Lehi City Council Meeting
Agenda
September 10, 2024

6:00 PM - Lehi City Council Chambers (153 N. 100 E., Lehi, Utah)

Pre-Council, 6:00 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

    2.1. Presentation of Engineering Assessment of the Bull River Conditioned Storage Facility Retaining Wall by Garth Haslam of Crossroads Engineers and Jon Madsen.

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

4. Administrative Report

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

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. Presentations and Reports

    2.1. Constitution Week Proclamation
    Proclamation for Mayor of Lehi.docx

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

4. Consent Agenda

    4.1. Approve City Council Meeting Minutes
    072324 CCa.docx

4.2. Approve Purchase Orders
PO Index.pdf
PO #7852.pdf

Regular Agenda

5. Consideration of Resolution #2024-50 appoving a Lease Agreeemnt for various vehicles with JPMorgan Chase Bank.
Petitioner: Lehi City
Res 2024-50.docx
1. Lehi City Corporation- 1000150872- Documents.pdf

6. Consideration of Ordinance #54-2024 the Triple B zone change located at 1630 South 500 East changing the zoning on 33.17 acres from A-5 (agriculture) to R-1-22 (residential/agriculture).
Petitioner: Bill Elton
CC Staff Report Triple B Zone Change 09.10.24.docx
Triple B Zone Change DRC 7.31.2024.docx
Ord 54-2024.docx
Triple B Aerial.pdf
Triple B GP.pdf
Triple B Zoning.pdf
narrative.pdf
Triple B Zone Change DRC 07.31.24.pdf

7. Consideration of Ordiance #55-2024 the Diane Downs zone change located at 211 South 500 West changing the zoning on 0.73 acres from RA-1 (residential/agriculture) to R-1-Flex (residential).
Petitioner: Layne Downs
CC Staff Report Downs Zone Change 09.10.24.docx
Downs Zone Change DRC 7.31.2024.docx
Downs ZC Aerial.pdf
Downs ZC GP.pdf
Downs ZC Zoning.pdf
Diane Downs Zone Change DRC 07.31.24.pdf
Ord 55-2024.docx

8. Consideration of Ordinance #56-2024 the Village Overlay General Plan amendment, removing the Village Overlay designation at the southwest corner of 1100 West and Pioneer Crossing.
Petitioner: Lehi City
CC Staff Report Village Overlay General Plan Amendment 09.10.24.docx
Village Overlay General Plan Amendment DRC 5.8.2024.docx
Ord 56-2024.docx

Village Overlay GPA zoning.pdf
Village Overlay GPA aerial.pdf
Village Overlay GPA General Plan.pdf
Village Overlay General Plan Amendment DRC 05.08.24.pdf

9. Consideration of Ordinance #57-2024 the Pioneer Village zone change located at 1200 West 1450 South changing the zoning on 14.19 acres from TH-5 (transitional holding) to R-1-22 (residential/agriculture).
   Petitioner: Flagship Homes
   CC Staff Report Pioneer Village Zone Change 09.10.24.docx
   BCP Zone Change DRC 7.31.2024.docx
   Ord 57-2024.docx
   Pioneer Village (BCP) Aerial.pdf
   Pioneer Village (BCP) GP.pdf
   Pioneer Village (BCP) Zoning.pdf
   BCP Zone Change 07.31.24.pdf

10. Consideration of Preliminary subdivision approval for the River Point Phase 3A, a 174-unit subdivision on 48.1 acres located at approximately 3600 West 1500 North.
    Petitioner: Edge Homes
    CC Staff Report River Point Phase 3a Preliminary Subdivision 09.10.24.docx
    River Point Phase 3a Preliminary Resubmittal DRC 08.07.2024.docx
    River Point Phase 3 Resubmittal - civil 08.07.24.pdf
    River Point Phase 3a Preliminary Open Space Calculation.docx
    Aerial map.pdf
    General plan map.pdf
    Zoning map.pdf

11. Consideration of Resoluiton #2024-51 consent and approval of the Mayor's assignment to serve on the Utah Lake Authority Governing Board.
    Petitioner: Lehi City
    Res 2024-51.docx

12. Adjournment

- Public is invited to attend all City Council Meetings
- In compliance with the Americans with Disabilities Act, persons in need of special accommodations should contact the City Recorder at 385-201-2269
- This agenda has been properly posted and a copy provided to the local news media.

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: September 10, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Presentations and Reports

Subject:
Presentation of Engineering Assessment of the Bull River Conditioned Storage Facility Retaining Wall by Garth Haslam of Crossroads Engineers and Jon Madsen.

Suggested Action:

Attachments:

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: September 10, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Constitution Week Proclamation

Suggested Action:

Attachments:

Proclamation for Mayor of Lehi.docx

Proclamation

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

WHEREAS: September 17, 2024, marks the two hundred thirty-seventh anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

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

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

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

CONSTITUTION WEEK

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

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

Signed _____

SEAL Attest _____

Agenda Item No: 4.1

City Council Agenda Item Report

Meeting Date: September 10, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve City Council Meeting Minutes

Suggested Action:

Attachments:

072324 CCa.docx

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, **July 9, 2024,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

Members Present: Mark Johnson, Mayor
Paige Albrecht, Council Member
Paul Hancock, Council Member
Heather Newall, Council Member
Michelle Stallings, Council Member

Excused: Chris Condie, Council Member (joined the meeting virtually at approximately 7:20 p.m.)

Others Present: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Ryan Wood, City Attorney; Lorin Powell, City Engineer; Kim Struthers, Community Development Director; Beau Thomas, Deputy Administrator; Dean Lundell, Finance Director; Sierra Pierson, Management Analyst; and Teisha Wilson, City Recorder.

Pre Council, 6:30 p.m.

1. Welcome and Opening Comment

Mayor Johnson welcomed everyone and noted that all Councilmembers were present, except for Councilor Condie who was excused. Councilor Hancock gave the opening comment.

2. Presentations and Reports

None.

3. Agenda Questions

None.

4. Administrative Report

Kim Struthers informed the Council that there are encroachment issues into the open space in Traverse Mountain and made the Council aware that letters had been sent to residents that are in violation.

Steve Marchbanks, Parks and Facilities Manager, gave an update on Family Park and informed them that the Grand Opening would likely be held in early September.

5. Mayor and Council Reports

The Council reported on their assigned committees.

The meeting recessed at approximately 6:59 p.m.
The meeting resumed at approximately 7:00 p.m.

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Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

Mayor Johnson welcomed everyone and noted that all Councilmembers were present, except for Councilor Condie who is excused. Councilor Albrecht led the Pledge of Allegiance.

2. 20 Minute Citizen Input

Steve Brown expressed concerns with the aesthetics, safety, and construction of Holbrook Farms Park.

3. Consent Agenda

3.1) Approve Minutes from the City Council Meeting.

3.2) Approve Purchase Orders.

3.3) Approve Surplus Items

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

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Absent; Councilor Hancock, Yes; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

4. Consideration of Ordinance #45-2024 amending the Lehi Municipal Code, Title 6, Chapter 1 Fire Regulations, to include regulations for hyperbaric facilities and chambers.

This item was pulled and will be heard at a future meeting.

5. Consideration of Resolution #2024-41 approving an agreement with Ice America for the construction of a temporary ice rink.

Steve Marchbanks stated that the ice rink was very popular with a lot of community support, so they would like to extend the contract to the same vendor as last year. The rink will be larger, and they plan to be more efficient with operations.

Motion: Councilor Albrecht moved to approve Resolution #2024-41 approving an agreement with Ice America for the construction of a temporary ice rink. Councilor Newall seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Absent; Councilor Hancock, Yes; Councilor Newall, Yes; and Councilor Stallings, Yes. The motion passed with 4 in favor and 1 absent.

Councilor Condie joined the meeting virtually at approximately 7:20 p.m.

6. Consideration of Resolution #2024-42 approving an agreement with Quicksilver Concrete for concrete removal and replacement services.

Brad Benson, Streets Department Manager, presented this item to the Council.

Motion: Councilor Newall moved to approve Resolution #2024-42 approving an agreement with Quicksilver Concrete for concrete removal and replacement services. Councilor Hancock seconded the motion.

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

7. Consideration of Resolution #2024-43 approving an agreement with Parkin Tennis Courts for the construction of pickleball courts at Shadow Ride Park.

Steve Marchbanks was available for questions.

Motion: Councilor Albrecht moved to approve Resolution #2024-43 approving an agreement with Parkin Tennis Courts for the construction of pickleball courts at Shadow Ride Park. Councilor Stallings seconded the motion.

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

8. Consideration of Plat Amendment approval for the Gardner Point Phase 5 Plat Amendment, relocating the PUE, located at approximately 1180 North 3960 West

Ben Gazette with Edge Homes was representing the applicant.

Motion: Councilor Newall moved to grant Plat Amendment approval for the Gardner Point Phase 5 Plat Amendment, relocating the PUE, located at approximately 1180 North 3960 West; including the Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

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

9. Consideration of Ordinance #44-2024 approval of the Thanksgiving Point Area Plan Amendment to allow automotive repair as a permitted use in the commercial zone.

John Madsen was representing the applicant.

Motion: Councilor Hancock moved to approve Ordinance #44-2024 the Thanksgiving Point Area Plan Amendment to allow automotive repair as a permitted use in the commercial zone; including the Development Review Committee and Planning Commission comments. Councilor Newall seconded the motion.

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

10. Public Hearing to receive input respective to the LBR study, report, and recommendation for the Creation of a New School District.

Mayor Johnson stated that this is the second required public hearing related to the potential creation of a new school district.

Mayor Johnson opened the public hearing.

Julie King, a resident of Saratoga Springs, expressed support for the Central Interlocal and praised the collaborative experience.

Mac Sims, Lehi resident, agreed with forming an Interlocal Agreement and encouraged a continued commitment to district employees and students. He also emphasized the importance of collaboration for long-term success.

John Madsen, Lehi resident, was in favor of putting it on the ballot for voters to decide and he was in favor of the split.

Joylynn Lincoln, a resident of Saratoga Springs, shared her perspective on Alpine School District's growth and the need for more local control.

Emily Lockhart, Lehi resident, was in support of putting the split on the ballot and was for the split itself, citing the importance of resident decision-making and the potential benefits for students. She also cautioned against the challenges of change and encouraged consideration of the needs of all Alpine School District students, including those from Saratoga Springs.

Steve Brown, Lehi resident, expressed support for local hiring in Alpine School District. He also advocated for accountability and community involvement.

Stacy Bateman, Lehi resident, highlighted her relationship with the Council emphasizing their long-term collaboration on city needs. She stated that forming an interlocal agreement presents residents with the best option for a split. She stated her support for the split.

Lisa Cook, Lehi resident, stated that she can appreciate the need for more local control, but was concerned that west Lehi may not get the needed funding with the proposed alignment. She was in favor of a split but was unsure if the proposed boundary was the best option.

Mayor Johnson closed the public hearing.

