Lehi City Council Meeting
Agenda
February 22, 2022

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

Pre-Council, 5:30 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

   2.1. Discussion of Cell Towers on City Property

   2.2. Holbrook Farms Park Discussion

   2.3. Master Transportation Plan Disucssion

   2.4. Department Goals Presentation

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. Proclaim April 23, 2022 as Arbor Day in Lehi City
   Arbor Day Proclamation 2022.pdf

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 February 8, 2022 City Council meeting.
020822CC.pdf

4.2. Approve Purchase Orders
PO Index.pdf
PO 7098.pdf
PO 7101.pdf
PO 7103.pdf

Regular Agenda

5. Consideration of Ordinance #09-2022, the MDT zone change on 5.115-acres of property located at 1565 West 1220 North, changing the zoning from A-1 to R-1-22.
Petitioner: Danny Gutierrez
CC Staff Report MDT Zone Change 02.08.22.docx
MDT Zone Change DRC 12.15.21.docx
Ordinance - MDT Zone Change 02.22.22.docx
MDT Aerial.pdf
MDT General Plan.pdf
MDT Zoning.pdf
MDT Zone Change 12.15.21 map, survey.pdf

6. Consideration of Ordinance #13-2022, the Morgan Property zone change on approximately 2.57-acres of property located at 105 South 1100 West, changing the zoning from RA-1 (residential/agriculture) to R-2 (medium density residential).
Petitioner: Hunting Farm LLC
CC Staff Report Morgan Property Zone Change 02.22.22.docx
Morgan Property Zone Change DRC 01.05.22.docx
Ord 13-2022.docx
Morgan Property Zone Change aerial.pdf
Morgan Property Zone Change General Plan.pdf
Morgan Property Zone Change Zoning.pdf
Morgan Property Zone Change 01.05.22.pdf

7. Consideration of Ordinance #14-2022, the Trinnaman Lane zone change on 1-acre of property located at 1200 North Trinnaman Lane, changing the zoning from A-1 (agriculture) to RA-1 (residential/agriculture).
Petitioner: Mike Dubois
CC Staff Report Trinnaman Lane Zone Change 02.22.22.docx
Trinnaman Lane Zone Change DRC 1.12.22.docx
Ord 14-2022.docx
Trinnaman Lane ZC aerial.pdf

Trinnaman Lane ZC General Plan.pdf
Trinnaman Lane ZC zoning.pdf
Trinnaman Lane Zone Change narrative.pdf
Dubois Trinnaman Lane Zone Change map.pdf

8. Consideration of the 1st Storage Annexation, annexing 3.85-acres of property located at 960 West 2100 North with proposed TH-5 zoning.
   a. Public Hearing
   b. Consideration of Resolution #2022-11, approving the Annexation Agreement
   c. Consideration of Ordinance #15-2022, approving the 1st Storage Annexation

   Petitioner: Steve Layton
   CC Staff Report 1st Storage Annexation - Final Approval 02.22.22.docx
   1st Lehi Storage Annexation DRC 01.05.22.docx
   Ord 15-2022.docx
   Res 2022-11.docx
   1st Storage Annexation Agreement 02.22.22.docx
   Annexation Narrative.pdf
   1st Storage Annexation Plat (updated).pdf
   Aerial Map.pdf
   General Plan Map.pdf
   Zoning Map.pdf

9. Consideration of Preliminary subdivision approval for The Lofts at Holbrook Farms, a 240-unit townhome development located at approximately 2700 North Redwood Road.
   Petitioner: Ivory Innovations
   CC Staff Report The Lofts at Holbrook Preliminary Subdivision 02.22.22.docx
   Lofts @ Holbrook Farms DRC 01.05.21.docx
   Lofts at Holbrook Farms - narrative.pdf
   The Lofts at Holbrook Farms Preliminary Subdivision - plans.pdf
   The Lofts at Holbrook Farms Preliminary Subdivision - amenities and elevations.pdf
   Lofts at Holbrook Farms - Amenities list.pdf
   The Lofts Aerial Map.pdf
   The Lofts GP Map.pdf
   The Lofts Zoning Map.pdf
   IMG_4660.JPG
   IMG_4661.JPG
   IMG_4662.JPG
   IMG_4659.JPG

10. Consideration of approval for the Curtis Center Backbone Road Subdivision, a commercial subdivision and right-of-way for the development.
    Petitioner: Michelle Holbrook

CC Staff Report Curtis Center Backbone Subdivision Final Subdivision 02.22.22.docx
Curtis Center Backbone Subdivision DRC 02.02.22.docx
Curtis Center Backbone - plans.pdf
The Curtis Center Backbone - General Plan.pdf
The Curtis Center Backbone - Zoning.pdf
The Curtis Center Backbone - Aerial.pdf

11. Consideration of Ordinance #16-2022, an amendment to the Lehi City Development Code Chapters 16, 17, and Table 05.030A, amending driveway length requirements.
Petitioner: Lehi City
CC Staff Report Chapter 16, 17, Table 05.030A Development Code Amendment 02.22.22.docx
Ord 16-2022.docx
Table 05.040A Development Code Amendment DRC 1.12.22.docx
TBL05.040-A ResBulkIntensity Driveway Length.pdf
Ch17PUD Driveway Lengths 01.06.22.docx
Ch16PRD Driveway Lengths 01.06.22.docx

12. Consideration of Resolution #2022-09, approving an Interlocal Cooperation Agreement between Saratoga Springs and Lehi City for the shared use of stormdrain outfall.

Petitioner: Lehi City
Res 2022-09.docx
Lehi City Interlocal Agreement for Shared Use of Storm Drain Outfall Lazaret Ave 550 North cc 2-1-22.pdf

13. Consideration of Ordinance #11-2022, amending Title 9 Chapter 2 Article C Section 1 (Water Shortage Management Plan)
Petitioner: Lehi City
Ord 11-2022.docx
Exhibit to 9-2C-1 Amendment.docx

14. Consideration of Ordinance #12-2022, adopting Title 3 Chapter 6 creating the Lehi City Parks, Arts, Recreation, and Culture (PARC) Advisory Committee.
Petitioner: Lehi City
Ord 12-2022.docx
Exhibit-PARC Advisory Committee (Title 3 Chapter 6).docx

15. Consideration of Resolution #2022-12, adopting voter participation areas.
Petitioner: Lehi City
Res 2022-12.docx
Lehi VPA.pdf

16. Consideration of Resolution #2022-13, appointing an Alternate Board Member to the Lehi City Planning Commission
    Petitioner: Lehi City
    Res 2022-13.docx

17. Consideration of Resolution #2022-14, appointing a Board Member to the Lehi City Parks, Arts, Recreation, and Cultural (PARC) Advisory Committee.
    Res 2022-14.docx

18. Consideration of Resolution #2022-15, appointing a Board Member to the Lehi City Historic Preservation Commission.
    Petitioner: Lehi City
    Res 2022-15.docx

19. Consideration of Resolution #2022-16, appointing a Board Member to the Lehi City Parks, Trails and Trees Advisory Committee.
    Petitioner: Lehi City
    Res 2022-16.docx

20. 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: February 22, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Discussion of Cell Towers on City Property

Suggested Action:

Attachments:

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: February 22, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Holbrook Farms Park Discussion

Suggested Action:

Attachments:

Agenda Item No: 2.3

City Council Agenda Item Report

Meeting Date: February 22, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Master Transportation Plan Disucssion

Suggested Action:

Attachments:

Agenda Item No: 2.4

City Council Agenda Item Report

Meeting Date: February 22, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Department Goals Presentation

Suggested Action:

Attachments:

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: February 22, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Presentations and Reports

Subject:
Proclaim April 23, 2022 as Arbor Day in Lehi City

Suggested Action:

Attachments:

Arbor Day Proclamation 2022.pdf

Proclamation

Proclaiming April 23, 2022 as Arbor Day in Lehi, Utah

WHEREAS, in 1972, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for planting trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal.

NOW THEREFORE BY PROCLAMATION of Mayor Mark Johnson and the Lehi City Municipal Council hereby proclaim April 23, 2022 as Arbor Day in Lehi City.

Dated this th day of February 22, 2021

CORPORATE SEAL OF LEHI CITY
STATE OF UTAH

_____

Mark Johnson, Mayor

Attest:

_____

Teisha Wilson, City Recorder

Agenda Item No: 4.1

City Council Agenda Item Report

Meeting Date: February 22, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes from the February 8, 2022 City Council meeting.

Suggested Action:

Attachments:

020822CC.pdf

LEHI CITY

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

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **February 8, 2022,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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

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

DRAFT

Pre Council, 7:00 p.m.

1. Welcome and Opening Comment

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Hancock gave the opening comment.

2. Presentations and Report

2.1 Discussion of Revisions to the Proposed Thanksgiving Station Concept Plan

Jonathan Bankhead stated that he would like to address their revised concept plan and ensure they are moving in a comfortable direction as they are working through resubmitting the plan. He noted that it was made clear at the previous meeting that 5200 units was too much and that significant improvements would need to be made in order to justify anything above 2000 units.

Mr. Bankhead stated that they are working more closely with staff as they address some of the concerns from the previous meeting which included infrastructure plans, transportation, cost, and triggers. The traffic needs to improve, but the cost should not come from the City.

Right now, their plan is to include 2000 units with the bulk of it being within a 1/3 mile radius of the FrontRunner Station. Electric Park and Farm Country will remain in the newly proposed plan. He stated that the Clubhouse Drive extension is a much needed component regardless of this development. There is proposed legislation that would transfer the ownership of Clubhouse Drive to the State, making it part of SR92.

Mr. Bankhead stated that they would like to submit another concept plan by the end of March, so they want to make sure that the Council is comfortable with their general direction before they design something.

Mr. Bankhead requested that an applicant for a climbing gym be allowed to move forward through the process with a concept plan now. The Council was comfortable allowing the applicant to proceed as they wait for the final Area Plan Amendment.

2.2 Cold Springs Infrastructure Reimbursement Discussion

Den Lundell, Finance Director, briefed the Council on an upcoming budget amendment. He said that they need to reimburse about 4 million in infrastructure improvements for the Cold Springs Development. He stated that the projects were completed faster then expected, so they will need to do an amendment to the budget.

2.3 Discussion of Telecommunications Franchise Agreement with Wasatch Broadband.

Spencer Wangsgard, representing Wasatch Broadband, informed the Council that he was approached by a developer in Holbrook Farms to address the lack of internet options. He said that they plan to minimize the scope of their project in the area, but can hopefully provide more options to residents. Mayor Johnson suggested that they work with Strata and coordinate fiber installation if possible.

3. Agenda Questions

None.

4. Administrative Report

David Kitchen, HR Director, informed the Council that they are moving to a digital timecard process, but they are having some issues because the Council and Commission are paid on a different schedule. They are paid monthly instead of bi-weekly like all other employees, so he suggested that the Council move to the bi-weekly system which would be 26 pay periods per year. The Council agreed.

5. Mayor and Council Reports

Mayor Johnson stated that they receive a donation from Patterson Homes every year that historically they have used for Library purchases, but it could be used for other things. He would like to see this year's donation be used toward the construction of a dog park for the raw materials, then volunteers can help with the construction. The Council reached consensus that the donation this year should be used toward the construction of a dog park.

Mayor Johnson suggested implementing some procedures that would assist with efficiency during a Council meeting. He recommended that each Councilmember state their opinion and give their analysis once per application. It's appropriate to ask questions, but he would like to avoid a debate. The Council agreed that this procedure would be beneficial.

The Council reported on their assigned committees.

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

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

DRAFT

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

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

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

2. 20 Minute Citizen Input

Students from Skyridge invited the Mayor and Council to attend their musical *Urinetown*.

Eric Sabin expressed concerns with the Holbrook Farms Park concept plan that was recently reviewed by the Planning Commission. He asked that the design be altered to adjust the grass and natural grass areas. He also stated that it does not meet the code requirements for the number of trees.

Chris Brown also expressed concerns with the park design and does not want to see native plants because it looks like weeds.

Trent stated that he was concerned with the haste of the project. He wants to make sure it's done correctly, and that public input is considered.

Lindsay stated that she dislikes the look of native grass and does not want that in the park. She felt that it could be designed in a more efficient way and was concerned that public comment was not allowed at the Planning Commission meeting.

Michael Caplin was concerned that the Planning Commission was approving concept plans that don't comply with City code.

Kim Struthers stated that the tree requirements in an area plan are different from a PUD.

Councilor Koivisto stated that they could request that the developer make a change to the plan to address some of the resident's concerns.

Mayor Johnson suggested that the Council hear from the Parks staff on this issue.

3. Consent Agenda

3.1) Approve Purchase Orders

3.2) Approve minutes from the February 1, 202 City Council Work Session.

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

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

4. **Consideration of Final subdivision approval for the Traverse Mountain Multifamily Plat A, a 3-lot subdivision located at 381 North Traverse Mountain Boulevard. (Tabled at the January 25th meeting)**

Devin Belknap with Riverbend was representing the applicant.

Motion: Councilor Koivisto moved to un-table this item. Councilor Southwick seconded the motion.

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

Motion: Councilor Koivisto moved to grant final subdivision approval for the Traverse Mountain Multifamily Plat A, a 3-lot subdivision located at 381 North Traverse Mountain Boulevard; including any Development Review Committee and Planning Commission comments. Councilor Condie seconded the motion.

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

5. **Consideration of Ordinance #08-2022, the Summers' Home zone change, on 0.95-acres of property located at approximately 1125 East Fitzgerald Lane, changing the zoning from TH-5 to R-1-15.**

Motion: Councilor Southwick moved to approve Ordinance #08-2022, the Summers' Home zone change, on 0.95-acres of property located at approximately 1125 East Fitzgerald Lane, changing the zoning from TH-5 to R-1-15; including any Development Review Committee and Planning Commission comments. Councilor Koivisto seconded the motion.

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

6. **Consideration of Ordinance #09-2022, the MDT zone change, on 5.115-acres of property located at 1565 West 1220 North, changing the zoning from A-1 to R-1-22.**

The applicant was not present.

Motion: Councilor Koivisto moved to table this item to February 22, 2022, or to a time that works better for the applicant to attend. Councilor Southwick seconded the motion.

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

7. **Consideration of Preliminary subdivision approval for the Center Pointe Towns, a 23-townhome unit development located at 3237 North Center Pointe Drive in an R-3 zone.**
Andrew Patterson was representing the applicant. He displayed some of the design elements of the project.

Motion: Councilor Southwick moved to grant Preliminary subdivision approval for the Center Pointe Towns, a 23-townhome unit development located at 3237 North Center Pointe Drive in an R-3 zone; including any Development Review Committee and Planning Commission comments. Councilor Koivisto seconded the motion.

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

8. **Consideration of Preliminary subdivision approval for the Longhorn Meadows, a 14-lot residential development located at approximately 400 South 1300 West.**
Scott Dunn was representing the applicant.

Motion: Councilor Koivisto moved to grant Preliminary subdivision approval for the Longhorn Meadows, a 14-lot residential development located at approximately 400 South 1300 West; including any Development Review Committee and Planning Commission comments. Councilor Hancock seconded the motion.

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

9. **Consideration of Preliminary and Final subdivision approval for the Sunset Meadows Plat B, a 3-lot residential development located at 1980 West Snow Spring Drive.**
Scott Dun was representing the applicant.

Motion: Councilor Condie moved to grant Preliminary and Final subdivision approval for the Sunset Meadows Plat B, a 3-lot residential development located at 1980 West Snow Spring Drive; including any Development Review Committee and Planning Commission comments. Councilor Koivisto seconded the motion.

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

10. **Consideration of Final subdivision approval for the Gardner Point Phase 6, a 55-lot residential subdivision located at 1400 North 4200 West.**
Brandon Watts was representing the applicant.

Motion: Councilor Southwick moved to grant Final subdivision approval for the Gardner Point Phase 6, a 55-lot residential subdivision located at 1400

North 4200 West; including any Development Review Committee and Planning Commission comments. Councilor Hancock seconded the motion.

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

11. Consideration of Resolution #2022-08, approving an amended Development Agreement between Sanctuary at Lehi LLC, the SNF at the Ridge LC, Lehi Pointe LLC and Lehi City for the East Project.

Lorin Powell stated that he had concerns with asking for the water rights up front, so they amended the agreement to state that the water dedication will take place at the time of pre-construction.

Motion: Councilor Koivisto moved to approve Resolution #2022-08, approving an amended Development Agreement between Sanctuary at Lehi LLC, the SNF at the Ridge LC, Lehi Pointe LLC and Lehi City for the East Project. Councilor Southwick seconded the motion.

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

12. Consideration of Ordinance #10-2022, an amendment to the Lehi City Development Code Chapters 16 and 17, amending the requirements for PUDs and PRDs.

Mr. Struthers explained that this amendment would make the open space requirements consistent for both the PUD and PRD zones. This also addresses open spaces uses in wetland areas.

Motion: Councilor Condie moved to approve Ordinance #10-2022, an amendment to the Lehi City Development Code Chapters 16 and 17, amending the requirements for PUDs and PRDs; including any Development Review Committee and Planning Commission comments. Councilor Koivisto seconded the motion.

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

13. Consideration of Resolution #2022-07, granting Wasatch Broadband LLC a nonexclusive franchise to operate a telecommunications network in Lehi City.

Motion: Councilor Koivisto moved to approve Resolution #2022-07, granting Wasatch Broadband LLC a nonexclusive franchise to operate a telecommunications network in Lehi City. Councilor Albrecht seconded the motion.

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

14. Adjournment

With no further business to come before the City Council at this time, Councilor Hancock moved to adjourn the meeting. Councilor Southwick seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:01 p.m.

Approved: February 22, 2022 Attest:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

DRAFT

Agenda Item No: 4.2

City Council Agenda Item Report

Meeting Date: February 22, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Purchase Orders

Suggested Action:

Attachments:

PO Index.pdf

PO 7098.pdf

PO 7101.pdf

PO 7103.pdf

LEHI CITY
CITY COUNCIL AGENDA
February 22, 2022

Consent Agenda: Approval of Purchase Orders

INFORMATION:

Company	Description	P O Amount	Budget Amt (before PO)
Mountainland Supply Co PO 7098	Culinary new construction	$151,836.48	Inventory
Gerber Construction PO 7191	Repair the Bridge on Clubhouse	$140,000.00	$732,283.00
Quick Silver Concrete	CDBG 300 W Downtown Improvement	$250,000.00	$240,000.00

PURCHASE ORDER

LEHI CITY CORPORATION

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

7098

32675

ISSUED TO: MOUNTAINLAND SUPPLY CO.
P.O. BOX 127

OREM UT 84059-0127

SHIP TO: WATER
2538 NORTH 300 WEST
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 02/10/2022

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	464.00	SENSUS 3/4S IPERL 7.5LL 1 GAL TR/PL 2-WIRE TRPL W/6FT CAB	149.70	69,458.78	51-50-58-100
0	486.00	SENUS 520 M SINGLE PORT SMPT RADIO	169.50	82,377.70	51-50-58-100

TOTAL 151,836.48

Authorized By:

Department Head

City Council Approval Date *

Jason Walker

Mayor or City Administrator

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

LEHI CITY PURCHASE REQUISITION REQUEST

Supplier

Name Mountainland Supply Company
Street PO Box 127
City Orem **State** Utah
Zip 84059 **Telephone** 801-224-6050

Vendor 32675

Date 7-Feb-22

Culinary | 51-50-58-100 | Dean Lundell Jason Walker

Requesting Department | **Department Account Numbers** | **Department Head Signature**

Qty	Description	Price	Total
464	SENSUS 3/4S IPERL 7.5LL 1GAL TR/PL 2-WIRE TRPL W/6FT CABLE	$ 149.696	$ 69,458.78
486	SENSUS 520 M SINGLE PORT SMPT RADIO	$ 169.501	$ 82,377.70
	Bid # S104521925.001		
			$ 151,836.48

Justification: Meters needed for new construction. Need to order now as there is a 10-12 week lead time between when an order is placed and when it's received.

Price Determination	
Verbal Quote	
Informal Bid	
Written Bid	x
State Bid	
Other	

MOUNTAINLAND
SUPPLY COMPANY

Bid

S104521925.001

$151,836.48

BILL TO:

LEHI CITY CORPORATION
153 NORTH 100 EAST
P O BOX 255
LEHI, UT 84043

SHIP TO:

LEHI WATER SHOP
2538 NORTH 300 WEST
LEHI, UT 84043

Customer #	Salesman	Release #	Job Name
4677	ZACH BLACKBURN		CULINARY NEW CONSTRUCTION

Ship Via	Terms	Expiration Date	Order Date	Ordered By	Writer
	NET 30TH	03/09/2022	02/07/2022	ZACH B	JAMES BEASLEY

Part #	Qty	Description	Price	Ext.
65730	464	SENSUS 3/4S IPERL 7.5LL 1GAL TR/PL 2-WIRE TRPL W/ 6FT CABLE 1GAL CONFIG# I2-S-1GB-XX	$149.696	$69,458.78
224321	486	SENSUS 520M SINGLE PORT SMPT RADIO PIT-SET WITH TRPL TOUCHCOUPLER INTERVAL DATA	$169.501	$82,377.70

Bid Total does not include tax. All prices herein supercede all prior quotes and are subject to change without prior notice. No guarantee is made as to the accuracy of the quantities listed. *** NOTE- All Special Order Material is Non-Returnable ***

Subtotal	$151,836.48
Est. S&H	$0.00
Due	$151,836.48

Due to the impact of COVID-19 supply chain interruptions, trucking shortages, and resulting price increases, this pricing is based on material in stock at time of quotation. Please verify all quantities and part numbers prior to placing your order.

PURCHASE ORDER

LEHI CITY CORPORATION

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

7101

16100

ISSUED TO: GERBER CONSTRUCTION, INC.
815 EAST 675 SOUTH

LEHI UT 84043

SHIP TO: STREETS
439 WEST 300 NORTH
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 02/10/2022

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	REPAIR THE BRIDGE ON CLUBHOUSE DR	140,000.00	140,000.00	11-50-09-010

TOTAL 140,000.00

Authorized By:

Department Head

City Council Approval Date *

Jason Walker

Mayor or City Administrator

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

Lehi City Purchase Requisition Request

Supplier	**Name**	Gerber Construction		**Vender #**	
	Street	815 E 675 S		**Date**	**2/3/2022**
	City	Lehi	**State**	UT	
	Zip	84043	**Phone**	801-407-2000	

Dean Lundell

Jason Walker

Street Department	11-50-09-010	
Requesting Department	**Dept. Account No.**	**Department Head Signature**

Quantity	Unit	Materials and Description	Price	Total
		The Bridge on Clubhouse Dr was damaged on two		
		separate instances, once we started looking for the		
		current wooden framework, it was found that wood no		
		longer met traffic standards. BJ Benson, Todd King,		
		and Luke Seegmiller reached out to several contractors		
		after having the new drawings only Gerber Construstion		
		returned a bid, as this is dealing with Union Pacific		
		Railroad and UTA both. A Contractor must be certified		
		through both of those companies and meet bond		
		requirements. Many companies do not meet these		
		standards and of the contracters that do meet the		
		requirements, only Gerber submitted a bid.		
		Total		$140,000.00

Justification:	**Price Determination**	
Gerber construction was the only	**Verbal Quote**	
certifiable contractor that returned a bid	**Informal Bid**	
willing to begin in a timely manner. This	**Written Bid**	**X**
section of rail is not meeting current	**State Bid**	
safety requirements.	**Other**	

Gerber Construction, Inc.
815 E 675 S
Lehi, UT 84043

Phone: 801.407.2000
Fax: 801.407.2058
www.1gerber.com

GERBER CONSTRUCTION
Est. 1974

To:	Lehi City Corporation	**Contact:**	Luke Seegmiller
Address:	Lehi, UT 84043	**Phone:**	385.201.2530
		Fax:	
Project Name:	Club House Drive Bridge Railing	**Bid Number:**	211223-02
Project Location:	Club House Drive, Lehi, UT	**Bid Date:**	1/18/2022

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization	1.00	LS	$8,500.00	$8,500.00
2	Demo And Dispose Of Existing Rail	272.00	FOOT	$40.00	$10,880.00
3	New Rail Fab & Install	272.00	FOOT	$380.00	$103,360.00
4	Traffic Control- Bridge With Signal	1.00	LS	$16,500.00	$16,500.00

Total Bid Price: $139,240.00

Notes:

- Inclusions:
  -Estimated time to remove existing rail and install new railing is 12 working days.
  -Traffic control included in the bid is to set a temporary signal at the bridge allowing one lane of traffic for the project.
  -New steel rail included in the bid is estimated as black steel with a galvanized coating.
  -Rail road permits and insurance if required will be obtained and paid for by Lehi City.
- Exclusions:
  -Any work not specifically listed in inclusions.
  -Davis-Bacon or Prevailing Wages
  -Payment and Performance Bonds
  -Permits, licensing and other fees
  -Materials Testing
  -Survey
  -Traffic Control
  -Cold Weather Protection
- Terms & Conditions:
  -Pricing is all-inclusive and may not be split into separate work packages without consent from Gerber Construction. Gerber Construction maintains the right to adjust bid pricing if bid is to be separated or broken out.
  -Pricing based on a standard 40-hour work week. Generally speaking, this is Monday through Friday, normal working hours. If Owner chooses to accelerate the project schedule, thus requiring overtime, a premium for the required overtime hours would be charged.
  -Pricing based on a mutually-agreed upon schedule between the Owner and Gerber Construction.
  -Pricing valid for 30 days from the day of quotation.
  -All contract language to be in accordance with the laws of the state in which work will occur.
  -Buyer to provide acceptable all-weather access for the employees of Gerber Construction as well as other equipment required to perform the work.
  -This quote with its corresponding terms and conditions are to be made a part of the subcontract.
  -Gerber Construction will not be held liable for any delays in schedule due to acts of God, labor disputes, material shortages, etc.
  -This quote based on currently available plans. Any changes made to the current version of plans are a change of condition and will require adjustments in pricing.
  -One mobilization has been included in this quote. If additional mobilizations are required, Gerber Construction reserves the right to adjust pricing accordingly.

Payment Terms:

-Payment due 30 days from date of invoice.

-5% retention will be allowed until 50% of the project is complete. After 50% of the project is complete, no retention will be withheld from monthly progress payments.

-Gerber Construction will invoice for any retainages upon completion and acceptance of the scope of work as detailed above.

ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted. **Buyer:** _____ **Signature:** _____ **Date of Acceptance:** _____	**CONFIRMED:** **Gerber Construction Inc.** **Authorized Signature:** _____ **Estimator:** Nathaniel Voss 801-407-2020 natev@1gerber.com

PURCHASE ORDER

LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE # 7103

584144
ISSUED TO: QUICK SILVER CONCRETE
548 SOUTH 600 EAST

LEHI UT 84043

SHIP TO: ADMIN
153 N 100 E
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 02/15/2022

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	2021 CDBG 300 WEST DOWNTOWN IMPROVEMENT PROJECT	250,000.00	250,000.00	45-70-70-100

TOTAL 250,000.00

Authorized By:

Lisa Powell 2/15/2022
Department Head

Jason Walker
Mayor or City Administrator

City Council Approval Date *

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

LEHI CITY PURCHASE REQUISITION REQUEST

Dean Lundell

Supplier

Name Quicksilver Concrete
Street 548 South 600 East
City Lehi **State** Utah
Zip 84043 **Telephone** 801-420-3872

Vendor

Date February 15, 2022

Engineering (CDBG Funds) 45-70-70-100

Requesting Department **Department Head Signature**

Quantity	Unit	Materials and Description	Price	Total
1	LS	2021 CDBG 300 West Downtown Improvement Project	$250,000.00	$250,000.00
				$250,000.00

JUSTIFICATION:
This CDBG Project was Bid February 15, 2022.
It improves the road on:300 West from 200 North to 300 North
See the attached Bid Tabulation.
This project fits the criteria set out for the use of CDBG funds and
complies with the Downtown Revitalization Plan

PRICE DETERMINATION	
Verbal Quote	
Informal Bid	
Written Bid	**x**
State Bid	
Other	

BID TABULATIONS

LEHI CITY - DOWNTOWN STREET IMPROVEMENT PROJECT - 2021 CDBG

300 WEST - 200 NORTH TO 300 NORTH

BID OPENING DATE February 15, 2022

				QUICKSILVER CONCRETE 548 S 600 E Lehi, UT 84043 Gradie Allred		HYDRO VAC EXCAVATION 625 N 2670 W Lehi, UT 84043 Jeromy Nielson		GENEVA ROCK PRODUCTS 1565 W 400 N Orem, UT 84057 Josh Jensen	
#	ITEM	QUANTITY	UNIT	UNIT COST	ITEM COST	UNIT COST	ITEM COST	UNIT COST	ITEM COST
1	Mobilization	1	LS	$ 12,000.00	$ 12,000.00	$ 10,000.00	$ 10,000.00	$ 35,000.00	$ 35,000.00
2	Traffic Control	1	LS	$ 10,000.00	$ 10,000.00	$ 3,500.00	$ 3,500.00	$ 15,000.00	$ 15,000.00
3	Remove and Dispose Sidewalk / Asphalt	2645	SF	$ 2.50	$ 6,612.50	$ 3.00	$ 7,935.00	$ 3.50	$ 9,257.50
4	Saw Cut Asphalt	837	LF	$ 3.00	$ 2,511.00	$ 3.00	$ 2,511.00	$ 3.00	$ 2,511.00
5	Remove and Dispose Asphalt	3140	SF	$ 1.50	$ 4,710.00	$ 2.00	$ 6,280.00	$ 1.10	$ 3,454.00
6	Curb & Gutter	788	LF	$ 44.00	$ 34,672.00	$ 40.00	$ 31,520.00	$ 50.00	$ 39,400.00
7	5' Sidewalk	1820	SF	$ 8.00	$ 14,560.00	$ 9.00	$ 16,380.00	$ 28.00	$ 50,960.00
8	Thicken Back Sidewalk	910	SF	$ 12.50	$ 11,375.00	$ 9.50	$ 8,645.00	$ 27.00	$ 24,570.00
9	Pavement (3" asphalt, 6" base, 18)	7675	SF	$ 9.00	$ 69,075.00	$ 13.00	$ 99,775.00	$ 7.00	$ 53,725.00
10	ADA Ramps	3	EA	$ 2,200.00	$ 6,600.00	$ 3,500.00	$ 10,500.00	$ 4,500.00	$ 13,500.00
11	Concrete Driveway	2132	SF	$ 8.25	$ 17,589.00	$ 10.00	$ 21,320.00	$ 14.00	$ 29,848.00
12	Concrete Drive Approach	7	EA	$ 700.00	$ 4,900.00	$ 4,000.00	$ 28,000.00	$ 1,600.00	$ 11,200.00
13	6" deep Cobblestone Planter	720	SF	$ 4.00	$ 2,880.00	$ 6.00	$ 4,320.00	$ 6.00	$ 4,320.00
14	4' Conc Waterway	20	LF	$ 50.00	$ 1,000.00	$ 72.00	$ 1,440.00	$ 180.00	$ 3,600.00
15	Ex Storm Drain Remove / Dipose	400	LF	$ 10.00	$ 4,000.00	$ 40.00	$ 16,000.00	$ 45.00	$ 18,000.00
16	Install Sump	1	EA	$ 9,800.00	$ 9,800.00	$ 24,000.00	$ 24,000.00	$ 12,000.00	$ 12,000.00
				Total	**$ 212,284.50**	Total	**$ 292,126.00**	Total	**$ 326,345.50**

LOW BIDDER

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: February 22, 2022
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #09-2022, the MDT zone change on 5.115-acres of property located at 1565 West 1220 North, changing the zoning from A-1 to R-1-22.

Suggested Action:

Attachments:

CC Staff Report MDT Zone Change 02.08.22.docx

MDT Zone Change DRC 12.15.21.docx

Ordinance - MDT Zone Change 02.22.22.docx

MDT Aerial.pdf

MDT General Plan.pdf

MDT Zoning.pdf

MDT Zone Change 12.15.21 map, survey.pdf

MDT ZONE CHANGE
CITY COUNCIL REPORT

Applicant	Danny Gutierrez		
Meeting Date	February 22, 2022		
Requested Action/Purpose	Approval of a proposed zone change		
Location	1565 West 1220 North		
Project Area	5.115 acres		
Existing Zoning	A-1		
Proposed Zoning	R-1-22		
Existing General Plan Land Use Designation	VLDRA		
Adjacent Zoning and Land Use	*North*	A-1	Undeveloped
	South	A-1	Single family residential
	East	A-1	Single family residential
	West	A-1/RA-1	Single family residential
Date of DRC Review	December 15, 2021		
Date of Planning Commission Review	January 13, 2022		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Very Low Density Residential/Agricultural (VLDRA)



The purpose of the Very Low Density Residential/Agricultural (VLDRA) classification is to provide for single-family residential areas within a rural setting, with an overall neighborhood density not to exceed 1.75 units per acre. Much of the area designated as VLDRA is located at the periphery of the City in the south and west areas where small-scale farming, hobby farming, or other agricultural uses are present. Where new development is allowed adjacent to existing agricultural areas, the new development must be sensitive to, and compatible with, the existing uses. Larger lot sizes and lower density zones that allow for animal rights will be encouraged where adjacent to such agricultural areas. In particular, provision should be made for hobby farms, ranchettes, or equestrian-related developments where the development is to be located adjacent to similar existing uses

The VLDRA designation is also intended to encourage creativity and flexibility of planning and design through the use of Planned Residential Design projects and Planned Unit Developments, where clustering and open space, with a variety of lot sizes and a range of housing choices can be accomplished while still maintaining a base density of 1.75 units per acre. Applicable Zoning District classifications, depending on the area, include R-1-22 and A-1. RA-1 may also be permitted on properties that are no larger than 2 acres in size. Although new development in VLDRA areas is allowed, the existing agricultural uses will be encouraged to remain, and leap frog development into primarily agricultural areas will be discouraged. Growth should be directed in an orderly manner, growing outward from existing developed areas where public facilities are available.

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

September 30, 1981- This property was annexed into the City as part of the Phillips and Maupin Property

REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from A-1 to R-1-22 for 5.115 acres located at 1565 West 1220 North. This zone change is consistent with the approved General Plan designation of VLDRA for the property. The applicant is seeking a zone change as it will allow the property to be developed with half-acre lots. The zoning is compatible with the nearby 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 a preliminary subdivision, the owner needs to complete the required water dedication for the R-1-22 Zone. The amount of culinary water is 0.79 acre feet per acre and irrigation water is 2.90 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 Very Low Density Residential Agriculture 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 January 13, 2022. The minutes and motion from this

meeting are as follows:

3.2) Public hearing and recommendation of Danny Gutierrez's request for review of the MDT zone change, on 5.115-acres of property located at 1565 West 1220 North, changing the zoning from A-1 (agriculture) to R-1-22 (residential/agriculture).
Jacob Curtis presented information on the agenda item.

The applicant, Danny Gutierrez, was present.

Commissioner Nielsen opened the public hearing.

Commissioner Nielsen closed the public hearing.

> **Motion:** Commissioner Eyre moved to send a positive recommendation **of Danny Gutierrez's request for review of the MDT zone change, on 5.115-acres of property located at 1565 West 1220 North, changing the zoning from A-1 (agriculture) to R-1-22 (residential/agriculture)**; with the findings that the proposed zone change is consistent with the Very Low Density Residential Agriculture designation of the General Plan and is consistent with the goals and policies of the General Plan; including all DRC comments. Commissioner Everett seconded.
>
> **Vote:** Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Ellis, yes; Commissioner Bunker; yes; Commissioner Jackson, yes; Commissioner Eyre, yes; Commissioner Newall, yes. The vote passed unanimously.

MDT Residential Zone Change
DRC Redline Comments

*Danny Gutierrez- requests review of the **MDT zone change**, for 5.115acres of property located at 1565 West 1220 North, changing the zoning from A-1 to R-1-22.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller, Jacob Curtis
Representatives of the Applicant Present: None
Date of Plans Reviewed: 12/07/21
Time Start: 10:05 am
Time End: 10:10 am

DRC REDLINE COMMENTS:
Glade – Power: No comment for zone change. Be advised: Construction will require power line extension with off-site easements.
Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Matt – Public Works: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
1. As a condition of recording the Zone Change Ordinance and prior to submission of an application for a preliminary subdivision, the owner needs to complete the required water dedication for the R-1-22 Zone. The amount of culinary water is 0.79 acre feet per acre and irrigation water is 2.90 acre feet per acre.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JANUARY 13, 2022
(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: 2022-__

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 1565 WEST 1220 NORTH

WHEREAS, Danny Gutierrez, owner of property located at 1565 West 1220 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-1-22; and

WHEREAS, following a public hearing on January 13, 2022, 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 February 22, 2022, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of January 13, 2022; 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-1-22.

PART II:

A. If a provision of this Ordinance -2022 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

C. The City Council hereby directs that the official copy of the Lehi City 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 22nd day of February 2022.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

MDT ZONE CHANGE PARCEL NUMBERS

12:033:0106

MDT ZONE CHANGE PROPERTY LEGAL DESCRIPTION

AS-SURVEYED DESCRIPTION

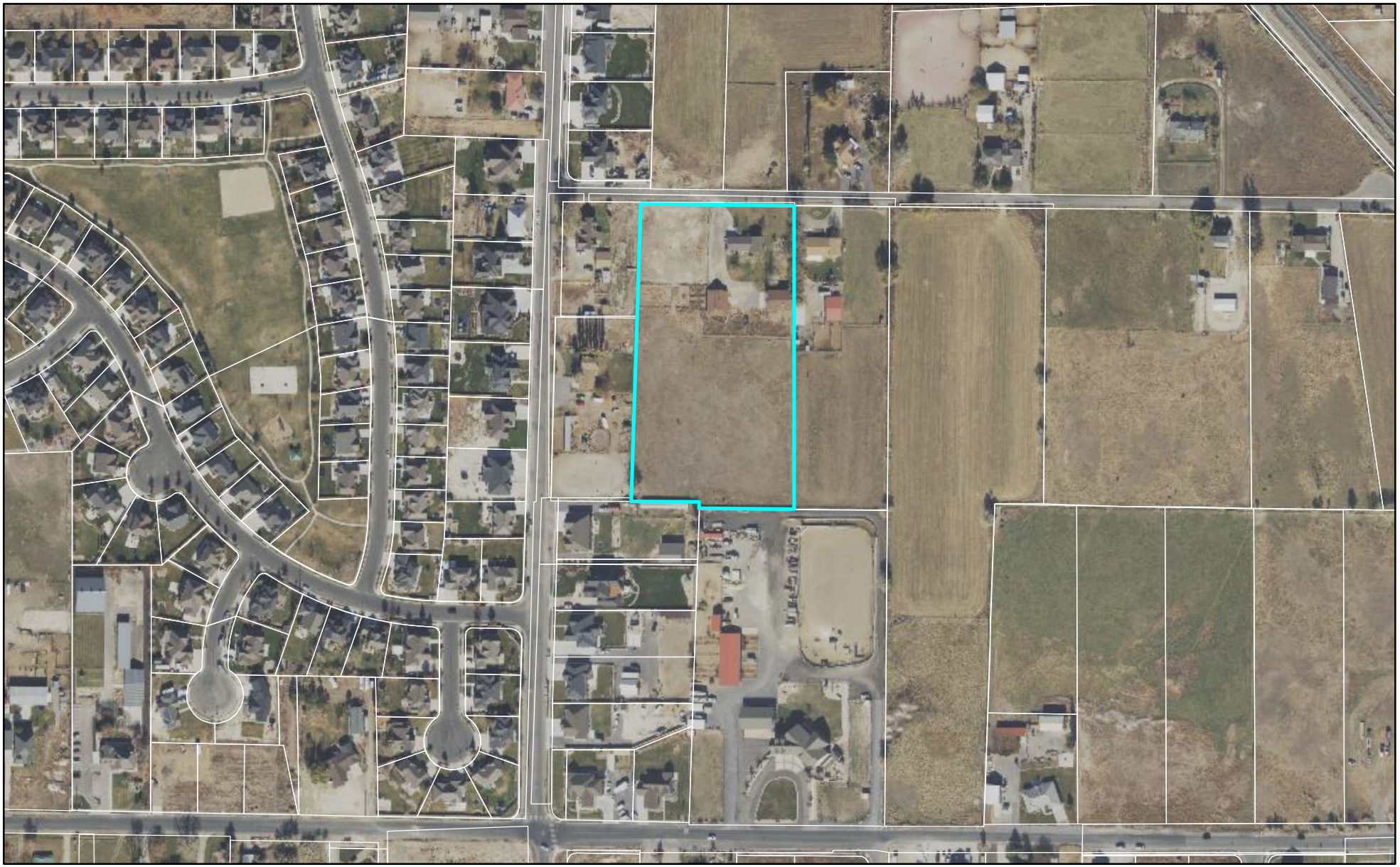
A TRACT OF LAND BEING SITUATE IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF SOUTH 00°14’35”EAST BETWEEN THE NORTH QUARTER AND THE SOUTH QUARTER OF SAID SECTION 7, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THENCE SOUTH 00°14’35” EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 1352.24 FEET AND EAST 572.84 FEET FROM THE NORTH QUARTER OF SAID SECTION 7, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 9400 NORTH STREET, AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES, 1) SOUTH 89°51’05” EAST 8.19 FEET, 2) SOUTH 89°41’10” EAST 321.31 FEET; THENCE SOUTH 660.08 FEET; THENCE NORTH 89°25’41” WEST 204.75 FEET; THENCE NORTH 01°51’46” EAST 13.59 FEET; THENCE NORTH 89°37’45” WEST 147.58 FEET TO A FENCE; THENCE NORTH 01°59’11” EAST ALONG SAID FENCE A DISTANCE OF 645.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 222,798 SQUARE FEET OR 5.115 ACRES, MORE OR LESS.

MDT Zone Change

Aerial

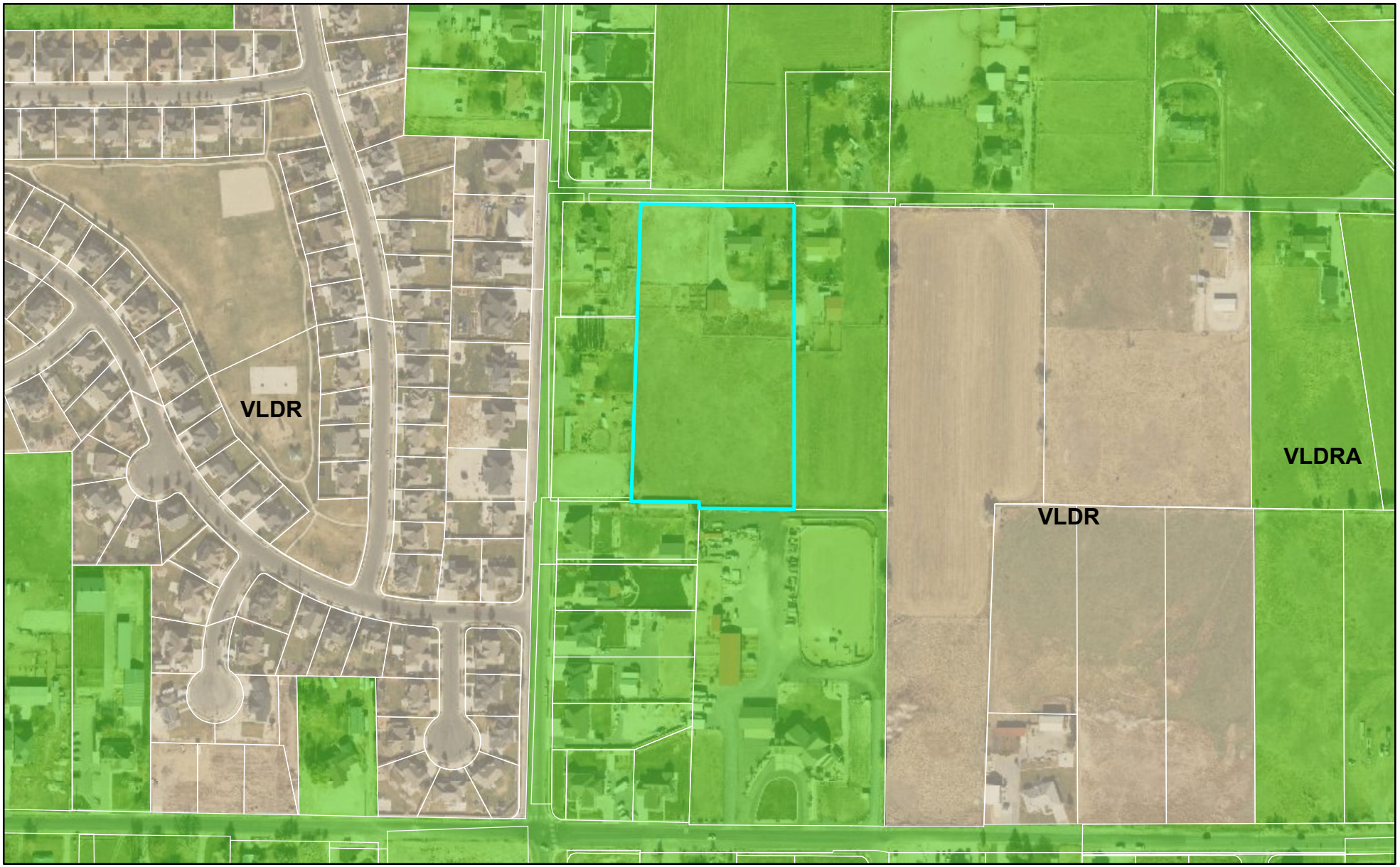


0 350 700 Feet

LEHI CITY

MDT Zone Change

General Plan

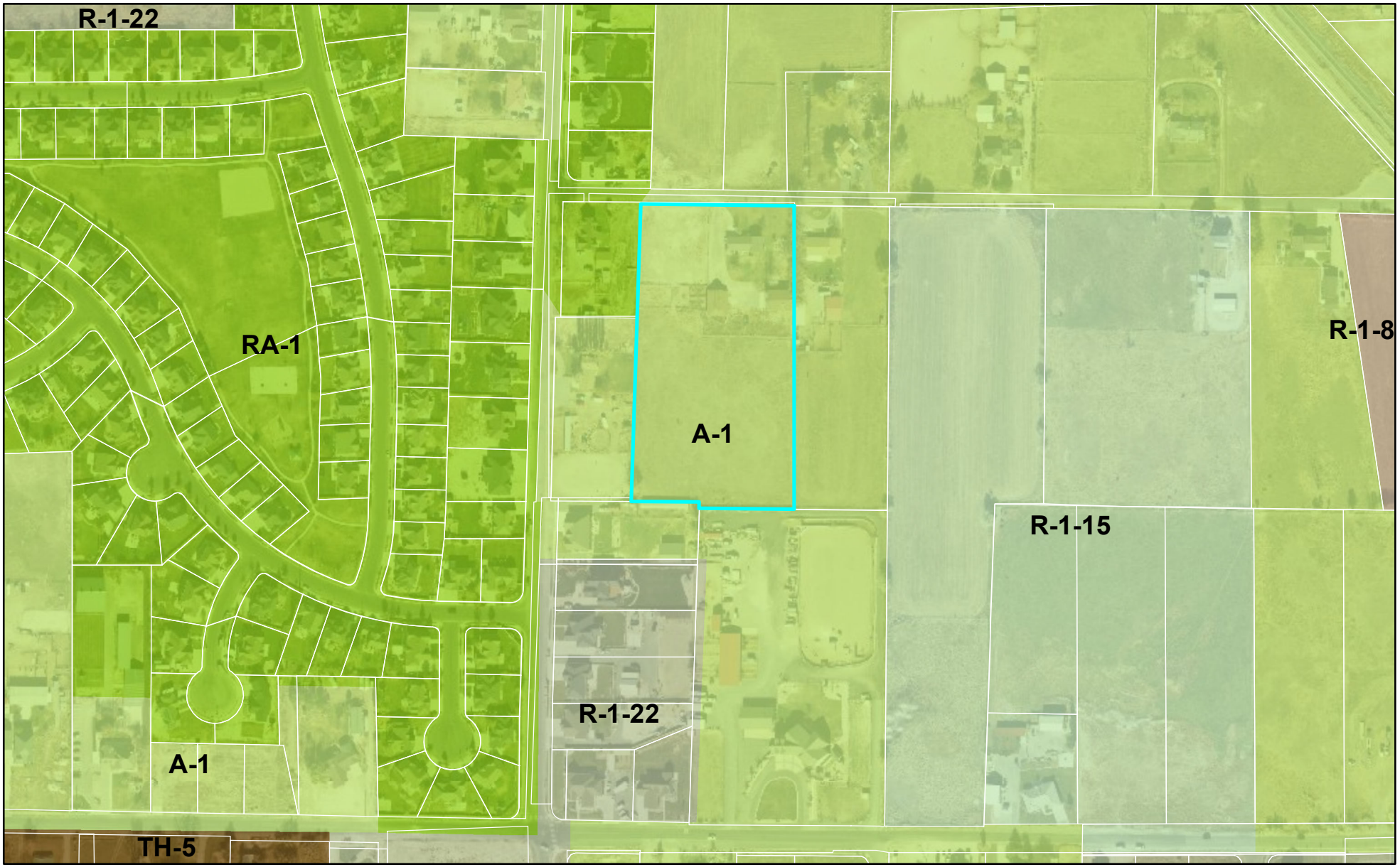


0 350 700 Feet

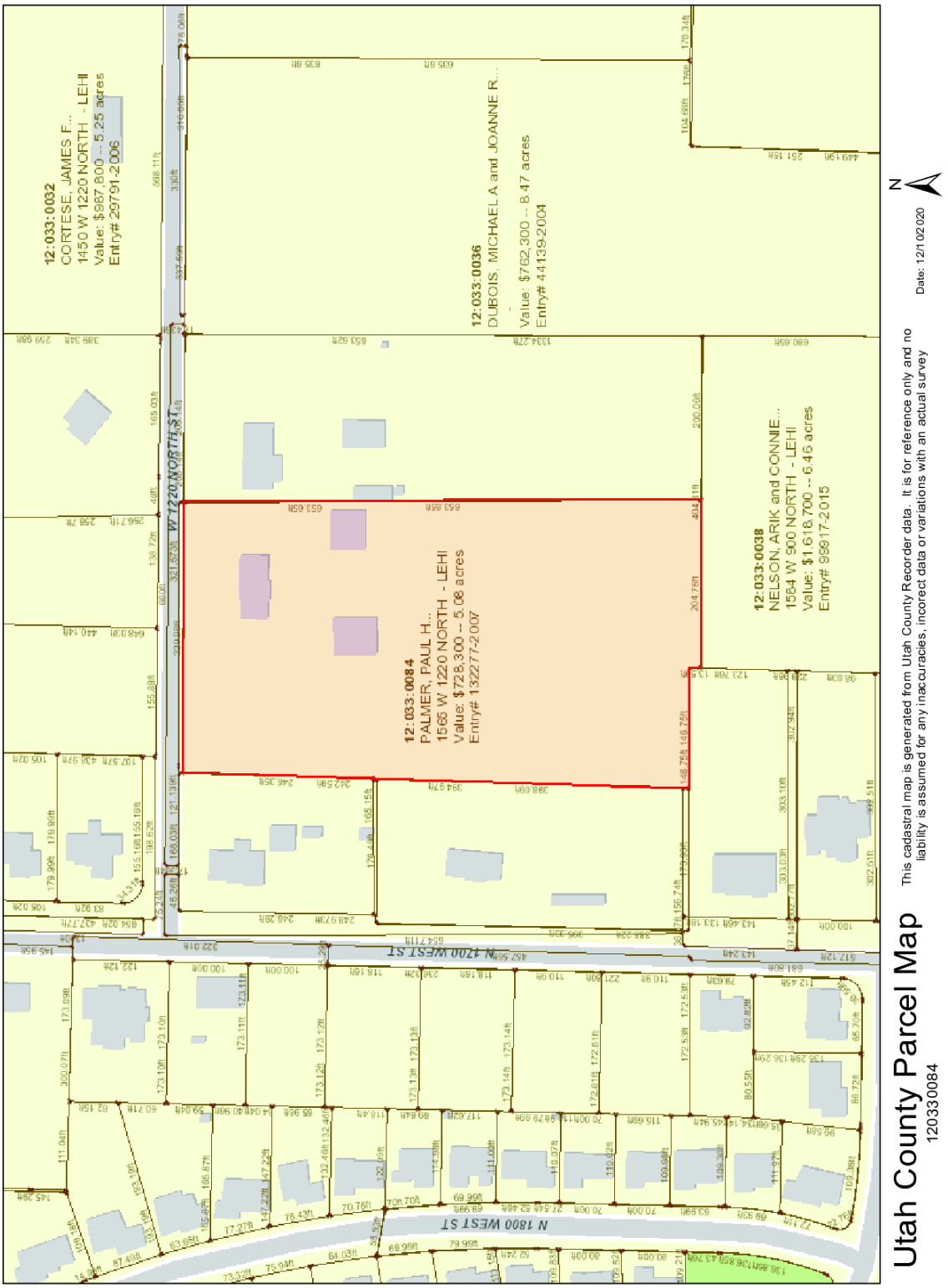
LEHI CITY

MDT Zone Change

Zoning



LEHI CITY



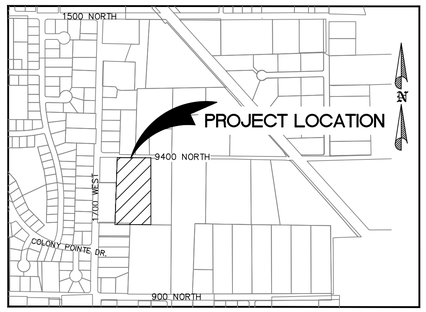
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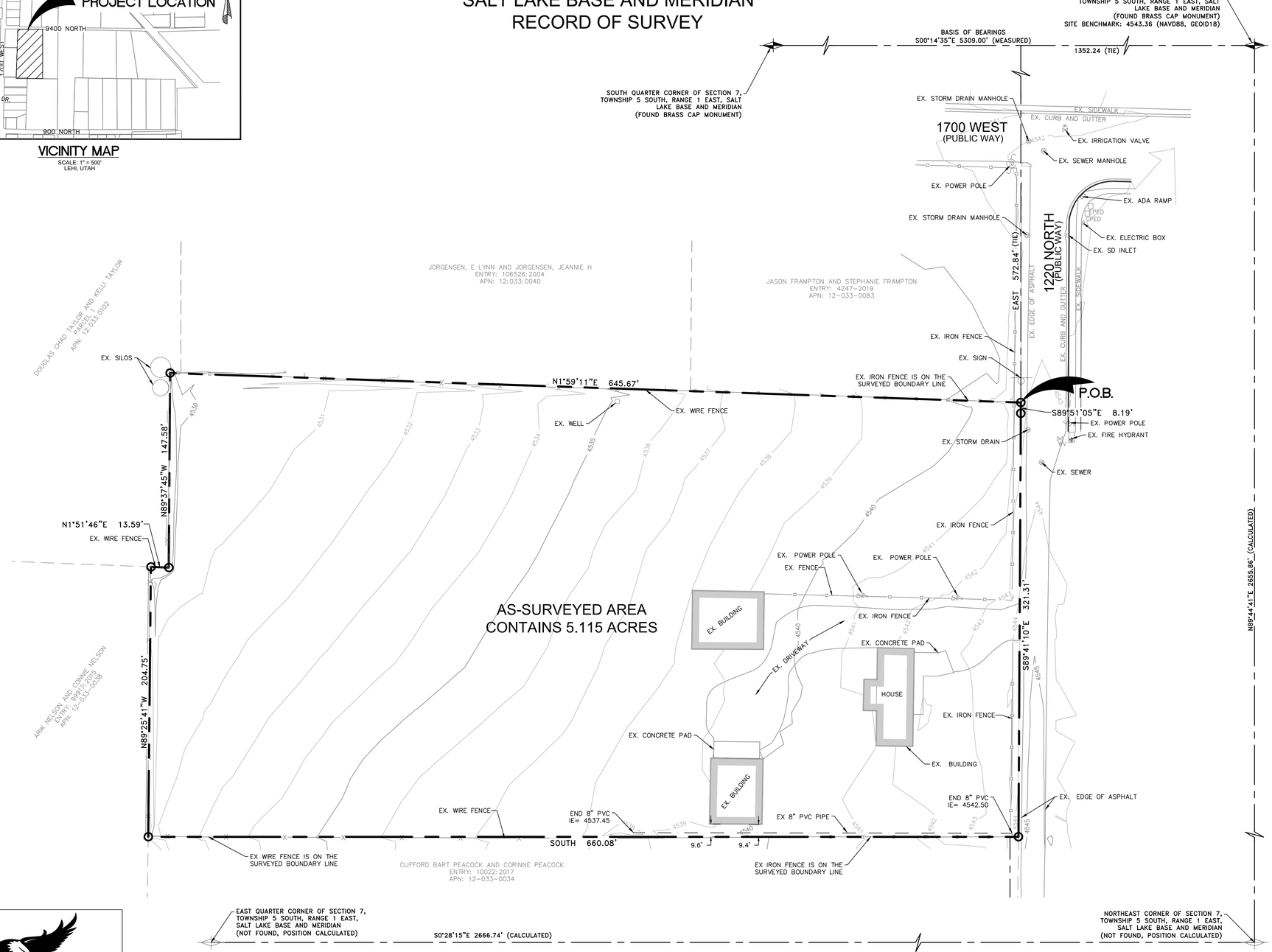
PALMER PROPERTY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY



VICINITY MAP
SCALE: 1" = 500'
LEHI, UTAH

40' 0 40' 80'
Scale 1" = 40 ft



SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH; THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES.

