POINT OF BEGINNING

BASIS OF BEARING = SOUTH ALONG WEST SECTION LINE OF SECTION 1 - STATE PLANE BEARING OF WHICH IS S00°07'06"E

SIGNED 9/29/93 DATE

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THE MAP, AND SUBJECT TO ALL CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 2nd DAY OF October A.D. 1993

Ken M. Hardman
Nancy B. Nicholson
Joseph C. Nelson

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH

ON THE 2nd DAY OF October A.D. 1993 PERSONALLY APPEARED BEFORE ME Ken M. Hardman, Nancy B. Nicholson, Joseph C. Nelson THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 3-16-94 NOTARY PUBLIC

ACCEPTANCE OF LEGISLATIVE BODY

THE COUNTY OF UTAH, UTAH APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PUBLIC PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 5th DAY OF January A.D. 1994

ATTEST

CONDITIONS OF APPROVAL

PLAT "A"

HUNTER ESTATES

SUBDIVISION

UTAH COUNTY, UTAH

SCALE 1" = 150 FEET

OCCUPANCY RESTRICTION NOTICE

ORDINANCE NO. 26, OF 1993, UTAH COUNTY, UTAH, RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE Zoning Administrator.

ACKNOWLEDGEMENT (PERSONAL)

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

ON THE ____ DAY OF _____ A.D. 19____, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL)

CORPORATE SEAL

SURVEYOR'S SEAL

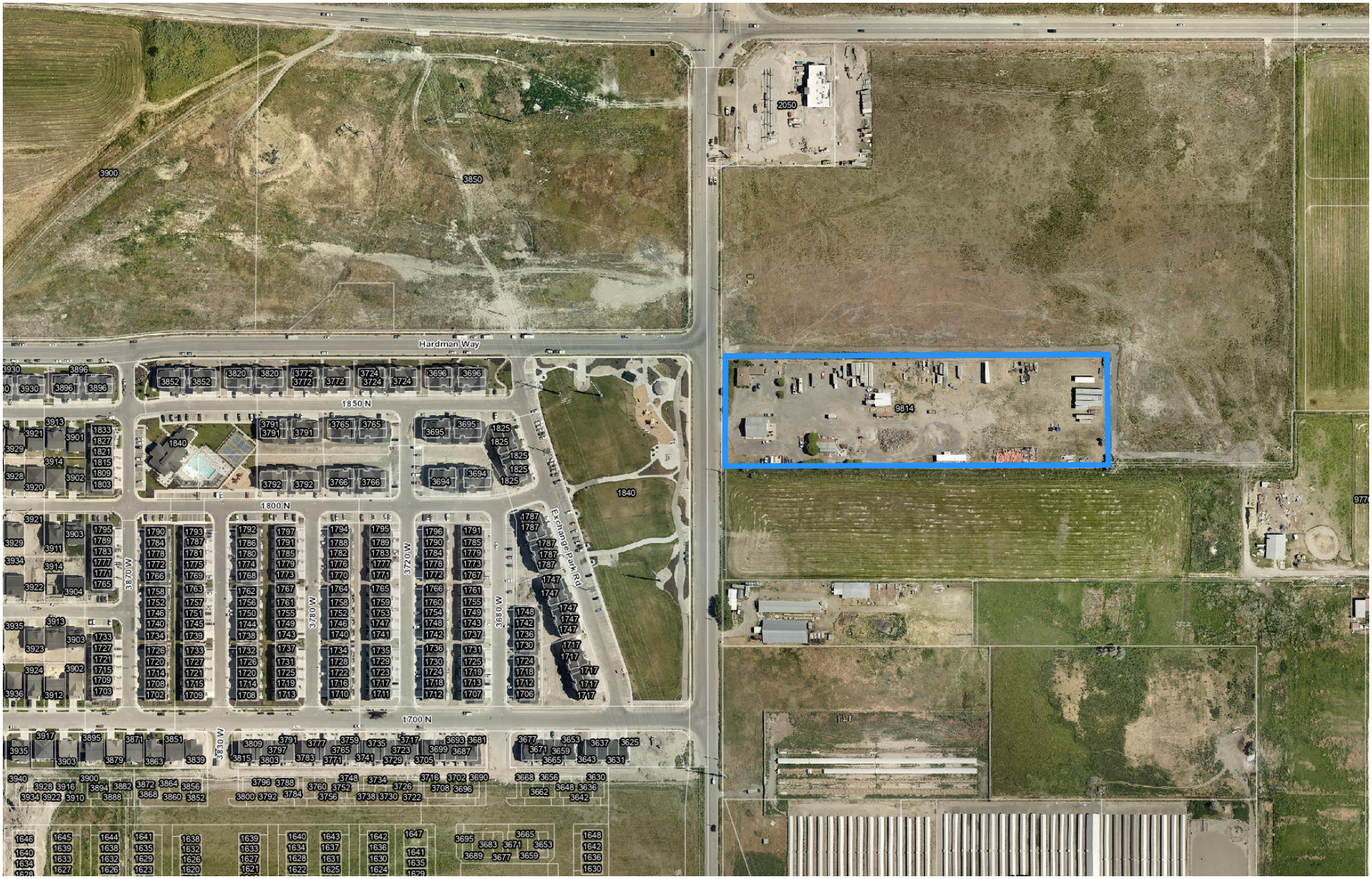
NOTARY SEAL

CITY/COUNTY ENGINEER

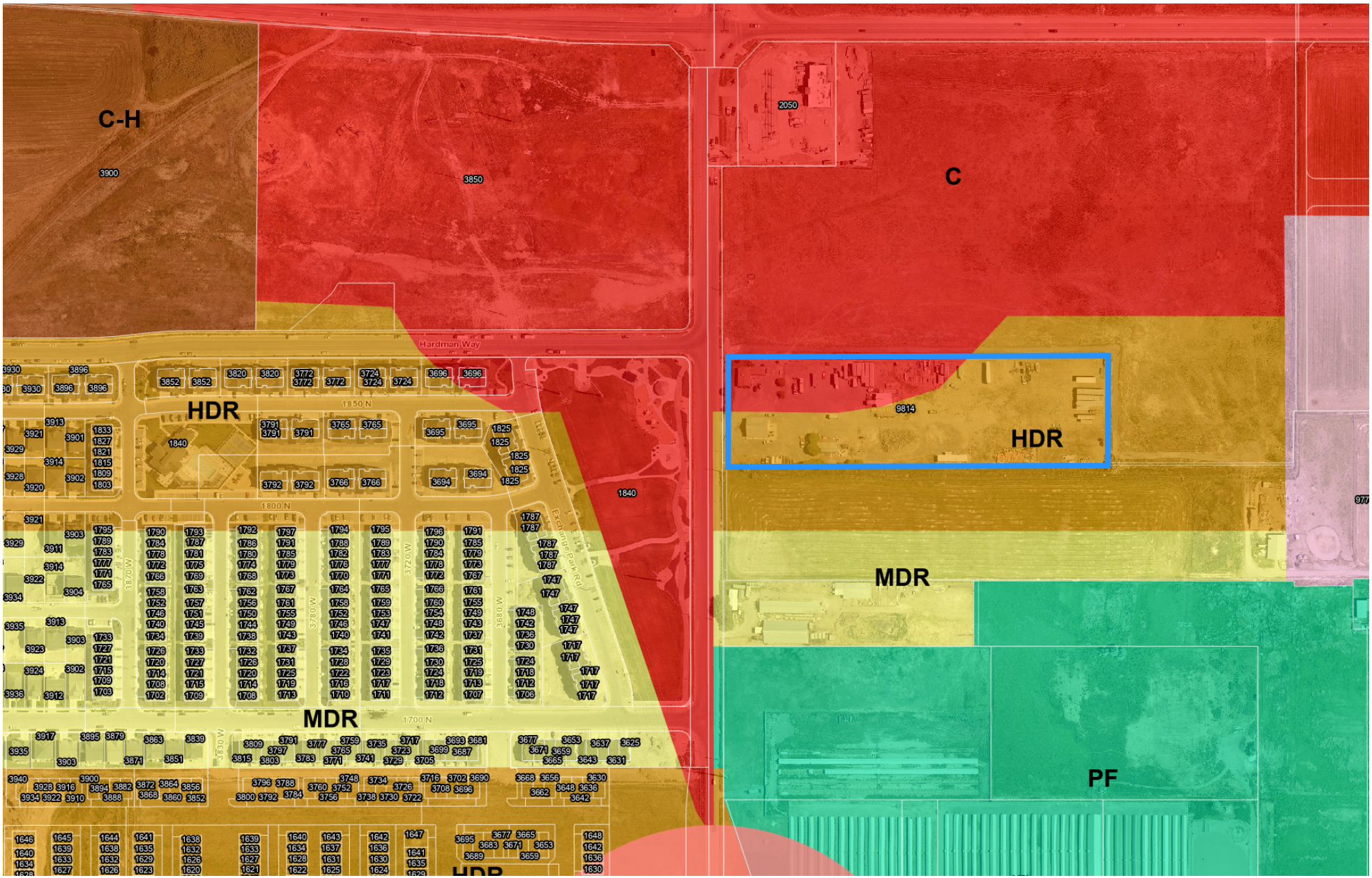
CLERK-RECORDER SEAL

5575-67

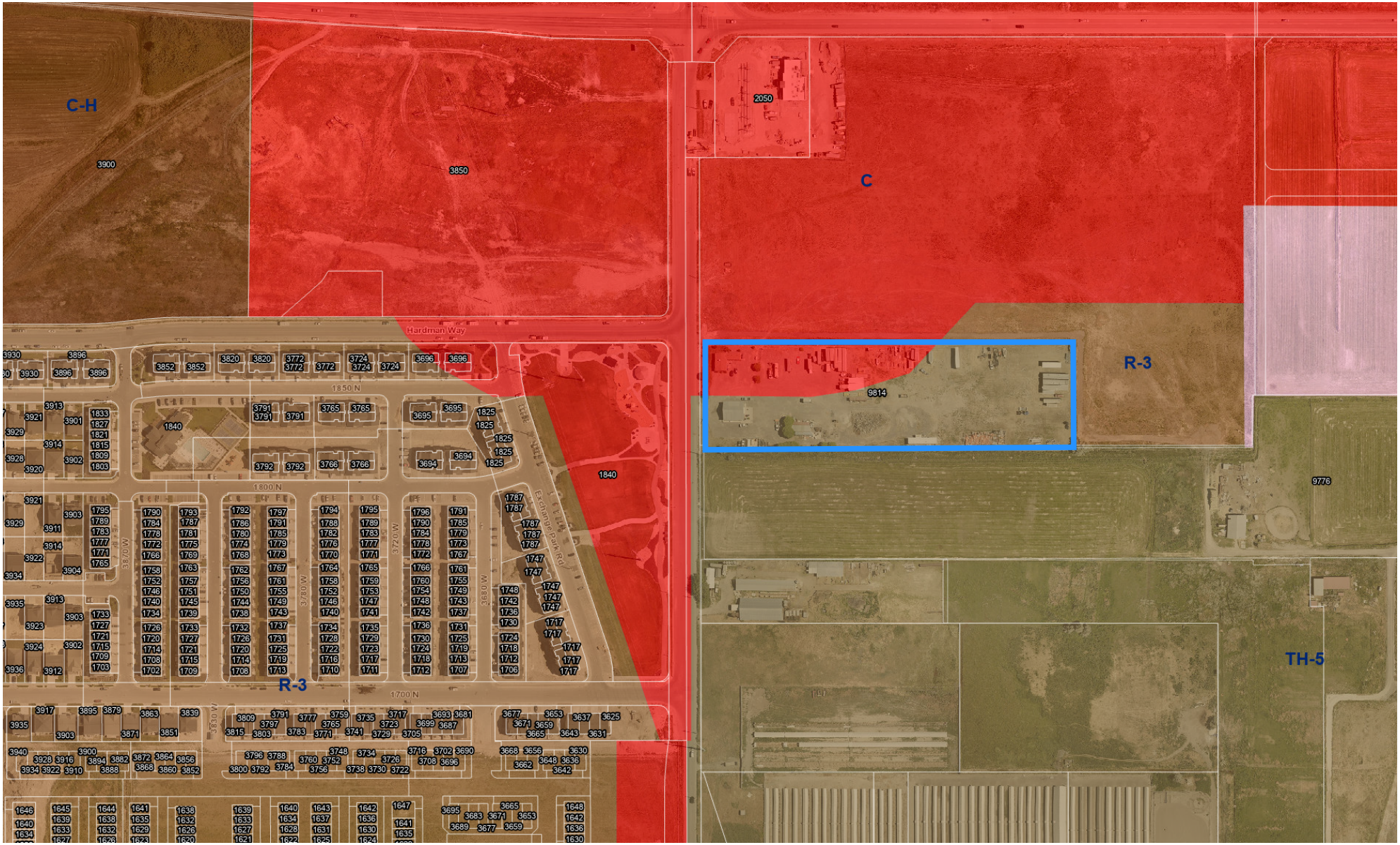
RAAS Zone Change
Aerial



RAAS Zone Change
General Plan



RAAS Zone Change
Zoning









Agenda Item No: 19

City Council Agenda Item Report

Meeting Date: September 14, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #44-2021, the Jeffery Zone Change, changing the zoning from RA-1 (residential/agriculture) to R-1-Flex (residential) on 1.24 acres located at 680 West 1200 North.

Suggested Action:

Attachments:

CC Staff Report Jeffery Zone Change 09.14.21.docx

Jeffery Zone Change DRC 08.11.21.docx

Ord 44-2021.docx

Jeffery Zone Change 08.11.21 narrative, maps, legal description.pdf

Jeffery Zone Change aerial.pdf

Jeffery Zone change GP.pdf

Jeffery Zone Change zoning.pdf

JEFFERY ZONE CHANGE
CITY COUNCIL REPORT

Applicant	Kevin & Wendy Jeffery		
Meeting Date	September 14, 2021		
Requested Action/Purpose	Approval of a proposed zone change		
Location	689 W 1200 N		
Project Area	1.24 acres		
Existing Zoning	RA-1		
Proposed Zoning	R-1-Flex		
Existing General Plan Land Use Designation	LDR (Low Density Residential)		
Adjacent Zoning and Land Use	*North*	R-1-8	Courtyard Cove Phase 1
	South	RA-1	Park Place Court Subdivision
	East	RA-1	Greenfield Estates
	West	RA-1	Single family residential
Date of DRC Review	August 11, 2021		
Date of Planning Commission Review	August 26, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

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



APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval, of the Lehi City Development Code, the Planning Commission should consider the following factors, among others, when reviewing a zone amendment:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;

5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

PROPERTY HISTORY

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

REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from RA-1 to R-1-Flex for 1.24 acres located at 689 W 1200 N. This zone change is consistent with the approved General Plan designation of LDR for the property. The applicant is seeking a zone change as it will allow future development of the property for a flag lot.

The DRC had one comment on the proposed zone change.

1. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-1-Flex Zone. The amount of culinary water is .45-acre feet and irrigation water is 2.11 acre feet per acre.

Please include the DRC comment in the motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed zone change is consistent with the Low Density Residential designation of the General Plan.
2. The proposed zone change is/is not consistent with the goals and policies of the General Plan.
3. The proposed change is/is not consistent and compatible with the General Plan land uses of nearby and adjoining properties.
4. The proposed change will/will not unduly affect the uses, or proposed uses for nearby and adjoining properties.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on August 26, 2021. The minutes and motion from this meeting are as follows:

Jeffery Residential Zone Change
DRC Redline Comments

*Kevin & Wendy Jeffery - request review of the **Jeffery Zone Change**, changing the zoning from RA-1 to R-1-Flex on 1.24 acres located at 680 W 1200 N.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Kevin Jeffery
Date of Plans Reviewed: 7/27/21
Time Start: 10:05 am
Time End: 10:12 am

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer:
1. Sewer depth in 1200 North will affect the design/finish floor elevation of a new home on this lot.

Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
2. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-1-Flex Zone. The amount of culinary water is .45 acre feet and irrigation water is 2.11 acre feet per acre.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 26, 2021
(NEED ENVELOPES BEFORE SCHEDULING)

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

ORDINANCE NO: 44-2021

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 689 WEST 1200 NORTH

WHEREAS, Kevin and Wendy Jeffery, authorized agents for the owner of property located at 689 West 1200 North and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as R-1-Flex; and

WHEREAS, following a public hearing on August 26, 2021, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on September 14, 2021, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of August 26, 2021; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on October 25, 2011 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lehi City, Utah as follows:

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to R-1-Flex.

PART II:

A. If a provision of this Ordinance 44 -2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 14th day of September 2021.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

JEFFERY ZONE CHANGE PROPERTY LEGAL DESCRIPTION

COM S 1467.583 FT & W 2081.884 FT & N 89-29'12"W 450.497 FT FR NE COR OF SEC 8, T5S, R1E, SLM; N 89-29'12"W 177 FT; S 305.88 FT; E 177 FT; N 305.88 FT TO BEG. AREA 1.24 AC.

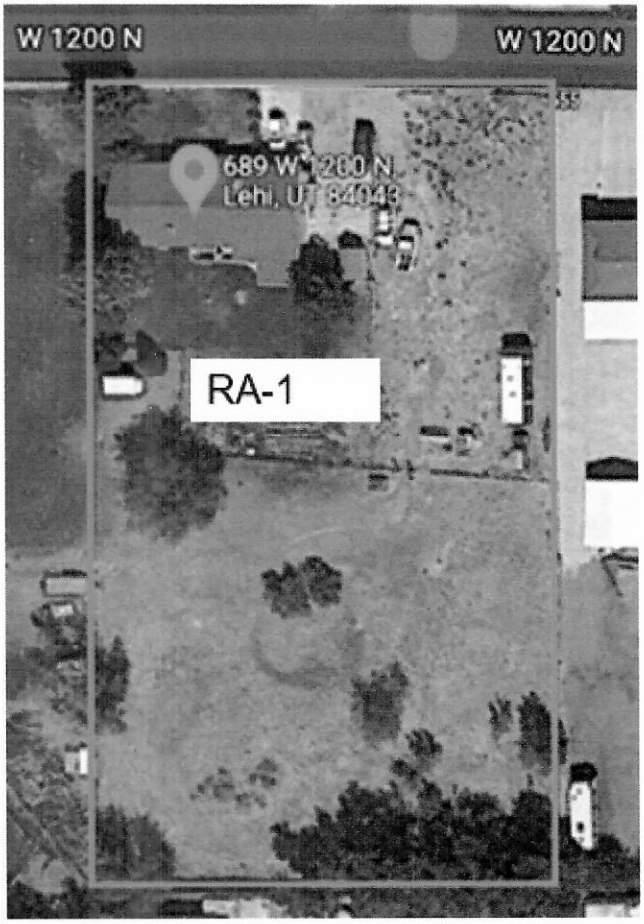
Lehi City,

We (Kevin-Wendy Jeffery) recently purchased the property located at 689 W 1200 N in Lehi Utah. We have had several discussions and 1:1 meetings with Jacob Curtis (jcurtis@lehi-ut.gov). We would like to re-zone this property from a RA-1 to a R-1-Flex. We plan to live in the house at 689 W 1200 N while developing and engineering a new home and detached garage in the south portion of the property. At a later time we plan to subdivide for a flag lot but the first step is to rezone entire property to R-1-Flex.

Proposal R-1-Fex



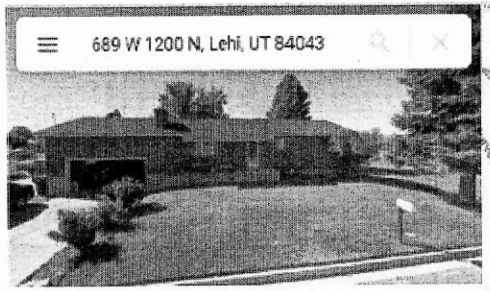
Current State- RA-1



This does not conflict with any of the goals and policies of the current plan. This will not affect the use or character of surrounding properties as well. This plan will not affect the public health or safety of the community.

Thanks for your time and consideration. Kevin/Wendy Jeffery.

689 W 1200 N Lehi



689 W 1200 N

Building

Directions Save Nearby Send to your phone Share

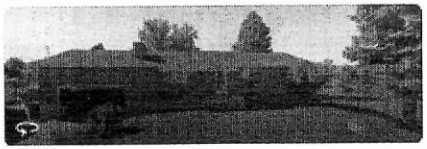
689 W 1200 N, Lehi, UT 84043

Suggest an edit on 689 W 1200 N

Add a missing place

Add your business

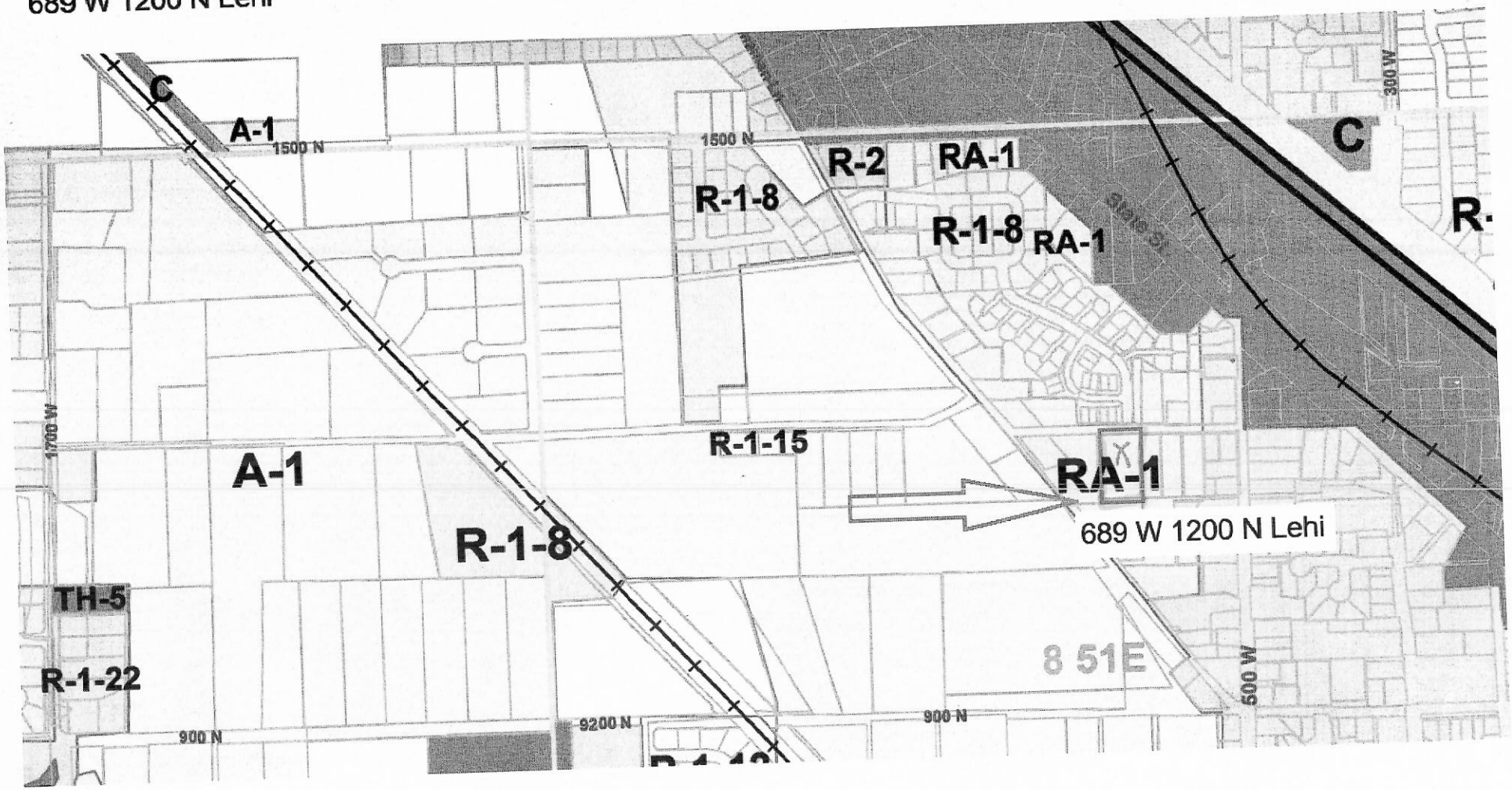
Photos







689 W 1200 N Lehi



COMMENCING AT A POINT ON THE WEST LINE OF GREENFIELD ESTATES SUBDIVISION, SAID POINT SOUTH 1467.583 FEET AND WEST 2081.884 FEET AND NORTH 89° 29' 12" WEST 450.597 FEET FROM THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89° 29' 12" WEST 177 FEET, MORE OR LESS, ALONG THE SOUTH LINE OF 1200 NORTH STREET TO A FENCE LINE ON THE EAST LINE OF THE NEAL COLLEDGE PROPERTY; THENCE SOUTH ALONG SAID FENCE 305.88 FEET; THENCE EAST 177 FEET, MORE OR LESS TO A FENCE LINE; THENCE NORTH 305.88 FEET ALONG THE WEST LINE OF GREENFIELD ESTATES SUBDIVISION TO THE POINT OF BEGINNING.

Tax ID 12-036-0052

Jeffery Zone Change

Aerial

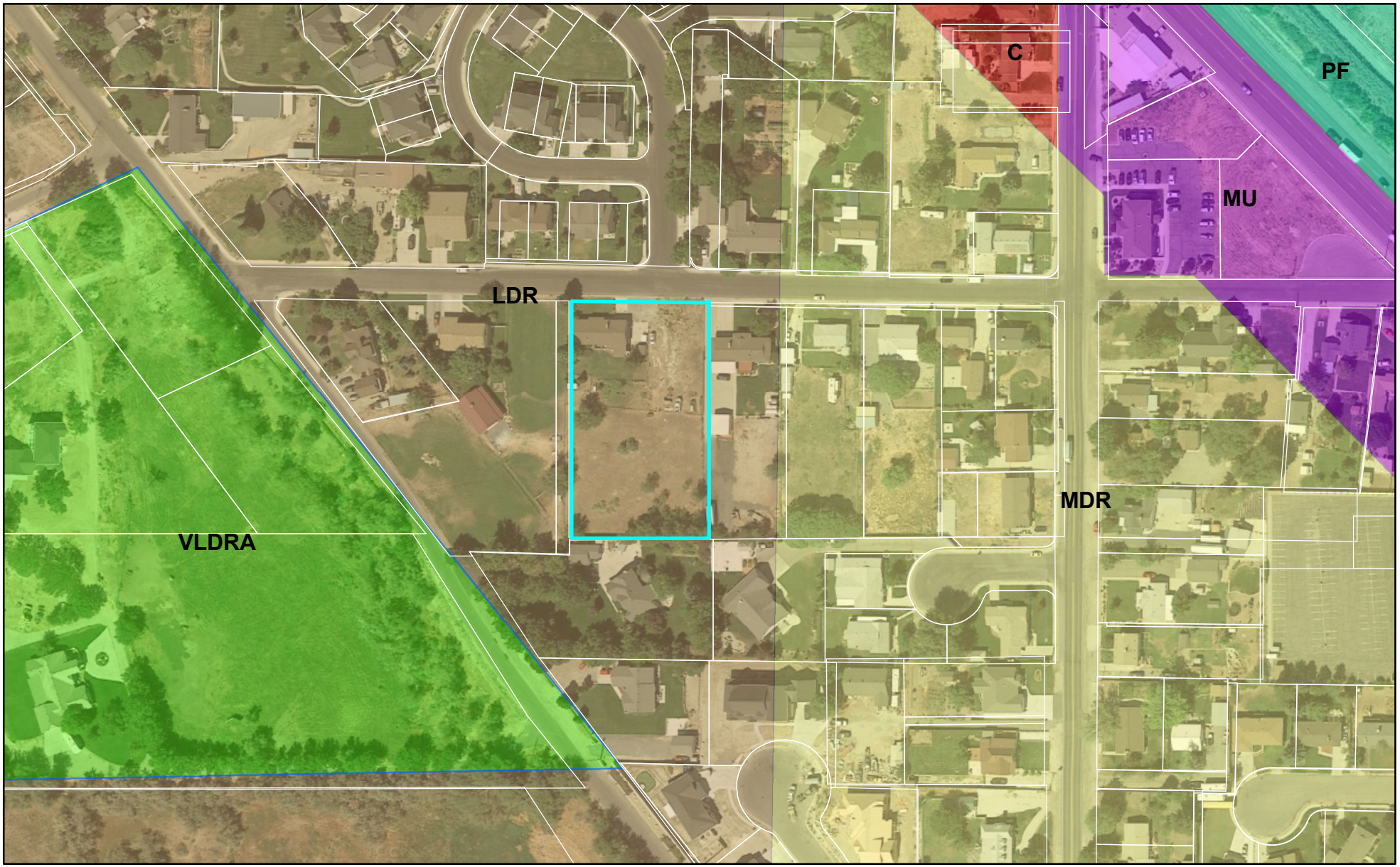


0 210 420 Feet

LEHI CITY

Jeffery Zone Change

General Plan

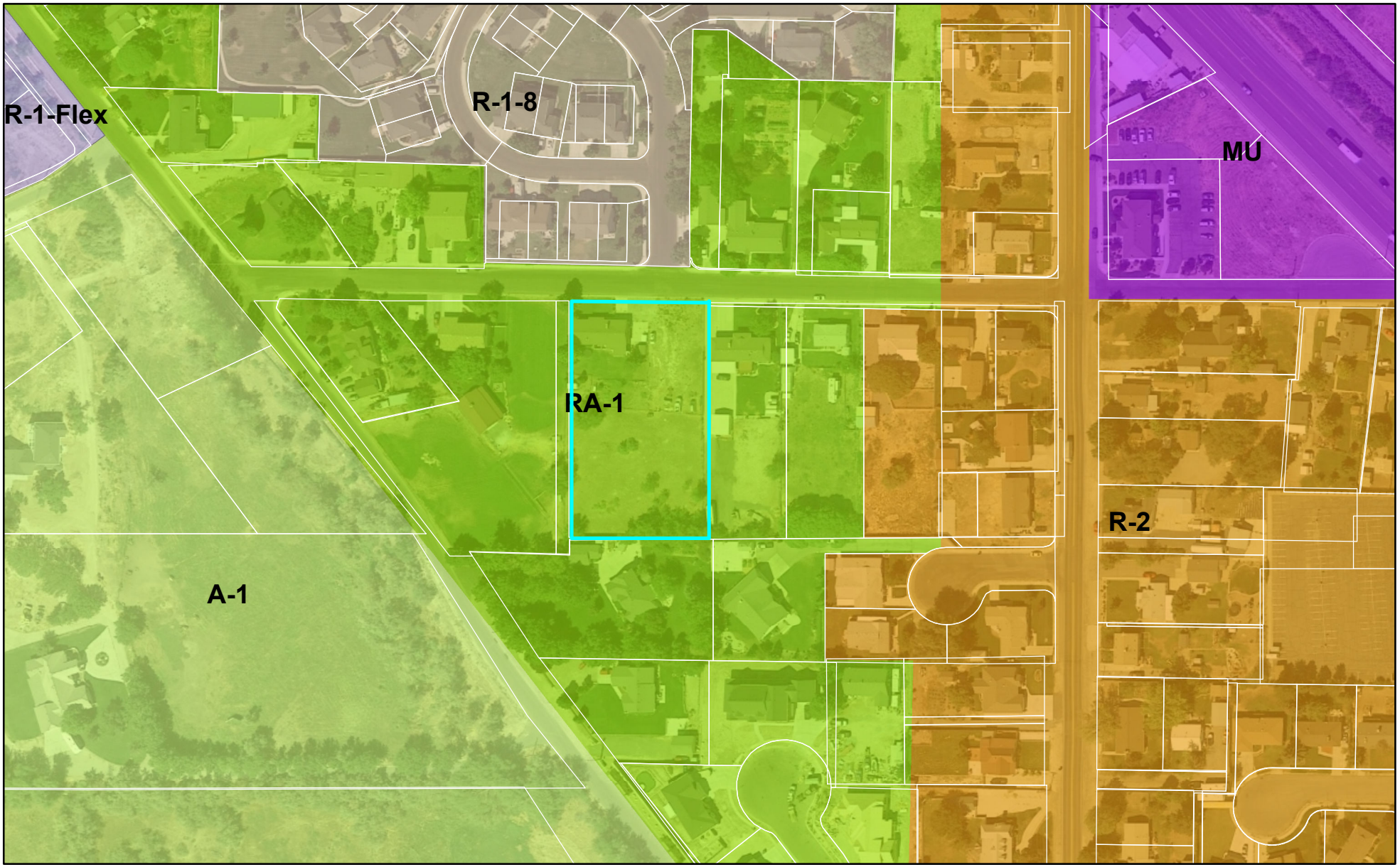


0 210 420 Feet

LEHI CITY

Jeffery Zone Change

Zoning



0 210 420 Feet

LEHI CITY

Agenda Item No: 20

City Council Agenda Item Report

Meeting Date: September 14, 2021
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #45-2021, the Hardman Corner General Plan Amendment, changing the designation from C (commercial) to C-H (heavy commercial) on 16.78 acres located at approximately 2100 North Redwood Road.

Suggested Action:

Attachments:

CC Staff Report Hardman Corner General Plan Amendment 09.14.21.docx

Hardman Corner General Plan Amendment DRC 08.11.21.docx

Ord 45-2021.docx

Hardman Corner General Plan Amendment - narrative.pdf

Hardman Corner General Plan Amendment - location.pdf

Hardman Corner General Plan Amendment - location2.pdf

Hardman Corner General Plan Amendment Map - aerial.pdf

Hardman Corner General Plan Amendment Map - general plan.pdf

Hardman Corner General Plan Amendment Map - zoning.pdf

Hardman2.jpg

Hardman3.jpg

Hardman1.jpg

HARDMAN CORNER GENERAL PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	Gardner Company		
Meeting Date	September 14, 2021		
Requested Action/Purpose	Approval of a proposed general plan amendment		
Location	2100 North Redwood Road		
Acreage	16.78-acres		
Existing Zoning	C (Commercial)		
Existing General Plan Land Use Designation	C (Commercial)		
Proposed Land Use Designation	HC (Heavy Commercial)		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	PC	Undeveloped/Holbrook Industrial
	South	None	Saratoga Springs
	East	C	Undeveloped
	West	None	Saratoga Springs
Date of DRC Review	August 11, 2021		
Date of Planning Commission Review	August 26, 2021		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

PROPERTY HISTORY

September 26, 2008 This property was included in the Holbrook Annexation.

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Commercial (C)

The Commercial land use classification is intended to provide controlled and compatible locations for retail, office and business/commercial activities, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values and City tax base, and to ensure high quality design and function of commercial areas. The Commercial classification may typically include retail sales and services, offices and institutional uses.

An estimation of how land may develop in Commercial areas is as follows:

Retail – 65%
Office/employment – 15%
Residential – 5%
Roads and institutional – 15%

Heavy Commercial (C-H/HC)

The Heavy Commercial land use classification is intended to provide appropriate locations for warehousing, auto and truck services, and light manufacturing that do not impact existing and planned residential areas. This district supports opportunities for commercial uses that contribute to the local tax base, and to create high quality areas for businesses that are more impactful to surrounding areas than retail and office uses. Typical uses include office/warehouse, light manufacturing, auto and truck service and repair, distribution centers, and some retail/office.

An estimate of how land may develop in the Heavy Commercial zone is as follows:

Office/employment – 60%
Retail – 25%
Roads and institutional – 15%

REPORT ANALYSIS

The applicant requests approval of the Hardman Corner General Plan Amendment. The proposal is to amend the General Plan land use designation of this property from Commercial (C) to Heavy Commercial (HC). The Heavy Commercial designation is intended to allow for opportunities for commercial uses that are more impactful to surrounding areas than retail and office uses, but do not impact existing and planned residential areas. Some of these uses include office/warehousing, light manufacturing, distribution centers, auto and truck service and repair, and some retail/office uses.

The applicant stated in their narrative that this request for the Heavy Commercial designation is being made to allow for the flex office/warehouse use on the property, which is not allowed in the Commercial zone. The narrative also stated that the applicant's intent is to build two to three flex office/warehouse buildings and potentially multiple retail pads facing Redwood Road. The layout of the site will be provided with a future site plan application.

The DRC had no comments regarding the General Plan amendment.

POSSIBLE MOTIONS AND FINDINGS

The City Council may move to approve or deny the proposed general plan amendment. Any motion should include findings. Possible findings include:

1. The proposed General Plan amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
2. The proposed General Plan amendment is/is not consistent with the land uses and zoning of nearby and adjoining properties.
3. The proposed General Plan amendment will/will not have a substantial adverse effect on surrounding property.
4. The affected site is/is not physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public services to accommodate any potential future uses, including all landscaping, loading areas, open spaces, parking areas, setbacks, buffering/screening, walls, fences, yards, and other required features.
5. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed concept plan on August 26, 2021. The minutes and motion from this meeting will be included separately in the packet.

Hardman Corner General Plan Amendment
DRC Redline Comments

*Gardner Company – requests review of the **Hardman Corner General Plan Amendment**, amending 16.78 acres of property located at approximately 2100 North Redwood Road from Commercial to Heavy Commercial.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Howard Cooke
Date of Plans Reviewed: **8/3/21**
Time Start: 2:25 PM
Time End: 2:28 PM

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

DRC COMMENTS:
Consistency with the elements of the Lehi City General Plan.
The only General Plan Element affected by the proposed amendment is the Land Use Element.

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

Insert Definitions for existing and proposed land uses from the General Plan pages 21-26

THIS ITEM WILL BE SCHEUDLED FOR PLANNING COMMISSION ON AUGUST 26TH

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

ORDINANCE NO: 45-2021

ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP FOR HARDMAN CORNER

WHEREAS, on September 14, 2021, following all necessary public hearings, the Lehi City Council adopted an amendment to the Lehi City General Plan which included the 2017 Land Use Element together with the Lehi City General Plan Land Use Map; and

WHEREAS, the Lehi City Planning Commission held a public hearing on August 26, 2021, to review and make a recommendation on the General Plan Amendment located at approximately 2100 North Redwood Road changing the land use designation from Commercial to Heavy Commercial, as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on September 14, 2021, pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map from Commercial to Heavy Commercial.

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

PART 1:

The Land Use Element of the Lehi City General Plan and General Plan Land Use Map is hereby amended to change the subject properties from Commercial to Heavy Commercial. The total amendment will include approximately 16.78-acres of property located at 2100 North Redwood Road, more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance 45 -2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

B. The City Council hereby directs that the official copy of the Lehi City General Plan

be updated to reflect the provisions enacted by this Ordinance.

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

Approved and Adopted by the City Council of Lehi City this 14th day of September 2021.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Exhibit A

58:021:0097

COM S 391.48 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; E 811.02 FT; S 14 DEG 5' 8" E 957.3 FT; W 499.38 FT; N 24 DEG 43' 38" W 67.82 FT; N 23 DEG 16' 43" W 90.72 FT; N 29 DEG 23' 33" W 54.07 FT; N 32 DEG 6' 29" W 52.9 FT; N 38 DEG 38' 53" W 161.88 FT; N 45 DEG 21' 15" W 52.85 FT; N 39 DEG 6' 30" W 56.56 FT; N 35 DEG 16' 39" W 55.71 FT; N 39 DEG 53' 46" W 107.09 FT; N 37 DEG 13' 58" W 54.84 FT; N 35 DEG 17' 17" W 54.1 FT; N 45 DEG 36' 32" W 53.04 FT; N 52 DEG 44' 17" W 49.92 FT; N 47 DEG 18' 8" W 11.48 FT; N 193.63 FT TO BEG. AREA 14.579 AC.

58:021:0327

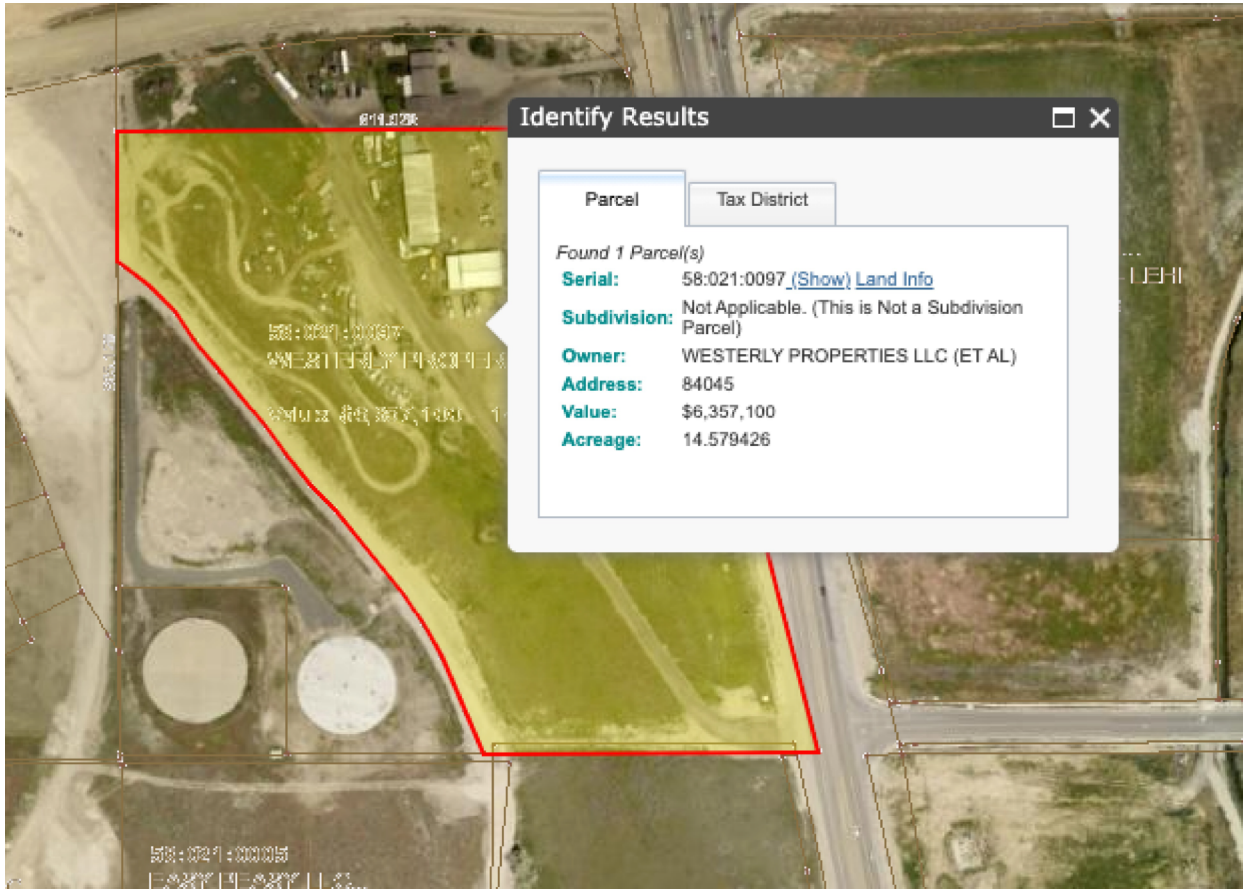
COM S 302.5 FT FR NW COR. SW 1/4 OF SEC. 2, T5S, R1W, SLB&M.; N 81 DEG 44' 10" E 248.58 FT; ALONG A CURVE TO R (CHORD BEARS: N 85 DEG 57' 40" E 226.46 FT, RADIUS = 1537 FT); S 89 DEG 48' 51" E 224.48 FT; S 50 DEG 5' 49" E 87.95 FT; S 12 DEG 1' 37" E 85.41 FT; W 781.64 FT; N 89 FT TO BEG. AREA 2.218 AC.