Mayor Johnson shared that he initially did not want to get involved in the school district split. However, after the last school bond election failed, there were some concerning numbers that prompted the need to have further discussions about a potential split. He was pleased that any final decision would ultimately be made by the voters. He expressed gratitude for the collaborative work and partnership between the City Council and the school board members.

Councilor Stallings emphasized the importance of hearing all perspectives on the proposed school district split. She expressed gratitude for the public's input and acknowledged the

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council's thorough research and consideration of the complex issue. She conveyed the Council's commitment to a thoughtful, inclusive process as they determine whether to put the split on the ballot.

Councilor Hancock stated that he has been thoroughly researching the issue for an extended period. He believes the split will provide better local control and the ability to address the unique needs of each area. He also highlighted the importance of representation, noting that the central district's representation would be more closely aligned with student population. Additionally, Hancock pointed out that the three proposed districts would still be among the largest in the state, maintaining economies of scale. He also believes this specific configuration will best serve the interests of students, teachers, and taxpayers in the area.

Councilor Newall emphasized the critical importance of the financial implications in this decision, as they directly impact students, teachers, and classroom resources. She believes the central district configuration would result in less tax increases compared to staying with Alpine School District. She noted the west side's strong motivation to split from Alpine, leaving a two-way or three-way split as Lehi's options. She highlights a concerning $21 million annual deficit in the south part of the current district, projected to grow to $31 million within 5 years. Newall worries that addressing this deficit through school closures or raising taxes in the north would negatively impact students and teachers, as funding would go towards buildings rather than programs and personnel. Overall, Newall's primary concerns center around finding a sustainable financial solution that best serves the needs of the community.

It was noted the Council Condie expressed his support at the previous public hearing.

Councilor Albrecht expressed respect for the Council's evolving decision-making process as they collected more data. As a former special education teacher in Alpine School District, she understands the concerns of teachers, parents, and students. She stated that an interlocal agreement was necessary after seeing the challenging conditions faced by students and teachers in Saratoga Springs, where a new high school was denied. She believes Alpine School District has outgrown its ability to equitably address student needs across the region. She was in support of putting the school district split on the ballot and personally favors creating a central school district, as she believes it will better serve the interests of students and teachers.

11. Adjournment

With no further business to come before the City Council at this time, Councilor Newall moved to adjourn the meeting. Councilor Hancock seconded the motion. The motion passed unanimously. The meeting was adjourned at approximately 8:15 p.m.

Approved: September 10, 2024 Attest:

Mark Johnson, Mayor	Teisha Wilson, City Recorder

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Agenda Item No: 4.2

City Council Agenda Item Report

Meeting Date: September 10, 2024
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 #7852.pdf

LEHI CITY
CITY COUNCIL AGENDA
September 10, 2024

Consent Agenda: Approval of Purchase Orders

INFORMATION:

Company	Description	P O Amount	Budget Balance (before PO)
Stuart C Irby Co	Power Dept. Circuit Switcher	$190,160.00	Inventory

PURCHASE ORDER

LEHI CITY CORPORATION

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

7852

4164

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

DALLAS TX 75284

SHIP TO: LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 09/04/2024

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	CIRCUIT-SWITCHER FOR WORK ON SUBSTATION PROJECTS	190,160.00	190,160.00	73-50-23-002

TOTAL 190,160.00

Authorized By:

Department Head

City Council Approval Date *

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

Mayor or City Administrator

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: September 10, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2024-50 appoving a Lease Agreeemnt for various vehicles with JPMorgan Chase Bank.

Suggested Action:

Attachments:

Res 2024-50.docx

1. Lehi City Corporation- 1000150872- Documents.pdf

LEHI CITY

RESOLUTION NO. 2024-50

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING A LEASE AGREEMENT FOR VARIOUS VEHICLES WITH JPMORGAN CHASE BANK, N.A.

WHEREAS**,** Utah state law authorizes the Lehi City Council ("City Council") to acquire, dispose of and encumber real and person property, including rights and interests in property, leases and easements necessary to the functions or operations of Lehi City;

WHEREAS, Lehi City seeks financing for various vehicles (Fire Engine, 3 Ambulances, Asphalt Roller, and 10-wheel Truck) necessary for its operations;

WHEREAS, City selected JPMORGAN CHASE BANK and desires now to enter into a lease agreement for these vehicles;

WHEREAS, on September 10, 2024, 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 a lease agreement for various vehicles with JPMorgan Chase Bank N.A.; 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 Lease Agreement for various vehicles between Lehi City and JPMorgan Chase Bank, N.A. 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 10th day of September, 2024.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

J.P.Morgan

JPMORGAN CHASE BANK, N.A.
Mail Code OH1-1085
1111 Polaris Parkway
Columbus, OH 43240-2050

September 3, 2024

Enclosed please find the documents necessary to complete your transaction with JPMorgan Chase Bank, N.A. (the "Bank"). These documents have been completed as of September 3, 2024, and reflect the pricing, terms and conditions of the transaction as of this date.

Note that the signer's title must match the signer's title shown on the current Resolution and Incumbency Certificate.

- **Lease Schedule** – Review, sign and indicate title.
- **Schedule A-1** – Review, sign and indicate title.
- **Payment Schedule** – In Draft status, a final payment schedule will be sent prior to funding.
- **Prepayment Schedule Addendum** – Review, sign and indicate title.
- **Vehicle Schedule Addendum** – Review, sign and indicate title.
- **Lease Schedule Addendum (Self-insurance)** – Review, sign and indicate title.
- **Resolution and Declaration of Official Intent** – Your governing board will need to review and approve the financing and the Authorized Signer(s). Please have the Secretary/Clerk of the board certify that the board has met and approved the financing, and that the titles of the Authorized Signer(s) are correct.
- **Certificate of Incumbency** – The individuals that are duly elected or appointed officers of the Lessee should Print Name and Title and provide signatures. The Secretary/Clerk of the Lessee should Print Name, Title, Date and sign. If the Secretary/Clerk is also authorized to execute the Lease-Purchase Agreement, a second officer must Print Name, Title and sign.
- **Opinion of Counsel** – Please have your counsel review the documents as soon as possible, and prepare an Opinion of Counsel letter on their letterhead addressed to JPMORGAN CHASE BANK, N.A. A sample of an Opinion of Counsel letter that will satisfy JPMORGAN CHASE BANK, N.A. is enclosed.
- **Proceeds Disbursement Authorization** – Review, sign and date, and provide the signer's title where indicated.
- **IRS Form 8038/G** – This form is required for IRS reporting of a tax-exempt financing. Please refer to the instructions when completing the information on the form and have an Authorized Signer sign and date at the bottom. Please refer to www.irs.gov for the most current version of the form.

- **Escrow Agreement (Gross Fund-Earnings to Lessee) With Schedule 1, Schedule 2 AND Schedule A-1** – Review, sign and indicate title.

    - Schedule 1
        - Check the appropriate selection for either Non-Interest Bearing Account, or Money Market Mutual Fund.
        - If Money Market Mutual Fund, select the account type
    - Schedule 2
        - Print Name and Telephone Number and provide signatures for Person(s) Designated to give Funds Transfer Instructions via payment request form and request escrow account statements.

- **Escrow Funding Schedule Addendum And Arbitrage Certificate** – Review, initial the appropriate selection in Section 8.(i), sign and indicate title.

- **Instructions For Submitting Escrow Disbursement Requests** – Review and retain these instructions for future reference when submitting your requests for Disbursements from the Escrow Account.

- **Escrow Receipt Certificate/Payment Request** – With each request for Disbursement from the Escrow Account, Date, complete the Acceptance Date, Circle either Yes or No regarding the Final Request.

    - Payee #1 – Complete the Payee Name and Address, Invoice Number, Date and Amount. Complete the Bank Wire Instructions for the funds transfer including Name of Bank, ABA/Routing Number, Account Number and the Name on the Account. Repeat for each payee.

      Note: If the disbursement is for a reimbursement, enter your Name as the Payee and provide the Lessee's Bank Wire Instructions.

    - Provide 2 Contacts that can confirm wire instructions on a Recorded Line with our Wire Callback Team. In order to complete a callback, we must be able to verify the company Main Telephone Number through an on-line search. Please provide this number for each contact, along with the contact's Phone Number. Each contact must also sign the Payment Request.

    - Schedule A-1 – Complete the Equipment Location and Equipment Description.

If you have any questions on your investment options, please contact the Escrow Investment selection please contact: Tony Gomez Tel. (212) 250-6647 Fax (212) 797-8600 Email tony.gomez@db.com

- **Auto Debit Enrollment** – Complete the bank account information and sign.

We would like to thank you for choosing JPMorgan Chase Bank, N.A.to assist with your equipment financing. We appreciate your business and welcome the opportunity to work with you.

If you have any questions, concerns, or if I can be of assistance, please call me. I can be reached at Lourdes.x.roman@jpmorgan.com from 9:00 a.m. through 4:00 p.m. ET Monday through Friday. I'll be happy to help you.

Sincerely,
Lourdes Roman
Documentation Specialist

LEASE SCHEDULE

Dated as of: SEPTEMBER 13, 2024

Lease No.: 1000150872

This Lease Schedule, together with its Payment Schedule, is attached and made a part of the Master Lease-Purchase Agreement described below ("Master Lease") between the Lessee and Lessor named below. All terms and conditions of the Master Lease are incorporated herein by reference. Unless otherwise defined herein, capitalized terms defined in the Master Lease will have the same meaning when used herein.

Master Lease-Purchase Agreement dated November 29, 2019.

A. EQUIPMENT DESCRIBED: The Equipment includes all of the property described on Schedule A-1 attached hereto and made a part hereof.

B. EQUIPMENT LOCATION: See Attached Schedule A-1

C. ACCEPTANCE OF EQUIPMENT: AS BETWEEN LESSEE AND LESSOR, LESSEE AGREES THAT: (a) LESSEE HAS RECEIVED AND INSPECTED ALL EQUIPMENT; (b) ALL EQUIPMENT IS IN GOOD WORKING ORDER AND COMPLIES WITH ALL PURCHASE ORDERS, CONTRACTS AND SPECIFICATIONS; (c) LESSEE ACCEPTS ALL EQUIPMENT FOR PURPOSES OF THE LEASE "AS-IS, WHERE-IS"; AND (d) LESSEE WAIVES ANY RIGHT TO REVOKE SUCH ACCEPTANCE.

D. ESSENTIAL USE; CURRENT INTENT OF LESSEE: Lessee represents and agrees that the use of the Equipment is essential to Lessee's proper, efficient and economic functioning or to the services that Lessee provides to its citizens and the Equipment will be used by Lessee only for the purpose of performing its governmental or proprietary functions consistent with the permissible scope of its authority. Lessee currently intends for the full Lease Term: to use the Equipment; to continue this Lease; and to make Rental Payments if funds are appropriated in each fiscal year by its governing body.