KAGAN M. DIXON No. 9061091 STATE OF UTAH — PROFESSIONAL LAND SURVEYOR

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH FENCE LINE OF 9400 NORTH STREET, LEHI, UTAH, SAID POINT BEING THE NORTHWEST CORNER OF THE LANDS OF CLIFFORD AND CORINNE PEACOCK AS DESCRIBED IN THAT WARRANTY DEED RECORDED IN BOOK 2569 OF OFFICIAL RECORDS OF UTAH COUNTY AT PAGE 299, SAID POINT BEING NORTH 0°28'15" WEST 1294.43 FEET ALONG THE SECTION LINE AND WEST 1759.01 FEET FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 653.65 FEET ALONG THE WEST LINE OF SAID LANDS OF PEACOCK AND ITS SOUTHERLY PROLONGATION; THENCE NORTH 89°25'41" WEST 204.75 FEET TO REBAR; THENCE NORTH 13.59 FEET; THENCE NORTH 89°37'45" WEST 146.75 FEET IN A FENCE LINE; THENCE NORTH 1°50'37" EAST ALONG SAID FENCE LINE 641.28 FEET TO THE SOUTH SIDE OF SAID 9400 NORTH STREET; THENCE SOUTH 89°19'42" EAST 330.43 FEET ALONG SAID SOUTH SIDE OF STREET OF TO THE POINT OF BEGINNING.

AS-SURVEYED DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF SOUTH 00°14'35"EAST BETWEEN THE NORTH QUARTER AND THE SOUTH QUARTER OF SAID SECTION 7, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THENCE SOUTH 00°14'35" EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 1352.24 FEET AND EAST 572.84 FEET FROM THE NORTH QUARTER OF SAID SECTION 7, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 9400 NORTH STREET, AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES, 1) SOUTH 89°51'05" EAST 8.19 FEET, 2) SOUTH 89°41'10" EAST 321.31 FEET; THENCE SOUTH 660.08 FEET; THENCE NORTH 89°25'41" WEST 204.75 FEET; THENCE NORTH 01°51'46" EAST 13.59 FEET; THENCE NORTH 89°37'45" WEST 147.58 FEET TO A FENCE; THENCE NORTH 01°59'11" EAST ALONG SAID FENCE A DISTANCE OF 645.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 222,798 SQUARE FEET OR 5.115 ACRES, MORE OR LESS.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°14'35" EAST FROM NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN TO THE SOUTH QUARTER CORNER OF SAID SECTION 7.

NARRATIVE OF BOUNDARY

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT ON THE GROUND THE SURVEYED PROPERTY AS SHOWN HEREON.

THE EAST AND SOUTH LINES WERE HELD PER DEED AS THEY ARE MATHEMATICALLY CONSISTENT WITH ADJOINING DEEDS. THE WEST LINE WAS HELD TO THE FENCE LINE AS CALLED OUT IN THE VESTING DOCUMENTS. THE NORTH LINE WAS HELD ALONG A PARCEL OF LAND OWNED BY LEHI CITY FOR THE ROADWAY. DEDICATION ALONG 9400 NORTH STREET WILL LIKELY BE REQUIRED WITH REDEVELOPMENT OF THE LAND.

GENERAL NOTES

(1) THIS SURVEY WAS PREPARED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH FILE NUMBER 023-6100431 REVISION NO. 3, WITH A COMMITMENT DATE OF NOVEMBER 25, 2020 AT 8:00 AM

NOTES PERTAINING TO SCHEDULE B, PART 2 OF THE ABOVE REFERENCED TITLE REPORT:

1-12 NOT ADDRESSED

(2) OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
1. OTHER DOCUMENTS AS SHOWN ON THIS MAP

(3) WILDING ENGINEERING SURVEYED ABOVE GROUND VISIBLE EVIDENCE OF STRUCTURES THAT WOULD INDICATE THE POSSIBILITY OF AN EXISTING EASEMENT OR ENCUMBRANCE ON THE PROPERTY, HOWEVER WE RELIED UPON THE TITLE COMPANY TO RESEARCH THE COUNTY RECORDS FOR RECORDED EASEMENTS AND OTHER RECORDED ENCUMBRANCES THAT WOULD AFFECT THE PROPERTY AND THAT MAY OR MAY NOT BE READILY VISIBLE ON THE SITE TO BE SURVEYED AND SHOWN ON THIS MAP. WE REFERRED TO SCHEDULE B, PART 2 OF THE TITLE REPORT TO OBTAIN THIS INFORMATION.

LEGEND

SET 5/8 REBAR AND CAP (WILDING ENGINEERING) — (BOUNDARY LINE)
SECTION LINE — FOUND SECTION CORNER
SECTION LINE — NOT FOUND OR CALCULATED SECTION CORNER
EXISTING IRON FENCE
EXISTING BARBED WIRE FENCE
ADJACENT PROPERTY / ROW LINE

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

G:\DATA\21184 Pioneer Heights Phs 2\dwg\21184 ROS.dwg
PLOT DATE: Jul 30, 2021

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND UTILITY MARKINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES STATE THAT THE UTILITIES SHOWN HEREON ARE LOCATED AS ACCURATELY AS POSSIBLE, FROM INFORMATION AVAILABLE AT THE TIME THE SURVEY WAS CONDUCTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND THE EXACT LOCATION OF SOME UTILITIES MAY REQUIRE FURTHER FIELD INVESTIGATION OR EXCAVATION TO DETERMINE THEIR PRECISE LOCATIONS.

NO.	REVISION	DATE

DRAWING TITLE	RECORD OF SURVEY
PROJECT NAME	PALMER PROPERTY
LOCATION	1565 WEST 1220 NORTH
	LEHI, UTAH
DRAWN	SWR
CHECKED	KMD
COUNTY	UTAH COUNTY
DATE	07/30/2021
SCALE	1" = 40'
SHEET	1 OF 1

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: February 22, 2022
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #13-2022, the Morgan Property zone change on approximately 2.57-acres of property located at 105 South 1100 West, changing the zoning from RA-1 (residential/agriculture) to R-2 (medium density residential).

Suggested Action:

Attachments:

CC Staff Report Morgan Property Zone Change 02.22.22.docx

Morgan Property Zone Change DRC 01.05.22.docx

Ord 13-2022.docx

Morgan Property Zone Change aerial.pdf

Morgan Property Zone Change General Plan.pdf

Morgan Property Zone Change Zoning.pdf

Morgan Property Zone Change 01.05.22.pdf

MORGAN PROPERTY ZONE CHANGE

CITY COUNCIL REPORT

Applicant	Hunting Farms LLC		
Meeting Date	February 22, 2022		
Requested Action/Purpose	Approval of a proposed zone change		
Location	105 South 1100 West		
Project Area	2.57 acres		
Existing Zoning	RA-1		
Proposed Zoning	R-2		
Existing General Plan Land Use Designation	MDR (Medium Density Residential)		
Adjacent Zoning and Land Use	*North*	RA-1	Single family residential
	South	R-1-Flex	Future Hunting Farms subdivision
	East	A-1	Single family residential
	West	N/A	Single family residential/Unannexed County Island
Date of DRC Review	January 5, 2022		
Date of Planning Commission Review	January 27, 2022		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

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 applicant Zoning District classification for MDR is R-2.

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

July 26, 1997 This property was included in the Roger Morgan Addition.

REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from RA-1 to R-2 on 2.57-acres of property located at 105 South 1100 West. 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 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 zone change on January 27, 2022. The minutes and motion from this meeting are as follows:

2.2) Public hearing and recommendation of Hunting Farm LLC's request for review of the Morgan Property zone change, on approximately 2.57-acres of property located at 105 South 1100 West, changing the zoning from RA-1 (residential/agriculture) to R-2 (medium density residential).

Sierra Pierson presented information on the agenda item.

Joe Colasamo was present to represent the applicant. He is aware to the DRC comments regarding the water and RMP asset to Lehi Power.

Commissioner Nielsen opened the public hearing.

Commissioner Nielsen close the public hearing.

Motion: Commissioner Nielsen moved to send a positive recommendation of Hunting Farm LLC's request for review of the Morgan Property zone change, on approximately 2.57-acres of property located at 105 South 1100 West, changing the zoning from RA-1 (residential/agriculture) to R-2 (medium density residential), including all DRC comments, with the findings that the proposed zone change is consistent with the goals and policies and designation of the General Plan, will not unduly affect the uses or proposed uses for nearby properties, and will not adversely affect the public health, safety, and welfare of the neighborhoods. Commissioner Eyre

seconded.

Vote: Commissioner Nielsen, yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Britton, yes. The motion passed unanimously.

Morgan Property Residential Zone Change
DRC Redline Comments

Hunting Farms LLC – requests review of the Morgan Property zone change, approximately 2.57-acres of property located at 105 South 1100 West, changing the zoning from RA-1 to R-2.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller, Jacob Curtis
Representatives of the Applicant Present: Joe Colosimo
Date of Plans Reviewed: 12/16/21
Time Start: 10:17 am
Time End: 10:23 am

DRC REDLINE COMMENTS:
Glade – Power: No comments. Information only: Development will trigger a RMP asset transfer that is paid by the developer. A power line extension and off-site easements will be required. (Also by developer).
Garion – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Matt – Public Works: No comments
Ross – Engineering: No comments
Luke- Traffic: No comments
Kim – Planning:
1. 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.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JANUARY 27, 2022. CITY COUNCIL WILL ON THE 22ND OF FEBURARY.

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: 13-2022

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 105 SOUTH 1100 WEST

WHEREAS, Hunting Farms LLC, applicant for property located at 105 South 1100 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-2; and

WHEREAS, following a public hearing on January 27, 2022, 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 February 22, 2022, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of January 27, 2022; 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 January 25, 2022 (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 -2022 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

C. The City Council hereby directs that the official copy of the Lehi City 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 22nd day of February 2022.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

MORGAN PROPERTY ZONE CHANGE PARCEL NUMBERS

13:018:0012

MORGAN PROPERTY ZONE CHANGE PROPERTY LEGAL DESCRIPTION

COM N 0 DEG 27' 0" W 710.15 FT & E 411.53 FT FR W 1/4 COR. SEC. 17, T5S, R1E, SLB&M.; N 89 DEG 58' 0" E 667 FT; N 0 DEG 27' 0" W 164.4 FT; S 89 DEG 58' 0" W 667 FT; S 0 DEG 27' 0" E 164.4 FT TO BEG. AREA 2.517 AC.

Morgan Property Zone Change

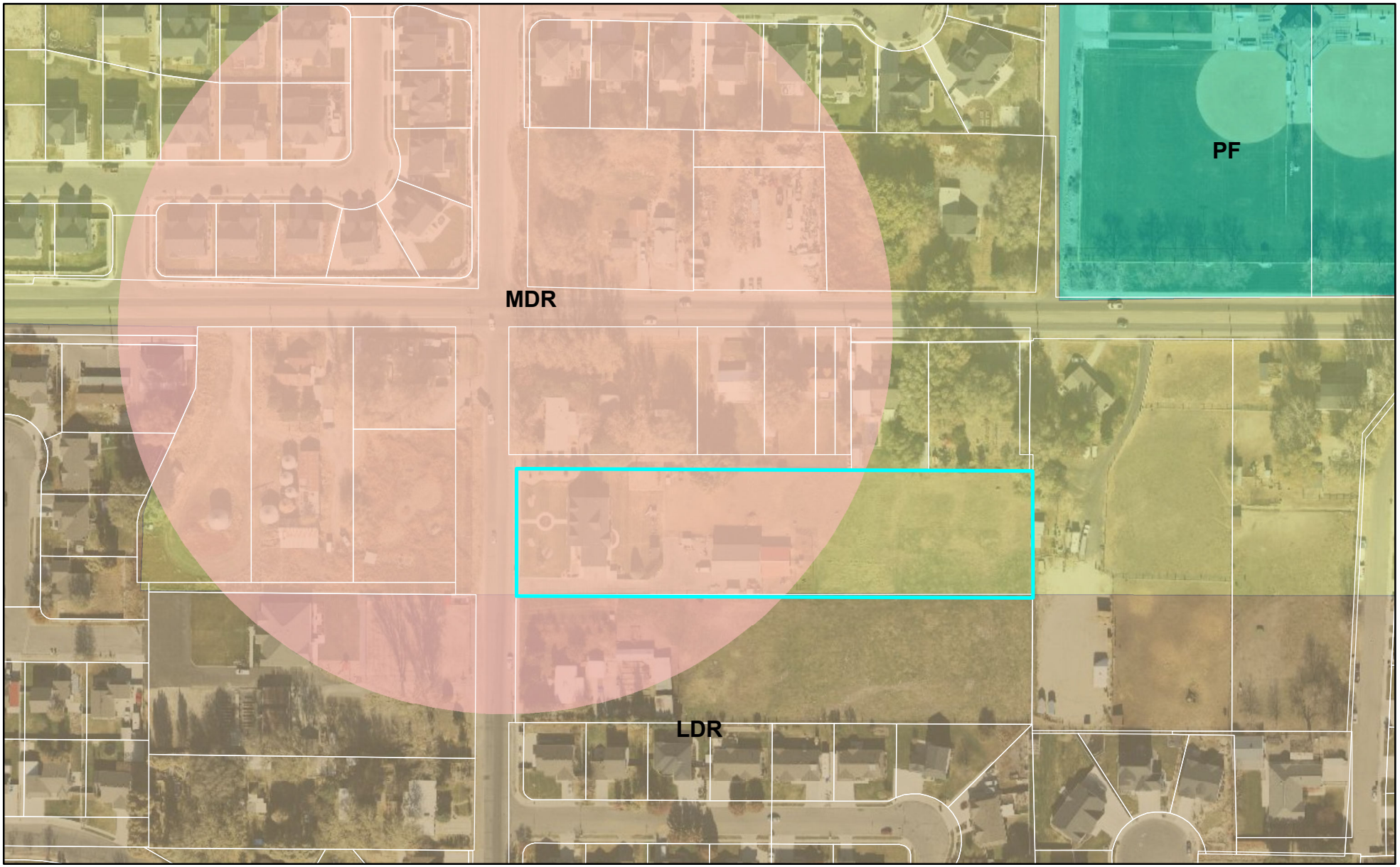
Aerial



LEHI CITY

Morgan Property Zone Change

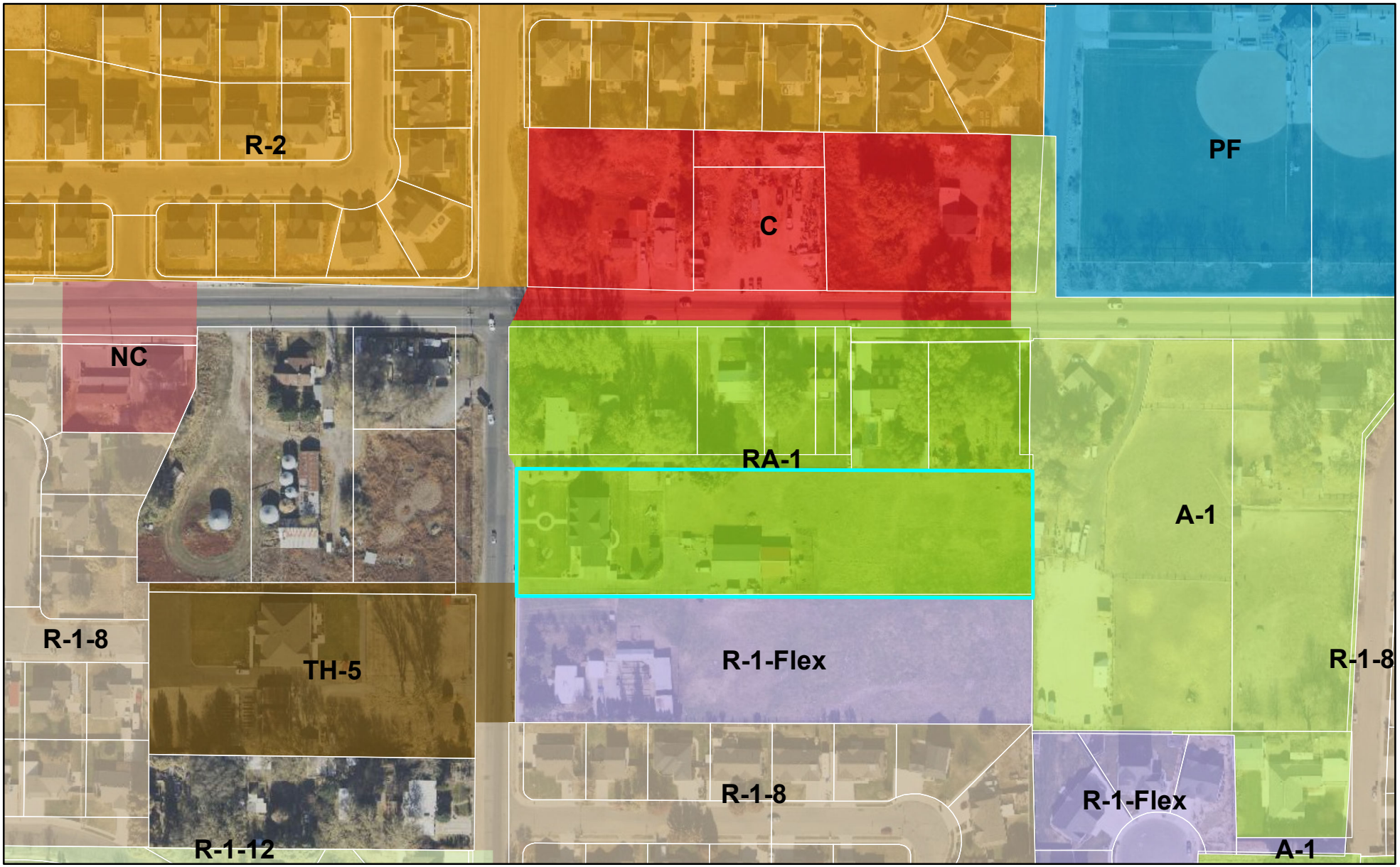
General Plan



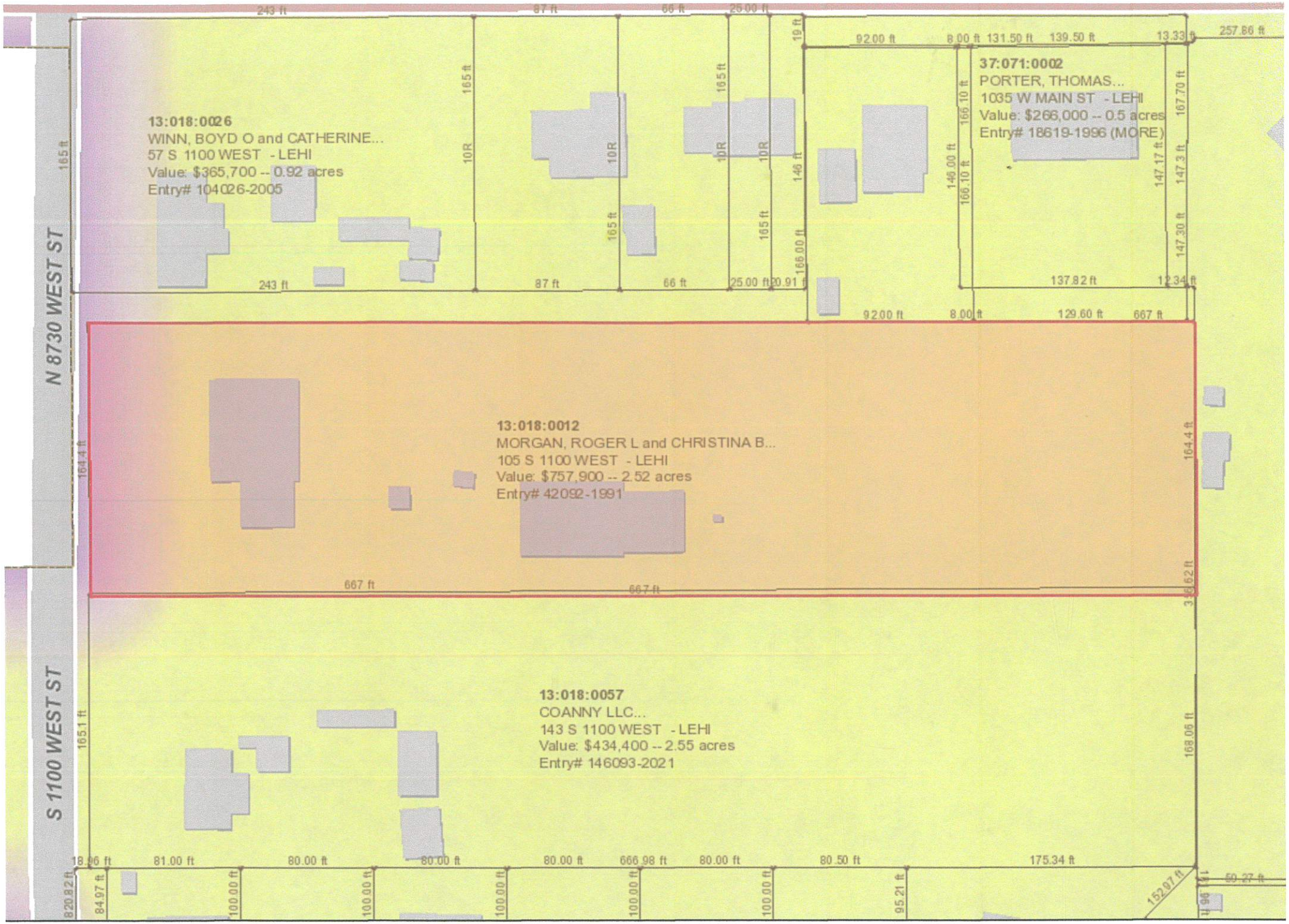
LEHI CITY

Morgan Property Zone Change

Zoning



LEHI CITY



Utah County Parcel Map

130180012

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: 11/30/2021

N

December 8, 2021

Zone change Request

Subject Parcel & Owner: Roger L & Christina Morgan

105 South 1100 West

Lehi, Utah 84043

Tax ID# 13-018-0012

Acreage 2.5173 Acres

Currently Zoned: RA1

Master Planned: MDR

The current property sits close to Main Street a high Traffic corridor. We feel the proximity to the traffic corridor is a great location for the missing middle housing that Lehi City needs. The property owners will have pedestrian access as well as vehicular access to take advantage of the main street corridor to get to their desired destinations.

Our request is compatible with the future land use map and vision of Lehi City. The surrounding properties are starting to gentrify and become denser along the main street corridor. Our South property has been recently rezoned and will accommodate 7 lots on 2.5 Acres.

The zone change will allow a product that is more financially diverse giving more people the opportunity to live in the great city of Lehi.

We are asking that you approve our zone change request from RA1 to ~~MDR~~ R-2

Thank You

Joe Colosimo

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: February 22, 2022
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #14-2022, the Trinnaman Lane zone change on 1-acre of property located at 1200 North Trinnaman Lane, changing the zoning from A-1 (agriculture) to RA-1 (residential/agriculture).

Suggested Action:

Attachments:

CC Staff Report Trinnaman Lane Zone Change 02.22.22.docx

Trinnaman Lane Zone Change DRC 1.12.22.docx

Ord 14-2022.docx

Trinnaman Lane ZC aerial.pdf

Trinnaman Lane ZC General Plan.pdf

Trinnaman Lane ZC zoning.pdf

Trinnaman Lane Zone Change narrative.pdf

Dubois Trinnaman Lane Zone Change map.pdf

TRINNAMAN LANE ZONE CHANGE

CITY COUNCIL REPORT

Applicant	Mike Dubois		
Meeting Date	February 22, 2022		
Requested Action/Purpose	Approval of a proposed zone change		
Location	1200 North Trinnaman Lane		
Project Area	1 acre		
Existing Zoning	A-1		
Proposed Zoning	RA-1		
Existing General Plan Land Use Designation	VLDRA		
Adjacent Zoning and Land Use	*North*	R-1-Flex	Trinnaman Farms Subdivision
	South	A-1	Single family residential
	East	RA-1	Single family residential
	West	A-1	JD Flag Lot Subdivision
Date of DRC Review	January 12, 2022		
Date of Planning Commission Review	January 27, 2022		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Very Low Density Residential/Agricultural (VLDRA)



The purpose of the Very Low Density Residential/Agricultural (VLDRA) classification is to provide for single-family residential areas within a rural setting, with an overall neighborhood density not to exceed 1.75 units per acre. Much of the area designated as VLDRA is located at the periphery of the City in the south and west areas where small-scale farming, hobby farming, or other agricultural uses are present. Where new development is allowed adjacent to existing agricultural areas, the new development must be sensitive to, and compatible with, the existing uses. Larger lot sizes and lower density zones that allow for animal rights will be encouraged where adjacent to such agricultural areas. In particular, provision should be made for hobby farms, ranchettes, or equestrian-related developments where the development is to be located adjacent to similar existing uses.

The VLDRA designation is also intended to encourage creativity and flexibility of planning and design through the use of Planned Residential Design projects and Planned Unit Developments, where clustering and open space, with a variety of lot sizes and a range of housing choices can be accomplished while still maintaining a base density of 1.75 units per acre. Applicable Zoning District classifications, depending on the area, include R-1-22 and A-1. RA-1 may also be permitted on properties that are no larger than 2 acres in size. Although new development in VLDRA areas is allowed, the existing agricultural uses will be encouraged to remain, and leap frog development into primarily agricultural areas will be discouraged. Growth should be directed in an orderly manner, growing outward from existing developed areas where public facilities are available.

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.

Section 05.020. Zoning Districts Purpose.

C. The purpose of the Very Low Density Residential Agricultural Districts **(A-5, A-1, and R-1-22)** is to provide for single-family residential areas within a rural setting. RA-1 may also be permitted on properties that are no larger than two acres in size.

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 A-1 to RA-1 on 1-acre of property located at approximately 1200 N Trinnaman Lane. This zone change is consistent with the approved General Plan designation of VLDRA (very low density residential agriculture) on this specific property because RA-1 is allowed on properties that are less than two acres. The zone change will allow the development of the property in a way that is consistent with the General Plan. The applicant plans to develop the property with two lots that would be slightly less than half an acre. The zone change to RA-1 is needed to facilitate meeting the lot size requirements due to eventual right-of-way dedication. A change to the R-1-22 zone would not allow the applicant to do a 2-lot subdivision based on the half-acre lot size limitation.

The DRC had one comment regarding water dedication being required before submitting a 2-lot 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 VLDRA designation of the General Plan because the property is under two acres in size.
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 January 27, 2022. The minutes and motion from this meeting are as follows:

2.7) Public hearing and recommendation of Mike Dubois' request for review of the Trinnaman Lane zone change, on 1-acre of property located at 1200 North Trinnaman Lane, changing the zoning from A-1 (agriculture) to RA-1 (residential/agriculture).

Sierra Pierson presented information on the agenda item.

The applicant was present and did not wish to add anything.

Commissioner Nielsen opened and closed the public hearing, noting there were no online comments.

Motion: Commissioner Newall moved to send a positive recommendation of Mike Dubois' request for review of the Trinnaman Lane zone change, on 1-acre of property located at 1200 North Trinnaman Lane, changing the zoning from A-1 (agriculture) to RA-1 (residential/agriculture), including all DRC comments, with the findings that the proposed zone change is consistent with the VLDRA designation of the General Plan because the property is under two acres in size, is consistent with the goals and policies of the General Plan,
will not unduly affect the uses or proposed uses for nearby properties, and
will not adversely affect the public health, safety, and welfare of the neighborhoods. Commissioner Eyre seconded.

Vote: Commissioner Nielsen, yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Britton, yes. The motion passed unanimously.

Trinnaman Lane Residential Zone Change
DRC Redline Comments

*Mike Dubois - requests review of the **Trinnaman Lane zone change** on 1-acre located at 1200 North Trinnaman Lane, changing the zoning from A-1 to RA-1.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller, Jacob Curtis
Representatives of the Applicant Present: Tony Trane
Date of Plans Reviewed: 12/30/21
Time Start: 2:05 pm
Time End: 2:12 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
Matt – Public Works: 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 a 2-lot subdivision, the owner needs to complete the required water dedication for the RA-1 Zone. The amount of culinary water is 1.13 acre feet per acre and irrigation water is 2.56 acre feet per acre.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JANUARY 27, 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: 14-2022

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT APPROXIMATELY 1200 NORTH TRINNAMAN LANE

WHEREAS, Mike Dubois, owner of property located at approximately 1200 North Trinnaman Lane 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 RA-1; and

WHEREAS, following a public hearing on January 27, 2022, 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 February 22, 2022, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of January 27, 2022; 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 January 25, 2022 (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 RA-1.

PART II:

A. If a provision of this Ordinance 14 -2022 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

C. The City Council hereby directs that the official copy of the Lehi City 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 22nd day of February 2022.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

TRINNAMAN LANE ZONE CHANGE PARCEL NUMBERS

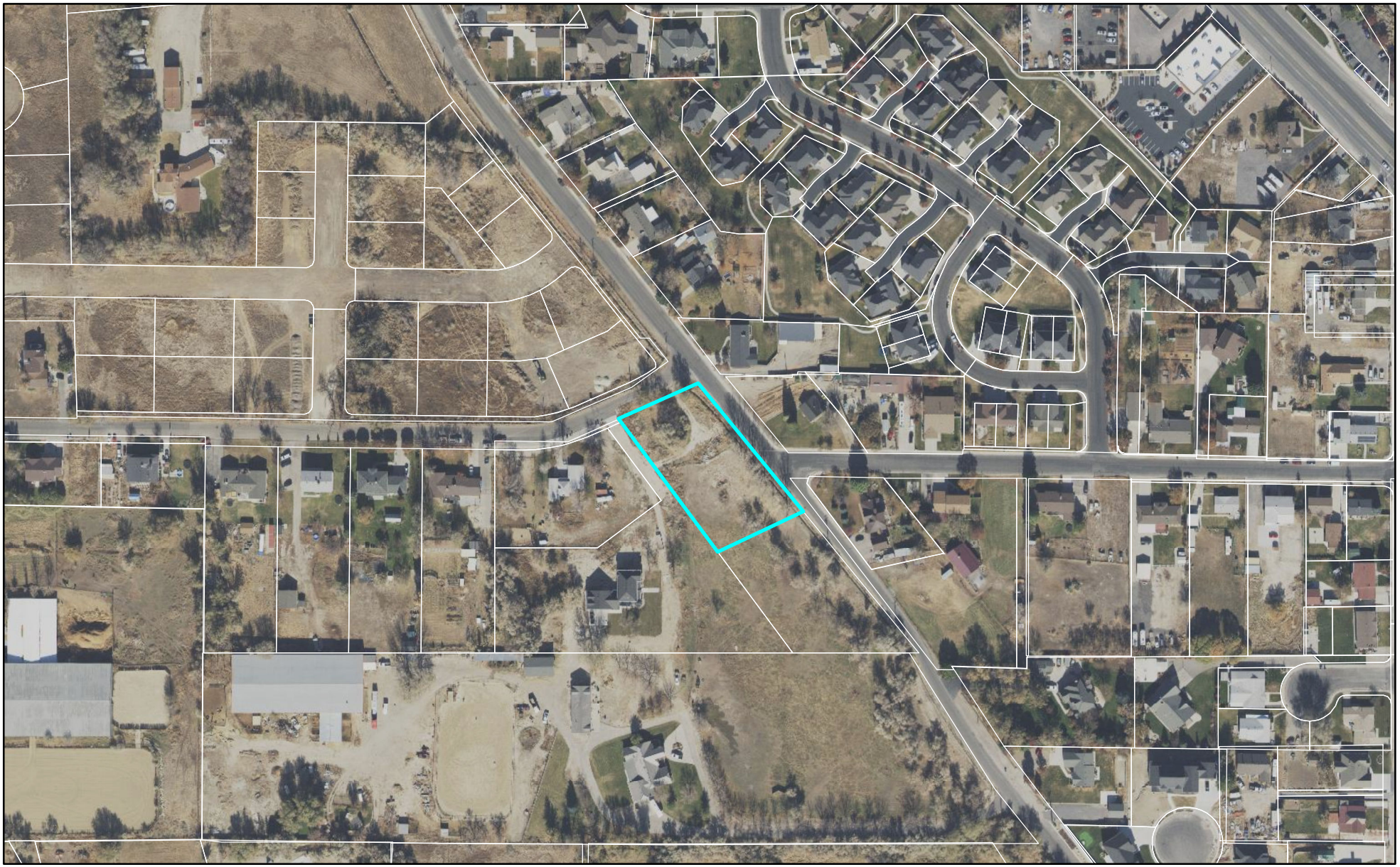
12:036:0067

TRINNAMAN LANE ZONE CHANGE PROPERTY LEGAL DESCRIPTION

COM N 89 DEG 56'53"E 1903.69 FT & S 1347.76 FT FR NW COR SEC 8, T5S, R1E, SLM; S 36 DEG 37'23"E 285.40 FT; N 64 DEG 51'11"E 163.01 FT; N 39 DEG 18'23"W 285.40 FT; S 65 DEG 59'16"W 150 FT TO BEG. AREA 1 ACRE.

Trinnaman Lane Zone Change

Aerial

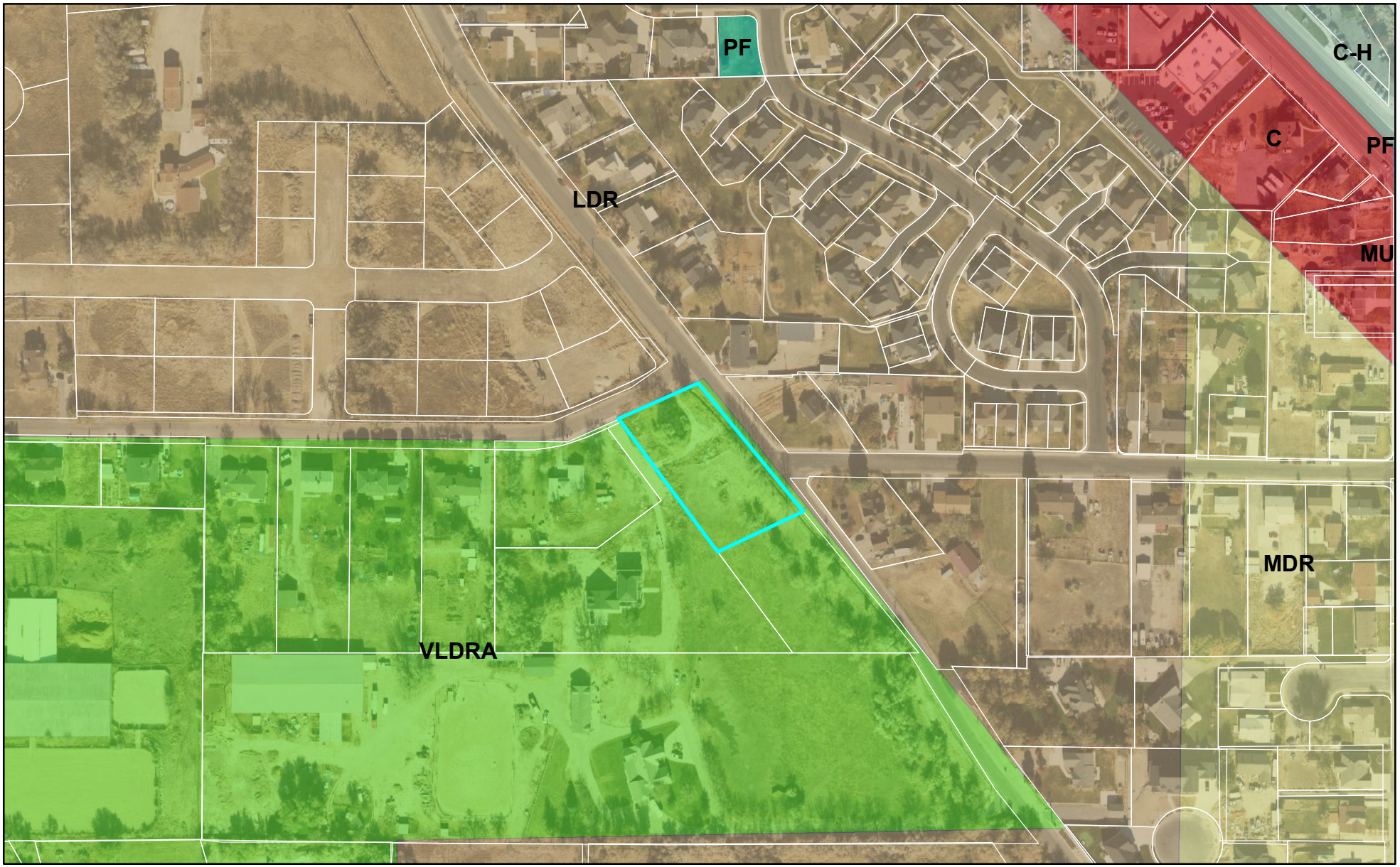


0 280 560 Feet

LEHI CITY

Trinnaman Lane Zone Change

General Plan

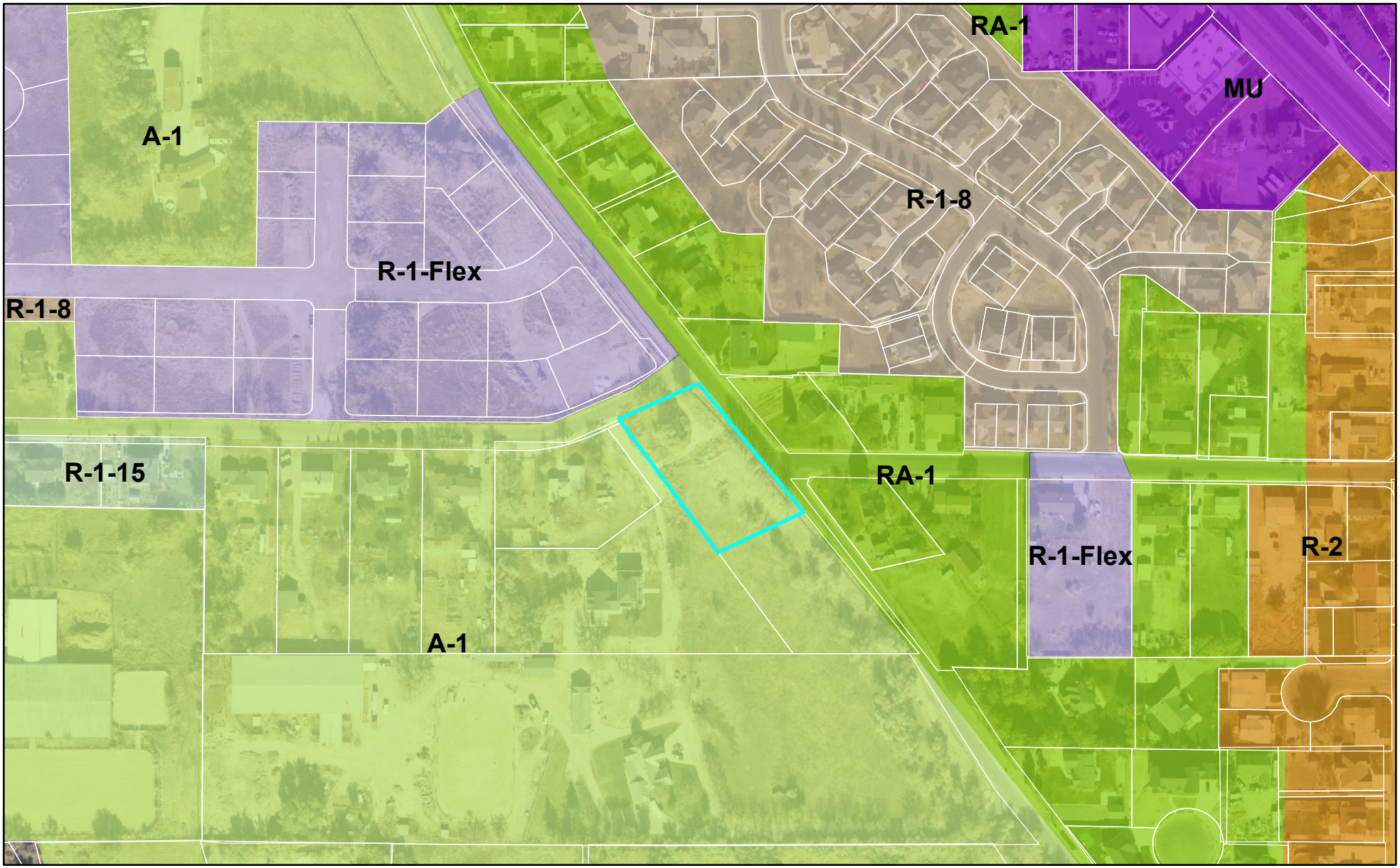


0 280 560 Feet

LEHI CITY

Trinnaman Lane Zone Change

Zoning



0 280 560 Feet

LEHI CITY

ZONE CHANGE NARRATIVE

12/10/21

Lehi City

Attn: City Council and Staff

Subject: Narrative – Mike Dubois Zone Change Trinnaman Lane.

The property owner (Mike Dubois) of approximately 1.0 acres located at 1200 North Trinnaman Lane desires to modify the zone for this property for a proposed of creating a lot for his daughter to build a home. There needs to be coordination with the City for the dedication of the additional right-of-way for Trinnaman Lane and the installation of piping along the ditch.

The property will eventually be developed into 2 lots on the 1.0 acrea however, with the dedication of ROW on the parcel, it would take the existing lot slightly under the 1 acre for the current zone, which is the purpose of requesting an RA-1 zone.

Due to the significant amount of frontage along 1220 North and Trinnaman Lane, we anticipate a phased approach constructing the south lot first.

We feel this is an appropriate request for zoning of this area based on the criteria and direction from the city staff. The surrounding property is also owned by Mike and his son and adding a home along trinnaman would not be a detriment to the surrounding property.

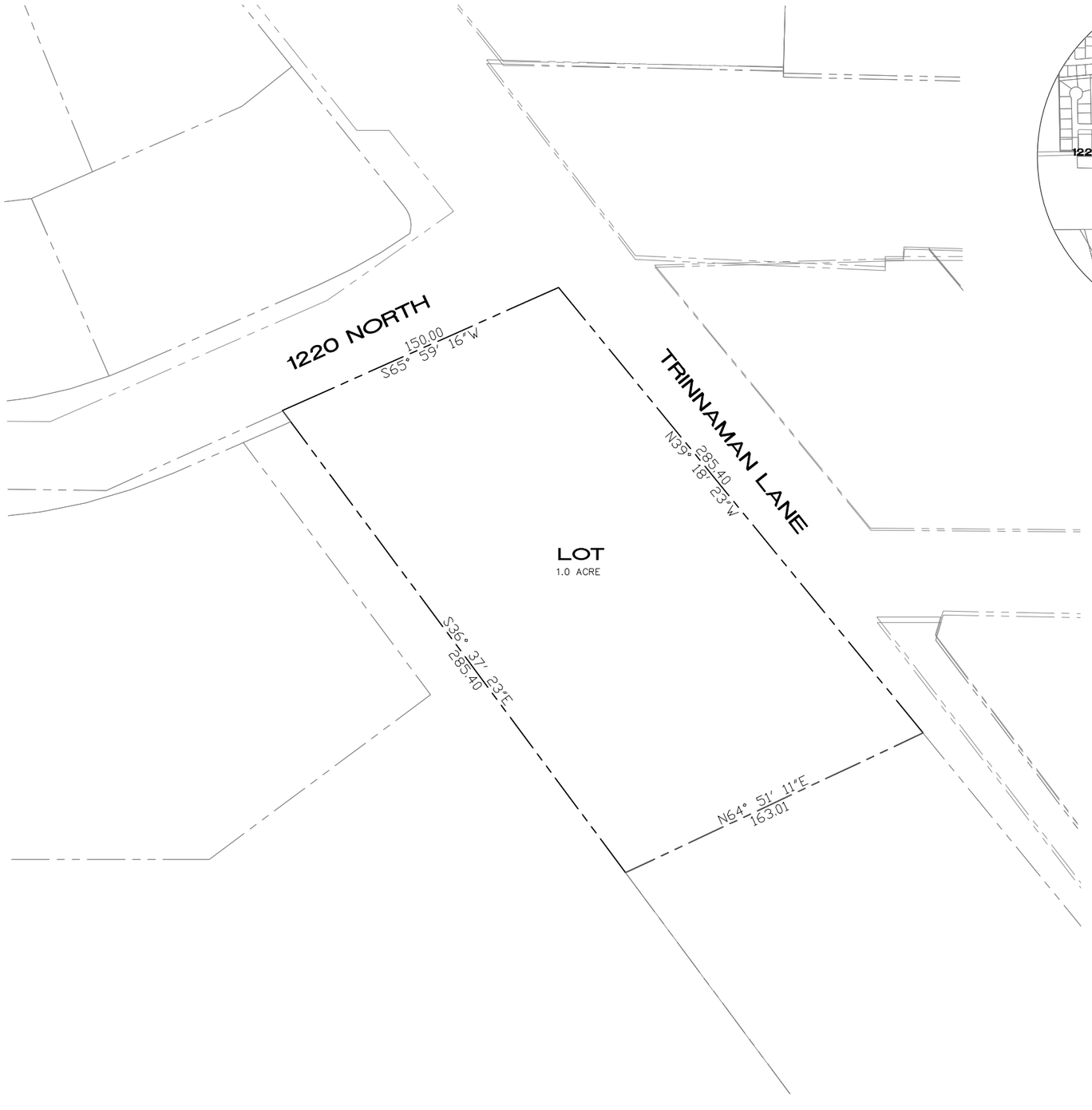
We look forward to coordinating with the city for the improvements in this area.

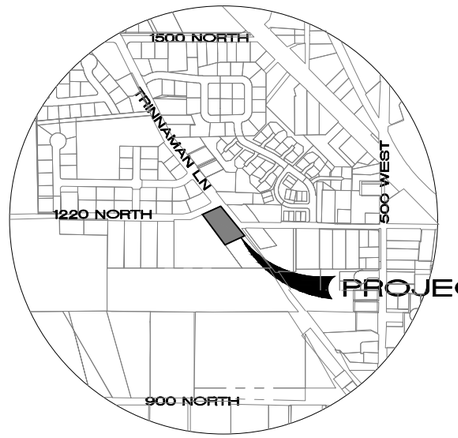
Thank you for your consideration of this matter.



MIKE DUBOIS ZONE CHANGE

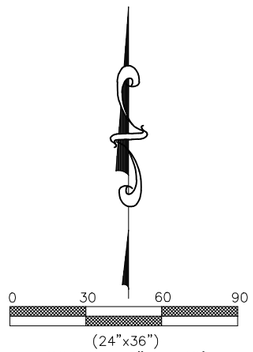
LOCATED IN THE WEST HALF OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN





VICINITY MAP

-NTS-



(24"x36")
SCALE: 1" = 30'
(11"x17")
SCALE: 1" = 60'

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN STREET, LEHI, UTAH 84043 (801) 768-4544

BOUNDARY DESCRIPTION

Beginning at a point which is North 89°56'53" East along the Section Line 1903.69 feet and South 1347.76 feet from the Northwest Corner of Section 8, Township 5 South, Range 1 East, Salt Lake Base and Meridian; South 36°37'23" East 285.40 feet; thence North 64°51'11" East 163.01 feet to a fence line; thence North 39°18'23" West along a fence line 285.40 feet; thence South 65°59'16" West along a fence line 150 feet to the point of beginning.