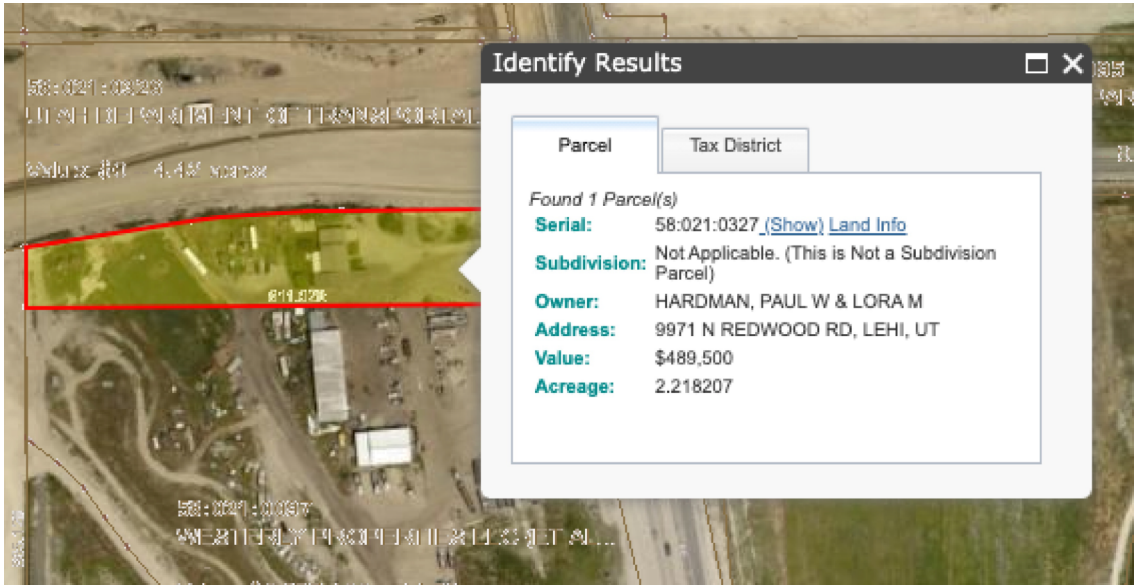


Hardman 2100 N Corner General Plan Amendment

We are proposing a general plan amendment to the approximate 16.78 acres of the Hardman Property on the corner of 2100 N and Redwood Road in Lehi, from commercial to heavy commercial. We would like to develop the property with multiple flex office structures and possible retail pads facing Redwood Rd. The flex office portion of the development would consist of 2 - 3 office flex buildings that will be constructed with concrete and glass. It is not our intent to develop this property with uses that are starkly different to commercial, however since our buildings will have both office and warehouse components, we will need to be in a zone that allows for a warehouse use. The Lehi code currently prohibits “Warehousing and Wholesale Distribution with no outside storage,” in a commercial zone, therefore we would like to change this zone to heavy commercial so that our development’s use may be permitted. Our experience and research suggest that office-flex buildings are becoming more common and doing very well as retail and commercial trends change post COVID.

Due to the commercial make up of the surrounding area and the fact that heavy commercial and commercial zones share similar characteristics and uses we don’t foresee this zoning amendment nor our development having a large impact on the surrounding area other than helping to further its development and add revenue for the city. We plan on working with the city and surrounding residents and properties to ensure that our development is built in a way that it not only integrates seamlessly with the surrounding area but also enhances it with amenities such as landscaping, sidewalks and access to trails. The development’s landscape design will be xeriscape and use native plantings and rocks to make the property both very appealing to the neighborhood as well as sustainable. The project will also have sidewalks and access to trails. We believe that this general plan amendment will help us provide a development that will fully maximize this area’s potential while providing minimal negative impact to the surrounding area.

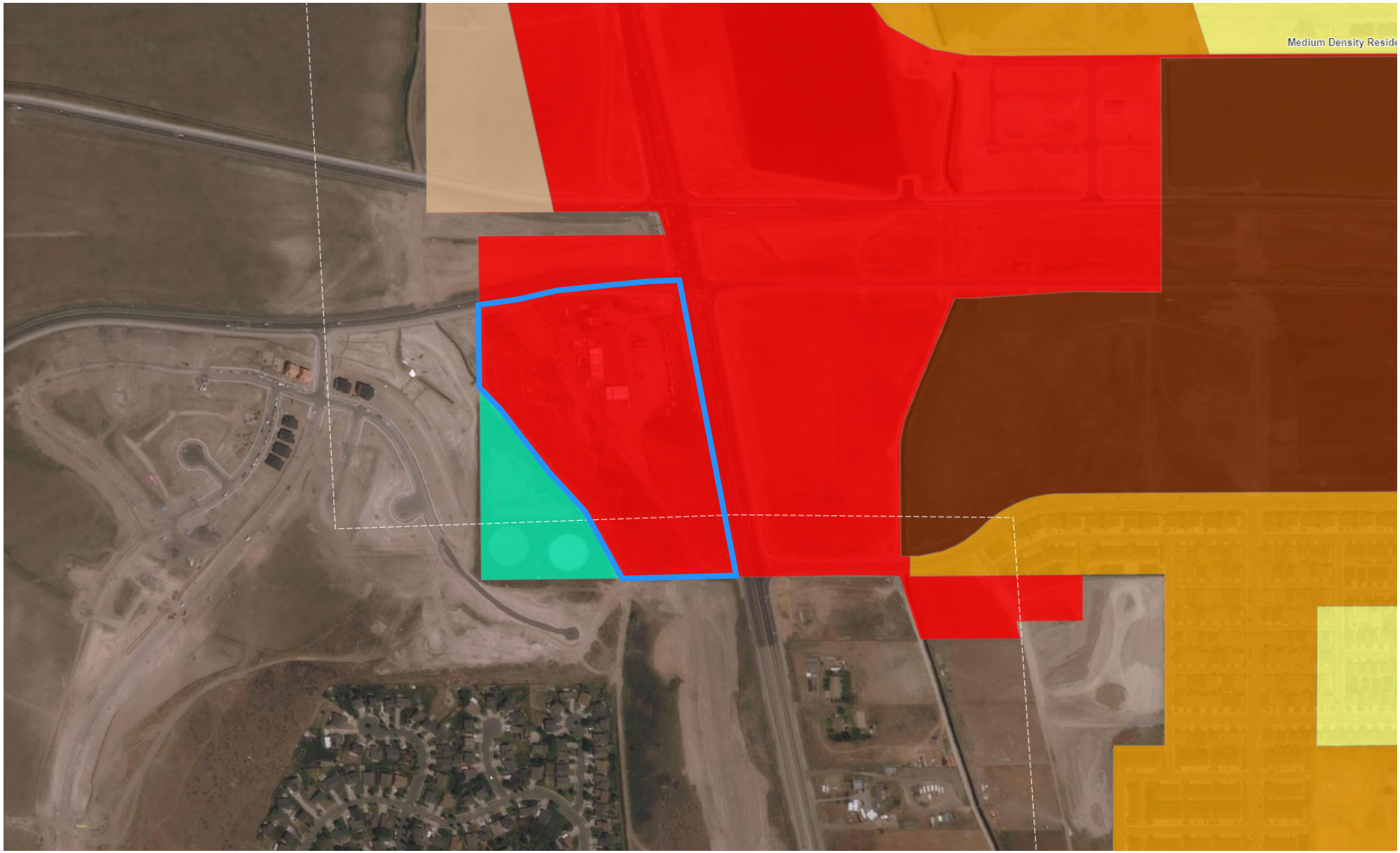

Identify Results
Parcel
Tax District
Found 1 Parcel(s)
Serial: 58:021:0097 (Show) Land Info
Subdivision: Not Applicable. (This is Not a Subdivision Parcel)
Owner: WESTERLY PROPERTIES LLC (ET AL)
Address: 84045
Value: $6,357,100
Acreage: 14.579426


Identify Results
Parcel
Tax District
Found 1 Parcel(s)
Serial: 58:021:0327 (Show) Land Info
Subdivision: Not Applicable. (This is Not a Subdivision Parcel)
Owner: HARDMAN, PAUL W & LORA M
Address: 9971 N REDWOOD RD, LEHI, UT
Value: $489,500
Acreage: 2.218207

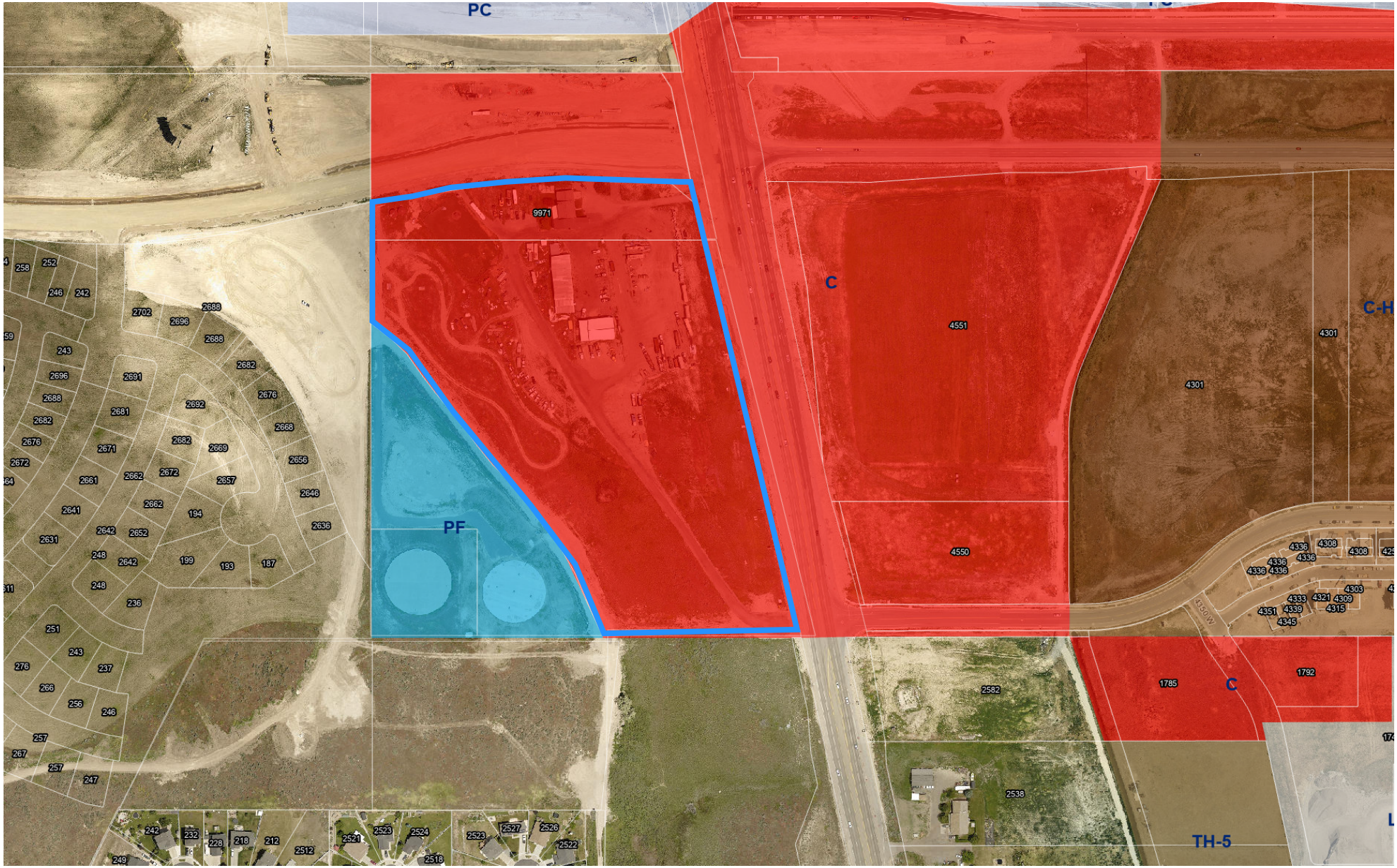
Hardman Corner General Plan Amendment
Aerial



Hardman Corner General Plan Amendment
General Plan



Hardman Corner General Plan Amendment
Zoning








SOUTH
68
LUXURY
TOWNHOMES

Agenda Item No: 21

City Council Agenda Item Report

Meeting Date: September 14, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary subdivision approval for the Vistas at the Point Phase 1, a 404-unit residential development located at approximately 3000 West Traverse Mountain Boulevard in a TOD zone.

Suggested Action:

Attachments:

CC Staff Report Vistas at the Point Preliminary 09.07.21.docx

Vistas at the Point Preliminary Subdivision DRC 08.18.21.docx

Vistas Civil Plans.pdf

Vistas at the Point Amenities.pdf

Preliminary Landscape.pdf

Mountain Point Blvd_Prelim_Landscape.pdf

Vistas at the Point Elevations and Floor Plans.pdf

Vistas at the Point Amenities.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

VISTAS AT THE POINT PRELIMINARY SUBDIVISION
CITY COUNCIL REPORT

Applicant	GWC Capital		
Meeting Date	September 14, 2021		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Location	3000 West Traverse Mountain Boulevard		
Existing General Plan Designation	Agriculture/ Transit Oriented Development (TOD)		
Existing Zoning	TOD		
Existing Land Use	Undeveloped		
Number of Lots/Units	404 units		
Adjacent Zoning and Land Use	*North*	County	Flight Park
	South	PC/MDR & PF	Single Family Homes & Future Park
	East	PC/HDR	Winter Haven Single Family
	West	TOD	Rail Trail and Future Transit Station
Date of DRC Review	August 18. 2021		
Date of Planning Commission Review	August 26, 2021		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

Section 38.060. Required Open Space.

A. A minimum of 10 percent of the total gross acreage in a TOD shall be developed as open space, as defined in Chapter 36, Definitions, of this Code. For the purposes of this Chapter, the open space areas within a TOD must be constructed by the developer as a part of the TOD project, and may "urbanized" open spaces, in addition to more traditional open spaces areas such as parks and playgrounds.

B. Urbanized open spaces are defined in this section as built open spaces for public congregation and recreational opportunities, as opposed to natural open spaces consisting mainly of plantings. Urbanized open spaces may be located on the roofs of buildings, or enclosed on the ground floor inside buildings. All open spaces shall be easily observed and accessed from the street or pedestrian areas and shall be improved with seating, plantings, plazas, fountains, pavilions, gardens, or other similar amenities. Urbanized open spaces shall be designed in a way to prioritize pedestrian travel and the pedestrian experience. An urbanized open space shall be designed to increase the comfort, safety, and visibility of pedestrians.

Section 38.070. Design Standards.
A. Street Design.

1. Traffic Calming. Traffic calming is intended to slow or reduce motor-vehicle traffic in order to improve pedestrian safety. TODs shall provide traffic calming measures, including but not limited to bulb-outs, chokers, and pedestrian refuges (see Figure 10).

b. Protected bike lanes shall be provided along roadways with a posted and designed speed greater than 25 miles per hour or where the existing or projected vehicular traffic volumes are greater than 2,500 average annual daily trips. Streets with two or more travel lanes in a single direction shall provide two-way bike facilities on both sides of the street. Streets with one travel lane in each direction may design a two-way protected bike lane (see Figure 13) on one side of the street or include single direction protected bike lanes on both sides of the street.

Section 37.020 Multi-Family Residential Design Standards
Building Materials. The majority of each facade, meaning 51 percent or more of the wall area excluding windows and doors, shall be constructed of brick, stone, architectural textured concrete, fiber cement siding, wood, or other durable building material as approved by the Planning Commission. Stucco, EIFS, or untreated concrete block (CMU) shall be allowed only as an accent or secondary material

Amenities. Each multi-family project with ten units or more shall include amenities for the residents of the project as per Table 37.080 of the Development Code. Because each project will be different in nature, the amenities are likely to be different. The amount of amenities required shall be in proportion to the proposed number of units in the development. The required number of amenities is listed in Table 37.080 Multi-Family Development Amenities Requirements. Amenities shall be provided according to project size or comparable equivalent amenities as required or recommended by the Planning Commission and, as approved by the City Council, if required.

Table 37.080. Table of Off-Street Parking Requirements.
Transit Oriented Development- Required parking based on total of combined uses with up to 50% reduction upon Planning Commission approval and a recommendation by a licensed traffic engineer. In cases with more than one owner or where uses exist with different peak use periods, a shared parking agreement may be required.

PROPERTY HISTORY

December 12, 2017	City Council approved a general plan amendment to add a TOD land use designation
April 23, 2019	City Council approved the Vistas at the Point Concept Plan
August 31, 2020	The property came into the City as part of the Goulding Annexation

REPORT ANALYSIS

The applicant requests approval of the Vistas at the Point Preliminary Subdivision located at approximately 3000 West Traverse Mountain Boulevard in a Transit Oriented Development (TOD) zone. This item was noticed as having 364 units. The applicant clarified that their proposal included 404 units as originally approved in the annexation agreement, TOD land use plan, and concept plan.

The proposed preliminary subdivision shows the townhome and apartment units as well as trails, an amphitheater, roadways, and where future commercial pads may go. It also includes parking on some of the future commercial pads. There are limitations to development due to the existing utilities. All of these are explained in greater detail below.

Utility Concerns
The applicant continues to work on a well and transmission line to provide water to this site. They have a well drilled and have built the first section of the transmission line. The DRC left a critical issue comment that no final plat can go to City Council until the well and transmission line are in place. This preliminary subdivision can receive approval with this comment but will need a resolution with the final subdivision submittal. The applicant is aware and working with City Staff to resolve this comment.

Road and Trail Network
The proposed road network includes public roads along the outside of the development. The public roads include Mountain Point Boulevard, Windscape Drive, and Hillcrest Drive. The private internal roads provide access to the housing units and have a smaller width.

Trails and sidewalks provide pedestrian connectivity throughout the proposed development. The applicant shows sidewalks along all of the public streets and throughout the open space connecting the townhomes to the apartments and ultimately to the amphitheater area.

The plans also include a two-way protected bike lane on the west side of Mountain Point Boulevard. This trail will provide a grade separated path for bicyclists from the cars on the road. The sidewalks and trails prioritize pedestrian travel through the site.

Parking and Traffic Study
The applicant shows 275 parking stalls on the street and temporary parking area. The temporary parking will be provided on a hard surface, with the intent that it will redevelop in the future to commercial uses.

The proposed parking represents a five percent reduction from that required by the Code. The Planning Commission can recommend, and the City Council approve a reduction in parking for TOD developments. A five percent reduction in parking may work at this time.

Additional reductions in parking may work once transit and a mixture of uses exist in this area. Staff recommends limited reductions in parking until then.

Elevations
The applicant provided some concept elevation and floor plans. They include differing rooflines and material. They meet the requirement for stucco to only be used as a secondary material and with articulation in the façade. The final elevations will be reviewed with final subdivision submittals.

Amenities
The applicant proposes to provide alternative amenities to those required for 404 multifamily units. The applicant provided a cost comparison showing a similar cost for the required amenities and the proposed.

The applicant proposes to meet the amenities requirement by providing a trail with a pocket park, the community amphitheater and the apartment clubhouse.

The public 10-foot asphalt trail includes a 40-foot trail corridor. This trail is a master planned trail that will not only be accessible to the residents of the TOD, but also all Lehi residents. The proposed pocket park includes an observation tower for residents to enjoy the view from the top of the trail. The applicant provided different conceptual ideas of what the observation deck might look like.

The applicant also proposes the community amphitheater. The applicant also provided some conceptual pictures showing terraced seating and a stage area.

Lastly, the applicant proposes the apartment clubhouse which will likely include features such as a pool and gym.

The Planning Commission approved the amenity substitution.

DRC Comments
The DRC reviewed the proposed preliminary subdivision and had 10 redline comments including:
1. Waiting on Easement/ROW for temporary line extension temporary line must be in place prior to any vertical construction.
2. Provide information related to type and size of development that will be within the TOD along the frontage road

Please consider including all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed subdivision prioritizes pedestrian travel in a TOD development.
2. The proposed subdivision meets the requirements of the Development Agreement for this area.
3. The proposed subdivision provides/ does not provide adequate amenities for the future residents.
4. The proposed subdivision does/does not meet the requirements of the Lehi City Development Code in regard to subdivision approvals.
5. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on August 26, 2021. The minutes and motion from that meeting will be attached separately.

Vistas at the Point Preliminary Subdivision
DRC Redline Comments

GWC Capital- requests preliminary subdivision review of the Vistas at the Point Phase 1, including 404 residential units located at approximately 300 West Traverse Mountain Boulevard in a TOD zone.

DRC Members Present: Glade Kirkham, Garion Rowett, Kevin Beck, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Jared Morgan, AJ
Date of Plans Reviewed: 8/10/21
Time Start: 10:31 am
Time End: 11:09 am

CRITICAL ISSUE:
No final plat shall be forwarded to City Council until all critical infrastructure is in place. Point of the Mountain Well must be completed with an operating permit issued, transmission line must be built, operational and connection to the existing Lehi City water system at Chestnut Street has been made.

DRC REDLINE COMMENTS:
Glade – Power:
1. Submit **24X36 MINIMUM** drawing size for review
2. Waiting on Easement/ROW for temporary line extension temporary line must be in place prior to any vertical construction.
3. Extend the 25' easement along Flight Park Rd to the south end of the project.

Garion – Fire: No comments
Greg – Water/Sewer:
4. Verify depth and location of SDMH you are showing as existing.
5. These 3 SDMH's are all existing and up to grade, there is what appears to be a 30" pipe running to the East

Trent – Parks:
6. Provide landscape plans with every submittal

Gary – Building/Inspections:
JD – Streets:
7. Check CBR values

Ross – Engineering:
8. Provide information related to type and size of development that will be within the TOD along the frontage road
9. Provide preliminary drainage report

Luke – Traffic:
10. Needs to submit and updated traffic study which will also include a parking analysis and address staff comments on the original study.

Kim – Planning:
A reduction in parking can be approved by the Planning Commission with recommendation by a licensed traffic engineer. A reduction in parking may make sense as additional uses and transit are added.

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).

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. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
7. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
8. 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.
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
11. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

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

DRC GENERAL COMMENTS:

1. General Comment for final: consider an open/shared street concept for Skycliffs Way. At the time of final approval we can share ideas for what this may look like and how it can be an asset to the community.
2. Road crossing and intersection details will be reviewed and approved with final plan submittal.
3. Phase 1 (150 units) based on temporary circuit/line extension. Any additional phases/units are dependent upon completion of North Point Substation and get-away circuits
4. Recommend a dead-end on the driveway just NW of unit 1 and not having it access Mountain Point Boulevard. Keep most of the driveway to provide access to the garages on the apartments, but a small landscaped buffer could be placed behind the sidewalk. This would allow a couple more on-street parking stalls and eliminate a sidewalk-vehicle conflict point.
5. Recommend that the access to the transit station be a similar raised access to the others shown along the roadway. general comment for final plat – align the ramps of the Traverse Mountain Blvd trail to be in-line with the trail centerline. Ensure that all ramp widths match trail/bike path/walkway widths. Refer to redline design in Bluebeam session.
6. Recommend that the island in Mountain Point Blvd extend south to provide protection on both sides of the street crossing for the Traverse Mountain Blvd Trail. This section and the other end sections of the center median should be plowable end sections with appropriate warning signage. (we don't have to hold the preliminary up with this comment).
7. For transit station access and south commercial access, recommend the flared access style instead of the curb radii. We can look at more detail with the final plat (this can be a general comment).
8. At final line the crosswalk on Mountain Point up with the sidewalk going towards the transit station.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.

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

15. 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.
16. 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.
17. 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 IS SCHEDULED FOR PLANNING COMMISSION ON AUGUST 26th

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.

VISTAS AT THE POINT

A TOWNHOME COMMUNITY AND COMMERCIAL DEVELOPMENT

LEHI, UTAH

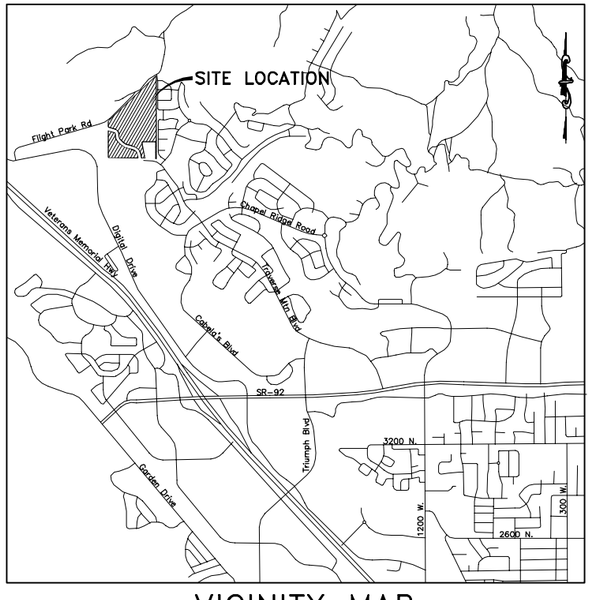
PRELIMINARY PLAN SET

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY
3	OVERALL SITE PLAN
4	EXISTING TOPOGRAPHY
5	DRAINAGE PLAN
6	PEDESTRIAN WALKWAYS
7	CROSS SECTION EXHIBIT
8	CONNECTIVITY PLAN
9	FIRE/MEDICAL ACCESS PLAN
10	TEMPORARY PARKING PLAN
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET
DT-03	DETAIL SHEET

LEGEND
(APPLIES TO ALL SHEETS)

- SECTION CORNER
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPOSED CLUSTER MAILBOX
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING CULINARY WATERLINE
- EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED PVC SDR-35 SEWER W/MH
- 6"CUL — PROPOSED CULINARY WATERLINE
- 8"PI — PROPOSED PRESSURIZED IRRIGATION
- PROPOSED 4" SEWER LATERAL
- PROPOSED 3/4" CULINARY WATER LATERAL



VICINITY MAP
-NTS-

GENERAL NOTES:

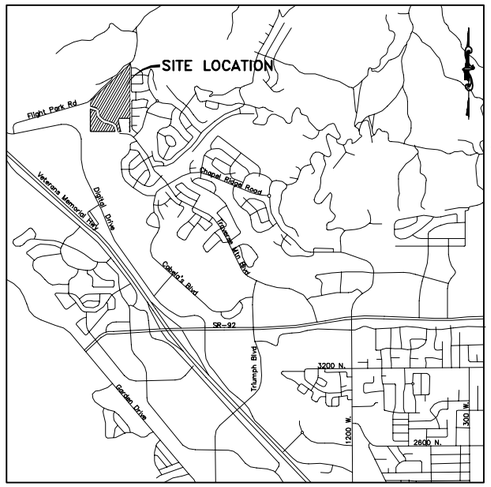
1. ALL CONSTRUCTION WILL CONFORM TO LEHI CITY STANDARDS.
2. ELECTRICAL SYSTEM TO BE INSTALLED AS PER LEHI CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
3. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE LEHI CITY CONSTRUCTION STANDARDS.
4. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WERE ISSUED AT PRE-CONSTRUCTION MEETING.
5. ANY EXISTING FACILITIES AFFECTED BY THE DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC, AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.
6. HOA TO MAINTAIN ALL COMMON AREAS, DETENTION BASINS, AND PARK STRIPS.
7. OFF-SITE CIRCUIT UPGRADE REQUIRED FOR PHASE 1. OTHER SYSTEM IMPROVEMENTS ARE REQUIRED FOR ANY ADDITIONAL UNITS.
8. EXISTING FILL SHALL BE REMOVED DOWN TO THE UNDERLYING NATIVE SOIL IN PROPOSED STRUCTURE AND IMPROVEMENT AREAS PER RECOMMENDATIONS FROM THE GEOTECH REPORT DATED JULY 22, 2019.

REGISTERED PROFESSIONAL ENGINEER
ANDREW J. DELPIVO
No. 8845722
8/5/20
STATE OF UTAH

VISTAS AT THE POINT

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

SHEET NO. 2



VICINITY MAP
-NTS-

LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- ASPHALT BIKE TRAIL

SURVEYOR CERTIFICATE

I, BARRY L. PRETTYMAN, A LICENSED SURVEYOR HOLDING CERTIFICATE NO 166406, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BARRY L. PRETTYMAN DATE

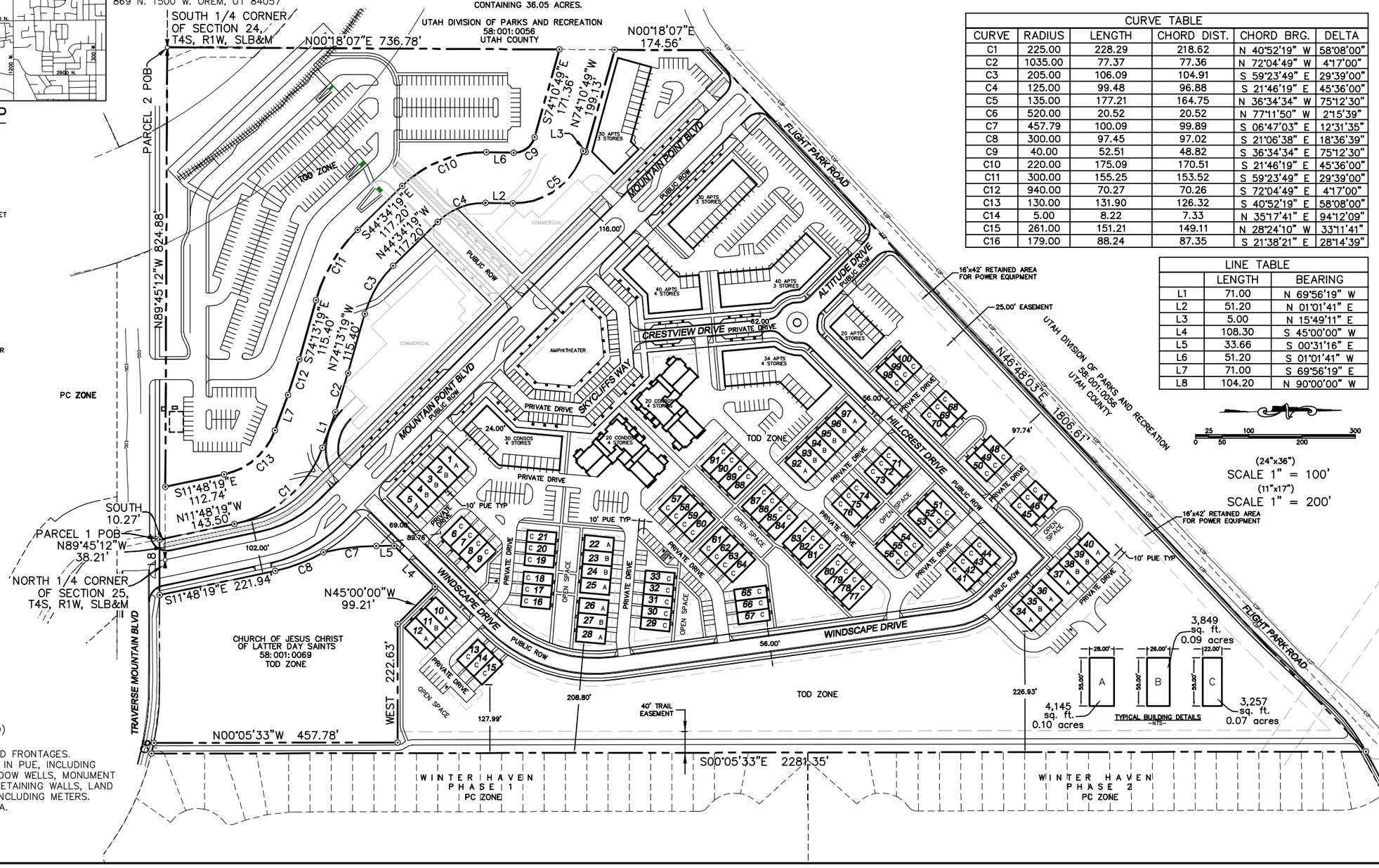
SURVEYOR/ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

DEVELOPER
GWC CAPITAL
JARED MORGAN
801-712-1553
jamorgan@gwccap.com
869 N. 1500 W. OREM, UT 84057

BOUNDARY DESCRIPTION:

PARCEL 1- BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF THE PROVO RESERVOIR CANAL, WHICH POINT LIES N89°45'12"W 33.48 FEET ALONG THE SECTION LINE AND SOUTH 10.25 FEET FROM THE NORTH 1/4 CORNER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID CANAL RIGHT OF WAY THE FOLLOWING TWELVE (12) COURSES TO WIT: (1) N11°48'19"W 143.50 FEET, (2) NORTHWESTERLY 228.29 FEET ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 58°08'00", THE CHORD BEARS N40°52'19"W 218.62 FEET, (3) N69°56'19"W 71.00 FEET, (4) NORTHWESTERLY 77.37 FEET ALONG THE ARC OF A 1035.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 4°17'00", THE CHORD BEARS N72°04'49"W 77.36 FEET, (5) N74°13'19"W 115.40 FEET, (6) NORTHWESTERLY 106.09 FEET ALONG THE ARC OF A 205.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29°39' 00", THE CHORD BEARS N59°23'49"W 104.91 FEET, (7) N44°34'19"W 117.20 FEET, (8) NORTHWESTERLY 99.48 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 45°36'00", THE CHORD BEARS N21°46'19"W 96.88 FEET, (9) N01°01'41"E 51.20 FEET, (10) NORTHWESTERLY 177.21 FEET ALONG THE ARC OF A 135.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 75°12'30", THE CHORD BEARS N36°34'34"W 164.76 FEET, (11) N15°49'11"E 5.00 FEET, (12) NO74°10'49"W 199.13 FEET TO THE 1/4 SECTION LINE; THENCE N00°18'07"E 174.56 FEET ALONG THE 1/4 SECTION LINE; THENCE N46°48'03"E 1806.61 FEET TO THE WEST LINE OF WINTER HAVEN SUBDIVISION; THENCE S00°05'33"E 2281.35 FEET ALONG SAID SUBDIVISION TO THE NORTH LINE OF TRAVERSE MOUNTAIN BOULEVARD; THENCE ALONG SAID BOULEVARD NORTHWESTERLY 20.52 FEET ALONG THE ARC OF A 520.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 2°15'39", THE CHORD BEARS N77°11'50"W 20.52 FEET; THENCE N00°05'33"W 457.78 FEET ALONG AN EXISTING BOUNDARY, THENCE WEST 222.63 FEET; THENCE N45°00'00"W 99.21 FEET; THENCE S45°00'00"W 108.30 FEET; THENCE S00°31'16"E 33.68 FEET; THENCE SOUTHEASTERLY 100.09 FEET; ALONG THE ARC OF A 457.79 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°31'35", THE CHORD BEARS S06°47'03"E 99.89 FEET; THENCE SOUTHEASTERLY 97.45 FEET ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18°36'39", THE CHORD BEARS S21°06'38"E 97.02 FEET; THENCE S11°48'19"E 221.94 FEET TO A POINT ON THE NORTHLINE OF TRAVERSE MOUNTAIN BOULEVARD; THENCE ALONG SAID BOULEVARD WEST 104.20 FEET TO THE POINT OF BEGINNING.
CONTAINING 36.05 ACRES.

PARCEL 2- BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00°18'07"E 736.78 FEET ALONG THE 1/4 SECTION LINE TO THE SOUTHWESTERLY LINE OF THE PROVO RESERVOIR CANAL RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING (11) COURSES TO WIT: (1) S74°10'49"E 171.36 FEET, (2) SOUTHEASTERLY 52.51 FEET ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 75°12'30", THE CHORD BEARS S36° 34'34"E 48.82 FEET, (3) S01°01'41"W 51.20 FEET, (4) SOUTHEASTERLY 175.09 FEET ALONG THE ARC OF A 220.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 45°36'00", THE CHORD BEARS S21°46'19"E 170.51 FEET, (5) S44° 34'19"E 117.20 FEET, (6) SOUTHEASTERLY 155.25 FEET ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 29° 39'00", THE CHORD BEARS S59°23'49"E 153.52 FEET, (7) S74°13'19"E 115.40 FEET, (8) SOUTHEASTERLY 70.27 FEET ALONG THE ARC OF A 940.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 4°17'00", THE CHORD BEARS S72° 04'49"E 70.26 FEET, (9) S69°56'19"E 71.00 FEET, (10) SOUTHEASTERLY 131.90 FEET ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 58°08'00", THE CHORD BEARS S40°52'19"E 126.32 FEET, (11) S11 °48'19"E 112.74 FEET TO THE SOUTH LINE OF SAID SECTION LINE 24; THENCE N89° 45'12"W 824.88 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.
CONTAINING 7.34 ACRES (LESS RR R-O-W)



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	225.00	228.29	218.62	N 40°52'19" W	58°08'00"
C2	1035.00	77.37	77.36	N 72°04'49" W	4°17'00"
C3	205.00	106.09	104.91	S 59°23'49" E	29°39'00"
C4	125.00	99.48	96.88	S 21°46'19" E	45°36'00"
C5	135.00	177.21	164.75	N 36°34'34" W	75°12'30"
C6	520.00	20.52	20.52	N 77°11'50" W	2°15'39"
C7	457.79	100.09	99.89	S 06°47'03" E	12°31'35"
C8	300.00	97.45	97.02	S 21°06'38" E	18°36'39"
C9	40.00	52.51	48.82	S 36°34'34" E	75°12'30"
C10	220.00	175.09	170.51	S 21°46'19" E	45°36'00"
C11	300.00	155.25	153.52	S 59°23'49" E	29°39'00"
C12	940.00	70.27	70.26	S 72°04'49" E	4°17'00"
C13	130.00	131.90	126.32	S 40°52'19" E	58°08'00"
C14	5.00	8.22	7.33	N 35°17'41" E	94°12'09"
C15	261.00	151.21	149.11	N 28°24'10" W	33°11'41"
C16	179.00	88.24	87.35	S 21°38'21" E	28°14'39"

LINE TABLE		
	LENGTH	BEARING
L1	71.00	N 69°56'19" W
L2	51.20	N 01°01'41" E
L3	5.00	N 15°49'11" E
L4	108.30	S 45°00'00" W
L5	33.66	S 00°31'16" E
L6	51.20	S 01°01'41" W
L7	71.00	S 69°56'19" E
L8	104.20	N 90°00'00" W

25 0 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

DATA TABLE
TOTAL ACREAGE=43.39
TOTAL # OF TOWNHOME UNITS=100
TOTAL # OF COMMERCIAL=2
TOTAL # OF APARTMENTS=224
TOTAL # OF CONDOMONIUMS=40
TOTAL # ALLOWED BY TOD=404
ZONING=TRANSIT-ORIENTED DEVELOPMENT (TOD)

GENERAL NOTES
1. PUBLIC UTILITY EASEMENTS ALONG ALL ROAD FRONTAGES.
2. NO PERMANENT STRUCTURES ARE ALLOWED IN PUE, INCLUDING BUT NOT LIMITED TO FOOTINGS, PORCHES, WINDOW WELLS, MONUMENT SIGNANGE, RETAINING WALLS, GEO-GRID FOR RETAINING WALLS, LAND DRAINS, DETENTION BASINS, WET UTILITIES - INCLUDING METERS.
3. ALL LANDSCAPING TO BE MAINTINED BY HOA.