E. RENTAL PAYMENTS; LEASE TERM: The Rental Payments to be paid by Lessee to Lessor, the interest rate at which the interest portion of the Rental Payments is calculated, the Taxable Rate, the commencement date and the Lease Term of this Lease Schedule are each set forth on the Payment Schedule attached to this Lease Schedule.

F. RE-AFFIRMATION OF THE MASTER LEASE: Lessee hereby re-affirms all of its representations, warranties and obligations under the Master Lease (including, without limitation, its obligation to pay all Rental Payments, its disclaimers in Section 7 thereof and its representations in Sections 6.1 and 16 thereof).

G. GOVERNMENT REGULATION. ANTI-CORRUPTION.

(a) Representations and Warranties Regarding Anti-Corruption Laws and Sanctions. Lessee has implemented and maintains in effect policies and procedures designed to ensure compliance by Lessee and its officers, employees and agents with Anti-Corruption Laws and applicable Sanctions, and Lessee and its officers and employees and to the knowledge of Lessee its agents, are in compliance with Anti-Corruption Laws and applicable Sanctions in all material respects. None of (a) Lessee or to the knowledge of Lessee any of its respective officers or employees, or (b) to the knowledge of Lessee, any agent of Lessee that will act in any capacity in connection with or benefit from the credit facility established hereby, is a Sanctioned Person. No advance, letter of credit, use of proceeds or other transaction contemplated by this Lease will violate Anti-Corruption Laws or applicable Sanctions.

(b) Compliance with Anti-Corruption Laws and Sanctions. Lessee shall maintain in effect and enforce policies and procedures designed to ensure compliance by Lessee and its officers, employees and agents with Anti-Corruption Laws and applicable Sanctions.

(c) Use of Proceeds. Lessee shall not use, or permit any proceeds of the Lease to be used, directly or indirectly, by Lessee or its officers, employees and agents: (1) in furtherance of an offer, payment, promise to pay, or authorization of the payment or giving of money, or anything else of value, to any Person in violation of any Anti-Corruption Laws; (2) for the purpose of funding, financing or facilitating any activities, business or transaction of or with any Sanctioned Person, or in any Sanctioned Country; or (3) in any manner that would result in the violation of any Sanctions applicable to any party hereto.

(d) Definitions. For the purposes of this Section G, the following terms shall have the following meanings:
"Anti-Corruption Laws" means all laws, rules, and regulations of any jurisdiction applicable to the Lessee or its subsidiaries from time to time concerning or relating to bribery or corruption. "Person" means any individual, corporation, partnership, limited liability company, joint venture, joint stock association, association, bank, business trust, trust, unincorporated organization, any foreign governmental authority, the United States of America, any state of the United States and any political subdivision of any of the foregoing or any other form of entity. "Sanctions" means economic or financial sanctions or trade embargoes imposed, administered or enforced from time to time by the U.S. government, including those administered by the Office of Foreign Assets Control of the U.S. Department of the Treasury or the U.S. Department of State. "Sanctioned Country" means, at any time, a country, region or territory which is the subject or target of any Sanctions (as at the time of this Agreement, Crimea, Cuba, Iran, North Korea, Sudan and Syria). "Sanctioned Person" means, at any time, (a) any Person listed in any Sanctions-related list of designated Persons maintained by the Office of Foreign Assets Control of the U.S. Department of the Treasury, the U.S. Department of State, (b) any Person operating, organized or resident in a Sanctioned Country or (c) any Person controlled by any such Person.

H. BANK QUALIFIED: LESSEE CERTIFIES (a) THAT IT HAS DESIGNATED THIS LEASE AS A "QUALIFIED TAX-EXEMPT OBLIGATION" FOR THE PURPOSES OF AND WITHIN THE MEANING OF SECTION 265(b)(3) OF THE CODE, (b) THAT IT HAS NOT DESIGNATED MORE THAN $10,000,000 OF ITS OBLIGATIONS AS QUALIFIED TAX-EXEMPT OBLIGATIONS IN ACCORDANCE WITH SECTION 265(b)(3) OF THE CODE FOR THE CURRENT CALENDAR YEAR AND (c) THAT IT REASONABLY ANTICIPATES THAT THE TOTAL AMOUNT OF SECTION 265 TAX-EXEMPT OBLIGATIONS TO BE ISSUED DURING THE CURRENT CALENDAR YEAR BY LESSEE, OR BY AN ENTITY CONTROLLED BY LESSEE OR BY ANOTHER ENTITY THE PROCEEDS OF WHICH ARE LOANED TO OR ALLOCATED TO LESSEE FOR PURPOSES OF SECTION 265(b) OF THE CODE WILL NOT EXCEED $10,000,000. "Section 265 Tax-Exempt Obligations" are obligations the interest on which is excludable from gross income of the owners thereof under Section 103 of the Code, except for private activity bonds other than qualified 501(c)(3) bonds, both as defined in Section 141 of the Code.

(The next page is the signature page)

LEASE SCHEDULE
SIGNATURE PAGE

IN WITNESS WHEREOF, the parties hereto have executed this Lease Schedule as of the date first referenced above.

LEHI CITY CORPORATION
(Lessee)

By: _____

Title: _____

JPMORGAN CHASE BANK, N.A.
(Lessor)

By: _____

Title: Authorized Officer

SCHEDULE A-1
(Equipment List)

Expected Equipment Purchase Price	**$2,440,000.00**
Net Amount Financed	**$2,440,000.00**
Equipment Location:	**153 N 100 East** **Lehi Utah, 84043**

Equipment Description: Fire Engine, Ambulances, Asphalt Roller, 10-Wheeler and other essential equipment

TOGETHER WITH ALL ATTACHMENTS, ADDITIONS, ACCESSIONS, PARTS, REPAIRS, IMPROVEMENTS, REPLACEMENTS AND SUBSTITUTIONS THERETO.

SCHEDULE A-1
(Equipment List)

This Schedule A-1 is attached to the Lease Schedule **1000150872** or a Receipt Certificate/Payment Request relating to the Lease Schedule.

LEHI CITY CORPORATION	**JPMORGAN CHASE BANK, N.A**
(Lessee)	(Lessor)
By: _____	By: _____
Title: _____	Title: Authorized Officer

Payment Schedule

This Payment Schedule is attached and made a part of the Lease Schedule identified below which is part of the Master Lease-Purchase Agreement identified therein, all of which are between the Lessee and Lessor named below.

Lease Schedule No.	**1000150872**
Lease Schedule Dated:	**September 13, 2024**
Accrual Date	**September 13, 2024**
Amount Financed	**$2,440,000.00**
Interest Rate	**3.7100% per annum**
Taxable Rate	**4.6730% per annum**

Rent Number	Rent Date	Rent Payment	Interest Portion	Principal Portion	Principal Balance	Termination Value
1	8/13/2025	$400,982.78	$82,980.33	$318,002.45	$2,121,997.55	$2,121,997.55
2	8/13/2026	$400,982.78	$78,726.11	$322,256.67	$1,799,740.88	$1,799,740.88
3	8/13/2027	$400,982.78	$66,770.38	$334,212.40	$1,465,528.48	$1,465,528.48
4	8/13/2028	$400,982.78	$54,371.10	$346,611.68	$1,118,916.80	$1,118,916.80
5	8/13/2029	$400,982.78	$41,511.81	$359,470.97	$759,445.83	$759,445.83
6	8/13/2030	$400,982.78	$28,175.44	$372,807.34	$386,638.49	$386,638.49
7	8/13/2031	$400,982.78	$14,344.29	$386,638.49	$0.00	$0.00
	TOTALS	$2,806,879.46	$366,879.46	$2,440,000.00		

DRAFT

(The next page is the signature page)

Payment Schedule
Signature Page

IN WITNESS WHEREOF, the parties hereto have executed this Payment Schedule as of the date first referenced above.

LEHI CITY CORPORATION
(Lessee)

By: _____

Title: _____

JPMORGAN CHASE BANK, N.A.
(Lessor)

By: _____

Title: Authorized Officer

PREPAYMENT SCHEDULE ADDENDUM
(Break Funding Premium/Lockout)

Dated as of: **SEPTEMBER 13, 2024**

Lease Schedule No.: **1000150872**

Lessee: **LEHI CITY CORPORATION**

Reference is made to the above Lease Schedule ("Schedule") and to the Master Lease-Purchase Agreement ("Master Lease") identified in the Schedule, which are by and between **JPMORGAN CHASE BANK, N.A.** ("Lessor") and the above lessee ("Lessee"). As used herein: "Lease" shall mean the Schedule and the Master Lease, but only to the extent that the Master Lease relates to the Schedule. This Schedule Addendum amends and supplements the terms and conditions of the Lease. Unless otherwise defined herein, capitalized terms defined in the Lease shall have the same meaning when used herein. **Solely for purposes of the Schedule, Lessor and Lessee agree as follows:**

1. Notwithstanding anything to the contrary herein or the Lease, Lessee and Lessor agree that Lessee shall not exercise its prepayment or early purchase rights under the Lease (including, without limitation, Section 15 of the Master Lease as it relates to the Schedule) or this Addendum prior to the end of the Lock-Out Period specified below.

Lock-Out Period: the first 12 months of the Lease Term of the Schedule

2. Notwithstanding anything to the contrary in the Lease (including, without limitation, Section 15 of the Master Lease as it relates to the Schedule), Lessee and Lessor agree that so long as no Event of Default has occurred and continues under the Lease and so long as Lessee gives Lessor at least 30 days prior written notice (the "Notice Period"), Lessee may elect to prepay its obligations under the Schedule by paying to Lessor on the Rent Payment due date (a "Prepayment Date") following the Notice Period the total of the following (the "Prepayment Amount"): (a) all accrued Rent Payments, interest, taxes, late charges and other amounts then due and payable under the Lease; plus (b) the remaining principal balance payable by Lessee under the Schedule as of said Prepayment Date.

3. In addition to the prepayment amounts required by paragraph 1 above, a Breakfunding Charge shall be due and payable if (i) exceeds (ii) where (i) equals the interest portion of each of the Rent Payments which would have been paid if such prepayment had not occurred calculated at the interest rate swap including any forward rate swap, if any, which Lessor shall be deemed to have entered into on the earlier of (a) the date the Lease was originally funded or (b) the date a rate lock letter was signed, if any, and (ii) equals the interest portion of each of the Rent Payments which would have been paid if such prepayment had not occurred calculated at the interest rate swap which Lessor shall be deemed to have entered into on the date of prepayment (the "Replacement Swap").

4. The prepayment or early purchase option rights granted herein shall control in the event of any conflict between the provisions of this Addendum and the Master Lease as it relates to the Schedule. Except as expressly amended or supplemented by this Addendum and other instruments signed by Lessor and Lessee, the Lease remains unchanged and in full force and effect.

(The next page is the signature page)

PREPAYMENT SCHEDULE ADDENDUM
SIGNATURE PAGE

IN WITNESS WHEREOF, the parties hereto have executed this Addendum as of the date first written above.