Parcel Contains 1.0 acres

MIKE DUBOIS ZONE CHANGE

LOCATED IN THE WEST HALF OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: February 22, 2022
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of the 1st Storage Annexation, annexing 3.85-acres of property located at 960 West 2100 North with proposed TH-5 zoning.
a. Public Hearing
b. Consideration of Resolution #2022-11, approving the Annexation Agreement
c. Consideration of Ordinance #15-2022, approving the 1st Storage Annexation

Suggested Action:

Attachments:

CC Staff Report 1st Storage Annexation - Final Approval 02.22.22.docx

1st Lehi Storage Annexation DRC 01.05.22.docx

Ord 15-2022.docx

Res 2022-11.docx

1st Storage Annexation Agreement 02.22.22.docx

Annexation Narrative.pdf

1st Storage Annexation Plat (updated).pdf

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

1st STORAGE ANNEXATION
CITY COUNCIL REPORT

Applicant	Steve Layton		
Meeting Date	February 22, 2022		
Requested Action/Purpose	Approval of a proposed annexation with TH-5 zoning		
Location	960 West 2100 North		
Requested Zoning	TH-5		
General Plan Land Use Designation	Regional Commercial with TOD overlay		
Acreage	3.85 acres		
Existing Land Use	Storage Units		
Adjacent Zoning and Land Use	*North*	Proposed TH-5	Refractory Site
	South	R-2/RA-1	Single Family Homes
	East	RA-1	Single Family Homes
	West	Commercial	American Stone
City Council Meeting	January 25, 2022		
Planning Commission Meeting	February 10, 2022		
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 1st Storage Annexation with TH-5 zoning on 3.85 acres of property located at 960 West 2100 North.

The proposed TH-5 zoning allows the property to come into the City without water dedication. A future zone change will be required prior to any development of the site. The existing storage unit use can continue under the TH-5 zoning. The applicant has expressed their intent to combine this land with the land previously approved for annexation in the Refractory Annexation. The Refractory Annexation had TH-5 zoning approved. The applicant will have to submit a zone change application prior to development of these sites.

The DRC reviewed the proposed annexation and had some recommendations for updates to the plat. The applicant provided an updated plat incorporating those recommendations. The DRC also provided information for future development and requirement for a Rocky Mountain Power Asset Transfer Agreement.

Approval of this annexation will resolve an existing county island and allow this area to develop in harmony with the surrounding areas within the City.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to recommend approval or denial of the proposed zoning on property to be annexed. Any motion should include findings. Possible findings include:

1. The proposed annexation will resolve a county island.
2. The proposed application 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 annexation on February 10, 2022, the minutes and motion from that meeting follow:

3.7) Public hearing and recommendation of Steve Layton's request for review of TH-5 (transitional holding) zoning for the 1st Storage Annexation, 3.85-acres of property located at 960 West 2100 North.
Sierra presented information on the agenda item.

The applicant was not present.

Commissioner Nielsen opened the public hearing item.

Commissioner Nielsen closed the public hearing item.

> **Motion:** Commissioner Eyre moved to send a positive recommendation **Steve Layton's request for review of TH-5 (transitional holding) zoning for the 1st Storage Annexation, 3.85-acres of property located at 960 West 2100 North**; including all DRC comments. With the findings that the proposed annexation will resolve a county island, the proposed application does conform to the goals and policies of the General Plan. Including all DRC comments. Commissioner Newall seconded.
>
> **Vote:** Commissioner Nielsen, yes; Commissioner Jackson, yes; Commissioner Ellis, yes; Commissioner Bunker; yes; Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Newall, yes. The vote passed unanimously.

1st Lehi Storage Annexation
DRC Redline Comments

Steve Layton- requests review of the 1st Lehi Storage Annexation, 3.85-acres of property located at 2200 North 1200 West with proposed TH-5 zoning.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Steve Layton
Date of Plans Reviewed: 12/9/21
Time Start: 11:31am
Time End: 11:40am

DRC REPORT:

1. **Critical Issues:**

2. **Location of existing and proposed City facilities**
   a. Culinary water: 2100 North
   b. Pressurized Irrigation Water: 2100 North
   c. Sewer: 2100 North
   d. Storm Drain: 2100 North
   e. Power: 2100 North

3. **Zoning required or recommended**
   a. TH-5- the proposed TH-5 designation is consistent with the Lehi General Plan Land Use Element for the Transitional Holding Zone
   b. Future TOD- the TOD designation to be proposed in the future is consistent with the Lehi General Plan Land Use Element TOD overlay.

4. **Distances to schools/parks/shopping**
   a. Nearest Elementary: Eagle Crest Elementary—1.3 Miles
   b. Nearest Junior High: Lehi Junior High—2.5 Miles
   c. Nearest High School: Skyridge High School—1.9 Miles
   d. Nearest Park: Centennial Park—1.3 miles
   e. Nearest Shopping: Ridge Retail Development— 1.4 Miles

5. **Transportation**
   a. Adjacent to future TRAX station
   b. Adjacent to 1200 West Arterial Road and 2100 North Major Arterial Road

DRC GENERAL COMMENTS:

1. RMP ATA will be required
2. Recommend removing extra signature lines only leave one for mayor and one for City Recorder
3. Future development as described in the narrative provided would be contingent on a future zone change to the TOD Zone, and would require a land use plan and all other requirements for development as a TOD.
4. Recommend changing the name of the annexation to just "Worthen Addition" and strike "to Corporate Limits of Lehi City".
5. List the proposed TH-5 Zoning on the plat.
6. Because of the TH-5 Zone, no water dedication will be required at this time, however, it will be required at a future date when the property is rezoned.

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.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON JANUARY 25th AND 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.

ORDINANCE NO: 15-2022

AN ORDINANCE APPROVING THE 1st STORAGE ANNEXATION

WHEREAS, the Lehi City Council has adopted a resolution of intent to annex real property known as the "1st Storage Annexation", located at 960 West 2100 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 22nd day of February 2022, 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 1st Storage 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 A-1 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 22nd day of February 2022.

ATTEST

_____	_____
MARK JOHNSON, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

1st Storage Annexation Legal Description

A part of the Northwest Quarter of Section 5, Township 5 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Lehi City, Utah County, Utah:

Beginning at a point on the existing Corporate Limit of Lehi City, Utah County, Utah, said point being along the Section line 838.67 feet North 89°52’33" East from the West Quarter Corner of said Section 5; and running thence along the Easterly Lines of the American Stone Annexation the following two (2) courses: (1) North 1°03’53" West 164.58 feet (2) North 45°19’24" West 181.31 feet, to a point on the Southerly line of Refractory Annexation; thence along said Refractory Annexation the following five (5) courses; (1) North 44°39’12” East 255.79 feet (2) North 88°54’43” East 144.79 feet (3) South 71°09’50” East 199.97 feet (4) South 66°33’36” East 75.05 feet (5) South 25°24’05” East 53.05 feet to the Northeast corner of Anderton Addition Annexation; and running thence along the North line of said Anderton Addition Subdivision South 89°52’37” West 217.16 feet to the Northwest corner of said Anderton Addition Annexation; and running thence along the Westerly lines of said Anderton Addition Annexation and Mellor Addition Annexation South 8°22’05” East 309.12 feet to the Southwest corner of said Mellor Addition Annexation; and running thence along said Mellor Addition Annexation the following three (3) Courses; (1) South 89°38’27” East 109.00 feet (2) South 0°07’27” East 8.98 feet (3) North 89°59’53” East 97.62 feet to a point on said Anderton Addition Annexation and running thence along said Anderton Addition Annexation South 0°36’39 East 17.35 feet to the South line of the Northwest Quarter of said Section 5 said point also being on the North line of the existing Corporate limit of Lehi City; thence along said line South 89°52’33” West 508.08 feet to the point of beginning.

Contains 3.851 Acres more or less

RESOLUTION NO: 2022-11

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN ANNEXATION AGREEMENT WITH THE OWNERS OF THE PROPERTY THAT IS THE SUBJECT OF THE 1st STORAGE ANNEXATION

WHEREAS, the owners desire to annex certain property located at 960 West 2100 North to the City of Lehi which property is further described in Exhibit "A" of the Annexation Agreement and incorporated by reference herein; and

WHEREAS, owners have specifically requested that said property be annexed to the City, and the City Council having considered the matter is willing to annex the said property only upon certain conditions to be met and fulfilled by the owners, their heirs, executors, assigns and successors in interest; and

WHEREAS, it is expressly agreed and understood by and between the parties that but for the said performance by the owners, the City of Lehi would not, under any circumstance, annex the said property within its corporate boundaries; and

WHEREAS, the conditions, performances and obligations of the owners set forth herein are expressly understood to be independent and in addition to compliance with all of the laws, ordinances, requirements and regulations of the city of Lehi; and

WHEREAS, it is further agreed that this Agreement in no way and under no circumstances infers sketch plan, preliminary plan or final plan approval of any subdivision or development, nor does it assure or represent that the owners and/or developers have complies with all of the requirements set forth by ordinance and statute as pertains to the proposed improvement of development; and

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve an Annexation Agreement with the owners of the property that is the subject of the 1st Storage Annexation; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

1. The 1st Storage Annexation Agreement attached hereto as Exhibit "A" is herby approved and the Mayor is authorized to execute the Agreement and take all other such actions as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 22nd day of February 2022.

LEHI CITY	ATTEST
_____	_____
MARK JOHNSON, Mayor	TEISHA WILSON, City Recorder

1st STORAGE ANNEXATION
ANNEXATION AGREEMENT

THIS AGREEMENT made and entered into this____ day of_____, 20___, by and between **LEHI CITY CORPORATION,** a municipal corporation of the State of Utah and **THE UNDERSIGNED PROPERTY OWNERS,** hereinafter referred to as Owners.

WHEREAS, the Owners desire to annex certain property to the City of Lehi which property is described on Attachment A and incorporated by reference herein; and

WHEREAS, Owners have specifically requested that said property be annexed to the City, and the City Council having considered the matter is willing to annex the said property only upon certain conditions to be met and fulfilled by the Owners, their heirs, executors, assigns and successors in interest.

WHEREAS, it is expressly agreed and understood by and between the parties that but for the said performance by the Owners, the City of Lehi would not, under any circumstance, annex the said property within its corporate boundaries.

WHEREAS, the conditions, performances and obligations of the Owners set forth herein are expressly understood to be independent and in addition to compliance with all of the laws, ordinances, requirements and regulations of the city of Lehi; and

WHEREAS, it is further agreed that this Agreement in no way and under no circumstances infers sketch plan, preliminary plan or final plan approval of any subdivision or development, nor does it assure or represent that the Owners and/or developers have complied with all of the requirements set forth by ordinance and statute as pertains to the proposed improvement of development;

NOW THEREFORE, for and in consideration of the City of Lehi's Agreement to annex said property into the corporate limits of the City of Lehi, the Owners agree to the following:

1. This agreement shall be and is hereby expressly made binding upon all of the heirs, executors, assigns and any and all other successors in interest of the parties hereto.
2. Any improvements stated herein as required to be performed by the Owners prior to annexation shall be and are expressly understood and set forth herein as conditions precedent to annexation; and any requirement which is to be performed after annexation shall be subject to specific performance by the Owner and/or developer, and shall be considered to be a condition subsequent to the annexation and is a requirement to the continued status of the property as having a right to the services, governmental and utility of the City of Lehi.
3. It is agreed that the Owners and/or developers shall pay unto the City of Lehi at such times and places as

required by the ordinance, rules and regulations existing at the time of this Agreement, or as subsequently changed by ordinance, rules of regulations, such sums as are required by the said ordinances, rules and regulations pertaining to development of subdivisions, connections fees, impact fees, and any and all other such fees as are so made and provided.

4. The property will be zoned **TH-5 Transitional Holding** as shown on the annexation plat map**.**

5. No water dedication will be required for the area zoned TH-5, however no City water services can be used on the property until such time as the property is rezoned, and water dedication based on the new zoning has been provided per Section 27.070 of the Lehi City Development Code.

6. As property is developed, roadway dedication may be required to accommodate City roads as identified on the Lehi City Master Transportation Plan.

7. As per Utah State Code requirements, Owners agree to work with Lehi City Power to purchase and remove any existing Rocky Mountain Power services to individual customers within the annexation area and connect them to Lehi City Power as a condition of recording the annexation plat and prior to any application for development being considered. This will be at the Owner's expense, and they are required to work with the Lehi City Power Department to provide Lehi City power to the existing customers. If purchase is needed, Lehi City Power will send a request for facility transfer to Rocky Mountain Power, and all costs for the transfer will be passed on to the owner/developer.

8. At the time of development of the property, the Owners and/or Developer will be responsible to purchase, move or remove any existing Rocky Mountain Power main lines and/or facilities affected by the development.

9. As property is developed, roadway dedication may be required to accommodate local roads as identified on the Lehi City Master Transportation Plan.

10. The extension of all city utility lines and services will be the responsibility of the Developer.

IN WITNESS WHEREOF, the said parties to this agreement have hereunto signed their names and day and year as written.

_____ _____

MARK JOHNSON, Mayor Date

ATTEST:_____

TEISHA WILSON, City Recorder
Lehi City, Utah

_____ _____ _____ _____
Property Owner Date Property Owner Date

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE _____DAY OF _____A.D. 20___ PERSONALLY APPEARED BEFORE ME

_____, THE SIGNERS OF THE FOREGOING DOCUMENT WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES:_____ _____
NOTARY PUBLIC (SEE SEAL)

EXHIBIT "A"

A part of the Northwest Quarter of Section 5, Township 5 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Lehi City, Utah County, Utah:

Beginning at a point on the existing Corporate Limit of Lehi City, Utah County, Utah, said point being along the Section line 838.67 feet North 89°52'33" East from the West Quarter Corner of said Section 5; and running thence along the Easterly Lines of the American Stone Annexation the following two (2) courses: (1) North 1°03'53" West 164.58 feet (2) North 45°19'24" West 181.31 feet, to a point on the Southerly line of Refractory Annexation; thence along said Refractory Annexation the following five (5) courses; (1) North 44°39'12" East 255.79 feet (2) North 88°54'43" East 144.79 feet (3) South 71°09'50" East 199.97 feet (4) South 66°33'36" East 75.05 feet (5) South 25°24'05" East 53.05 feet to the Northeast corner of Anderton Addition Annexation; and running thence along the North line of said Anderton Addition Subdivision South 89°52'37" West 217.16 feet to the Northwest corner of said Anderton Addition Annexation; and running thence along the Westerly lines of said Anderton Addition Annexation and Mellor Addition Annexation South 8°22'05" East 309.12 feet to the Southwest corner of said Mellor Addition Annexation; and running thence along said Mellor Addition Annexation the following three (3) Courses; (1) South 89°38'27" East 109.00 feet (2) South 0°07'27" East 8.98 feet (3) North 89°59'53" East 97.62 feet to a point on said Anderton Addition Annexation and running thence along said Anderton Addition Annexation South 0°36'39 East 17.35 feet to the South line of the Northwest Quarter of said Section 5 said point also being on the North line of the existing Corporate limit of Lehi City; thence along said line South 89°52'33" West 508.08 feet to the point of beginning.

Contains 3.851 Acres more or less

1st Lehi Storage - Annexation Application
Steve Layton
Integrated Developers

3. Annexation Information Requirements

(a) The natural topography slopes gently from east to west, although it is relatively flat due the current use being a storage facility.

(b) The existing land use an operating storage unit facility.

(c) The current residential population of the subject properties is zero. We believe the future use of this site is important to the city, being that it is on the freeway, and corner of the 2100 North exit. This land also sits in the middle of a quickly developing area and at the gateway of one of two east entrances into the "Silicon Slopes" area. We would anticipate developing a higher density project consistent with other freeway/exit land sites in similar markets. This site in conjunction with the Lehi Refractory and American Stone site is perfect for mixed-use/TOD, complete with some reasonably dense residential, office, and retail. Being next to the freeway will reduce car traffic through surface streets and other areas and provide the potential for tenants to walk/ride a bike to work due to the proximity to many businesses.

(d) Having talked with the city about their goals over the years, we do believe that a Mixed-Use/TOD project here complies with the city's desires and will enhance the overall general plan. We have other projects and land in this market (Innovation Pointe and the vacant land just south of IP next to the school), so we feel we have a good understanding of things in the Silicon Slopes area. I also understand that the city desires to install a BRT adjacent to our project (this in in lieu of the now cancelled trax line). We are happy and willing to work with the city and incorporate the transit station into our project to the best of our ability, i.e. cross parking, etc.

(e) We would anticipate relying on the city for all the typical services provided. We own 10 water shares acquired through the acquisition of the land that can be used to help off-set the water demand on the city.

We are very excited to have another project in Lehi and look forward to making this corner of 1200 W and I-15 a premiere project and an asset to the community and city.

1st Storage Annexation Plat

A part of the Northwest Quarter of Section 5, Township 5 South, Range 1 East, Salt Lake Base and Meridian.
Lehi City, Utah County, Utah
January 2022

Northwest Corner of Section 5, T5S, R1E, SLB&M, US. Survey (Found Brass Cap Monument) Project Benchmark 4619.44 per TURN VRS Network

5305.87' (Meas.)

1200 West (Paved Public Street)



VICINITY MAP
Not to Scale

Refractory Annexation
Filing #

N 88°54'43" E 144.79'
S 71°09'50" E
199.97'
75.05'
S 66°33'36" E
S 25°24'05" E 53.05'
255.79'
N 44°39'12" E
N 45°19'24" W
181.31'
164.58'
N 1°03'53" W
S 89°52'37" W 217.16'
309.12'
S 8°22'05" E
109.00'
S 89°38'27" E
S 0°07'27" E 8.98'
97.62'
N 89°59'53" E
S 0°36'39" E 17.35'
N 89°52'33" E 508.08'
5305.87' (Meas.) 5326.01 (Calc.)

Worthen Williams LLC
12-021-0131

1
3.851 Acres

Anderton Addition Annexation
Filing # 2967

Mellor Addition Annexation
Filing # 2594

American Stone Annexation
Entry # 20770
Map # 7922

Scale: 1" = 40'
40 0 10 20 40 50 60 70 80
Graphic Scale

838.67'
N 89°52'33" E (Meas.) N 89°52'54" E (Calc.)
2661.52' (Calc.)
N 00°01'05" W (Basis of Bearing)
N 00°08'41" W (Calc.)
2644.33' (Calc.)

West Quarter Corner of Section 5, T5S, R1E, SLB&M, US. Survey (Not in Place – Removed during I-15 Construction)

Southwest Corner of Section 5, T5S, R1E, SLB&M, US. Survey (Found Brass Cap Monument)

2100 North (Paved Public Street)

East Quarter Corner of Section 5, T5S, R1E, SLB&M, US. Survey (Found Brass Cap Monument)

Note:
The described land shown hereon, will be zoned TH-5 zone, upon the acceptance of this plat.

GREAT BASIN ENGINEERING
5746 South 1475 East Ogden, Utah 84403
Main (801)394-4515 S.L.C (801)521-0222 Fax (801)392-7544
www.greatbasinengineering.com

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that this 1st Storage Annexation Plat, has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said Annexation, based on data compiled from records in the Utah County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-20.
Signed this ____ day of _____, 2022.

PRELIMINARY

6242920
License No.

Andy Hubbard

BOUNDARY DESCRIPTION

A part of the Northwest Quarter of Section 5, Township 5 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Lehi City, Utah County, Utah:

Beginning at a point on the existing Corporate Limit of Lehi City, Utah County, Utah, said point being along the Section line 838.67 feet North 89°52'33" East from the West Quarter Corner of said Section 5; and running thence along the Easterly Lines of the American Stone Annexation the following two (2) courses: (1) North 1°03'53" West 164.58 feet (2) North 45°19'24" West 181.31 feet, to a point on the Southerly line of Refractory Annexation; thence along said Refractory Annexation the following five (5) courses; (1) North 44°39'12" East 255.79 feet (2) North 88°54'43" East 144.79 feet (3) South 71°09'50" East 199.97 feet (4) South 66°33'36" East 75.05 feet (5) South 25°24'05" East 53.05 feet to the Northeast corner of Anderton Addition Annexation; and running thence along the North line of said Anderton Addition Subdivision South 89°52'37" West 217.16 feet to the Northwest corner of said Anderton Addition Annexation; and running thence along the Westerly lines of said Anderton Addition Annexation and Mellor Addition Annexation South 8°22'05" East 309.12 feet to the Southwest corner of said Mellor Addition Annexation; and running thence along said Mellor Addition Annexation the following three (3) Courses; (1) South 89°38'27" East 109.00 feet (2) South 0°07'27" East 8.98 feet (3) North 89°59'53" East 97.62 feet to a point on said Anderton Addition Annexation and running thence along said Anderton Addition Annexation South 0°36'39 East 17.35 feet to the South line of the Northwest Quarter of said Section 5 said point also being on the North line of the existing Corporate limit of Lehi City; thence along said line South 89°52'33" West 508.08 feet to the point of beginning.

Contains 3.851 Acres more or less

ACCEPTANCE BY LEGISLATIVE BODY

This is to certify that we, the undersigned Lehi City Council have adopted a resolution of its intent to annex the tract of land shown herein and have subsequently adopted an ordinance annexing said tract of land into Lehi City, Utah and that a copy of the ordinance has been prepared for filing herewith all in accordance with Utah Code Section 10-2-418 as revised and that we have examined and do hereby approve and accept the annexation of the tract as shown as a part of said City and that said tract of land is to be known hereafter as the "Worthen Addition to Corporate Limits of Lehi City".
Dated this_____, Day of _____, 2022.

_____ Attest _____
Mayor City Recorder

City Seal

APPROVED AS TO FORM

_____ _____
County Attorney Date

UTAH COUNTY SURVEYOR

This Plat has been reviewed by the County Surveyor and is hereby certified as a final local entity plat, pursuant to Utah County Ann. § 17-23-20 as amended.

Signed this ____ day of _____, 2022.

_____
Signature

County Surveyors Seal

1st Storage Annexation Plat
A part of the Northwest Quarter of Section 5, Township 5 South, Range 1 East, Salt Lake Base and Meridian.
Lehi City, Utah County, Utah
January 2022

Entry # _____

State of Utah, County of Utah, Recorded and Filed at the Request of

Date _____ Time _____ Book _____ Page _____

FEE $ _____ UTAH COUNTY RECORDER

County Recorders Seal

21N324 – Annex

1st Storage Annexation

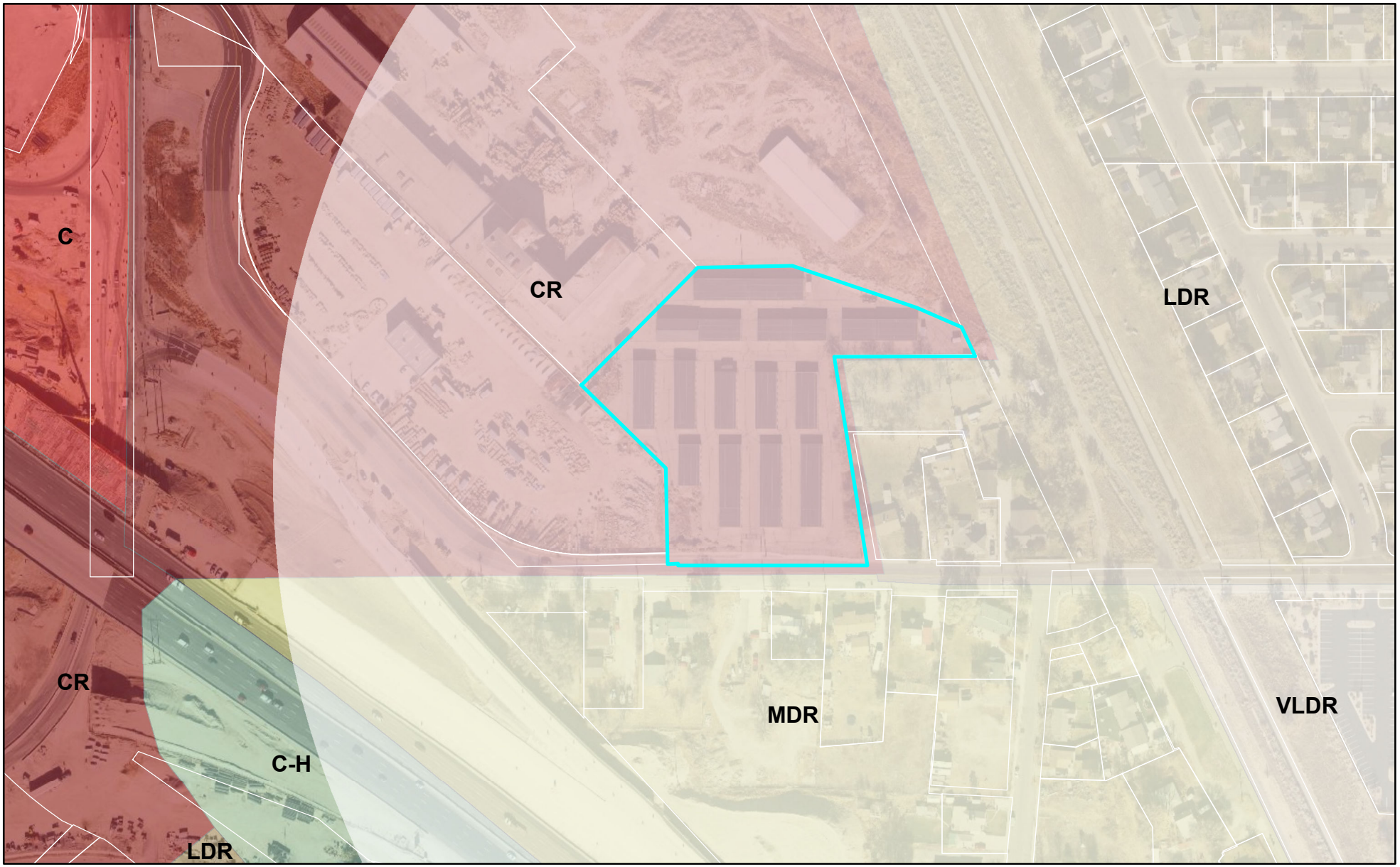
Aerial



LEHI CITY

1st Storage Annexation

General Plan

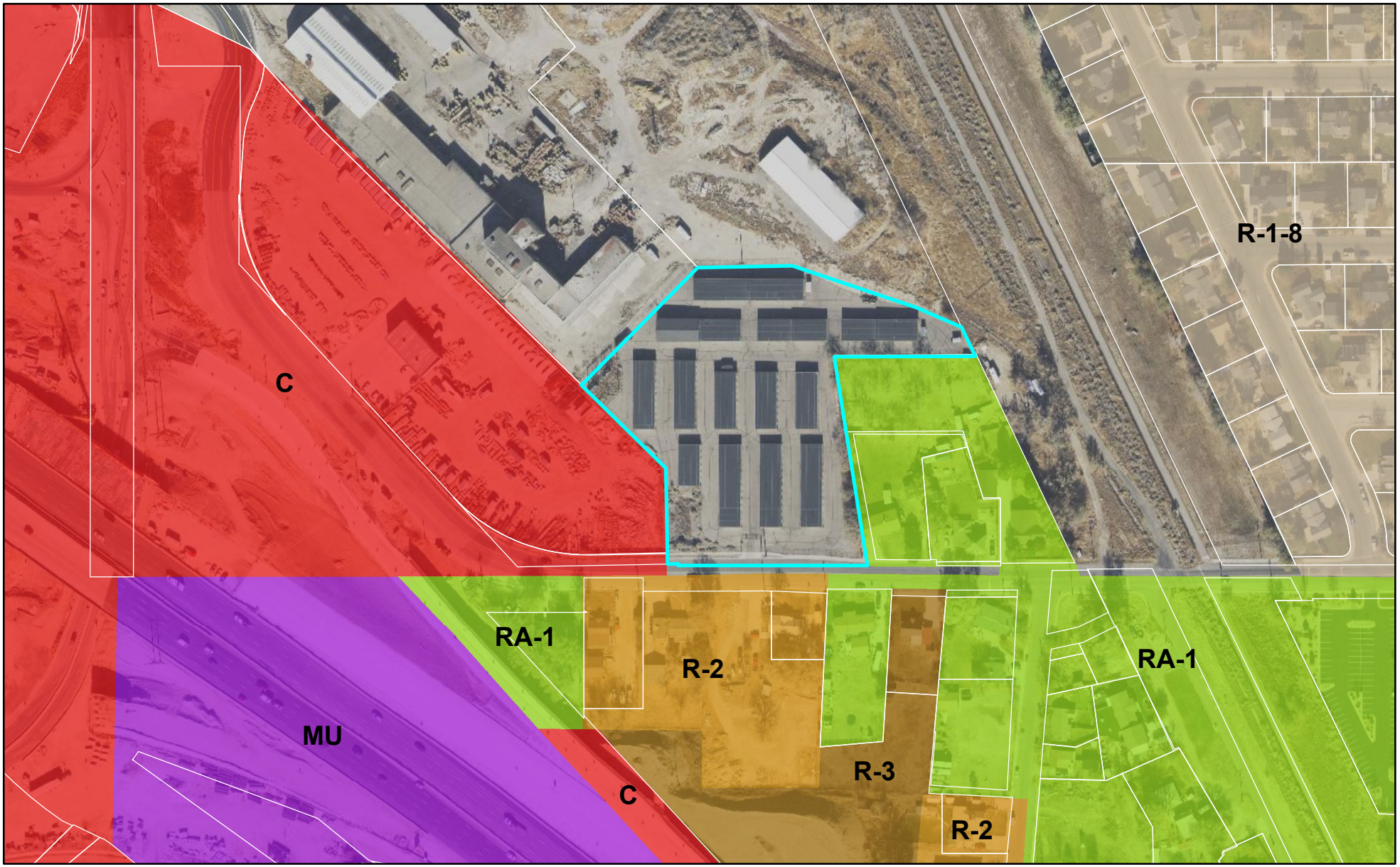


0 250 500 Feet

LEHI CITY

1st Storage Annexation

Zoning



LEHI CITY

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: February 22, 2022
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary subdivision approval for The Lofts at Holbrook Farms, a 240-unit townhome development located at approximately 2700 North Redwood Road.

Suggested Action:

Attachments:

CC Staff Report The Lofts at Holbrook Preliminary Subdivision 02.22.22.docx

Lofts @ Holbrook Farms DRC 01.05.21.docx

Lofts at Holbrook Farms - narrative.pdf

The Lofts at Holbrook Farms Preliminary Subdivision - plans.pdf

The Lofts at Holbrook Farms Preliminary Subdivision - amenities and elevations.pdf

Lofts at Holbrook Farms - Amenities list.pdf

The Lofts Aerial Map.pdf

The Lofts GP Map.pdf

The Lofts Zoning Map.pdf

IMG_4660.JPG

IMG_4661.JPG

IMG_4662.JPG

IMG_4659.JPG

THE LOFTS AT HOLBROOK PRELIMINARY SUBDIVISION
CITY COUNCIL REPORT

Applicant	Ivory Innovations		
Meeting Date	February 22, 2022		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Location	Approximately 2700 North Redwood Road		
Existing General Plan Designation	Commercial (C) and High Density Residential (HDR)		
Existing Zoning	Planned Community (PC)		
Existing Land Use	Undeveloped		
Number of Lots/Units	240 units		
Adjacent Zoning and Land Use	*North*	TH-5	Undeveloped
	South	PC	Future Holbrook Farms
	East	PC	Holbrook Farms Plat B
	West	PC	Redwood Road/Holbrook Industrial
Date of DRC Review	January 5, 2022		
Date of Planning Commission Review	January 27, 2022		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

PROPERTY HISTORY

September 26, 2008 This property was included in the Holbrook Annexation

November 10, 2016 The Holbrook Farms Area Plan was approved by the City Council.

REPORT ANALYSIS

The applicant requests review and approval of The Lofts at Holbrook Farms located at 2700 North Redwood Road. The proposed development has 240-townhomes, guest parking, and related amenities. The proposed development will include workforce style housing and a satellite campus for the Rippy Literacy Center. This report will describe

the layout and DRC comments.

Layout

The proposed layout includes a mixture of rear-load townhomes and back-to-back townhomes. The site has three accesses off 2700 North, 4400 West, and Camden Way. Within the development will be a private loop road with alleys coming off the road to service the townhomes. The townhomes will front alleys, open space, or the private drive. In the center of the site will be open space that hosts the amenities for the development. The proposed amenities include a playfield, community gardens, clubhouse, and the satellite campus for Lehi Rippy Literacy Center.

Sidewalks will be provided on one side of the private drive, as allowed in the Holbrook Farms Area Plan. In addition, a trail will run north-south through the open space area to provide greater pedestrian connectivity through the site. The site plan shows raised crossings along the private drive where the trail crosses the street. The proposed guest parking meets the requirements of the Holbrook Farms Area Plan and will be located along the loop road and open space.

DRC Comments

The DRC had 12 comments including the following:

1. Recommend a little more subtle path for the trail and keep it off from back of curb with the parking
2. Provide detail on the raised crossings. Also recommend using chokers on Camden Way (similar to Shea Way) as it approaches 4400 West.
3. Recommend adding more guest parking along Dodger Drive.
4. Coordinate with staff on cross section of 4400 West with future backbone road plans

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

POSSIBLE MOTIONS AND FINDINGS

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

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on January 27, 2021. The minutes and motion from this meeting are as follows:

2.10) Public hearing and recommendation of Ivory Innovations' request for preliminary subdivision review of The Lofts at Holbrook Farms, a 240-unit townhome development located at approximately 2700 North Redwood Road.

Sierra Pierson presented information on the agenda item.

Ashley Hadfield with Ivory Innovations was representing the applicant. She stated the core mission was housing affordability and impacting the individual. She is proposing to switch out the pool and putting in a satellite amenity. They will have a playfield, baseball field, and amenities for the satellite Rippey Center. Commissioner Newall asked about the driveways and the garages. Ashley stated most of them were two car garages and she stated it was standard size with storage for recycling and trash bins. Ashley stated they are rentals and part of the master plan for affordable housing. Commissioner Nielsen asked about trash collection. Ashley stated Waste Management is on board with pulling the bins onto the street.

Commissioner Nielsen opened the public hearing.

Chris Brown stated he thinks this is a great idea and supports it. He wants to commend Ivory for pushing this plan forward. He wants to specifically talk about garage space and the storage of garbage cans with it being a nuisance if they are not stored properly. He stated there needs to be more thought with management of solid waste.

Sierra Pierson stated they do have the floor plans and the garages show they are 24 feet in depth.

Commissioner Nielsen recognized the online comment and closed the public hearing.

Commissioner Nielsen asked about the satellite Rippey Center and if it had parking and signage. He would like to see the overall design detail of the structure for the site plan.

> **Motion:** Commissioner Eyre moved to send a positive recommendation of **Ivory Innovations' request for preliminary subdivision review of The Lofts at Holbrook Farms, a 240-unit townhome development located at approximately 2700 North Redwood Road**; including all DRC comments, with the findings that the proposed subdivision is consistent with the Holbrook Farms Area Plan, and the subdivision meets the requirements of the Lehi City Development Code in regards to subdivision approvals. Noting that with approval, the Commission would like to review the application for the preliminary subdivision for the site plan with the amenities and park area. Commissioner Newall seconded.
>
> **Vote:** Commissioner Nielsen, yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Britton, yes. The motion passed unanimously.

The Lofts at Holbrook Farms Preliminary Subdivision
DRC Redline Comments

*Ivory Innovations – requests preliminary subdivision review of **The Lofts at Holbrook Farms**, a 240-townhome development located at approximately 2700 North Redwood Road.*

DRC Members Present: Glade Kirkham, Garion Rowett, Matthew Meier, Kim Struthers, Ross Dinsdale, Trent Dyer, Luke Seegmiller, Mike West, Sierra Pierson
Representatives of the Applicant Present: Brad, Ashley, Ben
Date of Plans Reviewed: 12/14/21
Time Start: 3:20 PM
Time End: 3:47 PM

DRC REDLINE COMMENTS:

Glade – Power:

1. Does not comply with Lehi Power standards and is inadequate for power distribution.
    a. Structures in PUE.
    b. NEC/Fire code requires clearance to transformers 10'
2. Show water meter location(s) to justify reduced easement width.

Garion – Fire: No comments

Greg – Water/Sewer:

3. Stub water and PI mains South off of Camden Way to serve a future phase?
4. Proposed "meter vaults" for culinary service meters will take up substantial space in the PUE.
5. Fix alignment of SD as it connects to existing, currently shown running through same alignment as water/PI mains

Trent – Parks: No comments

Gary – Building/Inspections: No comments

Matt – Public Works:

6. (Before final) Roadbase should extend 1' minimum behind TBC on each side of the road. To meet Lehi City standards
7. Where are you extending this SD line to? SD line should end with riprap and swale.

Ross – Engineering:

8. Double check the water line sizing for fire flows.

Luke- Traffic: No comments

Kim – Planning:

9. Recommend a little more subtle path for the trail and keep it off from back of curb with the parking
10. Provide detail on the raised crossings. Also recommend using chokers on Camden Way (similar to Shea Way) as it approaches 4400 West.
11. Recommend adding more guest parking along Dodger Drive.
12. Coordinate with staff on cross section of 4400 West with future backbone road plans.

GENERAL COMMENTS:

1. Show water meter location(s) to justify reduced easement width.

PRIOR TO SCHEDULING A 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. Required water dedication must be completed.
5. Reimbursement Agreement for any reimbursable improvement items must be in place.
6. Include surveyor's and engineer's stamps and signatures on the construction drawings.

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

7. Show lot addresses on the final plat (must coordinate with Planning Division).
8. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
9. Irrigation Company signature on the construction drawings for the irrigation piping.
10. Provide a recordable easement document for all necessary off-site easements (temp. turnarounds, utilities, power, etc).
11. Submit a copy of all required licenses (railroad, UDOT, UTA, aqueduct, canal, etc).
12. Provide a signed development agreement (prepared by Lehi City Planning Department).
13. Provide a Rocky Mountain Power agreement and cost estimate for the relocation of the RMP power poles which shall be included in the bond. The developer is responsible to pay all costs for relocation at the time the bond is posted.
14. 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).
15. 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.
16. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.
17. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required.
    Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.
18. Address any comments or conditions from City Council approval.
19. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
20. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

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

DRC GENERAL COMMENTS:

1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
4. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
5. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
6. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
7. Residential developments shall complete all required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.

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

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JANUARY 27TH, 2022

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

Memorandum

To: Lehi City

CC: Ivory Innovations

From: Focus Engineering and Surveying

Date: 10/27/2021

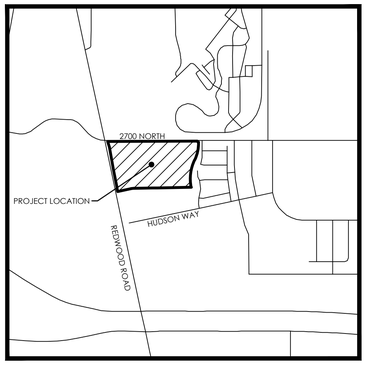
Re: The Lofts at Holbrook Farms Narrative

The proposed development is approximately 10.55 acres located in Holbrook Farms. This development is at the corner of 2700 North and Redwood Road. We are proposing a development of 240 townhome units.

The proposed home construction will meet the Holbrook Area Plan architectural design requirements. The home construction will complement the existing developments in the Holbrook Area Plan.

THE LOFTS AT HOLBOOK FARMS PRELIMINARY

PREPARED FOR:
IVORY INNOVATIONS
LOCATED IN:
LEHI, UT



VICINITY MAP
NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	PRELIMINARY PLAT
C2.1	PRELIMINARY PLAT
C2.2	PRELIMINARY PLAT
C3	SITE & UTILITY PLAN
C3.1	SITE & UTILITY PLAN
C3.2	REDWOOD ROAD PLAN
C4	GRADING PLAN
C4.1	GRADING PLAN
C5	CIRCULATION PLAN
C5.1	PARKING PLAN
C6	POWER PLAN
C7	PHASING PLAN

NOTES

1. THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT REVIEW: PLAN & PROFILES/CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS, ALL PIPE TYPES, SPECIFIC LOCATIONS & DETAILS (BENDS, DETECTOR TAPE, ETC.), VALVES, BLOWOFFS INCLUDING SIZE TYPE & PROTECTION, MANHOLES, BOXES AND RELATED DETAILS; FIRE HYDRANTS, LOT LINE UTILITY EASEMENTS, STREET LIGHTS/STREET SIGNS/TRAFFIC SIGNS, POWER LINE EXTENSIONS & DOME/TRANSFORMER LOCATIONS, LOT ADDRESSES;CBR VALUES AND ROAD SUB-BASE, SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS.

LEHI CITY NOTES

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

GENERAL NOTES

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

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

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

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

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

NOTICE

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

ENGINEER'S NOTES TO CONTRACTOR

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

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

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

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

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: BEN DUZETT
SURVEY MANAGER: BRETT DUMAS

OWNER/DEVELOPER
IVORY INNOVATIONS
978 E WOODOAK LANE
SALT LAKE CITY, UTAH 84117
CONTACT: ASHLEY HADFIELD

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

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

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

FOR REVIEW ONLY

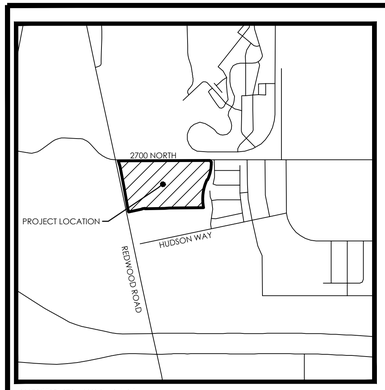
THE LOFTS AT HOLBOOK FARMS PRELIMINARY
LEHI, UT
COVER SHEET

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

COVER SHEET

Scale:	1"=50'	Drawn:	BD
Date:	12/14/21	Job #:	19-0430
Sheet:	C1		

Z:_2019\19-0430 lofts at holbrook farms\design\19-0430.dwg\sheets\PRELIMINARY\C1-COVER SHEET.dwg



VICINITY MAP
N.T.S

BOUNDARY DESCRIPTION

A tract of land located in the Northwest Quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the westerly line of a tract of land described in that certain Warranty Deed recorded as Entry No. 61315:2018 in the office of the Utah County Recorder, said point located N00°08'15"W 2,081.52 feet along the Section line and West 4,057.92 feet from the East 1/4 Corner of Section 2, T5S, R1W, SLB&M; running thence S88°56'32"W 630.00 feet; thence along the arc of a curve to the left with a radius of 182.00 feet a distance of 34.49 feet through a central angle of 10°51'30" Chord: S83°30'47"W 34.44 feet; thence S78°05'02"W 148.88 feet to the easterly right-of-way line of State Road 68; thence along said easterly right-of-way line the following six (6) courses: (1) N12°01'21"W 7.18 feet; thence (2) N10°37'21"W 9.88 feet; thence (3) N10°37'21"W 32.97 feet; thence (4) N10°37'21"W 201.70 feet; thence (5) N0°37'21"w 448.36 feet; thence (6) N15°24'22"W 64.60 feet to a southwesterly corner of said tract of land described in that certain Warranty Deed recorded as Entry No. 61315:2018; thence along said deed the following five (5) courses: (1) N89°49'32"E 981.73 feet; thence (2) along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.16 feet through a central angle of 88°27'58" Chord: S45°56'29"E 20.93 feet; thence (3) S01°42'30"E 0.48 feet; thence (4) along the arc of a curve to the right with a radius of 417.00 feet a distance of 197.65 feet through a central angle of 27°09'28" Chord: S11°52'14"W 195.81 feet to a point of reverse curvature; thence (5) along the arc of a curve to the left having a radius of 483.00 feet a distance of 309.77 feet through a central angle of 36°44'48" Chord: S07°04'34"W 304.49 feet to the point of beginning.

Contains: 459,542 square feet or 10.55 acres+/-

LEGEND

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

NOTES:

1. BUILDING SETBACKS WILL FOLLOW THE APPROVED HOLBROOK FARMS AREA PLAN.
2. THIS AREA IS SUBJECT TO NORMAL EVERYDAY SOUNDS, ODORS, SITES, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
3. PARCELS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, AND W WILL BE OWNED AND MAINTAINED BY HOA.
4. THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT REVIEW:
   - PLAN AND PROFILES/CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS
   - ALL PIPE TYPES, SPECIFIC LOCATIONS & DETAILS (BENDS, DETECTOR TAPE, ETC.)
   - VALVES
   - BLOWOFFS INCLUDING SIZE TYPE & PROTECTION
   - MANHOLES, BOXES AND RELATED DETAILS
   - FIRE HYDRANTS
   - LOT LINE UTILITY EASEMENTS
   - STREET LIGHTS/STREET SIGNS/TRAFFIC SIGNS
   - POWER LINE EXTENSIONS & DOME/TRANSFORMER LOCATIONS
   - LOT ADDRESSES
   - CBR VALUES AND ROAD SUB-BASE
   - SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS.

OWNER/DEVELOPER
IVORY INNOVATIONS
978 E WOODOAK LANE
SLC, UTAH 841174
CONTACT: ASHLEY HADFIELD

N

S

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NORTHWEST CORNER OF SECTION 2, T5S, R1W, SLB&M 1990 UTAH COUNTY MONUMENT

NORTHEAST CORNER OF SECTION 2, T5S, R1W, SLB&M 1971 UTAH COUNTY MONUMENT

WEST 1/4 CORNER OF SECTION 36, T4S, R1W, SLB&M CORNER FALLS IN THE JORDAN RIVER (CALCULATED POSITION)

EAST 1/4 CORNER OF SECTION 2, T5S, R1W, SLB&M 2012 UTAH COUNTY MONUMENT

(NADB3: N0°08'15"W 2,661.21)

BASIS OF BEARING: N0°08'15"W (SECTION LINE) MEASURED: 2661.03

2700 NORTH

N89°49'32"E 981.73'

R=15.00'
Δ=88°27'58"
L=23.16'
CH=S45°56'29"E 20.93'

S1°42'30"E 0.48'

R=417.00'
Δ=27°09'28"
L=197.65'
CH=S11°52'14"W 195.81

R=483.00'
Δ=36°44'48"
L=309.77'
CH=S7°04'34"W 304.49'

N15°24'22"W 64.60'

N10°37'21"W 448.36'

PARCEL A

PARCEL B

PARCEL C

PARCEL D

PARCEL E

PARCEL F

PARCEL G

PARCEL H

PARCEL I

PARCEL J

PARCEL K

PARCEL L

PARCEL M

PARCEL N

PARCEL O

PARCEL Q

PARCEL R

PARCEL S

PARCEL T

PARCEL U

PARCEL V

PARCEL W

STREET H (PRIVATE 24' ROW)

STREET I (PRIVATE 24' ROW)

STREET J (PRIVATE 24' ROW)

STREET K (PRIVATE 24' ROW)

STREET L (PRIVATE 24' ROW)

STREET M (PRIVATE 24' ROW)

STREET CC (PRIVATE 24' ROW)

STREET N (PRIVATE 24' ROW)

STREET O (PRIVATE 24' ROW)

STREET P (PRIVATE 24' ROW)

STREET V (PRIVATE 24' ROW)

STREET Z (PRIVATE 24' ROW)

STREET AA (PRIVATE 24' ROW)

STREET BB (PRIVATE 24' ROW)

STREET X (PRIVATE 24' ROW)

STREET W (PRIVATE 24' ROW)

STREET V (PRIVATE 24' ROW)

STREET U (PRIVATE 24' ROW)

STREET T (PRIVATE 24' ROW)

STREET S (PRIVATE 24' ROW)

STREET R (PRIVATE 24' ROW)

STREET Q (PRIVATE 24' ROW)

WRIGLEY DRIVE (PRIVATE 32' ROW)

VETERANS STREET (PRIVATE 55' ROW)

DODGER DRIVE (PRIVATE 32' ROW)

FENWAY DRIVE (PRIVATE 32' ROW)

COMISKEY WAY (PRIVATE 32' ROW)

SHEA WAY (PRIVATE 58' ROW)

CAMDEN WAY (PRIVATE 43' ROW)

SHEET 2
SHEET 3

IVORY LAND CORPORATION ENTRY: 61315-2018

UTAH DEPARTMENT OF TRANSPORTATION ENTRY: 91957:2009

STATE ROAD 68 (REDWOOD ROAD)

50' TEMPORARY CONSTRUCTION EASEMENT 19669:2014

50' PIPELINE AGREEMENT 19668:2014

WEST 4,057.92

2,081.52

P.O.B.