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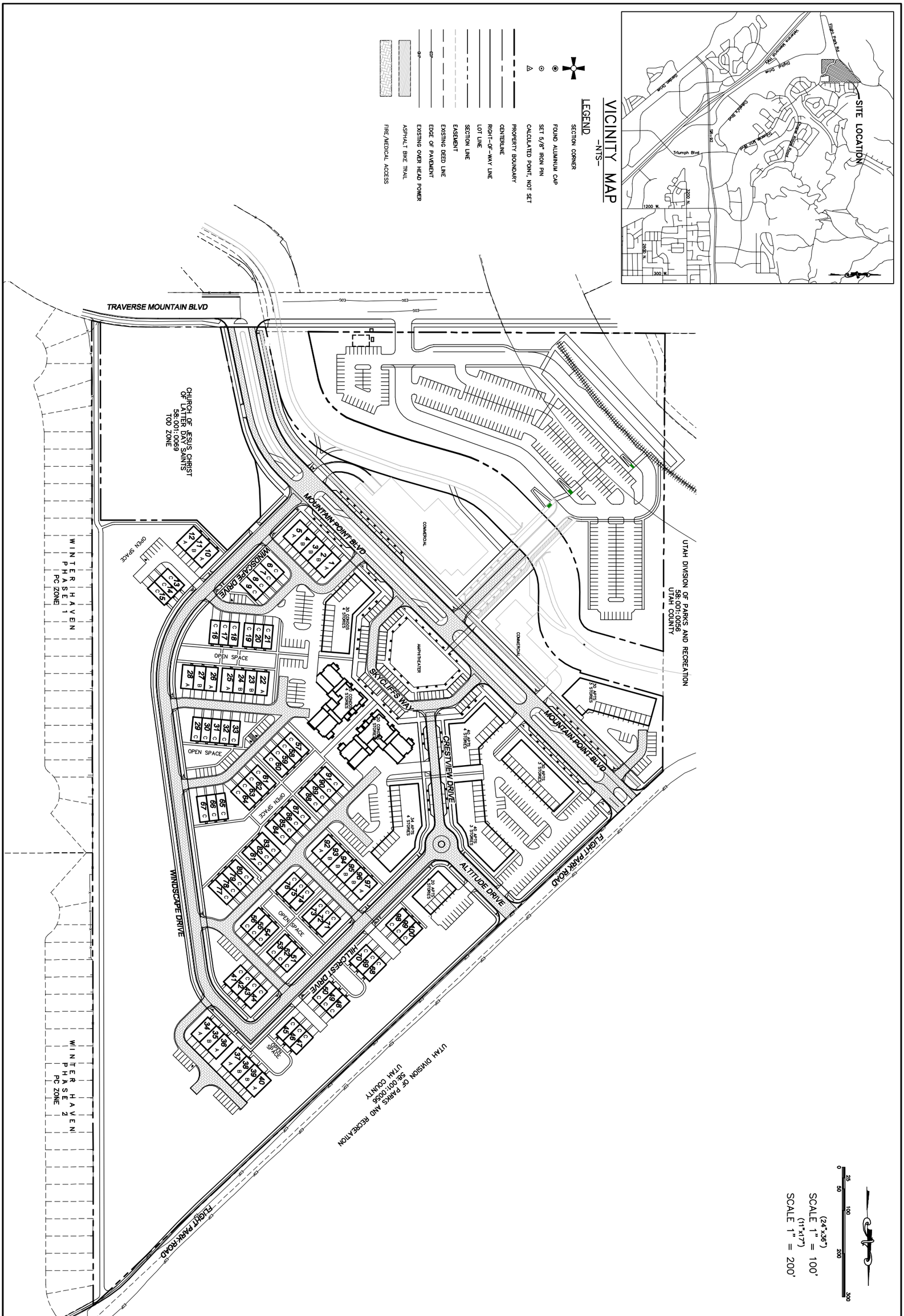
PRELIMINARY PLAT
OVERALL BOUNDARY

VISTAS AT THE POINT

LEHI, UTAH

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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VISTAS AT THE POINT

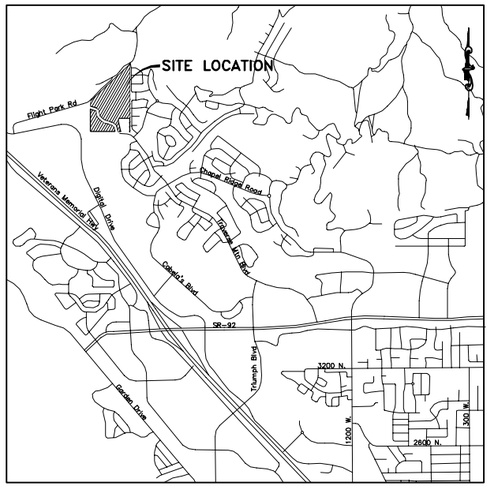
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FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

FIRE/MEDICAL ACCESS PLAN

LEHI, UTAH

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SHEET NO.
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VICINITY MAP
-NTS-

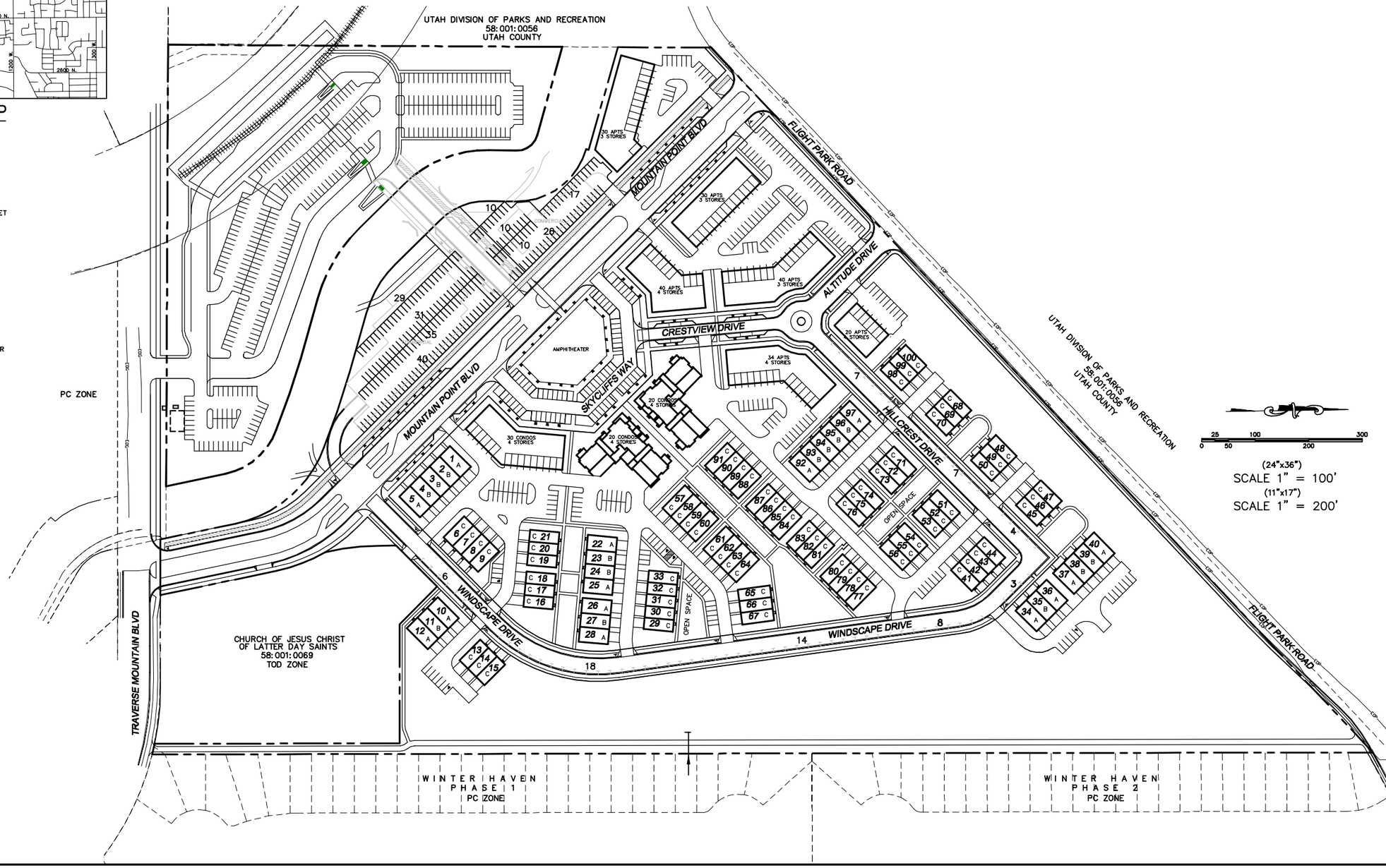
LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- ASPHALT BIKE TRAIL

SURVEYOR/ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

DEVELOPER
GWC CAPITAL
JARED MORGAN
801-712-1553
jamorgan@gwccap.com
869 N. 1500 W. OREM, UT 84057

DATA TABLE
STREET PARKING ON WINDSCAPE & HILLCREST=67 STALLS
TEMPORARY PARKING IN COMMERCIAL LOT=208 STALLS



(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

SHEET NO. 10

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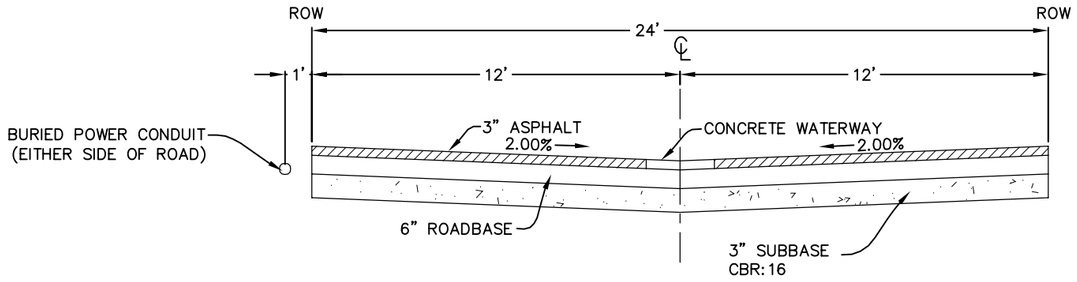
TEMPORARY PARKING PLAN

LEHI, UTAH

VISTAS AT THE POINT

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

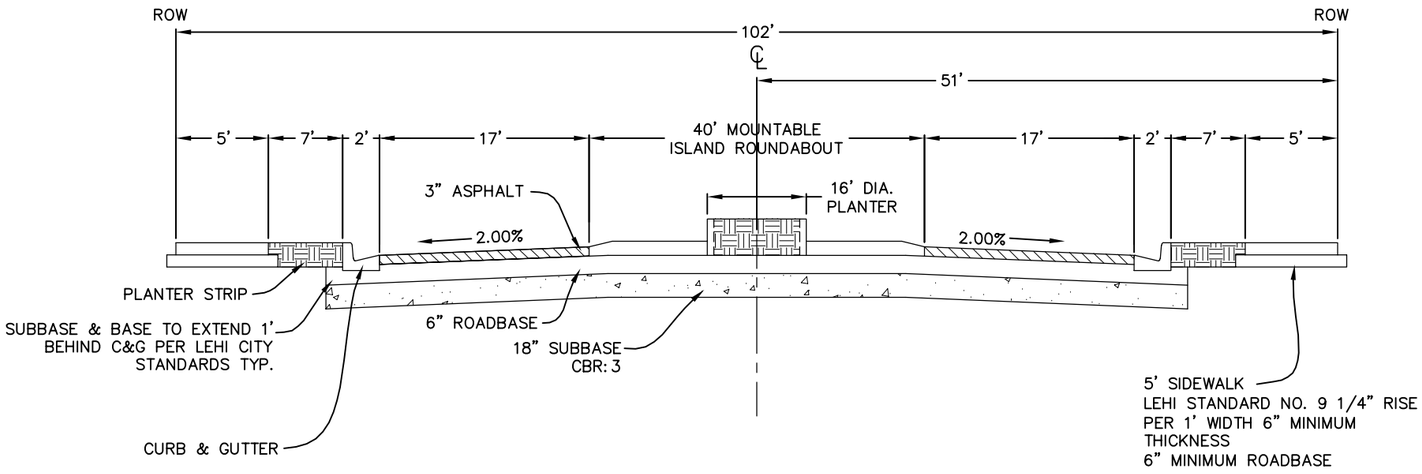
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DETAIL - TYPICAL 24' PRIVATE DRIVE STREET SECTION

PRIVATE DRIVE SECTION A–A

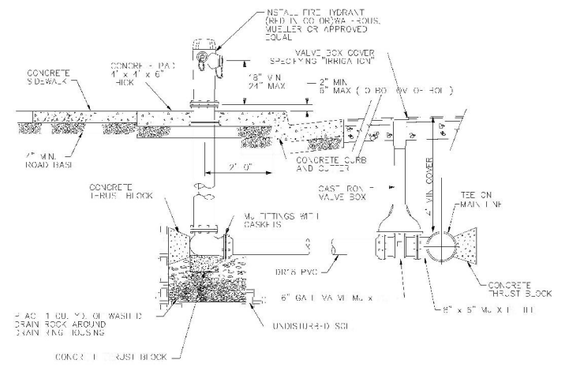
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DETAIL - TYPICAL 102' RIGHT-OF-WAY STREET SECTION

CRESTVIEW DRIVE (ROUNDABOUT) SECTION B–B

–NTS–



FIRE HYDRANT WITH VALVE

NOTES:

1. ALL BOLTS SHALL BE FREE FROM CONCRETE AND DUTY ACCESSIBLE.
2. HYDRANT SHALL BE INSTALLED 2' BEHIND THE BACK OF THE CONCRETE PAD WITH THERE IS NO PLANTER.
3. WHEN INSTALLING CONCRETE PAD AROUND FIRE HYDRANT, CONTRACTOR SHALL PLACE CRACK CONTROL JOINTS DIAGONAL TO IRON THE HYDRANT TO THE CORNERS OF SAID PAD.
4. A 10 FT. (3.0 M) DRIVEWAY CLEARANCE MUST BE MAINTAINED AROUND THE OUTSIDE OF ALL FIRE HYDRANTS.

LEHI CITY

STANDARD DETAIL

FIRE HYDRANT

LEHI CITY STANDARD DRAWINGS WATER-2

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SHEET NO. DT-01

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DETAIL SHEET

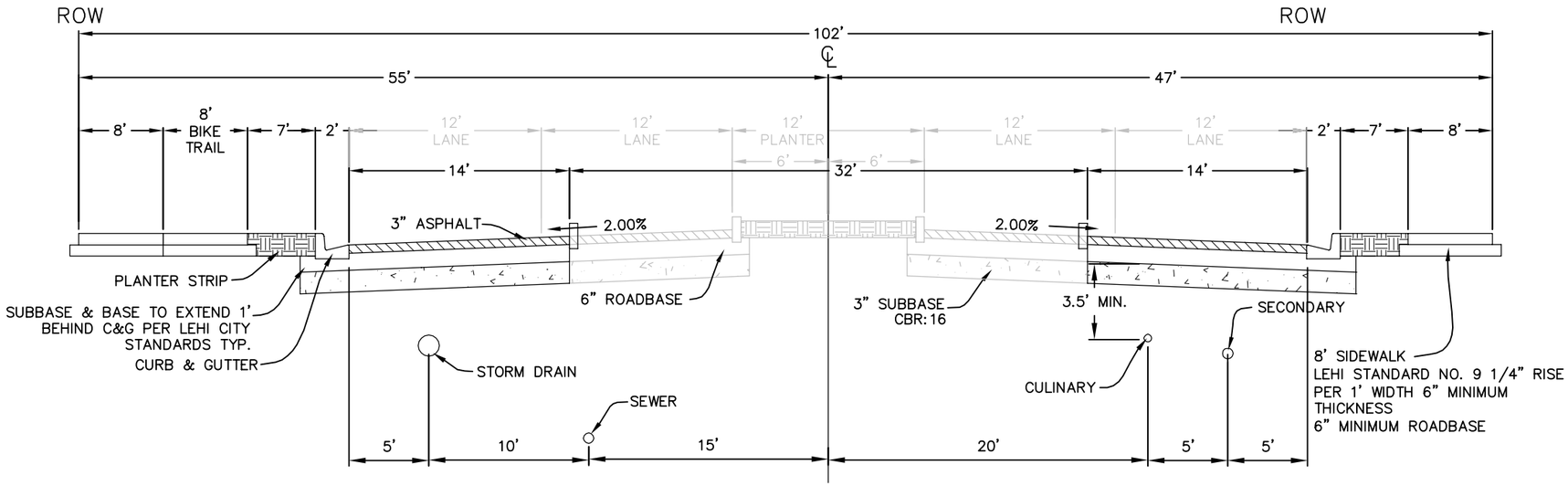
LEHI, UTAH

VISTAS AT THE POINT

ATLAS ARIVE HOMES

ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

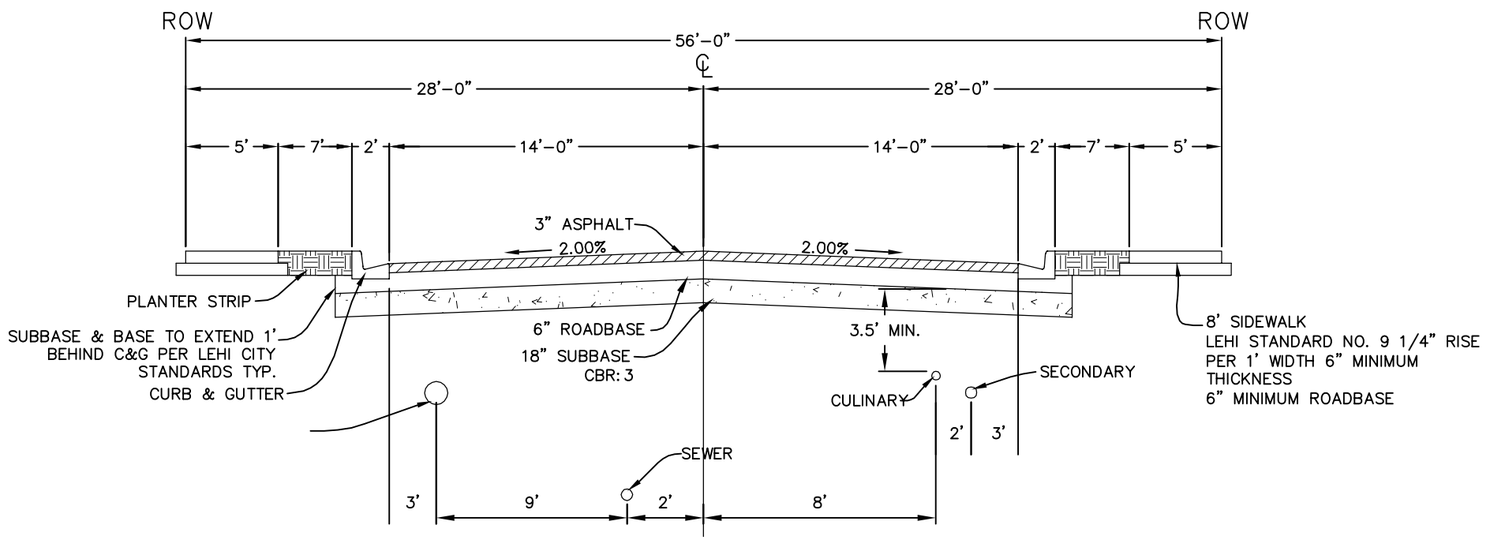
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DETAIL - TYPICAL 102' RIGHT-OF-WAY STREET SECTION

MOUNTAIN POINT BLVD. SECTION C–C

–NTS–



DETAIL - TYPICAL 56' RIGHT-OF-WAY STREET SECTION

WINDSCAPE DRIVE SECTION D–D

–NTS–

SHEET NO. DT-02

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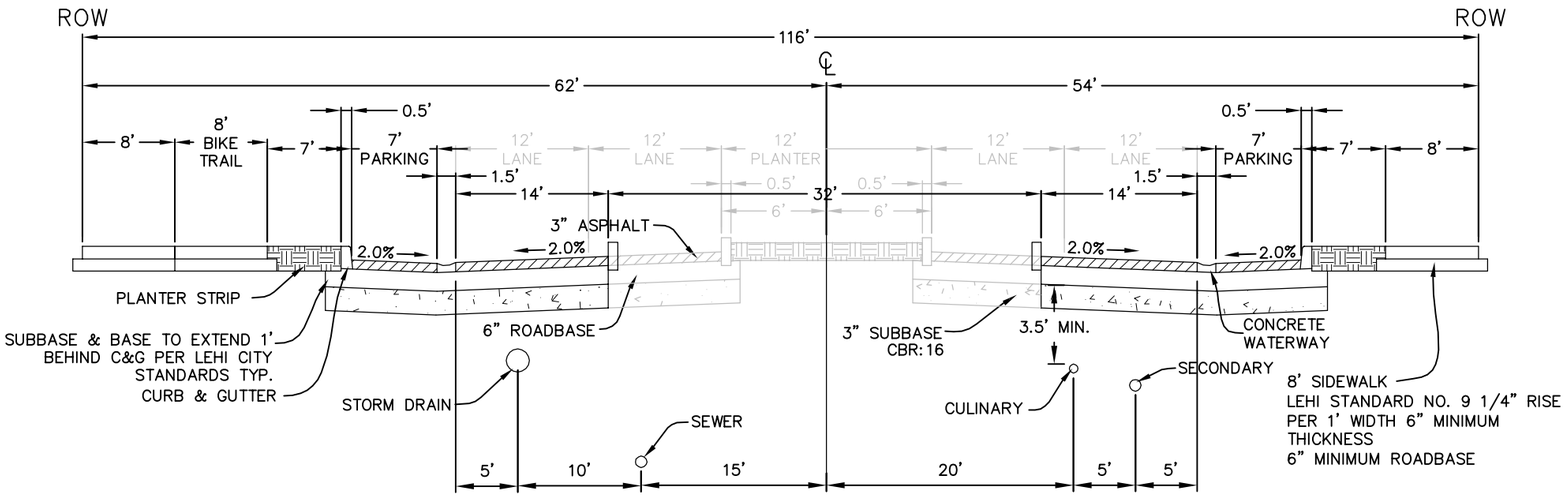
LEHI, UTAH

VISTAS AT THE POINT

ATLAS ARIVE HOMES

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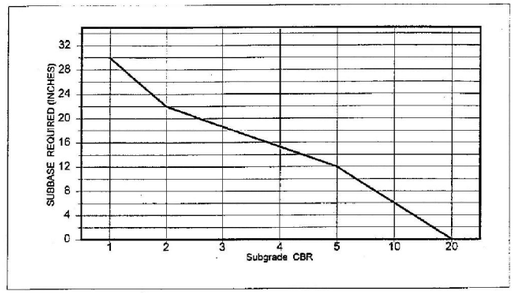
DETAIL - TYPICAL 116' RIGHT-OF-WAY STREET SECTION

MOUNTAIN POINT BLVD. SECTION E–E

–NTS–

A. Pavement Design Criteria

FIGURE 2-1
LEHI CITY PAVEMENT DESIGN CHART



1. Sub-base curve based on:
   a. ADTs on page 16 of the Lehi City Master Transportation Plan. (The City may require a higher traffic volume based on a developer's projected needs.)
   b. Road Base CBR = 70.
   c. Asphalt Marshall Stability = 1800.
   d. Sub-base CBR (California Bearing Ratio) = 30.

2. Minimum Pavement Design:

Street	Sub-base	Road Base	Initial Asphalt	Future Overlays
Local Street	Per chart	6"	3"	-
Minor Collector	Per chart	6"	3"	2"
Major Collector	Per chart	6"	3"	2 ½"
Minor Arterial	Per chart	6"	3"	3 ½"
Arterials			(By Design)	

3. Road base shall not be saturated by groundwater or ponding water. This may require that the road base be above the natural ground surface.

4. One CBR analysis (tested under 96 hour saturated conditions) of the road sub grade is required for every 1,000 linear feet of road. More shall be required if sub

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DETAIL SHEET

LEHI, UTAH

VISTAS AT THE POINT
ATLAS ARIVE HOMES

ATLAS ENGINEERING L.L.C.
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946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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Clyde Company TOD Amenity Breakdown
404 residential doors

City Standards		
14 picnic areas	$	70,000.00
2 sport courts	$	40,000.00
6 playgrounds	$	180,000.00
1 clubhouse	$	300,000.00
2 pool/tennis/splash pad	$	100,000.00
Total	**$**	**690,000.00**

Master Developer Amenity Package		
Regional Trail Delivery	$	100,000.00
Community Amphitheater	$	250,000.00
Apartment Clubhouse	$	350,000.00
Total	**$**	**700,000.00**

Example Images of Amphitheater



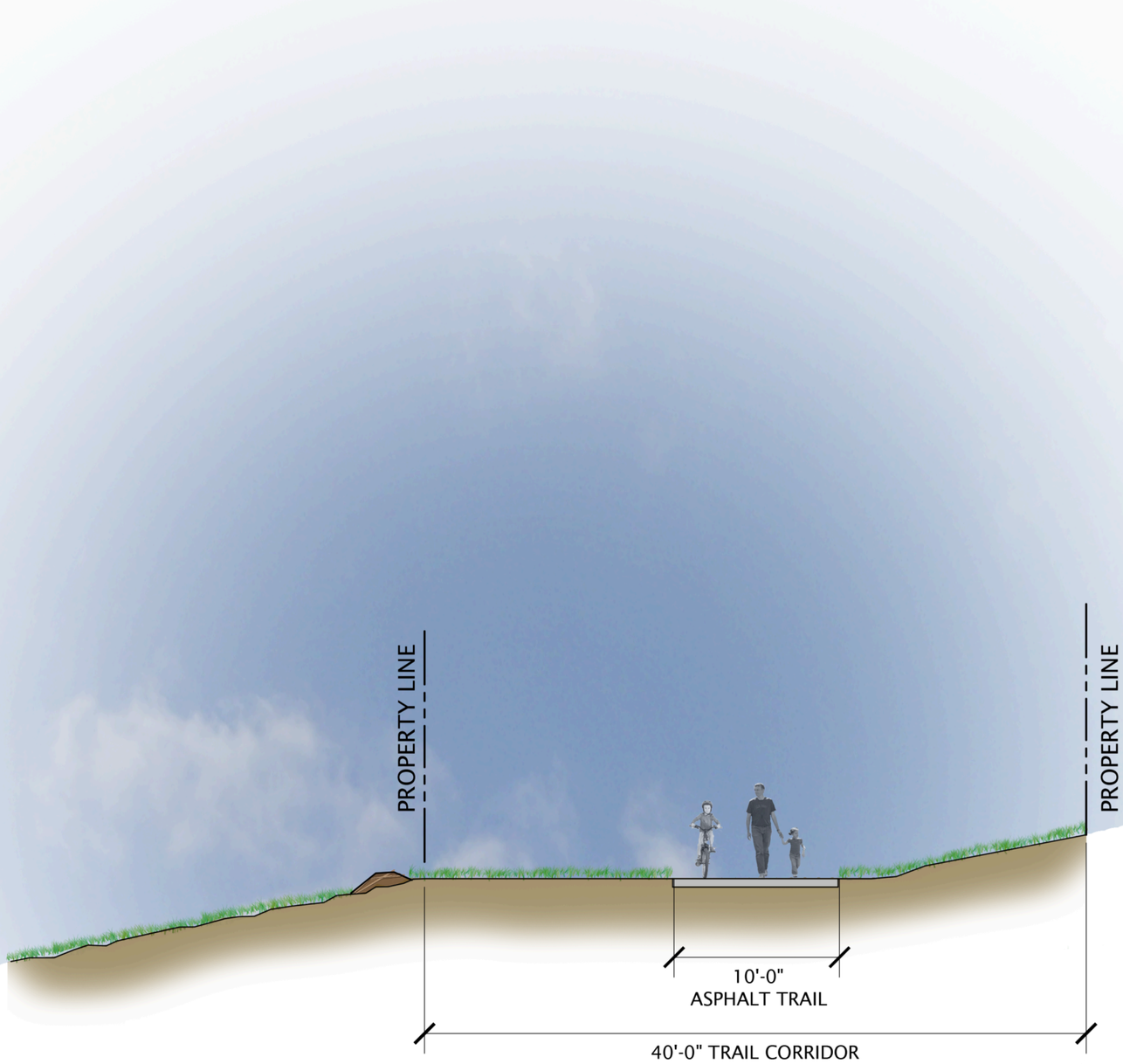


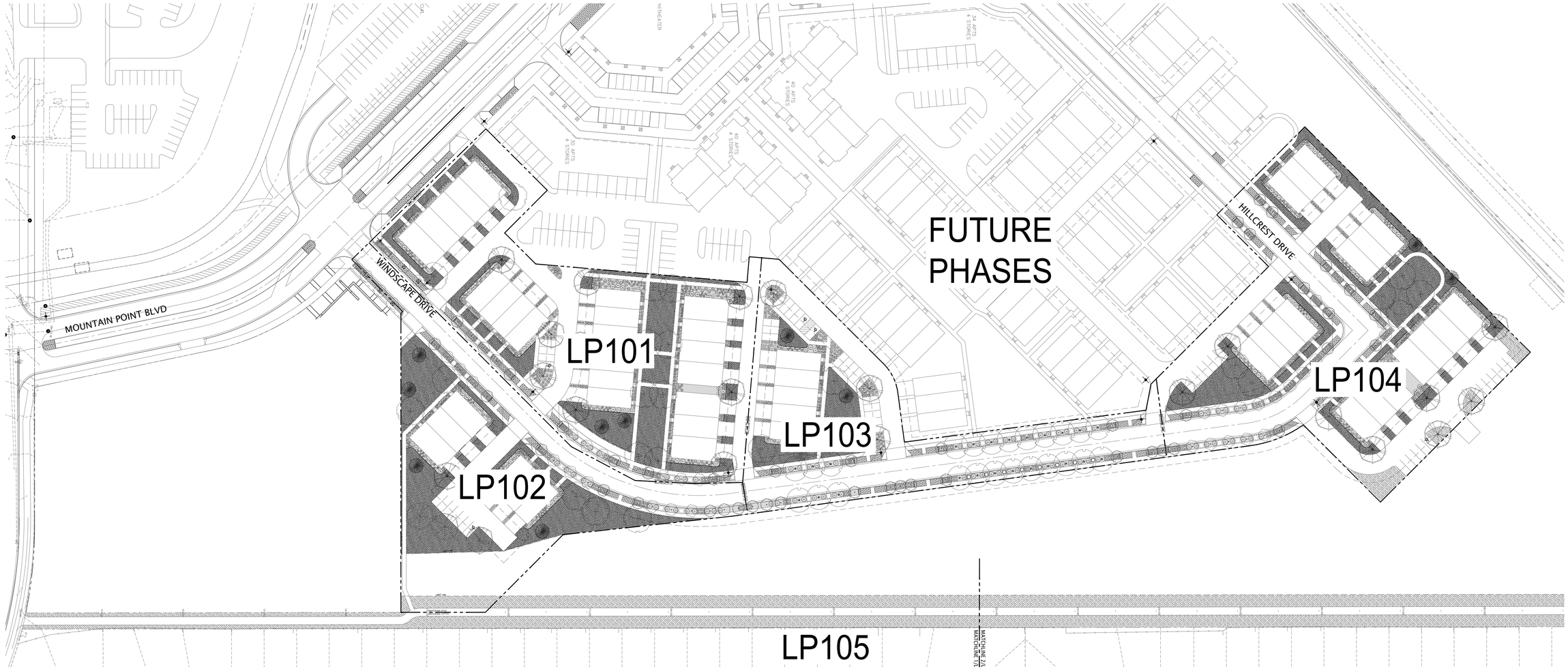
Look out Point on Trail








PROPERTY LINE
PROPERTY LINE
10'-0"
ASPHALT TRAIL
40'-0" TRAIL CORRIDOR



Scale: 1" = 60'-0"

0 30 60 120 180

N

blu line designs
planning | landscape architecture | design

8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

OWNER:
GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINT
ARIVE PLAT
LEHI, UTAH

REVISIONS

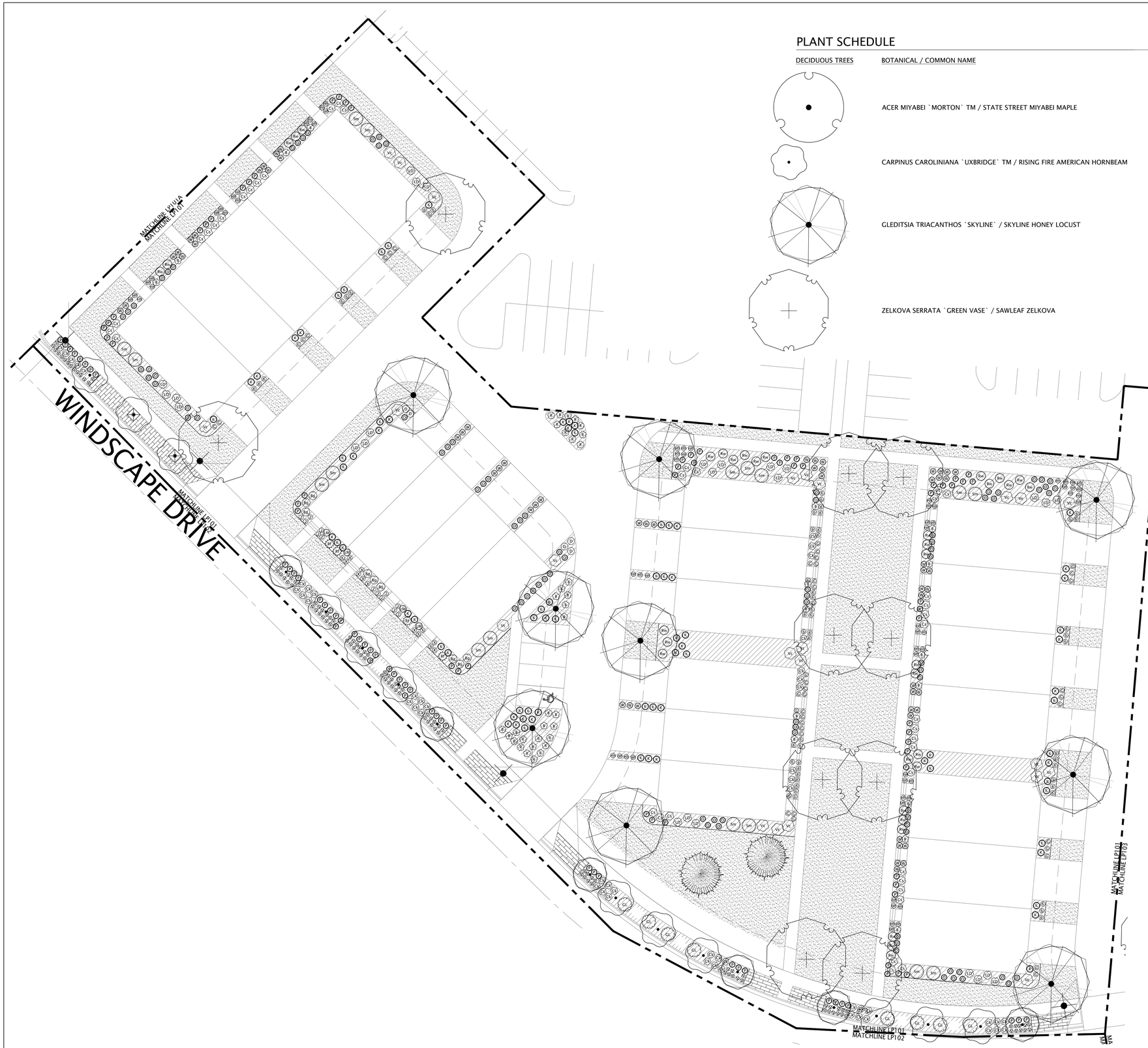
NO.	DATE	DESCRIPTION

Stamp

Designed By:	RBD
Drawn By:	CB, AQ
Date:	07.20.21
Checked By:	CAS
Project No:	20-183

Drawing Title
OVERALL LANDSCAPE PLAN

Drawing number
LP100



PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	ACER MIYABEI `MORTON` TM / STATE STREET MIYABEI MAPLE
	CARPINUS CAROLINIANA `UXBRIDGE` TM / RISING FIRE AMERICAN HORNBEAM
	GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEY LOCUST
	ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA

EVERGREEN TREES	BOTANICAL / COMMON NAME
	PINUS NIGRA / AUSTRIAN BLACK PINE

ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE

SHRUBS	BOTANICAL / COMMON NAME
B	BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY
Bg	BUXUS MICROPHYLLA `WINTER GEM` / GLOBE WINTER GEM BOXWOOD
Cs	CORNUS SERICEA `ARCTIC FIRE` / ARCTIC FIRE DOGWOOD
Ck	CORNUS SERICEA `KELSEYI` / KELSEY`S DWARF RED TWIG DOGWOOD
LD	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM / DWARF NINEBARK
GL	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
R	RIBES ALPINUM `GREEN MOUND` / GREEN MOUND ALPINE CURRANT
RF	ROSA MEIDILAND SERIES `FIRE` / FIRE MEIDILAND ROSE
Rw	ROSA MEIDILAND SERIES `WHITE` / WHITE MEIDILAND ROSE
LM	SPIRAEA X BUMALDA `LIMEMOUND` TM / LIMEOUND SPIREA
Sm	SYRINGA PATULA `MISS KIM` / MISS KIM LILAC
Vc	VIBURNUM OPULUS `COMPACTUM` / COMPACT EUROPEAN CRANBERRYBUSH

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME
A	ASTER X FRIKARTII `MONCH` / MONCH ASTER
G	GERANIUM X `JOHNSON`S BLUE` / JOHNSON`S BLUE GERANIUM
HR	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY
H	HEUCHERA X BRIZOIDES `FIREFLY` / FIREFLY CORAL BELLS
LS	LEUCANTHEMUM X SUPERBUM `BECKY` / SHASTA DAISY
W	NEPETA X FAASSENII `WALKERS LOW` / WALKERS LOW CATMINT
D	RUDBECKIA FULGIDA SULLIVANTII `GOLDSTURM` / BLACK-EYED SUSAN
V	SALVIA NEMOROSA `SENSATION DEEP BLUE IMPROVED` / DEEP BLUE SAGE

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
K	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS
H	HELICTOTRICHON SEMPERVIRENS `BLUE OATS` / BLUE OAT GRASS
P	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS

GROUND COVERS	BOTANICAL / COMMON NAME
	MULCH / MULCH
	POA PRATENSIS / KENTUCKY BLUEGRASS
	RE-VEGETATIVE SEED MIX

Scale: 1" = 20'-0"

0 10 20 40 60

blu line designs
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8719 S. Sandy Parkway
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CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINT
ARIVE PLAT
LEHI, UTAH

REVISIONS

NO.	symmetry	DESCRIPTION

Stamp

Designed By:	RBD
Drawn By:	CB, AQ
Date:	07.20.21
Checked By:	CAS
Project No:	20-183

Drawing Title
LANDSCAPE PLAN

Drawing number
LP101

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	ACER MIYABEI `MORTON` TM / STATE STREET MIYABEI MAPLE
	CARPINUS CAROLINIANA `UXBRIDGE` TM / RISING FIRE AMERICAN HORNBEAM
	GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEY LOCUST
	ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA

EVERGREEN TREES	BOTANICAL / COMMON NAME
	PINUS NIGRA / AUSTRIAN BLACK PINE

ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE

SHRUBS	BOTANICAL / COMMON NAME
B	BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY
Bg	BUXUS MICROPHYLLA `WINTER GEM` / GLOBE WINTER GEM BOXWOOD
Cs	CORNUS SERICEA `ARCTIC FIRE` / ARCTIC FIRE DOGWOOD
Ck	CORNUS SERICEA `KELSEYI` / KELSEY`S DWARF RED TWIG DOGWOOD
LD	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM / DWARF NINEBARK
GL	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
R	RIBES ALPINUM `GREEN MOUND` / GREEN MOUND ALPINE CURRANT
RF	ROSA MEIDILAND SERIES `FIRE` / FIRE MEIDILAND ROSE
Rw	ROSA MEIDILAND SERIES `WHITE` / WHITE MEIDILAND ROSE
LM	SPIRAEA X BUMALDA `LIMEMOUND` TM / LIMEOUND SPIREA
Sm	SYRINGA PATULA `MISS KIM` / MISS KIM LILAC
Vc	VIBURNUM OPULUS `COMPACTUM` / COMPACT EUROPEAN CRANBERRYBUSH

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME
A	ASTER X FRIKARTII `MONCH` / MONCH ASTER
G	GERANIUM X `JOHNSON`S BLUE` / JOHNSON`S BLUE GERANIUM
HH	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY
H	HEUCHERA X BRIZOIDES `FIREFLY` / FIREFLY CORAL BELLS
LS	LEUCANTHEMUM X SUPERBUM `BECKY` / SHASTA DAISY
NP	NEPETA X FAASSENII `WALKERS LOW` / WALKERS LOW CATMINT
D	RUDBECKIA FULGIDA SULLIVANTII `GOLDSTURM` / BLACK-EYED SUSAN
V	SALVIA NEMOROSA `SENSATION DEEP BLUE IMPROVED` / DEEP BLUE SAGE

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
K	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS
HO	HELICTOTRICHON SEMPERVIRENS `BLUE OATS` / BLUE OAT GRASS
P	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS



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p 801.913.7994

OWNER:
GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINT
ARIVE PLAT
LEHI, UTAH

REVISIONS

NO.	mm/dd/yy	DESCRIPTION

Stamp

Designed By:	RBD
Drawn By:	CB, AQ
Date:	07.20.21
Checked By:	CAS
Project No:	20-183

Drawing Title
LANDSCAPE PLAN

Drawing number
LP102

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	ACER MIYABEI `MORTON` TM / STATE STREET MIYABEI MAPLE
	CARPINUS CAROLINIANA `UXBRIDGE` TM / RISING FIRE AMERICAN HORNBEAM
	GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEY LOCUST
	ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA

EVERGREEN TREES	BOTANICAL / COMMON NAME
	PINUS NIGRA / AUSTRIAN BLACK PINE

ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE

SHRUBS	BOTANICAL / COMMON NAME
B	BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY
Bg	BUXUS MICROPHYLLA `WINTER GEM` / GLOBE WINTER GEM BOXWOOD
Cs	CORNUS SERICEA `ARCTIC FIRE` / ARCTIC FIRE DOGWOOD
Ck	CORNUS SERICEA `KELSEYI` / KELSEY`S DWARF RED TWIG DOGWOOD
LD	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM / DWARF NINEBARK
GL	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
R	RIBES ALPINUM `GREEN MOUND` / GREEN MOUND ALPINE CURRANT
RF	ROSA MEIDILAND SERIES `FIRE` / FIRE MEIDILAND ROSE
Rw	ROSA MEIDILAND SERIES `WHITE` / WHITE MEIDILAND ROSE
LM	SPIRAEA X BUMALDA `LIMEMOUND` TM / LIMEOUND SPIREA
Sm	SYRINGA PATULA `MISS KIM` / MISS KIM LILAC
Vc	VIBURNUM OPULUS `COMPACTUM` / COMPACT EUROPEAN CRANBERRYBUSH

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME
A	ASTER X FRIKARTII `MONCH` / MONCH ASTER
G	GERANIUM X `JOHNSON`S BLUE` / JOHNSON`S BLUE GERANIUM
HB	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY
H	HEUCHERA X BRIZOIDES `FIREFLY` / FIREFLY CORAL BELLS
N	LEUCANTHEMUM X SUPERBUM `BECKY` / SHASTA DAISY
W	NEPETA X FAASSENII `WALKERS LOW` / WALKERS LOW CATMINT
D	RUDBECKIA FULGIDA SULLIVANTII `GOLDSTURM` / BLACK-EYED SUSAN
V	SALVIA NEMOROSA `SENSATION DEEP BLUE IMPROVED` / DEEP BLUE SAGE

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
K	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS
H	HELICTOTRICHON SEMPERVIRENS `BLUE OATS` / BLUE OAT GRASS
P	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS

GROUND COVERS	BOTANICAL / COMMON NAME
	MULCH / MULCH
	POA PRATENSIS / KENTUCKY BLUEGRASS
	RE-VEGETATIVE SEED MIX

MATCHLINE LP101
MATCHLINE LP103
MATCHLINE LP103
MATCHLINE LP102
MATCHLINE LP104
MATCHLINE LP105

Scale: 1" = 20'-0"

0 10 20 40 60

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VISTAS AT THE POINT
ARIVE PLAT
LEHI, UTAH