LEHI CITY CORPORATION
(Lessee)

By: _____

Title: _____

JPMORGAN CHASE BANK, N.A.
(Lessor)

By: _____

Title: Authorized Officer

VEHICLE SCHEDULE ADDENDUM

Dated As of: **SEPTEMBER 13, 2024**

Lease Schedule No: **1000150872**

Lessee: **LEHI CITY CORPORATION**

Reference is made to the above Lease Schedule ("Schedule") to the Master Lease-Purchase Agreement identified in the Schedule ("Master Lease") by and between **JPMORGAN CHASE BANK, N.A.** ("Lessor") and the above lessee ("Lessee"). This Addendum amends and modifies the terms and conditions of the Schedule and is hereby made a part of the Schedule. Unless otherwise defined herein, capitalized terms defined in the Master Lease shall have the same meaning when used herein.

NOW, THEREFORE, as part of the valuable consideration to induce the execution of the Schedule, Lessor and Lessee hereby agree to amend the Schedule as follows:

1. In the event that any unit of Equipment covered by the Schedule is a vehicle or trailer under applicable State law, then the following provisions shall also apply to the Schedule:

   (a) each manufacturer's statement of origin and certificate of title shall state that Lessor has the first and sole lien on or security interest in such unit of Equipment;

   (b) Lessee shall furnish and permit only duly licensed, trained, safe and qualified drivers to operate any such unit of Equipment, and such drivers shall be agents of Lessee and shall not be agents of Lessor; and

   (c) Lessee shall cause each such unit of Equipment to be duly registered and licensed as required by applicable State law with Lessor noted as lienholder, listed at address below and Lessee as owner.

Lessor's Address:
JPMORGAN CHASE BANK, N.A.
PO BOX 6026
Chicago, IL 60680

2. Except as expressly amended by this Addendum and other modifications signed by Lessor, the Schedule remains unchanged and in full force and effect.

(The next page is the signature page)

VEHICLE SCHEDULE ADDENDUM
SIGNATURE PAGE

IN WITNESS WHEREOF, the parties hereto have executed this Vehicle Schedule Addendum as of the date first referenced above.

LEHI CITY CORPORATION
(Lessee)

By: _____

Title: _____

JPMORGAN CHASE BANK, N.A.
(Lessor)

By: _____

Title: Authorized Officer

LEASE SCHEDULE ADDENDUM
(Self Insurance)

Lessee: **LEHI CITY CORPORATION**

Lease Schedule No: **1000150872**

Reference is made to the above Lease Schedule as amended ("Schedule") and to the Master Lease-Purchase Agreement identified therein as amended ("Master Lease"), both of which are by and between **JPMORGAN CHASE BANK, N.A.** ("Lessor") and the above lessee ("Lessee"). In this Addendum: "Lease" means the Schedule and the Master Lease to the extent that it relates to the Schedule; and "Equipment" means the property described in the Schedule. This Addendum amends and modifies the terms and conditions of the Lease and is hereby made a part of the Lease. Unless otherwise defined herein, capitalized terms defined in the Lease shall have the same meaning when used herein.

NOW, THEREFORE, as part of the valuable consideration to induce the execution of the Lease, Lessor and Lessee hereby agree to amend the Lease as follows:

1. CASUALTY LOSS. Notwithstanding anything to the contrary in Section 14 of the Master Lease, Lessor agrees that Lessee may self-insure against risk of casualty loss of or physical damage to the Equipment; provided, that (i) proceeds of such insurance are payable to Lessor as lender loss payee and (ii) upon written notice from Lessor to Lessee, Lessee agrees to secure and maintain commercial insurance against such risks to the Equipment as otherwise required by the Master Lease if an event of default has occurred and is continuing under the Master Lease.

2. THIRD PARTY LIABILITY. Notwithstanding anything to the contrary in Section 14 of the Master Lease, Lessor agrees that Lessee may self-insure against risk of injuries to persons and damage to property of others relating in any way to any Equipment; provided, that upon written notice from Lessor to Lessee, Lessee agrees to secure and maintain commercial insurance against such risks as otherwise required by the Master Lease if an event of default has occurred and is continuing under the Master Lease.

3. COMPLIANCE WITH LAW; ACTUARIALLY SOUND BASIS. Lessee agrees that its self insurance arrangements as described herein shall comply with applicable State law related thereto or, if there is no State law applicable to such self insurance arrangements, then Lessee's self insurance arrangements shall be maintained on an actuarially sound basis.

4. GENERAL. Except as expressly amended by this Addendum and other modifications signed by Lessor and Lessee, the Lease remains unchanged and in full force and effect.

LEASE SCHEDULE ADDENDUM
SIGNATURE PAGE

IN WITNESS WHEREOF, the parties hereto have executed this Addendum as of the date of the Schedule first referenced above.

LEHI CITY CORPORATION
(Lessee)

By: _____

Title: _____

JPMORGAN CHASE BANK, N.A.
(Lessor)

By: _____

Title: Authorized Officer

RESOLUTION AND DECLARATION OF OFFICIAL INTENT

Lessee: LEHI CITY CORPORATION

Principal Amount Expected To Be Financed: $2,440,000.00

WHEREAS, the above Lessee is a political subdivision of the State in which Lessee is located (the "State") and is duly organized and existing pursuant to the constitution and laws of the State.

WHEREAS, pursuant to applicable law, the governing body of the Lessee ("Governing Body") is authorized to acquire, dispose of and encumber real and personal property, including, without limitation, rights and interests in property, leases and easements necessary to the functions or operations of the Lessee.

WHEREAS, the Governing Body hereby finds and determines that the execution of one or more lease-purchase agreements ("Equipment Leases") in the principal amount not exceeding the amount stated above ("Principal Amount") for the purpose of acquiring the property generally described below ("Property") and to be described more specifically in the Equipment Leases is appropriate and necessary to the functions and operations of the Lessee.

Brief Description Of Property: See Attached Schedule A-1

WHEREAS, JPMorgan Chase Bank, N.A. ("Lessor") is expected to act as the lessor under the Equipment Leases.

WHEREAS, the Lessee may pay certain capital expenditures in connection with the Property prior to its receipt of proceeds of the Equipment Leases ("Lease Purchase Proceeds") for such expenditures and such expenditures are not expected to exceed the Principal Amount.

WHEREAS, the U.S. Treasury Department regulations do not allow the proceeds of a tax-exempt borrowing to be spent on working capital and the Lessee shall hereby declare its official intent to be reimbursed for any capital expenditures for Property from the Lease Purchase Proceeds.

NOW, THEREFORE, Be It Resolved by the Governing Body of the Lessee:

SECTION 1. Either one of the (insert title) _____ **OR** the (insert title) _____ (each an "Authorized Representative") acting on behalf of the Lessee is hereby authorized to negotiate, enter into, execute, and deliver one or more Equipment Leases in substantially the form set forth in the document presently before the Governing Body, which document is available for public inspection at the office of the Lessee. Each Authorized Representative acting on behalf of the Lessee is hereby authorized to negotiate, enter into, execute, and deliver such other documents relating to the Equipment Lease (including, but not limited to, escrow agreements) as the Authorized Representative deems necessary and appropriate. All other related contracts and agreements necessary and incidental to the Equipment Leases are hereby authorized.

SECTION 2. By a written instrument signed by any Authorized Representative, said Authorized Representative may designate specifically identified officers or employees of the Lessee to execute and deliver agreements and documents relating to the Equipment Leases on behalf of the Lessee.

SECTION 3. The aggregate original principal amount of the Equipment Leases shall not exceed the Principal Amount and shall bear interest as set forth in the Equipment Leases and the Equipment Leases shall contain such options to purchase by the Lessee as set forth therein.

SECTION 4. The Lessee's obligations under the Equipment Leases shall be subject to annual appropriation or renewal by the Governing Body as set forth in each Equipment Lease and the Lessee's obligations under the Equipment Leases shall not constitute a general obligations of the Lessee or indebtedness under the Constitution or laws of the State.

SECTION 5. The Governing Body of Lessee anticipates that the Lessee may pay certain capital expenditures in connection with the Property prior to the receipt of the Lease Purchase Proceeds for the Property. The Governing Body of Lessee hereby declares the Lessee's official intent to use the Lease Purchase Proceeds to reimburse itself for Property expenditures. This section of the Resolution is adopted by the Governing Body of Lessee for the purpose of establishing compliance with the requirements of Section 1.150-2 of Treasury Regulations. This section of the Resolution does not bind the Lessee to make any expenditure, incur any indebtedness, or proceed with the purchase of the Property.

SECTION 6. As to each Equipment Lease, Lessee hereby designates each Equipment Lease as a "qualified tax-exempt obligation" for the purposes of and within the meaning of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended ("Code") and Lessee reasonably anticipates that the total amount of Section 265 Tax-Exempt Obligations to be issued during the current calendar year by Lessee, or by an entity controlled by Lessee or by another entity the proceeds of which are loaned to or allocated to Lessee for purposes of Section 265(b) of the Code will not exceed $10,000,000. "Section 265 Tax-Exempt Obligations" are obligations the interest on which is excludable from gross income of the owners thereof under Section 103 of the Code, except for private activity bonds other than qualified 501(c)(3) bonds, both as defined in Section 141 of the Code.

SECTION 7. This Resolution shall take effect immediately upon its adoption and approval.

ADOPTED AND APPROVED on this _____, 20___.

The undersigned Secretary/Clerk of the above-named Lessee hereby certifies and attests that the undersigned has access to the official records of the Governing Body of the Lessee, that the foregoing resolutions were duly adopted by said Governing Body of the Lessee at a meeting of said Governing Body and that such resolutions have not been amended or altered and are in full force and effect on the date stated below.

_____
Signature of Secretary/Clerk of Lessee

Print Name: _____

Official Title: _____

Date: _____

CERTIFICATE OF INCUMBENCY

Dated: **SEPTEMBER 13, 2024**

Lease Schedule No: 1000150872

Lessee: **LEHI CITY CORPORATION**

I, the undersigned Secretary/Clerk identified below, do hereby certify that I am the duly elected or appointed and acting Secretary/Clerk of the above Lessee (the "Lessee"), a political subdivision duly organized and existing under the laws of the State where Lessee is located, that I have the title stated below, and that, as of the date hereof, the individuals named below are the duly elected or appointed officers of the Lessee holding the offices set forth opposite their respective names.

[NOTE: Use same titles as Authorized Representatives stated in Resolutions.]

Name	Title	Signature
Name	Title	Signature

IN WITNESS WHEREOF, I have duly executed this certificate and affixed the seal of such Lessee as of the date set forth below.

Signature of Secretary/Clerk of Lessee

Print Name: _____

Official Title: _____

Date: _____

NOTE: In case the Secretary/Clerk is also the authorized representative that executes a Lease-Purchase Agreement / documents by the above incumbency, this certificate must also be signed by a second officer.