N10°37'21"W 32.97'

N10°37'21"W 9.88'

N12°01'21"W 7.18'

S78°05'02"W 148.88'

R=182.00'
Δ=10°51'30"
L=34.49'
CH=S83°30'47"W 34.44'

S88°56'32"W 630.00'

FOR REVIEW ONLY

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6949 S. HIGH TECH DRIVE SUITE 200
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www.focusutah.com

THE LOFTS AT HOLBROOK FARMS
PRELIMINARY PLAT
LEHI, UT

REVISION BLOCK

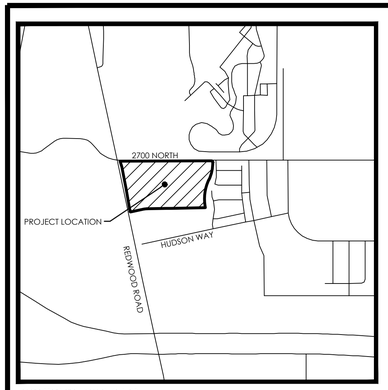
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PRELIMINARY PLAT

Scale: 1"=40' | Drawn: EJF
Date: 9/20/2021 | Job #: 19-0430
Sheet: C 2.0

Z:_2019\19-0430\lofts of holbrook farms\design 19-0430.dwg\sheet\C2 Preliminary plat.dwg

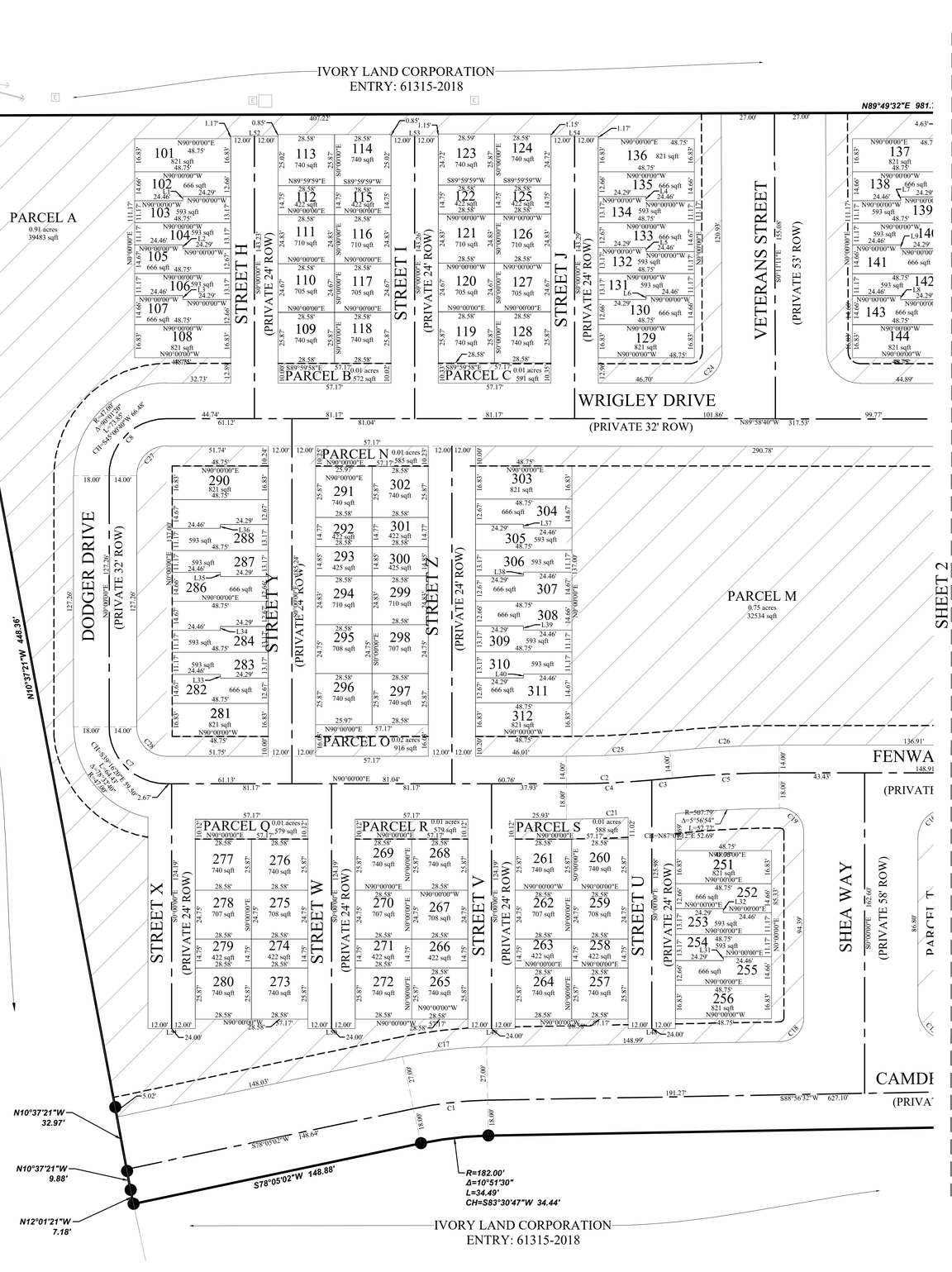


VICINITY MAP
N.T.S

LEGEND

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

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	200.00	10°51'30"	37.90	S83°30'47"W	37.85
C2	525.79	5°53'13"	54.02	N87°03'02"E	54.00
C3	525.79	1°10'13"	10.74	S84°41'32"W	10.74
C4	525.79	4°43'00"	43.28	S87°38'09"W	43.27
C5	525.79	5°53'13"	54.02	S87°03'02"W	54.00
C6	350.00	8°40'35"	53.00	S85°39'42"E	52.95
C7	29.00	90°00'00"	45.55	S45°00'00"E	41.01
C8	29.00	90°01'20"	45.56	S45°00'40"W	41.02
C9	483.00	2°08'09"	18.00	N07°36'31"E	18.00
C10	483.00	1°39'40"	14.00	N09°30'25"E	14.00
C11	5.00	86°22'32"	7.54	N46°48'44"W	6.84
C12	20.00	90°51'41"	31.72	N45°25'39"E	28.50
C13	487.60	12°27'05"	105.96	S00°15'20"W	105.75
C14	332.00	8°40'35"	50.28	S85°39'42"E	50.23
C15	16.00	91°03'28"	25.43	N45°31'44"W	22.84
C16	15.00	90°00'00"	23.56	N45°00'00"E	21.21
C17	227.00	10°51'30"	43.02	S83°30'47"W	42.95
C18	12.00	88°56'32"	18.63	S44°28'19"W	16.81
C19	12.00	92°05'19"	19.29	S46°00'20"E	17.28
C21	543.79	3°17'34"	31.25	N88°20'52"E	31.25



OWNER/DEVELOPER
IVORY INNOVATIONS
978 E WOODOAK LANE
SLC, UTAH 841174
CONTACT: ASHLEY HADFIELD



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Line Table		
LINE	DIRECTION	LENGTH
L1	S00°00'00"E	2.00
L2	N00°00'00"E	2.00
L3	N00°00'00"E	2.00
L4	N00°00'00"E	2.00
L5	N00°00'00"E	2.00
L6	S00°00'00"E	2.00
L7	S00°00'00"E	2.00
L8	N00°00'00"E	2.00
L9	N00°00'00"E	2.00
L10	N90°00'00"W	2.00
L11	N90°00'00"E	2.00
L12	N90°00'00"W	2.00
L13	N90°00'00"E	2.00
L14	N90°00'00"E	2.00
L15	N90°00'00"E	2.00
L16	N90°00'00"W	2.00
L17	S00°00'00"E	2.00
L18	N00°00'00"E	2.00
L19	S90°00'00"W	24.00
L20	S90°00'00"E	24.00

Line Table		
LINE	DIRECTION	LENGTH
L21	S90°00'00"E	24.00
L22	S90°00'00"E	24.00
L23	N90°00'00"E	16.83
L24	N00°00'00"E	28.58
L25	S90°00'00"E	3.70
L26	S89°49'32"W	24.00
L27	N89°58'40"W	24.00
L28	N90°00'00"W	24.00
L29	S00°00'00"E	2.00
L30	N00°00'00"E	2.00
L31	N00°00'00"E	2.00
L32	S00°00'00"E	2.00
L33	S00°00'00"E	2.00
L34	N00°00'00"E	2.00
L35	S00°00'00"E	2.00
L36	N00°00'00"E	2.00
L37	N00°00'00"E	2.00
L38	S00°00'00"E	2.00
L39	N00°00'00"E	2.00
L40	S00°00'00"E	2.00

Line Table		
LINE	DIRECTION	LENGTH
L41	N00°00'00"E	2.00
L42	N00°00'00"E	2.00
L43	S00°00'00"E	2.00
L44	N00°00'00"E	2.00
L45	N00°00'00"E	2.00
L46	N00°00'00"E	2.00
L47	N10°07'01"E	11.02
L48	N90°00'00"W	24.00
L49	N90°00'00"W	24.00
L50	N90°00'00"W	24.00
L51	N90°00'00"W	24.00
L52	N90°00'00"W	24.00
L53	N90°00'00"W	24.00
L54	N90°00'00"W	24.00
L55	N90°00'00"W	24.00

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C24	16.00	90°12'31"	25.19	S44°55'39"W	22.66
C25	511.79	5°53'13"	52.58	S87°03'02"W	52.56
C26	539.79	5°53'13"	55.46	S87°03'03"W	55.44
C27	15.00	90°01'20"	23.57	N45°00'40"E	21.22
C28	15.00	90°00'00"	23.56	N45°00'00"W	21.21
C29	5.00	90°01'20"	7.86	S45°00'40"W	7.07
C30	25.00	89°58'34"	39.26	S44°59'17"E	35.35
C31	25.00	90°00'00"	39.27	S45°00'00"W	35.36
C32	5.00	90°00'00"	7.85	N45°00'00"W	7.07
C34	15.02	89°54'52"	23.58	N45°07'56"W	21.23
C35	483.00	15°06'43"	127.39	S17°53'36"W	127.02
C36	417.00	27°14'20"	198.25	S11°49'48"W	196.38

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THE LOFTS AT HOLBROOK FARMS
PRELIMINARY PLAT
LEHI, UT

REVISION BLOCK

#	DATE	DESCRIPTION
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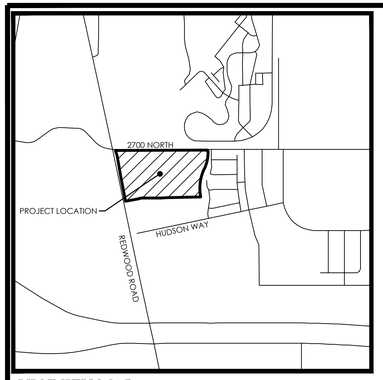
PRELIMINARY PLAT

Scale:	1"=30'	Drawn:	EJF
Date:	9/20/2021	Job #:	19-0430
Sheet:	C 2.1		

C:_2019\19-0430\lofts at holbrook farms\design 19-0430.dwg\sheets\C2.1 Preliminary plat.dwg

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2700 NORTH



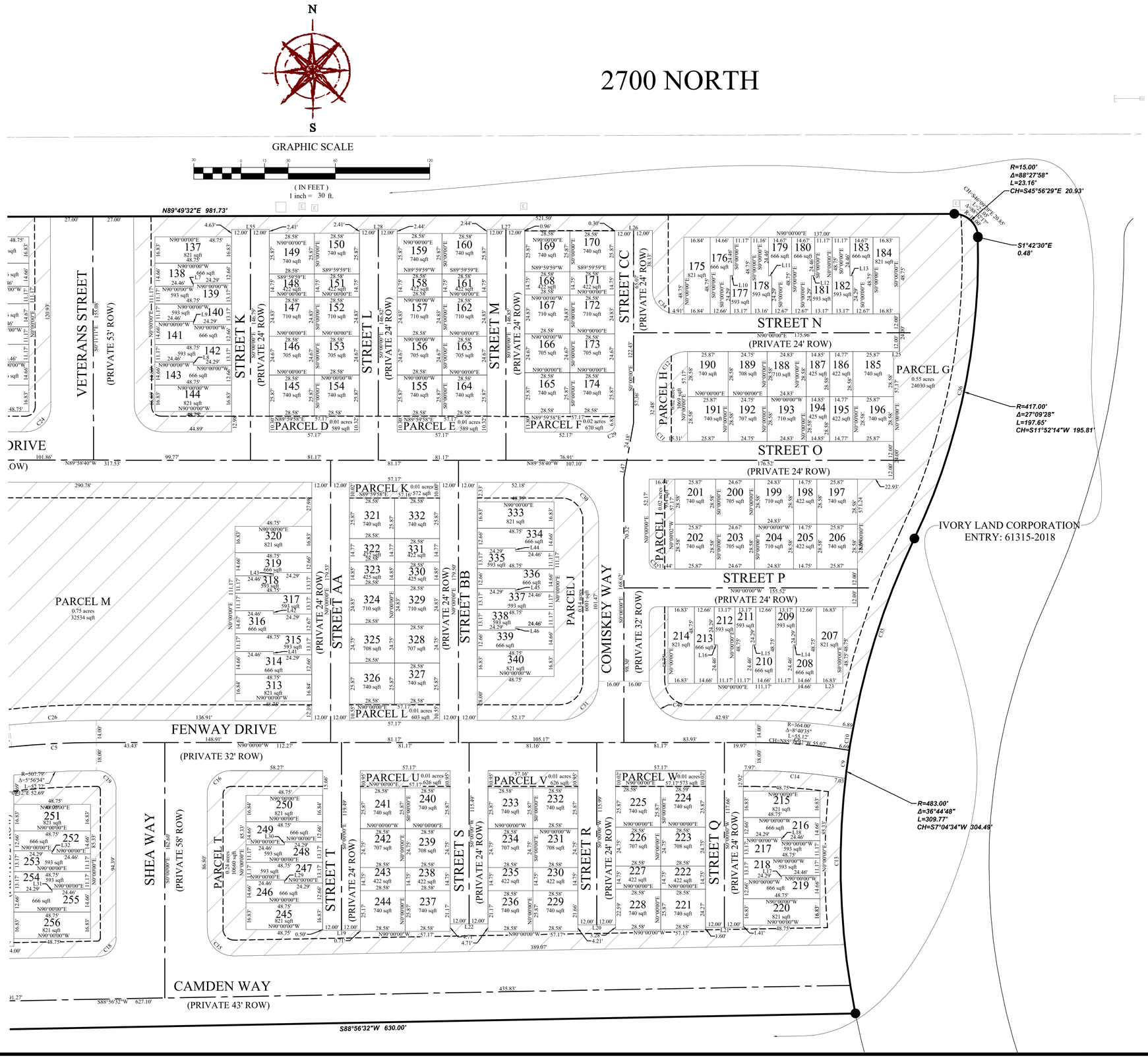
VICINITY MAP
N.T.S

LEGEND

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L8	N00°00'00"E	2.00
L9	N00°00'00"E	2.00
L10	N90°00'00"W	2.00
L11	N90°00'00"E	2.00
L12	N90°00'00"W	2.00
L13	N90°00'00"E	2.00
L14	N90°00'00"E	2.00
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L25	S90°00'00"E	3.70
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L28	N90°00'00"W	24.00
L29	S00°00'00"E	2.00
L30	N00°00'00"E	2.00
L31	N00°00'00"E	2.00
L32	S00°00'00"E	2.00
L33	S00°00'00"E	2.00
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L45	N00°00'00"E	2.00
L46	N00°00'00"E	2.00
L47	N10°07'01"E	11.02
L48	N90°00'00"W	24.00
L49	N90°00'00"W	24.00
L50	N90°00'00"W	24.00
L51	N90°00'00"W	24.00
L52	N90°00'00"W	24.00
L53	N90°00'00"W	24.00
L54	N90°00'00"W	24.00
L55	N90°00'00"W	24.00

OWNER/DEVELOPER
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THE LOFTS AT HOLBROOK FARMS
PRELIMINARY PLAT
LEHI, UT

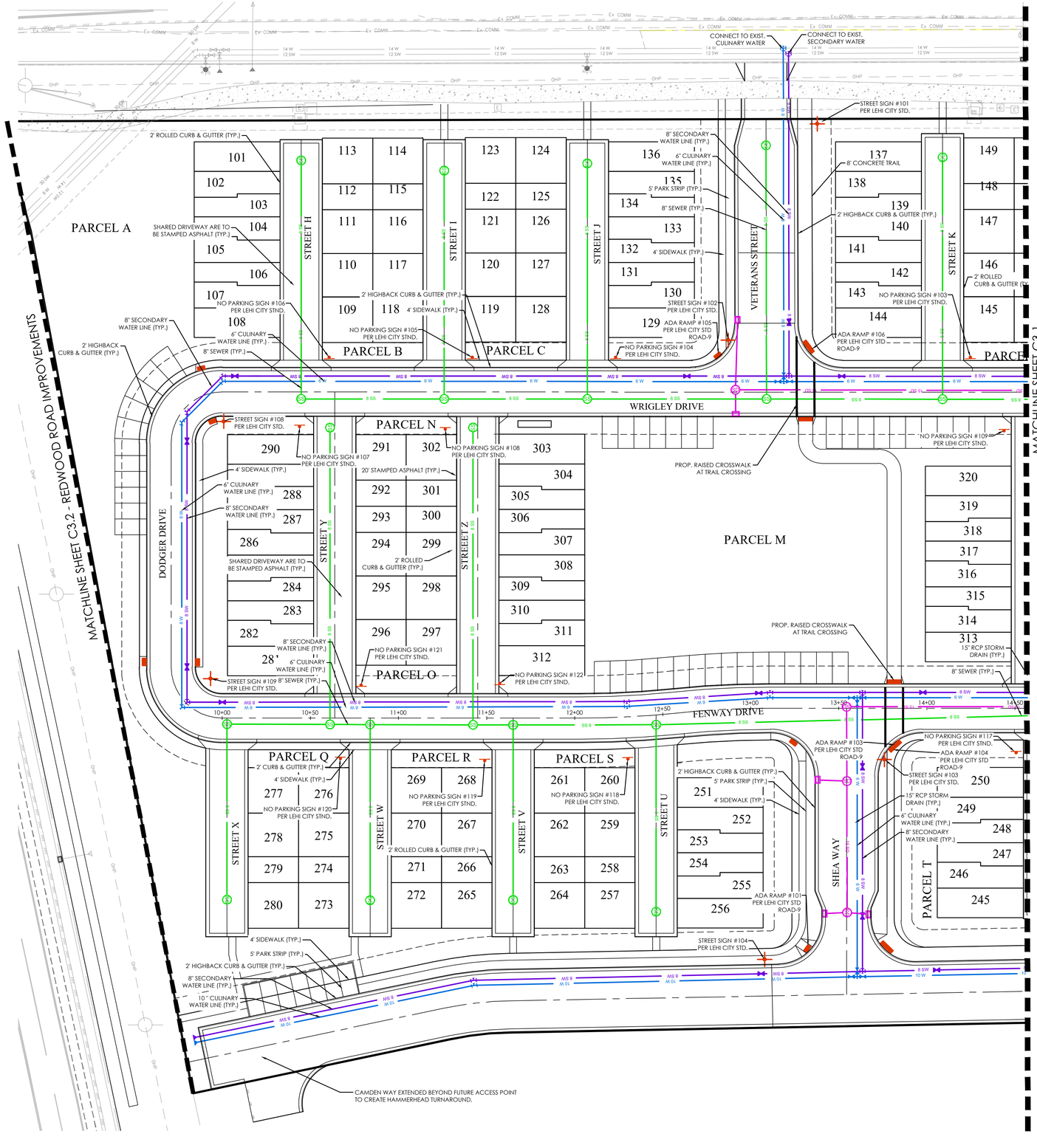
REVISION BLOCK		
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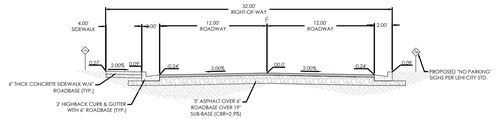
PRELIMINARY PLAT

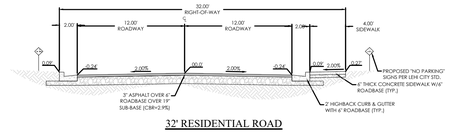
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Date:	9/20/2021	Job #:	19-0430
Sheet:	C 2.2		

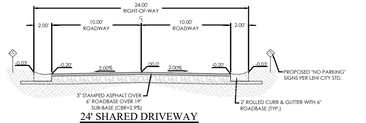
CALL BEFORE YOU DIG
IT'S THE LAW
BLUE STAKES 1-800-662-4111

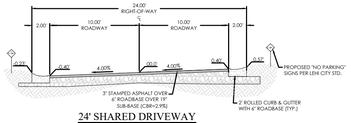
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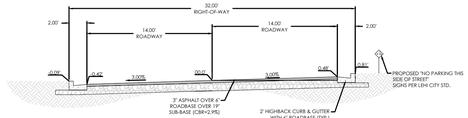


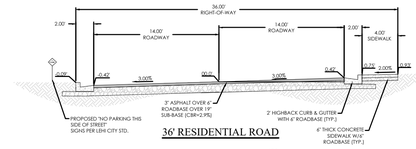




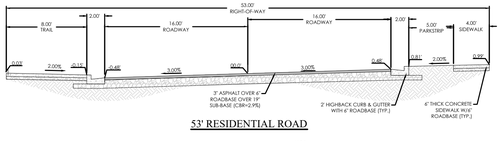




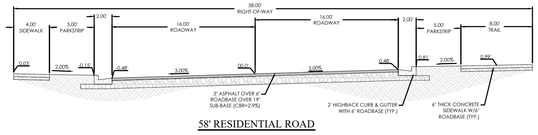












LEGEND

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

N

S

GRAPHIC SCALE

30 0 15 30 40 120

(IN FEET)
1 inch = 30 ft.

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

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FOR REVIEW ONLY

THE LOFTS AT HOLBROOK FARMS PRELIMINARY
LEHI, UT
SITE & UTILITY PLAN

REVISION BLOCK

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

SITE & UTILITY PLAN

Scale:	1"=30'	Drawn:	BD
Date:	12/14/21	Job #:	19-0430
Sheet:	C3		

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MATCHLINE SHEET C3

STREET SIGN #101 PER LEHI CITY STD.

137 138 139 140 141 142 143 144

149 148 147 146 145 150 151 152 153 154

159 158 157 156 155 160 161 162 163 164

169 168 167 166 165 170 171 172 173 174

STREET K

STREET L

STREET M

2' ROLLED CURB & GUTTER (TYP.)

4' SIDEWALK (TYP.)

2' HIGHBACK CURB & GUTTER (TYP.)

NO PARKING SIGN #103 PER LEHI CITY STND.

ADA RAMP #106 PER LEHI CITY STD ROAD-9

8" SECONDARY WATER LINE (TYP.)

6" CULINARY WATER LINE (TYP.)

NO PARKING SIGN #102 PER LEHI CITY STND.

NO PARKING SIGN #101 PER LEHI CITY STND.

PARCEL D

PARCEL E

PARCEL F

WRIGLEY DRIVE

175 176 177 178 179 180 181 182 183 184

STREET N

2' ROLLED CURB & GUTTER (TYP.)

190 189 188 187 186 185 191 192 193 194 195 196

PARCEL H

NO PARKING SIGN #111 PER LEHI CITY STND.

PARCEL G

STREET O

15" RCP STORM DRAIN (TYP.)

NO PARKING SIGN #109 PER LEHI CITY STND.

8" SEWER (TYP.)

PARCEL K

321 322 323 324 325 326 332 331 330 329 328 327

NO PARKING SIGN #110 PER LEHI CITY STND.

2' ROLLED CURB & GUTTER (TYP.)

8" SECONDARY WATER LINE (TYP.)

6" CULINARY WATER LINE (TYP.)

320 319 318 317 316 315 314 313

15" RCP STORM DRAIN (TYP.)

8" SEWER (TYP.)

NO PARKING SIGN #123 PER LEHI CITY STND.

NO PARKING SIGN #117 PER LEHI CITY STND.

PROP. RAISED CROSSWALK AT TRAIL CROSSING

STREET AA

STREET BB

PARCEL L

STREET SIGN #107 PER LEHI CITY STD.

333 334 335 336 337 338 339 340

PARCEL J

NO PARKING SIGN #112 PER LEHI CITY STND.

201 200 199 198 197 202 203 204 205 206

PARCEL I

8" SECONDARY WATER LINE (TYP.)

2' ROLLED CURB & GUTTER (TYP.)

COMISKEY WAY

NO PARKING SIGN #113 PER LEHI CITY STND.

STREET P

2' HIGHBACK CURB & GUTTER (TYP.)

8" SEWER (TYP.)

6" CULINARY WATER LINE (TYP.)

NO PARKING SIGN #124 PER LEHI CITY STND.

214 213 212 211 210 209 208 207

STREET SIGN #105 PER LEHI CITY STD.

CONNECT TO EXIST. SECONDARY WATER

CONNECT TO EXIST. STORM DRAIN

CONNECT TO EXIST. CULINARY WATER

ADA RAMP #103 PER LEHI CITY STD ROAD-9

ADA RAMP #104 PER LEHI CITY STD ROAD-9

STREET SIGN #103 PER LEHI CITY STD.

250 249 248 247 246 245

15" RCP STORM DRAIN (TYP.)

6" CULINARY WATER LINE (TYP.)

8" SECONDARY WATER LINE (TYP.)

SHEA WAY

PARCEL T

PARCEL U

241 240 242 239 243 238 244 237

NO PARKING SIGN #116 PER LEHI CITY STND.

2' HIGHBACK CURB & GUTTER (TYP.)

4' SIDEWALK (TYP.)

STREET T

STREET S

PARCEL V

233 232 234 231 235 230 236 229

NO PARKING SIGN #115 PER LEHI CITY STND.

20' STAMPED ASPHALT (TYP.)

STREET R

PARCEL W

225 224 226 223 227 222 228 221

2' ROLLED CURB & GUTTER (TYP.)

STREET Q

NO PARKING SIGN #114 PER LEHI CITY STND.

STREET SIGN #106 PER LEHI CITY STD.

215 216 217 218 219 220

CONNECT TO EXIST. TRAIL

CONNECT TO EXIST. SEWER

PROP. TRAIL CROSSING

8' CONCRETE TRAIL

8" SECONDARY WATER LINE (TYP.)

10" CULINARY WATER LINE (TYP.)

2' HIGHBACK CURB & GUTTER (TYP.)

8' CONCRETE TRAIL

PROP. TRAIL CROSSING

CONNECT TO EXIST. SECONDARY WATER

CONNECT TO EXIST. CULINARY WATER

FENWAY DRIVE

CAMDEN WAY

Alignment=2700 NORTH, S

Alignment=4400 WEST, St

32' RESIDENTIAL ROAD

N.T.S.

32' RESIDENTIAL ROAD

N.T.S.

24' SHARED DRIVEWAY

N.T.S.

24' SHARED DRIVEWAY

N.T.S.

32' RESIDENTIAL ROAD

N.T.S.

36' RESIDENTIAL ROAD

N.T.S.

45' RESIDENTIAL ROAD

N.T.S.

53' RESIDENTIAL ROAD

N.T.S.

44' RESIDENTIAL ROAD

N.T.S.

58' RESIDENTIAL ROAD

LEGEND

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

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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THE LOFTS AT HOLBROOK FARMS PRELIMINARY

LEHI, UT

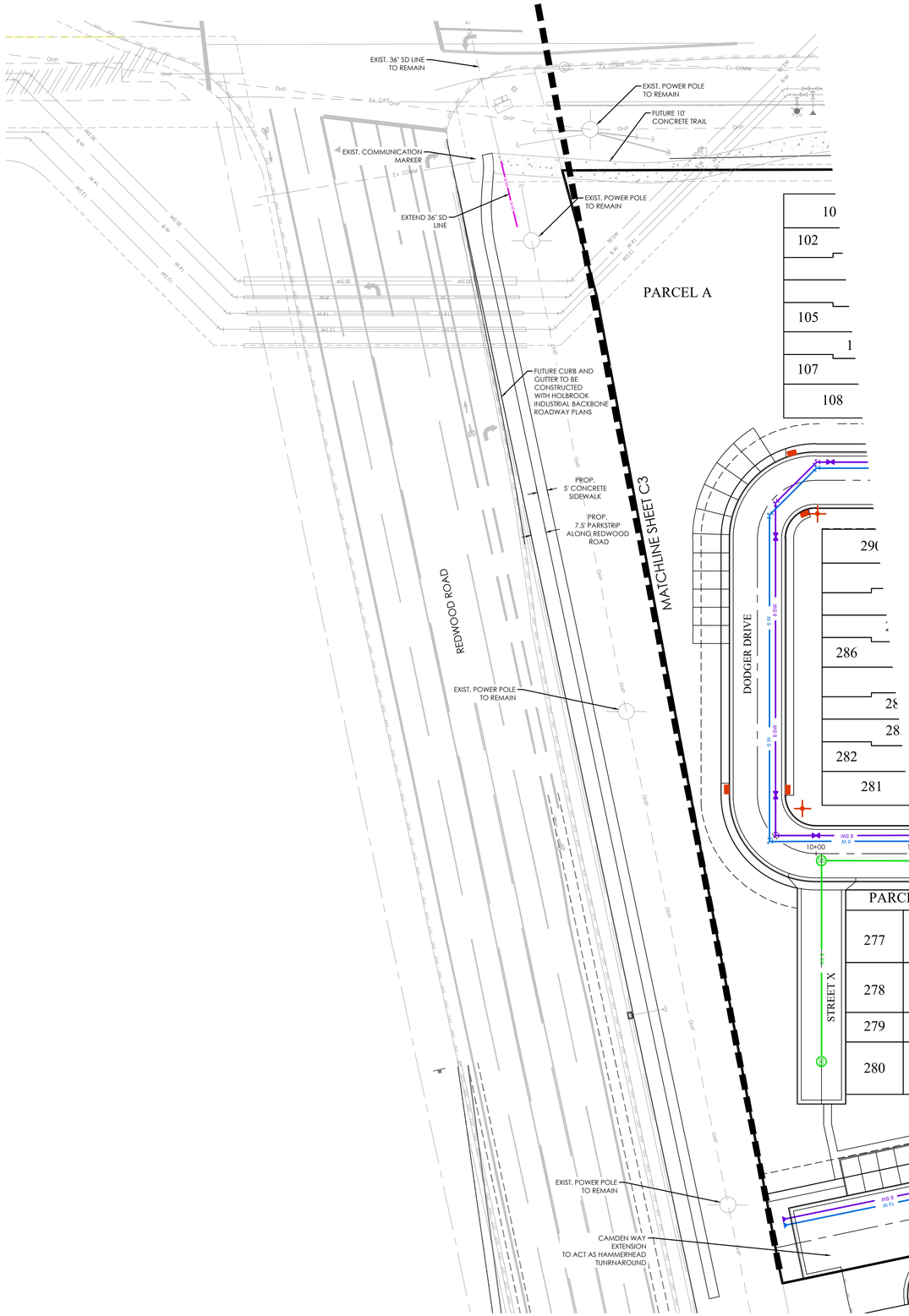
SITE & UTILITY PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
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SITE & UTILITY PLAN

Scale: 1"=30'	Drawn: BD
Date: 12/14/21	Job #: 19-0430
Sheet: C3.1	

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
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- EXIST. SEWER MH
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- EXIST. FIRE HYDRANT
- SPOT ELEVATION

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THE LOFTS AT HOLBROOK FARMS PRELIMINARY

LEHI, UT

REDWOOD ROAD PLAN

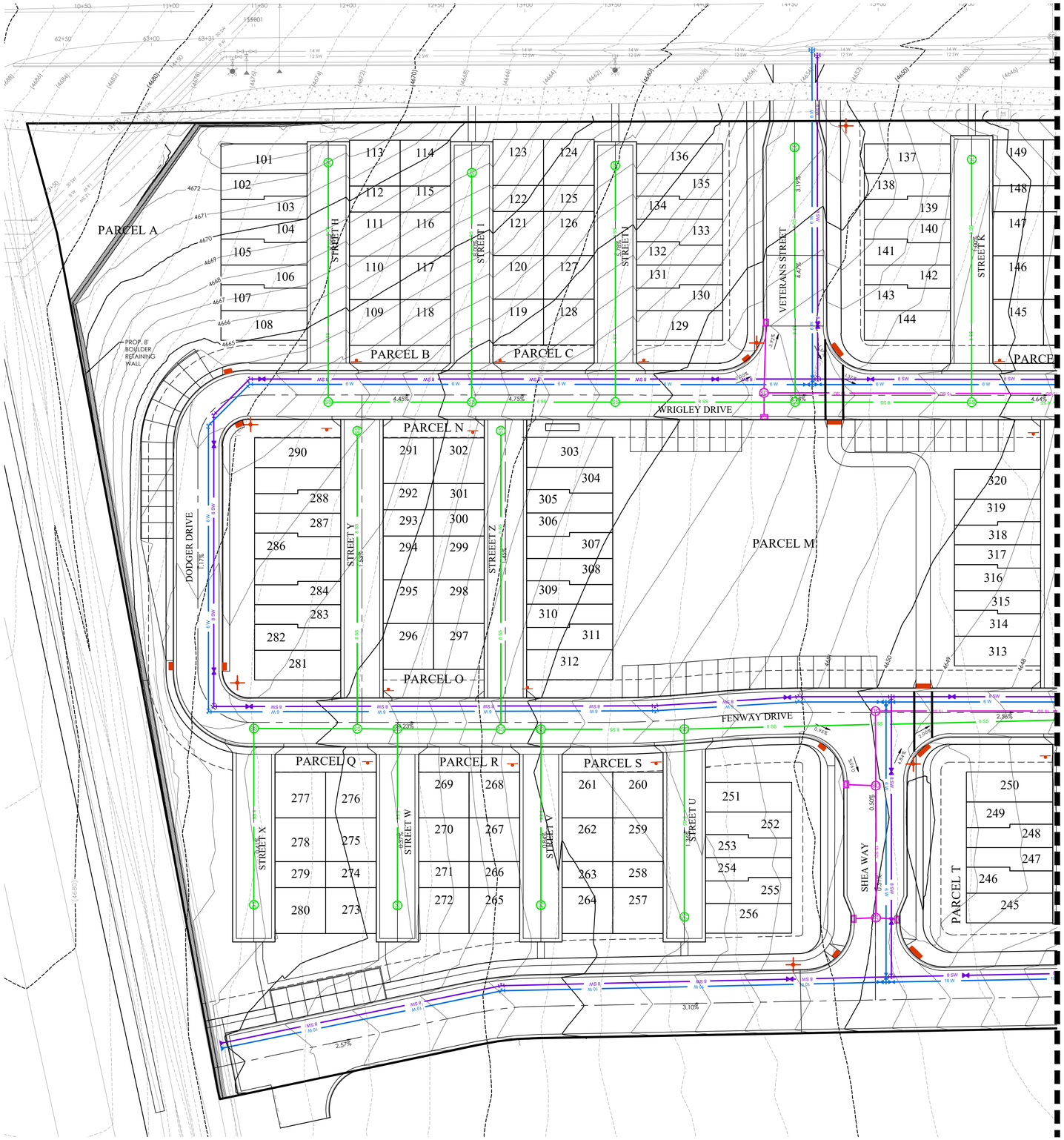
REVISION BLOCK

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REDWOOD ROAD PLAN

Scale:	1"=30'	Drawn:	BD
Date:	12/14/21	Job #:	19-0430
Sheet:	C3.2		

Z:_2019\19-0430\lofts at holbrook farms\Design 19-0430\.dwg\sheets\PRELIMINARY\C3.2 REDWOOD ROAD PLAN.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
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- EXIST. FIRE HYDRANT
- SPOT ELEVATION

N

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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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THE LOFTS AT HOLBROOK FARMS PRELIMINARY

LEHI, UT

GRADING PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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GRADING PLAN

Scale: 1"=30'	Drawn: BD
Date: 12/14/21	Job #: 19-0430
Sheet: C4	

Z:_2019\19-0430 lofts at holbrook farms\design 19-0430\dwg\sheets\PRELIMINARY\C4 GRADING PLAN.dwg

MATCHLINE SHEET C4



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
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- CULINARY VALVE, TEE & BEND
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GRAPHIC SCALE

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(IN FEET)
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LEHI, UT

GRADING PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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4	----	----
5	----	----
6	----	----

GRADING PLAN

Scale:	1"=30'	Drawn:	BD
Date:	12/14/21	Job #:	19-0430
Sheet:	C4.1		

Z:_2019\19-0430\lofts at holbrook farms\design 19-0430\dwg\sheets\PRELIMINARY\C4.1 GRADING PLAN.dwg



CONNECTIVITY TABULATIONS:

CURRENT ZONE:	PC
VILLAGES:	VILLAGE K
DENSITY:	22.75 UNITS/ACRE
ALLOWABLE BLOCK LENGTH	600 FT
MINIMUM INDEX SCORE	1.75
CONNECTIVITY LINKS	9
CONNECTIVITY NODES	5
CONNECTIVITY INDEX SCORE	1.8

LEGEND

CIRCULATION NODE

CIRCULATION LINK

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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THE LOFTS AT HOLBROOK FARMS PRELIMINARY

LEHI, UT

CIRCULATION PLAN

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

CIRCULATION PLAN

Scale:	1"=40'	Drawn:	BD
Date:	12/14/21	Job #:	19-0430
Sheet:	C5		

Z:_2019\19-0430\lofts at holbrook farms\design 19-0430\dwg\sheets\PRELIMINARY\C5 CIRCULATION PLAN.dwg

LOFTS ATHOLBROOK FARMS PARKING TABULATIONS:							
	Unit Mix	Required Stalls	Required Count	Provided Count	Guest Ratio	Guest Stalls	Provided Count
Bedroom 1	72	1 per dwelling unit	72	144	1 per 4 dwe	18	
Bedroom 2	85	1.5 per dwelling unit	128	170	1 per 4 dwe	21.25	
Bedroom 3	83	2 per dwelling unit	166	166	1 per 4 dwe	20.75	
Total	240	Total	366	480	Total	60	68



N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
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THE LOFTS AT HOLBROOK FARMS PRELIMINARY

LEHI, UT

PARKING PLAN

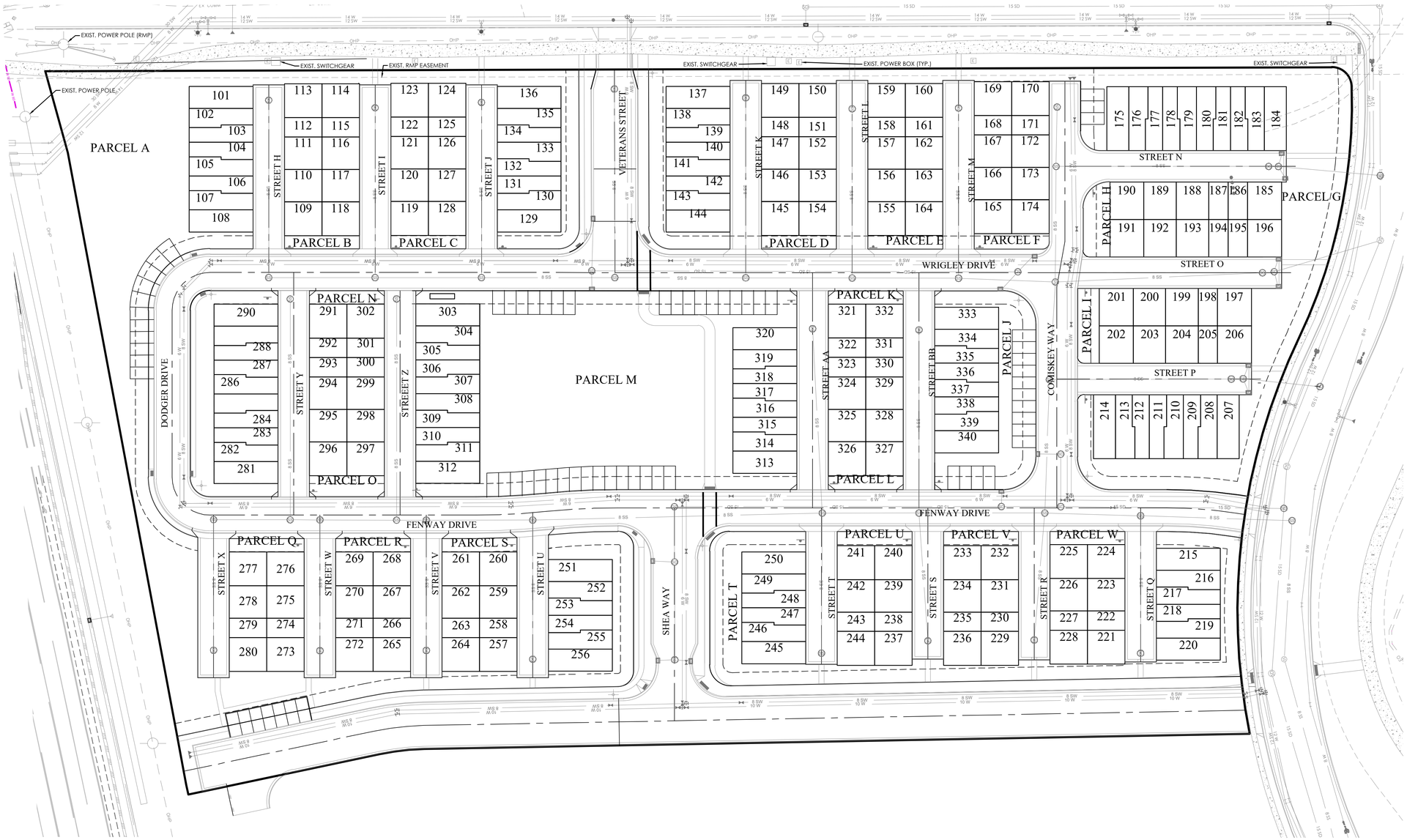
REVISION BLOCK

#	DATE	DESCRIPTION
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PARKING PLAN

Scale: 1"=40'	Drawn: BD
Date: 12/14/21	Job #: 19-0430
Sheet: C5.1	

Z:_2019\19-0430 lofts at holbrook farms\design 19-0430\dwg\sheets\PRELIMINARY\C5.1 PARKING PLAN.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
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THE LOFTS AT HOLBROOK FARMS PRELIMINARY

LEHI, UT

POWER PLAN

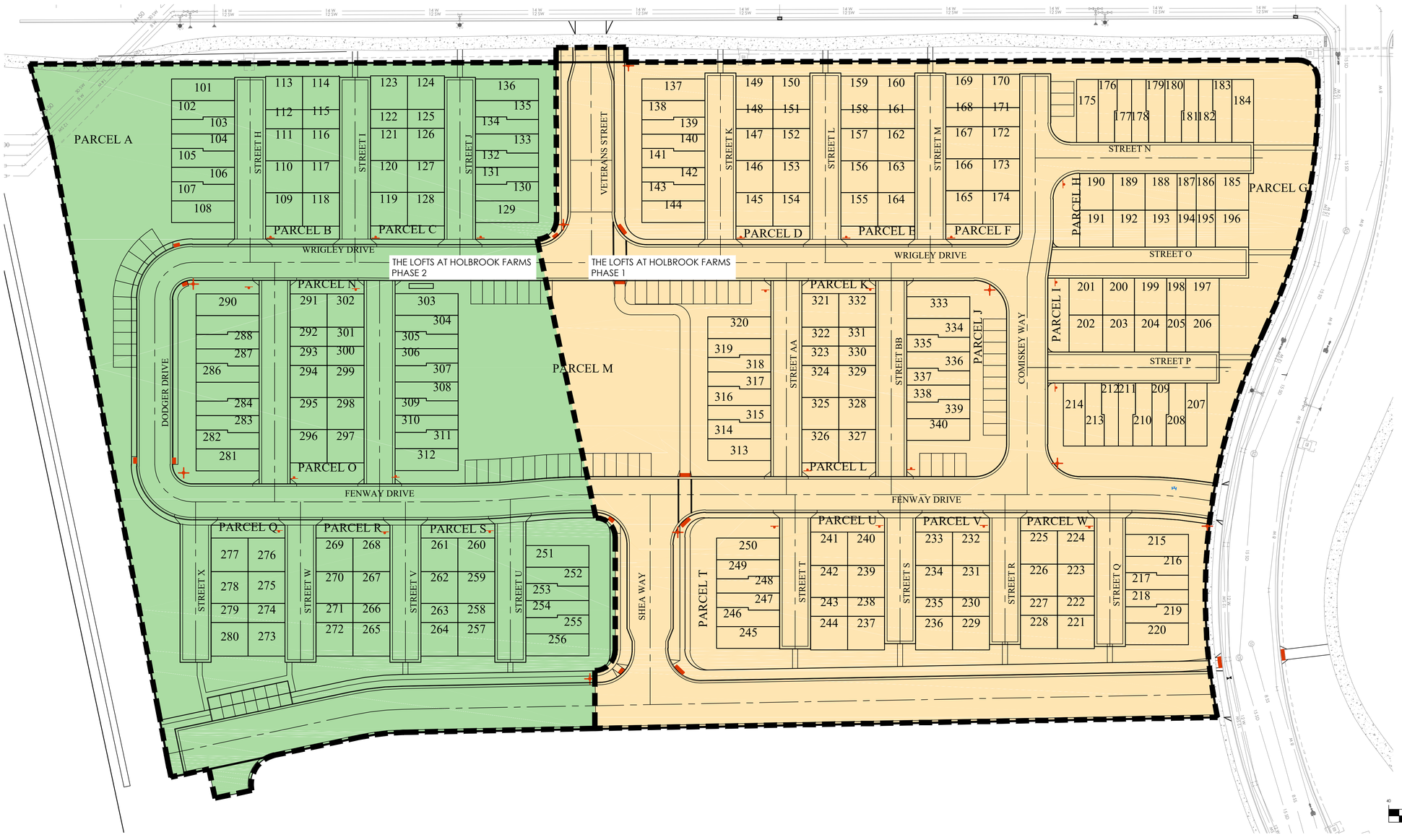
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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3	----	----
4	----	----
5	----	----
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POWER PLAN

Scale:	1"=40'	Drawn:	BD
Date:	12/14/21	Job #:	19-0430
Sheet:	C6		

Z:_2019\19-0430\lofts at holbrook farms\design 19-0430\dwg\sheets\PRELIMINARY\C6 POWER PLAN.dwg



N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

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THE LOFTS AT HOLBROOK FARMS PRELIMINARY

LEHI, UT

PHASING PLAN

REVISION BLOCK

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

PHASING PLAN

Scale: 1"=40' | Drawn: BD
Date: 12/14/21 | Job #: 19-0430
Sheet: C7

Z:_2019\19-0430 lofts at holbrook farms\design\19-0430.dwg\sheets\PRELIMINARY\C7 PHASING PLAN.dwg

Innovation Park

AT HOLBROOK FARMS

A NEW WORKFORCE COMMUNITY BY IVORY INNOVATIONS

January 13, 2022

IVORYINNOVATIONS

Our Core Mission

Investing at the most fundamental level—**the individual** to amplify his/her capacity to advance economically



Education Affordability



Housing Affordability

Our Stretch Goal…

Move from HUNDREDS to THOUSANDS of individual impacted each year.

What is Innovation Park?

Innovation Park at Holbrook Farms project mission is to provide a family-oriented, safe, and secure community for Lehi's critical workforce and their families.





Lehi's Affordability Crisis

HUD defines affordable housing as housing where the occupant pays no more than **30 percent** of gross income for housing costs.

Lehi Workforce Resident Earnings

	Salary	Affordable Rents
Teachers	$52,300	$1,308
Police Officers	$53,900	$1,348
First Responders	$35,915	$898
Health Care Workers	$55,600	$1,390
Veterans	$42,600	$1,065
Construction/Trade	$45,400	$1,135

From Jan 2019 to Jul 2021, Utah County average rent prices jumped by 66%.

The average rent in Lehi is now...

- 1 bedroom = **$1,350** (27% YoY increase)
- 2 bedroom = **$1,631** (29% YoY increase)
- 3 bedroom = **$1,900** (43% YoY increase)

Innovation Park Services

Innovation Park is committed to providing a family friendly, safe, and secure community for Lehi's Workforce.

Area Median Income "AMI"

	Salary	Unit Reserved	Unit Breakout
AMI	$80,400	25%	60
80% AMI	$66,960	35%	96
60% AMI	$50,220	40%	84

Lofts Rent Matrix:

	Market	80% AMI	60% AMI
1 Bedroom	$1,350	$1,204	$890
2 Bedroom	$1,631	$1,440	$1,063
3 Bedroom	$2,125	$1,657	$1,221

Collaboration with Local Programs – Lehi Rippy Center

Rippy Literacy Center Background:

Founded in 1997 by Lehi resident Hesther Rippy, the Rippy Literacy Center offers free tutoring services to all Lehi students, including reading (K-4th grades) and math (1st-4th grades).

The main campus is at 99 W. Main in downtown Lehi, leaving West Lehi residents underserved by its crucial early education programming.

Rippy Amenity Swap:

- Expand clubhouse to house a satellite campus for the Rippy Center.
- Currently working through specifics with staff.





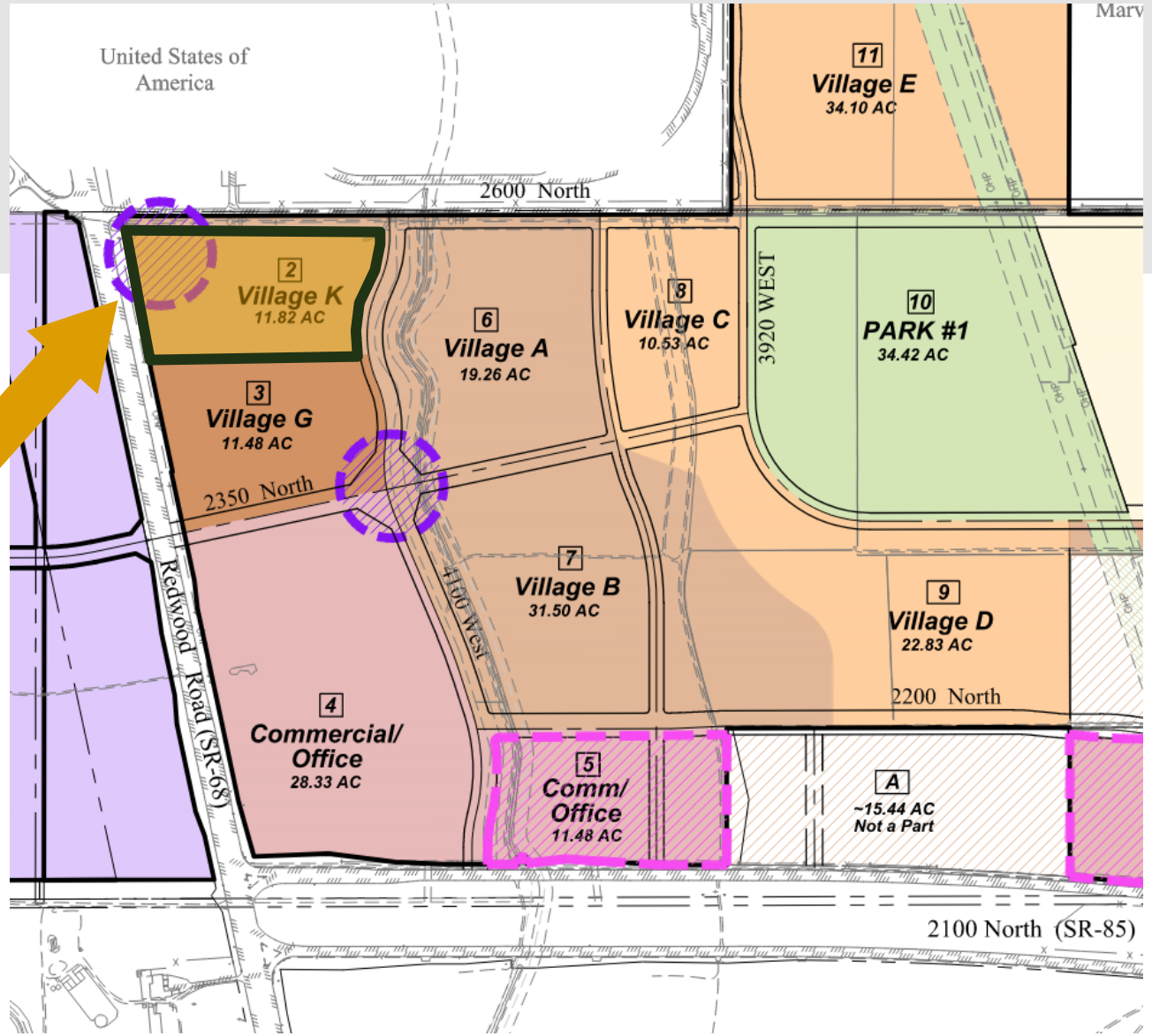




Site Overview

Site Description:

- Address – 1780 E South Campus Drive
- Acreage – 10.23
- Access – Access from Redwood Road
- Holbrook Master Plan – Village K



Community Layout

Parking:
- Dedicated Garage Parking: 366
- Guest Parking: 68
- On-street Parking along 4100 W and Camden Way

Proposed Amenities to include:
- Playfield
- Community Gardens
- Game-day themed Clubhouse
- Satellite Campus for Lehi Rippy Center



Building Elevations

Tandem Elevations



Back-to-Back Elevations



Innovation Park
AT HOLBROOK FARMS

Thank you for joining with us to fulfill our mission of creating a family-oriented, safe, and secure community for Lehi's Workforce.