REVISIONS

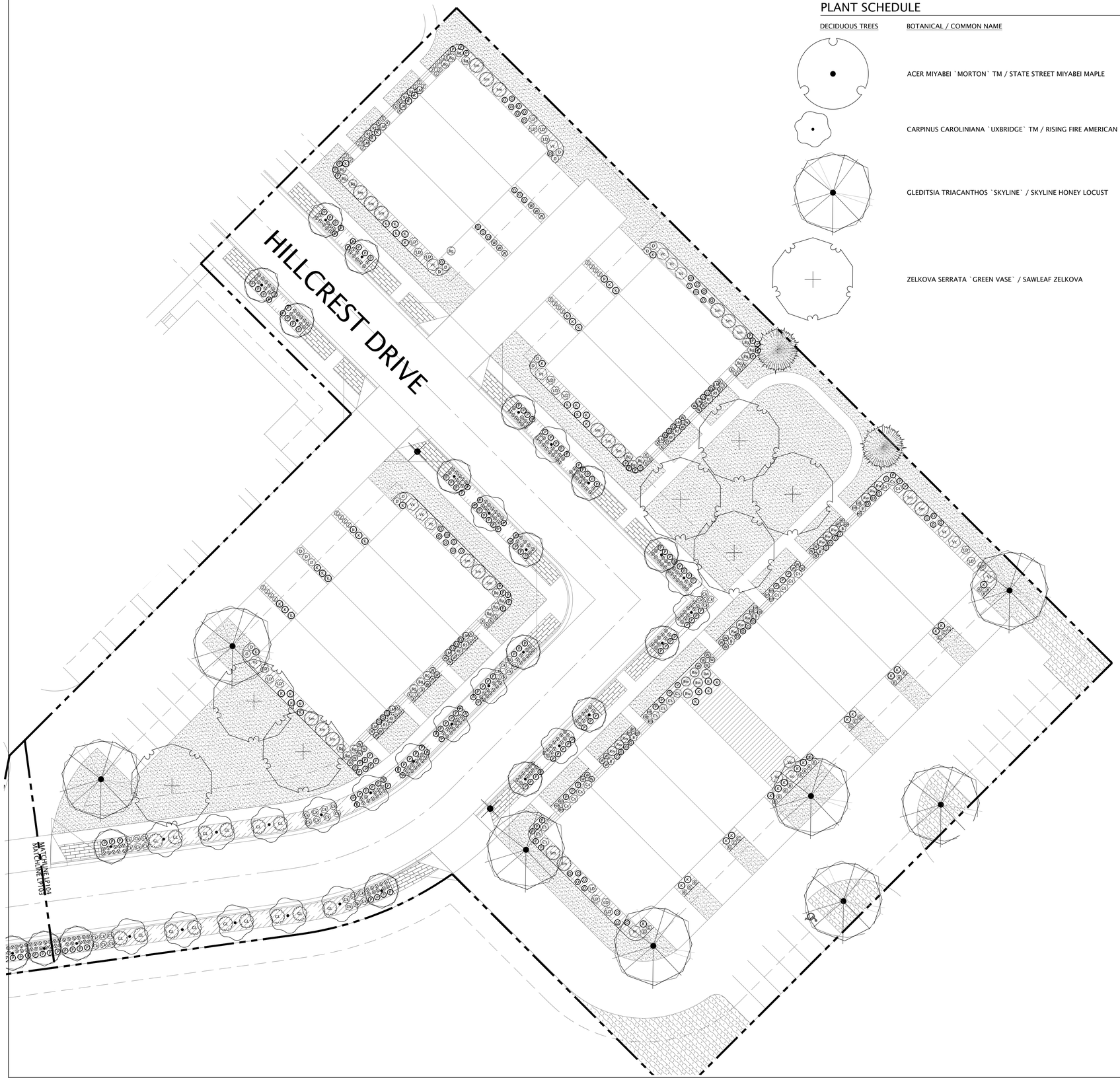
NO.	symmetry	DESCRIPTION

Stamp

Designed By:	RBD
Drawn By:	CB, AQ
Date:	07.20.21
Checked By:	CAS
Project No:	20-183

Drawing Title
LANDSCAPE PLAN

Drawing number
LP103



PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	ACER MIYABEI `MORTON` TM / STATE STREET MIYABEI MAPLE
	CARPINUS CAROLINIANA `UXBRIDGE` TM / RISING FIRE AMERICAN HORNBEAM
	GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEY LOCUST
	ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA

EVERGREEN TREES	BOTANICAL / COMMON NAME
	PINUS NIGRA / AUSTRIAN BLACK PINE

ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE

SHRUBS	BOTANICAL / COMMON NAME
B	BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY
Bg	BUXUS MICROPHYLLA `WINTER GEM` / GLOBE WINTER GEM BOXWOOD
Cs	CORNUS SERICEA `ARCTIC FIRE` / ARCTIC FIRE DOGWOOD
Cs	CORNUS SERICEA `KELSEYI` / KELSEY`S DWARF RED TWIG DOGWOOD
LO	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM / DWARF NINEBARK
GL	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
R	RIBES ALPINUM `GREEN MOUND` / GREEN MOUND ALPINE CURRANT
RF	ROSA MEIDILAND SERIES `FIRE` / FIRE MEIDILAND ROSE
Rw	ROSA MEIDILAND SERIES `WHITE` / WHITE MEIDILAND ROSE
LM	SPIRAEA X BUMALDA `LIMEMOUND` TM / LIMEOUND SPIREA
Sm	SYRINGA PATULA `MISS KIM` / MISS KIM LILAC
Vc	VIBURNUM OPULUS `COMPACTUM` / COMPACT EUROPEAN CRANBERRYBUSH

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME
A	ASTER X FRIKARTII `MONCH` / MONCH ASTER
G	GERANIUM X `JOHNSON`S BLUE` / JOHNSON`S BLUE GERANIUM
H	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY
E	HEUCHERA X BRIZOIDES `FIREFLY` / FIREFLY CORAL BELLS
X	LEUCANTHEMUM X SUPERBUM `BECKY` / SHASTA DAISY
N	NEPETA X FAASSENII `WALKERS LOW` / WALKERS LOW CATMINT
D	RUDBECKIA FULGIDA SULLIVANTII `GOLDSTURM` / BLACK-EYED SUSAN
V	SALVIA NEMOROSA `SENSATION DEEP BLUE IMPROVED` / DEEP BLUE SAGE

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
K	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS
H	HELICTOTRICHON SEMPERVIRENS `BLUE OATS` / BLUE OAT GRASS
P	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS

GROUND COVERS	BOTANICAL / COMMON NAME
	MULCH / MULCH
	POA PRATENSIS / KENTUCKY BLUEGRASS
	RE-VEGETATIVE SEED MIX

Scale: 1" = 20'-0"

0 10 20 40 60

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OWNER:
GWC CAPITOL

CONTACT:
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VISTAS AT THE POINT
ARIVE PLAT
LEHI, UTAH

REVISIONS

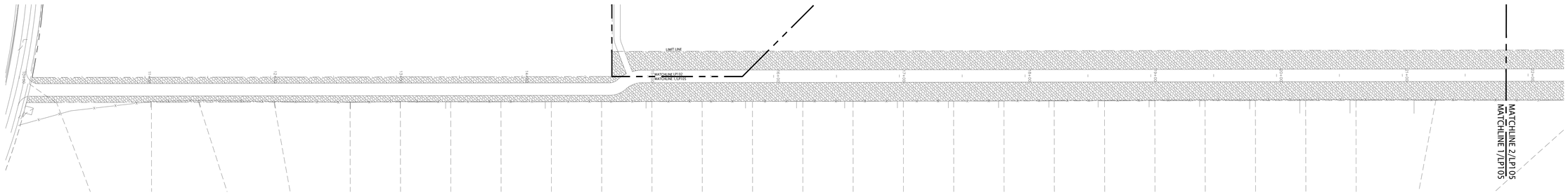
NO.	symmddyy	DESCRIPTION

Stamp

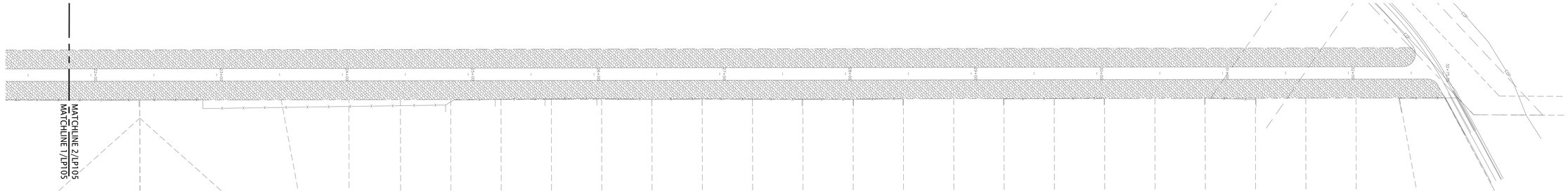
Designed By:	RBD
Drawn By:	CB, AQ
Date:	07.20.21
Checked By:	CAS
Project No:	20-183

Drawing Title
LANDSCAPE PLAN

Drawing number
LP104



1 TRAIL ENLARGEMENT
1" = 40'



2 TRAIL ENLARGEMENT
1" = 40'

GROUND COVERS

BOTANICAL / COMMON NAME

RE-VEGETATIVE SEED MIX
ACHNATHERUM HYMENOIDES / INDIAN RICE GRASS
ARTEMISIA TRIDENTATA / BIG SAGEBRUSH
ELYMUS TRACHYCAULUS / SLENDER WHEATGRASS
ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH
ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY
FESTUCA OVINA / SHEEP FESCUE
GAILLARDIA ARISTATA / COMMON GAILLARDIA
LINUM PERENNE / PERENNIAL FLAX
PASCOPYRUM SMITHII / WESTERN WHEATGRASS
POA SANDBERGII / SANDBERG BLUEGRASS
PSEUDOROEGNERIA SPICATA / BLUEBUNCH WHEATGRASS

Scale: 1" = 40'-0"

0 20 40 80 120

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OWNER:
GWC CAPITOL

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VISTAS AT THE POINTE
ARIVE PLAT
LEHI, UTAH

REVISIONS

NO.	symmetry	DESCRIPTION

Stamp

Designed By:	RBD
Drawn By:	CB, AQ
Date:	07.20.21
Checked By:	CAS
Project No:	20-183

Drawing Title
LANDSCAPE PLAN

Drawing number
LP105

LANDSCAPE NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND CITY STANDARDS, SPECIFICATIONS, AND DETAILS.
2. ALL PLANT MATERIAL SHALL BE GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THIS WORK AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 UNLESS OTHERWISE NOTED. PROVIDE TREES OF NORMAL GROWTH AND UNIFORM HEIGHTS, ACCORDING TO SPECIES, WITH STRAIGHT TRUNKS AND WELL DEVELOPED LEADERS, LATERALS, AND ROOTS.
3. EXISTING UTILITIES, EASEMENTS, AND STRUCTURES SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, TYPE, AND STRUCTURES TO BE ENCOUNTERED ON THE PROJECT PRIOR TO ANY EXCAVATION AND CONSTRUCTION IN THE VICINITY OF THE EXISTING UTILITIES AND STRUCTURES.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, LICENSES, AND APPROVALS REQUIRED TO LEGALLY AND RESPONSIBLY COMPLETE THE WORK.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, DISPOSAL, OR RELOCATION OF ALL OBSTRUCTIONS AND DEBRIS WITHIN THE DELINEATED CONSTRUCTION AREA PRIOR TO STARTING NEW CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY DEBRIS RESULTING FROM NEW CONSTRUCTION.
6. DAMAGE TO ANY EXISTING IMPROVEMENTS OR TO ANY PORTION OF THE PROJECT'S SURROUNDING AREA DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO THE PROJECT'S SURROUNDING AREAS AND EXISTING FEATURES AND FACILITIES SCHEDULED TO REMAIN AS PART OF THE FINISHED CONSTRUCTION. REPAIR, REPLACEMENT, AND/OR REMOVAL AS DETERMINED BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR SHALL CALL BLUE STAKES AT 1-800-662-4111 FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
8. CONTRACTOR SHALL ROUGH GRADE TO WITHIN +/- A TENTH OF A FOOT FROM FINISH GRADE. ALL TURF GRASS AREAS SHALL BE GRADED 8" BELOW PROPOSED FINISH GRADE. SHRUB BEDS SHALL BE GRADED 16" BELOW PROPOSED FINISH GRADE.
9. ALL COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION WITHIN PROPOSED LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING.
10. INSTALL A MIN. OF 6 INCHES OF PREMIUM TOPSOIL FOR ALL TURF GRASS AREAS. INSTALL 12" OF PREMIUM TOPSOIL IN ALL SHRUB BEDS. ALL PLANTING PITS SHALL RECEIVE PLANTING BACKFILL MIX.
11. INSTALL A MIN. OF 4 INCHES OF APPROVED SHREDDED BARK MULCH WITH WEED BARRIER FABRIC IN ALL SHRUB BEDS. APPLY PRE-EMERGENT TO ALL PLANTING BEDS BEFORE INSTALLING MULCH.
12. NO PLANT SPECIES SUBSTITUTIONS WILL BE MADE WITHOUT APPROVAL OF OWNER.
13. ALL PLANT LAYOUT SHALL BE VERIFIED AND APPROVED IN FIELD BY OWNER PRIOR TO PLANTING. FAILURE TO RECEIVE APPROVAL MAY RESULT IN RE-WORK BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
14. ALL AREAS WITHIN AND AFFECTED BY THIS PROJECT SHALL HAVE POSITIVE DRAINAGE. POSITIVE DRAINAGE SHALL BE PROVIDED TO DIRECT STORMWATER AWAY FROM ALL STRUCTURES.
15. ALL CLARIFICATIONS OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO BEGINNING OF WORK.
16. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES OF PLANTS AND MATERIALS PRIOR TO CONSTRUCTION.
17. NO TREE SHALL BE PLANTED WITHIN 10 FEET OF ANY FIRE HYDRANT, POWER TRANSFORMER, OR STREET LIGHT, PER CITY CODE. FIELD VERIFY AND ADJUST ACCORDINGLY.
18. ANY TREES PLANTED WITH TREE GRATES SHALL HAVE STRUCTURAL SOIL OR PLANTING CELL UNDER SURROUNDING HARDSCAPE IN PLACE OF ROAD BASE.
19. ALL SHOWN LANDSCAPING ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	ACER MIYABEI `MORTON` TM / STATE STREET MIYABEI MAPLE	B&B	2" CAL	24
	CARPINUS CAROLINIANA `UXBRIDGE` TM / RISING FIRE AMERICAN HORNBEAM	B&B	2" CAL	42
	GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEY LOCUST	B&B	2" CAL	24
	ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA	B&B	2" CAL	25

EVERGREEN TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	PINUS NIGRA / AUSTRIAN BLACK PINE	B&B	6` HT MIN.	11

ORNAMENTAL TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE	B&B	2" CAL	49

SHRUBS	BOTANICAL / COMMON NAME	CONT	
Bt	BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY	5 GAL	82
Bg	BUXUS MICROPHYLLA `WINTER GEM` / GLOBE WINTER GEM BOXWOOD	5 GAL	54
Cs	CORNUS SERICEA `ARCTIC FIRE` / ARCTIC FIRE DOGWOOD	5 GAL	65
CS	CORNUS SERICEA `KELSEYI` / KELSEY`S DWARF RED TWIG DOGWOOD	5 GAL	222
LO	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM / DWARF NINEBARK	5 GAL	62
GL	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	5 GAL	80
R	RIBES ALPINUM `GREEN MOUND` / GREEN MOUND ALPINE CURRANT	5 GAL	61
RM	ROSA MEIDILAND SERIES `FIRE` / FIRE MEIDILAND ROSE	5 GAL	24
Rw	ROSA MEIDILAND SERIES `WHITE` / WHITE MEIDILAND ROSE	5 GAL	57
LM	SPIRAEA X BUMALDA `LIMEMOUND` TM / LIMEOUND SPIREA	5 GAL	24
Sm	SYRINGA PATULA `MISS KIM` / MISS KIM LILAC	5 GAL	55
Vc	VIBURNUM OPULUS `COMPACTUM` / COMPACT EUROPEAN CRANBERRYBUSH	5 GAL	50

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	
A	ASTER X FRIKARTII `MONCH` / MONCH ASTER	1 GAL	58
G	GERANIUM X `JOHNSON`S BLUE` / JOHNSON`S BLUE GERANIUM	1 GAL	60
H	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	5 GAL	101
E	HEUCHERA X BRIZOIDES `FIREFLY` / FIREFLY CORAL BELLS	1 GAL	75
X	LEUCANTHEMUM X SUPERBUM `BECKY` / SHASTA DAISY	1 GAL	81
N	NEPETA X FAASSENII `WALKERS LOW` / WALKERS LOW CATMINT	1 GAL	133
D	RUDBECKIA FULGIDA SULLIVANTII `GOLDSTURM` / BLACK-EYED SUSAN	1 GAL	42
V	SALVIA NEMOROSA `SENSATION DEEP BLUE IMPROVED` / DEEP BLUE SAGE	1 GAL	535

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	CONT	
K	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL	223
O	HELICTOTRICHON SEMPERVIRENS `BLUE OATS` / BLUE OAT GRASS	1 GAL	203
P	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS	1 GAL	389

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	
	MULCH / MULCH	3" DEPTH	36,829 SF
	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD	64,771 SF
	RE-VEGETATIVE SEED MIX		32,029 SF
	ACHNATHERUM HYMENOIDES / INDIAN RICE GRASS	SEED	
	ARTEMISIA TRIDENTATA / BIG SAGEBRUSH	SEED	
	ELYMUS TRACHYCAULUS / SLENDER WHEATGRASS	SEED	
	ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH	SEED	
	ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY	SEED	
	FESTUCA OVINA / SHEEP FESCUE	SEED	
	GAILLARDIA ARISTATA / COMMON GAILLARDIA	SEED	
	LINUM PERENNE / PERENNIAL FLAX	SEED	
	PASCOPYRUM SMITHII / WESTERN WHEATGRASS	SEED	
	POA SANDBERGII / SANDBERG BLUEGRASS	SEED	
	PSEUDOROEGNERIA SPICATA / BLUEBUNCH WHEATGRASS	SEED	

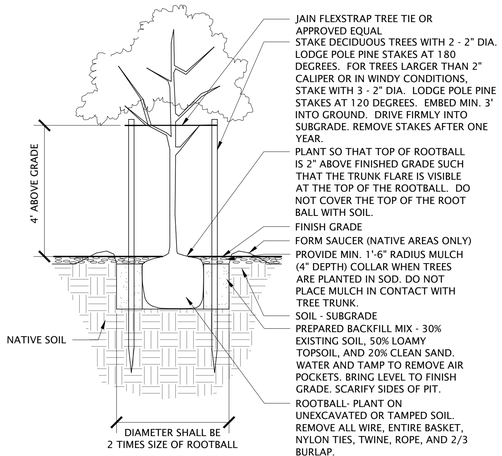
LANDSCAPE TABULATION

IRRIGATED TURF = 64,771 SF (48%)

WATER WISE DRIP IRRIGATED BED = 36,829 SF (28%)

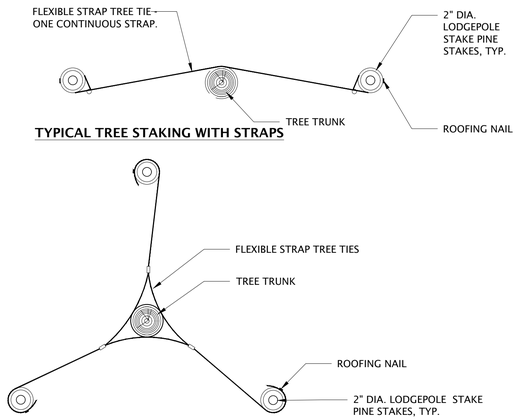
NATIVE SEED = 32,029 SF (24%)

TOTAL LANDSCAPE AREA = 133,629 SF



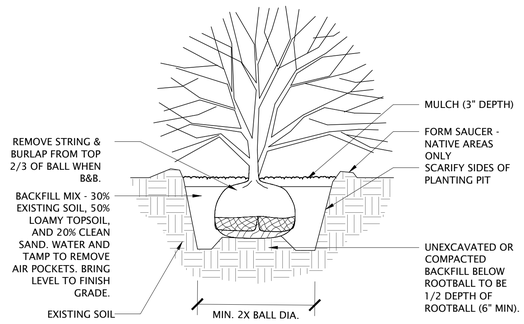
1 TREE PLANTING - FLEX STRAP

NOT TO SCALE



2 TREE STAKING - FLEX STRAPS

NOT TO SCALE



NOTES:
1. PLANT SO THAT TOP OF ROOT BALL IS 2" ABOVE FINISHED GRADE

3 SHRUB DETAIL

NOT TO SCALE

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GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINTE
ARIVE PLAT
LEHI, UTAH

REVISIONS

NO.	symmday	DESCRIPTION

Stamp

Designed By:	RBD
Drawn By:	CB, AQ
Date:	07.20.21
Checked By:	CAS
Project No:	20-183

Drawing Title

LANDSCAPE NOTES AND DETAILS

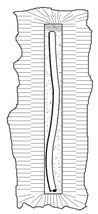
Drawing number

LP501

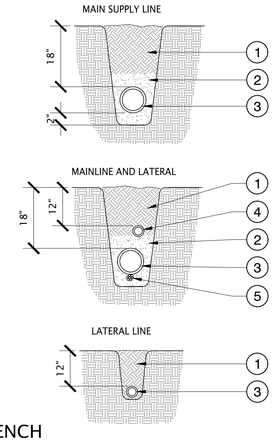
1 PIPE TRENCH

NOT TO SCALE

PLAN VIEW



SECTIONS



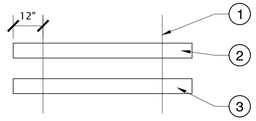
1. DEBRIS FREE FILL
2. DEBRIS FREE SAND. 2" ABOVE AND BELOW MAINLINE.
3. MAINLINE
4. LATERAL LINE
5. TUBING OR WIRING TO BE TAPED TO MAINLINE EVERY 10'-0"

NOTES:
1. TAPE AND BUNDLE TUBING OR WIRING AT 10' INTERVALS
2. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES
3. ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN
4. ALL TRENCH WIDTHS 8" MINIMUM

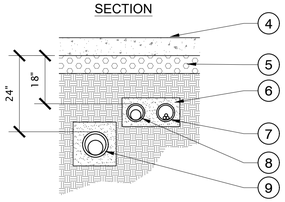
2 PIPE SLEEVE

NOT TO SCALE

PLAN VIEW



SECTION

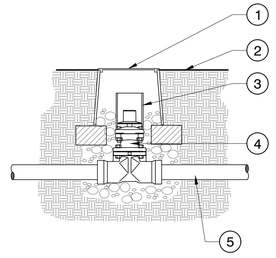


1. PAVING SURFACE EDGE
2. SLEEVE, TYP.
3. EXTEND ALL SLEEVING MIN. OF 12" BEYOND EDGE OF PAVING, TYP.
4. PAVING SURFACE
5. COMPACTED BASE
6. SURROUND SLEEVE WITH 3" OF DEBRIS-FREE SAND.
7. IRRIGATION WIRES SLEEVE
8. LATERAL SLEEVING
9. MAIN LINE SLEEVE

NOTES:
1. SEE NOTES (IRRIGATION LEGEND) FOR SLEEVE SIZING.
2. 4" MIN. CLEARANCE IN ANY DIRECTION BETWEEN LATERALS, MAINLINE, OR SLEEVING.

3 RESILIENT WEDGE GATE VALVE

NOT TO SCALE

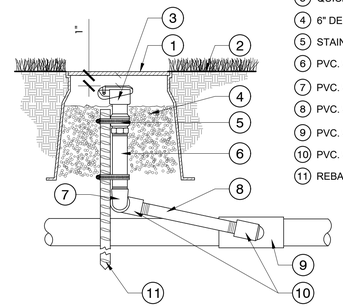


1. 10" ROUND VALVE BOX
2. FINISH GRADE
3. P.V.C. EXTENSION-LENGTH AS REQUIRED
4. GATE VALVE
5. MAIN SUPPLY LINE

NOTES:
1. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

4 QUICK COUPLER

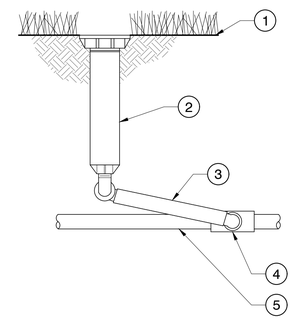
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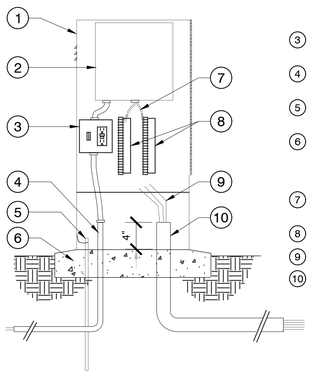
1. ROUND VALVE BOX: EXTENSION LENGTH AS REQ'D.
2. FINISH GRADE
3. QUICK COUPLING VALVE
4. 6" DEEP PEA GRAVEL
5. STAINLESS STEEL GEAR CLAMPS (1 OF 2)
6. PVC. SCH. 80 NIPPLE (6" LENGTH)
7. PVC. SCH. 80 STREET EL
8. PVC. SCH. 80 NIPPLE (8" LENGTH)
9. PVC. SCH. 80 TEE
10. PVC. SCH. 80 ELL
11. REBAR STAKE (24" LENGTH)

5 CONTROLLER WITH WALL MOUNT

NOT TO SCALE



1. ANTENNA
2. IRRIGATION CONTROLLER
3. CENTER OF CONTROLLER TO BE +/- 5'-3" FROM FINISH GRADE
4. #6 COPPER GROUND WIRE IN GALVANIZED IMC CONDUIT. CONNECT TO EXTERIOR MOUNTED EARTH GROUND OR BUILDING GROUND.
5. 2 1/2" GALVANIZED IMC CONDUIT AND FITTINGS
6. LOW VOLTAGE CONTROL WIRING FROM AUTOMATIC CONTROLLER TO ELECTRIC CONTROL VALVES.
7. POWER JUNCTION BOX
8. 1/2" GALVANIZED IMC ELECTRICAL CONDUIT AND FITTING TO POWER SUPPLY



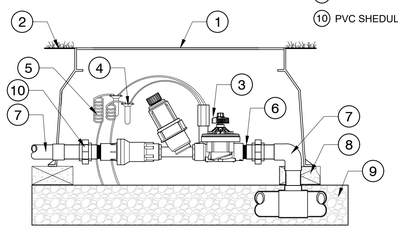
1. ENCLOSURE AS SPECIFIED
2. IRRIGATION CONTROLLER, SECURELY BOLT TO ENCLOSURE. INSTALL BACKUP BATTERIES AS PER MANUFACTURER'S SPECS.
3. GFI RECEPTACLE AND CONTROLLER SWITCH
4. 1" SCH. 40 CONDUIT WITH SWEEP ELL FOR 120 VOLT SOURCE
5. 8 FT. COPPER GROUND AS PER LOCAL CODE.
6. CONCRETE BASE: 6" MIN THICKNESS, EXTEND 6" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE WITH SLOPE FOR DRAINAGE.
7. 18 GA. WIRE HARNESS TO CONTROLLER.
8. TERMINAL STRIPS, SIZE AS REQ.
9. 14 GA. WIRES FROM FIELD.
10. 2" DIA. PVC CONDUIT WITH LONG SWEEP ELL.

6 PEDESTAL MOUNT CONTROLLER

1" = 1'-0"

P-20-181-08

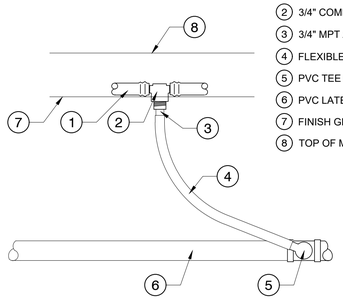
NOTE:
1. ALL IRRIGATION CONTROL WIRE SPLICES ARE TO BE MADE USING 3M DBR-Y SPLICE.
2. ALL VALVE BOXES AND LIDS TO MATCH COLOR OF MULCH AREAS. VALVE BOXES AND LIDS IN LAWN AREAS TO BE STANDARD GREEN.



1. JUMBO VALVE BOX
2. FINISH GRADE
3. DRIP ZONE KIT
4. WATER PROOF CONNECTORS (2)
5. 18-24" COILED WIRE
6. SCHEDULE 80 T.O.E. NIPPLE
7. MAINLINE PIPE AND FITTING
8. BRICK SUPPORTS (4)
9. 3/4" MINUS WASHED GRAVEL
10. PVC SHEDULE 80 UNIONS (2)

7 IRRIGATION CONTROL VALVE W/ BALL VALVE

NOT TO SCALE

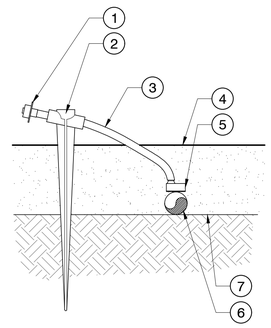


1. DRIP TUBING
2. 3/4" COMBINATION TEE
3. 3/4" MPT ADAPTER
4. FLEXIBLE POLY TUBING
5. PVC TEE OR ELBOW WITH 3/4" MPT ELBOW
6. PVC LATERAL LINE
7. FINISH GRADE
8. TOP OF MULCH

NOTES:
1. INSTALL A MINIMUM OF ONE PVC TO DRIP TUBING CONNECTION FOR EVERY 5 GPM OF FLOW.
2. CONSULT MANUFACTURER'S RECOMMENDATIONS FOR MAXIMUM RUN LENGTH.

8 POP UP ROTOR

NOT TO SCALE



1. DIFFUSER BUG CAP: RAIN BIRD DBC-025
2. UNIVERSAL 1/4" TUBING STAKE: RAIN BIRD TS-025
3. 1/4" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER: RAIN BIRD XERI-BUG EMITTER
6. 1/2" POLYETHYLENE TUBING: 2 RAIN BIRD XT-700 XERI-TUBE
7. FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.

9 POP-UP SPRAY/ROTARY

NOT TO SCALE

1. FINISH GRADE/TURF CROWN
2. POP-UP SPRINKLER
3. PREMANUFACTURED SWING ASSEMBLY
4. PVC SCH 40 TEE OR ELL
5. PVC SCH 40 LATERAL PIPE

NOTES:
1. SWING JOINT ASSEMBLY: TWO SPIRAL BARB ELBOWS, 12-24" SWING PIPE, AND ONE 1/2" MARLEX STREET ELBOW.
2. USE FIXED SPRAY NOZZLES WHENEVER POSSIBLE.

10 DRIP CONTROL VALVE ASSEMBLY (HUNTER)

NOT TO SCALE

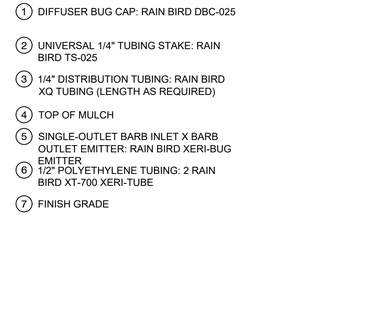
P-20-181-17

11 PVC TO DRIP TUBING CONNECTION

NOT TO SCALE

12 DRIP EMITTER

NOT TO SCALE



1. FINSIH GRADE/TURF CROWN
2. ROTOR POP-UP SPRINKLER
3. PREMANUFACTURED SWING JOINT ASSEMBLY
4. PVC SCH 40 TEE OR ELL
5. PVC SCH 40 LATERAL PIPE

NOTES:
1. SWING JOINT ASSEMBLY: TWO SPIRAL BARB ELBOWS, SBE-050, 12-24" SWING PIPE, AND ONE 1/2" MARLEX STREET ELBOW.
2. USE NOZZLE SPECIFIED ON PLAN.

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GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINTE
ARIVE PLAT
LEHI, UTAH

REVISIONS

NO.	mm/dd/yy	DESCRIPTION

Stamp

Designed By:	RBD
Drawn By:	CB, AQ
Date:	07.20.21
Checked By:	CAS
Project No:	20-183

Drawing Title
IRRIGATION NOTES AND DETAILS

Drawing number
IR502

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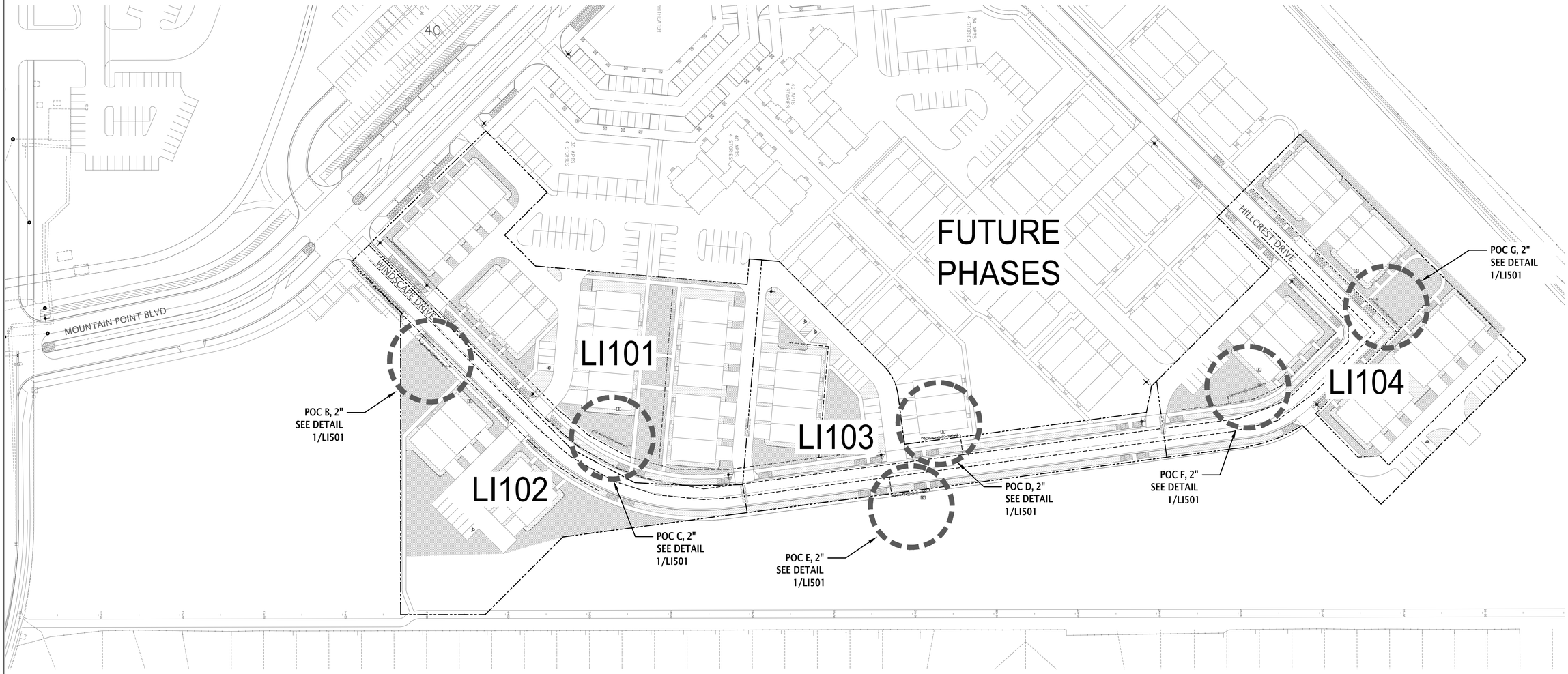
CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINTE
ARIVE PLAT
LEHI, UTAH

REVISIONS

NO.	(yy/mm/dd)	DESCRIPTION

Stamp

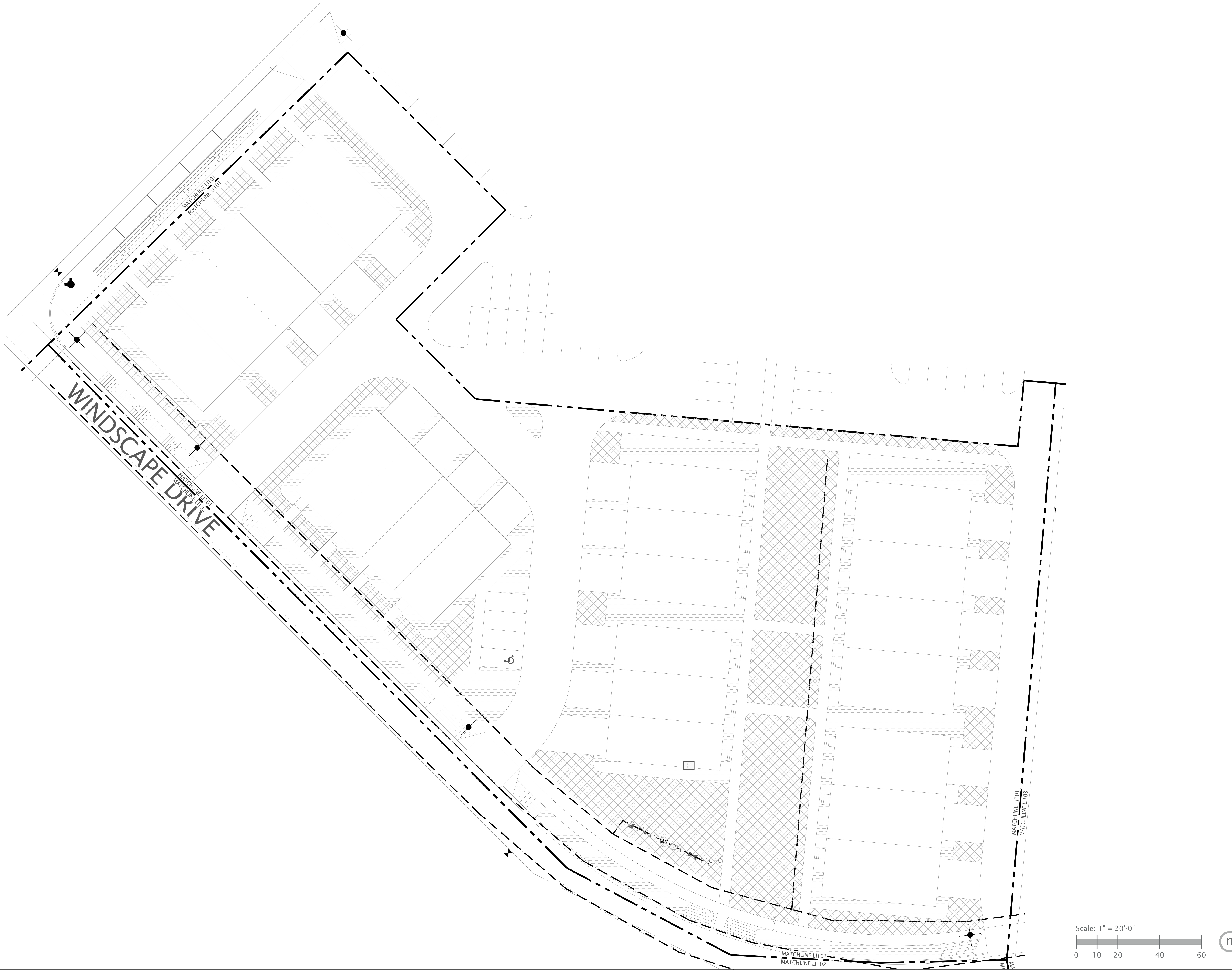


Scale: 1" = 60'-0"
0 30 60 120 180

Designed By:	RBD
Drawn By:	CB, AQ
Date:	07.20.21
Checked By:	CAS
Project No:	20-183

Drawing Title
OVERALL IRRIGATION PLAN

Drawing number
IR100



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REVISIONS

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Stamp

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Date:	07.20.21
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Project No:	20-183

Drawing Title
IRRIGATION PLAN

Drawing number
IR101

Scale: 1" = 20'-0"

0 10 20 40 60

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VISTAS AT THE POINT
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LEHI, UTAH

REVISIONS

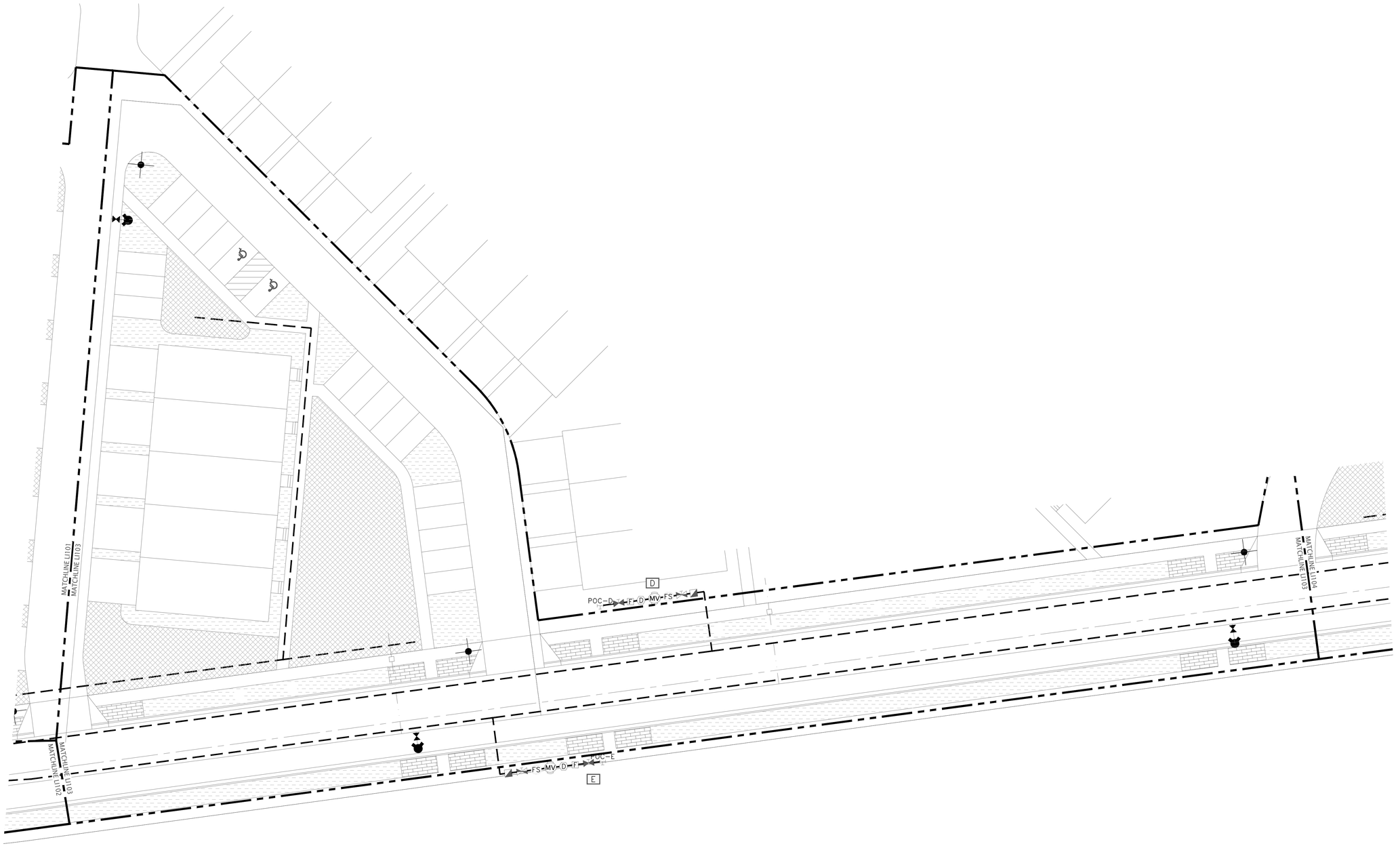
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Stamp

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Date:	07.20.21
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Project No:	20-183

Drawing Title
IRRIGATION PLAN

Drawing number
IR102



Scale: 1" = 20'-0"

0 10 20 40 60

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VISTAS AT THE POINTE
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REVISIONS

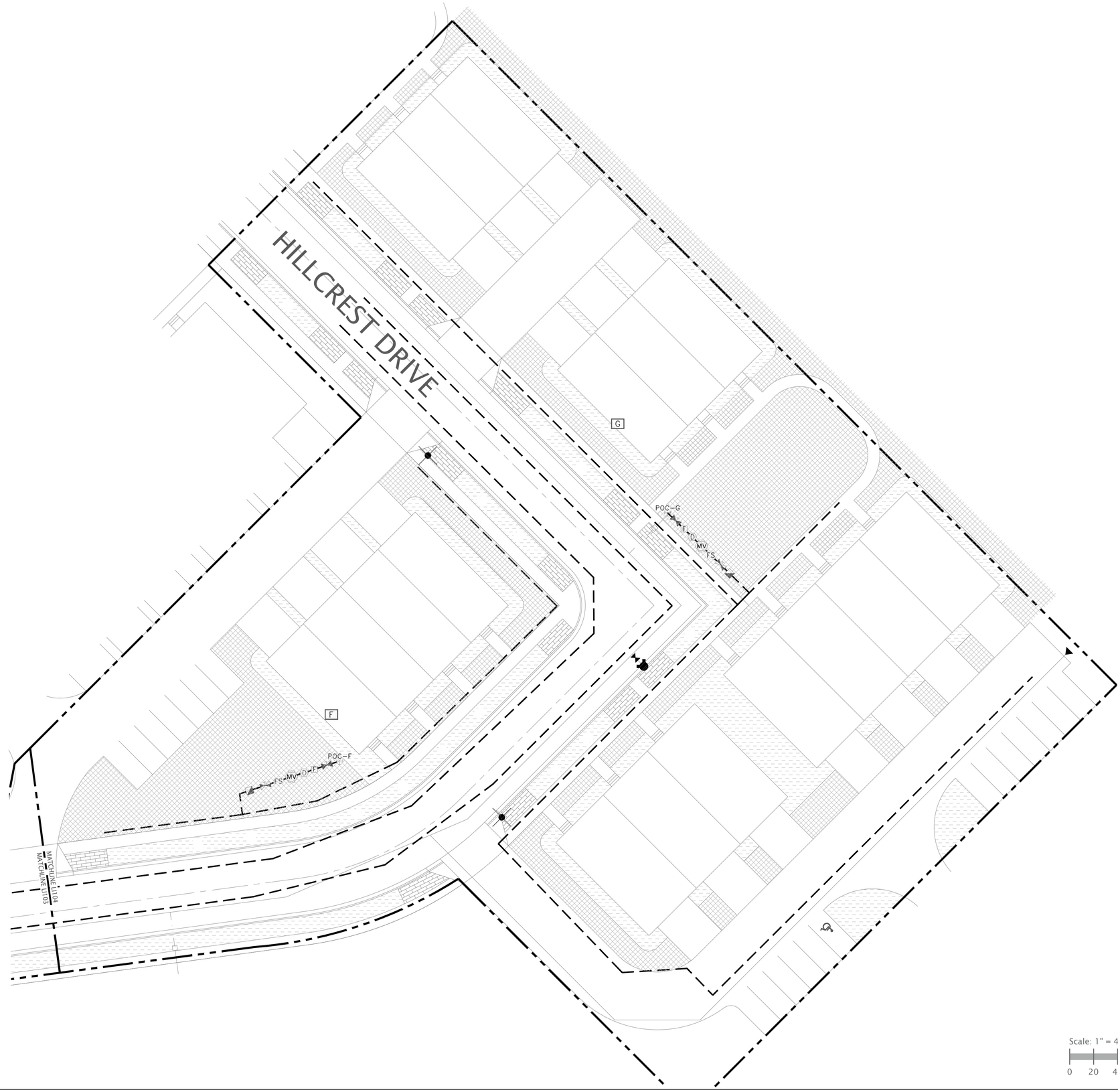
NO.	APPROVED	DESCRIPTION

Stamp

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Drawn By:	CB, AQ
Date:	07.20.21
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Project No:	20-183

Drawing Title
IRRIGATION PLAN

Drawing number
IR103



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NO.	APPROVED	DESCRIPTION

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Drawing Title
IRRIGATION PLAN

Drawing number
IR104

IRRIGATION NOTES

1. THIS DRAWING IS DIAGRAMMATIC AND IS INTENDED TO CONVEY THE GENERAL LAYOUT OF IRRIGATION SYSTEM COMPONENTS. ALL DRIP, OVERHEAD SPRAY, AND OVERHEAD ROTOR AREAS ARE INDICATED ON PLANS PER NOTED GRAPHIC HATCH. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. LOCATE MAINLINE AND VALVES NEAR WALKS WHERE FEASIBLE.