Print Name: _____ Signature: _____

Title: _____

FORM OF OPINION OF COUNSEL
(To Be Typed on Attorney's Letterhead Stationery)

Date: **SEPTEMBER 13, 2024**

Lessee: **LEHI CITY CORPORATION**

Lessor: **JPMORGAN CHASE BANK, N.A.**

Re: Lease Schedule No. **1000150872** dated **September 13, 2024** together with its Master Lease-Purchase Agreement dated as of **November 29, 2019** by and between the above-named Lessee and the above-named Lessor and the Escrow Agreement dated **September 13, 2024** relating to the foregoing.

Sir/Madam:

I have acted as counsel to Lessee with respect to the Lease Schedule and its Addenda, the Master Lease-Purchase Agreement and its Addenda, and all other agreements described above or related thereto (collectively, the "Agreements") and various related matters, and in this capacity have reviewed a duplicate original or certified copy of the Agreements and such other documents as I have deemed necessary for the purposes of this opinion.

Based upon the examination of such documents, it is my opinion that:

1. Lessee is a political subdivision of the State of **UT** (the "State") duly organized, existing and operating under the Constitution and laws of the State.

2. Lessee is authorized and has power under State law to enter into all of the Agreements, and to carry out its obligations thereunder and the transactions contemplated thereby.

3. The Agreements and all other documents related thereto have been duly authorized, approved and executed by and on behalf of Lessee, and each of the Agreements is a valid and binding contract of Lessee enforceable in accordance with its terms, except to the extent limited by State and Federal laws affecting creditor's remedies and by bankruptcy, reorganization or other laws of general application relating to or affecting the enforcement of creditors' rights.

4. The authorization, approval and execution of the Agreements and all other proceedings of Lessee relating to the transactions contemplated thereby have been performed in accordance with all applicable Local, State and Federal laws (including open meeting laws and public bidding and property acquisition laws).

5. To the best of my knowledge, there is no litigation or proceeding pending before any court, administrative agency or governmental body, that challenges: the organization or existence of Lessee; the authority of its officers; the proper authorization, approval and execution of any of the Agreements or any documents relating thereto; the appropriation of monies to make payments under the Agreements for the current fiscal year; or the ability of Lessee otherwise to perform its obligations under the Agreements and the transactions contemplated thereby.

6. Lessee is a political subdivision of the State as referred to in Section 103 of the Internal Revenue Code of 1986, as amended, and the related regulations and rulings thereunder.

Lessor, its Assignee and any of their assigns may rely upon this opinion.

Very truly yours,

Attorney

PROCEEDS DISBURSEMENT AUTHORIZATION

JPMORGAN CHASE BANK, N.A.
1111 Polaris Parkway, Suite 1A (OH1-1085)
Columbus, Ohio 43240

Date: September 13, 2024

Re: Disbursements Of Proceeds Under The MASTER LEASE PURCHASE AGREEMENT Referred To Below

Reference is made to that certain Master Lease Purchase Agreement dated November 29, 2019 between **LEHI CITY CORPORATION**, ("Lessee") and **JPMORGAN CHASE BANK, N.A.** (the "Lessor")

I hereby instruct you and authorize you to disburse $2,440,000.00 to the account number(s) as specified below:

Payee #1

Wire:

Name of Bank:	Deutsche Bank Trust Company Americas
ABA No.:	02100033
Account Number:	01419647
Account Name:	Deutsche Bank Trust Company Americas
Amount:	$2,440,000.00
Re:	DB Escrow deposit AA6975

By signing below, Lessee authorizes Lessor to issue checks or direct fund transfers to the payees, in the amounts, and per the instructions (if applicable) set forth above. Lessee also acknowledges that it may be responsible for paying other fees directly to third parties, such as Lessor's counsel, and making other disbursements in connection with the lease transaction per the terms of the lease documents. Lessor may rely and act on the instructions set forth herein and shall not be responsible for the use or application of the funds, and Lessee shall indemnify, defend and hold harmless Lessor from and against any and all losses, costs, expenses, fees, claims, damages, liabilities, and causes of action in any way relating to or arising from acting in accordance therewith. In the event of any conflict with any other instruction set forth herein, the ABA # and Account # shall control.

PROCEEDS DISBURSEMENT AUTHORIZATION
SIGNATURE PAGE

IN WITNESS WHEREOF, the Lessee has caused this Proceeds Disbursement Authorization to be executed as of the day and year first above written.

LEHI CITY CORPORATION
(Lessee)

By: _____

Title: _____

Form **8038-G**

(Rev. October 2021)

Department of the Treasury
Internal Revenue Service

Information Return for Tax-Exempt Governmental Bonds

▶ **Under Internal Revenue Code section 149(e)**
▶ **See separate instructions.**
Caution: *If the issue price is under $100,000, use Form 8038-GC.*
▶ **Go to *www.irs.gov/F8038G* for instructions and the latest information.**

OMB No. 1545-0047

Part I Reporting Authority

Check box if **Amended Return** ▶ ☐

1 Issuer's name	**2** **Issuer's employer identification number (EIN)**
3a Name of person (other than issuer) with whom the IRS may communicate about this return (see instructions)	**3b** Telephone number of other person shown on 3a
4 Number and street (or P.O. box if mail is not delivered to street address) Room/suite	**5** Report number *(For IRS Use Only)* 3
6 City, town, or post office, state, and ZIP code	**7** Date of issue
8 Name of issue	**9** CUSIP number
10a Name and title of officer or other employee of the issuer whom the IRS may call for more information	**10b** Telephone number of officer or other employee shown on 10a

Part II Type of Issue (Enter the issue price.) See the instructions and attach schedule.

11	Education	**11**	
12	Health and hospital	**12**	
13	Transportation	**13**	
14	Public safety	**14**	
15	Environment (including sewage bonds)	**15**	
16	Housing	**16**	
17	Utilities	**17**	
18	Other. Describe ▶	**18**	
19a	If bonds are TANs or RANs, check only box 19a ▶ ☐		
b	If bonds are BANs, check only box 19b ▶ ☐		
20	If bonds are in the form of a lease or installment sale, check box ▶ ☐		

Part III Description of Bonds. Complete for the entire issue for which this form is being filed.

	(a) Final maturity date	**(b)** Issue price	**(c)** Stated redemption price at maturity	**(d)** Weighted average maturity	**(e)** Yield
21		$	$	years	%

Part IV Uses of Proceeds of Bond Issue (including underwriters' discount)

22	Proceeds used for accrued interest		**22**	
23	Issue price of entire issue (enter amount from line 21, column (b))		**23**	
24	Proceeds used for bond issuance costs (including underwriters' discount)	**24**		
25	Proceeds used for credit enhancement	**25**		
26	Proceeds allocated to reasonably required reserve or replacement fund	**26**		
27	Proceeds used to refund prior tax-exempt bonds. Complete Part V	**27**		
28	Proceeds used to refund prior taxable bonds. Complete Part V	**28**		
29	Total (add lines 24 through 28)		**29**	
30	Nonrefunding proceeds of the issue (subtract line 29 from line 23 and enter amount here)		**30**	

Part V Description of Refunded Bonds. Complete this part only for refunding bonds.

31	Enter the remaining weighted average maturity of the tax-exempt bonds to be refunded ▶	years
32	Enter the remaining weighted average maturity of the taxable bonds to be refunded ▶	years
33	Enter the last date on which the refunded tax-exempt bonds will be called (MM/DD/YYYY) ▶	
34	Enter the date(s) the refunded bonds were issued ▶ (MM/DD/YYYY)	

Part VI Miscellaneous

35	Enter the amount of the state volume cap allocated to the issue under section 141(b)(5)	35	
36a	Enter the amount of gross proceeds invested or to be invested in a guaranteed investment contract (GIC). See instructions	36a	
b	Enter the final maturity date of the GIC ▶ (MM/DD/YYYY)		
c	Enter the name of the GIC provider ▶		
37	Pooled financings: Enter the amount of the proceeds of this issue that are to be used to make loans to other governmental units	37	

38a If this issue is a loan made from the proceeds of another tax-exempt issue, check box ▶ ☐ and enter the following information:

b Enter the date of the master pool bond ▶ (MM/DD/YYYY) _____

c Enter the EIN of the issuer of the master pool bond ▶ _____

d Enter the name of the issuer of the master pool bond ▶ _____

39 If the issuer has designated the issue under section 265(b)(3)(B)(i)(III) (small issuer exception), check box ▶ ☐

40 If the issuer has elected to pay a penalty in lieu of arbitrage rebate, check box ▶ ☐

41a If the issuer has identified a hedge, check here ▶ ☐ and enter the following information:

b Name of hedge provider ▶ _____

c Type of hedge ▶ _____

d Term of hedge ▶ _____

42 If the issuer has superintegrated the hedge, check box ▶ ☐

43 If the issuer has established written procedures to ensure that all nonqualified bonds of this issue are remediated according to the requirements under the Code and Regulations (see instructions), check box ▶ ☐

44 If the issuer has established written procedures to monitor the requirements of section 148, check box ▶ ☐

45a If some portion of the proceeds was used to reimburse expenditures, check here ▶ ☐ and enter the amount of reimbursement ▶ _____

b Enter the date the official intent was adopted ▶ (MM/DD/YYYY)

Signature and Consent

Under penalties of perjury, I declare that I have examined this return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. I further declare that I consent to the IRS's disclosure of the issuer's return information, as necessary to process this return, to the person that I have authorized above.

▶ _____ Signature of issuer's authorized representative Date ▶ _____ Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN

Firm's name ▶	Firm's EIN ▶
Firm's address ▶	Phone no.

Instructions for Form 8038-G

(Rev. October 2021)

Information Return for Tax-Exempt Governmental Bonds

Department of the Treasury
Internal Revenue Service

Section references are to the Internal Revenue Code unless otherwise noted.

Future Developments

For the latest information about developments related to Form 8038-G and its instructions, such as legislation enacted after they were published, go to *IRS.gov/Form8038G*.

General Instructions

Purpose of Form

Form 8038-G is used by issuers of tax-exempt governmental bonds to provide the IRS with the information required by section 149(e) and to monitor compliance with the requirements of sections 141 through 150.

Who Must File

IF the issue price (line 21, column (b)) is...	THEN, for tax-exempt governmental bonds issued after December 31, 1986, issuers must file...
$100,000 or more	a **separate** Form 8038-G for **each** issue.
less than $100,000	Form 8038-GC, Information Return for Small Tax-Exempt Governmental Bond Issues, Leases, and Installment Sales.

When To File

File Form 8038-G on or before the 15th day of the 2nd calendar month after the close of the calendar quarter in which the bond is issued. Form 8038-G may not be filed before the issue date and must be completed based on the facts as of the issue date.

Late filing. An issuer may be granted an extension of time to file Form 8038-G under section 3 of Rev. Proc. 2002-48, 2002-37 I.R.B. 531, if it is determined that the failure to file timely is not due to willful neglect. Type or print at the top of the form "Request for Relief under section 3 of Rev. Proc. 2002-48" and attach a letter explaining why Form 8038-G was not submitted to the IRS on time. Also indicate whether the bond issue in question is under examination by the IRS. Do not submit copies of the trust indenture or other bond documents. See *Where To File* next.