Lofts at Holbrook Farms

Prelim Plat - Amenity Requirements

The Lofts at Holbrook Farms plans to include the following amenities as required by Lehi City's Multi-Family Development Amenity Requirements:

- Picnic Area – 10
- Sports Court – 2
- Playground – 4
- Clubhouse – 1 min 750 Sq. Ft.
- Pool/Tennis Court/Splash Pad - 1

The Lofts Preliminary Subdivision

Aerial

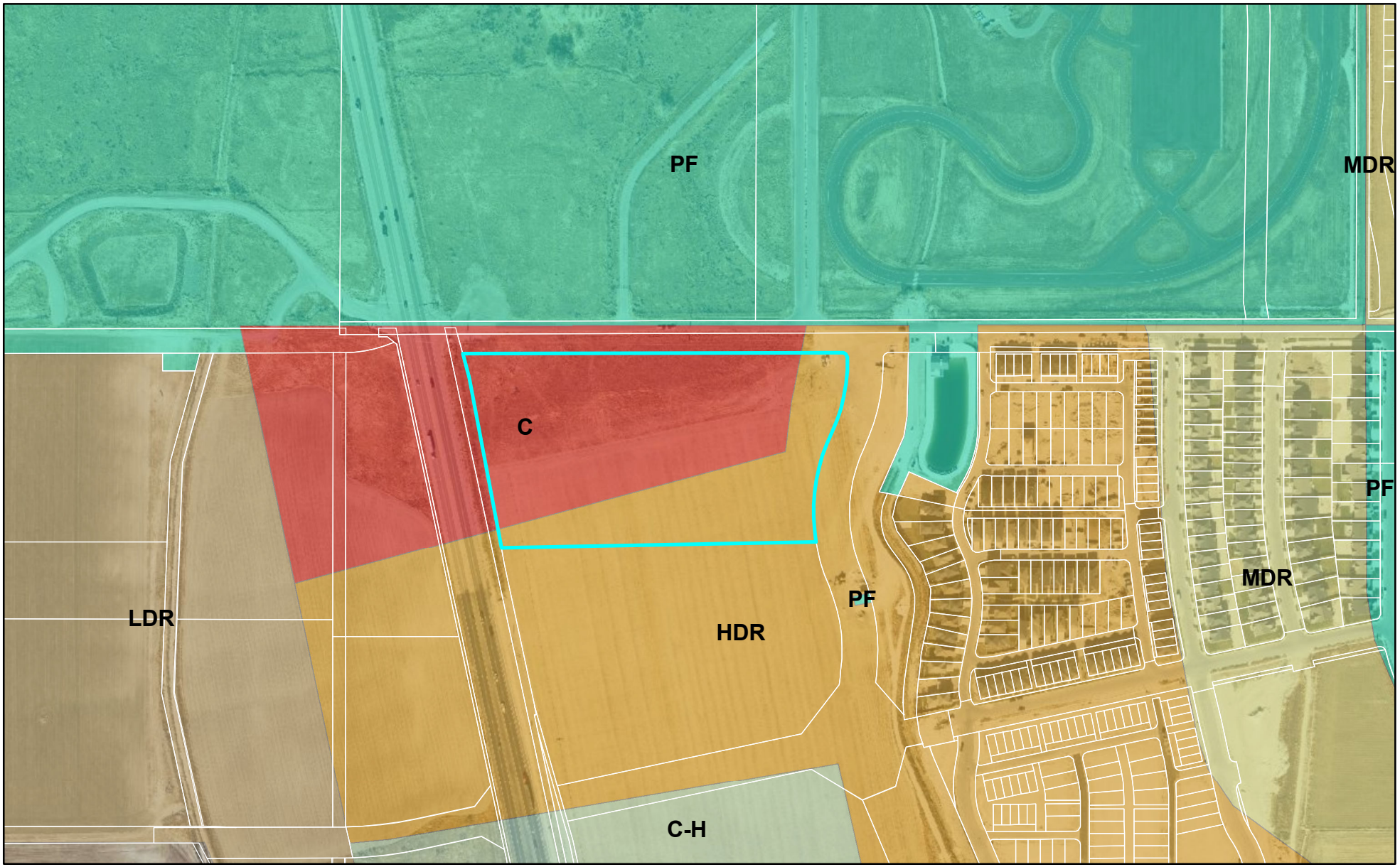


0 425 850 Feet

LEHI CITY

The Lofts Preliminary Subdivision

General Plan

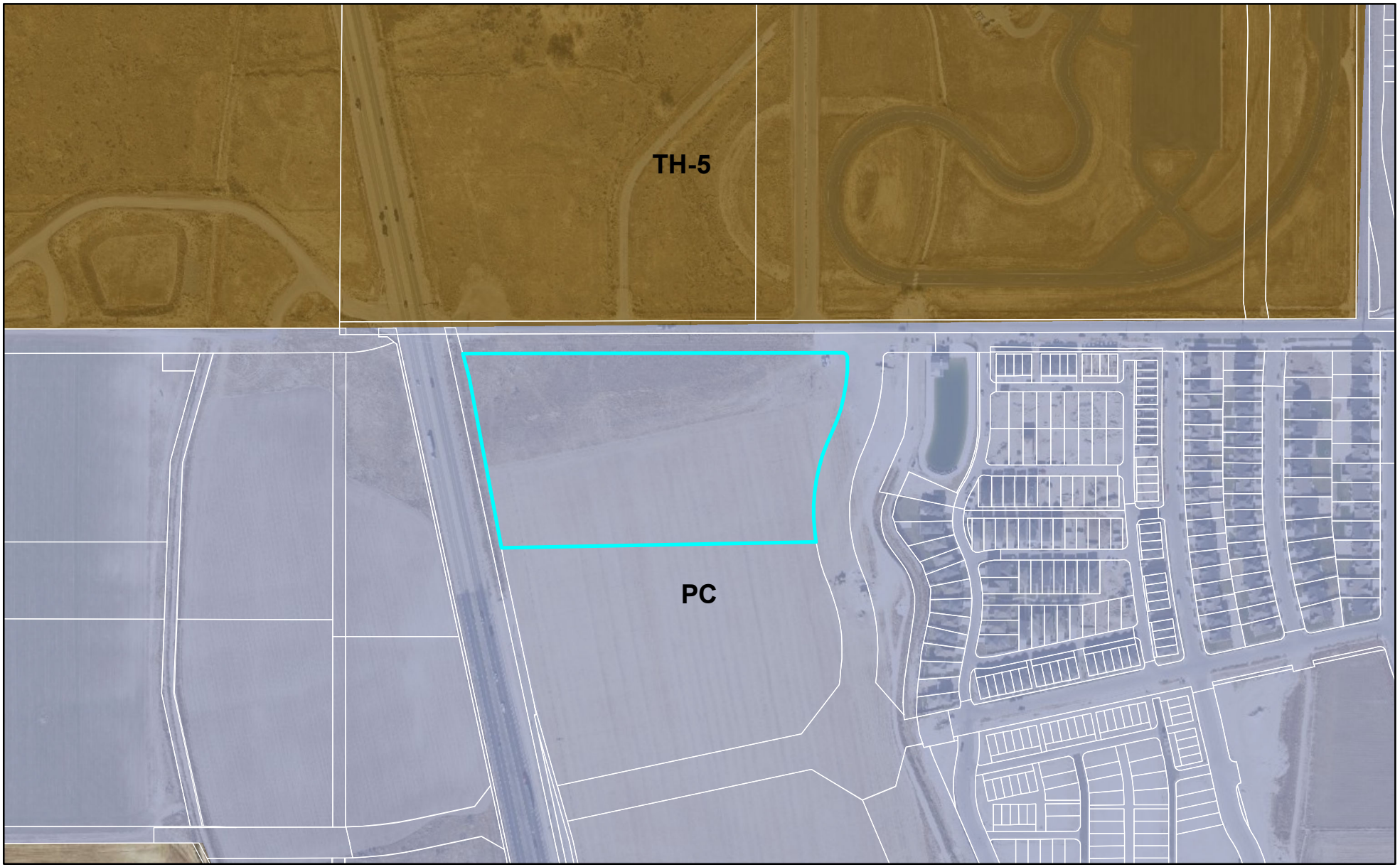


0 425 850 Feet

LEHI CITY

The Lofts Preliminary Subdivision

Zoning



LEHI CITY




PUBLIC
HEARING


PUBLIC
HEARING


PUBLIC
HEARING

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: February 22, 2022
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of approval for the Curtis Center Backbone Road Subdivision, a commercial subdivision and right-of-way for the development.

Suggested Action:

Attachments:

CC Staff Report Curtis Center Backbone Subdivision Final Subdivision 02.22.22.docx

Curtis Center Backbone Subdivision DRC 02.02.22.docx

Curtis Center Backbone - plans.pdf

The Curtis Center Backbone - General Plan.pdf

The Curtis Center Backbone - Zoning.pdf

The Curtis Center Backbone - Aerial.pdf

CURTIS CENTER BACKBONE FINAL SUBDIVISION

CITY COUNCIL REPORT

Applicant	Scott and Michelle Holbrook		
Meeting Date	February 22, 2022		
Requested Action/Purpose	Approval of a final subdivision		
Location	Approximately 3100 West and 1900 North		
Existing Land Use	Undeveloped/Agriculture		
Existing Zoning	Business Park (BP)		
General Plan Land Use Designation	Commercial (C) and Very Low Density Residential (VLDR)		
Number of Lots/Units	2		
Adjacent Zoning and Land Use	*North*	C	Undeveloped/Agriculture
	South	TH-5	Undeveloped/Agriculture
	East	TH-5	Jordan River
	West	R-3 and C	Timp Point Subdivision
Date of DRC Review	February 2, 2022		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

PROPERTY HISTORY

September 26, 2008	This property was included in the Holbrook Annexation
June 11, 2015	A previous concept plan for the Curtis Center was approved and was a larger scale project with three buildings at the time.
November 14, 2019	A concept plan for the Curtis Center was approved by the Planning Commission with one building.

REPORT ANALYSIS

The applicant is requesting approval of the Curtis Center Backbone Final Subdivision. This subdivision would create the lot for the future Curtis Center and dedicate the right-of-way for the public road in front of the development. The civil plans included with the plat include the design for the public road in front of the Curtis Center site. The road will connect to 3300 West and will include a five-foot sidewalk and planter strip on the south side of the road. The

sidewalk, park strip, and curb and gutter on the northern side of the road will be completed with the development of the parcels to the north. The site plan for the Curtis Center has been submitted and will be reviewed by the Planning Commission at a future meeting.

The DRC had 6 comments related to utility design. Please consider including all DRC comments as a part of the motion.

POSSIBLE MOTIONS AND FINDINGS

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

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

Curtis Center Backbone Final Subdivision
DRC Redline Comments

*Scott and Michelle Holbrook – request final subdivision review of **Curtis Center Backbone**, a one-lot commercial development and right-of-way for the development.*

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Michelle Holbrook, Ryan
Date of Plans Reviewed: 1/25/22
Time Start: 3:26 PM
Time End: 3:42 PM

DRC REDLINE COMMENTS:

Glade – Power:

1. Provide, show & label off-site easement(s) and road improvements required for power line extension. (Point of attachment is F2-156 at the east end of Hardman Way, south and east of Curtis Center.)

Garion – Fire: No comments

Greg – Water/Sewer:

2. 1950 North appears to have a crown in the design. What is the plan for drainage when the road is built to full width ?
3. Should both of these culinary lines be up sized to 8" to provide adequate fire flow for future development ?
4. Change SD 108 to a 6’ manhole.

Trent – Parks: No comments

Gary – Building/Inspections: No comments

Matt – Public Works:

5. Roadbase and sub base for public roads should extend 1' past TBC to meet Lehi City standards.

Ross – Engineering:

6. Update road width on plat.

Luke- Traffic: No comments

Kim – Planning: No comments

GENERAL COMMENTS:

1. There is a proposed master planned trail along 2100 North that will be required to constructed and will be reimbursed with future development of those parcels.

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. Required water dedication must be completed.
5. Reimbursement will be required for widening of 1950 North
6. Include surveyor’s and engineer’s stamps and signatures on the construction drawings.
7. Show lot addresses on the final plat (must coordinate with Planning Division).
8. Irrigation Company signature on the construction drawings for the irrigation piping.
9. Provide a recordable easement document for all necessary off-site easements (temp. turnarounds, utilities, power, etc).
10. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).

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.

11. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
12. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division for review and approval (signed by Mayor). Final Agreement to be recorded by developer.
13. Address any comments or conditions from City Council approval.
14. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
15. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

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

DRC GENERAL COMMENTS:

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

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON FEBRARY 22ND

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

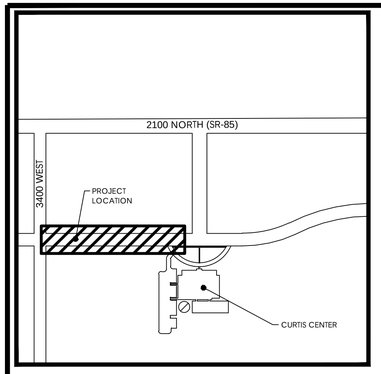
CURTIS CENTER SUBDIVISION

PREPARED FOR:

HOLBROOK COMMUNITY CENTER

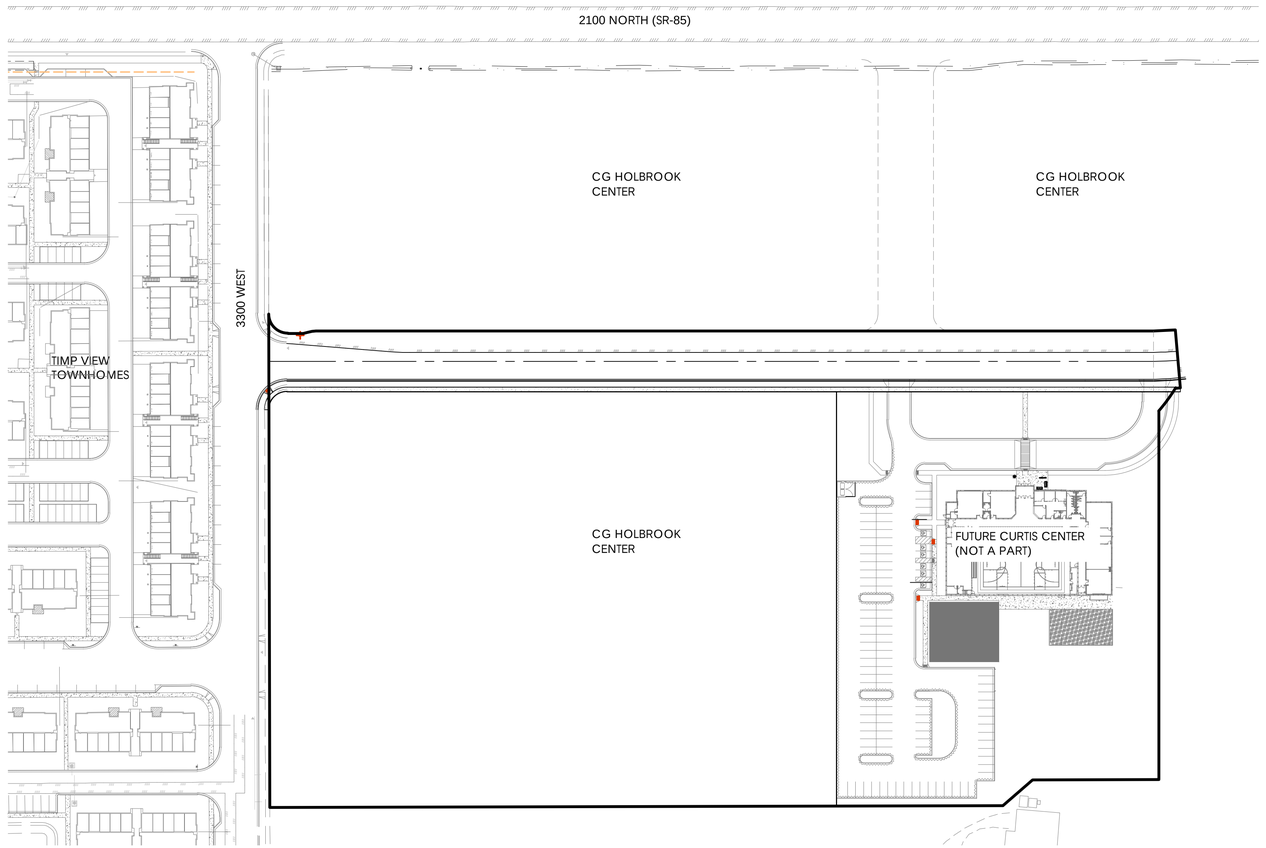
LOCATED IN:

LEHI, UT



VICINITY MAP

NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	FINAL PLAT
C3	SITE PLAN
C5	DRAINAGE PLAN
C6	UTILITY PLAN
C6.1	UTILITY PLAN
C7	POWER PLAN
PP01	1950 NORTH
PP02	1950 NORTH
PP03	OFF-SITE DRAINAGE
PP04	OFF-SITE DRAINAGE
PP05	OFF-SITE DRAINAGE
PP06	OFF-SITE UTILITIES
D2	LEHI STANDARDS
D2.1	LEHI STANDARDS

LEHI CITY NOTES

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

GENERAL NOTES

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

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

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

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

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

NOTICE

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

ENGINEER'S NOTES TO CONTRACTOR

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

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

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

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

CONTACTS

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

OWNER/DEVELOPER
HOLBROOK COMMUNITY CENTER
1238 N. 1200 W.
LEHI, UTAH 84043
(801) 376-3567
CONTACT: MICHELLE HOLBROOK

N

S

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)

1 inch = 80 ft.

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

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

LICENSED PROFESSIONAL ENGINEER
No. 9026950-2202
THOMAS M. ROMNEY
01/24/22
STATE OF UTAH

Curtis Center Subdivision

LEHI, UT

COVER SHEET

REVISION BLOCK

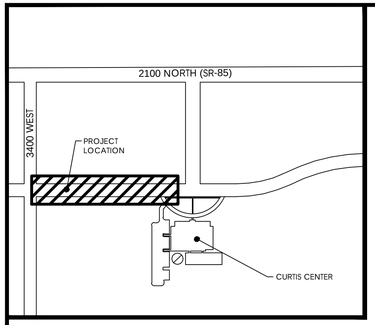
#	DATE	DESCRIPTION
1	-----	-----
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3	-----	-----
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6	-----	-----

COVER SHEET

Scale:	1"=80'	Drawn:	RSH
Date:	11/30/2021	Job #:	20-0355
Sheet:	C1		

Z:_2020\20-0355 Holbrook Public ROW\design 20-0355\dwg\sheets\C1 - Cover Sheet.dwg

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



VICINITY MAP
N.T.S

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	300.00	5°11'47"	27.21	N87°24'06"E	27.20
C2	20.00	90°07'26"	31.46	N44°56'18"E	28.31

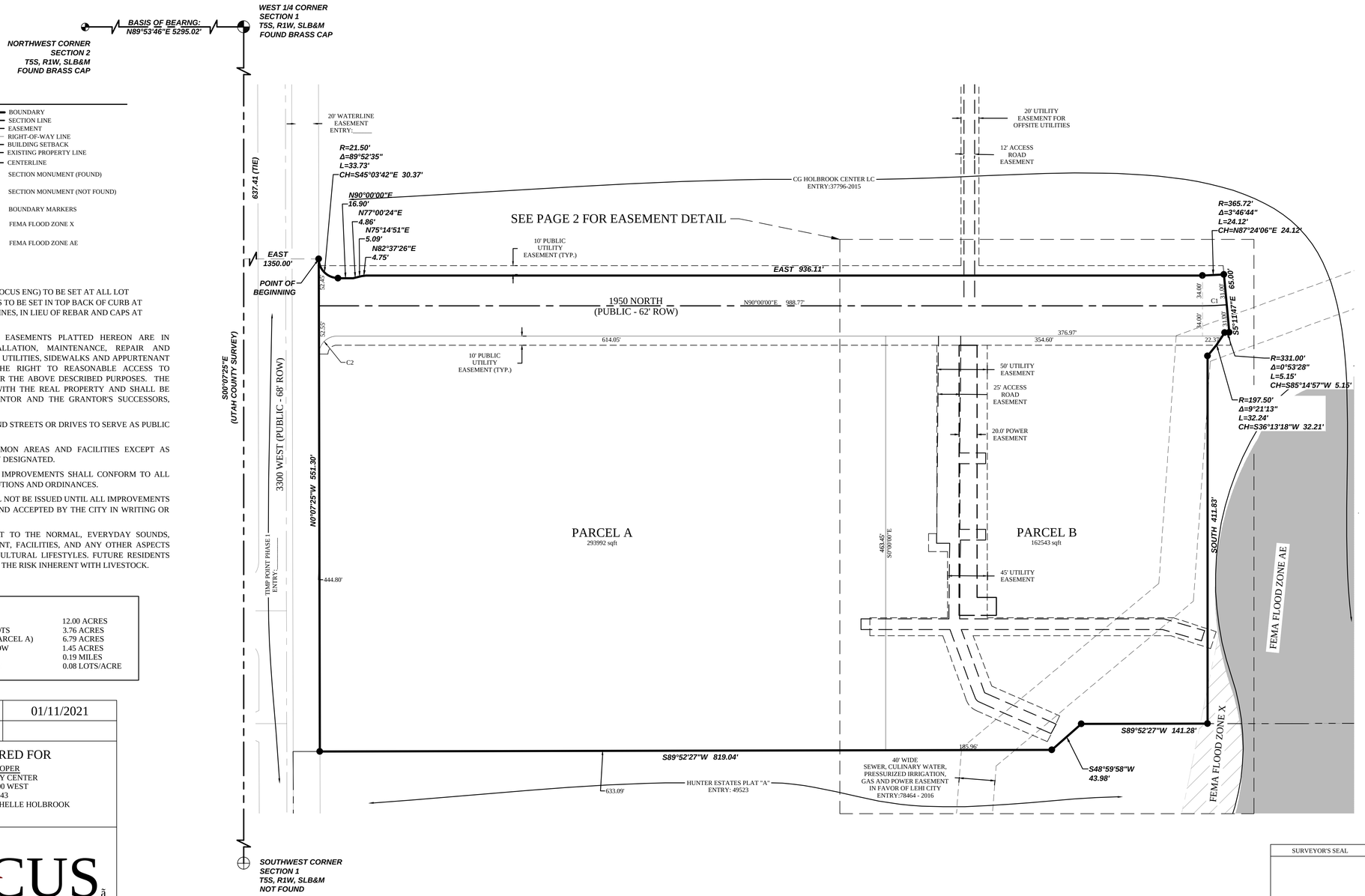
N

S

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- CENTERLINE
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (NOT FOUND)
- BOUNDARY MARKERS
- FEMA FLOOD ZONE X
- FEMA FLOOD ZONE AE

NOTES

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

SITE TABULATIONS

TOTAL ACREAGE	12.00 ACRES
TOTAL ACREAGE IN LOTS	3.76 ACRES
TOTAL OPEN SPACE (PARCEL A)	6.79 ACRES
TOTAL ACREAGE IN ROW	1.45 ACRES
LANE MILES OF ROAD	0.19 MILES
TOTAL LOTS PER ACRE	0.08 LOTS/ACRE

1 OF 2	01/11/2021

PREPARED FOR

OWNER/DEVELOPER
CG COMMUNITY CENTER
1238 NORTH 1200 WEST
LEHI, UTAH 84043
CONTACT: MICHELLE HOLBROOK

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

SURVEYOR'S CERTIFICATE

"I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon."

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

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at a point located S00°07'25"E along the Section line 637.41 feet and East 1,350.00 feet from the West 1/4 Corner of Section 1, T5S, R1W, SLB&M; thence Southeasterly along the arc of a 21.50 feet radius non-tangent curve to the left (radius bears: N89°52'35"E) 33.73 feet through a central angle of 89°52'35" Chord: S45°03'42"E 30.37 feet; thence East 967.38 feet; thence along the arc of a curve to the left with a radius of 269.00 feet a distance of 24.40 feet through a central angle of 05°11'47" Chord: N87°24'06"E 24.39 feet; thence S05°11'47"E 62.00 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 331.00 feet (radius bears: N05°11'47"W) a distance of 5.15 feet through a central angle of 00°53'28" Chord: S85°14'57"W 5.15 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 197.50 feet (radius bears: N58°27'18"W) a distance of 32.24 feet through a central angle of 09°21'13" Chord: S36°13'18"W 32.21 feet; thence South 411.83 feet to the North line of PLAT "A" HUNTER ESTATES, according to the Official Plat thereof recorded June 14, 1994 as Entry No. 49523:1994 in the Office of the Utah County Recorder; thence along said plat the following three (3) courses: 1) S89°52'27"W 141.28 feet; 2) S48°59'58"W 43.98 feet; 3) S89°52'27"W 819.04 feet; thence N00°07'25"W 551.30 feet to the point of beginning.

Contains: 12.00 acres+/-

OWNER'S DEDICATION

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

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

_____
BY:_____
(PRINTED NAME)

ITS:_____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

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

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

MY COMMISSION No._____

_____
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

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

_____
APPROVED BY MAYOR

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

PLANNING COMMISSION APPROVAL

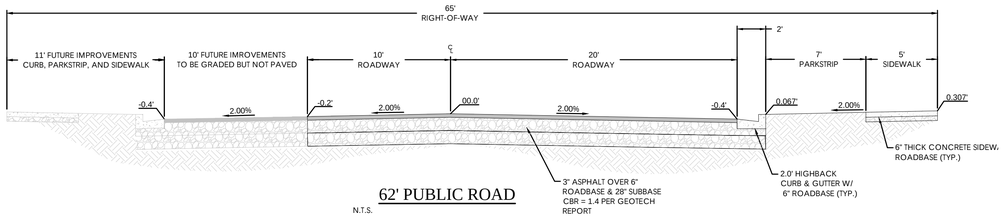
APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE LEHI CITY PLANNING COMMISSION.

_____ _____
DIRECTOR - SECRETARY — CHAIR, PLANNING COMMISSION

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

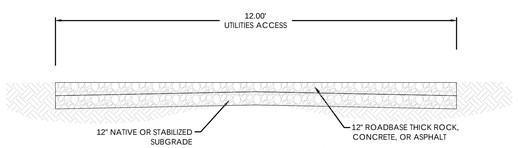
SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CITY RECORDER'S SEAL	COUNTY RECORDER'S SEAL

Z:_2020\20-0355 Holbrook Public ROW\design 20-0355\sheets\C2- FINAL PLAT.dwg



62' PUBLIC ROAD

N.T.S.

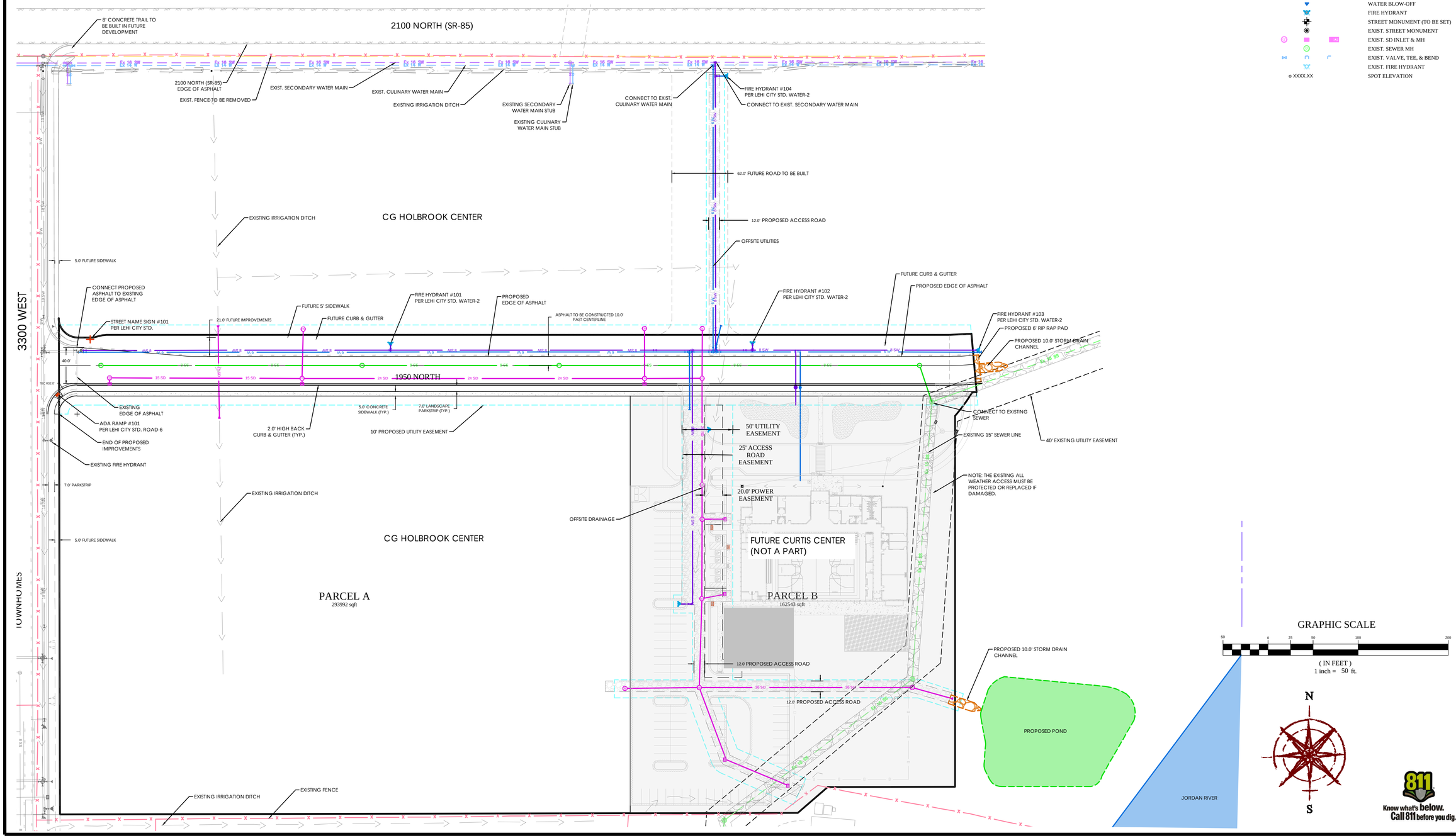


12' ALL WEATHER ACCESS

N.T.S.

LEGEND

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



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

N

S

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

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LICENSED PROFESSIONAL ENGINEER
No. 8026950-2202
THOMAS M. ROMNEY
01/24/22
STATE OF UTAH

Curtis Center Subdivision

LEHI, UT

SITE PLAN

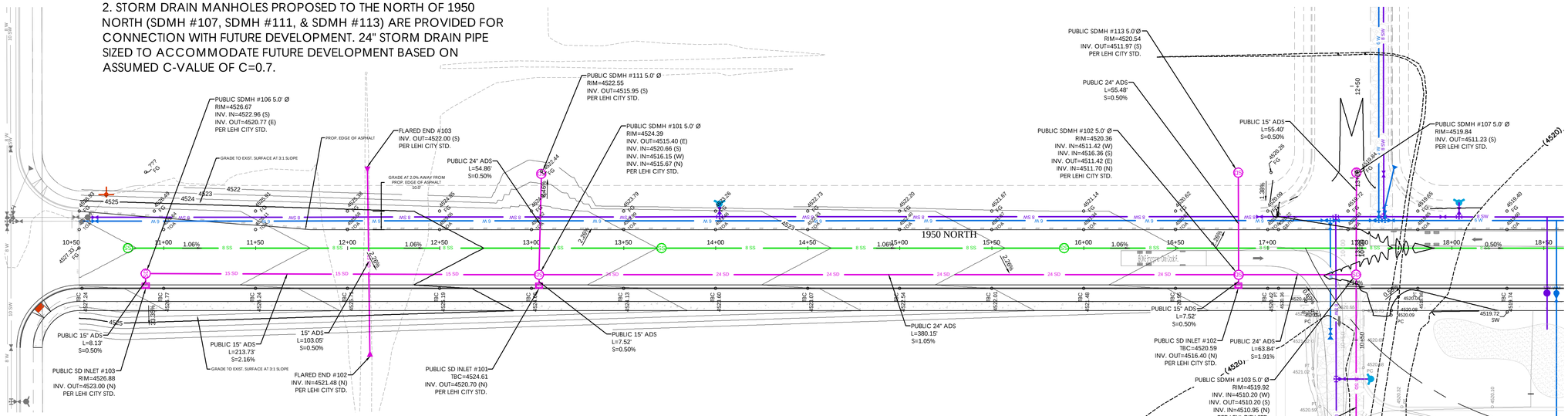
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SITE PLAN

Scale: 1"=50'	Drawn: RSH
Date: 11/30/2021	Job #: 20-0355
Sheet: C3	

Z:_2020\20-0355 Holbrook Public ROW\design 20-0355.dwg\sheets\C3 - SITE PLAN.dwg

NOTE:
1. LEHI WILL OWN AND MAINTAIN ALL STORM DRAIN PIPE AND STRUCTURES DESIGNATED AS "PUBLIC" AND OWNERS OF THE CURTIS CENTER WILL OWN AND MAINTAIN ALL STORM DRAIN PIPE AND STRUCTURES DESIGNATED AS "PRIVATE".
2. STORM DRAIN MANHOLES PROPOSED TO THE NORTH OF 1950 NORTH (SDMH #107, SDMH #111, & SDMH #113) ARE PROVIDED FOR CONNECTION WITH FUTURE DEVELOPMENT. 24" STORM DRAIN PIPE SIZED TO ACCOMMODATE FUTURE DEVELOPMENT BASED ON ASSUMED C-VALUE OF C=0.7.



Detention Pond

Project: 20-0355 Curtis Center Public ROW
Location Lehi, UTAH
Date: 2/26/2021
Designer: RSH

FOCUS ENGINEERING & SURVEYING

100-Year Detention Sizing

Design Criteria

Intensity Table:	Per NOAA Atlas 14	
Return Period:	**100 year**	
Allowable Discharge:	**0.00 cfs/acre**	Per Lehi Standards

Allowable Discharges

Storm Drain Discharge:	0.00 cfs	
Other Discharge:	0.00 cfs	Source:
Total Discharge:	**0.000 cfs**	

Weighted "C" Value

Surface Type	*Area (sf)*	*"C" Value*	C*A
Building	21,091	0.90	18,982
Drives	42,457	0.85	36,088
Roadway and Sidewalk	31,770	0.85	27,005
Landscape	48,222	0.15	7,233
Totals	143,540		89,308
Weighted "C" Value		**0.62**	

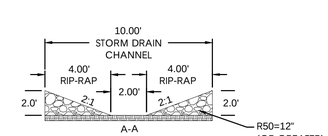
Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	*in/hr*		Ac	*cfs*	*cf*	*cfs*	*cf*	*cf*
15.0	3.93	0.62	3.30	8.06	7,252	0.00	0	7,252
30.0	2.64	0.62	3.30	5.41	9,743	0.00	0	9,743
60.0	1.64	0.62	3.30	3.36	12,105	0.00	0	12,105
120.0	0.89	0.62	3.30	1.82	13,108	0.00	0	13,108
180.0	0.60	0.62	3.30	1.22	13,219	0.00	0	13,219
360.0	0.32	0.62	3.30	0.65	14,083	0.00	0	14,083
720.0	0.18	0.62	3.30	0.37	15,943	0.00	0	15,943
1440.0	0.09	0.62	3.30	0.19	16,297	0.00	0	16,297

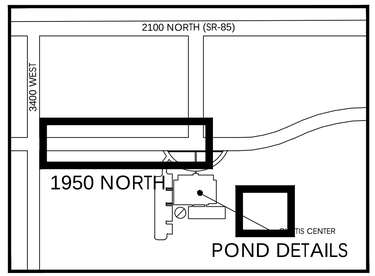
Maximum Storage Requirement: **16,297**
Maximum Storage Requirement (ac-ft): 0.37

Detention Basin Design

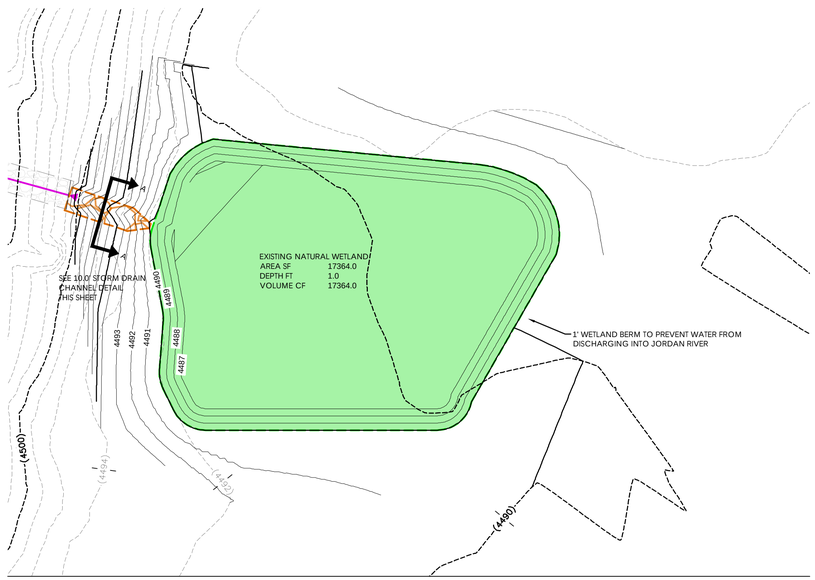
Storage Requirement:	16,297 *cf*	
Allowable Depth:	1.0 *ft*	
Natural Wetland Area	17,364.0 *sf*	
Natural Wetland Storage Volume	17,364 *cf*	
Roadway Sump Storage	0 *cf*	
Total Storage	**17,364**	***DETENTION ADEQUATE***



10' STORM DRAIN DETAIL
N.T.S.



KEY MAP
N.T.S





GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION
- AREA OF PROPOSED IMPROVEMEN
- AREA OF FUTURE IMPROVEMENTS

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STATE OF UTAH

Curtis Center Subdivision

LEHI, UT

DRAINAGE PLAN

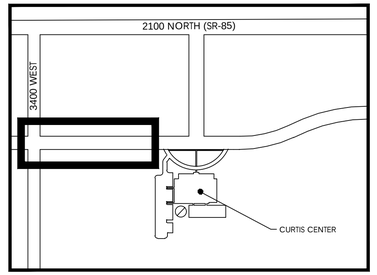
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REVISION BLOCK

DRAINAGE PLAN

Scale: 1"=30' | Drawn: RSH
Date: 11/30/2021 | Job #: 20-0355
Sheet: C5

Z:_2020\20-0355 Holbrook Public ROW\design\20-0355 dwg\sheets\ C5 - DRAINAGE PLAN.dwg

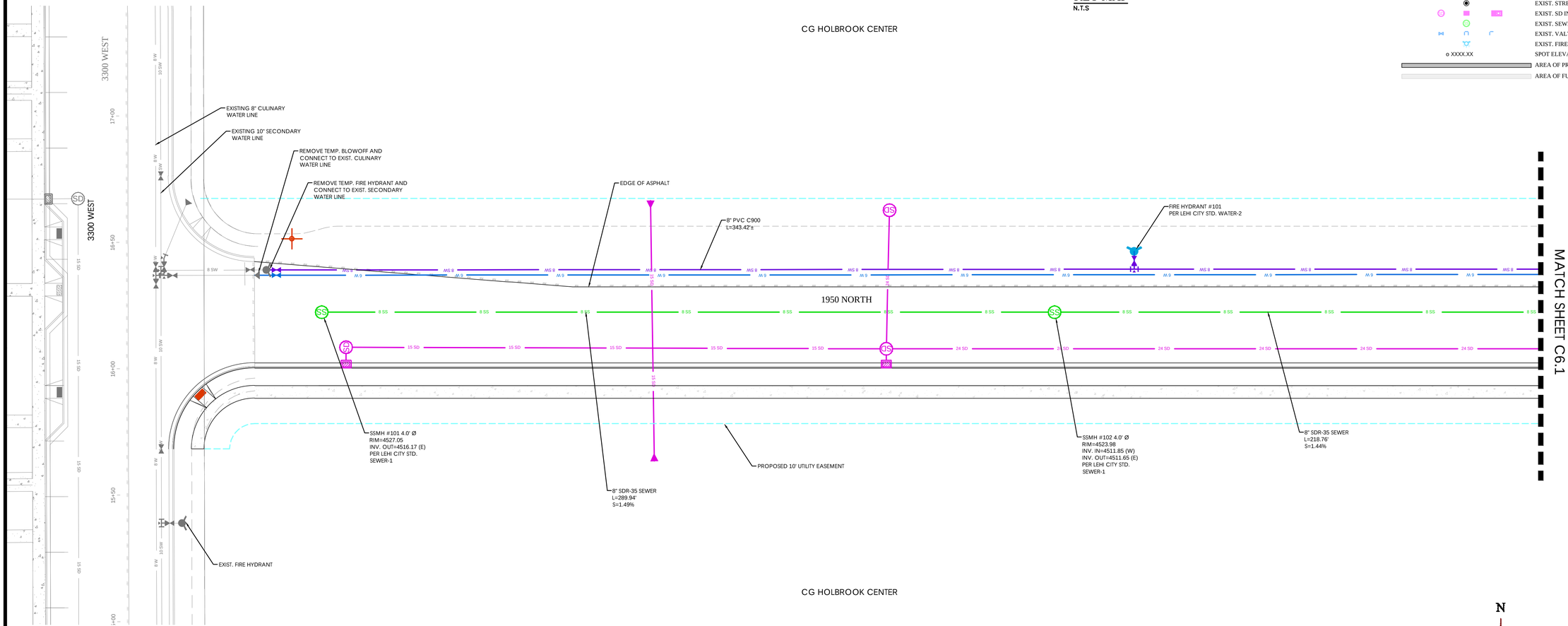


KEY MAP
N.T.S

LEGEND

- BOUNDARY
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- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
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- SPOT ELEVATION
- AREA OF PROPOSED IMPROVEMENTS
- AREA OF FUTURE IMPROVEMENTS

CG HOLBROOK CENTER



CG HOLBROOK CENTER

NOTES:

1) ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED EQUAL JOINT RESTRAINT
2) ALL LEHI CITY SEWER, WATER AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR EMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-a DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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STATE OF UTAH

Curtis Center Subdivision

LEHI, UT

UTILITY PLAN

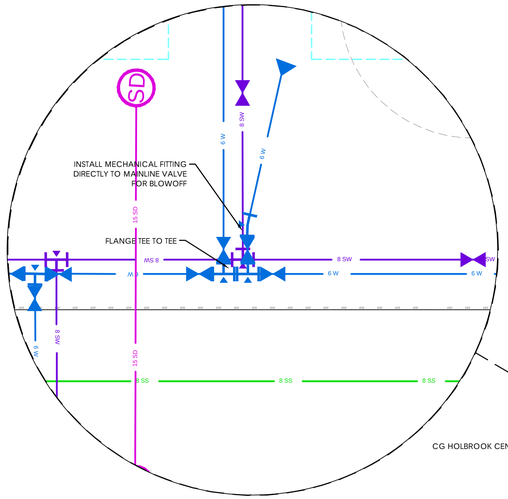
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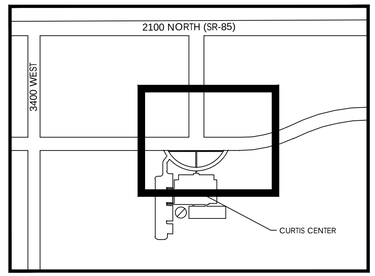
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UTILITY PLAN

Scale:	1"=20'	Drawn:	RSH
Date:	11/30/2021	Job #:	20-0355
Sheet:	C6		

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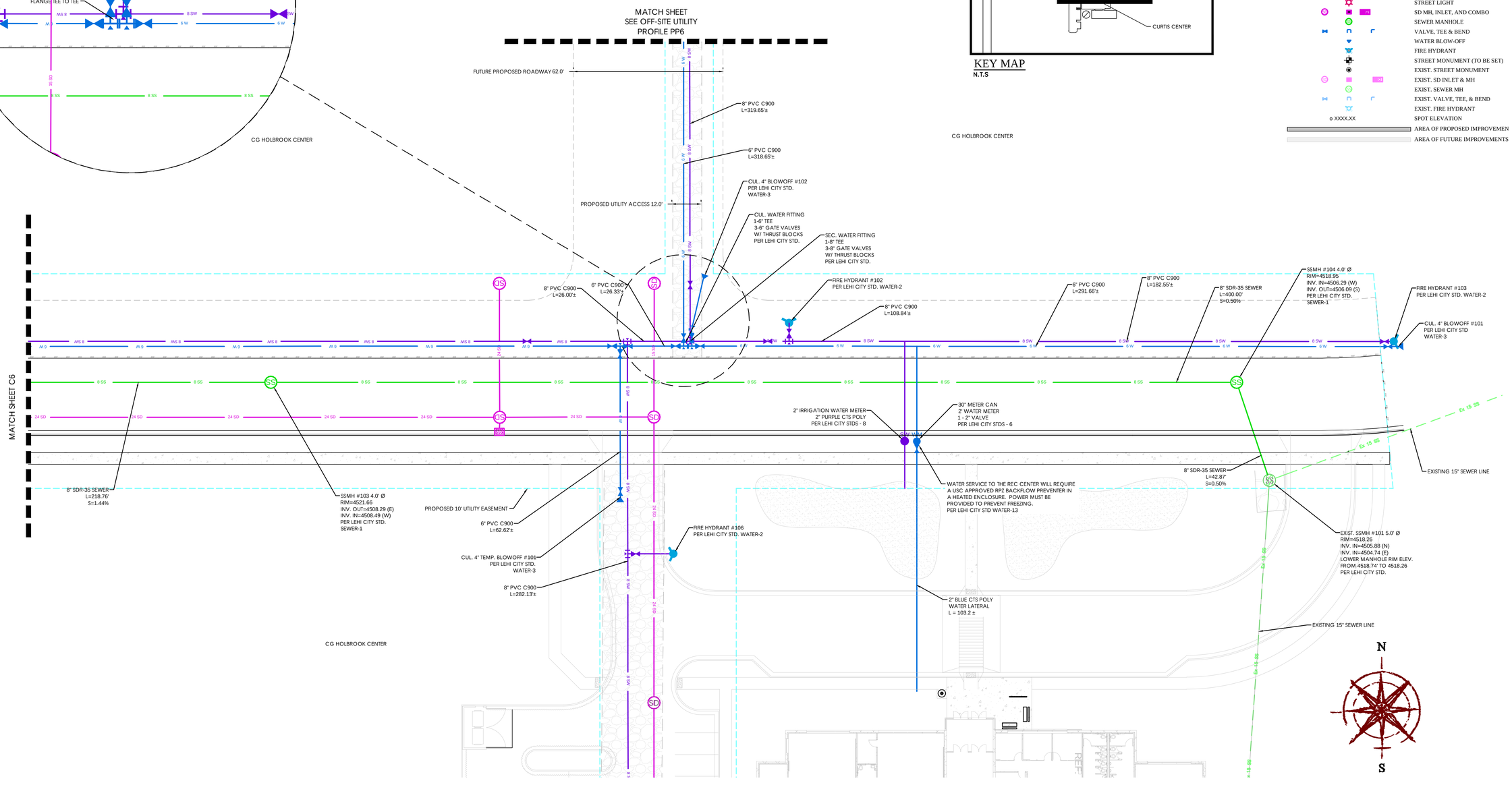


KEY MAP
N.T.S

CG HOLBROOK CENTER

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
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GRAPHIC SCALE

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UTILITY PLAN

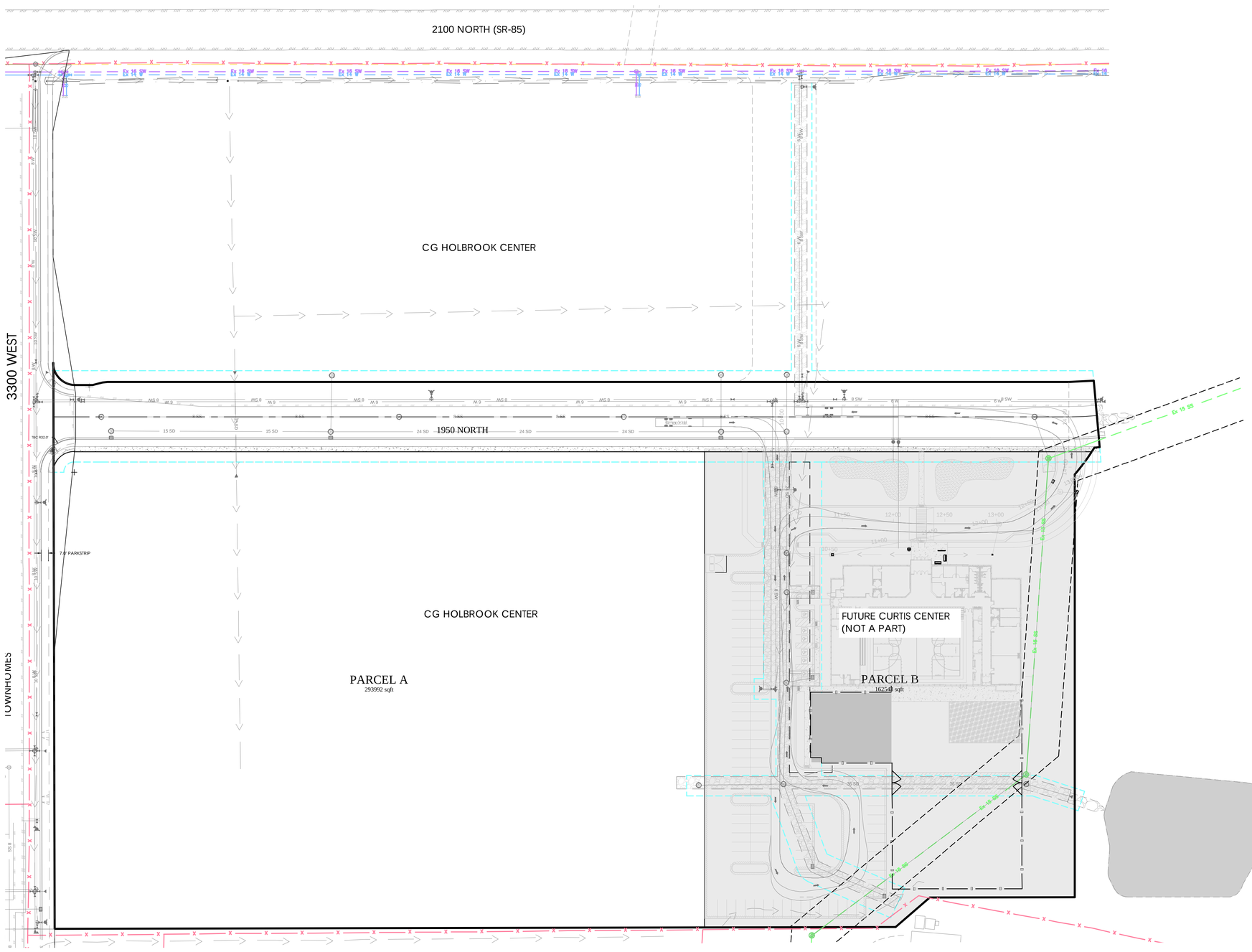
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UTILITY PLAN

Scale: 1"=20' | Drawn: RSH
Date: 11/30/2021 | Job #: 20-0355
Sheet: C6.1

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LEGEND

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- SPOT ELEVATION
- AREA OF PROPOSED IMPROVEMENTS
- AREA OF FUTURE IMPROVEMENTS

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 50 ft.

N

S

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LEHI, UT

POWER PLAN

REVISION BLOCK

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POWER PLAN

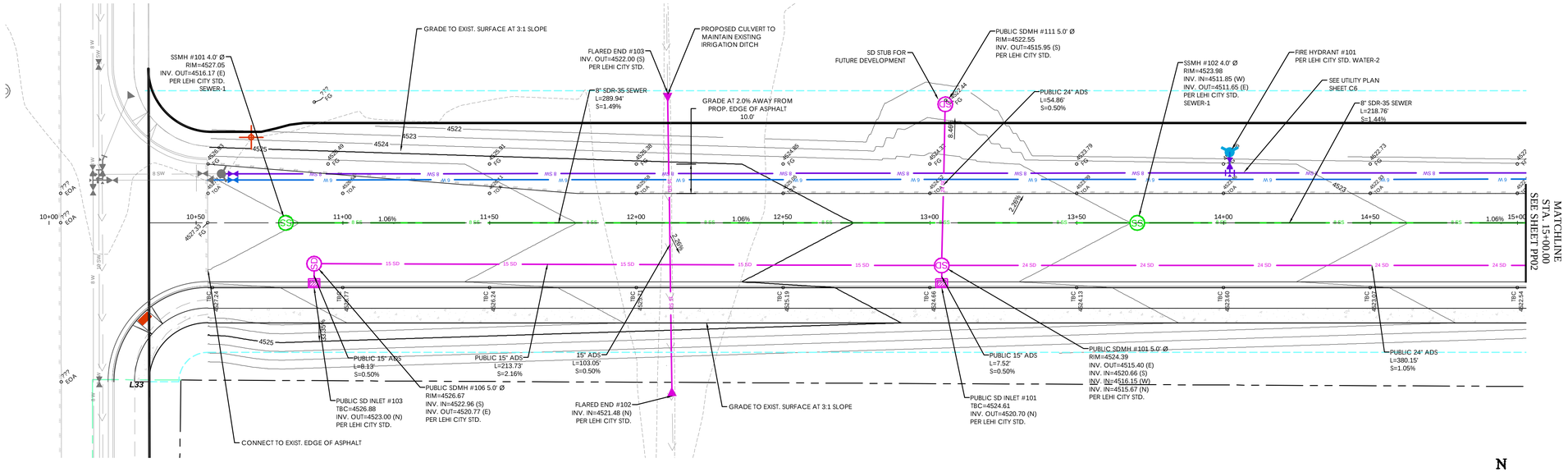
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Date:	11/30/2021	Job #:	20-0355
Sheet:	C7		

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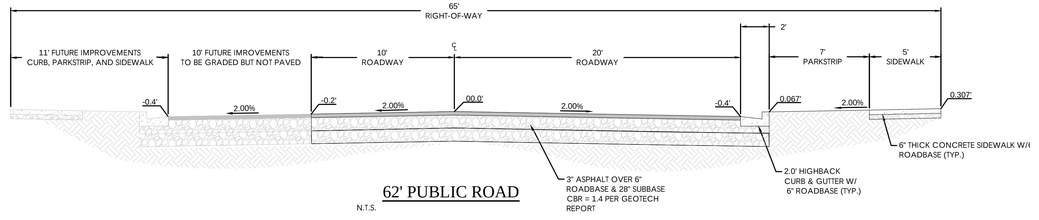
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LEGEND

- BOUNDARY
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- 15" STORM DRAIN
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- EXIST. FIRE HYDRANT
- SPOT ELEVATION

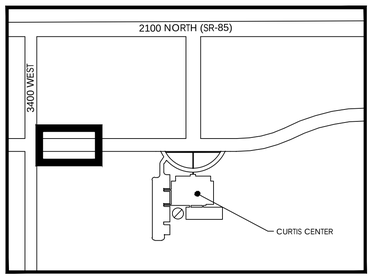


1950 NORTH PLAN



62' PUBLIC ROAD

N.T.S.