2. THE CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE AT THE SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES BETWEEN THE WATER PRESSURE SHOWN ON THE DRAWINGS AND ACTUAL PRESSURE READINGS AT THE POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT. WATER PRESSURE AT THE POINT OF CONNECTION IS EXPECTED TO BE A MINIMUM OF 70 PSI AND NOT TO EXCEED 80 PSI. IN THE EVENT THAT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STRUCTURES, SITE IMPROVEMENTS, WALKS, UTILITIES, AND GRADE CHANGES. COORDINATE LAYOUT OF THE IRRIGATION SYSTEM WITH OTHER TRADES SO THAT CONSTRUCTION CAN CONTINUE IN A NORMAL SEQUENCE OF EVENTS. ADJUSTMENTS MAY BE NECESSARY TO MAINTAIN FULL COVERAGE DEPENDING ON ACTUAL SITE CONDITIONS. ANY SIGNIFICANT CHANGES WILL REQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT. ALL MODIFICATIONS SHALL BE RECORDED ON 'AS-BUILT' DRAWINGS.

4. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM WHEN IT IS APPARENT IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

5. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS AND EXISTING IRRIGATION SYSTEM (IF ANY). IN THE EVENT THAT THE CONTRACTOR DAMAGES, DISPLACES OR OTHERWISE CAUSES OTHER TRADES WORK TO BE REINSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION AT HIS OWN EXPENSE.

6. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM PERFORMANCE. INSTALL HEADS WITH THE APPROPRIATE ARC AND RADIUS FOR THE AREA TO BE COVERED. ADJUST NOZZLES TO ELIMINATE OVERSPRAY ONTO WALKS, BUILDINGS, ETC.

7. IRRIGATION CONTROLLER(S) SHALL BE GROUNDED PER ESTABLISHED ASIC GUIDELINES.

8. IRRIGATION CONTROL WIRES SHALL BE COLOR CODED WIRE FOR DIRECT BURIAL. COMMON, HOT, & SPARE WIRES SHALL BE 14 AWG (WHITE, RED & YELLOW RESPECTIVELY). FOR CONTROL WIRE RUNS EXCEEDING 3000 FEET OR COMMON WIRE RUNS EXCEEDING 1500 FEET, USE 12 AWG WIRE. CONTRACTOR SHALL RUN 1 DEDICATED SPARE WIRE 'HOMERUN' FROM CONTROLLER TO TERMINUS OF EACH WIRE LEG. WHERE REQUIRED, COMMUNICATION WIRE TO FLOW SENSOR SHALL BE PAIGE ELECTRIC PE-39-3 CABLE. ALL WIRE SPLICES TO BE LOCATED IN VALVE BOX. ALL WIRE CONNECTIONS SHALL BE 3M DBRY.

9. ALL MAINLINES, LATERAL LINES, AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES.

10. ALL MAINLINE AND LATERAL LINE PIPE UP TO 3" IN SIZE SHALL BE SCHEDULE 40 PVC. 4" TO 6" PIPE SHALL BE CLASS 200 PVC. ALL LATERAL LINE FITTINGS SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE NOTED. ALL MAINLINE FITTINGS UNDER 3" SHALL BE SCHEDULE 80 PVC. MAINLINE FITTINGS 3" AND LARGER SHALL BE HARCO DUCTILE IRON, RESTRAIN PER MANUFACTURER'S RECOMMENDATIONS.

11. CONTRACTOR SHALL USE WELD-ON P-70 PRIMER AND 711 LOW VOC CEMENT FOR ALL SOLVENT WELDED JOINTS.

12. ALL LINES SHALL SLOPE TO DRAIN. ADD MANUAL DRAINS AT ALL MAINLINE LOW POINTS AS NECESSARY FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM. INDICATE ALL DRAIN LOCATIONS ON 'AS-BUILT' DRAWINGS.

13. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS ARE TO BE STANDARD GREEN. ALIGN VALVE BOXES PARALLEL WITH EDGE OF PAVEMENT/PLANTING BEDS. WHERE FEASIBLE, LOCATE THE EDGE OF VALVE BOX 12"-18" FROM EDGE OF PAVEMENT.

14. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE. HEADS SHALL BE LOCATED 1" AWAY FROM AND 1/4" BELOW ADJACENT CURBS, WALLS, WALKS, AND MOWSTRIPS.

15. DRIP DISTRIBUTION TUBING TO BE BURIED BELOW MULCH AND STAKED AT MIN. 6' O.C. DRIP FITTINGS SHALL BE BARBED INSERT TYPE FITTINGS. COMPRESSION TYPE FITTINGS WILL NOT BE ACCEPTED. EMITTERS SHALL BE LOCATED ON UPHILL SIDE OF PLANTS. INSTALL DRIP FLUSH VALVE AT LOW POINT OF EACH DRIP ZONE AND AT THE END DRIP LINES.

16. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT, OR WORKMANSHIP TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.

17. SEE DETAILS FOR ADDITIONAL INFORMATION. FOLLOW ALL PREFERRED IRRIGATION SPECIFICATIONS FROM D.R. HORTON. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

18. CONTRACTOR SHALL ENSURE THAT THERE IS PROPER HEAD TO HEAD COVERAGE IN IRRIGATION SYSTEM. ANY DISCREPANCIES OR DIFFICULTIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

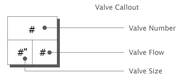
19. CONTRACTOR SHALL INSTALL AND FOLLOW ALL CITY ORDINANCES RELATING TO LANDSCAPE IRRIGATION. CONTRACTOR SHALL MEET THE CITY WATER CONSERVATION STANDARDS PER CITY ORDINANCES.

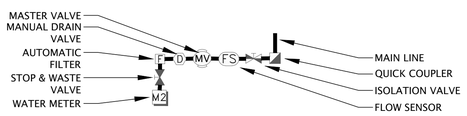
IRRIGATION_SCHEDULE

SYMBOL	DESCRIPTION
	DRIP AREA
	OVERHEAD SPRAY/ROTOR HEADS

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER HQ-44LRC QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY.
	ISOLATION VALVE - MATCO-NORCA 200RTD LINE SIZE 2" TO 12" DUCTILE IRON EPOXY COATED & RESILIENT WEDGE ISOLATION SHUT OFF VALVE. SAME SIZE AS MAINLINE PIPE. RING-TITE OPTION.
	STOP & WASTE VALVE - MUELLER MARK II ORISEAL
MV	HUNTER ICV-G-BSP-FS - MASTER VALVE 2" 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH BSP THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.
D	MANUAL DRAIN - FORD B11-333
B	HUNTER HCC-2400-M 24 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & TWO ICM-800 MODULE. COMMERCIAL USE. METAL CABINET.
C	HUNTER HCC-2400-M 24 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & TWO ICM-800 MODULE. COMMERCIAL USE. METAL CABINET.
F	HUNTER HCC-2400-M 24 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & TWO ICM-800 MODULE. COMMERCIAL USE. METAL CABINET.
G	HUNTER HCC-2400-M 24 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & TWO ICM-800 MODULE. COMMERCIAL USE. METAL CABINET.
A	HUNTER HCC-2400-M/ICC-PED 24 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & TWO ICM-800 MODULE. COMMERCIAL USE. METAL PEDESTAL.
D	HUNTER HCC-2400-M/ICC-PED 24 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & TWO ICM-800 MODULE. COMMERCIAL USE. METAL PEDESTAL.
E	HUNTER HCC-2400-M/ICC-PED 24 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & TWO ICM-800 MODULE. COMMERCIAL USE. METAL PEDESTAL.
FS	HUNTER HC-150-FLOW 1-1/2" FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.
F	FILTER - AMIAD 2" MINI-SIGMA W/130 MICRON SCREEN
POC-A	POINT OF CONNECTION 2" SECONDARY POC - STREET
M2	POINT OF CONNECTION 2" SECONDARY POC - ONSITE
POC-B	POINT OF CONNECTION 2" SECONDARY POC - ONSITE
POC-C	POINT OF CONNECTION 2" SECONDARY POC - ONSITE
POC-D	POINT OF CONNECTION 2" SECONDARY POC - STREET
POC-E	POINT OF CONNECTION 2" SECONDARY POC - STREET
POC-F	POINT OF CONNECTION 2" SECONDARY POC - ONSITE
POC-G	POINT OF CONNECTION 2" SECONDARY POC - ONSITE
	IRRIGATION MAINLINE: PVC SCHEDULE 40

Valve Callout

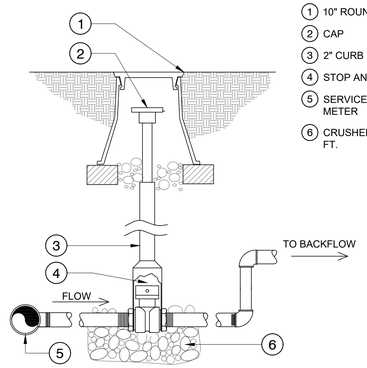




NOTES:
1. SEE IRRIGATION SCHEDULE FOR SPECIFIC EQUIPMENT INFORMATION
2. DRAWING IS SCHEMATIC. ALL COMPONENTS SHALL BE INSTALLED IN PLANTING AREAS, SEE IRRIGATION NOTES LI5.1
3. EACH POINT OF CONNECTION TO HAVE SEPARATE CONTROLLER INSTALLED ON WALL OF CLOSEST BUILDING UNIT

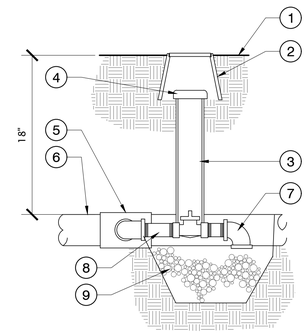
1 TYPICAL POINT OF CONNECTION EQUIPMENT

1"=20'

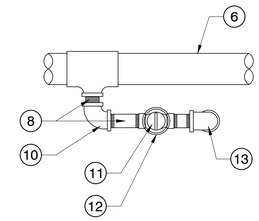


1. 10" ROUND VALVE BOX
2. CAP
3. 2" CURB BOX
4. STOP AND WASTE VALVE
5. SERVICE LINE FROM WATER METER
6. CRUSHED GRAVEL SUMP - 2 CU. FT.

NOTE:
1. PLUMB STOP AND WASTE VALVE TO 40" DEEP IF WATER SUPPLY LINE IS DEEPER.
2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.



SIDE VIEW



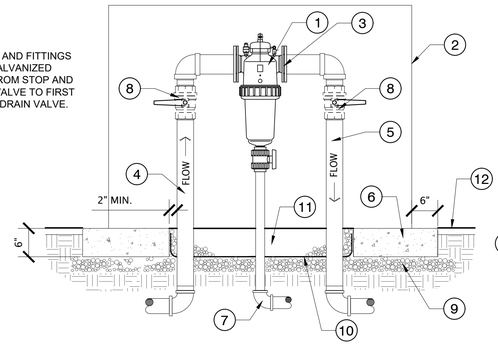
TOP VIEW

1. FINISH GRADE
2. ROUND VALVE BOX
3. 2" CLASS 200 PVC SLEEVE
4. CAP
5. TEE IN MAIN LINE
6. MAIN LINE
7. MARLEX STREET ELL
8. 3/4" SCH. 80 PVC THREADED NIPPLE AND ELBOW
9. 1 CU. FT. PEA GRAVEL SUMP
10. 3/4" ELBOW
11. MANUAL DRAIN
12. 2" CLASS 200 PVC SLEEVE
13. MARLEX STREET ELL

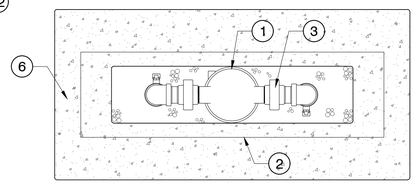
2 STOP AND WASTE VALVE

1" = 1'-0" P-20-181-03

NOTE:
ALL PIPE AND FITTINGS TO BE GALVANIZED STEEL FROM STOP AND WASTE VALVE TO FIRST MANUAL DRAIN VALVE.



SECTION/ELEVATION VIEW



PLAN VIEW

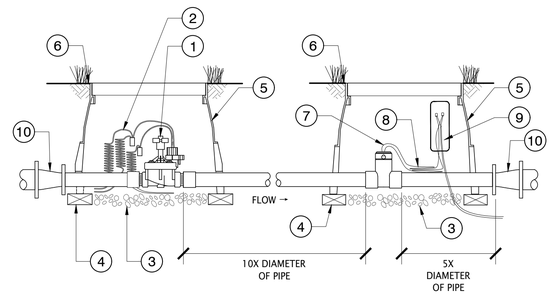
3 MANUAL DRAIN VALVE

NOT TO SCALE

1. FILTER - PER PLANS
2. VIT STRONG BOX ALUMINUM ENCLOSURE SIZED TO ACCOMMODATE FILTER ASSEMBLY
3. FLANGE (UNION ON BOTH SIDES IF THREADED FILTER)
4. GALVANIZED SUPPLY LINE FROM STOP AND WASTE
5. GALVANIZED SUPPLY LINE TO MANUAL DRAIN VALVE
6. POURED CONCRETE BASE 6" THICK TO EXTEND 6" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE
7. FLUSH PIPING (SCHEDULE 40 PVC) UPSIZE 2x PIPE SIZE FROM ELBOW TO PRECAST DRAIN BOX. MAINTAIN MIN. 2% SLOPE
8. ISOLATION VALVE - BALL VALVE
9. 6" DEPTH 95% COMPACTED UTBC
10. FILTER FABRIC
11. GRAVEL
12. FINISH GRADE

4 AUTOMATIC FILTER

NOT TO SCALE



1. MASTER VALVE - INSTALL UNIONS ON EACH SIDE (THREADED MODELS)
2. 24" LENGTH OF COILED WIRE
3. 3" MIN. DEPTH WASHED GRAVEL
4. BRICK (4 PER BOX)
5. STANDARD SIZE VALVE BOX
6. FINISH GRADE
7. FLOW SENSOR
8. 24" LENGTH OF COILED COMMUNICATION CABLE
9. COMMUNICATION CABLE SPLICE PER MANUFACTURER'S RECOMMENDATIONS
10. CONCENTRIC REDUCER (WHERE REQUIRED FOR TRANSITION BETWEEN PIPE SIZES)

NOTE:
1. ALL IRRIGATION CONTROL WIRE SPICES ARE TO BE MADE USING 3M DBR-Y SPLICE.
2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

5 MASTER VALVE/FLOW SENSOR

NOT TO SCALE

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OWNER:
GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINT
ARIVE PLAT
LEHI, UTAH

REVISIONS

NO.	symmetry	DESCRIPTION

Stamp

Designed By:	RBD
Drawn By:	CB, AQ
Date:	07.20.21
Checked By:	CAS
Project No:	20-183

Drawing Title
IRRIGATION NOTES AND DETAILS

Drawing number
IR501

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	ACER MIYABEI `MORTON` TM / STATE STREET MIYABEI MAPLE
	ULMUS X `FRONTIER` / AMERICAN ELM

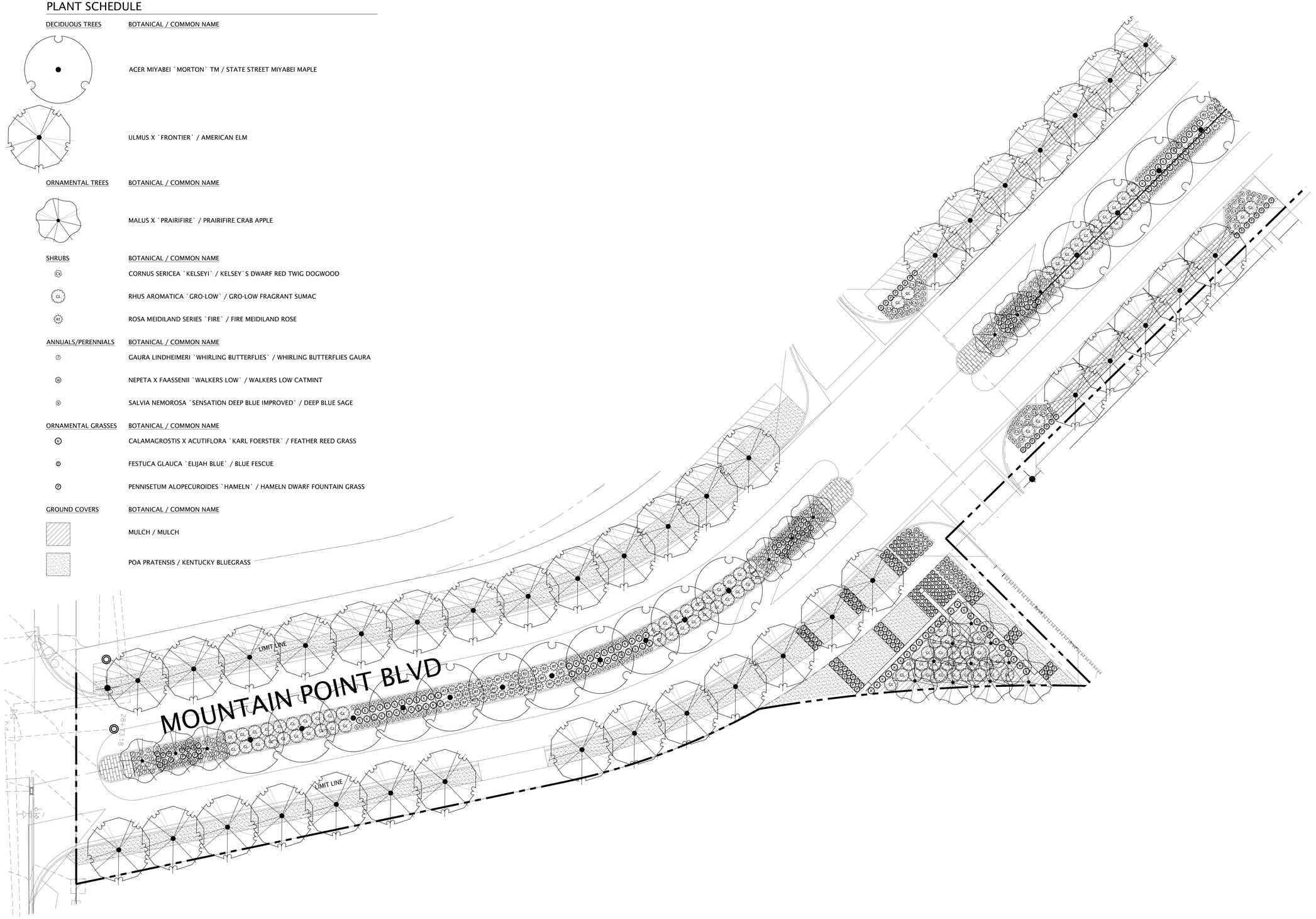
ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	MALUS X `PRAIRIFIRE` / PRAIRIFIRE CRAB APPLE

SHRUBS	BOTANICAL / COMMON NAME
CS	CORNUS SERICEA `KELSEYI` / KELSEY`S DWARF RED TWIG DOGWOOD
CL	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
RF	ROSA MEIDILAND SERIES `FIRE` / FIRE MEIDILAND ROSE

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME
7	GAURA LINDHEIMERI `WHIRLING BUTTERFLIES` / WHIRLING BUTTERFLIES GAURA
W	NEPETA X FAASSENII `WALKERS LOW` / WALKERS LOW CATMINT
V	SALVIA NEMOROSA `SENSATION DEEP BLUE IMPROVED` / DEEP BLUE SAGE

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
K	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS
FB	FESTUCA GLAUCA `ELIJAH BLUE` / BLUE FESCUE
P	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS

GROUND COVERS	BOTANICAL / COMMON NAME
	MULCH / MULCH
	POA PRATENSIS / KENTUCKY BLUEGRASS



Scale: 1" = 20'-0"

0 10 20 40 60

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OWNER:
GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINT
MOUNTAIN POINT BOULEVARD
LEHI, UTAH

REVISIONS

NO.	(c)mm/dd/yy	DESCRIPTION

Stamp

Designed By:	RBD
Drawn By:	CB, AQ
Date:	07.20.21
Checked By:	CAS
Project No:	20-181

Drawing Title
LANDSCAPE PLAN

Drawing number
LP101

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	ACER MIYABEI `MORTON` TM / STATE STREET MIYABEI MAPLE
	ULMUS X `FRONTIER` / AMERICAN ELM

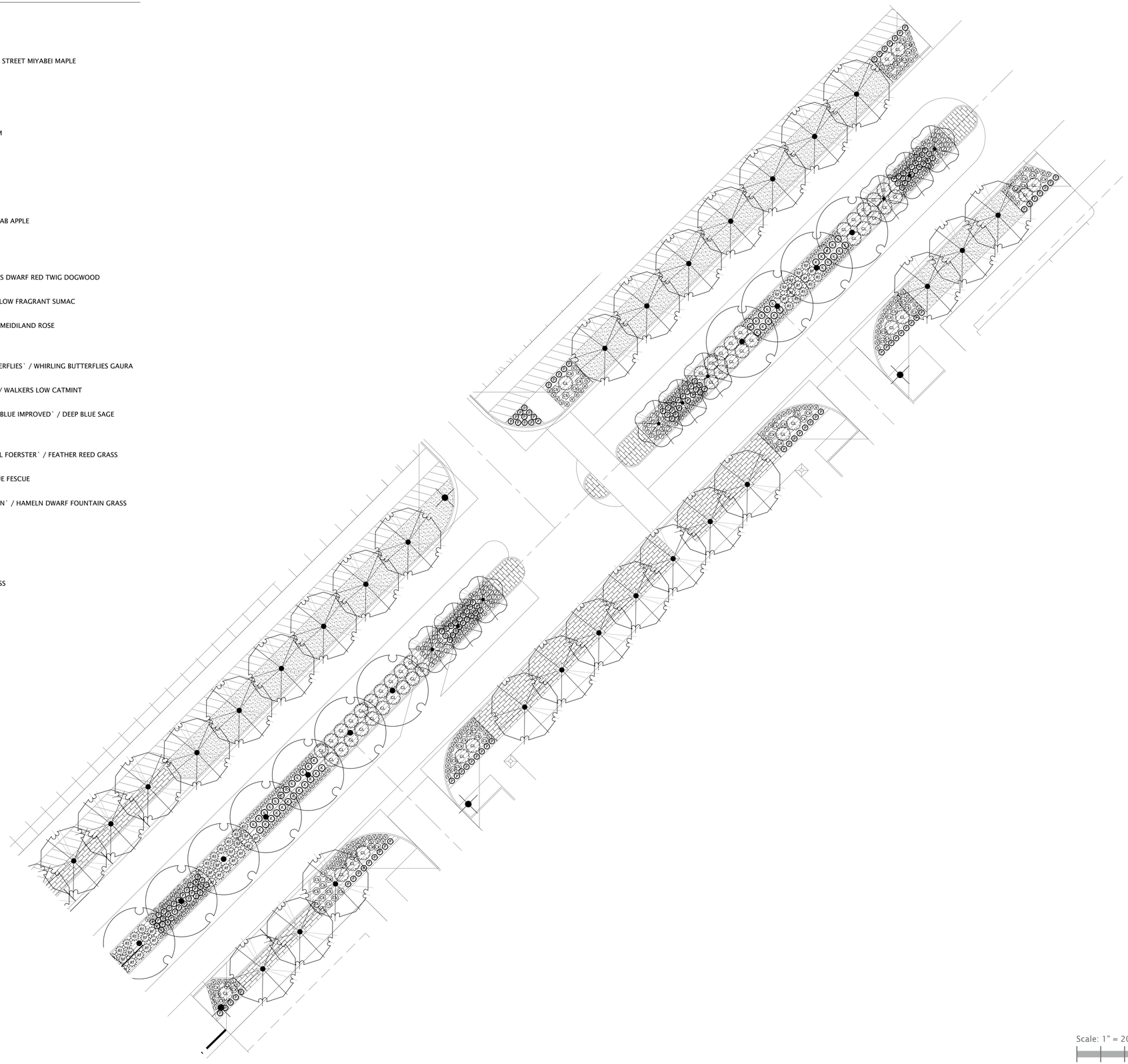
ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	MALUS X `PRAIRIFIRE` / PRAIRIFIRE CRAB APPLE

SHRUBS	BOTANICAL / COMMON NAME
CS	CORNUS SERICEA `KELSEYI` / KELSEY`S DWARF RED TWIG DOGWOOD
GL	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
RF	ROSA MEIDILAND SERIES `FIRE` / FIRE MEIDILAND ROSE

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME
7	GAURA LINDHEIMERI `WHIRLING BUTTERFLIES` / WHIRLING BUTTERFLIES GAURA
W	NEPETA X FAASSENII `WALKERS LOW` / WALKERS LOW CATMINT
V	SALVIA NEMOROSA `SENSATION DEEP BLUE IMPROVED` / DEEP BLUE SAGE

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
K	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS
D	FESTUCA GLAUCA `ELIJAH BLUE` / BLUE FESCUE
P	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS

GROUND COVERS	BOTANICAL / COMMON NAME
	MULCH / MULCH
	POA PRATENSIS / KENTUCKY BLUEGRASS



Scale: 1" = 20'-0"

0 10 20 40 60

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VISTAS AT THE POINT
MOUNTAIN POINT BOULEVARD
LEHI, UTAH

REVISIONS

NO.	(c)mm/dd/yy	DESCRIPTION

Stamp

Designed By:	RBD
Drawn By:	CB, AQ
Date:	07.20.21
Checked By:	CAS
Project No:	20-181

Drawing Title

LANDSCAPE PLAN

Drawing number

LP102

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	ACER MIYABEI `MORTON` TM / STATE STREET MIYABEI MAPLE
	ULMUS X `FRONTIER` / AMERICAN ELM

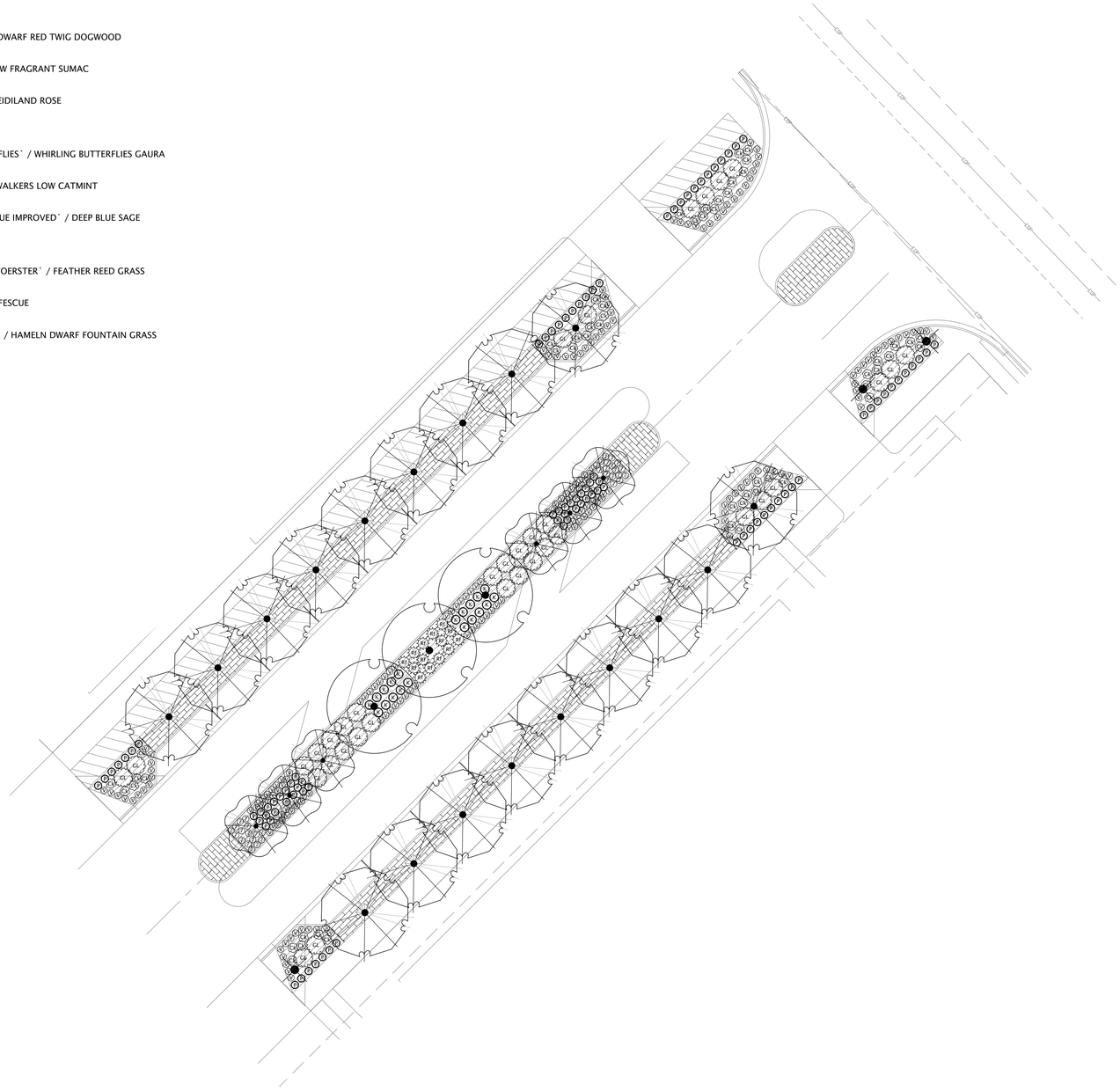
ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	MALUS X `PRAIRIFIRE` / PRAIRIFIRE CRAB APPLE

SHRUBS	BOTANICAL / COMMON NAME
CS	CORNUS SERICEA `KELSEYI` / KELSEY`S DWARF RED TWIG DOGWOOD
CL	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC
RF	ROSA MEIDILAND SERIES `FIRE` / FIRE MEIDILAND ROSE

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME
7	GAURA LINDHEIMERI `WHIRLING BUTTERFLIES` / WHIRLING BUTTERFLIES GAURA
W	NEPETA X FAASSENII `WALKERS LOW` / WALKERS LOW CATMINT
V	SALVIA NEMOROSA `SENSATION DEEP BLUE IMPROVED` / DEEP BLUE SAGE

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
K	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS
FI	FESTUCA GLAUCA `ELIJAH BLUE` / BLUE FESCUE
P	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS

GROUND COVERS	BOTANICAL / COMMON NAME
	MULCH / MULCH
	POA PRATENSIS / KENTUCKY BLUEGRASS



Scale: 1" = 20'-0"

0 10 20 40 60

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p 801.913.7994

OWNER:
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VISTAS AT THE POINT
MOUNTAIN POINT BOULEVARD
LEHI, UTAH

REVISIONS

NO.	symmetry	DESCRIPTION

Stamp

Designed By:	RBD
Drawn By:	CB, AQ
Date:	07.20.21
Checked By:	CAS
Project No:	20-181

Drawing Title
LANDSCAPE PLAN

Drawing number
LP103

LANDSCAPE NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND CITY STANDARDS, SPECIFICATIONS, AND DETAILS.
2. ALL PLANT MATERIAL SHALL BE GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THIS WORK AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 UNLESS OTHERWISE NOTED. PROVIDE TREES OF NORMAL GROWTH AND UNIFORM HEIGHTS, ACCORDING TO SPECIES, WITH STRAIGHT TRUNKS AND WELL DEVELOPED LEADERS, LATERALS, AND ROOTS.
3. EXISTING UTILITIES, EASEMENTS, AND STRUCTURES SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, TYPE, AND STRUCTURES TO BE ENCOUNTERED ON THE PROJECT PRIOR TO ANY EXCAVATION AND CONSTRUCTION IN THE VICINITY OF THE EXISTING UTILITIES AND STRUCTURES.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, LICENSES, AND APPROVALS REQUIRED TO LEGALLY AND RESPONSIBLY COMPLETE THE WORK.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, DISPOSAL, OR RELOCATION OF ALL OBSTRUCTIONS AND DEBRIS WITHIN THE DELINEATED CONSTRUCTION AREA PRIOR TO STARTING NEW CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY DEBRIS RESULTING FROM NEW CONSTRUCTION.
6. DAMAGE TO ANY EXISTING IMPROVEMENTS OR TO ANY PORTION OF THE PROJECT'S SURROUNDING AREA DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO THE PROJECT'S SURROUNDING AREAS AND EXISTING FEATURES AND FACILITIES SCHEDULED TO REMAIN AS PART OF THE FINISHED CONSTRUCTION. REPAIR, REPLACEMENT, AND/OR REMOVAL AS DETERMINED BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR SHALL CALL BLUE STAKES AT 1-800-662-4111 FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
8. CONTRACTOR SHALL ROUGH GRADE TO WITHIN +/- A TENTH OF A FOOT FROM FINISH GRADE. ALL TURF GRASS AREAS SHALL BE GRADED 8" BELOW PROPOSED FINISH GRADE. SHRUB BEDS SHALL BE GRADED 16" BELOW PROPOSED FINISH GRADE.
9. ALL COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION WITHIN PROPOSED LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING.
10. INSTALL A MIN. OF 6 INCHES OF PREMIUM TOPSOIL FOR ALL TURF GRASS AREAS. INSTALL 12" OF PREMIUM TOPSOIL IN ALL SHRUB BEDS. ALL PLANTING PITS SHALL RECEIVE PLANTING BACKFILL MIX.
11. INSTALL A MIN. OF 4 INCHES OF APPROVED SHREDDED BARK MULCH WITH WEED BARRIER FABRIC IN ALL SHRUB BEDS. APPLY PRE-EMERGENT TO ALL PLANTING BEDS BEFORE INSTALLING MULCH.
12. NO PLANT SPECIES SUBSTITUTIONS WILL BE MADE WITHOUT APPROVAL OF OWNER.
13. ALL PLANT LAYOUT SHALL BE VERIFIED AND APPROVED IN FIELD BY OWNER PRIOR TO PLANTING. FAILURE TO RECEIVE APPROVAL MAY RESULT IN RE-WORK BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
14. ALL AREAS WITHIN AND AFFECTED BY THIS PROJECT SHALL HAVE POSITIVE DRAINAGE. POSITIVE DRAINAGE SHALL BE PROVIDED TO DIRECT STORMWATER AWAY FROM ALL STRUCTURES.
15. ALL CLARIFICATIONS OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO BEGINNING OF WORK.
16. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES OF PLANTS AND MATERIALS PRIOR TO CONSTRUCTION.
17. NO TREE SHALL BE PLANTED WITHIN 10 FEET OF ANY FIRE HYDRANT, POWER TRANSFORMER, OR STREET LIGHT, PER CITY CODE. FIELD VERIFY AND ADJUST ACCORDINGLY.
18. ANY TREES PLANTED WITH TREE GRATES SHALL HAVE STRUCTURAL SOIL OR PLANTING CELL UNDER SURROUNDING HARDSCAPE IN PLACE OF ROAD BASE.
19. ALL SHOWN LANDSCAPING ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.