Where To File

File Form 8038-G and any attachments at the following address.

Department of the Treasury
Internal Revenue Service Center
Ogden, UT 84201

Private delivery services. You can use certain private delivery services (PDS) designated by the IRS to meet the "timely mailing as timely filing" rule for tax returns. Go to *IRS.gov/PDS* for the current list of designated services.

The PDS can tell you how to get written proof of the mailing date.

For the IRS mailing address to use if you're using PDS, go to *IRS.gov/PDSstreetAddresses*.

CAUTION *PDS can't deliver items to P.O. boxes. You must use the U.S. Postal Service to mail any item to an IRS P.O. box address.*

Other Forms That May Be Required

For rebating arbitrage (or paying a penalty in lieu of arbitrage rebate) to the federal government, use Form 8038-T, Arbitrage Rebate, Yield Reduction and Penalty in Lieu of Arbitrage Rebate.

For private activity bonds, use Form 8038, Information Return for Tax-Exempt Private Activity Bond Issues.

Rounding to Whole Dollars

You may show the money items on this return as whole-dollar amounts. To round, drop amounts under 50 cents and increase amounts from 50 to 99 cents to the next dollar (for example, $1.39 becomes $1 and $2.50 becomes $3).

If two or more amounts must be added to figure the amount to enter on a line, include cents when adding the amounts and round off only the total.

Definitions

Bond. This is any obligation, including bond, note, commercial paper, installment purchase agreement, or financing lease.

Taxable bond. This is any bond the interest on which is not excludable from gross income under section 103. Taxable bonds include tax credit bonds and direct pay bonds.

Tax-exempt bond. This is any obligation, including a bond, installment purchase agreement, or financial lease, on which the interest is excluded from income under section 103.

Tax-exempt governmental bond. A tax-exempt bond that is not a private activity bond (see next) is a tax-exempt governmental bond. This includes a bond issued by a qualified volunteer fire department under section 150(e).

Private activity bond. This includes a bond issued as part of an issue in which:

- More than 10% of the proceeds are to be used for any private activity business use; **and**
- More than 10% of the payment of principal or interest of the issue is **either (a)** secured by an interest in property to be used for a private business use (or payments for such property), **or (b)** to be derived from payments for property (or borrowed money) used for a private business use.

It also includes a bond, the proceeds of which **(a)** are to be used directly or indirectly to make or finance loans (other than loans described in section 141(c)(2)) to persons other than governmental units, and **(b)** exceeds the lesser of 5% of the proceeds **or** $5 million.

Issue price. The issue price of bonds is generally determined under Regulations section 1.148-1(f). Thus, when issued for cash, the issue price is the first price at which a substantial amount of the bonds are sold to the public. To determine the issue price of a bond issued for property, see sections 1273 and 1274 and the related regulations.

Issue. Generally, bonds are treated as part of the same issue if they are issued by the same issuer, on the same date, and in a single transaction, or a series of related transactions (see Regulations section 1.149(e)-1(e)(2)). However, bonds issued during the same calendar year **(a)** under a loan agreement under which amounts are to be advanced periodically (a "draw-down loan"), or **(b)** with a term not exceeding 270 days, may be treated as part of the same issue if the bonds are equally and ratably secured under a single indenture or loan agreement and are issued under a common financing arrangement (for example, under the same official statement periodically updated to reflect changing factual circumstances). Also, for bonds issued under a draw-down loan that meet the requirements of the preceding

sentence, bonds issued during different calendar years may be treated as part of the same issue if all of the amounts to be advanced under the draw-down loan are reasonably expected to be advanced within 3 years of the date of issue of the first bond. Likewise, bonds (other than private activity bonds) issued under a single agreement that is in the form of a lease or installment sale may be treated as part of the same issue if all of the property covered by that agreement is reasonably expected to be delivered within 3 years of the date of issue of the first bond.

Arbitrage rebate. Generally, interest on a state or local bond is not tax exempt unless the issuer of the bond rebates to the United States arbitrage profits earned from investing proceeds of the bond in higher yielding nonpurpose investments. See section 148(f).

Construction issue. This is an issue of tax-exempt bonds that meets **both** of the following conditions.

1. At least 75% of the available construction proceeds are to be used for construction expenditures with respect to property to be owned by a governmental unit or a section 501(c)(3) organization.
2. All the bonds that are part of the issue are qualified 501(c)(3) bonds, bonds that are not private activity bonds, or private activity bonds issued to finance property to be owned by a governmental unit or a section 501(c)(3) organization.

In lieu of rebating any arbitrage that may be owed to the United States, the issuer of a construction issue may make an irrevocable election to pay a penalty. The penalty is equal to 1½% of the amount of the available construction proceeds of the issue that do not meet certain spending requirements as of the close of each 6-month period after the date the bonds were issued. See section 148(f)(4)(C) and the Instructions for Form 8038-T.

Pooled financing issue. This is an issue of tax-exempt bonds, the proceeds of which are to be used to finance purpose investments representing conduit loans to two or more conduit borrowers, unless those conduit loans are to be used to finance a single capital project.

Specific Instructions

Part I—Reporting Authority

Amended return. An issuer may file an amended return to change or add to the information reported on a previously filed return for the same date of issue. If you are filing to correct errors or change a previously filed return, check the *Amended Return* box in the heading of the form.

The amended return must provide all the information reported on the original return, in addition to the new or corrected information. Attach an explanation of the reason for the amended return and write across the top, “Amended Return Explanation.” Failure to attach an explanation may result in a delay in processing the form.

Line 1. The issuer's name is the name of the entity issuing the bonds, not the name of the entity receiving the benefit of the financing. For a lease or installment sale, the issuer is the lessee or the purchaser.

Line 2. An issuer that does not have an employer identification number (EIN) should apply online by visiting the IRS website at *IRS.gov/EIN*. The organization may also apply for an EIN by faxing or mailing Form SS-4 to the IRS.

Line 3a. If the issuer wishes to authorize a person other than an officer or other employee of the issuer (including a legal representative or paid preparer) to communicate with the IRS and whom the IRS may contact about this return (including in writing or by telephone), enter the name of such person here. The person listed on line 3a must be an individual. Do not enter the name and title of an officer or other employee of the issuer here (use line 10a for that purpose).

Note. By authorizing a person other than an authorized officer or other employee of the issuer to communicate with the IRS and whom the IRS may contact about this return, the issuer authorizes the IRS to communicate directly with the individual entered on line 3a and consents to disclose the issuer's return information to that individual, as necessary, to process this return.

Lines 4 and 6. If you listed an individual on line 3a to communicate with the IRS and whom the IRS may contact about this return, enter the number and street (or P.O. box if mail is not delivered to street address), city, town, or post office, state, and ZIP code of that person. Otherwise, enter the issuer's number and street (or P.O. box if mail is not delivered to street address), city, town, or post office, state, and ZIP code.

Note. The address entered on lines 4 and 6 is the address the IRS will use for all written communications regarding the processing of this return, including any notices.

Line 5. This line is for IRS use only. Do not make any entries in this box.

Line 7. The date of issue is generally the first date on which the issuer physically exchanges any bond included in the issue for the underwriter's (or other purchaser's) funds. For a lease or installment sale, enter the date interest starts to accrue in an MM/DD/YYYY format.

Line 8. If there is no name of the issue, please provide other identification of the issue.

Line 9. Enter the CUSIP (Committee on Uniform Securities Identification Procedures) number of the bond with the latest maturity. If the issue does not have a CUSIP number, write “None.”

Line 10a. Enter the name and title of the officer or other employee of the issuer whom the IRS may call for more information. If the issuer wishes to designate a person other than an officer or other employee of the issuer (including a legal representative or paid preparer) whom the IRS may call for more information about the return, enter the name, title, and telephone number of such person on lines 3a and 3b.



Complete lines 10a and 10b even if you complete lines 3a and 3b.

Part II—Type of Issue



Elections referred to in Part II are made on the original bond documents, not on this form.

Identify the type of bonds issued by entering the issue price in the box corresponding to the type of bond (see *Issue price* under *Definitions*, earlier). Attach a schedule listing names and EINs of organizations that are to use proceeds of these bonds, if different from those of the issuer, include a brief summary of the use and indicate whether or not such user is a governmental or nongovernmental entity.

Line 18. Enter a description of the issue in the space provided.

Line 19. If the bonds are short-term tax anticipation notes or warrants (TANs) or short-term revenue anticipation notes or warrants (RANs), check box 19a. If the bonds are short-term bond anticipation notes (BANs), issued with the expectation that they will be refunded with the proceeds of long-term bonds at some future date, check box 19b. **Do not** check both boxes.

Line 20. Check this box if property other than cash is exchanged for the bond, for example, acquiring a police car, a fire truck, or telephone equipment through a series of monthly payments. (This type of bond is sometimes referred to as a “municipal lease.”) Also check this box if real property is directly acquired in

exchange for a bond to make periodic payments of interest and principal. **Do not** check this box if the proceeds of the bond are received in the form of cash, even if the term "lease" is used in the title of the issue.

Part III—Description of Bonds

Line 21. For column (a), the final maturity date is the last date the issuer must redeem the entire issue.

For column (b), see *Issue price* under *Definitions*, earlier.

For column (c), the stated redemption price at maturity of the entire issue is the sum of the stated redemption prices at maturity of each bond issued as part of the issue. For a lease or installment sale, write "N/A" in column (c).

For column (d), the weighted average maturity is the sum of the products of the issue price of each maturity and the number of years to maturity (determined separately for each maturity and by taking into account mandatory redemptions), divided by the issue price of the entire issue (from line 21, column (b)). For a lease or installment sale, enter instead the total number of years the lease or installment sale will be outstanding.

For column (e), the yield, as defined in section 148(h), is the discount rate that, when used to figure the present value of all payments of principal and interest to be paid on the bond, produces an amount equal to the purchase price, including accrued interest. See Regulations section 1.148-4 for specific rules to figure the yield on an issue. If the issue is a variable rate issue, write "VR" as the yield of the issue. For other than variable rate issues, carry the yield out to four decimal places (for example, 5.3125%). If the issue is a lease or installment sale, enter the effective rate of interest being paid.

Part IV—Uses of Proceeds of Bond Issue

For a lease or installment sale, write "N/A" in the space to the right of the title for Part IV.

Line 22. Enter the amount of proceeds that will be used to pay interest on the issue accruing prior to the date of issue. For definition of date of issue, see these instructions, line 7.

Line 24. Enter the amount of the proceeds that will be used to pay bond issuance costs, including fees for trustees and bond counsel. If no bond proceeds will be used to pay bond issuance costs, enter zero. Do not leave this line blank.

Line 25. Enter the amount of the proceeds that will be used to pay fees for credit enhancement that are taken into account in determining the yield on the issue for purposes of section 148(h) (for example, bond insurance premiums and certain fees for letters of credit).