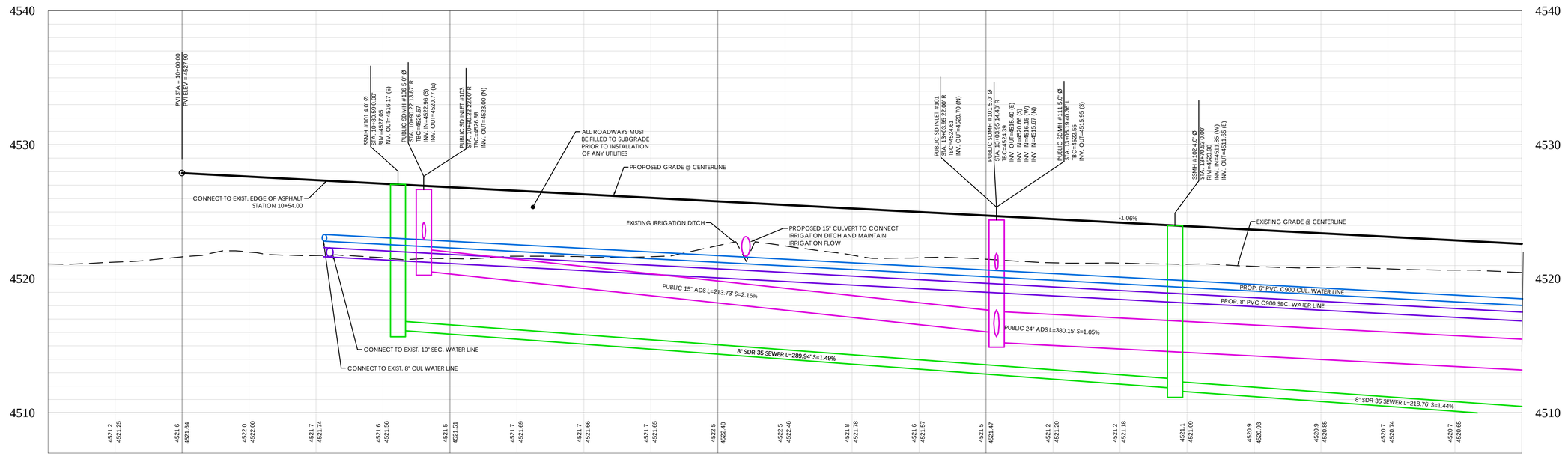
KEY MAP

N.T.S



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



1950 NORTH PROFILE

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

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

LICENSED PROFESSIONAL ENGINEER
No. 8026950-2202
THOMAS M. ROMNEY
01/24/22
STATE OF UTAH

Curtis Center Subdivision

LEHI, UT

1950 NORTH

REVISION BLOCK

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

1950 NORTH

Scale:	1"=20'	Drawn:	RSH
Date:	1/25/2022	Job #:	20-0355
Sheet:	PP01		

Z:_2020\20-0355 Holbrook Public ROW\design 20-0355\ dwg \sheets\ PP01 - STREET A.dwg

MATCHLINE
SEE SHEET PP06

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

SD STUB FOR FUTURE DEVELOPMENT

PUBLIC SDMH #113 5.0'Ø
RIM=4520.54
INV. OUT=4511.97 (S)
PER LEHI CITY STD.

PUBLIC 15" ADS
L=55.40'
S=0.50%

PUBLIC 24" ADS
L=55.48'
S=0.50%

SSMH #103 4.0' Ø
RIM=4521.66
INV. IN=4508.49 (E)
INV. IN=4508.49 (W)
PER LEHI CITY STD.
SEWER-1

SEE UTILITY PLAN SHEET C6

8" SDR-35 SEWER
L=218.76'
S=1.44%

PUBLIC SDMH #107 5.0' Ø
RIM=4519.84
INV. OUT=4511.23 (S)
PER LEHI CITY STD.

8" SDR-35 SEWER
L=400.00'
S=0.50%

FIRE HYDRANT #102
PER LEHI CITY STD. WATER-2

GRADE AT 2.0% AWAY FROM PROP. EDGE OF ASPHALT
10.0'

PROP. EDGE OF ASPHALT

SSMH #104 4.0' Ø
RIM=4518.95
INV. IN=4506.29 (W)
INV. OUT=4506.09 (S)
PER LEHI CITY STD.
SEWER-1

GRADE TO EXIST. SURFACE AT 3:1 SLOPE

FIRE HYDRANT #103
PER LEHI CITY STD. WATER-2

PROPOSED RIP RAP PAD
SEE 10.0' STORM DRAIN
CHANNEL DETAIL

MATCHLINE
STA. 15+00.00
SEE SHEET PP01

PUBLIC 24" ADS
L=380.15'
S=1.05%

PUBLIC SDMH #102 5.0' Ø
RIM=4520.36
INV. IN=4511.42 (W)
INV. IN=4516.36 (S)
INV. OUT=4511.42 (E)
INV. IN=4511.70 (N)
PER LEHI CITY STD.

PUBLIC 15" ADS
L=7.52'
S=0.50%

PUBLIC SD INLET #102
TBC=4520.59
INV. OUT=4516.40 (N)
PER LEHI CITY STD.

PUBLIC 24" ADS
L=63.84'
S=1.91%

PUBLIC 24" ADS
L=118.40'
S=0.50%

PUBLIC SDMH #103 5.0' Ø
RIM=4519.92
INV. IN=4510.20 (W)
INV. OUT=4510.20 (S)
INV. IN=4510.95 (N)
PER LEHI CITY STD.

EXIST. SSMH #101 5.0' Ø
RIM=4518.26
INV. IN=4505.88 (N)
INV. IN=4504.74 (E)
LOWER MANHOLE RIM ELEV. FROM 4518.74' TO 4518.26

8" SDR-35 SEWER
L=42.87'
S=0.50%

15" SDR-35 SEWER
L=32.80'
S=0.61%

MATCHLINE
SEE SHEET PP03

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

N
S

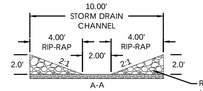
1950 NORTH PLAN

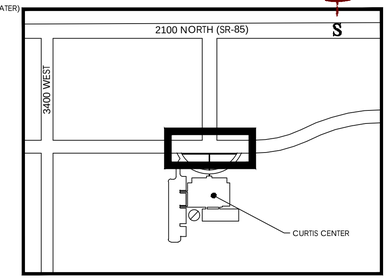
LEGEND

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

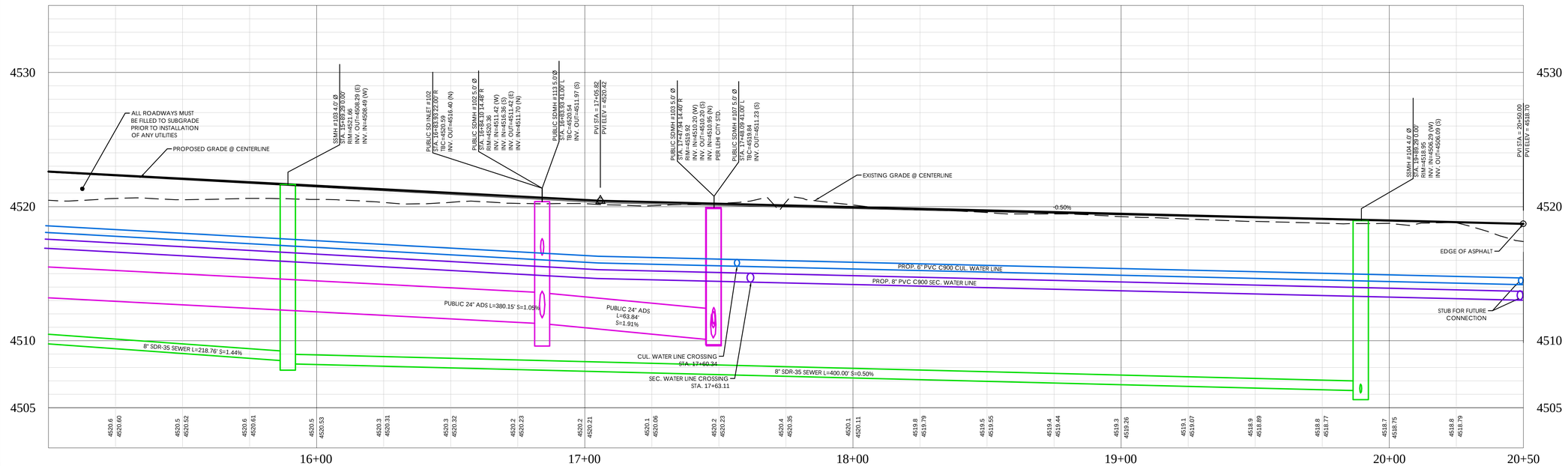
62' PUBLIC ROAD
N.T.S.

10' STORM DRAIN DETAIL
N.T.S.





KEY MAP
N.T.S



1950 NORTH PROFILE

ENGINEERING AND SURVEYING, LLC
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Curtis Center Subdivision

LEHI, UT

1950 NORTH

REVISION BLOCK

#	DATE	DESCRIPTION
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1950 NORTH

Scale:	1"=20'	Drawn:	RSH
Date:	1/25/2022	Job #:	20-0355
Sheet:			

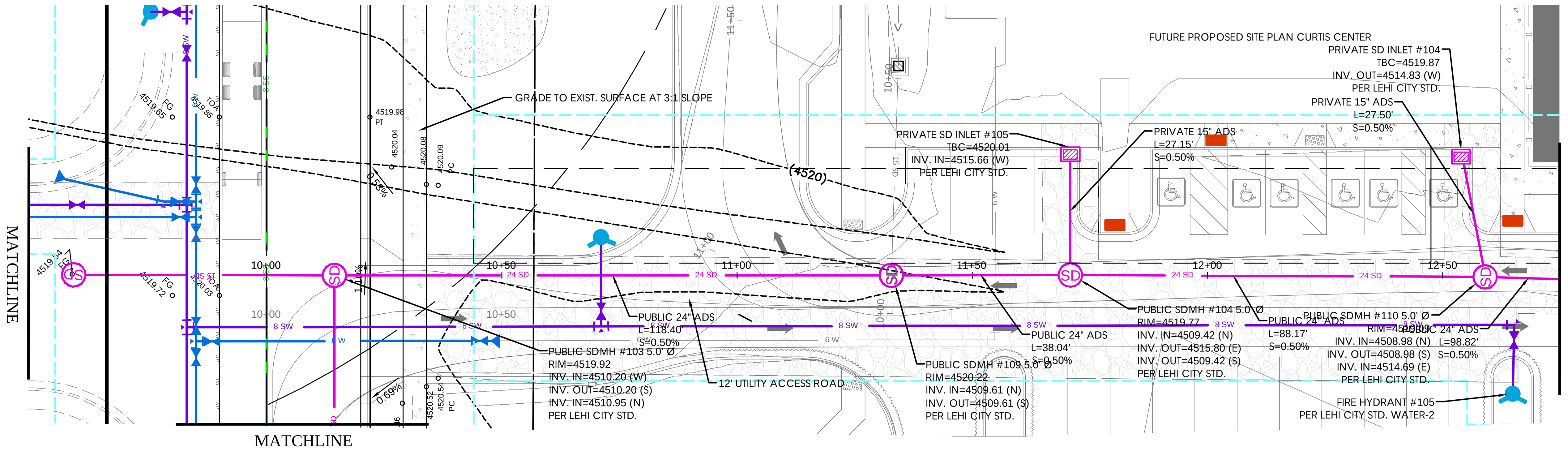
PP02

Z:_2020\20-0355 Holbrook Public ROW\ design 20-0355 \ dwg \ sheets \ PP02 - STREET A.dwg

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

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

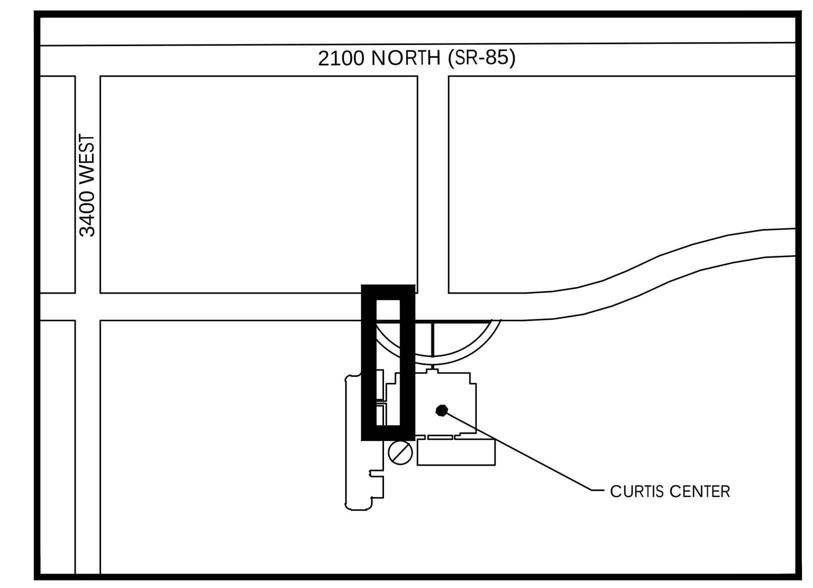


OFF-SITE DRAINAGE (SOUTH) PLAN

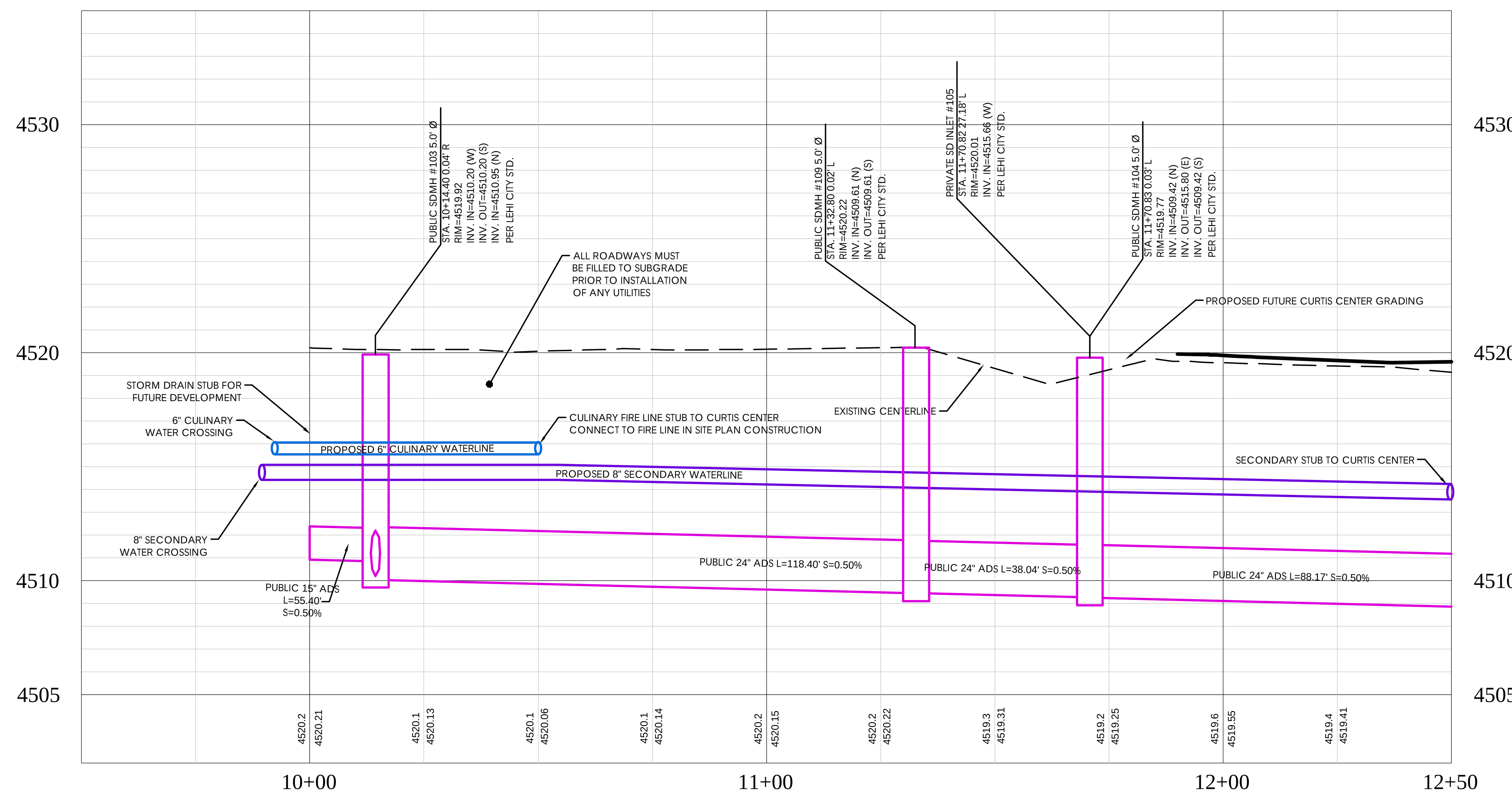
GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

NOTE: THE FOLLOWING SHEETS PROPOSE THE CONSTRUCTION OF THE STORM DRAIN SYSTEM ONLY. ALL OTHER GRADING AND CONSTRUCTION WILL BE PROPOSED ON FUTURE PLANS.



KEY MAP
N.T.S



OFF-SITE STORM DRAIN (SOUTH) PROFILE

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

LICENSED PROFESSIONAL ENGINEER No. 8028950-2202 THOMAS M. ROMNEY 01/24/22 STATE OF UTAH

Curtis Center Subdivision

LEHI, UT

OFF-SITE DRAINAGE

REVISION BLOCK

#	DATE	DESCRIPTION
1	-----	-----
2	-----	-----
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OFF-SITE DRAINAGE

Scale: 1"=20'	Drawn: RSH
Date: 1/25/2022	Job #: 20-0355

Sheet: PP03

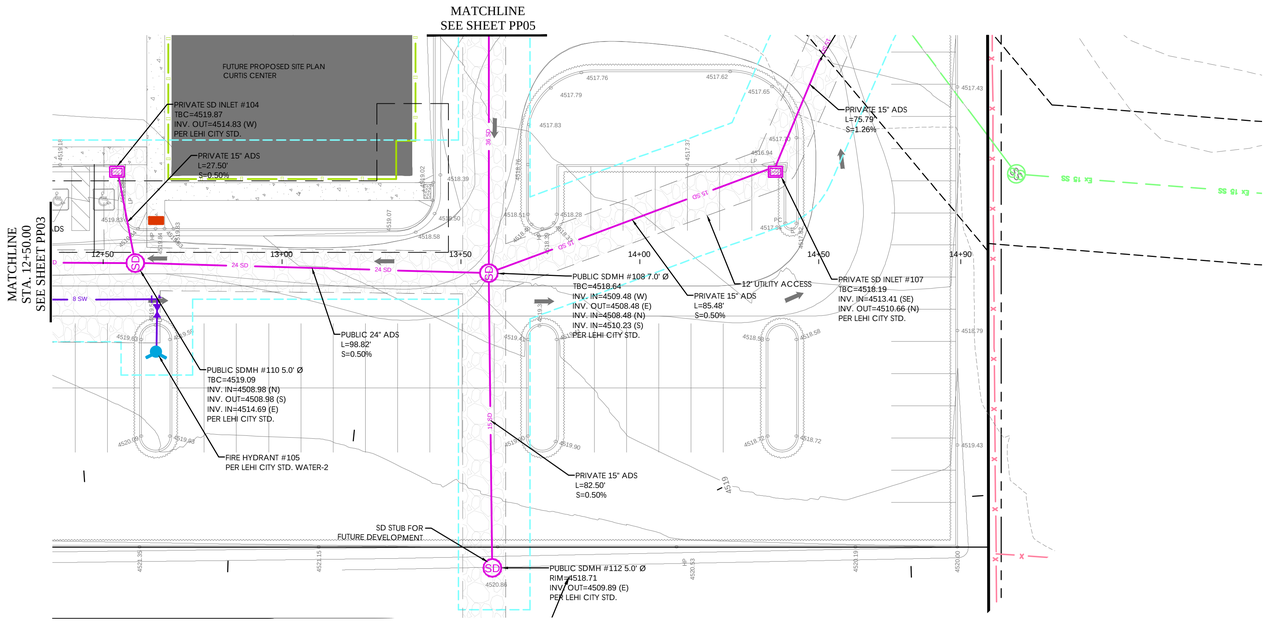
Z:_2020\20-0355 Holbrook Public ROW\design 20-0355\dwg\sheets\PP03 - OFFSITE DRAINAGE.dwg

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

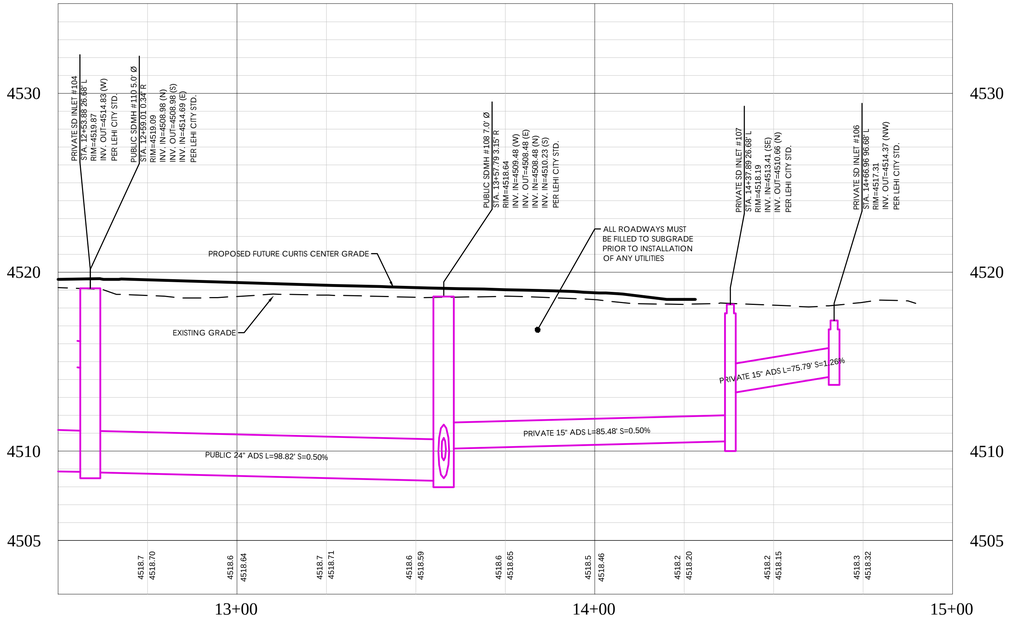
NOTE:
1. LEHI WILL OWN AND MAINTAIN ALL STORM DRAIN PIPE AND STRUCTURES DESIGNATED AS "PUBLIC" AND OWNERS OF THE CURTIS CENTER WILL OWN AND MAINTAIN ALL STORM DRAIN PIPE AND STRUCTURES DESIGNATED AS "PRIVATE".
2. STORM DRAIN MANHOLES PROPOSED TO THE WEST OF FUTURE CURTIS CENTER PARKING LOT (SDMH #112) ARE PROVIDED FOR CONNECTION WITH FUTURE DEVELOPMENT.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" SD — 15" STORM DRAIN
- 8" SS — 8" SANITARY SEWER
- 8" W — 8" CULINARY WATER
- 8" SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
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- SD MH, INLET, AND COMBO
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- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION



OFFSITE STORM DRAIN SOUTH PLAN



OFF-SITE STORM DRAIN (SOUTH) PROFILE

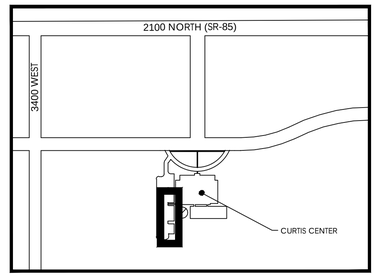
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



NOTE: THE FOLLOWING SHEETS PROPOSE THE CONSTRUCTION OF THE STORM DRAIN SYSTEM ONLY. ALL OTHER GRADING AND CONSTRUCTION WILL BE PROPOSED ON FUTURE PLANS.



KEY MAP
N.T.S

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01/24/22
STATE OF UTAH

Curtis Center Subdivision

LEHI, UT

OFF-SITE DRAINAGE

REVISION BLOCK

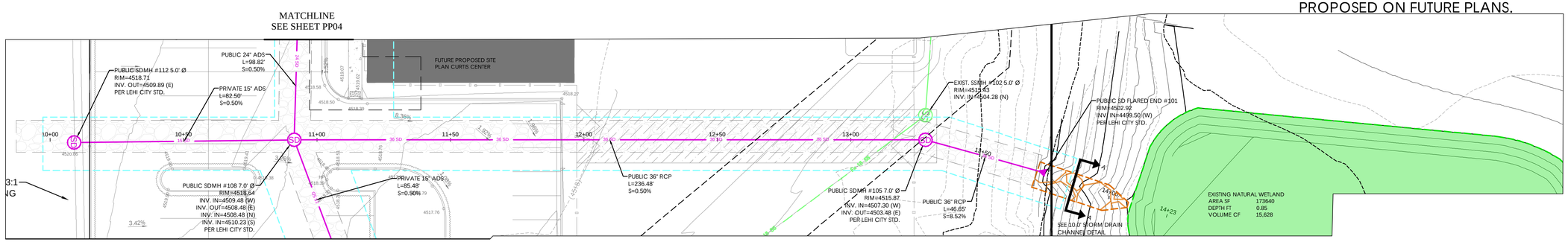
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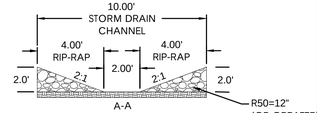
OFF-SITE DRAINAGE

Scale:	1"=20'	Drawn:	RSH
Date:	1/25/2022	Job #:	20-0355
Sheet:	PP04		

Z:_2020\20-0355 Holbrook Public ROW\design 20-0355\ (dwg \sheets\ PP04 - OFFSITE DRAINAGE.dwg

NOTE: THE FOLLOWING SHEETS PROPOSE THE CONSTRUCTION OF THE STORM DRAIN SYSTEM ONLY. ALL OTHER GRADING AND CONSTRUCTION WILL BE PROPOSED ON FUTURE PLANS.





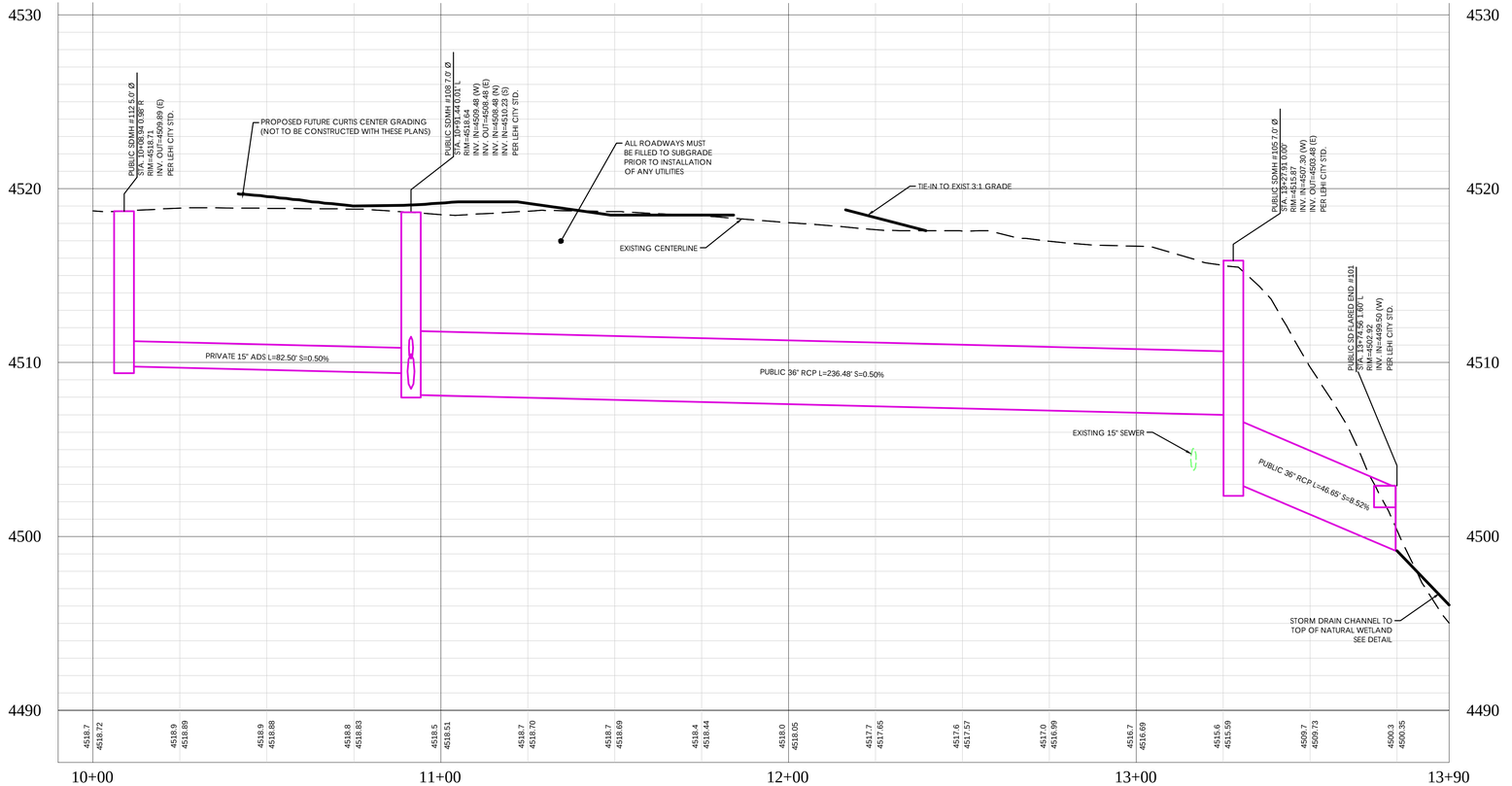
10' STORM DRAIN DETAIL
N.T.S.

GRAPHIC SCALE

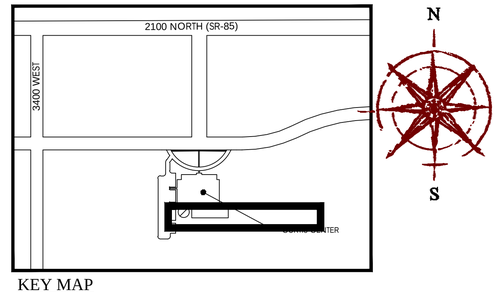


(IN FEET)
1 inch = 20 ft.

OFFSITE STORM DRAIN (WEST) PLAN



OFF-SITE STORM DRAIN (WEST) PROFILE



KEY MAP
N.T.S

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
- 8 SS — 8" SANITARY SEWER
- 8 W — 8" CULINARY WATER
- 8 SW — 8" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

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01/24/22
STATE OF UTAH

Curtis Center Subdivision

LEHI, UT

OFF-SITE DRAINAGE

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
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OFF-SITE DRAINAGE

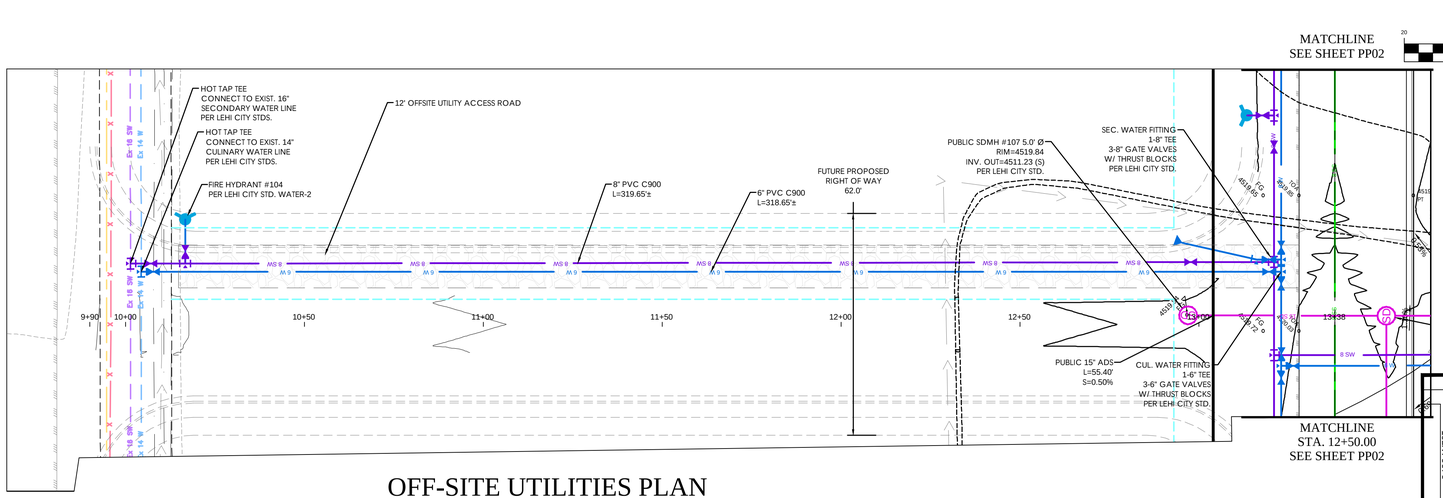
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Date: 1/25/2022 | Job #: 20-0355
Sheet: PP05

Z:_2020\20-0355 Holbrook Public ROW\design 20-0355\ dwg\ 1sheets\ PP05 - OFFSITE DRAINAGE.dwg

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

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15 SD — 15" STORM DRAIN
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- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION



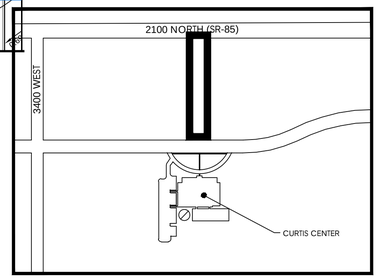
OFF-SITE UTILITIES PLAN

GRAPHIC SCALE

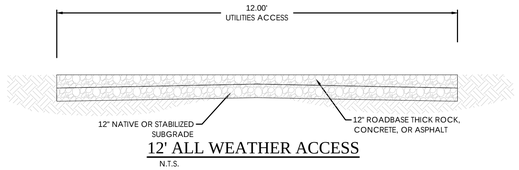
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

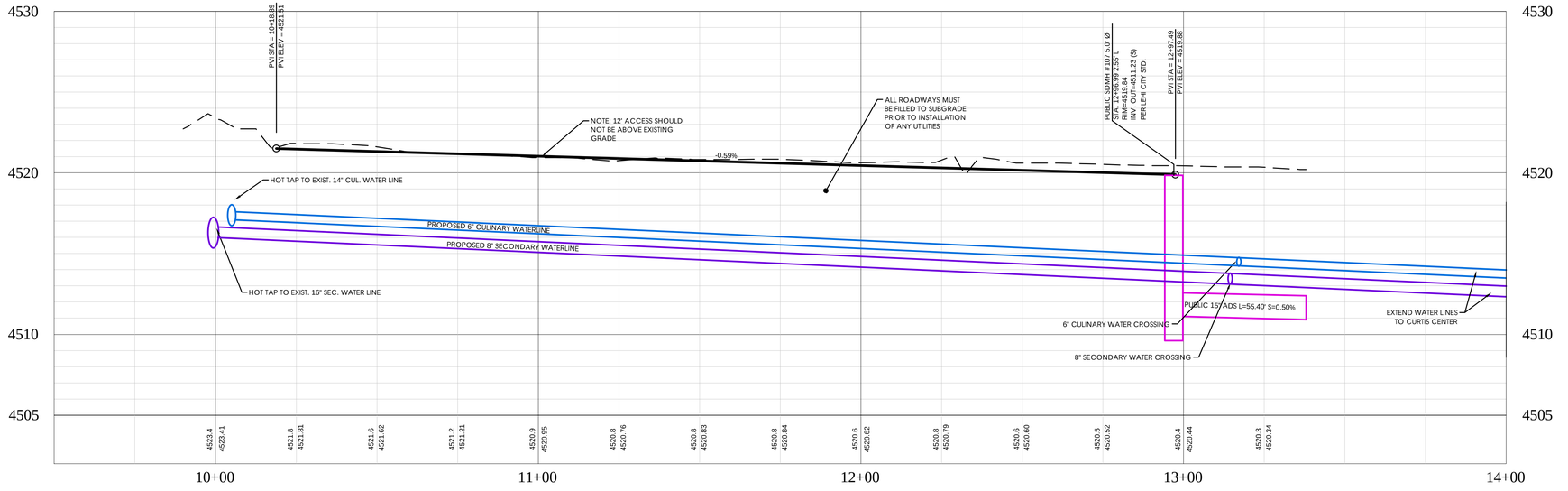
N S



KEY MAP
N.T.S



12' ALL WEATHER ACCESS
N.T.S.



OFF-SITE UTILITIES PROFILE

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ENGINEERING AND SURVEYING, LLC
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01/24/22
STATE OF UTAH

Curtis Center Subdivision

LEHI, UT

OFF-SITE UTILITIES

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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OFF-SITE UTILITIES

Scale:	1"=20'	Drawn:	RSH
Date:	1/25/2022	Job #:	20-0355
Sheet:	PP06		

Z:_2020\20-0355 Holbrook Public ROW\design 20-0355 \ dwg \sheets \ PP06 - OFFSITE UTILITIES.dwg

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6949 HIGH TECH DRIVE
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01/24/22
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LEHI, UT

LEHI STANDARDS

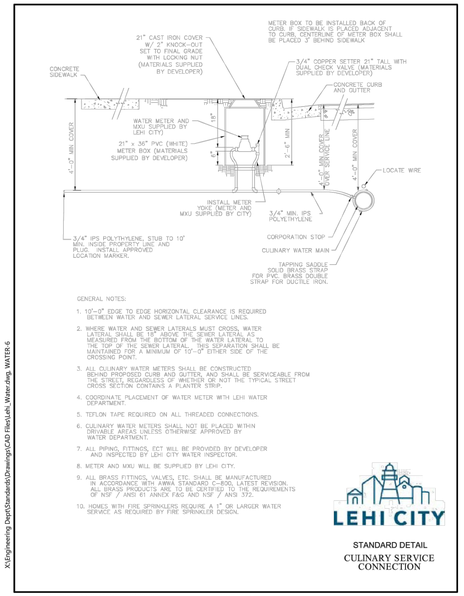
REVISION BLOCK

#	DATE	DESCRIPTION
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LEHI STANDARDS

Scale: NA | Drawn: RSH
Date: 11/30/2021 | Job #: 20-0355
Sheet: D2

Z:_2020\20-0355 Holbrook Public ROW\design 20-0355\dwg\sheets\D2 LEHI STANDARDS.dwg



GENERAL NOTES:

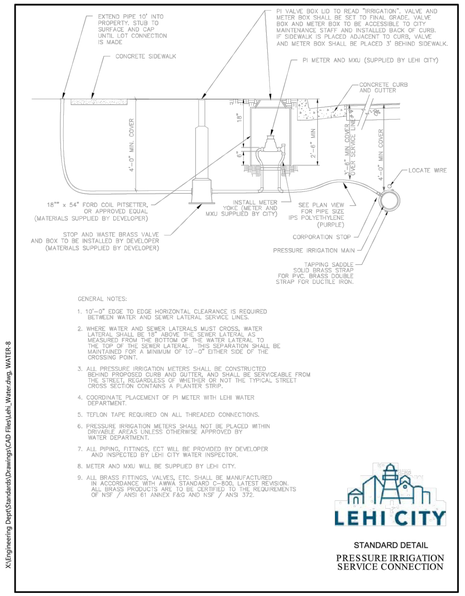
1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'-0" EITHER SIDE OF THE CROSSING POINT.
3. ALL CULINARY WATER METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE STREET (SIDEWALKS OR WALKWAYS) AND NOT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF WATER METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
6. CULINARY WATER METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.
7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.
8. METER AND MXU WILL BE SUPPLIED BY LEHI CITY.
9. ALL BRASS FITTINGS, VALVES, ETC. SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-800, LATEST REVISION. ALL BRASS PRODUCTS ARE TO BE CERTIFIED TO THE REQUIREMENTS OF NSF / ANSI 61 ANNEX F&G AND NSF / ANSI 372.
10. HOMES WITH FIRE SPRINKLERS REQUIRE A 1" OR LARGER WATER SERVICE AS REQUIRED BY FIRE SPRINKLER DESIGN.

LEHI CITY

STANDARD DETAIL

CULINARY SERVICE CONNECTION

LEHI CITY STANDARD DRAWINGS WATER-6



GENERAL NOTES:

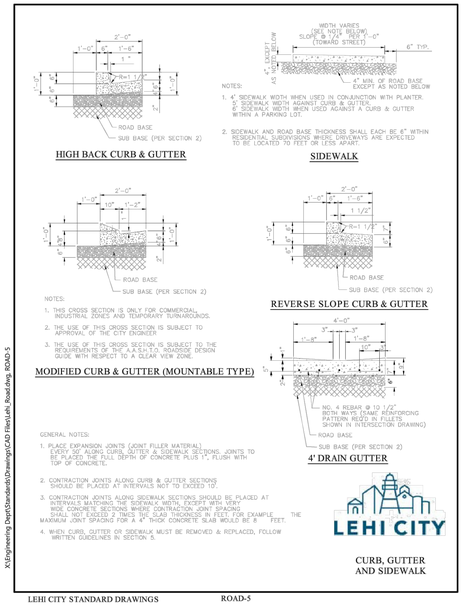
1. 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR A MINIMUM OF 10'-0" EITHER SIDE OF THE CROSSING POINT.
3. ALL PRESSURE IRRIGATION METERS SHALL BE CONSTRUCTED BEHIND PROPOSED CURB AND GUTTER, AND SHALL BE SERVICEABLE FROM THE STREET (SIDEWALKS OR WALKWAYS) AND NOT THE TYPICAL STREET CROSS SECTION CONTAINS A PLANTER STRIP.
4. COORDINATE PLACEMENT OF PI METER WITH LEHI WATER DEPARTMENT.
5. TEFLON TAPE REQUIRED ON ALL THREADED CONNECTIONS.
6. PRESSURE IRRIGATION METERS SHALL NOT BE PLACED WITHIN DRIVABLE AREAS UNLESS OTHERWISE APPROVED BY WATER DEPARTMENT.
7. ALL PIPING, FITTINGS, ECT WILL BE PROVIDED BY DEVELOPER AND INSPECTED BY LEHI CITY WATER INSPECTOR.
8. METER AND MXU WILL BE SUPPLIED BY LEHI CITY.
9. ALL BRASS FITTINGS, VALVES, ETC. SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-800, LATEST REVISION. ALL BRASS PRODUCTS ARE TO BE CERTIFIED TO THE REQUIREMENTS OF NSF / ANSI 61 ANNEX F&G AND NSF / ANSI 372.

LEHI CITY

STANDARD DETAIL

PRESSURE IRRIGATION SERVICE CONNECTION

LEHI CITY STANDARD DRAWINGS WATER-8



HIGH BACK CURB & GUTTER

NOTES:

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

SIDEWALK

REVERSE SLOPE CURB & GUTTER

NOTES:

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

MODIFIED CURB & GUTTER (MOUNTABLE TYPE)

4' DRAIN GUTTER

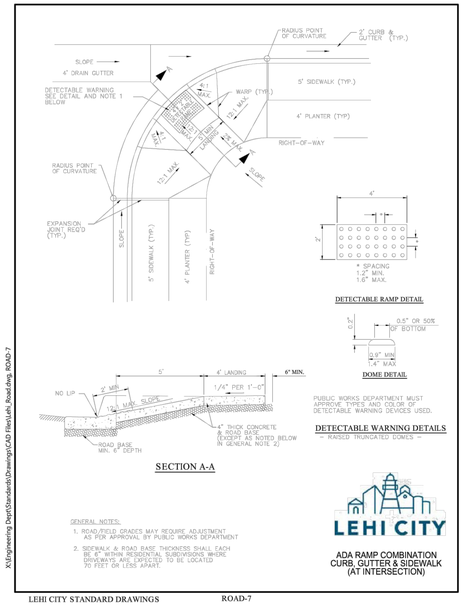
GENERAL NOTES:

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

LEHI CITY

CURB, GUTTER AND SIDEWALK

LEHI CITY STANDARD DRAWINGS ROAD-5



SECTION A-A

GENERAL NOTES:

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

LEHI CITY

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

LEHI CITY STANDARD DRAWINGS ROAD-7

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

LICENSED PROFESSIONAL ENGINEER
No. 8026950-2202
THOMAS M. ROMNEY
01/24/22
STATE OF UTAH

Curtis Center Subdivision

LEHI, UT

LEHI STANDARDS

REVISION BLOCK

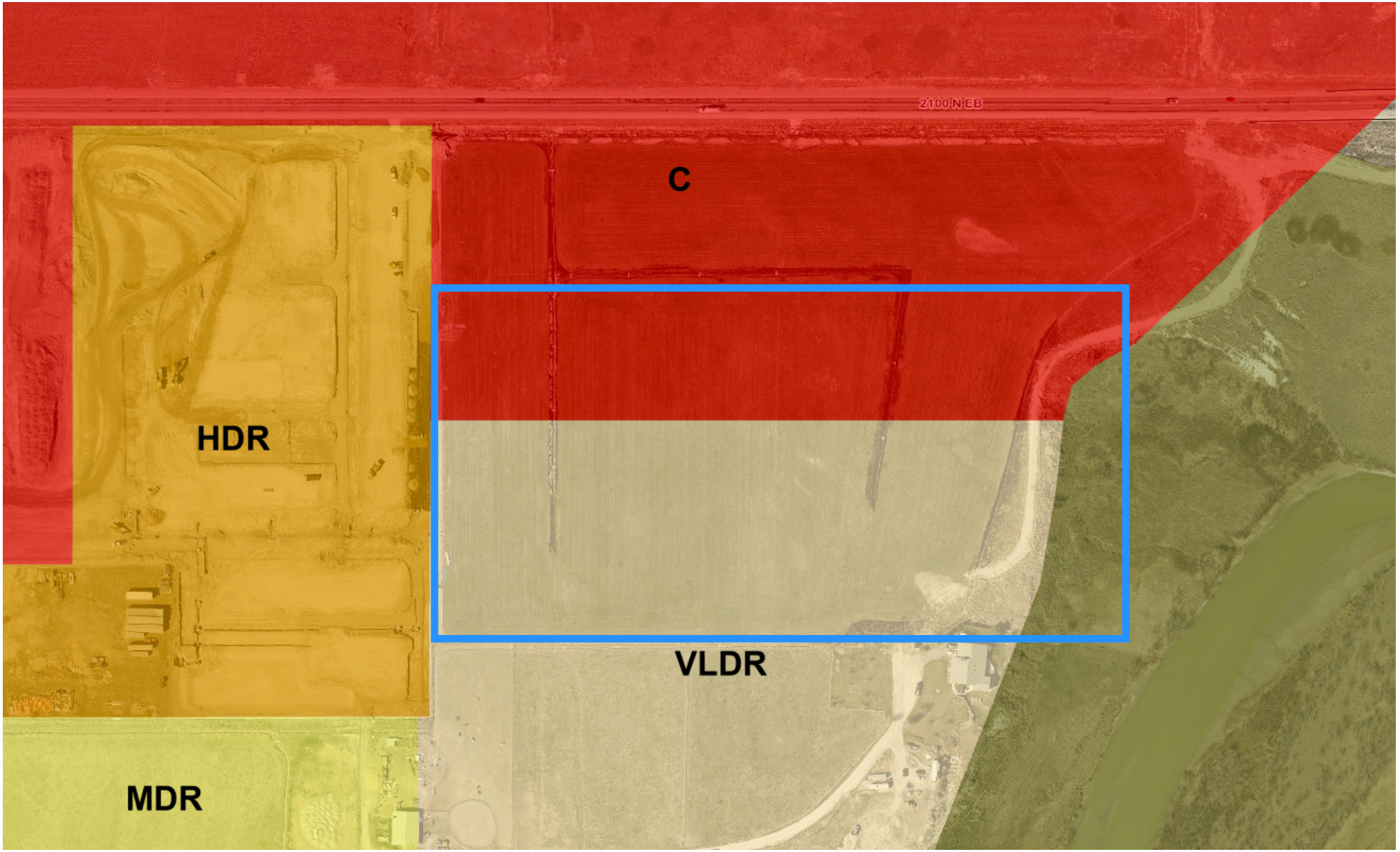
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LEHI STANDARDS

Scale: NA | Drawn: RSH
Date: 11/30/2021 | Job #: 20-0355
Sheet: D2.1

Z:_2020\20-0355 Hebbrook Public ROW\design 20-0355\dwg\sheets\D2.1 LEHI STANDARDS.dwg

The Curtis Center Backbone Final Subdivision
General Plan

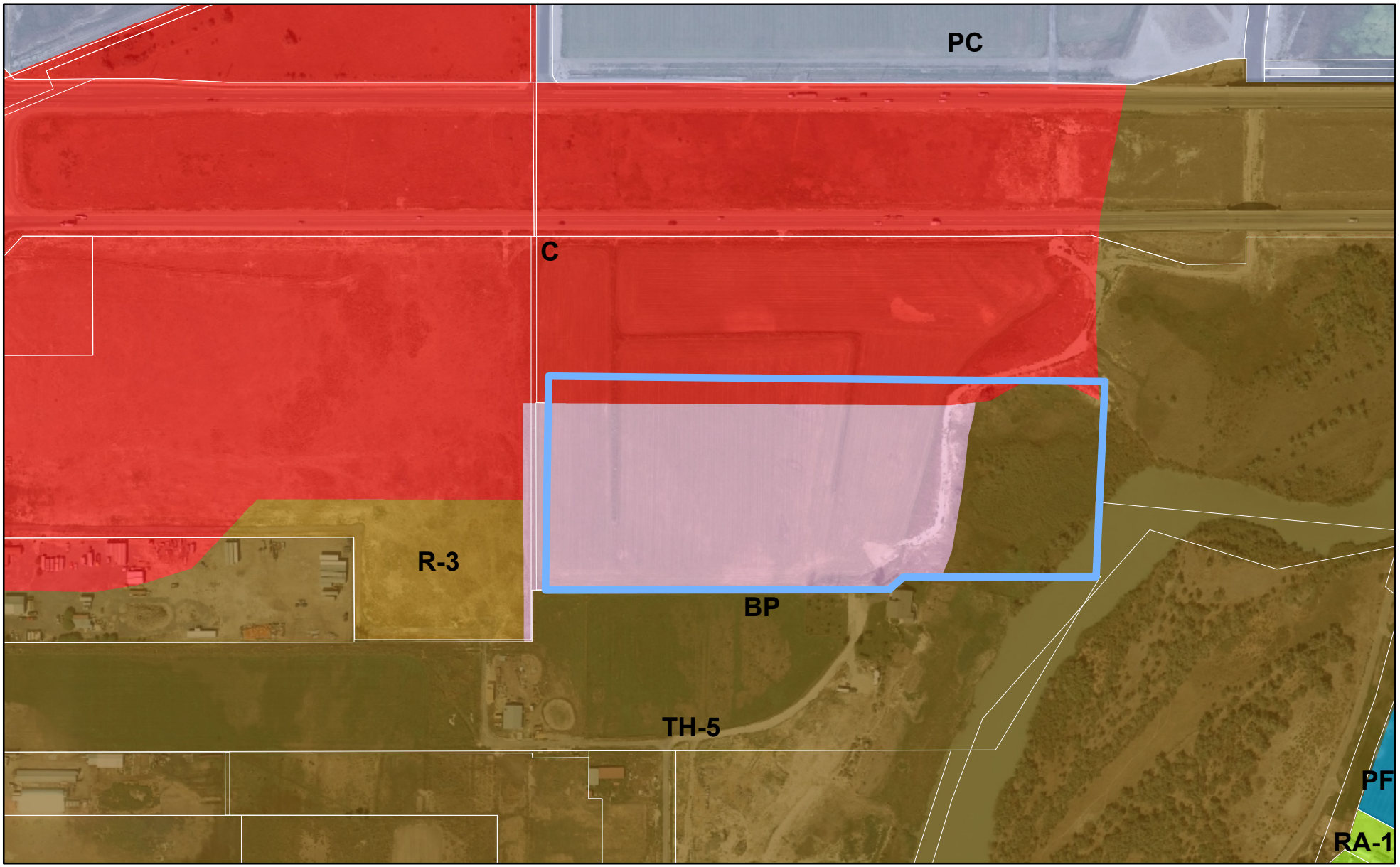


0 390 780 Feet

LEHI CITY

The Curtis Center Backbone Final Subdivision

Zoning



LEHI CITY

The Curtis Center Backbone Final Subdivision

Aerial



0 390 780 Feet

LEHI CITY

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: February 22, 2022
Submitted By: Sierra Pierson
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #16-2022, an amendment to the Lehi City Development Code Chapters 16, 17, and Table 05.030A, amending driveway length requirements.