PLANT SCHEDULE

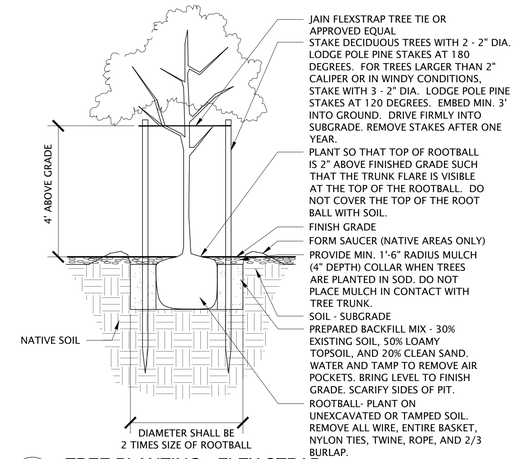
DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	ACER MIYABEI `MORTON` TM / STATE STREET MIYABEI MAPLE	B&B	2" CAL	29
	ULMUS X `FRONTIER` / AMERICAN ELM	B&B	2" CAL	86
ORNAMENTAL TREES	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**QTY**
	MALUS X `PRAIRIFIRE` / PRAIRIFIRE CRAB APPLE	B&B	2" CAL	34
SHRUBS	**BOTANICAL / COMMON NAME**	**CONT**		
CS	CORNUS SERICEA `KELSEYI` / KELSEY`S DWARF RED TWIG DOGWOOD	5 GAL		141
GL	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	5 GAL		186
RF	ROSA MEIDILAND SERIES `FIRE` / FIRE MEIDILAND ROSE	5 GAL		106
ANNUALS/PERENNIALS	**BOTANICAL / COMMON NAME**	**CONT**		
Ⓖ	GAURA LINDHEIMERI `WHIRLING BUTTERFLIES` / WHIRLING BUTTERFLIES GAURA	1 GAL		246
Ⓝ	NEPETA X FAASSENII `WALKERS LOW` / WALKERS LOW CATMINT	1 GAL		35
Ⓢ	SALVIA NEMOROSA `SENSATION DEEP BLUE IMPROVED` / DEEP BLUE SAGE	1 GAL		762
ORNAMENTAL GRASSES	**BOTANICAL / COMMON NAME**	**CONT**		
Ⓚ	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL		162
Ⓕ	FESTUCA GLAUCA `ELIJAH BLUE` / BLUE FESCUE	1 GAL		61
Ⓟ	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS	1 GAL		409
GROUND COVERS	**BOTANICAL / COMMON NAME**	**CONT**		
	MULCH / MULCH	3" DEPTH		19,715 SF
	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD		13,018 SF

LANDSCAPE TABULATION

IRRIGATED TURF = 13,018 SF (40%)

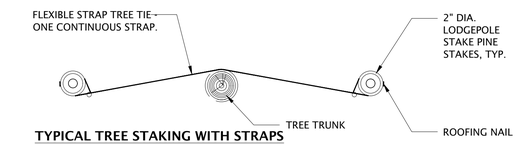
WATER WISE DRIP IRRIGATED BED = 19,715 SF (60%)

TOTAL LANDSCAPE AREA = 32,733 SF

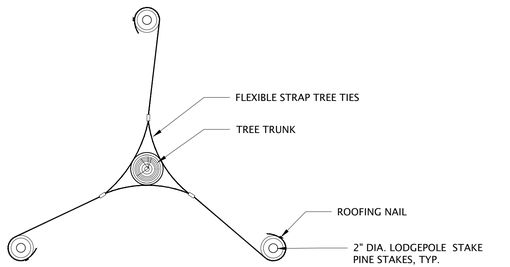


1 TREE PLANTING - FLEX STRAP

NOT TO SCALE



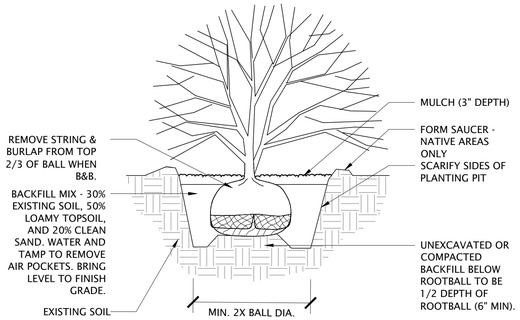
TYPICAL TREE STAKING WITH STRAPS



TREES IN WINDY CONDITIONS OR LARGER THAN 2" CAL.

2 TREE STAKING - FLEX STRAPS

NOT TO SCALE



NOTES:
1. PLANT SO THAT TOP OF ROOT BALL IS 2" ABOVE FINISHED GRADE

3 SHRUB DETAIL

NOT TO SCALE

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OWNER:
GWC CAPITOL

CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINT
MOUNTAIN POINT BOULEVARD
LEHI, UTAH

REVISIONS

NO.	(yy/mm/dd)	DESCRIPTION

Stamp

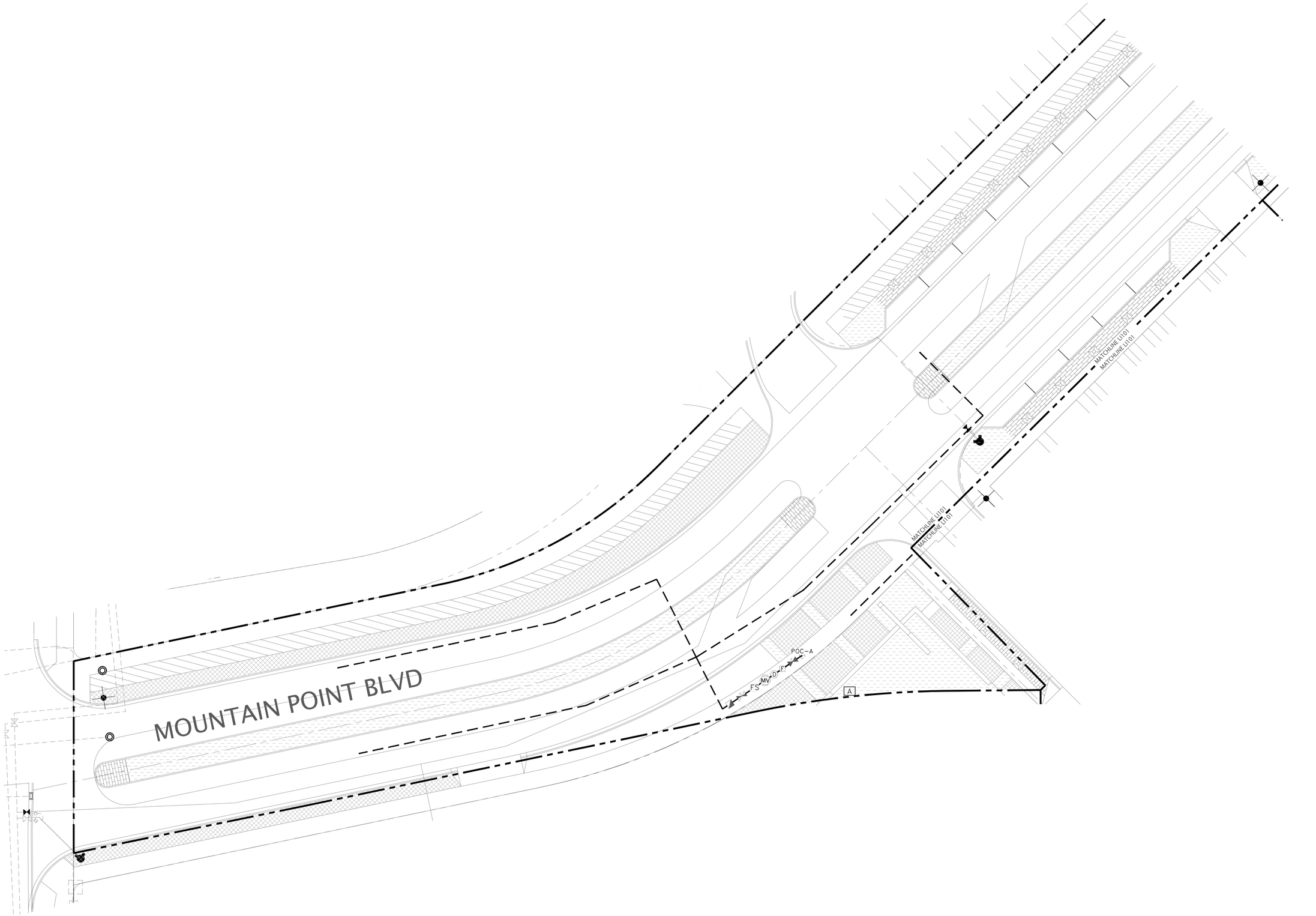
Designed By:	RBD
Drawn By:	CB, AQ
Date:	07.20.21
Checked By:	CAS
Project No:	20-181

Drawing Title

LANDSCAPE NOTES AND DETAILS

Drawing number

LP501



Scale: 1" = 20'-0"

0 10 20 40 60

blu line designs
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Sandy, UT 84070
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VISTAS AT THE POINT
MOUNTAIN POINT BOULEVARD
LEHI, UTAH

REVISIONS

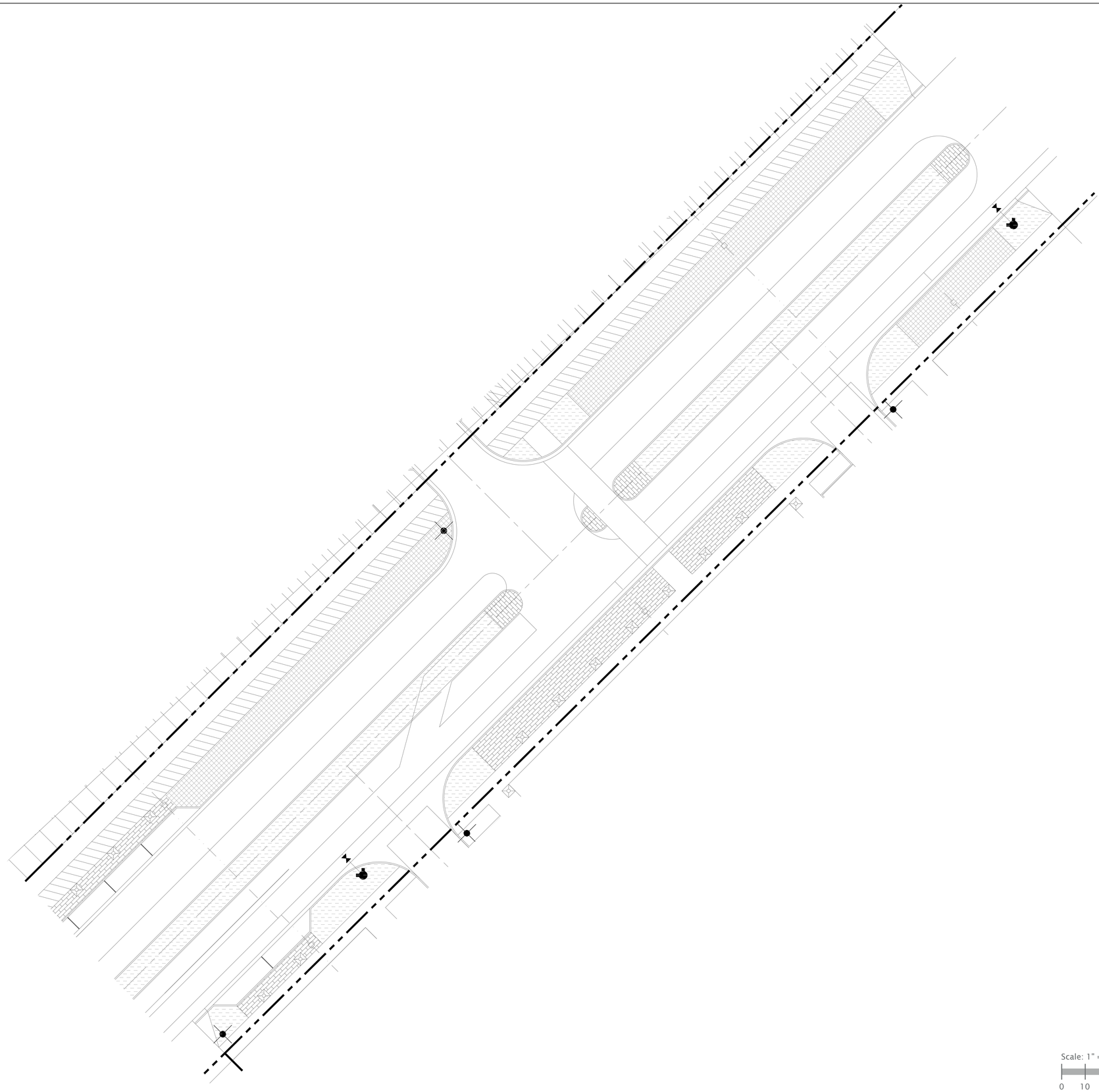
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Stamp

Designed By:	RBD
Drawn By:	CB, AQ
Date:	07.20.21
Checked By:	CAS
Project No:	20-181

Drawing Title
IRRIGATION PLAN

Drawing number
IR101



Scale: 1" = 20'-0"

0 10 20 40 60

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CONTACT:
JARED MORGAN
PH: 801-712-1553

VISTAS AT THE POINT
MOUNTAIN POINT BOULEVARD
LEHI, UTAH

REVISIONS

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Drawn By:	CB, AQ
Date:	07.20.21
Checked By:	CAS
Project No:	20-181

Drawing Title
IRRIGATION PLAN

Drawing number
IR102

Scale: 1" = 20'-0"

0 10 20 40 60

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8719 S. Sandy Parkway
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VISTAS AT THE POINT
MOUNTAIN POINT BOULEVARD
LEHI, UTAH

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Drawing Title
IRRIGATION PLAN

Drawing number
IR103

IRRIGATION NOTES

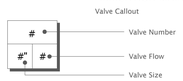
1. THIS DRAWING IS DIAGRAMMATIC AND IS INTENDED TO CONVEY THE GENERAL LAYOUT OF IRRIGATION SYSTEM COMPONENTS. ALL DRIP, OVERHEAD SPRAY, AND OVERHEAD ROTOR AREAS ARE INDICATED ON PLANS PER NOTED GRAPHIC HATCH. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. LOCATE MAINLINE AND VALVES NEAR WALKS WHERE FEASIBLE.
2. THE CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE AT THE SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES BETWEEN THE WATER PRESSURE SHOWN ON THE DRAWINGS AND ACTUAL PRESSURE READINGS AT THE POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT. WATER PRESSURE AT THE POINT OF CONNECTION IS EXPECTED TO BE A MINIMUM OF 70 PSI AND NOT TO EXCEED 80 PSI. IN THE EVENT THAT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STRUCTURES, SITE IMPROVEMENTS, WALKS, UTILITIES, AND GRADE CHANGES. COORDINATE LAYOUT OF THE IRRIGATION SYSTEM WITH OTHER TRADES SO THAT CONSTRUCTION CAN CONTINUE IN A NORMAL SEQUENCE OF EVENTS. ADJUSTMENTS MAY BE NECESSARY TO MAINTAIN FULL COVERAGE DEPENDING ON ACTUAL SITE CONDITIONS. ANY SIGNIFICANT CHANGES WILL REQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT. ALL MODIFICATIONS SHALL BE RECORDED ON 'AS-BUILT' DRAWINGS.
4. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM WHEN IT IS APPARENT IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
5. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS AND EXISTING IRRIGATION SYSTEM (IF ANY). IN THE EVENT THAT THE CONTRACTOR DAMAGES, DISPLACES OR OTHERWISE CAUSES OTHER TRADES WORK TO BE REINSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION AT HIS OWN EXPENSE.
6. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM PERFORMANCE. INSTALL HEADS WITH THE APPROPRIATE ARC AND RADIUS FOR THE AREA TO BE COVERED. ADJUST NOZZLES TO ELIMINATE OVERSPRAY ONTO WALKS, BUILDINGS, ETC.
7. IRRIGATION CONTROLLER(S) SHALL BE GROUNDED PER ESTABLISHED ASIC GUIDELINES.
8. IRRIGATION CONTROL WIRES SHALL BE COLOR CODED WIRE FOR DIRECT BURIAL. COMMON, HOT, & SPARE WIRES SHALL BE 14 AWG (WHITE, RED & YELLOW RESPECTIVELY). FOR CONTROL WIRE RUNS EXCEEDING 3000 FEET OR COMMON WIRE RUNS EXCEEDING 1500 FEET, USE 12 AWG WIRE. CONTRACTOR SHALL RUN 1 DEDICATED SPARE WIRE 'HOMERUN' FROM CONTROLLER TO TERMINUS OF EACH WIRE LEG. WHERE REQUIRED, COMMUNICATION WIRE TO FLOW SENSOR SHALL BE PAIGE ELECTRIC PE-39-3 CABLE. ALL WIRE SPLICES TO BE LOCATED IN VALVE BOX. ALL WIRE CONNECTIONS SHALL BE 3M DBRY.
9. ALL MAINLINES, LATERAL LINES, AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES.
10. ALL MAINLINE AND LATERAL LINE PIPE UP TO 3" IN SIZE SHALL BE SCHEDULE 40 PVC. 4" TO 6" PIPE SHALL BE CLASS 200 PVC. ALL LATERAL LINE FITTINGS SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE NOTED. ALL MAINLINE FITTINGS UNDER 3" SHALL BE SCHEDULE 80 PVC. MAINLINE FITTINGS 3" AND LARGER SHALL BE HARCO DUCTILE IRON, RESTRAIN PER MANUFACTURER'S RECOMMENDATIONS.
11. CONTRACTOR SHALL USE WELD-ON P-70 PRIMER AND 711 LOW VOC CEMENT FOR ALL SOLVENT WELDED JOINTS.
12. ALL LINES SHALL SLOPE TO DRAIN. ADD MANUAL DRAINS AT ALL MAINLINE LOW POINTS AS NECESSARY FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM. INDICATE ALL DRAIN LOCATIONS ON 'AS-BUILT' DRAWINGS.
13. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS ARE TO BE STANDARD GREEN. ALIGN VALVE BOXES PARALLEL WITH EDGE OF PAVEMENT/PLANTING BEDS. WHERE FEASIBLE, LOCATE THE EDGE OF VALVE BOX 12"-18" FROM EDGE OF PAVEMENT.
14. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE. HEADS SHALL BE LOCATED 1" AWAY FROM AND 1/4" BELOW ADJACENT CURBS, WALLS, WALKS, AND MOWSTRIPS.
15. DRIP DISTRIBUTION TUBING TO BE BURIED BELOW MULCH AND STAKED AT MIN. 6' O.C. DRIP FITTINGS SHALL BE BARBED INSERT TYPE FITTINGS. COMPRESSION TYPE FITTINGS WILL NOT BE ACCEPTED. EMITTERS SHALL BE LOCATED ON UPHILL SIDE OF PLANTS. INSTALL DRIP FLUSH VALVE AT LOW POINT OF EACH DRIP ZONE AND AT THE END DRIP LINES.
16. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT, OR WORKMANSHIP TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
17. SEE DETAILS FOR ADDITIONAL INFORMATION. FOLLOW ALL PREFERRED IRRIGATION SPECIFICATIONS FROM D.R. HORTON. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
18. CONTRACTOR SHALL ENSURE THAT THERE IS PROPER HEAD TO HEAD COVERAGE IN IRRIGATION SYSTEM. ANY DISCREPANCIES OR DIFFICULTIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
19. CONTRACTOR SHALL INSTALL AND FOLLOW ALL CITY ORDINANCES RELATING TO LANDSCAPE IRRIGATION. CONTRACTOR SHALL MEET THE CITY WATER CONSERVATION STANDARDS PER CITY ORDINANCES.

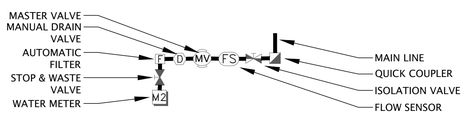
IRRIGATION_SCHEDULE

SYMBOL	DESCRIPTION
	DRIP AREA
	OVERHEAD SPRAY/ROTOR HEADS

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER HQ-44LRC QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY.
	ISOLATION VALVE - MATCO-NORCA 200RTD LINE SIZE 2" TO 12" DUCTILE IRON EPOXY COATED & RESILIENT WEDGE ISOLATION SHUT OFF VALVE. SAME SIZE AS MAINLINE PIPE. RING-TITE OPTION.
	STOP & WASTE VALVE - MUELLER MARK II ORISEAL
MV	HUNTER ICV-G-BSP-FS - MASTER VALVE 2" 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH BSP THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.
D	MANUAL DRAIN - FORD B11-333
B	HUNTER HCC-2400-M 24 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & TWO ICM-800 MODULE. COMMERCIAL USE. METAL CABINET.
C	HUNTER HCC-2400-M 24 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & TWO ICM-800 MODULE. COMMERCIAL USE. METAL CABINET.
F	HUNTER HCC-2400-M 24 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & TWO ICM-800 MODULE. COMMERCIAL USE. METAL CABINET.
G	HUNTER HCC-2400-M 24 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & TWO ICM-800 MODULE. COMMERCIAL USE. METAL CABINET.
A	HUNTER HCC-2400-M/ICC-PED 24 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & TWO ICM-800 MODULE. COMMERCIAL USE. METAL PEDESTAL.
D	HUNTER HCC-2400-M/ICC-PED 24 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & TWO ICM-800 MODULE. COMMERCIAL USE. METAL PEDESTAL.
E	HUNTER HCC-2400-M/ICC-PED 24 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & TWO ICM-800 MODULE. COMMERCIAL USE. METAL PEDESTAL.
FS	HUNTER HC-150-FLOW 1-1/2" FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.
F	FILTER - AMIAD 2" MINI-SIGMA W/130 MICRON SCREEN
POC-A	POINT OF CONNECTION 2" SECONDARY POC - STREET
M2	POINT OF CONNECTION 2" SECONDARY POC - ONSITE
POC-B	POINT OF CONNECTION 2" SECONDARY POC - ONSITE
POC-C	POINT OF CONNECTION 2" SECONDARY POC - ONSITE
POC-D	POINT OF CONNECTION 2" SECONDARY POC - STREET
POC-E	POINT OF CONNECTION 2" SECONDARY POC - STREET
POC-F	POINT OF CONNECTION 2" SECONDARY POC - ONSITE
POC-G	POINT OF CONNECTION 2" SECONDARY POC - ONSITE
	IRRIGATION MAINLINE: PVC SCHEDULE 40

Valve Callout

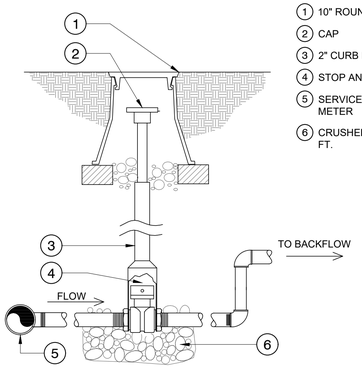




NOTES:
1. SEE IRRIGATION SCHEDULE FOR SPECIFIC EQUIPMENT INFORMATION
2. DRAWING IS SCHEMATIC. ALL COMPONENTS SHALL BE INSTALLED IN PLANTING AREAS, SEE IRRIGATION NOTES LI5.1
3. EACH POINT OF CONNECTION TO HAVE SEPARATE CONTROLLER INSTALLED ON WALL OF CLOSEST BUILDING UNIT

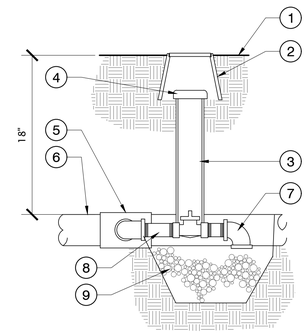
1 TYPICAL POINT OF CONNECTION EQUIPMENT

1"=20'

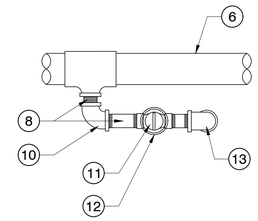


1. 10" ROUND VALVE BOX
2. CAP
3. 2" CURB BOX
4. STOP AND WASTE VALVE
5. SERVICE LINE FROM WATER METER
6. CRUSHED GRAVEL SUMP - 2 CU. FT.

NOTE:
1. PLUMB STOP AND WASTE VALVE TO 40" DEEP IF WATER SUPPLY LINE IS DEEPER.
2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.



SIDE VIEW



TOP VIEW

1. FINISH GRADE
2. ROUND VALVE BOX
3. 2" CLASS 200 PVC SLEEVE
4. CAP
5. TEE IN MAIN LINE
6. MAIN LINE
7. MARLEX STREET ELL
8. 3/4" SCH. 80 PVC THREADED NIPPLE AND ELBOW
9. 1 CU. FT. PEA GRAVEL SUMP
10. 3/4" ELBOW
11. MANUAL DRAIN
12. 2" CLASS 200 PVC SLEEVE
13. MARLEX STREET ELL

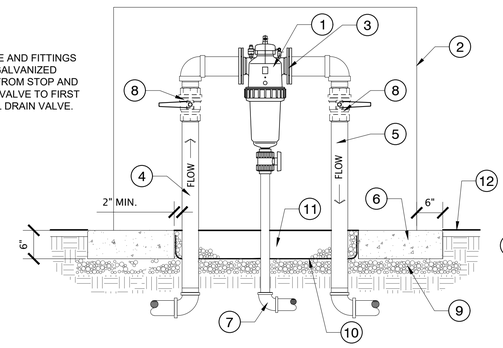
2 STOP AND WASTE VALVE

1" = 1'-0" P-20-181-03

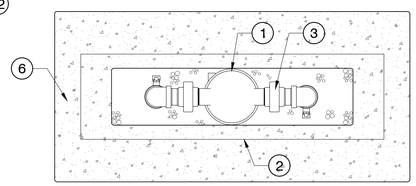
3 MANUAL DRAIN VALVE

NOT TO SCALE

NOTE:
ALL PIPE AND FITTINGS TO BE GALVANIZED STEEL FROM STOP AND WASTE VALVE TO FIRST MANUAL DRAIN VALVE.



SECTION/ELEVATION VIEW

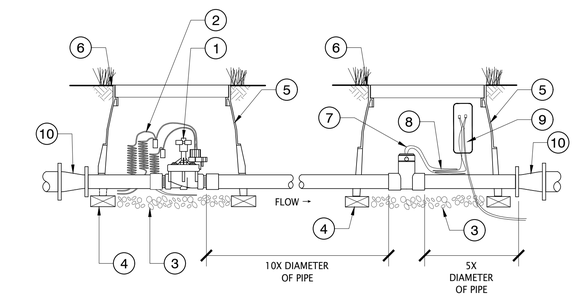


PLAN VIEW

1. FILTER - PER PLANS
2. VIT STRONG BOX ALUMINUM ENCLOSURE SIZED TO ACCOMMODATE FILTER ASSEMBLY
3. FLANGE (UNION ON BOTH SIDES IF THREADED FILTER)
4. GALVANIZED SUPPLY LINE FROM STOP AND WASTE
5. GALVANIZED SUPPLY LINE TO MANUAL DRAIN VALVE
6. POURED CONCRETE BASE 6" THICK TO EXTEND 6" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE
7. FLUSH PIPING (SCHEDULE 40 PVC) UPSIZE 2x PIPE SIZE FROM ELBOW TO PRECAST DRAIN BOX. MAINTAIN MIN. 2% SLOPE
8. ISOLATION VALVE - BALL VALVE
9. 6" DEPTH 95% COMPACTED UTBC
10. FILTER FABRIC
11. GRAVEL
12. FINISH GRADE

4 AUTOMATIC FILTER

NOT TO SCALE



1. MASTER VALVE - INSTALL UNIONS ON EACH SIDE (THREADED MODELS)
2. 24" LENGTH OF COILED WIRE
3. 3" MIN. DEPTH WASHED GRAVEL
4. BRICK (4 PER BOX)
5. STANDARD SIZE VALVE BOX
6. FINISH GRADE
7. FLOW SENSOR
8. 24" LENGTH OF COILED COMMUNICATION CABLE
9. COMMUNICATION CABLE SPLICE PER MANUFACTURER'S RECOMMENDATIONS
10. CONCENTRIC REDUCER (WHERE REQUIRED FOR TRANSITION BETWEEN PIPE SIZES)

NOTE:
1. ALL IRRIGATION CONTROL WIRE SPICES ARE TO BE MADE USING 3M DBR-Y SPLICE.
2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

5 MASTER VALVE/FLOW SENSOR

NOT TO SCALE

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VISTAS AT THE POINT
MOUNTAIN POINT BOULEVARD
LEHI, UTAH

REVISIONS

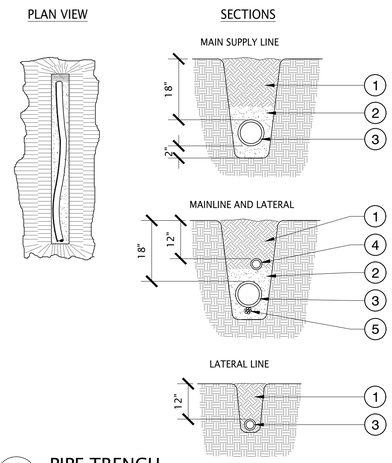
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Drawing Title
IRRIGATION NOTES AND DETAILS

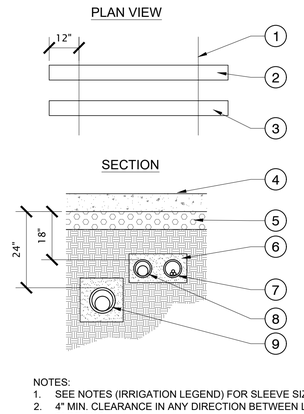
Drawing number
IR501A



NOTES:
1. TAPE AND BUNDLE TUBING OR WIRING AT 10' INTERVALS
2. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES
3. ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN
4. ALL TRENCH WIDTHS 8" MINIMUM

1 PIPE TRENCH

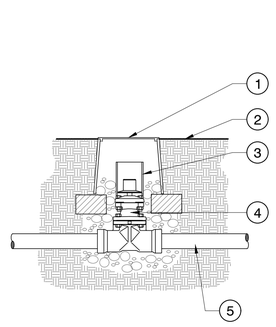
NOT TO SCALE



NOTES:
1. SEE NOTES (IRRIGATION LEGEND) FOR SLEEVE SIZING.
2. 4" MIN. CLEARANCE IN ANY DIRECTION BETWEEN LATERALS, MAINLINE, OR SLEEVING.

2 PIPE SLEEVE

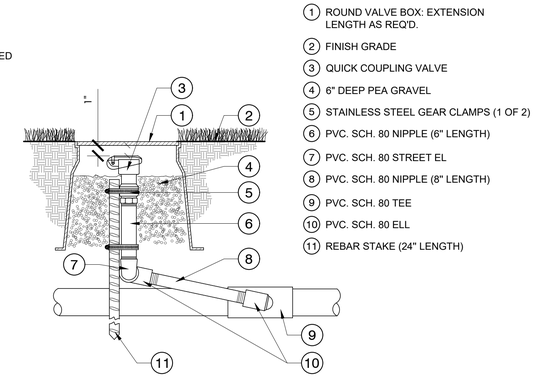
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NOTES:
1. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

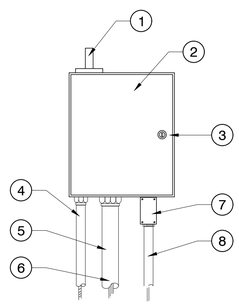
3 RESILIENT WEDGE GATE VALVE

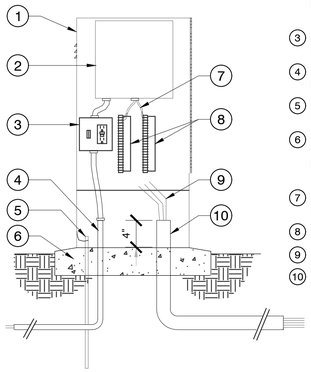
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4 QUICK COUPLER

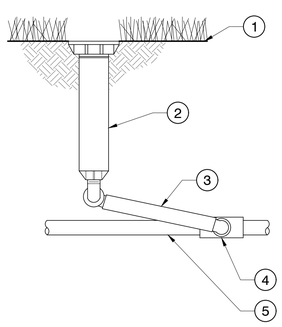
NOT TO SCALE





5 CONTROLLER WITH WALL MOUNT

NOT TO SCALE

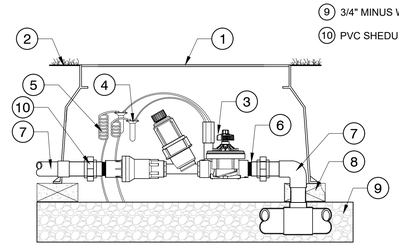


NOTES:
1. SWING JOINT ASSEMBLY: TWO SPIRAL BARB ELBOWS, 12-24" SWING PIPE, AND ONE 1/2" MARLEX STREET ELBOW.
2. USE FIXED SPRAY NOZZLES WHENEVER POSSIBLE.

6 PEDESTAL MOUNT CONTROLLER

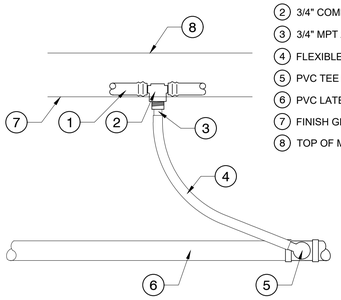
1" = 1'-0" P-20-181-08

NOTE:
1. ALL IRRIGATION CONTROL WIRE SPLICES ARE TO BE MADE USING 3M DBR-Y SPLICE.
2. ALL VALVE BOXES AND LIDS TO MATCH COLOR OF MULCH AREAS. VALVE BOXES AND LIDS IN LAWN AREAS TO BE STANDARD GREEN.



7 IRRIGATION CONTROL VALVE W/ BALL VALVE

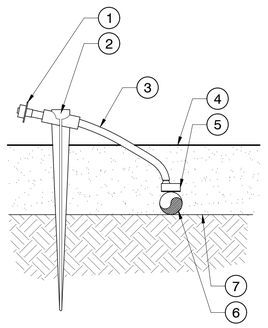
NOT TO SCALE



NOTES:
1. INSTALL A MINIMUM OF ONE PVC TO DRIP TUBING CONNECTION FOR EVERY 5 GPM OF FLOW.
2. CONSULT MANUFACTURER'S RECOMMENDATIONS FOR MAXIMUM RUN LENGTH.

8 POP UP ROTOR

NOT TO SCALE



NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.

9 POP-UP SPRAY/ROTARY

NOT TO SCALE

10 DRIP CONTROL VALVE ASSEMBLY (HUNTER)

NOT TO SCALE P-20-181-17

11 PVC TO DRIP TUBING CONNECTION

NOT TO SCALE

12 DRIP EMITTER

NOT TO SCALE

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LEHI, UTAH

REVISIONS

NO.	mm/dd/yy	DESCRIPTION

Stamp

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Checked By:	CAS
Project No:	20-181

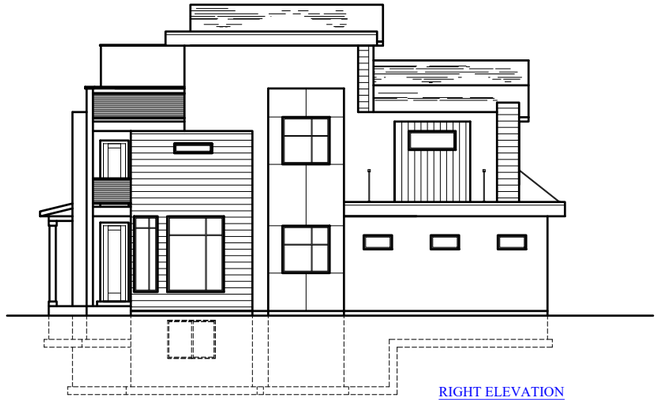
Drawing Title
IRRIGATION NOTES AND DETAILS

Drawing number
IR502

VISTA (22' WIDTH)



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

ARIVE HOMES
www.arivehomes.com

NEW RESIDENCE FOR:
VISTA
TOWNHOMES

DATE: April 20, 2021
PROJECT #: 00:000:0000

DRAWING TITLE:
ELEVATION PLANS

24X36: 1/4" SCALE
11X17: 1/8" SCALE

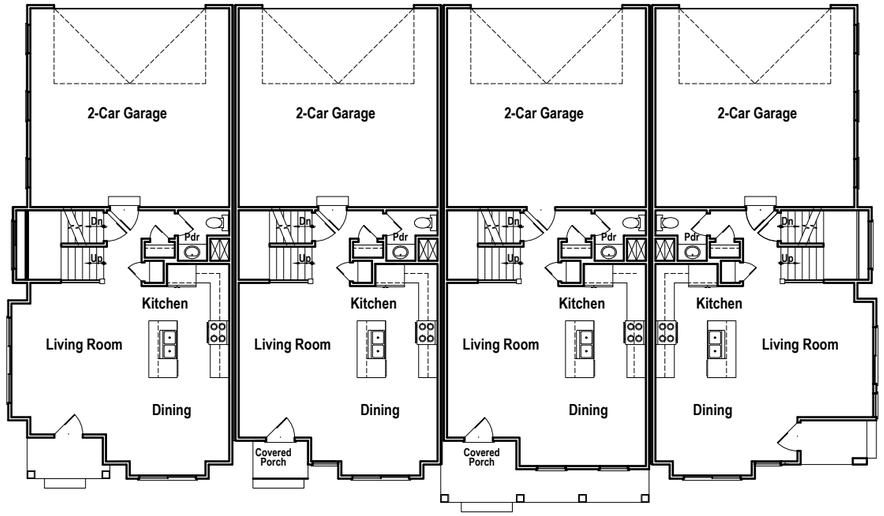
ENGINEER
OF RECORD

REVISIONS	
DATE	DESCRIPTION

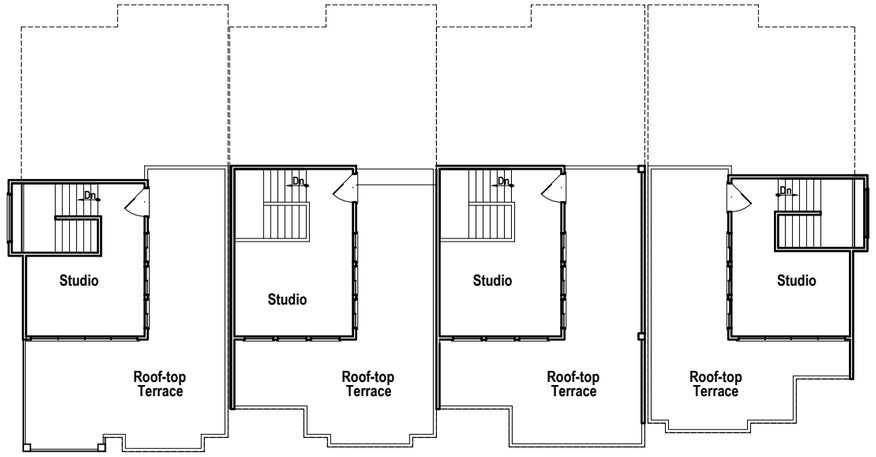
SHEET
A.5

311

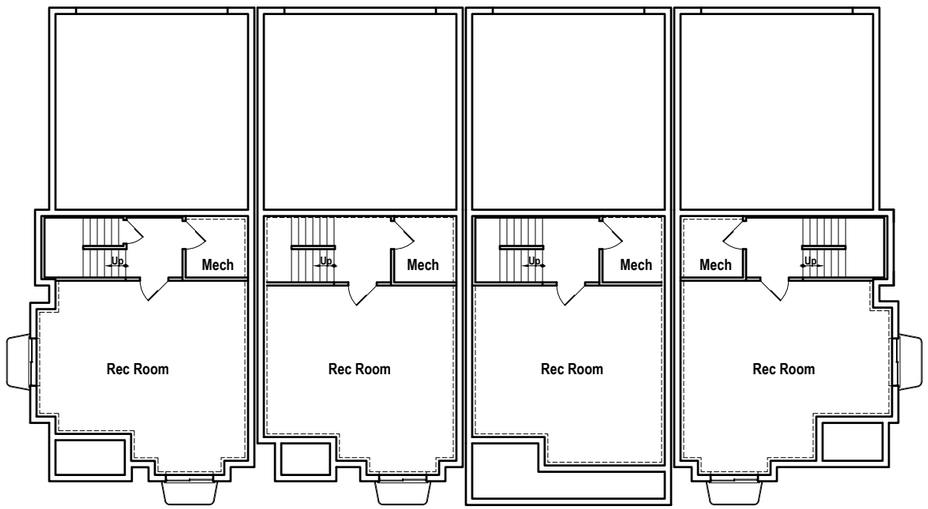
VISTA (22' WIDTH)



Main Floor Plan



Terrace-Level Floor Plan



Basement Floor Plan



Second Floor Plan

ARIVE HOMES
www.arivehomes.com

NEW RESIDENCE FOR:
VISTA
TOWNHOMES

DATE: April 20, 2021
PROJECT #: 00:000:0000

DRAWING TITLE:
FLOOR PLANS

24X36: 1/4" SCALE
11X17: 1/8" SCALE

ENGINEER OF RECORD

REVISIONS	
DATE	DESCRIPTION

SHEET
A.3

VISTA (26' WIDTH)



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

ARIVE HOMES
www.arivehomes.com

NEW RESIDENCE FOR:
VISTA
TOWNHOMES

DATE: April 20, 2021

PROJECT #: 00:000:0000

DRAWING TITLE:
ELEVATION PLANS

24X36: 1/4" SCALE

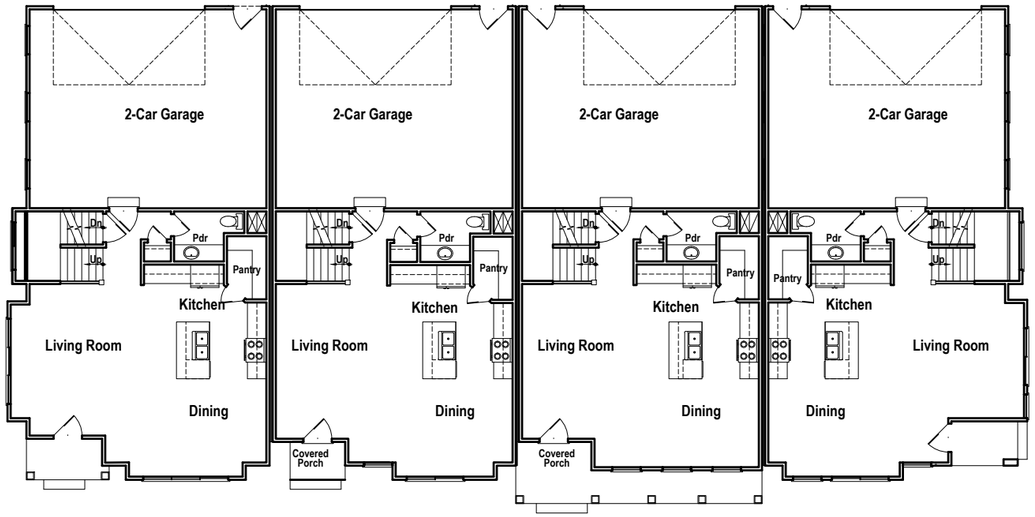
11X17: 1/8" SCALE

ENGINEER OF RECORD

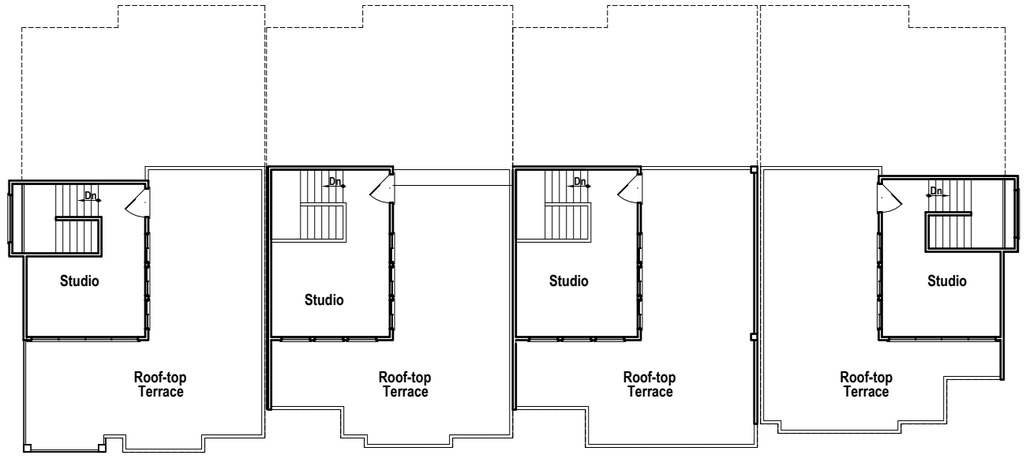
REVISIONS	
DATE	DESCRIPTION

SHEET
A.5

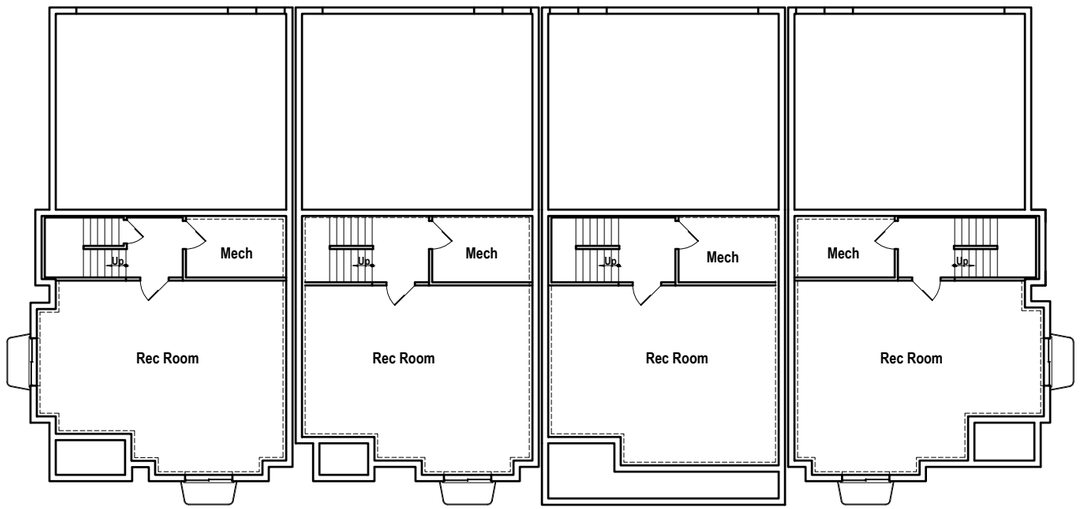
VISTA (26' WIDTH)