Line 26. Enter the amount of proceeds that will be allocated to such a fund.

Line 27. Enter the amount of the proceeds that will be used to pay principal, interest, or call premium on any tax-exempt bonds, including proceeds that will be used to fund an escrow account for this purpose.

Line 28. Enter the amount of the proceeds that will be used to pay principal, interest, or call premium on any taxable bonds, including proceeds that will be used to fund an escrow account for this purpose.

Part V—Description of Refunded Bonds

Complete this part only if the bonds are to be used to refund a prior issue of tax-exempt bonds or taxable bonds. For a lease or installment sale, write "N/A" in the space to the right of the title for Part V.

Lines 31 and 32. The remaining weighted average maturity is determined without regard to the refunding. The weighted average maturity is determined in the same manner as on line 21, column (d).

Line 34. If more than a single issue of tax-exempt bonds or taxable bonds will be refunded, enter the date of issue for each refunded issue. Enter the date in an MM/DD/YYYY format.

Part VI—Miscellaneous

Line 35. An allocation of volume cap is required if the nonqualified amount for the issue is more than $15 million but is not more than the amount that would cause the issue to be private activity bonds.

Line 36. If any portion of the gross proceeds of the issue is or will be invested in a guaranteed investment contract (GIC), as defined in Regulations section 1.148-1(b), enter the amount of the gross proceeds so invested, as well as the final maturity date of the GIC and the name of the provider of such contract.

Line 37. If the issue is a pooled financing issue (as defined under *Pooled financing issue* in *Definitions*, earlier), enter the amount of the proceeds used to make loans to other governmental units, the interest on which is tax exempt.

Line 38. If the issue is a loan of proceeds from a pooled financing issue (as defined under *Pooled financing issue* in *Definitions*, earlier), check the box and where asked for the date of issue, EIN, and name of the issuer of the master pool bond, enter the date of issue, EIN, and name of the issuer of the pooled financing issue.

Line 40. Check this box if the issue is a construction issue and an irrevocable election to pay a penalty in lieu of arbitrage rebate has been made on or before the date the bonds were issued. The penalty is payable with a Form 8038-T for each 6-month period after the date the bonds are issued. Do not make any payment of penalty in lieu of arbitrage rebate with this form. See Rev. Proc. 92-22, 1992-1 C.B. 736, for rules regarding the "election document."

Line 41a. Check this box if the issuer has identified a hedge on its books and records according to Regulations sections 1.148-4(h)(2)(viii) and 1.148-4(h)(5)(iv) that permit an issuer of tax-exempt bonds to identify a hedge for it to be included in yield calculations for figuring arbitrage.

Line 42. In determining if the issuer has super-integrated a hedge, apply the rules of Regulations section 1.148-4(h)(4). If the hedge is super-integrated, check the box.

Line 43. If the issuer takes a "deliberate action" after the issue date that causes the conditions of the private business tests or the private loan financing test to be met, then such issue is also an issue of private activity bonds. Regulations section 1.141-2(d)(3) defines a deliberate action as any action taken by the issuer that is within its control regardless of whether there is intent to violate such tests. Regulations section 1.141-12 explains the conditions to taking remedial action that prevent an action that causes an issue to meet the private business tests or private loan financing test from being treated as a deliberate action. Check the box if the issuer has established written procedures to ensure timely remedial action for all nonqualified bonds according to Regulations section 1.141-12 or other remedial actions authorized by the Commissioner under Regulations section 1.141-12(h).

Line 44. Check the box if the issuer has established written procedures to monitor compliance with the arbitrage, yield restriction, and rebate requirements of section 148.

Line 45a. Check the box if some part of the proceeds was used to reimburse expenditures. Figure and then enter the amount of proceeds that are used to reimburse the issuer for amounts paid for a qualified purpose prior to the issuance of the bonds. See Regulations section 1.150-2.

Line 45b. Subject to certain exceptions under Regulations section 1.150-2(f), an issuer must adopt an official intent, as described in Regulations section 1.150-2(e), to reimburse itself for preissuance expenditures within 60 days after payment of the original expenditure.

Enter the date the official intent was adopted.

Signature and Consent

An authorized representative of the issuer must sign Form 8038-G and any applicable certification. Also print the name and title of the person signing Form 8038-G. The authorized representative of the issuer signing this form must have the authority to consent to the disclosure of the issuer's return information, as necessary to process this return, to the person(s) that have been designated in Form 8038-G.

Note. If the issuer in Part I, lines 3a and 3b, authorizes the IRS to communicate (including in writing and by telephone) with a person other than an officer or other employee of the issuer, by signing this form, the issuer's authorized representative consents to the disclosure of the issuer's return information, as necessary to process this return, to such person.

Paid Preparer

If an authorized officer of the issuer filled in this return, the paid preparer's space should remain blank. Anyone who prepares the return but does not charge the organization should not sign the return. Certain others who prepare the return should not sign. For example, a regular, full-time employee of the issuer, such as a clerk, secretary, etc., should not sign.

Generally, anyone who is paid to prepare a return must sign it and fill in the other blanks in the *Paid Preparer Use Only* area of the return.

The paid preparer must:

- Sign the return in the space provided for the preparer's signature (a facsimile signature is acceptable),
- Enter the preparer information, and
- Give a copy of the return to the issuer.

Paperwork Reduction Act Notice. We ask for the information on this form to carry out the Internal Revenue laws of the United States. You are required to give us the information. We need it to ensure that you are complying with these laws.

You are not required to provide the information requested on a form that is subject to the Paperwork Reduction Act unless the form displays a valid OMB control number. Books or records relating to a form or its instructions must be retained as long as their contents may become material in the administration of any Internal Revenue law. Generally, tax returns and return information are confidential, as required by section 6103.

The time needed to complete and file this form will vary depending on the individual circumstances. The estimated burden for tax-exempt organizations filing this form is approved under OMB control number 1545-0047 and is included in the estimates shown in the instructions for their information return.

If you have suggestions for making this form simpler, we would be happy to hear from you. You can send us comments through *IRS.gov/FormComments*.

Or you can write to:

Internal Revenue Service
Tax Forms and Publications
1111 Constitution Ave. NW, IR-6526
Washington, DC 20224

Do not send the form to this address. Instead, see *Where To File*, earlier.

ESCROW AGREEMENT
(Gross Fund-Earnings to Lessee)

Dated as of: SEPTEMBER 13, 2024

This Escrow Agreement together with all addenda, riders and attachments hereto, as the same may from time to time be amended, modified or supplemented ("Agreement") is made and entered as of the date set forth above by and among the Escrow Agent identified below ("Escrow Agent"), the Lessee identified below ("Lessee") and JPMorgan Chase Bank, N.A. ("Lessor"). As used herein, "Party" shall mean any of Lessee, Lessor or Escrow Agent, and "Parties" shall mean all of Lessee, Lessor and Escrow Agent. The Lessee and Lessor hereby authorize the Escrow Agent to act as escrow agent hereunder. All references to Escrow Agent shall mean Deutsche Bank National Trust Company in its capacity as escrow agent only, and all references to Lessor shall mean JPMorgan Chase Bank, N.A. in its capacity as lessor only.

Escrow Agent: Deutsche Bank National Trust Company

Lessee: **LEHI CITY CORPORATION**

For good and valuable consideration, receipt of which is hereby acknowledged, the parties hereto agree as follows:

SECTION 1. RECITALS.

1.01 Lessor and Lessee have entered into the Lease identified below whereby Lessor has agreed to lease and sell certain property generally described in the attached Schedule A-1 (the "Equipment") to Lessee, and Lessee has agreed to lease and purchase the Equipment from Lessor, in the manner and on the terms set forth in the Lease.

1.02 "Lease" means, collectively, the Lease Schedule identified below and the Master Lease-Purchase Agreement identified in said Lease Schedule (to the extent that it relates to said Lease Schedule) together with all exhibits, schedules, addenda, riders and attachments thereto. The Escrow Agent shall neither be responsible for, nor chargeable with, knowledge of, nor have any requirements to comply with , the terms and conditions of any other agreement, instrument or document between Lessee and Lessor, in connection herewith, if any, including without limitation the Lease, nor shall the Escrow Agent be required to determine if any person or entity has complied with any such agreements, nor shall any such obligations of the Escrow Agent be inferred from the terms of such agreements, even though reference thereto may be made in this Agreement. In the event of any conflict between the terms and provisions of this Agreement, those of the Lease, any schedule or exhibit attached to the Agreement, or any other agreement among the Parties, the terms and conditions of this Agreement shall control.

Lease Schedule No. 1000150872

1.03 **LESSOR'S DEPOSIT**: **$2,440,000.00** Lessor shall pay or cause to be paid to the Escrow Agent the amount of the Lessor's Deposit. The date that the Lessor's Deposit is paid to the Escrow Agent shall be referred to as the "Lessor's Deposit Date". Escrow Agent shall credit the Lessor's Deposit to the Equipment Acquisition Fund established in Section 2 hereof on the Lessor's Deposit Date. To the extent that the purchase price of the Equipment exceeds the Lessor's Deposit, Lessee shall either notify Escrow Agent of such excess amount and then deposit with Escrow Agent funds in such amount which will be credited to the Equipment Acquisition Fund and used to pay the balance of the purchase price of the Equipment or Lessee shall pay such balance directly to the suppliers.

1.04 **FUNDING EXPIRATION DATE: SEPTEMBER 13, 2027** ("Funding Expiration Date"). Lessee and Lessor agree that all Equipment should be delivered and installed, and all funds disbursed from the Equipment Acquisition Fund, no later than the above Funding Expiration Date.

1.05 Under the Lease, Lessee will cause each item of Equipment to be ordered from the applicable suppliers. Lessee shall furnish to Lessor as soon as available, a copy of the purchase orders or purchase contracts for all Equipment ordered pursuant to the Lease, showing the supplier, the purchase price and the estimated delivery dates.

1.06 Subject to the terms and provisions of this Agreement providing for control by Lessee and Lessor, Lessor and Lessee agree to appoint the Escrow Agent and the Escrow Agent accepts such appointment to receive, hold, invest and disburse the moneys deposited with the Escrow Agent as expressly set forth in this Agreement. The Escrow Agent shall not be obligated to assume

or perform any obligation of Lessee or Lessor hereunder or under the Lease or of any supplier with respect to any Equipment, nor shall the Escrow Agent be liable for any action or inaction of the Lessor, the Lessee or any supplier (including, without limitation, any such party's use of the moneys deposited with, or disbursed by, the Escrow Agent), by reason of anything contained in this Agreement. Escrow Agent shall have only those duties as are specifically and expressly provided herein, which shall be deemed purely ministerial in nature, and no other duties shall be implied. Any funds in the Equipment Acquisition Fund not needed to pay the purchase price of Equipment will be paid to Lessor or Lessee, all as hereinafter provided.