Suggested Action:

Attachments:

CC Staff Report Chapter 16, 17, Table 05.030A Development Code Amendment 02.22.22.docx

Ord 16-2022.docx

Table 05.040A Development Code Amendment DRC 1.12.22.docx

TBL05.040-A ResBulkIntensity Driveway Length.pdf

Ch17PUD Driveway Lengths 01.06.22.docx

Ch16PRD Driveway Lengths 01.06.22.docx

CHAPTER 16, 17, AND TABLE 05.030A DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	February 22, 2022
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	January 12, 2022
Date of Planning Commission Review	January 27, 2022

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

The applicant is requesting review and recommendation of a Development Code Amendment to Chapters 16, 17, and Table 05.030A to add driveway length requirements for residential dwellings. The amendment to Table 05.030A would add requirements specific to both front-load and rear-load products. These requirements would be for single-family homes, townhomes, and any other type of residential dwelling type. The change would require a minimum of 20-foot driveway for all front-load homes. For the rear-load products, the driveways would be required to be either 0-4 feet or a minimum of 20 feet. The purpose for the proposed amendment is to ensure that driveways are a length that would allow for parking a car in the driveway or are short enough to discourage parking in the driveway.

The amendment to Chapter 16 and 17 would add the same statement to both chapters stating that PUDs (Planned Unit Developments) and PRDs (Planned Residential Developments) would be required to meet the driveway length requirements listed in Table 05.030A.

The DRC had no comments on the proposed 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 January 27, 2021. The minutes and motion from this meeting are as follows:

2.11) Public hearing and recommendation of Lehi City's request for review of amendments to the Lehi City Development Code Chapters 16, 17, and Table 05.030A, amending driveway length requirements.
Sierra Pierson presented information on the agenda item.

Commissioner Nielsen opened the public hearing.

Commissioner Nielsen closed the public hearing.

> **Motion:** Commissioner Newall moved to send a positive recommendation of **Lehi City's request for review of amendments to the Lehi City Development Code Chapters 16, 17, and Table 05.030A, amending driveway length requirements;** including all DRC comments and findings stated in the report. Commissioner Britton seconded.
>
> **Vote:** Commissioner Nielsen, yes; Commissioner Eyre, yes; Commissioner Newall, yes; Commissioner Britton, yes. The motion passed unanimously.

ORDINANCE NO: 16-2022

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTERS 16, 17, AND TABLE 05.030A

WHEREAS, it has become necessary to amend Chapters 16, 17, and Table 05.030A of the Lehi City Development Code, amending the requirements for Planned Unit Developments and Planned Residential Developments; and

WHEREAS, this amendment seeks to amend the driveway length requirements for all residential dwelling units; and

WHEREAS, following a public hearing on January 27, 2022, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on February 22, 2022, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of January 27, 2022, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapters 16, 17, and Table 05.030A 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:

Chapters 16, 17, and Table 05.030A of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance 16 -2022 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

updated to reflect the provisions enacted by this Ordinance.

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

Approved and Adopted by the City Council of Lehi City this 22nd day of February, 2022.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

Table 5.040A Development Code Amendment
DRC Redline Comments

Lehi City – requests review of an amendment to the Lehi City Development Code Table 05.040A, Chapter 16, and Chapter 17 to amend the driveway length requirements.

DRC Members Present: Glade Kirkham, Garion Rowett, Greg Allred, Matthew Meier, Kim Struthers, Gary Smith, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Planning Department
Date of Plans Reviewed: 1/4/22
Time Start: 4:35 PM
Time End: 4:40 PM

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JANUARY 27TH

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.

TABLE 05-040-A
TABLE OF BULK AND INTENSITY REQUIREMENTS
AGRICULTURE AND RESIDENTIAL DISTRICTS

(Am 10/10/00; 3/27/01; 01/08/02; 03/11/03; 03/22/03; 07/08/03; 02/10/04; 12/14/04; 08/09/05; 9/12/06; 09/09/08; 10/11/11; 03/11/14; 02/24/15)

	DISTRICT												
	TH-5	**A-5**	**A-1**	**RA-1**	**R-1-22**	**R-1-15**	**R-1-12**	**R-1-10**	**R-1-8**	**R-1-Flex**	**R-2**	**R-2.5**	**R-3**
Minimum Lot Size	5 Acres[a]	5 Acres[a]	1 Acre[a]	Single-Family Dwelling 15,000 Sq.Ft. [a] Other Allowed Uses 15,000 Sq.Ft. [a]	Single-Family Dwelling 22,000 Sq.Ft. [a] Other Allowed Uses 22,000 Sq.Ft. [a]	Single-Family Dwelling 15,000 Sq.Ft.[a] Other Allowed Uses 15,000 Sq.Ft. [a]	Single-Family Dwelling 12,000 Sq.Ft.[a] Other Allowed Uses 12,000 Sq.Ft. [a]	Single-Family Dwelling 10,000 Sq.Ft.[a] Other Allowed Uses 10,000 Sq.Ft. [a]	Single-Family Dwelling 8,000 Sq.Ft.[a] Other Allowed Uses 8,000 Sq.Ft. [a]	Single-Family Dwelling 8,000 Sq.Ft.[a] Other Allowed Uses 8,000 Sq.Ft. [a]	Single-Family Dwelling 8,000 Sq.Ft.[a] Duplex 10,000 Sq.Ft.[a] Other Allowed Uses 8,000 Sq.Ft. [a]	As per PUD approval.	Single-Family Dwelling 6,000 Sq.Ft. [a] Duplex 8,000 Sq.Ft. [a] Three Family Dwelling 10,000 Sq.Ft.[a] Four Family Dwelling 12,000Sq.Ft. [a] For multi family dwellings (>4 units) the minimum lot size is based on project acreage and the 12 dwelling units per acre maximum Other Allowed Uses 8,000 Sq.Ft.[a]
Maximum Dwelling Units Per Acre	0.2[a]	0.2[a]	1[a]	2.5[a]	1.75[a]	2.5[a]	3[a]	3.5[a]	4[a]	3.5[a] for projects > 10acres; 3.25[a] for projects < 10	6[a]	9[a]	12[a]
Minimum Lot Width/Frontage	Residential Uses 250 Ft. [a,b] Other Allowed Uses 250 Ft. [a,b]	Residential Uses 250 Ft. [a,b] Other Allowed Uses 250 Ft. [a,b]	Residential Uses 100 Ft. [a,b] Other Allowed Uses 160 Ft. [a,b]	Residential Uses 100 Ft. [a,b] Other Allowed Uses 160 Ft. [a,b]	Residential Uses 100 Ft. [a,b] Other Allowed Uses 160 Ft. [a,b]	Residential Uses 100 Ft. [a,b] Other Allowed Uses 160 Ft. [a,b]	Residential Uses 90 Ft. [a,b] Other Allowed Uses 160 Ft. [a,b]	Residential Uses 80 Ft. [a,b] Other Allowed Uses 160 Ft. [a ,b]	Residential Uses 80 Ft. [a,b] Other Allowed Uses 160 Ft. [a ,b]	Residential Uses 80 Ft. [a,b] Other Allowed Uses 160 Ft. [a ,b]	Residential Uses 75 Ft. [a,b] Other Allowed Uses 150 Ft. [a,b]	As per PUD approval.	Residential Uses 65 Ft. [a,b] Other Allowed Uses 80 Ft. [a ,b]
Minimum Front Yard	25 Ft.	25 Ft.	25 Ft.	25 Ft.	25 Ft.	25 Ft.	25 Ft. [c]	25 Ft. [c]	25 Ft. [c]	25 Ft. [c]	25 Ft. [c]	As per PUD approval.	25 Ft. [c]
Minimum Rear Yard (Interior Lots)	30 Ft.	30 Ft.	30 Ft.	30 Ft.	30 Ft.	30 Ft.	30 Ft. [d]	30 Ft. [d]	25 Ft. [d]	25 Ft. [d]	25 Ft. [d]	As per PUD approval.	30 Ft. [d]
Minimum Rear Yard (Corner Lots)	30 Ft.	30 Ft.	30 Ft.	30 Ft.	30 Ft.	30 Ft.	30 Ft.	15 Ft.	15 Ft.	15 Ft.	15 Ft.	As per PUD approval.	15 Ft.

	DISTRICT												
	TH-5	**A-5**	**A-1**	**RA-1**	**R-1-22**	**R-1-15**	**R-1-12**	**R-1-10**	**R-1-8**	**R-1-Flex**	**R-2**	**R-2.5**	**R-3**
Minimum Side Yard	Residential Uses 10 Ft. Other Allowed Uses 25 Ft. Total Side Yards Not Less Than 50 Ft.	Residential Uses 10 Ft. Other Allowed Uses 25 Ft. Total Side Yards Not Less Than 50 Ft.	Residential Uses 10 Ft. Other Allowed Uses 25 Ft. Total Side Yards Not Less Than 50 Ft.	Residential Uses 10 Ft. Other Allowed Uses 25 Ft. Total Side Yards Not Less Than 50 Ft.	Residential Uses 10 Ft. Other Allowed Uses 25 Ft. Total Side Yards Not Less Than 50 Ft.	Residential Uses 10 Ft. Other Allowed Uses 25 Ft. Total Side Yards Not Less Than 50 Ft.	Residential Uses 10 Ft.[e] Other Allowed Uses 25 Ft. Total Side Yards Not Less Than 50 Ft.	Residential Uses 8 Ft. Total Side Yards Not Less Than 20 Ft.[e] Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft.	Residential Uses 8 Ft. Total Side Yards Not Less Than 20 Ft.[e] Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft.	Residential Uses 8 Ft. and Total Side Yards Not Less Than 20 Ft.[e] Other Allowed Uses 20 Ft. and Total Side Yards Not Less Than 40 Ft.	Residential Uses 8 Ft. Total Side Yards Not Less Than 20 Ft.[e] Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft.	As per PUD approval.	Residential Uses 8 Ft. Total Side Yards Not Less Than 20 Ft.[e] Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft.
Minimum Side Yard (Corner Lot)	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.[f]	20 Ft.[f]	20 Ft.[f]	20 Ft.[f]	20 Ft.[f]	As per PUD approval.	25 Ft.[f]
Height	Max. 35 Ft. or 2 Stories. Min 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 45 Ft. or 3 Stories. Min. 1 Story
Minimum Ground Floor Area Per Residential Unit	1,000 Sq.Ft.[g]	1,500 Sq.Ft.[h]	1,500 Sq.Ft.[h]	1,000 Sq.Ft.[g]	1,500 Sq.Ft.[h]	1,000 Sq.Ft.[g]	1,000 Sq.Ft.[g]	1,000 Sq.Ft.[g]	1,000 Sq.Ft.[g]	1,000 Sq.Ft.[g]	900 Sq.Ft. (Ground Floor Not Less Than 600 Sq.Ft. With Total of 1,200 Sq.Ft. Min. For Stacked Attached Units)[g]	900 Sq.Ft. (Ground Floor Not Less Than 600 Sq.Ft. With Total of 1,200 Sq.Ft. Min. For Stacked Attached Units)[g]	900 Sq.Ft. (Ground Floor Not Less Than 600 Sq.Ft. With Total of 1,200 Sq.Ft. Min. For Stacked Attached Units)[g]
Minimum Driveway Length Front Load	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.
Driveway Length Alley/Rear Load	0 Ft.-4 Ft. or 20 Ft. Min.	0 Ft.-4 Ft. or 20 Ft. Min.	0 Ft.-4 Ft. or 20 Ft. Min.	0 Ft.-4 Ft. or 20 Ft. Min.	0 Ft.-4 Ft. or 20 Ft. Min.	0 Ft.-4 Ft. or 20 Ft. Min.	0 Ft.-4 Ft. or 20 Ft. Min.	0 Ft.-4 Ft. or 20 Ft. Min.	0 Ft.-4 Ft. or 20 Ft. Min.	0 Ft.-4 Ft. or 20 Ft. Min.	0 Ft.-4 Ft. or 20 Ft. Min.	0 Ft.-4 Ft. or 20 Ft. Min.	0 Ft.-4 Ft. or 20 Ft. Min.
Min. Area For PRD	N/A	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.

Notes:

[a] For subdivisions located along a master planned major roadway or master planned trail, the City Council, following review and recommendation from the DRC and Planning Commission, may allow higher density, reduced lot size, reduced frontage, or other design considerations in lieu of payment to the developer for right-of-way and/or other improvements required by the Lehi City General Plan, Master Transportation Plan and/or Lehi City Design Standards and Public Improvements Specifications Manual (concept plan required).

[b] For subdivisions that are designed with curvilinear street layouts, or coving, or that incorporate traffic calming elements in their design, the City Council, following review and recommendation from the DRC and Planning Commission, may allow reduced frontage (concept plan required).

[c] 20 ft. for remodeling projects on single family dwellings not less than 2 years old.

[d] 15 ft. for remodeling projects on single family dwellings not less than 2 years old.

[e] 6 ft. minimum with total side yards not less than 18 ft. for remodeling projects on single family dwellings not less than 2 years old.

[f] 20 ft. for remodeling projects on single family dwellings not less than 2 years old.

[g] 850 Sq. Ft. on two story single family detached unit with attached 2 car garage (garage not included in calculation of 850 Sq. Ft.) Must have a minimum of 1450 Sq. Ft. total finished floor area.

[h] 1,250 Sq. Ft. on two story single family detached unit with attached 2 car garage (garage not included in calculation of 1,250 Sq. Ft.) Must have a minimum of 1,750 Sq. Ft. total finished floor area. Dwellings existing prior to December 12, 2004 are considered a conforming use.

CHAPTER 17

PLANNED UNIT DEVELOPMENTS

(Amended 08/14/18; 07/28/20)

Section 17.010. Purpose and Intent.
Section 17.020. Approval Process.
Section 17.030. Application Requirements.
Section 17.040. Development Standards.
Section 17.050. Guarantees.
Section 17.060. Amendments to an Approved Planned Unit Development.

Section 17.010. Purpose and Intent.

(Amended 2/27/01, 11/14/17)

A. A Planned Unit Development may be allowed at the discretion of the Planning Commission and City Council in any zoning district by complying with the provisions of this Chapter. No permit shall be issued for a Planned Unit Development unless and until the following requirements have been met. The intent of allowing Planned Unit Developments in certain districts within the city is:

1. to encourage the construction of affordable housing units within the City under conditions and requirements that will ensure development of residential environments of sustained desirability and stability;

2. to permit development of housing and commercial projects within residential or commercial districts which are characterized by a harmonious grouping of attractive buildings situated on spacious surroundings and landscaped with well kept lawns, trees and shrubs;

3. to allow more flexibility in the location of buildings on the land, the grouping of open spaces and the number of dwelling units in one building; and

4. to improve the overall quality of the built environment, maintain property values, and enhance the image of Lehi City and the character of its major corridors that serve as primary access into and through the City.

B. A Planned Unit Development is intended to be an "overlay district" in that the proposed use shall be consistent with the zoning district in which it is proposed as to the requirements of density, use and purpose, except that single family attached housing may be permitted in traditional single family residential zones to allow for preservation of sensitive lands or agricultural areas, or for transitioning housing types when adjacent to differing land uses.

Section 17.020. Approval Process.

(Amended 2/27/01; 08/13/02)

A. Planned Unit Development (PUD) projects are to be reviewed in a three-step process: Concept Plan, Preliminary Plat, and Final Plat.

1. Concept Plan. 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 meetings to receive direction on project layout as well as discuss the procedure for approval, 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. Overall density of the proposed PUD will be discussed as part of the Concept Plan; however, the total density of the PUD shall be established as part of the preliminary plat approval. Sections 11.010 – 11.040 of the Development Code identify the requirements for Concept Plan.

2. Preliminary Plat**.** The Preliminary Plat examines items such as density, including the number, type, and location of all dwelling units and other associated structures, parking, impact on surrounding areas, adequacy of services, project amenities, and plan for service improvements, consistent with the preliminary subdivision requirements of this Code. Preliminary approval shall only be granted when there is a reasonable certainty that the PUD will fulfill all requirements of this Code for subdivision approval. The preliminary application requirements for a PUD are those identified for a preliminary subdivision plat as identified in Section 11.070.

3. Final Plat**.** Review of the final plat is an administrative and technical matter. The applicant shall submit the detailed and technical information necessary to demonstrate that all City standards, requirements, and conditions have been met. Approval shall only be granted if the final plat is in conformance with the preliminary approval and the requirements of the City for final subdivision plat approval as identified in Section 11.120 have been met.

B. The City Council may require a subdivision or residential project to be processed as a Planned Unit Development if the subdivision or residential project includes contiguously owned property larger than ten acres, contains more than 25 lots or residential units, or is located adjacent to a master planned arterial or collector road.

Section 17.030. Application Requirements.
In addition to the requirements for a preliminary and final subdivision plat and preliminary and final site plan, whichever is applicable, as contained in this Code and the Lehi City Design Standards and Public Improvements Specifications, a Planned Unit Development application shall provide the following information:

1. preliminary architectural drawings and elevations of all dwellings, structures, and other buildings;

2. site plans of sufficient detail showing all buildings, structures, parking areas, and open space areas, and identifying the locations of all buildings, structures, roadways, and other private and public improvements;

3. tables showing the total number of acres in the proposed development and percentage designated for each of the proposed types of uses including off-street parking, streets, parks, playgrounds, schools, and churches; and

4. tabulations of the overall density for all residential and nonresidential uses and any other data that the reviewing bodies may require.

Section 17.040. Development Standards.
(Amended 4/11/00; 2/27/01; 08/13/02; 11/18/03; 12/08/15; 03/31/20; 06/23/20; 09/08/20)
All Planned Unit Developments shall conform to the following standards and requirements:

A. Qualifying Districts**.** Planned Unit Developments may be allowed at the discretion of the Planning Commission and City Council in all agricultural and residential districts within the City. To ensure that PUD projects are able to achieve the purposes stated in Section 17.010, and to ensure that projects are large enough to support a private homeowners association, property management agency, or corporation responsible for maintenance of open space, all Planned Unit Developments shall have a minimum area requirement of ten acres. Exceptions may be allowed for infill projects at the discretion of the Planning Commission and City Council. However, it is still the burden and responsibility of the applicant to demonstrate that the purposes of this chapter can be met, and that the adequate guarantees can be made for the maintenance of all required open space and common areas. For the purposes of this section, an infill project is defined as the development, or redevelopment within an existing developed area where street networks, utilities and other infrastructure are already present as opposed to starting with raw land in a relatively undeveloped or pristine area.

B. Ownership. The area proposed for the Planned Unit Development shall be in one ownership, or if in several ownerships, the application for the permit shall be filed jointly by all of the owners of the property included in the plan.

C. Designer/Engineer. The plan for the Planned Unit Development shall be prepared by a designer, architect or civil engineer licensed to practice in the state of Utah.

D. Density. The overall project may not exceed the density allowed by the underlying zoning district plus any additional density bonus allowed at the discretion of the Planning Commission and City Council.

E. Calculation of Density. The number of dwelling units allowed in a Planned Unit Development is to be calculated in the following manner.

1. The following areas shall be subtracted from the gross site area to determine net usable area:
   (a) areas of steep slopes, wetlands, or areas below the high water level of Utah Lake as defined in Section 12.060-K of this Code;
   (b) the area of any perennial channels, measured from top of bank to top of bank of the flow channel;
   (c) existing public streets, or any areas of additional right of way required to comply with the Lehi City Master Transportation Plan; and
   (d) areas to be set aside for public buildings or institutional uses such as churches and schools.

2. Net usable site area is multiplied by the density allowed by the underlying zoning district as established in Table 05-040-A to identify the maximum number of allowed units.

3. Density for areas in the 100-year flood plain as shown on the FEMA Flood Insurance Rate

Maps shall be calculated at a rate of one unit per five acres regardless of the density allowed by the underlying zone.

4. If the Planned Unit Development is located in more than one zoning district, the total allowed number of units shall be calculated by adding the number of units allowed by each zoning district. However, the dwelling units may be placed without regard to district boundaries, provided the total units do not exceed that allowed by the underlying zoning districts.

F. Density Bonus Amenities: The list below represents items for which a density bonus may be granted subject to Planning Commission and City Council approval. Other items not included in this list may warrant a density bonus on a case by case basis.

1. Active Recreation: master planned trails, swimming pools, sports courts, tennis courts, pickleball courts, splash pads, clubhouse, trails, pedestrian bridges, and other similar amenities beyond those required.

2. Pedestrian and Bicycle Enhancements: raised planters, bulb-outs or curb extensions, pedestrian plazas, additional bike lanes or facilities not already required.

3. Additional Open Space: beyond the required 10 percent.

4. Improvements to Master Planned Infrastructure: master planned roads, utilities, trails, property for civic buildings, or other similar items.

B. Lot Sizes. The dwellings may be situated in one building or buildings may be clustered. Individual lot sizes may be reduced below the requirements of the zone in which the development is located. The remaining land not within individual lots shall be set aside for parks, playgrounds, open space or other open areas. Setbacks may be reduced but shall be sufficient to allow for the installation of all required public utilities and required driveway lengths in Table 05.030A.

G. . No permanent structure shall be allowed in the public utility easement space. Public utility easements shall be free and clear of building footings, foundation walls, window wells, or any other permanent structure that does not meet utility clearance requirements. All buildings and structures shall maintain a minimum five-foot setback from any public utility easement, water line easement, sewer easement, storm drain easement, power easement, detention easement, or any other utility easement in order to ensure property utility clearances are maintained.

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

I. Open Space Design.

1. The required open space shall be landscaped with sod and irrigation sprinklers and a minimum 25% of the proposed open space shall be water-wise landscaped as defined in Chapter 39 of this Code.

2. Trees shall be provided within the open space at a rate of ten trees per acre of provided open space. Deciduous trees shall be a minimum 2" caliper and coniferous trees shall be a minimum six feet in height.

3. Detention and retention basins shall not be counted toward meeting the minimum open space requirement. Open space design and location issues shall be kept separate and independent of drainage issues.

4. Area(s) under existing power transmission lines included in the required open space shall be given half credit toward open space acreage.

5. Area(s) in existing wetlands may be given full credit toward open space acreage requirement. A minimum of 10% of the proposed open space shall be designated as useable open space, which may include, but is not limited to, boardwalks, trails, playgrounds, and parks.

J. Location of Open Space. The location of open space conserved through a Planned Unit Development shall be consistent with the policies contained in the General Plan Parks, Open Space and Recreational Facilities Element. Required open space areas shall be well planned, walkable, and connected, not a collection of remnants. Where possible,

units shall front onto the open space(s). Yard areas within lots shall not be counted toward meeting the minimum open space requirement.

K. Open Space Adjacent to Major Roads. Where a Planned Unit Development is required for projects adjacent to a master planned arterial or limited access collector road, the area between the property line/ROW line and the required decorative fence shall be enlarged and landscaped as part of the required open space. The enlarged parkway area shall be counted towards meeting the minimum open space requirement and shall include decorative fencing, street tree plantings and other applicable improvements required in the Lehi City Design Standards and Public Improvement Specifications Manual. The landscaped area may also include shrubs, rocks, flowerbeds and ground cover. Maintenance of the landscaped parkway shall be insured by the developer and owner by means of a property management agency or by establishing a private association or corporation responsible for such maintenance, which shall levy the cost thereof as an assessment on the property owners within the Planned Unit Development.

L. Utilities. All buildings shall be served by public sewer and water systems and shall conform to the requirements of the Lehi City Design Standards and Public Improvement Specifications.

M. Compatibility. Wherever the Planned Unit Development site shares a common property line with a lower density residential or agricultural district, then for that portion of the Planned Unit Development site the setback requirements of the adjacent or contiguous zoning district shall apply. For example, if the rear yards of units in a PUD share a common property line with a lower density residential district, then the rear yard of the PUD units shall be the same as the required rear yards of the adjacent lower density district.

N. Landscaping. All areas not covered by buildings, or by off-street car parking areas or driveways, shall be planted in lawn, trees and shrubs, or otherwise landscaped and maintained in accordance with an approved landscape plan. All required front yard and side yard areas which are adjacent to a public street shall not be used for automobile parking areas, except for permitted driveways, but shall be landscaped and maintained with lawns, trees and shrubs, or other landscape materials.

O. Design Standards and Conditions. Design standards and conditions of development approval in addition to those required by the underlying zoning district may be required as conditions of approval, by the Reviewing Departments, Planning Commission and City Council when deemed necessary to insure that a Planned Unit Development will be compatible with adjoining or nearby uses.

P. Parking. Developments shall provide adequate parking based on the requirements of Table 37.070. In addition to those requirements, developments with single-family detached units on lots with less than 50' of frontage shall provide guest parking at a rate of one space for every six dwelling units.

Section 17.050. Guarantees. *(Amended 2/27/01)*

A. Adequate guarantees, acceptable to the City, shall be provided for the permanent preservation and maintenance of park, playground, and other open space areas.

B. The city may require the developer and owner to furnish and record protective covenants, which will guarantee the preservation and maintenance of all park, playground and other open space areas or the city may require the creation of a corporation or homeowners association granting beneficial rights to the open space to all owners or occupants of land within the Planned Unit Development.

C. The developer and owner shall develop and maintain all park, playground and other open space areas, unless part of, or all of these areas are contiguous to and made part of an existing City-maintained park.

D. In the case of private reservations, all park and open space areas shall be protected against any future building development by conveying to the City as part of the condition for project approval, an open space easement over such open areas, restricting the area against any future building or use, except as is consistent with that of providing landscaped open space for the aesthetic and recreational satisfaction of the residents. Building or uses for noncommercial, recreational or cultural purposes, compatible with the open space objectives, may be permitted only with the express approval of the City, and the receipt of all necessary approvals, licenses and permits.

E. The maintenance of all private parks and open space areas shall be ensured by the developer and owner by establishing a private homeowners association, property management agency or corporation responsible for such maintenance which shall levy

the cost thereof as an assessment on the property owners within the Planned Unit Development. Ownership and tax liability of private parks and open space reservations shall be established in a manner acceptable to the City and made a part of the conditions of the Planned Unit Development approval.

Section 17.060. Amendments to an Approved Planned Unit Development.

Amendments to an approved Planned Unit Development may be permitted by following the procedures required for the original approval and upon the filing of a petition with the City by at least two-thirds or more of the property owners within the Planned Unit Development area.

CHAPTER 16

PLANNED RESIDENTIAL DEVELOPMENT (PRD)

(Amended 08/14/18; 07/28/20)

Section 16.010. Purpose.
Section 16.020. Description.
Section 16.030. Allowed Uses
Section 16.040. Requirements for PRD Projects.
Section 16.050. Combined PRD and Subdivision applications Permitted.
Section 16.060. Approval Process.
Section 16.070. Application Requirements.
Section 16.080. Approval Criteria.
Section 16.090. Provision of Services.
Section 16.100. Certificates of Occupancy.
Section 16.110. Maintenance of Common Areas.
Section 16.120. Phased Development Procedures.
Section 16.130. Amendments to Development Plan.

Section. 16.010. Purpose.

A Planned Residential Development (PRD) may be allowed at the discretion of the Planning Commission and City Council in any agricultural or residential district by complying with the provisions of this Chapter. The Planned Residential Development provisions of this Code are an overlay zoning district provision to allow design flexibility in the development of lands within the City, the placement of buildings on lots and development areas, and to encourage the realization of several potential public benefits. The intent is to:

A. provide flexible development options where the standard lot pattern is not practical or desirable due to physical constraints;

B. provide flexibility in architectural design, placement of buildings, use of open space and outdoor living areas, provision of circulation facilities and parking, and related site and design considerations;

C. promote the preservation of open and natural areas;

D. allow for common open areas within a development area while still achieving the density of the base zone;

E. support reductions in development costs and ongoing maintenance costs;

F. provide for efficient use of public services and improvements;

G. encourage and preserve opportunities for energy efficient development; and

H. promote an attractive and safe living environment.

Section 16.020. Description.

A Planned Residential Development (PRD) is a site plan or subdivision area containing houses and dwelling units with some or all of the lots reduced below the minimum lot sizes required by the zoning district, but where the overall project and site area meets the density standard of the zoning district. These projects require that the planning for lots and the locations of houses and dwellings be achieved in a coordinated, functional and unified manner. Because the exact location of each house or dwelling is determined during the review and approval phases, greater flexibility in development standards is possible while assuring that the character of the underlying district is maintained.

Section 16.030. Allowed Uses.

Planned Residential Developments allow all of the uses that are allowed in the underlying zone by right, or as a conditional use, with appropriate conditions.

Section 16.040. Requirements for Planned Residential Development Projects.

(Amended 4/11/00; 08/13/02; 12/08/15; 09/08/20)

A. Qualifying Districts**.** Planned Residential Developments may be allowed at the discretion of the Planning Commission and City Council in all agricultural and residential districts within the City with a minimum area requirement of ten acres.

B. Procedure for Approval**.** Planned Residential Developments are allowed subject to the requirements of this Chapter and the site plan and subdivision requirements, review, and procedures as contained in this Code.

C. Density**.** The overall project may not exceed the density allowed by the underlying zoning district plus any additional density bonus allowed at the discretion of the Planning Commission and City Council.

D. Calculation of Density. The number of dwelling units allowed in a Planned Residential Development is to be calculated in the following manner:

1. The following areas shall be subtracted from the gross site area to determine net usable area:
   (a) areas of steep slopes, wetlands, or areas below the high water level of Utah Lake as defined in Section 12.060-K of this Code;
   (b) the area of any perennial channels, measured from top of bank to top of bank of the flow channel;
   (c) existing public streets, any areas of additional right-of-way required to comply with the Lehi City Master Transportation Plan; and
   (d) areas to be set aside for public buildings or institutional uses including churches and schools.

2. Net usable site area shall be multiplied by the density allowed by the underlying zoning district as established in Table 05-040-A to identify the maximum number of allowed units.

3. Density for areas in the 100-year flood plain as shown on the FEMA Flood Insurance Rate Maps shall be as determined by the Planning Commission and City Council on a case-by-case basis at the time of Concept Plan approval.

4. If the Planned Residential Development is located in more than one zoning district, the total allowed number of units shall be calculated by adding the number of units allowed by each zoning district. However, the dwelling units may be placed without regard to district boundaries, provided the total units do not exceed that allowed by the underlying zoning districts.

E. Density Bonus Amenities: The list below represents items for which a density bonus may be granted subject to Planning Commission and City Council approval. Other items not included in this list may be considered for a density bonus on a case by case basis.

1. Active Recreation: master planned trails, swimming pools, sports courts, tennis courts, pickleball courts, splash pads, clubhouse, trails, pedestrian bridges, and other similar amenities beyond those required.

2. Pedestrian and Bicycle Enhancements: raised planters, bulb-outs or curb extensions, pedestrian plazas, additional bike lanes or facilities not already required.

3. Additional Open Space: beyond the required 20 percent.

4. Improvements to Master Planned Infrastructure: master planned roads, utilities, trails, property for civic buildings, or other similar items.

F. Lot Sizes**.** There shall be no minimum lot size requirement of area, width, or depth. However, lot sizes shall be adequate to promote compatibility with adjoining activities on and off the development site as determined by the Planning Commission and City Council.

G. Housing Types Allowed**.** Allowed housing types shall be consistent with the types of housing allowed by the underlying zoning district. The proposed locations for all houses and dwelling units, or building envelopes for all structures, shall be shown on the plat or site plan in enough detail so that compliance with the required development standards is assured.

H. Building Setbacks**.** Along the perimeter of the development site or project area, all development shall meet the building setback standards of the underlying zoning district. Within the site, building setbacks and separation shall be established as part of the preliminary development plan approval by the reviewing and approval bodies of the City sufficient to promote a functional, attractive, and compatible development. Setbacks may be reduced but shall be sufficient to allow for the installation of all required public utilities and required driveway lengths in Table 05.030A.

I.

J. Height. The height limit of the underlying zoning district shall apply.

K. Required Open Space. At least 20% of the total Planned Residential Development site shall be devoted to open space as defined in Chapter 39 of this code, or payment in lieu of open space provided. Additional density may be authorized for the provision of open space greater than the required 20% minimum. Open Space proposed for dedication may be received by the City at the discretion of the City Council. All open space shall be in common ownership, city ownership, or held in a form acceptable to the City to guarantee public access.

L. Open Space Design.

1. The required open space shall be landscaped with sod and irrigation sprinklers and a

minimum 25% of the proposed open space shall be water wise landscaping as defined in Chapter 39 of this Code.

2. Trees shall be provided within the open space at a rate of ten trees per acre of provided open space. Deciduous trees shall be a minimum 2" caliper and coniferous trees shall be a minimum six feet in height.

3. Detention and retention basins shall not be counted toward meeting the minimum open space requirement. Open space design and location issues shall be kept separate and independent of drainage issues.

4. Area(s) under existing power transmission lines included in the required open space shall be given half credit toward open space acreage.

5. Area(s) in existing wetlands may be given full credit toward open space acreage requirement. A minimum of 10% of the proposed wetland, or less as approved by Planning Commission, open space shall be designated as useable open space, which may include, but is not limited to, boardwalks, trails, playgrounds, and parks.
6.

M. Location of Open Space. The location of open space conserved through clustered residential development shall be consistent with the policies contained in the General Plan Parks, Open Space, and Recreational Facilities Element. Required open space areas shall be contiguous, not a collection of remnants, and the majority of residential lots or units within the PRD shall abut the open space. Yard areas within lots shall not be counted toward meeting the minimum open space requirement.

Section 16.050. Combined Planned Residential Development and Subdivision Applications Permitted.

A subdivision plat may be approved concurrently with the approval of the Planned Residential Development. To do so, the applicant must request preliminary plat approval concurrently with the Planned Residential Development approval. The combined Planned Residential Development and subdivision application shall be subject to the review and appeal procedures and the subdivision procedures and requirements of this Code.

Section 16.060. Approval Process.

Planned Residential Developments (PRDs) are to be reviewed in a three-step process: Concept Plan, Preliminary Plat, and Final Plat.

A. Concept Plan. 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 meetings to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required for the layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat. Overall density of the proposed PRD will be discussed as part of the Concept Plan; however, the total density of the PRD shall be established as part of the preliminary plat approval. Sections 11.010 – 11.040 of the Development Code identify the requirements for Concept Plan.

B. Preliminary Plat**.** The Preliminary Plat examines items such as density, including the number, type, and location of all dwelling units and other associated structures, parking, impact on surrounding areas, adequacy of services, project amenities, and plan for service improvements, consistent with the preliminary subdivision requirements of this Code. Preliminary approval shall only be granted when there is a reasonable certainty that the Planned Residential Development will fulfill all requirements of this Code for subdivision approval. The preliminary application requirements for a Planned Residential Development are those identified for a preliminary subdivision plat as identified in Section 11.070.

C. Final Plat**.** Review of the final plat is an administrative and technical matter. The applicant shall submit the detailed and technical information necessary to demonstrate that all City standards, requirements, and conditions have been met. Approval shall only be granted if the final plat is in conformance with the preliminary approval and the requirements of the City for final subdivision plat approval as identified in Section 11.120 have been met.

Section 16.070 Application Requirements. *(Amended. 1/13/04)*

Applications for preliminary and final plat review and approval shall contain all information required by the City for subdivision approval as required in Chapter 11, as well as the following:

A. A statement of how the purpose and intent of this Chapter will be achieved by the proposed Planned Residential Development (PRD). The statement shall include sketches or illustrations of the proposed character of the development, including architecture of buildings and a description of how the development will relate to surrounding land uses. The statement shall also include a description of existing neighborhood features and neighborhood and community amenities to be provided by the development.

B. A summary report identifying the different land uses, including the amount of land for housing, open areas, streets, and parking; the number and type of housing units; and a statement of how necessary services will be provided.

Section 16.080 Approval Criteria.

The preliminary plat can be approved if the review and approval body finds that all of the following approval criteria have met:

A. The plat fulfills the purposes for Planned Residential Developments;

B. The plat meets all the requirements of this Chapter and all other applicable Chapters, particularly the development standards as contained within this Code;

C. There is a certainty that the applicable development standards and service standards will be met;

D. Adequate public facilities exist or can be provided to serve the proposed Planned Residential Development; and

E. The proposed Planned Residential Development provides greater amenities for residents of the City and efficiency in the provision of City services than would be achieved by a conventional development pattern.

Section 16.090. Provision of Services.

(Amended 1/13/04)

It is the responsibility of the applicant to provide all service facilities necessary for the functioning of the Planned Residential Development consistent with the requirements generally imposed on subdivision or site plan approvals. All services shall be provided at no cost to the public.

Section 16.100. Certificates of Occupancy.

Certificates of occupancy will not be issued unless all improvements and conditions of approval have been fulfilled to the satisfaction of the City Engineer and Chief Building Official, or the applicant has filed a guarantee with the City to ensure completion and warranty of all required improvements and conditions.

Section 16.110. Maintenance of Common Areas.

Unless dedicated and accepted by the City, an enforceable maintenance agreement for any common-owned areas shall be created and recorded. The agreement shall be approved by the City Attorney to assure that the City's interests are maintained and protected.

Section 16.120. Phased Development Procedures.

An applicant may submit a preliminary subdivision plat or preliminary site plan for the entire Planned Residential Development area that proposes phased final subdivision plats or phased final site plans. However, dedication of open space as required by Section 16.040(I) shall be required for the entire Planned Residential Development at the time of final subdivision approval of the first phase of the Planned Residential Development area.

Section 16.130. Amendments to the Development Plan.

Applicants may be granted revisions to approved preliminary or final Planned Residential Development plans. Requests for revisions shall be submitted in writing to the City. Changes and amendments to approved preliminary and final Planned Residential Development plans shall be processed following the same procedure as the original review and approval unless they are determined to meet the standards for a Minor Revision as identified in Section 14.020 of this Code.

Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: February 22, 2022
Submitted By: Lorin Powell
Submitting Department: Engineering
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:

Consideration of Resolution #2022-09, approving an Interlocal Cooperation Agreement between Saratoga Springs and Lehi City for the shared use of stormdrain outfall.

Suggested Action:

Lehi City has an existing storm drain pipe between 2300 West and the Jordan River that is within the boundaries of Saratoga Springs. A development in Saratoga Springs has proposed to connect to the existing Lehi City pipe because it will run through the new project. Lehi City has coordinated with Saratoga Springs City and the developer to create the attached agreement that outlines the conditions and responsibilities of each party.

Approve the Agreement and authorize the Mayor to sign the Agreement**.**

Attachments:

Res 2022-09.docx

Lehi City Interlocal Agreement for Shared Use of Storm Drain Outfall Lazaret Ave 550 North cc 2-1-22.pdf

LEHI CITY

RESOLUTION NO. 2022-09

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN INTERLOCAL COOPERATION AGREEMENT BETWEEN SARATOGA SPRINGS AND LEHI CITY FOR THE SHARED USE OF STORMDRAIN OUTFALL

WHEREAS, the Utah Interlocal Co-operation Act, Title 11, Chapter 13, Utah Code Annotated (1953), as amended, permits local governmental units including cities, counties and political subdivisions of the State of Utah to make the most efficient use of their powers by enabling them to cooperate with other public entities on the basis of mutual advantage and to exercise joint cooperative action for the benefit of their respective citizens;

WHEREAS, the proposed Northshore development is Saratoga Springs needs a storm drain outfall, and Lehi City has an existing storm drain outfall pipe in the proposed development area;

WHEREAS, Saratoga Springs and Lehi City wish to cooperate in providing infrastructure to this development area by entering into this Agreement;

WHEREAS, on February 22, 2022, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve the Interlocal Cooperation Agreement with Saratoga Springs; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

1. The Interlocal Cooperation Agreement attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to execute the agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 22nd day of February, 2022.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

Exhibit “A”

INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITY OF SARATOGA SPRINGS, UTAH AND LEHI CITY, UTAH

This Interlocal Cooperation Agreement (hereafter "Agreement") is made by and among the City of Saratoga Springs, Utah (hereinafter "Saratoga Springs") and Lehi City, Utah (hereinafter "Lehi") (collectively "Parties" or individually "Party") regarding the construction, ownership and maintenance of a storm drainage system on Lazaret Avenue at approximately 1000 East, and is being entered into pursuant to the Utah Interlocal Cooperation Act, UTAH CODE ANN. § 11-13-101, *et seq*.

WITNESSETH:

WHEREAS, The proposed Northshore development in Saratoga Springs needs a storm drain outfall, and Lehi has an existing storm drain outfall pipe in the proposed development area, and Saratoga Springs and Lehi wish to cooperate in providing infrastructure to this area by entering into this Agreement; and

WHEREAS, the Utah Interlocal Cooperation Act, found in Utah Code Title 11, Chapter 13, provides a statutory mechanism and framework for the parties' agreements and understandings in this Agreement; and

WHEREAS, this Agreement does not create an interlocal entity, but only represents an Interlocal Agreement.

NOW, THEREFORE, Saratoga Springs and Lehi hereby agree as follows:

1. Purpose: The purposes of this Agreement is to establish a mutually cooperative arrangement between Saratoga Springs and Lehi regarding the ownership, maintenance and use of the existing Lehi storm drain in the proposed Lazaret Avenue and associated downstream systems.

2. Obligations: The Parties agree to the dedication, ownership, improvement, maintenance, and replacement obligations as more fully specified on Exhibit A. The specific obligations are following. In case of a conflict, Exhibit A shall prevail.

    a. Ownership: Lehi will retain ownership of the existing pipe and the proposed cleaning device that is to be added to the Lehi system. Saratoga Springs will own the new storm drain pipe in Lazaret Avenue installed with the proposed Northshore development.

    b. Construction: As shown on Exhibit A, the Northshore development will construct a new detention basin and storm drain pipe that will connect to Lehi's existing 36 inch pipe in Lazaret Avenue. The Northshore

development will also install a cleaning device and remove an existing siphon within the Lehi system south of Lazaret Avenue. Once connected, both parties may discharge lawfully into the new dual outfall storm drainage system.

c. Capacity: The Parties agree that the Northshore development may discharge stormwater as shown on Exhibit A, incorporated herein, into the existing Lehi storm drain pipe and that all Saratoga Springs stormwater requirements are met.

d. Maintenance and Replacement: Saratoga Springs agrees to assume maintenance and replacement responsibilities for the new storm drainage system piping constructed within Northshore. Lehi City will maintain the existing 36 inch storm drain line, including the new storm drain junction box and cleaning device installed on the existing line.

3. Financing: Each party to this Agreement will perform their obligations under this Agreement with each's own funds.

4. Duration of Agreement: This Agreement shall endure for 50 years from the effective date. At the end of the 50-year term, this Agreement shall automatically renew for unlimited successive 50-year terms, unless either party gives the other party 90 days advance written notice of breach per Section 5 and the breach goes uncured for 90 days after written notice.

5. Termination: This Agreement may be terminated in the event both Parties agree in writing that this Agreement is no longer necessary. In all other cases, this Agreement may be terminated if there is a breach of this Agreement and the breaching party fails to remedy said breach after 90 days advance written notice from the other party.

6. Effective Date: The effective date of this Agreement shall be the date of the last signature hereto.

7. Default, Noncompliance: In the event of a default under this Agreement or any non-compliance with the Agreement, any party may sue for injunctive relief, specific performance, and damages. The prevailing party or parties shall recover their costs and attorney's fees. Attorney fees for an attorney employed full-time by a governmental agency shall be calculated by using the same rate as the average rate for attorney's fees charged by privately employed attorneys in the State of Utah who have a similar number of years' experience as the governmental agency's attorney.

8. Forum: This Agreement and all matters pertaining to the validity, construction, interpretation, and effect of this Agreement shall be governed by the laws of the

State of Utah. Any litigation regarding this Agreement shall take place in the Fourth District Court, Utah County, State of Utah.

9. Severability: If any provision of this Agreement, or the application thereof to any person or circumstances, shall for any reason and to any extent be invalid or unenforceable, the remainder of this Agreement and the application of such provision to the other persons or circumstances shall not be affected thereby, but rather shall be enforced to the greatest extent permitted by law.

10. Entire Agreement: This Agreement contains the entire understanding and agreement between the Parties, and all preceding agreements are merged herewith. It is expressly understood and agreed that this Agreement may not be altered, amended, or otherwise modified in any respect except by a written instrument, duly executed by all Parties hereto.

11. Additional Documents: The Parties agree to cooperate fully and execute any and all supplementary documents and to take all necessary actions that may be necessary or appropriate to give full force and effect to the basic terms and intent of this Agreement.

12. Successors in Interest: This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their successors and assigns, including newly-elected officials or appointed officers.

13. Jointly Drafted: The Parties agree that this Agreement is the product of a negotiation between the Parties. The Agreement, therefore, shall be deemed to have been drafted jointly by all of the Parties.

14. Authorization: Each person executing this Agreement on behalf of any entity represents and warrants that they are duly authorized to sign on their behalf and to bind the entity.

    a. Pursuant to Utah Code Section 11-13-202.5(1)(b), this Agreement must be approved by the legislative body of the public agencies who are parties to this Agreement. This approval will be reflected by the signature of the chair of such body on this Agreement.

    b. Pursuant to Utah Code Section 11-13-202.5(2), the legislative body of each public agency which is a party to this Agreement shall adopt a resolution or ordinance approving this Agreement and specifying the effective date of the Agreement.

    c. Pursuant to Utah Code Section 11-13-202.5(3), the legislative body of each public agency which is a party to this Agreement shall cause this Agreement to be reviewed by the attorney authorized to represent the public agency for review as to proper form and compliance with

applicable law. This review will be reflected by the signature of such attorney to this Agreement.

d. Notice: Any notice to be given or other document to be delivered by any Party to the other or others hereunder may be delivered in person, or may be deposited in the United States mail, duly certified or registered, return receipt requested, with postage prepaid, and addressed to the Party for whom intended, as follows:

CITY OF SARATOGA SPRINGS
Attention: City Manager
1307 N. Commerce Drive, Suite 200
Saratoga Springs, UT 84045

With a copy to:

Kevin S. Thurman, Esq.
1307 N. Commerce Drive, Suite 200
Saratoga Springs, UT 84045

LEHI CITY MAYOR
153 North 100 East
Lehi, UT 84003

With a copy to:

Ryan Wood, Esq.
153 North 100 East
Lehi, UT 84003

15. Indemnification. The Parties are governmental entities and subject to the Governmental Immunity Act of Utah, Utah Code Ann. §§ 63G-7-101, et seq. ("GIAU"). Subject to the provisions of the GIAU, the Parties agree to indemnify and hold harmless the other party, its agents, officers and employees from and against any and all actions, claims, lawsuits, proceedings, liability, damages, losses and expenses (including attorney's fees and costs) arising out of or resulting from the performance of this Agreement to the extent the same are caused by any negligent or wrongful act or omission of that party, its officers, agents, or employees. Nothing in this Agreement shall be deemed a waiver of any rights, statutory limitations on liability, or defenses applicable to the Entity or the County under the GIAU.

WHEREFORE, Lehi City and Saratoga Springs voluntarily enter into this Agreement, as evidenced by affixing their respective signatures below.