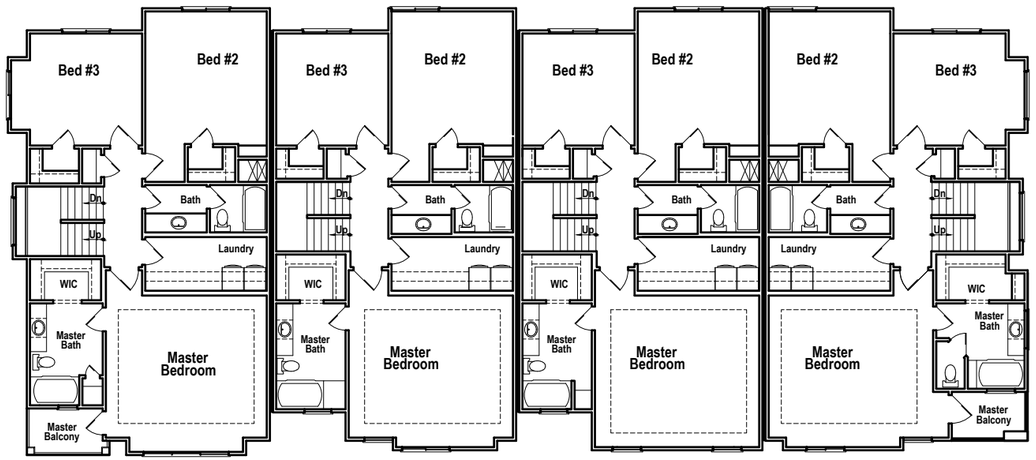
Main Floor Plan



Terrace-Level Floor Plan



Basement Floor Plan



Second Floor Plan

ARIVE HOMES
www.arivehomes.com

NEW RESIDENCE FOR:
VISTA
TOWNHOMES

DATE: April 20, 2021
PROJECT #: 00:000:0000

DRAWING TITLE:
FLOOR PLANS

24X36: 1/4" SCALE
11X17: 1/8" SCALE

ENGINEER OF RECORD

REVISIONS	
DATE	DESCRIPTION

SHEET
A.3

Clyde Company TOD Amenity Breakdown
404 residential doors

City Standards		
14 picnic areas	$	70,000.00
2 sport courts	$	40,000.00
6 playgrounds	$	180,000.00
1 clubhouse	$	300,000.00
2 pool/tennis/splash pad	$	100,000.00
Total	**$**	**690,000.00**

Master Developer Amenity Package		
Regional Trail Delivery	$	100,000.00
Community Amphitheater	$	250,000.00
Apartment Clubhouse	$	350,000.00
Total	**$**	**700,000.00**

Example Images of Amphitheater



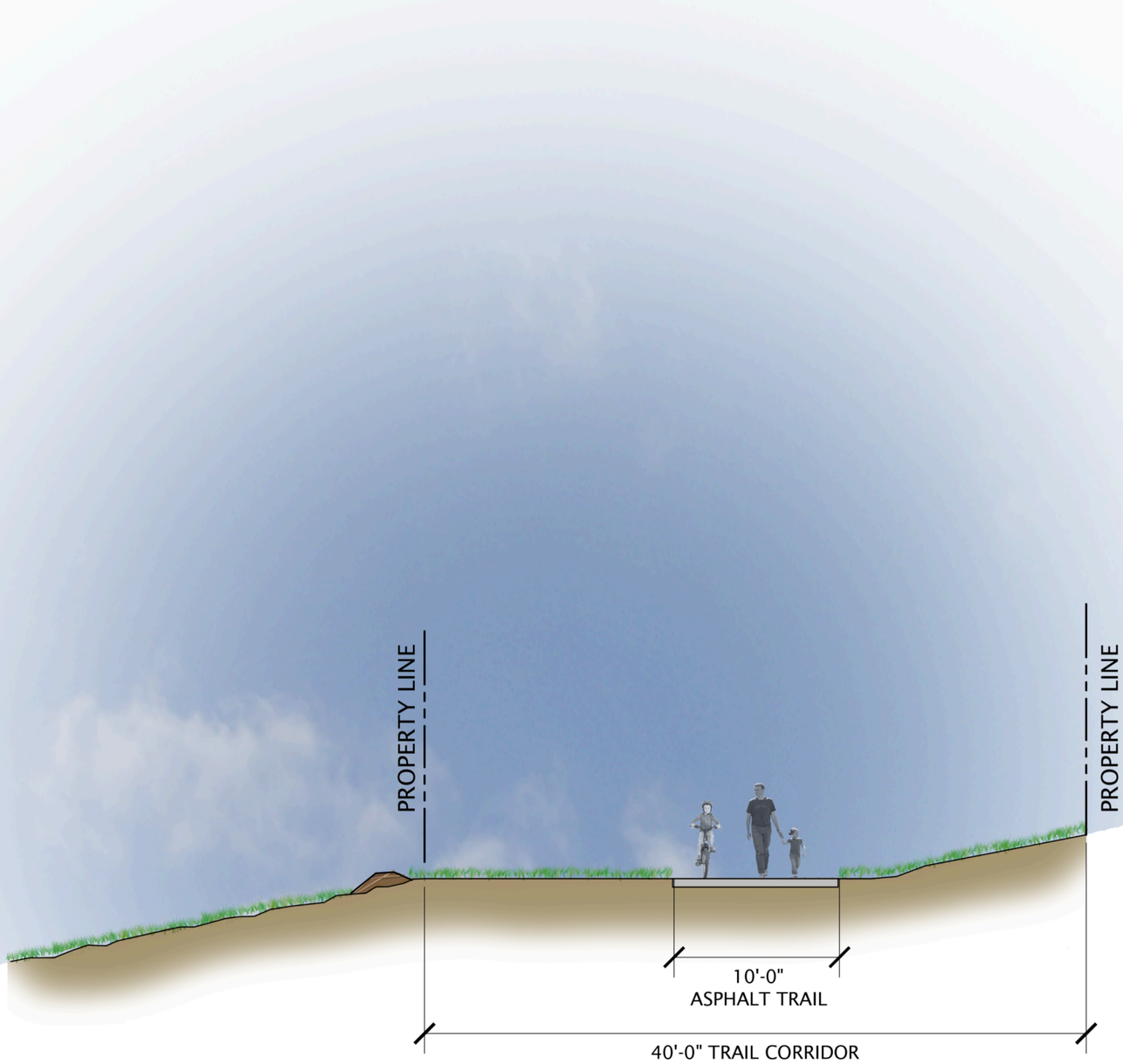


Look out Point on Trail



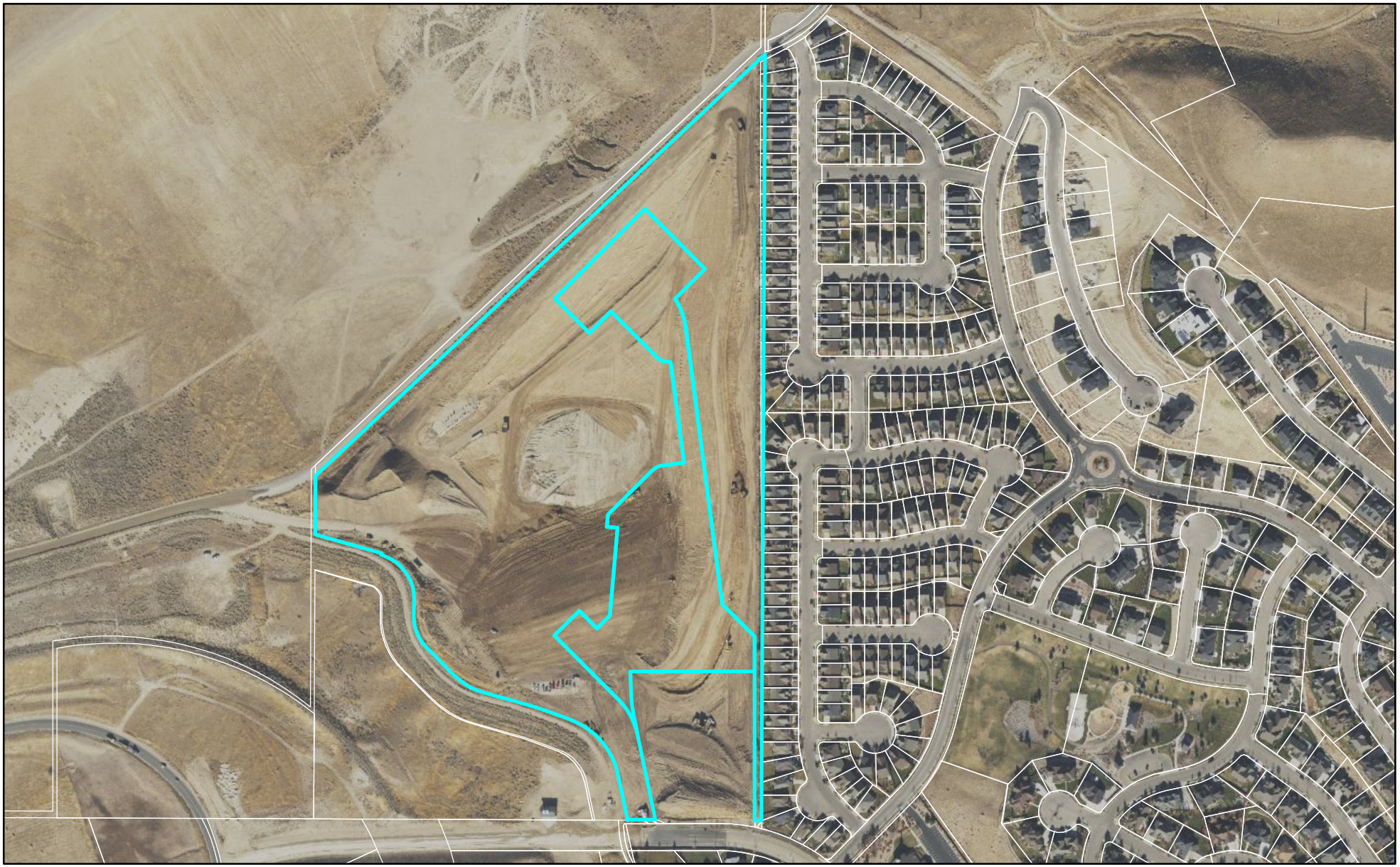





PROPERTY LINE
PROPERTY LINE
10'-0"
ASPHALT TRAIL
40'-0" TRAIL CORRIDOR

Vistas at the Point Preliminary

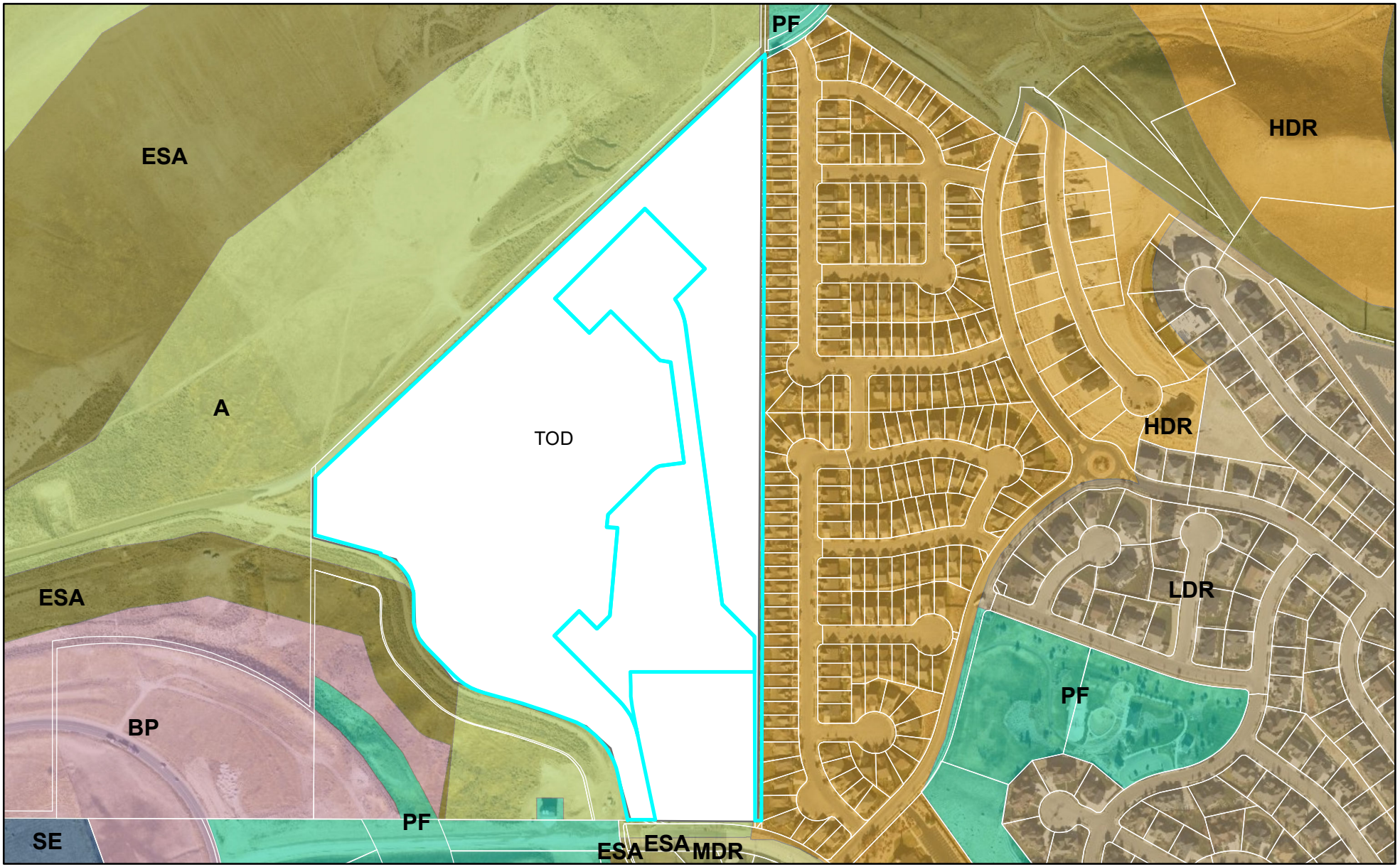
Aerial



LEHI CITY

Vistas at the Point Preliminary

Zoning

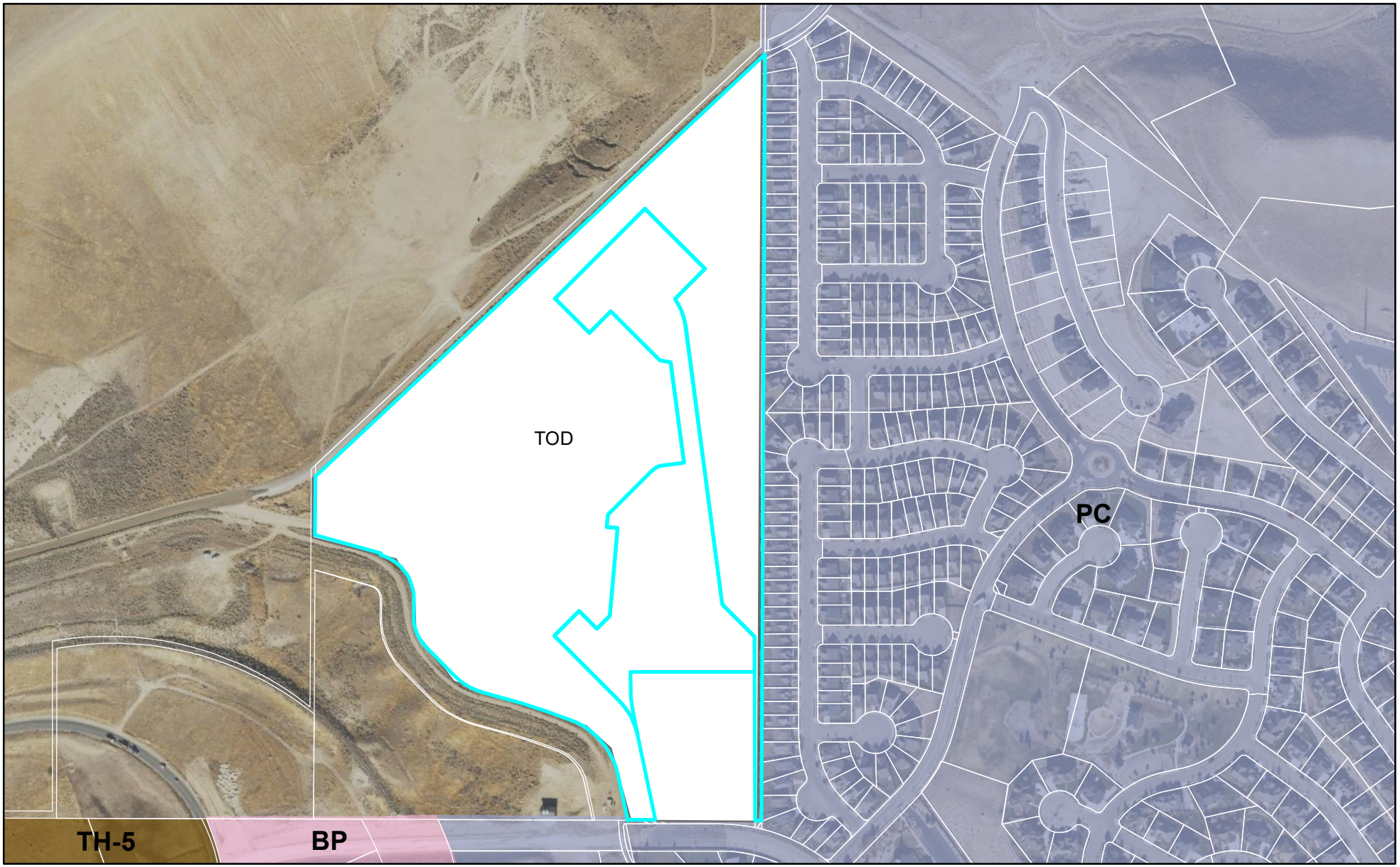


0 490 980 Feet

LEHI CITY

Vistas at the Point Preliminary

Zoning



0 490 980 Feet

LEHI CITY

Agenda Item No: 22

City Council Agenda Item Report

Meeting Date: September 14, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #48-2021, the 600 East Family Park zone change from TH-5 (transitional holding) to R-1-12 on 4.29-acres located at approximately 600 East and Airport Drive.

Suggested Action:

Attachments:

CC Staff Report 600 East Zone Change 09.14.21.docx

600 East and Airport Drive Zone Change DRC 07.14.21.docx

Ord 48-2021.docx

600 East and Airport Drive Zone Change Narrative.pdf

600 East Park Zone Change Map and Description.pdf

Family Park Lots Concept.pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

Peck_Park_Development_map 2.pdf

Lot Sale.pdf

600 EAST FAMILY PARK ZONE CHANGE
CITY COUNCIL REPORT

Applicant	Lehi City		
Meeting Date	September 14, 2021		
Requested Action/Purpose	Approval of a proposed zone change		
Location	Approximately 600 East and Airport Drive		
Acreage	4.29 acres		
Existing Zoning	TH-5		
Existing General Plan Land Use Designation	Low Density Residential (LDR)		
Proposed Zoning Designation	R-1-12		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	TH-5	Future Family Park
	South	Public Facility	Cemetery
	East	R-1-8/RA-1/PF	Homes & Water tank
	West	TH-5	Future Family Park
Date of DRC Review	July 14, 2021		
Date of Planning Commission Review	August 12, 2021		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Housing Goal 8 : Create sustainable housing for new residents with access to neighborhood and community services, education, transportation, recreation, and cultural opportunities.

Community Facilities and Services Goal 12: Provide and maintain an adequate level of service for all existing

community facilities and support existing and future recreational and cultural activities for the use and benefit of all City residents.

PROPERTY HISTORY

June 26, 2002 Property came into the City as part of the Thomas Peck Addition

March 23, 2021 City Council approved an agreement to acquire property for 600 East from the Jensen Family

June 8, 2021 City Council approved the General Plan Amendment from Public Facility to Low Density Residential

REPORT ANALYSIS

The applicant requests approval of a proposed zone change from TH-5 to R-1-12 located at approximately 600 East and Airport Drive. This zone change will affect approximately 4.3 acres of land on the eastern side of the future family park.

This change will allow for seven to eight single family home lots. The adjacent lots are RA-1 and R-1-8. The proposed R-1-12 zoning allows for a minimum lot size of 12,000 square feet which is between the 15,000 allowed in RA-1 and the 8,000 allowed in the R-1-8 zones. These lots will add diversity of lot size while preserving the single-family nature of the existing neighborhood.

The City intends to subdivide and sell the future lots to pay for the land acquisition from the Jensen family that was approved by the City Council in March 2021. This land acquisition took place to connect 600 East between Airport Drive and Dry Creek. This new road section will increase accessibility to the future park.

The DRC reviewed the proposed amendment and had two redline comments:
1. The parcel with 600 East well and PI reservoir must remain in the public facilities zone
2. As a condition of recording the zone change and prior to submission of an application for preliminary subdivision, the City needs to dedicate water to cover the zone change area.

Please consider including all DRC comments in your motion.

POSSIBLE ACTIONS AND FINDINGS

The City Council may make a motion to approve or deny the proposed zone change. Any motion should include findings. Possible findings include:

1. The proposed zone change will provide housing opportunities.
2. The proposed zone change is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
3. The proposed zone change is consistent with the land uses and zoning of nearby and adjoining properties.
4. The proposed zone change will not have a substantial adverse effect on surrounding property.
5. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public services to accommodate any potential future uses, including all landscaping, loading areas, open spaces, parking areas, setbacks, buffering/screening, walls, fences, yards, and other required features.
6. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed and provided a negative recommendation on the proposed zone change on August 12, 2021. The minutes and motion follow:

3.11) Public hearing and recommendation of Lehi City's request for review of the 600 East Family Park zone change from TH-5 (transitional holding) to R-1-12 (residential) on 4.29-acres located at approximately 600 East and Airport Drive.

The Commissioners discussed the zone change. Commissioner Hemmert stated he was opposed to the change since the change is not in conformance to the general plan, is not consistent with land use and zoning, will have substantial adverse effect on surrounding properties, and is not physically suitable.

Kim Struthers stated that there were recommendations for the general plan to preserve and area. He stated it was a trade off from property and the majority of the property is slope.

Motion: Commissioner Hemmert moved to send a negative recommendation for the **request for review of the 600 East Family Park zone change from TH-5 (transitional holding) to R-1-12 (residential) on 4.29-acres located at approximately 600 East and Airport Drive**; based on the recommendation that it provides minimal housing opportunities, is not in conformance of the general plan, is not consistent of the land use and zoning of adjoining properties, will have a substantial and adverse effect of surrounding properties, and is not an amenity to the immediate area. Commissioner Bunker seconded.

Vote: Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Hemmert, yes; Commissioner Bunker, yes; Commissioner Hereth, no; Commissioner Jackson, yes; Commissioner Eyre; no. The motion passed 4 – 2.

600 East Family Park Residential Zone Change
DRC Redline Comments

Lehi City- requests review of the 600 East Family Park Zone Change from TH-5 to R-1-12 on 4.29-acres located at approximately 600 East and Airport Drive.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: none
Date of Plans Reviewed: 7/1/21
Time Start: 2:11
Time End: 2:16

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Greg – Water/Sewer:
1. The parcel with 600 East well and PI reservoir must remain in the public facilities zone

Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
2. As a condition of recording the zone change and prior to submission of an application for preliminary subdivision, the City needs to dedicate water to cover the zone change area.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 12th

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

ORDINANCE NO: 48-2021

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT APPROXIMATELY 600 EAST AND AIRPORT DRIVE

WHEREAS, Lehi City, owner of property located at 600 East and Airport Drive and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcels designated as R-1-12 (Low Density Residential); and

WHEREAS, following a public hearing on August 12, 2021, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on September 14, 2021, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of August 12, 2021; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on October 25, 2011 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lehi City, Utah as follows:

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to R-1-12 (Low Density Residential).

PART II:

A. If a provision of this Ordinance 48 -2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 14th day of September 2021.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

600 EAST FAMILY PARK ZONE CHANGE LEGAL DESCRIPTION

DESCRIPTION
BEGINNING AT A POINT THAT IS NORTH 418.66 FEET AND WEST 11.68 FROM THE NORTH QUARTER CORNER OF SECTION 9 TOWNSHIP 5 SOUTH RANGE 1 EAST SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°23'41" WEST 137.74 FEET; THENCE NORTH 01°55'49" WEST 109.61 FEET; THENCE NORTH 11°06'07" WEST 103.01 FEET; THENCE NORTH 16°07'32" WEST 105.70 FEET; THENCE NORTH 11°58'44" WEST 113.61 FEET; THENCE NORTH 00°12'38" WEST 172.40 FEET; THENCE NORTH 00°51'47" EAST 100.01 FEET; THENCE NORTH 04°48'03" EAST 200.31 FEET; THENCE NORTH 10°59'56" EAST 101.56 FEET; THENCE SOUTH 88°23'41" EAST 173.90 FEET; THENCE SOUTH 00°11'27" EAST TO THE POINT OF BEGINNING.

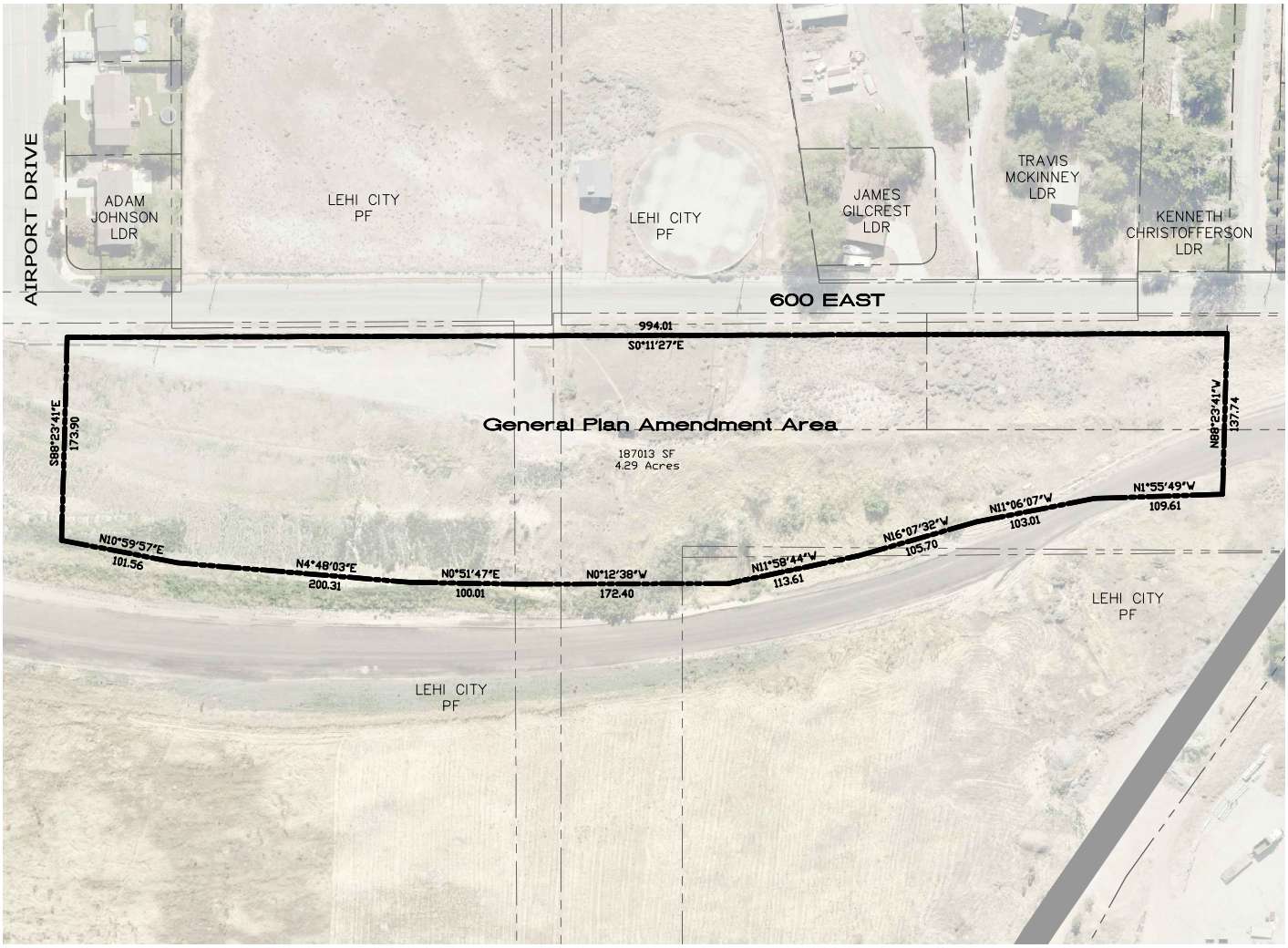
Family Park Zone Change Narrative

In order to connect 600 East from Airport Drive to 600 East at Dry Creek, a new road through Family Park needs to be built. This new road will also provide an access from the North into the Park. Lot A in the Forest Creek subdivision is needed to construct the road, so the City and Lot Owner agreed to trade properties. The City trade parcel is on the west side of 600 East near the City's current water facilities. The City also recently purchased additional property in the northeast area of Family Park to enlarge and enhance the Park. To finance the purchase and make the property trade, the City proposes changing the zoning on 4.29 acres from TH-5 to R-1-12. The R-1-12 zone is consistent with the Low Density Residential General Plan Designation. This Zone Change and future subdivision will allow the City to create the traded lot and sell approximately seven to eight residential lots.

ZONE CHANGE PROPOSAL – *LEHI CITY*

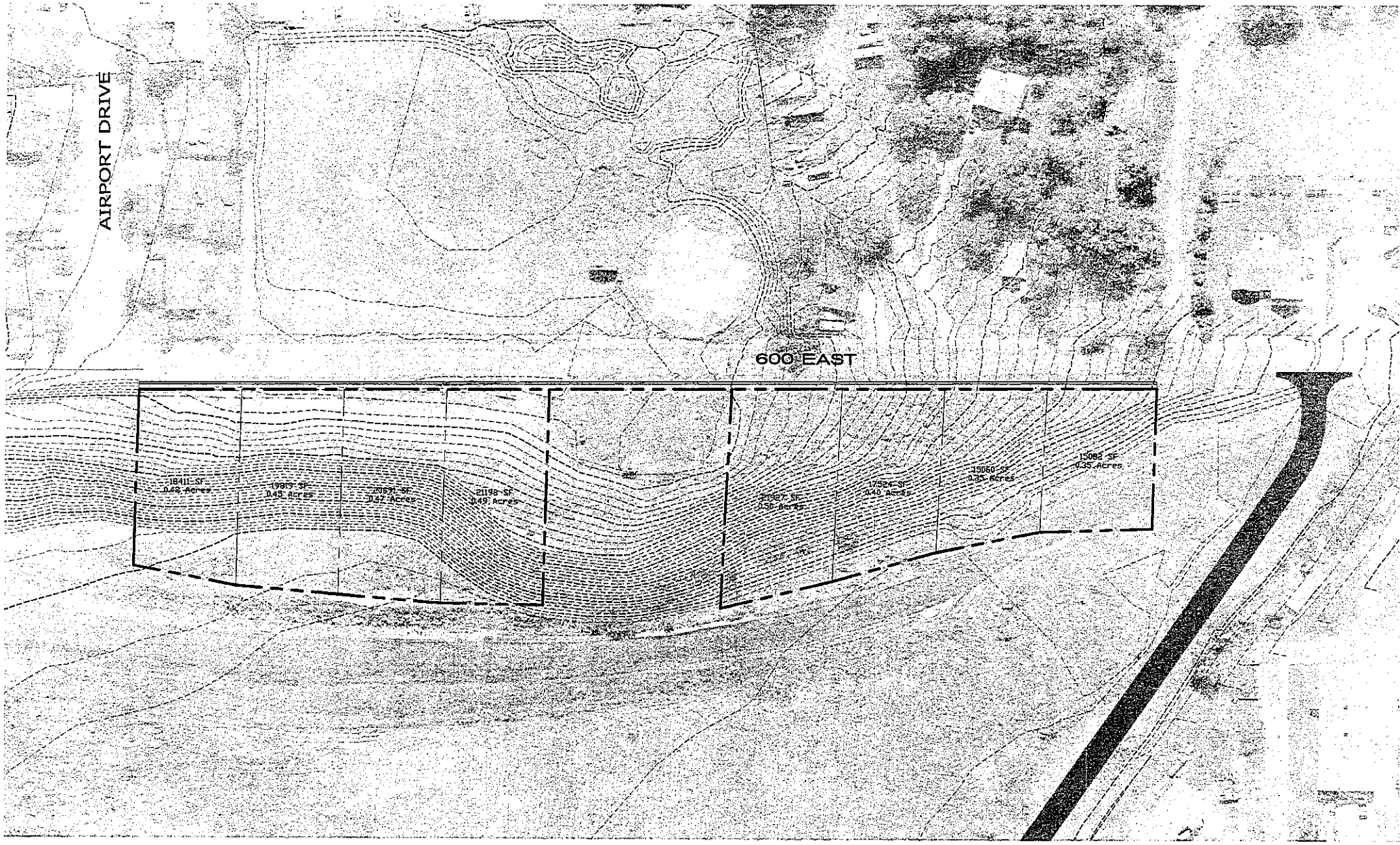
Zone change proposal from TH-5 to R-1-12

DESCRIPTION
BEGINNING AT A POINT THAT IS NORTH 418.66 FEET AND WEST 11.68 FROM THE NORTH QUARTER CORNER OF SECTION 9 TOWNSHIP 5 SOUTH RANGE 1 EAST SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°23'41" WEST 137.74 FEET; THENCE NORTH 01°55'49" WEST 109.61 FEET; THENCE NORTH 11°06'07" WEST 103.01 FEET; THENCE NORTH 16°07'32" WEST 105.70 FEET; THENCE NORTH 11°58'44" WEST 113.61 FEET; THENCE NORTH 00°12'38" WEST 172.40 FEET; THENCE NORTH 00°51'47" EAST 100.01 FEET; THENCE NORTH 04°48'03" EAST 200.31 FEET; THENCE NORTH 10°59'56" EAST 101.56 FEET; THENCE SOUTH 88°23'41" EAST 173.90 FEET; THENCE SOUTH 00°11'27" EAST TO THE POINT OF BEGINNING.