Lehi City:

Lehi City
By: Mark Johnson
Its: Mayor

Dated: _____

Attest:

_____
Teisha Wilson, City Recorder

Dated: _____

Reviewed and approved as to
proper form and compliance
with applicable law:

_____
Ryan Wood, City Attorney

Saratoga Springs:

The City of Saratoga Springs
By: Jim Miller
Its: Mayor

Dated: 2-1-2022

Attest:

Cindy LoPiccolo, City Recorder

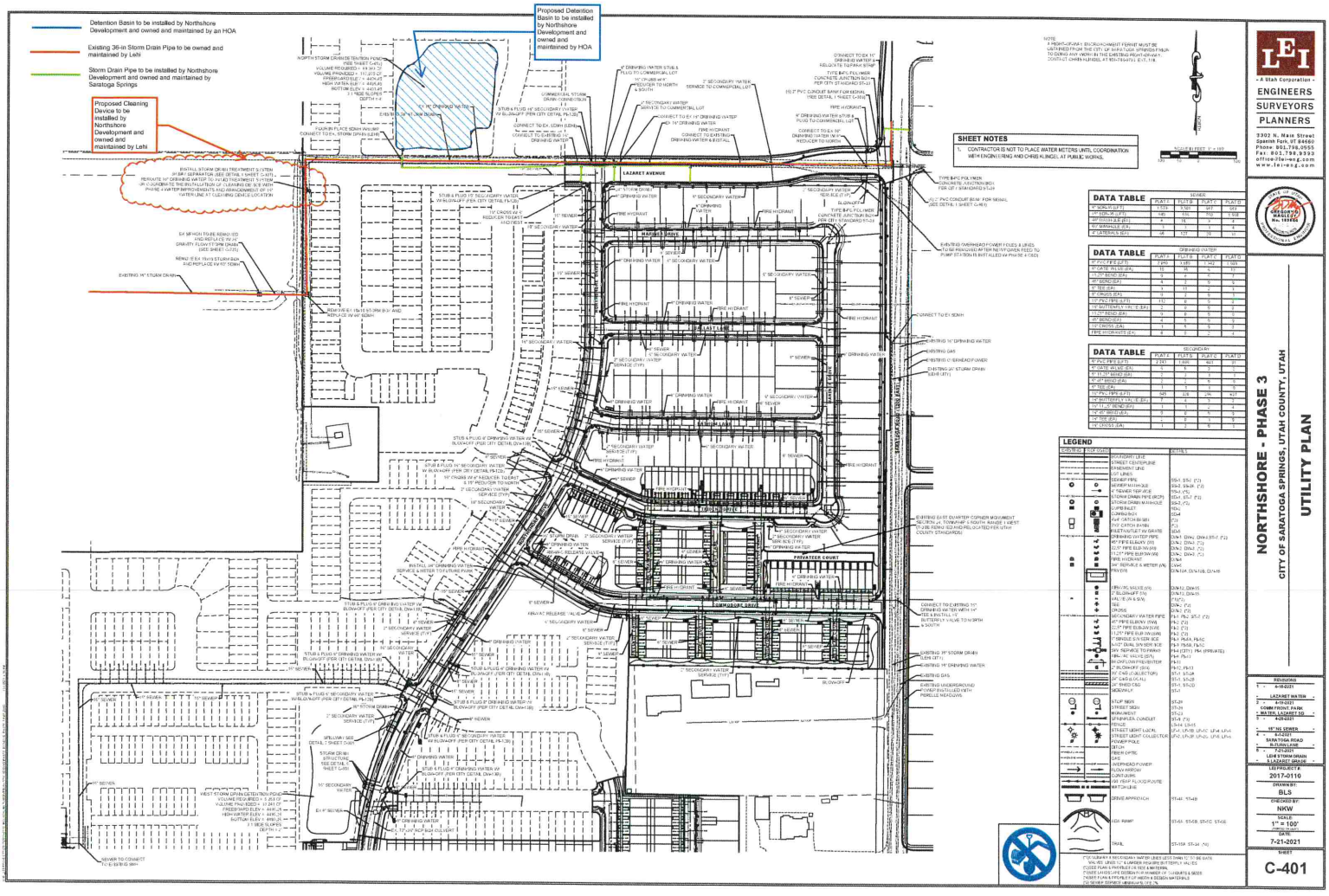
Dated: 2-1-2022

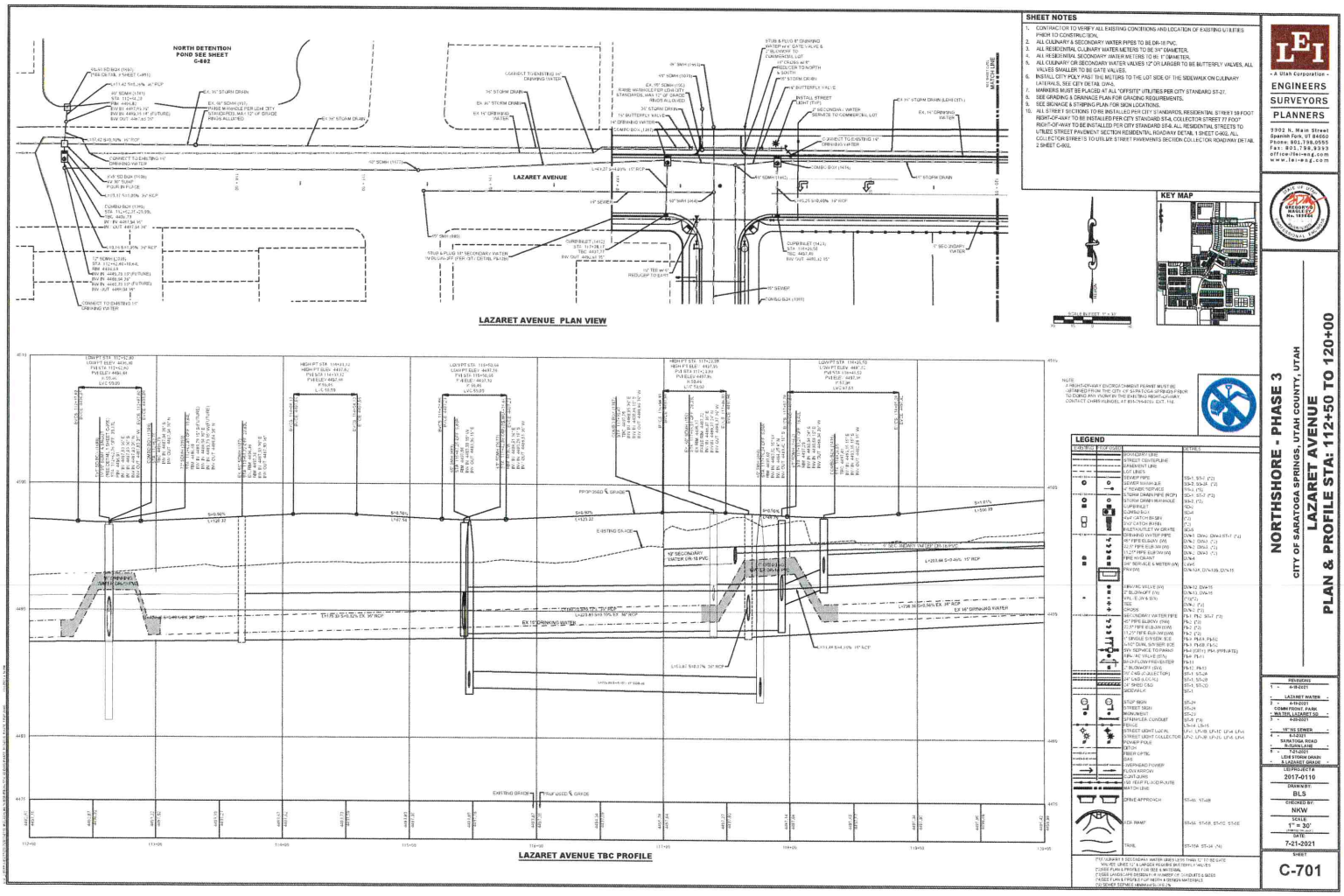
Reviewed and approved as to
proper form and compliance
with applicable law:

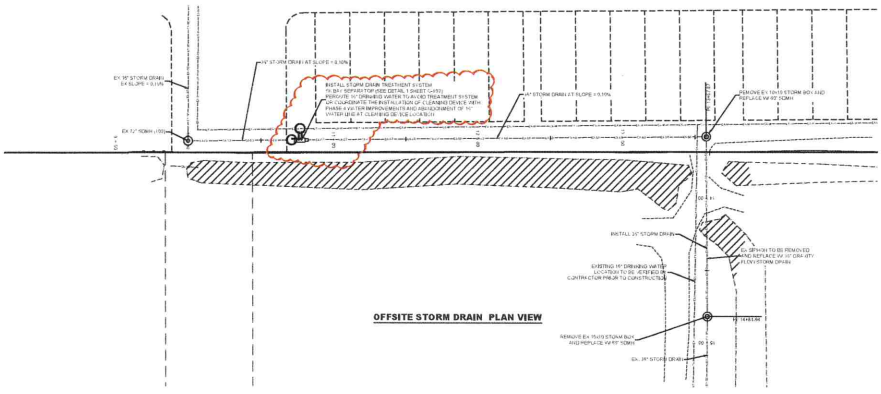
for
Kevin Thurman, City Attorney

EXHIBIT A

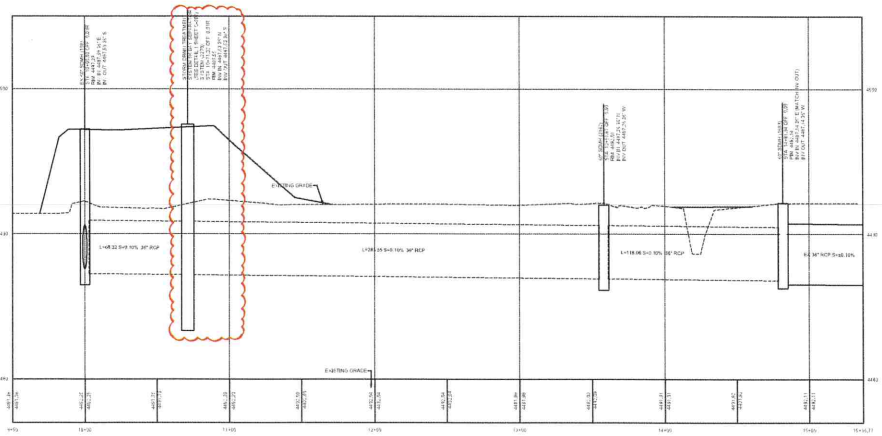
EXHIBIT B


Detention Basin to be installed by Northshore Development and owned and maintained by an HOA
Existing 36-in Storm Drain Pipe to be owned and maintained by Lehi
Storm Drain Pipe to be installed by Northshore Development and owned and maintained by Saratoga Springs
Proposed Cleaning Device to be installed by Northshore Development and owned and maintained by Lehi
Proposed Detention Basin to be installed by Northshore Development and owned and maintained by HOA
SHEET NOTES
1. CONTRACTOR IS NOT TO PLACE WATER METERS UNTIL COORDINATION WITH ENGINEERING AND CHRIS KLINGEL AT PUBLIC WORKS.
DATA TABLE
DATA TABLE
DATA TABLE
LEGEND
LAZARET AVENUE
PRIVATEER COURT
COMMODORE DRIVE
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com
NORTHSHORE - PHASE 3
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
UTILITY PLAN
REVISIONS
1 - 4-19-2021 - LAZARET WATER
2 - 4-19-2021 - COMM FRONT, PARK + WATER, LAZARET SQ
3 - 4-29-2021
4 - 5-4-2021 - 16" NS SEWER
5 - 5-4-2021 - SARATOGA ROAD BUTLER LINE
6 - 7-21-2021 - LEHI STORM DRAIN & LAZARET GRADE
LEI PROJECT #
2017-0110
DRAWN BY:
BLS
CHECKED BY:
NKW
SCALE
1" = 100'
DATE
7-21-2021
SHEET
C-401


NORTH DETENTION POND SEE SHEET G-602
LAZARET AVENUE
LAZARET AVENUE PLAN VIEW
LAZARET AVENUE TBC PROFILE
SHEET NOTES
1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. ALL CULINARY & SECONDARY WATER PIPES TO BE DR-18 PVC.
3. ALL RESIDENTIAL CULINARY WATER METERS TO BE 3/4" DIAMETER.
4. ALL RESIDENTIAL SECONDARY WATER METERS TO BE 1" DIAMETER.
5. ALL CULINARY OR SECONDARY WATER VALVES 12" OR LARGER TO BE BUTTERFLY VALVES, ALL VALVES SMALLER TO BE GATE VALVES.
6. INSTALL CITY POLY PAST THE METERS TO THE LOT SIDE OF THE SIDEWALK ON CULINARY LATERALS, SEE CITY DETAIL GW-6.
7. MARKERS MUST BE PLACED AT ALL "OFFSITE" UTILITIES PER CITY STANDARD ST-27.
8. SEE GRADING & DRAINAGE PLAN FOR GRADING REQUIREMENTS.
9. SEE SIGNAGE & STRIPING PLAN FOR SIGN LOCATIONS.
10. ALL STREET SECTIONS TO BE INSTALLED PER CITY STANDARDS, RESIDENTIAL STREET 58 FOOT RIGHT-OF-WAY TO BE INSTALLED PER CITY STANDARD ST-5, COLLECTOR STREET 77 FOOT RIGHT-OF-WAY TO BE INSTALLED PER CITY STANDARD ST-6. ALL RESIDENTIAL STREETS TO UTILIZE STREET PAVEMENT SECTION RESIDENTIAL ROADWAY DETAIL 1 SHEET C-602, ALL COLLECTOR STREETS TO UTILIZE STREET PAVEMENTS SECTION COLLECTOR ROADWAY DETAIL 2 SHEET C-602.
KEY MAP
LEGEND
NOTE: A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. CONTACT CHAAS RUNDELL AT 801-766-9793 EXT. 116.
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NORTHSHORE - PHASE 3
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
LAZARET AVENUE
PLAN & PROFILE STA: 112+50 TO 120+00
REVISIONS
1 - 4-16-2021 - LAZARET WATER
2 - 4-19-2021 - COMMITMENT PARK & MILLPOND TRAIL
3 - 4-20-2021 - 15" RCP SEWER
4 - 6-8-2021 - SARATOGA ROAD & FUNLAND
5 - 6-22-2021 - 24" STORM DRAIN & SARATOGA ROAD
JOB NO. 2017-0110
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1" = 30'
DATE: 7-21-2021
SHEET C-701



OFFSITE STORM DRAIN PLAN VIEW



OFFSITE STORM DRAIN PROFILE

SHEET NOTES

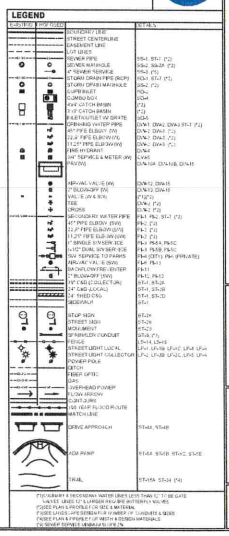
1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. ALL CULINARY & SECONDARY WATER PIPES TO BE DR-18 PVC.
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5. ALL CULINARY OR SECONDARY WATER VALVES 12" OR LARGER TO BE BUTTERFLY VALVES. ALL VALVES SMALLER TO BE GATE VALVES.
6. INSTALL CITY POLY PIGT THE METERS TO THE LOT SIDE OF THE SIDEWALK ON CULINARY LATERALS, SEE CITY DETAIL DW4.
7. MARKERS MUST BE PLACED AT ALL "OFFSITE" UTILITIES PER CITY STANDARD ST-27.
8. SEE GRADING & DRAINAGE PLAN FOR GRADING REQUIREMENTS.
9. SEE SIGN/GE & STRIPING PLAN FOR SIGN LOCATIONS.
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KEY MAP



NOTE
A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. CONTACT CHAD ROBBINS, PT 801-766-9793 EXT. 116.

LEGEND

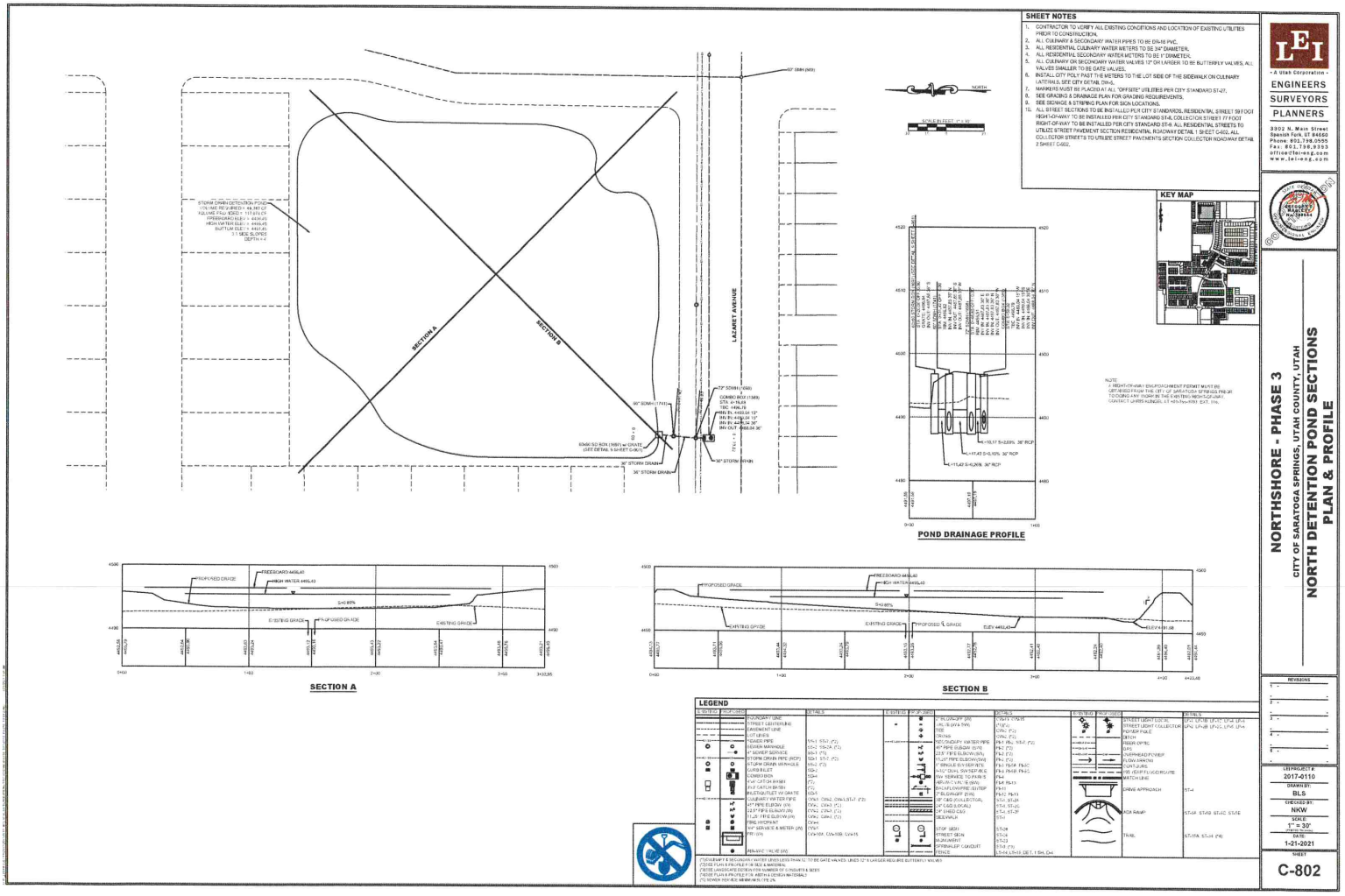


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www.lei-eng.com

NORTHSHORE - PHASE 3
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
OFFSITE STORM DRAIN

REVISIONS
1 - 8/6/2021 - CLIENT COMMENTS
2 - 8/16/2021 - CLIENT COMMENTS
3 - 9/7/2021 - CITY COMMENTS

LEI PROJECT #: 2017-0110
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1" = 30'
DATE: 12-14-2021
SHEET: C-725



SHEET NOTES

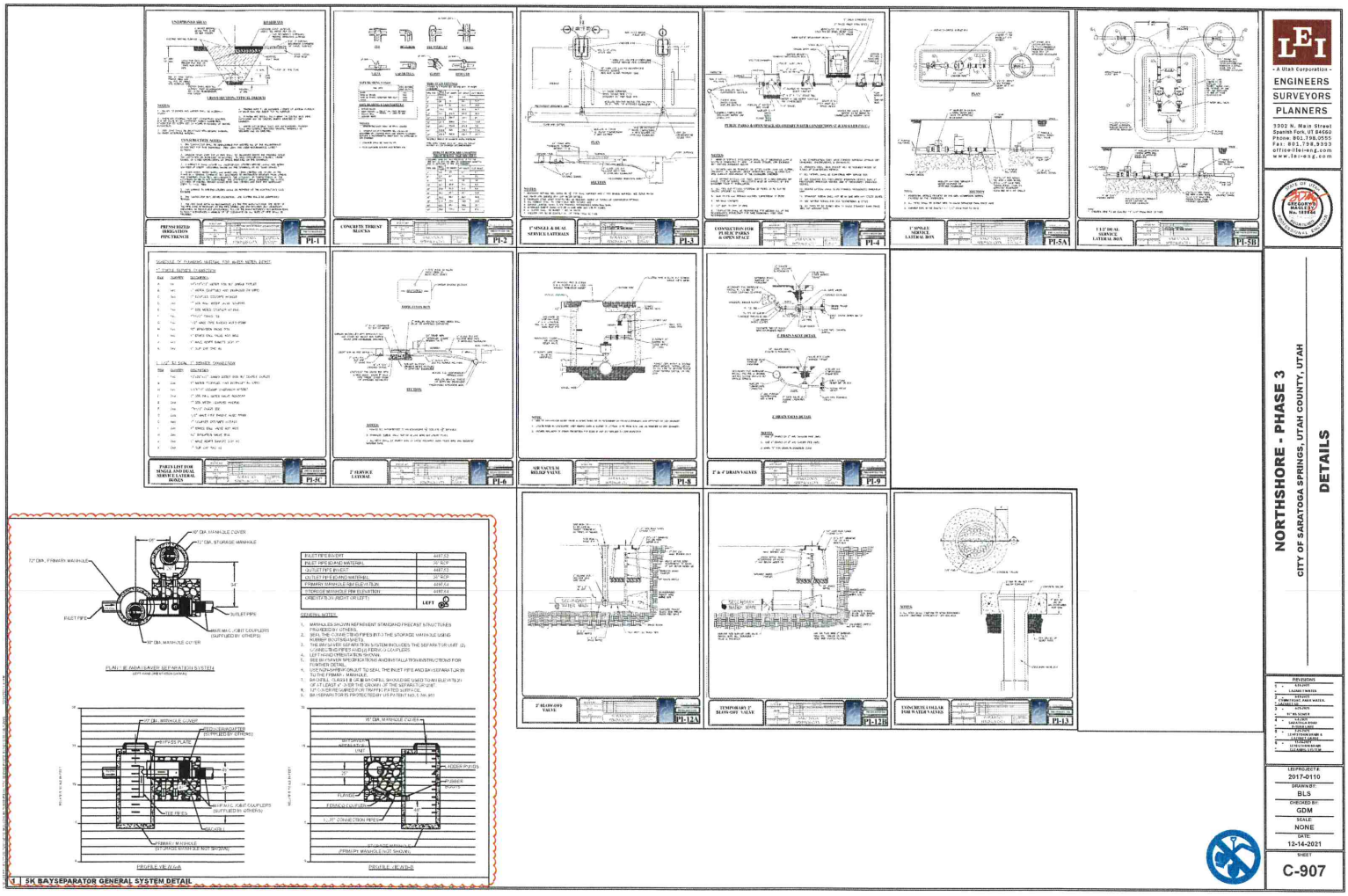
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2. ALL CULINARY & SECONDARY WATER PIPES TO BE DR-18 PVC.
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6. INSTALL CITY POLY PAST-TH METERS TO THE LOT SIDE OF THE SIDEWALK ON CULINARY LATERALS. SEE CITY DETAIL D-W-5.
7. MARKERS MUST BE PLACED AT ALL "OFFSITE" UTILITIES PER CITY STANDARD ST-27.
8. SEE GRADING & DRAINAGE PLAN FOR GRADING REQUIREMENTS.
9. SEE SIGNAGE & STRIPING PLAN FOR SIGN LOCATIONS.
10. ALL STREET SECTIONS TO BE INSTALLED PER CITY STANDARDS. RESIDENTIAL STREET 59 FOOT RIGHT-OF-WAY TO BE INSTALLED PER CITY STANDARD ST-6. COLLECTOR STREET 77 FOOT RIGHT-OF-WAY TO BE INSTALLED PER CITY STANDARD ST-5. ALL RESIDENTIAL STREETS TO UTILIZE STREET PAVEMENT SECTION RESIDENTIAL ROADWAY DETAIL 1 SHEET C-602. ALL COLLECTOR STREETS TO UTILIZE STREET PAVEMENTS SECTION COLLECTOR ROADWAY DETAIL 2 SHEET C-602.

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NORTHSHORE - PHASE 3
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
NORTH DETENTION POND SECTIONS PLAN & PROFILE

REVISIONS

LEI PROJECT #: 2017-0110
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1" = 30'
DATE: 1-21-2021
SHEET: C-802

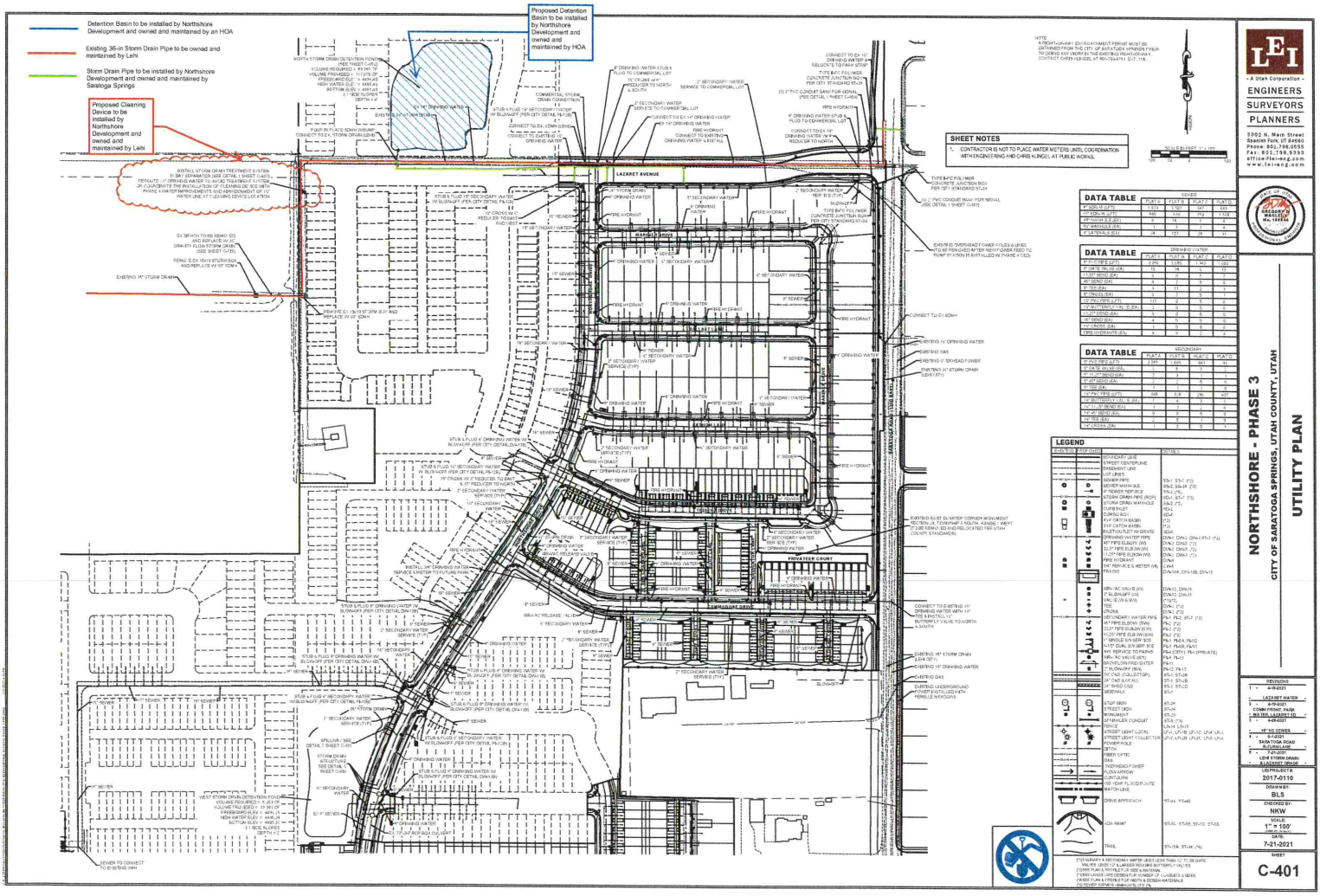


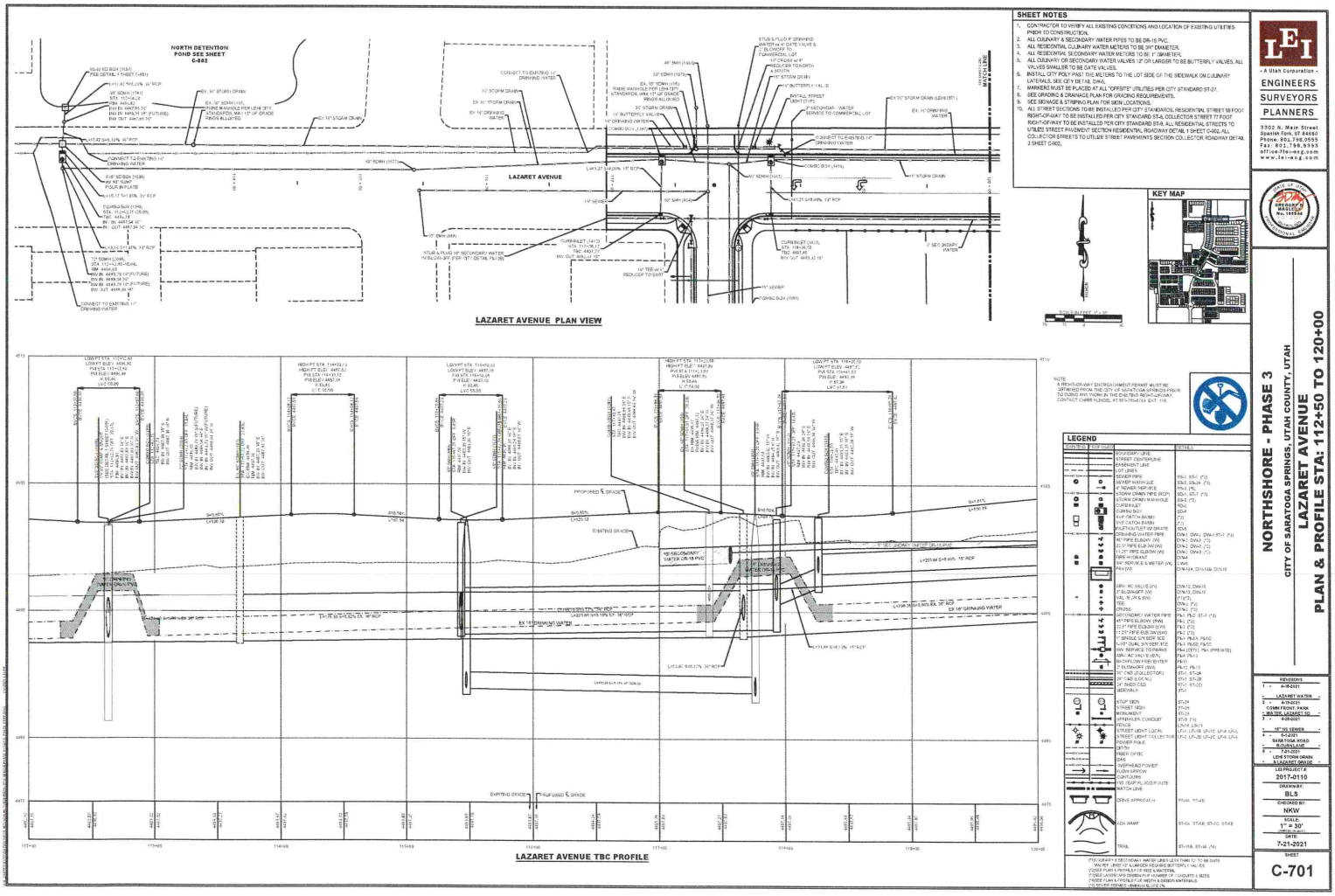
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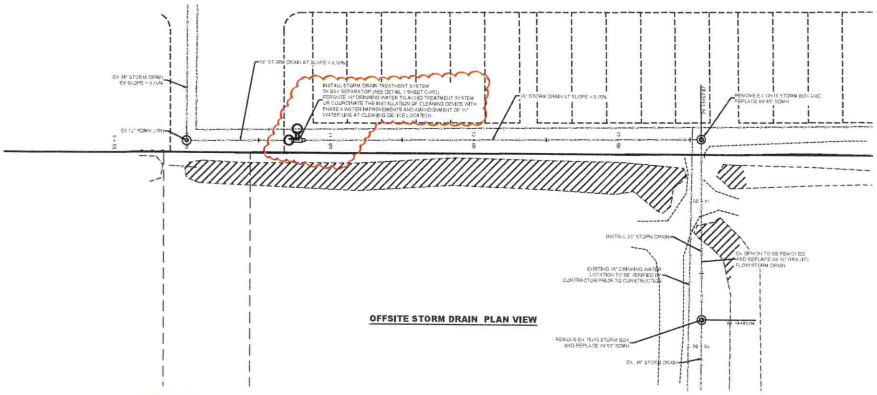
NORTHSHORE - PHASE 3
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
DETAILS

REVISIONS
1 - 11/12/21 CLOSED 7 NOTES
2 - 12/08/21 CORRECTED AREA MAPS & LABELS ON
3 - 12/14/21 ADDED NOTE
4 - 12/15/21 ADDED NOTE
5 - 12/16/21 ADDED NOTE
6 - 12/17/21 ADDED NOTE
7 - 12/17/21 ADDED NOTE

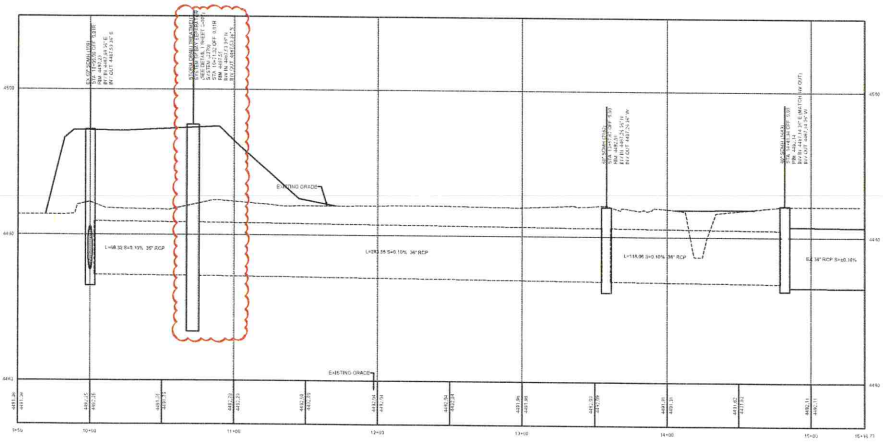
LEI PROJECT #: 2017-0110
DRAWN BY: BLS
CHECKED BY: GDM
SCALE: NONE
DATE: 12-14-2021
SHEET: C-907


Detention Basin to be installed by Northshore Development and owned and maintained by an HOA
Existing 36-in Storm Drain Pipe to be owned and maintained by Lehi
Storm Drain Pipe to be installed by Northshore Development and owned and maintained by Saratoga Springs
Proposed Cleaning Device to be installed by Northshore Development and owned and maintained by Lehi
Proposed Detention Basin to be installed by Northshore Development and owned and maintained by HOA
SHEET NOTES
1. CONTRACTOR IS NOT TO PLACE WATER METERS UNTIL COORDINATION WITH ENGINEERING AND CHRIS KLINGEL AT PUBLIC WORKS.
DATA TABLE
DATA TABLE
DATA TABLE
LEGEND
LAZARET AVENUE
HARBOR DRIVE
MARITIME DRIVE
PRIVATEER COURT
LAMPLIGHTER LANE
SARATOGA SPRINGS, UTAH COUNTY, UTAH
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office-lei-eng.com
www.lei-eng.com
NORTHSHORE - PHASE 3
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
UTILITY PLAN
REVISIONS
1 - 4-19-2021 - LAZARET WATER
2 - 4-19-2021 - COMM FRONT, PARK & WATER, LAZARET SD
3 - 6-29-2021 - 10" SS SEWER, 8-7-2021 - SARATOGA ROAD & RURAL LANE
4 - 7-21-2021 - LDS STORM DRAIN & LAZARET GROUP
LEI PROJECT #
2017-0110
DRAWN BY:
BLS
CHECKED BY:
NKW
SCALE:
1" = 100'
DATE:
7-21-2021
SHEET
C-401


LAZARET AVENUE PLAN VIEW
LAZARET AVENUE TBC PROFILE
SHEET NOTES
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KEY MAP
LEGEND
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GREGORY MALCZEWSKI
No. 10159144
NORTHSHORE - PHASE 3
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
LAZARET AVENUE
PLAN & PROFILE STA: 112+50 TO 120+00
REVISIONS
1 - 4-19-2021
2 - LAZARET WATER CONNECT FROM 4-19-2021
3 - WATER, LAZARET SO 4-29-2021
4 - 10" HS SEWER 5-4-2021
5 - MAHONA ROAD WATER LINE 7-21-2021
LEI PROJECT #
2017-0110
DRAWN BY:
BLS
CHECKED BY:
NKW
SCALE
1" = 30'
DATE
7-21-2021
SHEET
C-701



OFFSITE STORM DRAIN PLAN VIEW

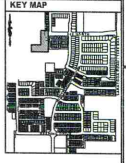


OFFSITE STORM DRAIN PROFILE

SHEET NOTES

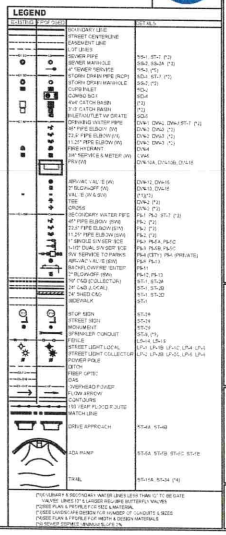
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9. SEE SIGNAGE & STRIPING PLAN FOR SIGN LOCATIONS.
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KEY MAP



NOTE:
A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. CONTACT CHRIS HUNSEN, AT 801-766-9793 EXT. 114.

LEGEND



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NORTHSHORE - PHASE 3
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

OFFSITE STORM DRAIN

REVISIONS
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LEI PROJECT #: 2017-0110
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1" = 30'
DATE: 12-14-2021
SHEET: C-725

Agenda Item No: 13

City Council Agenda Item Report

Meeting Date: February 22, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #11-2022, amending Title 9 Chapter 2 Article C Section 1 (Water Shortage Management Plan)

Suggested Action:

Attachments:

Ord 11-2022.docx

Exhibit to 9-2C-1 Amendment.docx

LEHI CITY

ORDINANCE NO. 11-2022

AN ORDINANCE AMENDING TITLE 9 CHAPTER 2 ARTICLE C SECTION 1
(WATER SHORTAGE MANAGEMENT PLAN)

WHEREAS, Lehi City Code Article 9-2C describes the City's water shortage management plan utilized by the City to minimize the adverse impacts of a water shortage;

WHEREAS, Lehi City desires to add specific time periods during which secondary water may be used regardless of when secondary water is available;

WHEREAS, on February 22, 2022, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) Section 9-2C-1 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 9-2C-1 is hereby amended as shown on Exhibit "A".

PART II:

A. If a provision of this Ordinance No. ??-2022 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

C. The City Council hereby directs that the official copy of the Lehi City 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 22nd day of February, 2022.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

9-2C-1: WASTE OF WATER PROHIBITED; TIME PERIOD FOR USE:

A. Definitions: Waste of water from the secondary water system shall include, but not be limited to:

1. The use of water for any purpose, including landscape irrigation, which is wasteful as determined by the Water Department, which includes the application of substantial amounts of excess water beyond the reasonable amount required by the use, whether such excess water remains on the site, evaporates, percolates underground, goes into the storm drain system, or is allowed to run into the gutter or street. Every water consumer is deemed to have under his control at all times the water lines and facilities, other than water utility facilities, through which water is being supplied and used to his premises, and to know the manner and extent of his water use and excess runoff.

2. The excessive use, loss or escape of water through breaks, leaks or malfunctions in the water user's plumbing for any period of time after such escape of water should reasonably have been discovered and corrected. It shall be presumed that a period of forty eight (48) hours after the water user discovers such break, leak or malfunction or receives notice from the City of such condition, whichever occurs first, is a reasonable time to correct such condition.

B. Waste Prohibited: Waste of water from the secondary water system is prohibited. (Ord. 50-2018, 6-12-2018)

C. Time Period for Secondary Water Use: Water from the secondary water system can only be used from April 15 to October 15 regardless of when the secondary water system is turned on or shut off.

Agenda Item No: 14

City Council Agenda Item Report

Meeting Date: February 22, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #12-2022, adopting Title 3 Chapter 6 creating the Lehi City Parks, Arts, Recreation, and Culture (PARC) Advisory Committee.

Suggested Action:

Attachments:

Ord 12-2022.docx

Exhibit-PARC Advisory Committee (Title 3 Chapter 6).docx

ORDINANCE NO. 12-2022

AN ORDINANCE ADOPTING TITLE 3 CHAPTER 6 CREATING THE LEHI CITY PARKS, ARTS, RECREATION, AND CULTURE (PARC) ADVISORY COMMITTEE

WHEREAS, on November 2, 2021, Lehi City voters approved a 1/10th of 1% increase in the local sales and use tax as a means of enhancing the funding for recreation and cultural facilities and cultural organizations within Lehi City; and,

WHEREAS, to advise the City Council in deciding how funds generated by the PARC tax should be distributed, the City Council desires to create the Lehi City Parks, Arts, Recreation, and Culture (PARC) Advisory Committee;

WHEREAS, on February 22, 2022, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) Title 3 Chapter 6 of the Lehi City code should be adopted to create the PARC Advisory Committee; 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. Title 3 Chapter 6 of the Lehi City Code is hereby adopted as shown on the attached Exhibit "A".

PART II:

A. If a provision of this Ordinance No. ??-2022 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

C. The City Council hereby directs that the official copy of the Lehi City 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 22nd day of February, 2022.

LEHI CITY	ATTEST
_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

3-6-1: Established

3-6-2: Duties and Responsibilities

3-6-1: ESTABLISHED:

There is hereby created and established a Lehi City Parks, Arts, Recreation, and Culture Advisory Committee (PARC Advisory Committee). The following provisions shall apply to the committee:

A. Appointment: The mayor shall review all applications and present the name or names of potential committee members to the city council for its approval. The mayor shall appoint and the city council approve a PARC Committee consisting of seven (7) voting members. Other nonvoting members of the committee may be appointed by the mayor and approved by the city council as needed. The voting members of the committee shall consist of the following:

1. Two city staff members;

2. Five at-large positions made up of city residents

B. Term Of Office:

1. The at-large members shall serve a term of three years. Two initial at-large committee members will be appointed for two-year terms and three initial at-large committee members will be appointed for three-year terms. This will ensure staggered appointments to provide continuity to the committee. All successive terms shall be for three years.

2. No member may serve more than three (3) consecutive terms.

3. In the event that a vacancy shall occur during the term of any member, a successor shall be appointed for the remaining portion of the term. If appointed to fill a vacancy for a term lasting more than one year, this partial term shall count toward the limit of a committee member serving no more than three (3) consecutive terms.

C. Chairperson: The mayor shall appoint and the city council approve the initial chairperson and vice chairperson of the committee. Thereafter, the chairperson and vice chairperson shall be elected by the members of the committee at the first annual organizational meeting. The members of the committee shall elect one of their members as chairperson and one of their members as vice chairperson. In the absence of the chairperson, the vice chairperson shall act as chairperson and shall have all powers of the chairperson. The chairperson and vice chairperson shall serve a two-year term. No chairperson or vice chairperson shall serve more than two (2) consecutive terms.

D. Compensation: Members of the PARC Committee may be compensated on a per diem basis, based upon meetings actually attended and reasonable and necessary expenses, as determined by the city council.

3-6-2: DUTIES AND RESPONSIBILITIES:

A. The PARC Advisory Committee shall review all grants and provide the mayor and city council with recommendations on projects, needs, suggested funding areas, recommended grants, needed facilities, etc. The city council will consider the recommendations and make the final determination in distributing the PARC funds.

B. The PARC Advisory Committee will evaluate all grant applications for eligibility on a broad spectrum of cultural arts disciplines including visual arts, performing arts, literary arts, historic preservation, arts education, etc.

C. The PARC Advisory Committee may adopt bylaws, policies, procedures and regulations for the conduct of its duties and meetings, for consideration of items brought before the committee, and for any other purposes deemed necessary for the functioning of the committee; provided, that such bylaws, policies, procedures and regulations shall be approved by the city council before taking effect.

Agenda Item No: 15

City Council Agenda Item Report

Meeting Date: February 22, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2022-12, adopting voter participation areas.

Suggested Action:

Attachments:

Res 2022-12.docx

Lehi VPA.pdf

LEHI CITY

RESOLUTION NO. 2022-12

A RESOLUTION OF THE LEHI CITY COUNCIL ADOPTING
VOTER PARTICIPATION AREAS

WHEREAS Utah Code § 20A-7-401.3 requires the City of Lehi to divide the City into contiguous and compact voter participation areas of substantially equal population before January 1, 2022; and

WHEREAS the voter participation areas are used for election purposes as outlined in Title 20A of the Utah State Code; and

WHEREAS the U.S. Census was conducted during calendar year 2020 but was delayed due to the SARS COVID-19 pandemic; and

WHEREAS Utah County has now prepared Voter Participation Area Maps for Lehi City necessary to comply with the requirements of Utah Code § 20A-7-401.3; and

WHEREAS, on February 22, 2022, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should adopt the Voter Participation Area Map prepared by Utah County; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

1. The Lehi City Council hereby adopts the Voter Participation Area Map attached as Exhibit A to this resolution.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 22nd day of February, 2022.

LEHI CITY

_____
Mark Johnson, Mayor

ATTEST

_____
Teisha Wilson, City Recorder

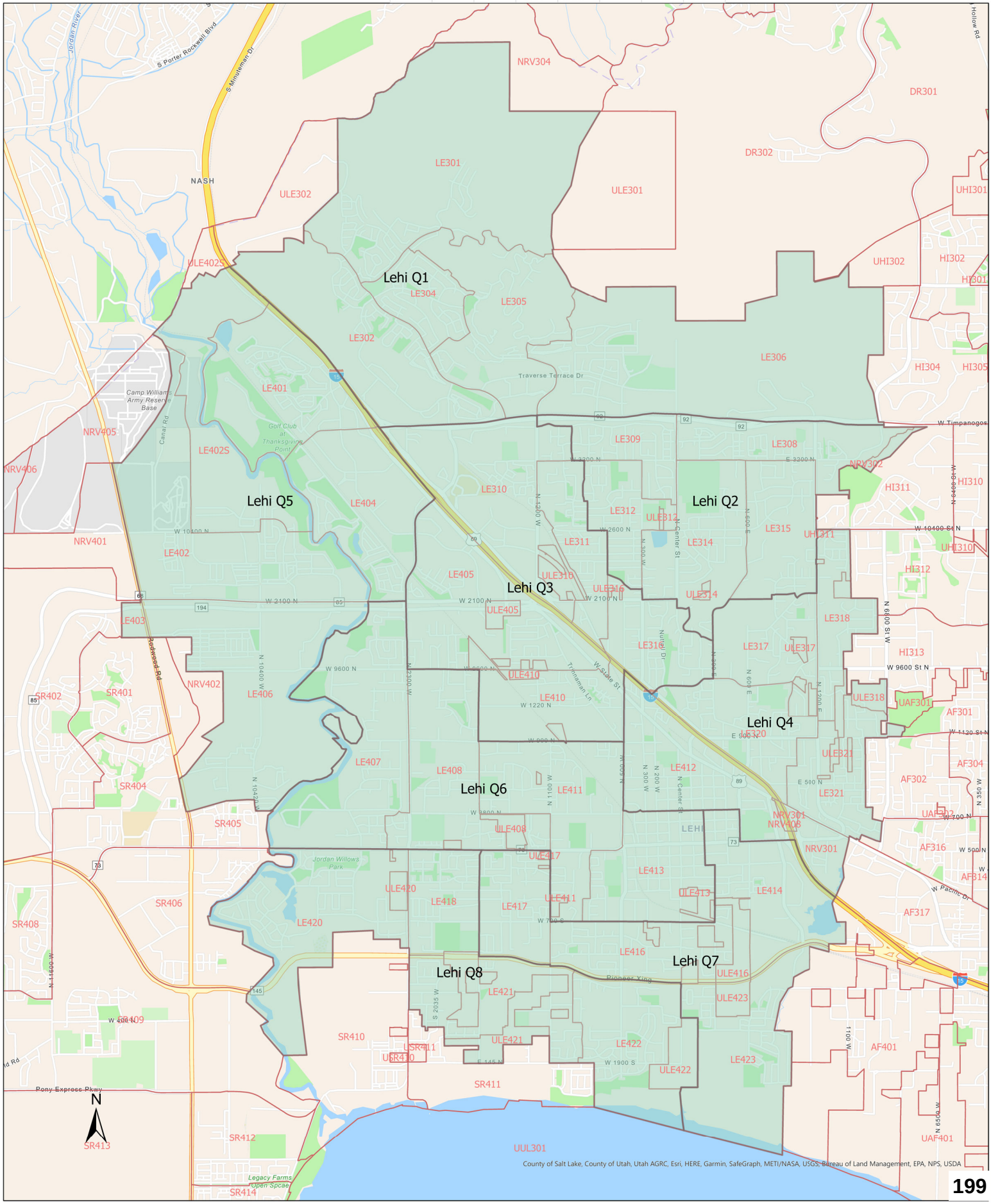
EXHIBIT “A”

Lehi City Voter Participation Areas - 2022

Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8
LE301	LE308	LE310	LE317	LE401	LE407	LE414	LE418
LE302	LE309	LE311	LE318	LE402	LE408	LE416	LE420
LE304	LE312	LE316	LE319	LE402S	LE411	LE417	LE421
LE305	LE314	LE405	LE320	LE403	LE413	LE423	LE422
LE306	LE315	LE410	LE321	LE404			
			LE412	LE406			

Utah Count Clerk/Auditor
100 E Center St, Rm 3100
Provo, UT 84606
(801) 851-8128

Map Date: 2/11/2022



Agenda Item No: 16

City Council Agenda Item Report

Meeting Date: February 22, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2022-13, appointing an Alternate Board Member to the Lehi City Planning Commission

Suggested Action:

Attachments:

Res 2022-13.docx

LEHI CITY

RESOLUTION NO. 2022-13

A RESOLUTION OF THE LEHI CITY COUNCIL APPOINTING PLANNING COMMISSIONERS TO THE LEHI PLANNING COMMISSION

WHEREAS, the Lehi Development Code Chapter 3, Section 3.03 outlines the qualification for membership, terms and vacancies for the Lehi Planning Commission; and

WHEREAS, the term of Bill Hereth expired on December 31, 2021 leaving a vacancy; and

WHEREAS, the Mayor of Lehi City wishes to appoint, along with the advice and consent of the City Council, the following individuals to the Lehi Planning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LEHI, UTAH, as follows:

1. Appoint Scott Carlson as an Alternate member to the Planning Commission. Mr. Carlson's term shall begin immediately and will expire December 31, 2024.

2. The provisions of this resolution shall take effect immediately upon passage.

PASSED and APPROVED this 22nd day of February, 2022

Lehi City Corporation

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

Agenda Item No: 17

City Council Agenda Item Report

Meeting Date: February 22, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2022-14, appointing a Board Member to the Lehi City Parks, Arts, Recreation, and Cultural (PARC) Advisory Committee.

Suggested Action:

Attachments:

Res 2022-14.docx

LEHI CITY

RESOLUTION NO. 2022-14

A RESOLUTION OF THE LEHI CITY COUNCIL MEMBERS TO THE LEHI CITY PARKS, ARTS, RECREATION, AND CULTURAL (PARC) ADVISORY COMMITTEE

WHEREAS, the Lehi Development Code Chapter 3, Section 3.06 outlines the qualification for membership, terms and vacancies for The Parks, Arts, Recreation, and Cultural (PARC) Advisory Committee; and

WHEREAS, the Committee is newly created and members need to be appointed; and

WHEREAS, the Mayor of Lehi City wishes to appoint, along with the advice and consent of the City Council, the following individuals to the Parks, Arts, Recreation, and Cultural (PARC) Advisory Committee.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LEHI, UTAH, as follows:

1. Appoint Nicole Kunze as Chair of the newly created PARC Advisory Committee. Ms. Kunze's term shall begin immediately and will expire December 31, 2024.

2. The provisions of this resolution shall take effect immediately upon passage.

PASSED and APPROVED this 22th day of February, 2022

Lehi City Corporation

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

Agenda Item No: 18

City Council Agenda Item Report

Meeting Date: February 22, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2022-15, appointing a Board Member to the Lehi City Historic Preservation Commission.

Suggested Action:

Attachments:

Res 2022-15.docx

LEHI CITY

RESOLUTION NO. 2022-15

A RESOLUTION OF THE LEHI CITY COUNCIL APPOINTING A NEW BOARD MEMBER TO THE LEHI CITY HISTORIC PRESERVATION COMMISSION

WHEREAS, the Lehi City Municipal Code Title 3, Chapter 1, outlines the qualification for membership, terms and vacancies for the Lehi Historic Preservation Commission; and

WHEREAS, the Mayor of Lehi City wishes to appoint 1 new member, along with the advice and consent of the City Council, to the Historic Preservation Commission.

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

1. Appoint Michelle Miles as a Committee Member whose term shall begin immediately and expire December 31, 2025.

2. The provisions of this resolution shall take effect immediately upon passage.

Approved and Adopted by the City Council of Lehi City this 22nd day of February, 2022.

LEHI CITY

_____
Mark Johnson, Mayor

Attest:

_____
Teisha Wilson, City Recorder

Agenda Item No: 19

City Council Agenda Item Report

Meeting Date: February 22, 2022
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2022-16, appointing a Board Member to the Lehi City Parks, Trails and Trees Advisory Committee.

Suggested Action:

Attachments:

Res 2022-16.docx

LEHI CITY

RESOLUTION NO. 2022-16

A RESOLUTION OF THE LEHI CITY COUNCIL APPOINTING COMMITTEE MEMBERS TO THE LEHI CITY PARKS, TRAILS AND TREES ADVISORY COMMITTEE

WHEREAS, the Lehi City Municipal Code Title 3, Chapter 4, outlines the qualification for membership, terms and vacancies for the Lehi Parks, Trails, and Trees Advisory Committee; and

WHEREAS, in accordance with that section, the term of Skylar Beltran has expired; and

WHEREAS, in accordance with that section, the Mayor may re-appoint members as needed; and

WHEREAS, the Mayor of Lehi City wishes to re-appoint, along with the advice and consent of the City Council, the following individual to the Parks, Trails and Trees Advisory Committee.

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

1. Re-appoint Skylar Beltran as a Committee Member. Mr. Beltran's term will begin immediately and expire December 31, 2024.

2. The provisions of this resolution shall take effect immediately upon passage.

Approved and Adopted by the City Council of Lehi City this 22nd day of February, 2022.

LEHI CITY

_____
Mark Johnson, Mayor

Attest:

_____
Teisha Wilson, City Recorder