0 75 150

LEHI CITY	*600 EAST*	GENERAL PLAN AMENDMENT
		LEHI CITY



VLDR

3/23/21 Council ok to move forward

600 East Family Park Zone Change

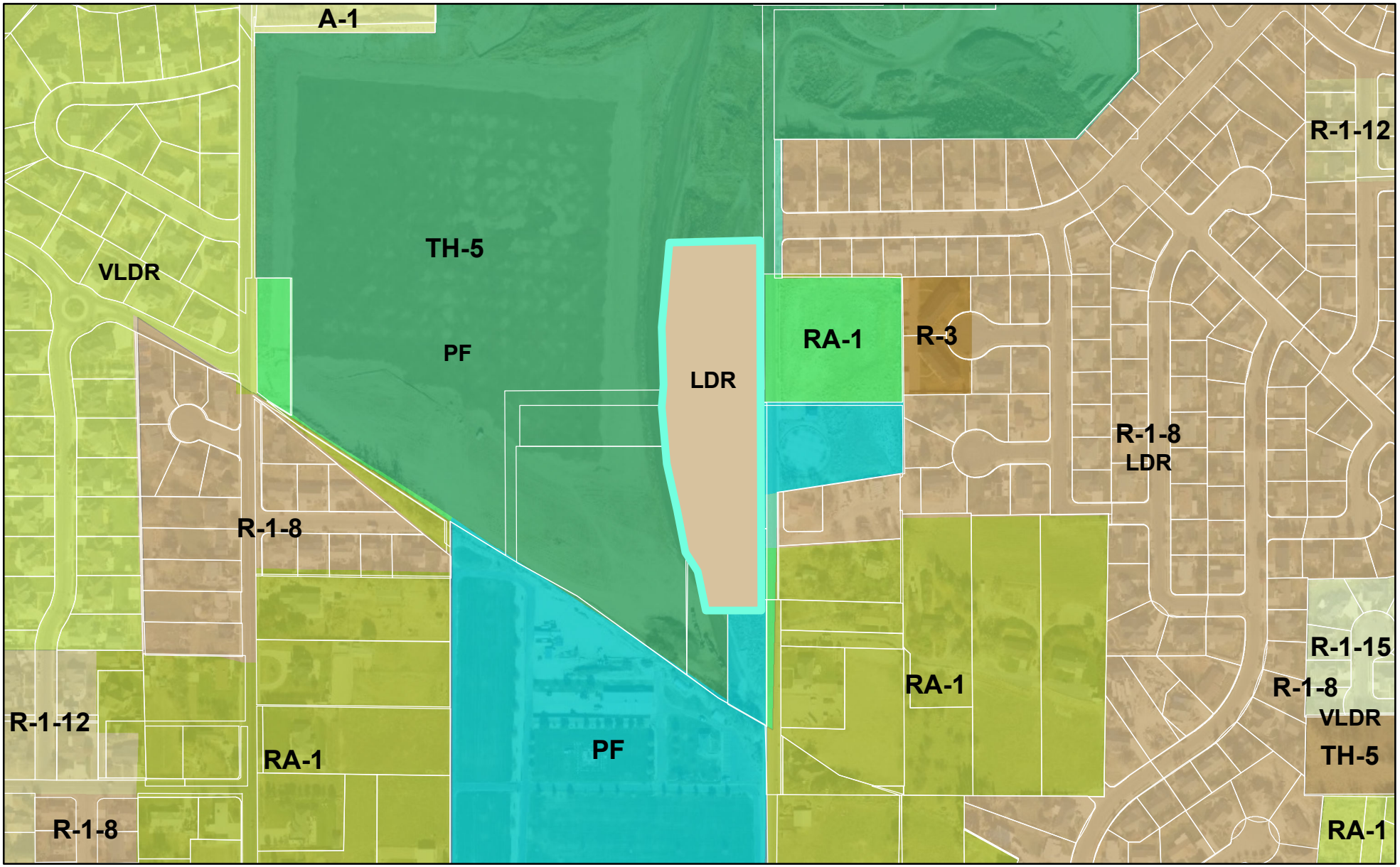
Aerial



LEHI CITY

600 East Family Park Zone Change

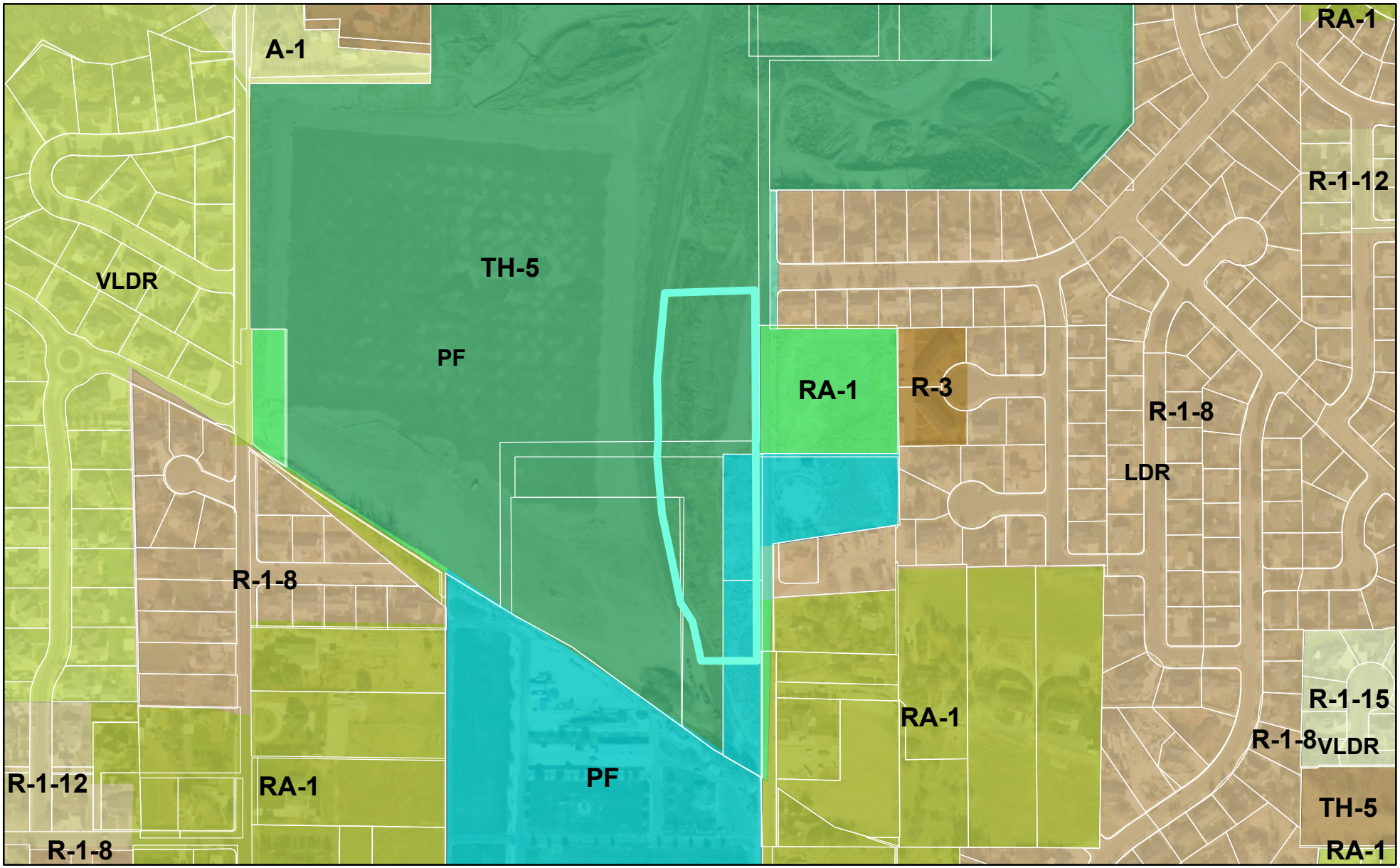
General Plan



LEHI CITY

600 East Family Park Zone Change

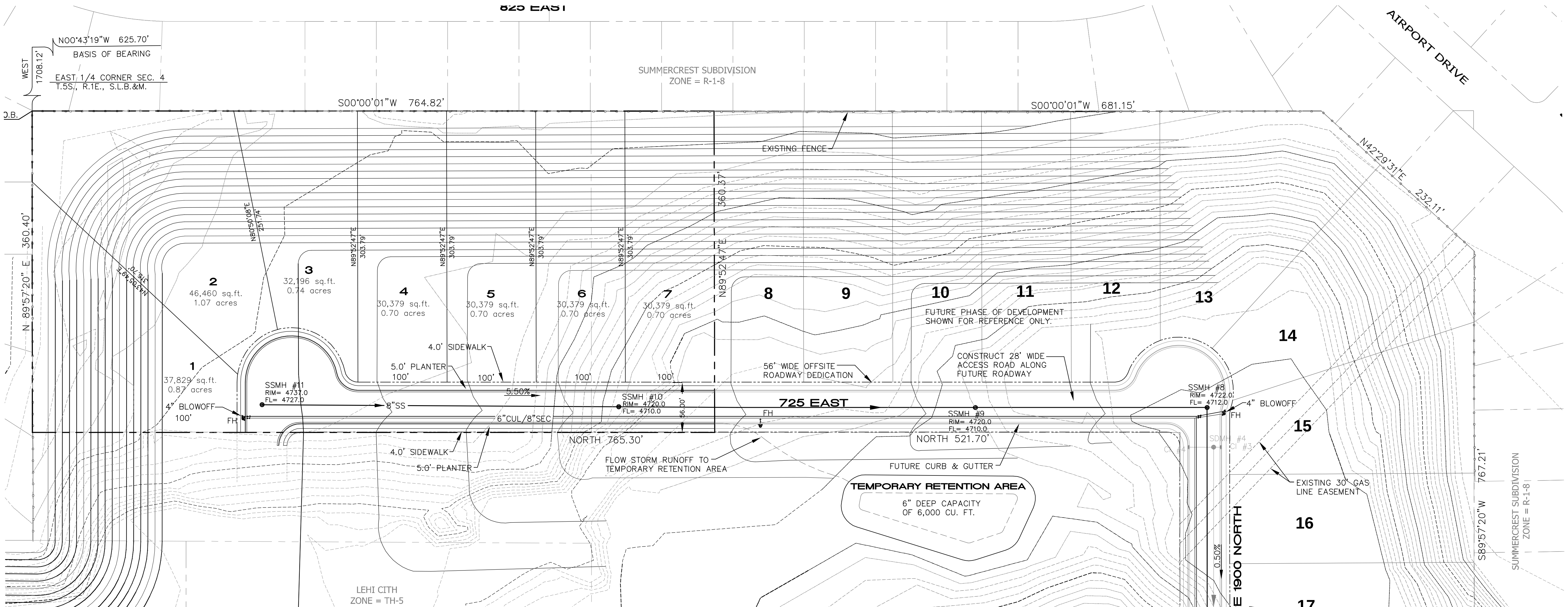
Zoning



0 420 840 Feet

LEHI CITY

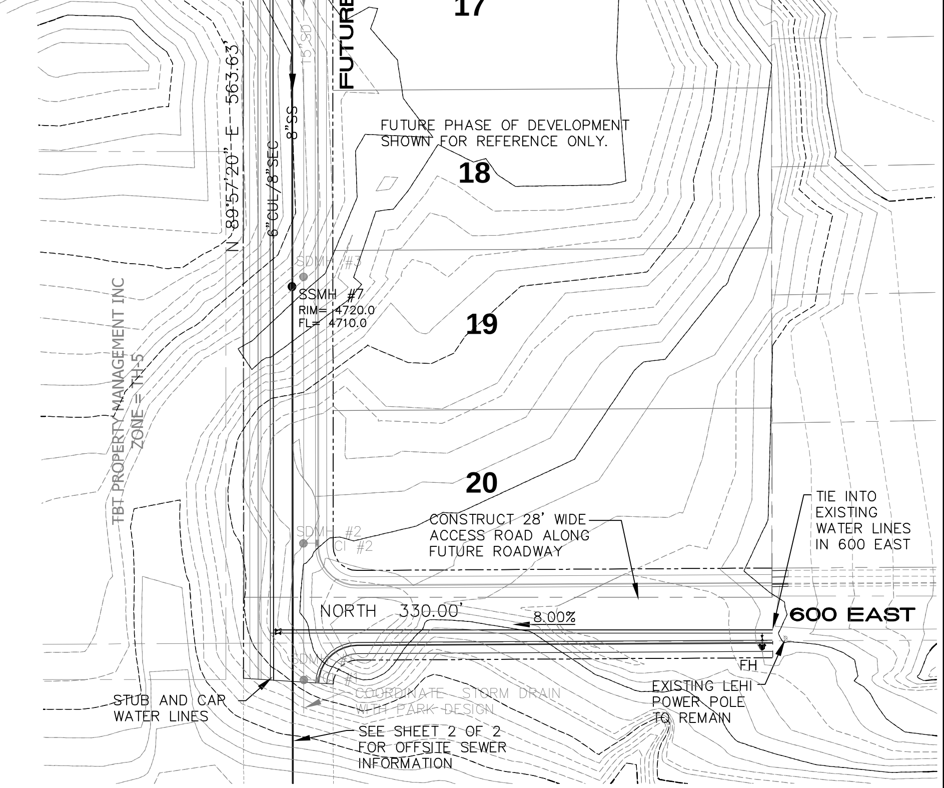
(24"x36")
SCALE: 1" = 60'
(11"x17")
SCALE: 1" = 120'



OWNER/DEVELOPER
PECK ROCK AND PRODUCTS
1512 NORTH 1300 EAST
LEHI, UT 84043
(801) 768-8111

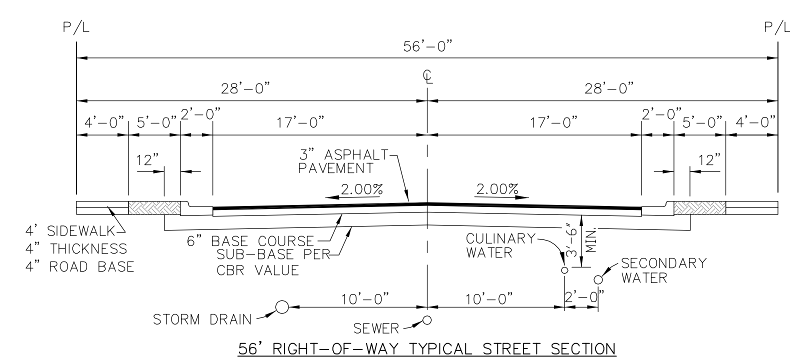
OVERALL LAND USE	
TOTAL ACREAGE:	17.3 acres
TOTAL LOTS:	20
NO. LOTS / ACRE:	1.15
ZONING: R–1–10	

PHASE 1 LAND USE	
TOTAL ACREAGE:	6.32 acres
TOTAL LOTS:	7
NO. LOTS / ACRE:	1.10
ZONING: R–1–10	

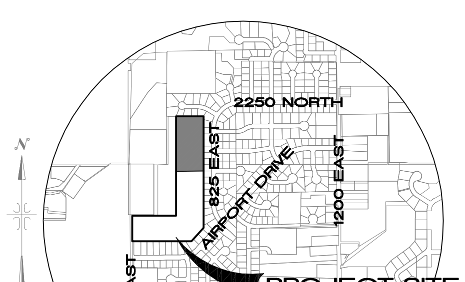


OVERALL BOUNDARY DESCRIPTION
COMMENCING WHICH IS 00°15'38" WEST 1667.24 FEET AND EAST 28.09 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 2 EAST AT A POINT THE SOUTH QUARTER CORNER; THENCE NORTH 330.00 FEET; THENCE NORTH 89°57'20" EAST 563.63 FEET; THENCE NORTH 1287.00 FEET; THENCE NORTH 89°57'20" EAST 360.40; THENCE SOUTH 00°00'01" WEST 1445.97 FEET; THENCE NORTH 42°29'31" EAST 232.11 FEET; THENCE SOUTH 89°57'20" WEST 767.21 FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINS 17.34 ACRES.

NOTES:
THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT REVIEW
-PLAN & PROFILES
-ALL PIPE TYPES, LOCATION & DETAILS
-VALVES
-BLOWOFFS INC. SIZE TYPE & PROTECTION.
-MANHOLES, BOXES AND DETAILS
-WATER & SEWER SERVICE DETAILS
-FIRE HYDRANTS
-LOT LINE UTILITY EASMENTS
-STREET LIGHTS/STREET SIGNS/TRAFFIC SIGNS
-POWER LINE EXTENSIONS & DOME/TRANS.
-LOT ADDRESSES
-CBR VALUES AND ROAD SUB-BASE
-SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS.

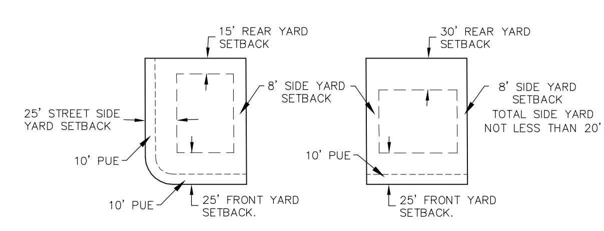


56' RIGHT-OF-WAY TYPICAL STREET SECTION
-NTS-



VICINITY MAP
-NTS-

NOTE:
1. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE 2016 LEHI CITY STANDARDS AND SPECIFICATIONS
2. DETENTION TO BE COORDINATED WITH LEHI CITY AND THE PARK IMPROVEMENTS.
3. DRAINAGE FOR THE OVERALL DEVELOPMENT WILL BE RETAINED IN THE TEMPORARY DRAINAGE AREA SHOWN AND COORDINATED WITH FINAL PARK DESIGNS.



SETBACK AND EASEMENT DETAIL

REVISIONS				
NO.	DATE	DESCRIPTION	DESIGNED BY:	TGT
1			DRAWN BY:	TT
2			CHECK BY:	TGT
3			DATE:	02-22-18
4			COGO FILE:	

J:\PECK-despain\Despain\dwg\Preliminary.dwg

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

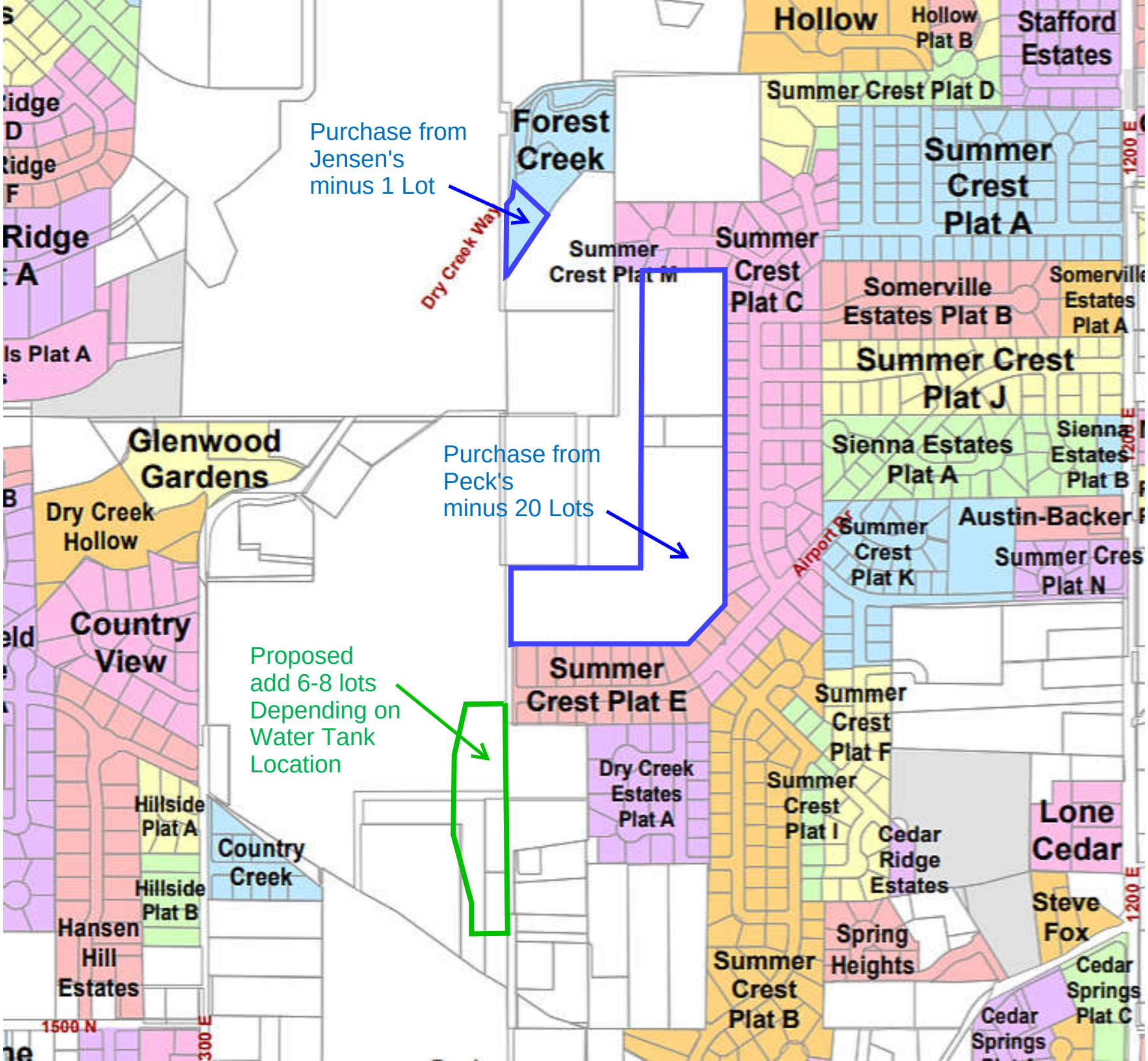
LEHI, UTAH

PECK PARK DEVELOPMENT
A RESIDENTIAL SUBDIVISION

PRELIMINARY

JOB
PECK

SHEET NO.
1 OF


Purchase from Jensen's minus 1 Lot
Purchase from Peck's minus 20 Lots
Proposed add 6-8 lots Depending on Water Tank Location
Forest Creek
Dry Creek Way
Summer Crest Plat M
Summer Crest Plat C
Summer Crest Plat A
Summer Crest Plat D
Hollow
Hollow Plat B
Stafford Estates
Somerville Estates Plat B
Somerville Estates Plat A
Summer Crest Plat J
Sienna Estates Plat A
Sienna Estates Plat B
Austin-Backer
Summer Crest Plat K
Summer Crest Plat N
Airport Dr
1200 E
Glenwood Gardens
Dry Creek Hollow
Country View
Summer Crest Plat E
Summer Crest Plat F
Summer Crest Plat I
Dry Creek Estates Plat A
Cedar Ridge Estates
Lone Cedar
Steve Fox
Spring Heights
Summer Crest Plat B
Cedar Springs Plat C
Cedar Springs
Hillside Plat A
Hillside Plat B
Country Creek
Hansen Hill Estates
1500 N
300 E
Ridge
Ridge
Ridge
Is Plat A

Agenda Item No: 23

City Council Agenda Item Report

Meeting Date: September 14, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #46-2021, an amendment to Chapter 26 of the Development Code, amending the accessory dwelling unit ordinance to comply with State Legislation.

Suggested Action:

Attachments:

CC Staff Report Chapter 26 Dev Code Amendment 09.07.21.docx

Ch 26 Development Code Amendment ADUs DRC 07.14.21.docx

Ord 46-2021.docx

Ch26AccessoryUses ADUs Development Code Amendment.pdf

PC restricted ADUs.pdf

CHAPTER 26 DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	August 12, 2021
Requested Action/Purpose	Approval of proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	July 14, 2021
Date of Planning Commission Review	August 12, 2021

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

RELEVANT STATE CODE

Utah Code 10-9a-530. Internal accessory dwelling units.

(4) A municipality may:

(a) prohibit the installation of a separate utility meter for an internal accessory dwelling unit;

(b) require that an internal accessory dwelling unit be designed in a manner that does not change the appearance of the primary dwelling as a single-family dwelling;

(c) require a primary dwelling:

(i) to include one additional on-site parking space for an internal accessory dwelling unit, regardless of whether the primary dwelling is existing or new construction; and

(ii) to replace any parking spaces contained within a garage or carport if an internal accessory dwelling unit is created within the garage or carport;

(d) prohibit the creation of an internal accessory dwelling unit within a mobile home as defined in Section 57-16-3;

(e) require the owner of a primary dwelling to obtain a permit or license for renting an internal accessory dwelling unit;

(f) prohibit the creation of an internal accessory dwelling unit within a zoning district covering an area that is equivalent to:

(i) 25% or less of the total area in the municipality that is zoned primarily for residential use; or

(ii) 67% or less of the total area in the municipality that is zoned primarily for residential use, if the main campus of a state or private university with a student population of 10,000 or more is located within the municipality;

(g) prohibit the creation of an internal accessory dwelling unit if the primary dwelling is served by a failing septic tank;

(h) prohibit the creation of an internal accessory dwelling unit if the lot containing the primary dwelling is 6,000 square feet or less in size;

(i) prohibit the rental or offering the rental of an internal accessory dwelling unit for a period of less than 30 consecutive days;

(j) prohibit the rental of an internal accessory dwelling unit if the internal accessory dwelling unit is located in a dwelling that is not occupied as the owner's primary residence;

(k) hold a lien against a property that contains an internal accessory dwelling unit in accordance with Subsection (5); and

(l) record a notice for an internal accessory dwelling unit in accordance with Subsection (6).

REPORT ANALYSIS

The applicant requests approval of proposed changes to Chapter 26 Accessory Uses. The State Legislature approved House Bill 82 in March of this year. This bill outlines the ways municipalities can regulate internal accessory dwelling units. This proposed Development Code amendment will bring the Lehi Development Code in compliance with the new State requirements.

The changes to the current code include:

- Reducing off-street parking requirement to one off-street stall per ADU.
- Eliminate any restrictions on the percentage of the home
- Change minimum lot size requirement from 8,000 square feet to 6,000 square feet.
- Eliminate frontage requirements.
- Eliminate the statement that ADU's must comply with CC&Rs.

The new State Code does allow for municipalities to prohibit ADUs in 25 percent of the total area zoned primarily for residential use. The Lehi City GIS Coordinator has tested different scenarios to see what areas might work. One possibility is to restrict ADU's in Planned Communities only. The City Council may want to decide if they should restrict ADUs in Planned Communities, other parts of the City, or if no restrictions should be placed based on zoning.

POSSIBLE ACTIONS/FINDINGS

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

1. The proposed amendment will bring the Lehi City Development Code in compliance with the State Code changes adopted this year.
2. The proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
3. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Development Code Amendment and provided a positive recommendation on August 12, 2021. The minutes and motion follow:

3.12) Public hearing and recommendation of Lehi City's request for review of an amendment to Chapter 26 of the Development Code amending the ADU ordinance to comply with State Legislation.

Motion: Commissioner Everett moved to send a positive recommendation of **Lehi City's request for review of an amendment to Chapter 26 of the Development Code amending the ADU ordinance to comply with State Legislation**; pending the plan is consistent with the goals and policies of the general plan and including the DRC comments and findings stated in the report. Commissioner Hereth seconded.

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

Chapter 26 Development Code Amendment
DRC Redline Comments

Lehi City- requests review of the Chapter 26 Development Code Amendment amending the ADU ordinance to comply with State legislation.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: none
Date of Plans Reviewed: **07/06/21**
Time Start: 2:18
Time End: 2:22

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:

1. If PRD, PUD, and PC areas are less than 25%, item E could remain as part of the Code. Planning Staff with verify with GIS coordinator to get an accurate measurement.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 12th

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

ORDINANCE NO: 46-2021

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTER 26, ACCESSORY DWELLING UNITS

WHEREAS, it has become necessary to amend Chapter 26 of the Lehi City Development Code, bringing the City Code into compliance with the newly adopted Utah State Ordinance; and

WHEREAS, this amendment seeks to provide more opportunity for internal accessory dwelling units (ADUs); and

WHEREAS, following a public hearing on August 12, 2021, the Lehi City Planning Commission reviewed the proposed revision and forwarded a positive recommendation to the City Council; and

WHEREAS, on September 14, 2021, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of August 12, 2021, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 26 of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lehi City, Utah as follows:

PART I:

Chapter 26 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance 46 -2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 14th day of September, 2021.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

Any person constructing or causing the construction of an ADU shall first obtain a permit from the Planning Division. As long as the unit is rented and in use, an active ADU license is required, and the ADU shall meet the following:

A. Owner Occupancy Required. The owner of the primary residence shall live in the dwelling in which the ADU was created. The owner shall sign an affidavit therein stating that the primary dwelling will be owner occupied. This affidavit shall be recorded against the property and is required for all owners of the property who operate an accessory dwelling unit.

B. Appearance. The ADU shall not alter the appearance of the structure as a single-family residence. The structure shall not show external evidence of occupancy by more than one family.

C. Parking. ADUs shall provide one off-street parking stall. The parking stall shall be separate from, and not in tandem with the required parking for the primary dwelling ~~at a rate of either two stalls per unit or one stall per bedroom, whichever is greater~~. The minimum stall size is 9x20 feet. A lighted walkway must connect from the parking area to the entrance of the ADU. Parking areas shall be constructed of an appropriate material as set forth in Section 37.070(B)(4).

~~D. Size. The floor space of an ADU shall comprise no more than 49% of the living area of the primary dwelling.~~

E. Zoning. ADUs shall only be allowed in single-family detached residential homes. ~~ADUs shall not be allowed in any Planned Unit Developments, Planned Residential Developments, Resort Communities, or Planned Communities.~~

F. Lot Size. The lot for a single-family home with an ADU shall be a minimum of ~~8,000~~6,000 square feet in size. ~~Flag lots shall maintain a minimum 8,000 square foot size on the flag portion of the lot.~~

~~G. Frontage Requirements. The lot for a single-family home with an ADU shall have a minimum 80 feet of frontage on a public street. Exceptions are allowed for cul-de-sac lots located along the arc of a cul-de-sac bulb which shall require a minimum 60 feet of frontage on a public street. Exceptions are allowed for flag lots which shall require a minimum 20 feet of frontage on a public street.~~

~~H.~~G. Building Division Approval. In addition to the approval required from the Planning Division, all ADUs shall be required to obtain a building permit from the Building Division and shall conform to all applicable standards in the City's adopted building codes. The applicant shall obtain all necessary building permits and pay all applicable fees, including impact fees, prior to constructing the ADU.

~~I. Compliance with CC&Rs and other neighborhood regulations. All accessory apartments shall be subject to any conditions, covenants, and restrictions (CC&Rs) or other neighborhood regulations that may apply to the subject property.~~

~~I.~~H. Both an Accessory Dwelling Unit and a Short-Term Rental permit may be obtained; however, only one of these uses may be active at a time. Only one accessory dwelling unit shall be in service at any given time per single-family dwelling lot.

Section 26.040. Location of Accessory Buildings.

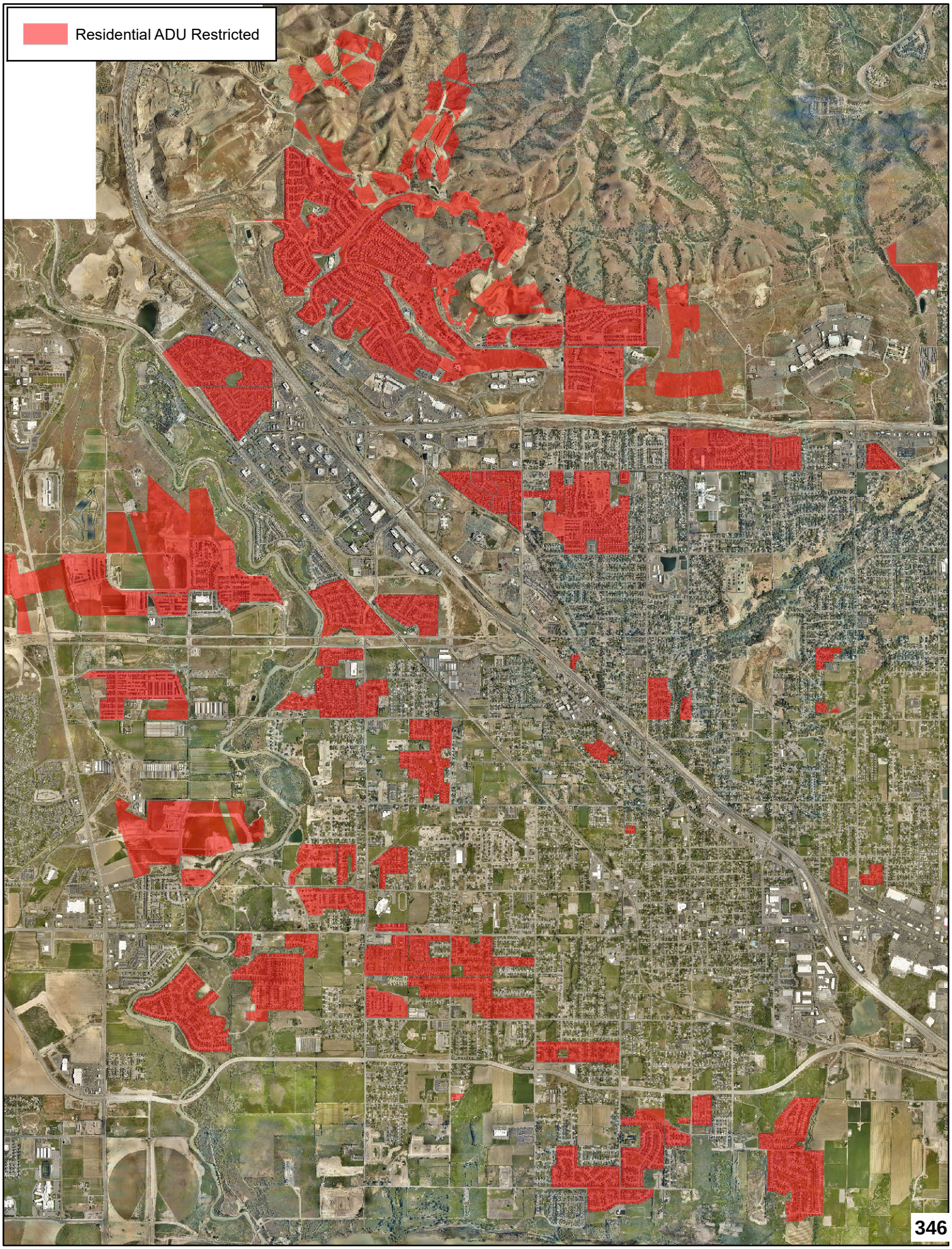
(Amended 10/25/05; 7/10/07; 05/08/18)

A. Front Yards. All accessory buildings and structures are prohibited in any required front yard area.

B. Side Yards. The location of all accessory buildings and structures shall be as follows:

1. Agriculture, Residential, Mixed Use and Planned Community Districts.
   (a) All accessory buildings and structures shall maintain the side yard required for the principal building, except that accessory buildings and structures located either at least six (6) feet to the rear of the principal building or have a minimum 10 foot setback from the principal building may have a minimum side yard of sixteen (16) inches, provided the accessory building or structure complies with the requirements of the International Building Code and International Fire Code.
   (b) Accessory buildings and structures shall not be located closer than 12 feet to a dwelling on an adjacent lot or property and shall not be located within any required utility easement(s).

2. Other Districts.
   (a) Accessory buildings and structures may be built to the side lot line in the Commercial (C), Technology and Manufacturing (T-M), Business Park (BP), Light Industrial (LI),


Residential ADU Restricted

Agenda Item No: 24

City Council Agenda Item Report

Meeting Date: September 14, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #47-2021, a Development Code amendment to Chapter 10, Development Applications and Procedures, adding a new allowable combined action.

Suggested Action:

Attachments:

CC Staff Report Chapter 10 Development Code Amendment 09.14.21.docx

Chapter 10 Development Code amendment DRC 08.04.21.docx

Ord 47-2021.docx

Ch10ApplicationsProcedures Edit 08.04.21.docx

CHAPTER 10 DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	September 14, 2021
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	August 4, 2021
Date of Planning Commission Review	August 26, 2021

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

Section 10.050. Combined Actions Permitted. *(Amended 11/28/06; 12/13/16)*

A. The applicant may request and the Planning Division, the Reviewing Departments, the Planning Commission, the Hearing Examiner, or the City Council may, at their discretion, combine the processing and hearing of various development applications, administrative actions, and legislative actions. The sequence of review and approval of applications authorized by this Code requires that compliance with the Lehi City General Plan be considered initially.

B. Combined actions shall only be considered, and if deemed appropriate, permitted as follows:

1. Application for a General Plan amendment, including text and map amendments, may be combined with an Application for Annexation.

2. Application for Zone District Map amendment may be combined with an Application for Area Plan approval.

3. Application for Zone District Map amendment, Lehi City Development Code amendment, site plan approval, subdivision approval, Planned Residential Design (PRD) approval, Planned Unit Development (PUD) approval, and an application for a conditional use, variance, or other required approvals may be combined.

REPORT ANALYSIS

The applicant requests approval of a proposed amendment to Chapter 10 Development Applications and Procedures. The proposed Development Code amendment would serve to expedite needed Public Facility projects by allowing the City to combine applications for General Plan amendments and zone changes on properties it owns. This process of combining a General Plan amendment and zone change would only be allowed when the designation for both applications was proposed to be Public Facility.

There were no DRC comments on this proposed Development Code amendment.

POSSIBLE MOTIONS AND FINDINGS

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

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on August 26, 2021. The minutes and motion from this meeting are as follows:

Chapter 10 Development Code Amendment
DRC Redline Comments

*Lehi City- requests review of a Development Code amendment to **Chapter 10,** Development Applications and Procedures, adding a new allowable combined action.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Date of Plans Reviewed: **7/27/21**
Time Start: 1:11 pm
Time End: 1:12 pm

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 26, 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.

ORDINANCE NO: 47-2021

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTER 10, COMBINED ACTIONS PERMITTED

WHEREAS, it has become necessary to amend Chapter 10 of the Lehi City Development Code, adding an additional combined action for applications; and

WHEREAS, this amendment seeks to expedite the approval process for needed City owned Public Facility projects; and

WHEREAS, following a public hearing on August 26, 2021, the Lehi City Planning Commission reviewed the proposed revision and forwarded a positive recommendation to the City Council; and

WHEREAS, on September 14, 2021, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of August 26, 2021, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 10 of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lehi City, Utah as follows:

PART I:

Chapter 10 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance 47 -2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

updated to reflect the provisions enacted by this Ordinance.

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

Approved and Adopted by the City Council of Lehi City this 14th day of September, 2021.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

CHAPTER 10

DEVELOPMENT APPLICATIONS AND PROCEDURES

(Amended 05/22/18)

Section 10.010. Purpose.
Section 10.020. Applicability.
Section 10.030. Application Forms.
Section 10.040. Development Application Procedures.
Section 10.050. Combined Actions Permitted.
Section 10.060. Permits Required.
Section 10.070. Development Application; Initiation.
Section 10.080. Determination of Application Completeness.
Section 10.090. Remedying Application Deficiencies.
Section 10.100. Payment of Taxes and Charges Required.
Section 10.110. Scope of Development Approvals.
Section 10.120. Extensions of Development Approvals.
Section 10.130. Amendment to Development Permits.
Section 10.140. Reapplication Following Denial.
Section 10.150. Inspections.
Section 10.160. Fee for Processing Development Applications.

Section 10.010. Purpose.

The development applications and procedures are formulated and intended to protect the integrity and character of the residential and nonresidential areas of the City through the application of the provisions of this Code, consistent with the mission, goals, policies, and guidance of the Lehi City General Plan. Development applications and development review are structured to consider and determine if the development application should be approved by weighing the public need for and the benefit to be derived from the proposed use, building, or structure against any associated negative impact.

Section 10.020. Applicability.

A development application shall be required for all uses, intensification of uses, and construction or modifications for all properties located in the City. All development applications shall be presented to the City on the applicable application form available from the City. The type of development application to be presented for review and consideration is at the discretion of the applicant.

Section 10.030. Application Forms. *(Amended 12/13/16)*

The City shall identify submittal requirements, instructions for completing forms, and internal procedures for acceptance and filing of applications. Additional information may be required for particular applications. The City shall provide the necessary forms for the administration, interpretation, and enforcement of this Code, which shall be maintained in the offices of the Planning Division, including:

1. Application for General Plan Amendment, including text and Land Use Map amendments;

2. Application for Zone District Map Amendment or Development Code Amendment;

3. Application for Temporary Uses;

4. Application for Site Plan Approval;

5. Application for Preliminary Subdivision Plat Approval;

6. Application for Final Subdivision Plat Approval;

7. Application for Conditional Use Permit Approval;

8. Application for Permitted Use Approval;

9. Application for Change in Permitted Use Approval;

10. Application for Minor Revision;

11. Application for Area Plan Approval;

12. Application to the Land Use Hearing Examiner;

13. Application for Home Occupation Permit;

14. Application for Appeal;

15. Application for a Sign Permit; and

16. Application for Annexation.

Section 10.040. Development Application Procedures.

The steps in the review and consideration of the

various development applications, permits, and licenses authorized by this Code are identified in the Appendix of this Code.

Section 10.050. Combined Actions Permitted.
(Amended 11/28/06; 12/13/16)

A. The applicant may request and the Planning Division, the Reviewing Departments, the Planning Commission, the Hearing Examiner, or the City Council may, at their discretion, combine the processing and hearing of various development applications, administrative actions, and legislative actions. The sequence of review and approval of applications authorized by this Code requires that compliance with the Lehi City General Plan be considered initially.

B. Combined actions shall only be considered, and if deemed appropriate, permitted as follows:

1. Application for a General Plan amendment, including text and map amendments, may be combined with an Application for Annexation.

2. Application for Zone District Map amendment may be combined with an Application for Area Plan approval.

3. Application for Zone District Map amendment, Lehi City Development Code amendment, site plan approval, subdivision approval, Planned Residential Design (PRD) approval, Planned Unit Development (PUD) approval, and an application for a conditional use, variance, or other required approvals may be combined.

4. Application for a General Plan amendment may be combined with an Application for a Zone District Map amendment when the designations for both are proposed to be Public Facility.

Section 10.060. Permits Required.
The standards and requirements of this Code shall apply to all uses, development, or development activity located within Lehi City. No use, development, or development activity may be commenced or undertaken unless all necessary approvals, permits, and licenses have been issued in accordance with the provisions of this Code.

Section 10.070. Development Application; Initiation.
An application for a development approval, permit or license required by this Code shall be initiated by submitting the appropriate application to the City. All applications shall be processed in accordance with the provisions of this Code.

Section 10.080. Determination of Application Completeness.
After receipt of an application, the Planning Division shall determine whether the application is complete. If the Planning Division determines that the application is not complete, the Planning Division shall notify the applicant in writing, identifying the deficiencies of the application, including any additional information that must be provided, and advise the applicant that no action can be taken by the City until the deficiencies have been corrected. Determinations made by the Planning Division concerning application completeness shall be reviewed by the Reviewing Departments if the applicant considers the staff determination to be in error.

Section 10.090. Remedying Application Deficiencies.
If the applicant fails to correct the specified deficiencies within 30 days following notification of the deficiency, the application for development approval or a development permit or license shall be deemed withdrawn and will be returned to the applicant. All application fees shall be refunded.

Section 10.100. Payment of Taxes and Charges Required.
All development approvals shall be conditioned so that no final plat or site plan document is recorded or building permit issued on the subject property until all outstanding taxes and charges have been paid to date of approval.

Section 10.110. Scope of Development Approvals. (Amended 8/10/99; 7/28/09; 7/10/12; 2/10/15; 10/25/16; 12/13/16)

A. Except as otherwise provided, the rights conferred by a development permit upon the filing of a complete application and approval by the City Council, Planning Commission, Hearing Examiner, Reviewing Departments, or Zoning Administrator shall be limited to those development rights granted in the applicable provisions of this Code and any conditions attached to the development permit.

B. All development approvals, permits, or licenses shall be considered void after two years of final approval if substantial progress, construction, or

development has not taken place or has not continued in good faith without interruption, or if the applicant has failed to satisfy the water rights conveyance requirements in connection with an approval for Annexation or Zoning Map Amendment. A longer period of time may be provided for a phased subdivision application or phased site plan application as set forth in the conditions attached to the preliminary plat or site plan. A shorter period of time may be approved for temporary uses, grading permits, and other short-term projects.

C. All development applications shall be considered void after two years from the date the application is received by the City if no action has been taken to move the project toward approval.

D. Should an application be considered void, the applicant shall be required to re-submit the application and shall satisfy all requirements in place at the time of re-submission, including the payment of fees.

Section 10.120. Extension of Development Approval. *(New 07/28/09; Amended 07/10/12)*

A. Up to a one-year extension of a development approval may be granted by the Planning Commission or City Council, as applicable based on the body that granted the original approval, upon a finding that special circumstances exist that warrant such an extension.

B. All requests for an extension are subject to the following:

1. an extension shall be requested by the applicant within 30 days of the expiration of the original development approval. However, the approval of an extension will be based on the date of the original approval, not on the date the application for extension is filed or approved.

2. requests for an extension of a development approval shall be made in writing, and shall set forth the reasons why an extension is necessary and should be granted.

3. where bonding is deemed necessary as part of the development approval, a new bond will be required to take into account any changes in costs to match prevailing conditions for the construction and installation of all required improvements.

4. all requests for an extension shall be reviewed by the Reviewing Departments prior to approval by the approving body. The Reviewing Departments shall consider the following factors and make appropriate recommendations to the approving body:

(a) whether the original conditions of approval are still appropriate based on current requirements of the Lehi City Development Code and the Lehi City Design Standards and Public Improvement Specifications Manual;

(b) whether any ordinance changes have occurred or are being considered that may affect the activity or project authorized by the development approval;

(c) whether any changes in infrastructure or surrounding land uses have occurred that would affect the activity or project authorized by the development approval;

(d) the length of time since the original approval was granted; and

(e) any other applicable factors that would affect the viability of the previous approval.

5. if the Reviewing Departments determine that changes to the approved plans are necessary to meet current standards, and the applicant is willing to make the changes, an extension may be granted subject to the changes.

C. If a final plat which covers only a portion of an approved preliminary plat is recorded within the two -year time limit or extension thereof, the validity of the unrecorded portion of the preliminary plat shall automatically be extended for two years from the date of recording the final plat.

Section 10.130. Amendment to Development Permits.

All proposed amendments to an approved application for a development approval, permit, or license issued under the provisions of this Code shall be reviewed and reapproved in accordance with the procedures established for the approval of the original development approval or development permit, unless determined to be a minor revision under the provisions of Section 14.020 of this Code.

Section 10.140. Reapplication Following Denial.

If an application for a development approval, permit, or license is denied for failure to meet the requirements of this Code, an application for all or a part of the same property shall not be considered for

a period of at least one year from the date of denial unless the subsequent application is for a development that is materially different from the previously denied proposal or the prior denial was based upon a material mistake of fact.

Section 10.150. Inspections. *(Amended 12/13/16)*
In order to review information relevant to an application, permit or license the Planning Division, Reviewing Departments, Hearing Examiner, Commission, or City Council may, at any reasonable time and for any proper purpose, and upon the permission of the owner, enter upon any public or private premises and make an inspection thereof.

Section 10.160. Fee for Processing Development Applications.
The City Council shall establish a fee schedule, for the processing and review of all applications, permits, and licenses required by this Code, designed to recover an amount not to exceed the actual or anticipated costs of review and processing of the application.

Agenda Item No: 25

City Council Agenda Item Report

Meeting Date: September 14, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-52, appointing a member representative to the North Utah Valley Animal Services Special Service District.

Suggested Action:

Attachments:

Res 2021-52.docx

RESOLUTION NO: 2021-52

A RESOLUTION APPOINTING A MEMBER REPRESENTATIVE TO THE NORTH UTAH VALLEY ANIMAL SERVICES SPECIAL SERVICE DISTRICT.

WHEREAS, North Utah Valley Animal Services Special Services District serves Lehi City and surrounding Utah County communities by operating the North Utah Valley Animal Shelter; and

WHEREAS, Lehi City is represented by appointing a member to the North Utah Valley Animal Services Special Services District Board for a four-year term; and

WHEREAS, Marilyn Banasky was previously appointed to serve as a representative of this Board and Lehi City now wishes to appoint Chad Ray to serve as a representative of this Board.

NOW THEREFORE be it resolved that Chad Ray is hereby appointed as Lehi City's representative to the North Utah Valley Animal Services Special Services District Board beginning immediately and expiring December 31, 2023.

This resolution shall take effect immediately upon its adoption.

Approved and Adopted by the City Council of Lehi City this 14th day of September, 2021.

ATTEST

_____
Mayor Mark Johnson
Lehi City

_____
Teisha Wilson, City Recorder