1.07 This Agreement is not intended to alter or change in any way the rights and obligations of Lessor and Lessee under the Lease, but is entirely supplemental thereto. The provisions of this Agreement may be waived, altered, amended or supplemented, in whole or in part, only by a writing signed by all Parties.

1.08 Each of the Parties hereto has authority to enter into this Agreement, and has taken all actions necessary to authorize the execution of this Agreement by its respective officers whose signatures are affixed hereto. Where, however, the conflicting provisions of any such applicable law may be waived, they are hereby irrevocably waived by the Lessor and Lessee to the fullest extent permitted by law, to the end that this Agreement shall be enforced as written.

SECTION 2. EQUIPMENT ACQUISITION FUND.

2.01 The Escrow Agent's sole responsibility prior to the Lessor's Deposit Date shall be to establish an escrow account in the name of **Lehi City Corporation** designated as the Equipment Acquisition Fund (the "Equipment Acquisition Fund"). Escrow Agent shall keep such funds deposited into the escrow account separate and apart from all other funds and money held by it, and shall administer such funds as provided in this Agreement. Escrow Agent's rights and responsibilities under this Agreement, other than establishment of the Equipment Acquisition Fund, shall begin on the Lessor's Deposit Date, which may be on or after the date of this Agreement.

2.02 To the extent received by the Escrow Agent, the Lessor's Deposit and any funds deposited by Lessee under Section 1.03 hereof shall be credited to the Equipment Acquisition Fund on the Lessor's Deposit Date and shall be used to pay the balance of the purchase price of each item of Equipment subject to the Lease in accordance with the terms and provisions hereof. The Escrow Agent shall pay to the suppliers of the Equipment the payment amounts then due and payable with respect thereto upon receipt of, and as specified in, a written request executed by an Authorized Representative (as defined in Section 7) of the Lessor, delivered to the Escrow Agent in accordance with Section 9.02, and after the Escrow Agent has satisfied any applicable security procedures as required by Section 7. The written request will specify the supplier/beneficiary, its address or wire instructions and the applicable portion of the Equipment Acquisition Fund to be paid (the "Receipt Certificate/Payment Request"). As between Lessee and Lessor only, Lessee agrees that it will submit to Lessor for Lessor's signature a Receipt Certificate/Payment Request that has been executed by Lessee together with (a) the suppliers' invoices specifying the applicable portion of the purchase price of the items of Equipment described in said Receipt Certificate, (b) if the item of Equipment is a titled vehicle, a copy of the Manufacturer's Statement of Origin (MSO) covering such item showing Lessor as first and sole lienholder, and (c) any other documents required by the Lease, and Lessee agrees that Lessor shall not be obligated to execute any such Receipt Certificate until all of the foregoing have been submitted to Lessor.

2.03 If an Authorized Representative of the Lessor delivers to the Escrow Agent written notice of the occurrence of an event of default under the Lease or of a termination of the Lease due to a non-appropriation event or non-renewal event under the Lease, then the Escrow Agent shall promptly remit to Lessor the remaining balance of the Equipment Acquisition Fund. After its receipt of a notice of an event of default under the Lease or of a termination of the Lease due to a non-appropriation event under the Lease, the Escrow Agent shall not accept or act upon any instruction from Lessee nor shall it permit any distribution or release of any part of the Equipment Acquisition Fund without written authorization from an Authorized Representative of the Lessor. The Escrow Agent shall not be deemed to have knowledge of any event of default under the Lease or termination of the Lease unless a responsible officer of the Escrow Agent has received written notice of such event from an Authorized Representative of the Lessor as contemplated by this Section 2.03.

2.04 Upon the Escrow Agent's receipt of a Full Funding Notice (as defined below), the Escrow Agent shall apply the balance remaining in the Equipment Acquisition Fund:

first, to all reasonable fees and expenses incurred by, and indemnities owed to, the Escrow Agent in connection herewith as evidenced by its statement forwarded to Lessee and Lessor; and

second, to Lessor to be applied by Lessor for benefit of Lessee either: (a) toward the principal and interest portion of the Rent Payment next coming due under the Lease; or (b) to reimburse the Lessee for the interest portion of their Rental Payments previously made within the past 18 months; or (c) toward a partial prepayment of the principal amount remaining due under the Lease and thereupon Lessor shall prepare and deliver to Lessee a revised Payment Schedule reflecting such partial prepayment of principal.

"Full Funding Notice" means written notification by an Authorized Representative of the Lessor to the Escrow Agent of the Lessor's receipt of the Final Receipt Certificate/Payment Request which confirms that all Equipment covered by the Lease has been delivered to and accepted by Lessee under the Lease and that the full amount of the Lessor's Deposit has been paid to the applicable suppliers.

2.05 Upon the Funding Expiration Date stated in Section 1.04 above, the Escrow Agent shall apply the remaining balance in the Equipment Acquisition Fund:

first, to all reasonable fees and expenses incurred by, and indemnities owed to, the Escrow Agent in connection herewith as evidenced by its statement forwarded to Lessee and Lessor; and

second, to Lessor to be applied by Lessor for benefit of Lessee either: (a) toward the principal portion of the Rent Payment next coming due under the Lease; or (b) to reimburse the Lessee for the interest portion of their Rental Payments previously made within the past 18 months; or (c) toward a partial prepayment of the principal amount remaining due under the Lease and thereupon Lessor shall prepare and deliver to Lessee a revised Payment Schedule reflecting such partial prepayment of principal.

Upon the Funding Expiration Date stated in Section 1.04 above, the Escrow Agent shall apply the investment earnings on the Equipment Acquisition Fund as set forth in this Section 2.05 .

2.06 The Escrow Agent shall not be responsible for the sufficiency of the moneys credited to the Equipment Acquisition Fund to make the payments herein required.

2.07 This Agreement shall terminate upon disbursement by the Escrow Agent of all money held by it hereunder, subject to the provisions of Section 4.

SECTION 3. MONEY IN EQUIPMENT ACQUISITIONS FUND; INVESTMENT.

3.01 The money and investments held by the Escrow Agent under this Agreement are irrevocably held in escrow for the benefit of Lessee and Lessor, and such money, together with any income or interest earned thereon, shall be expended only as provided in this Agreement, and shall not be subject to any security interest or lien, by or for the benefit of any creditor of either Lessee or Lessor; provided, that the money and investments held by the Escrow Agent under this Agreement shall be subject to the security interests provided in Sections 3.07 and 4.03 hereof and further shall be subject to Section 12.04.

3.02 Money held by the Escrow Agent hereunder shall be invested and reinvested by the Escrow Agent at the written direction executed by an Authorized Representative of Lessee in Qualified Investments (as defined below). Such investments shall be registered in the name of the Escrow Agent and held by the Escrow Agent. The Escrow Agent may purchase or sell to itself or any affiliate, as principal or agent, investments authorized by this Section. Such investments and reinvestments shall be made giving consideration for the time at which funds are required to be available. No investment instruction shall be given that would cause the Agreement to be deemed an "arbitrage bond" within the meaning of Section 148(a) of the Internal Revenue Code of 1986, as amended.

3.03 The Escrow Agent shall have no discretion whatsoever with respect to the management, disposition or investment of the Equipment Acquisition Fund. Lessee acknowledges and agrees that all investments made pursuant to this section shall be for the account and risk of Lessee and any losses associated with investments shall be borne solely by Lessee. Escrow Agent shall from time to time invest and reinvest the funds held in the Equipment Acquisition Fund account, as and when instructed by an Authorized Representative of Lessee, in writing, in any one or more of the following (hereinafter, "Qualified Investments"): (a) obligations of the United States of America or any agency created thereby; (b) general obligations of any State of the United States of America; (c) general obligations of any political subdivision of a State of the United States of America, if such obligations are rated by at least two recognized rating services as at least AA; (d) certificates of deposit of any national bank or banks (including, if applicable, Escrow Agent or an affiliate of Escrow Agent) insured by the Federal Deposit Insurance Corporation (FDIC) with a net worth in excess of $100,000,000.00 ("Acceptable Bank"); (e) obligations of State or Municipal Public Housing Authorities chartered by the United States of America and guaranteed by the United States of America; (f) demand interest bearing accounts of Escrow Agent or an affiliate of Escrow Agent if Escrow Agent or an affiliate of Escrow Agent is an Acceptable Bank; (g) money market funds whose assets are solely invested in obligations listed in (a) through (f) above, including repurchase agreements secured by such obligations and which money market funds are rated in either of the two highest categories of any rating agency of national recognition at the time of purchase, including, without limitation, any other mutual fund for which the Escrow Agent or an affiliate of the Escrow Agent serves as investment manager, administrator, shareholder servicing agent, and/or custodian or subcustodian, notwithstanding that (1) the Escrow Agent or an affiliate of the Escrow Agent receives fees from such funds for services rendered, (2) the Escrow Agent charges and collects fees for services rendered pursuant to this Agreement, which fees are, separate from the fees received from such funds and (3) services performed for such funds and pursuant to this Agreement may at times duplicate those provided to such funds by the Escrow Agent or its affiliates; and (h) any other obligations approved in writing by Lessor. Unless otherwise directed in writing by an Authorized Representative of the Lessee, the Escrow Agent shall invest the Equipment Acquisition Fund, including all income

earnings, as selected by the Lessee on Schedule 1 hereto ("**Schedule 1**") upon the execution of this Agreement. In the event that no election is made by an Authorized Representative of Lessee by the Lessor's Deposit Date, shall remain uninvested.

3.04 If any of the above-described Qualified Investments are **not** legal investments of Lessee or cease to be Qualified Investments, then an Authorized Representative of the Lessee shall immediately notify Escrow Agent which of said Qualified Investments are not legal investments of Lessee or Qualified Investments, as the case may be,, and shall provide Escrow Agent with direction to invest funds in accordance with Section 3.03. It is the sole responsibility of the Lessee to ascertain that all investments comply with all applicable federal, state, and local laws, statues, and policies. The Escrow Agent shall have no duty or obligation to monitor or inquire as to whether any Qualified Investments are legal investments of Lessee or continue to meet the requirements of a Qualified Investment nor have any liability in connection therewith.

3.05 The Escrow Agent shall, without further direction, sell such investments as and when required to make any payment from the Equipment Acquisition Fund, as contemplated herein. Any income received on such investments shall be credited to the Equipment Acquisition Fund.

3.06 The Escrow Agent shall furnish a monthly statement listing all investments to Lessor and to Lessee. The Escrow Agent shall not be responsible or liable for any loss. fees or expenses suffered in connection with any investments of moneys made by it in accordance with this Section. Market values, exchange rates and other valuation information (including without limitation, market value, current value or notional value) of any Qualified Investment furnished in any report or statement may be obtained from third party sources and is furnished for the exclusive use of the Parties. The Escrow Agent has no responsibility whatsoever to determine the market or other value of any Qualified Investment and makes no representation or warranty, express or implied, as to the accuracy of any such valuations or that any values necessarily reflect the proceeds that may be received on the sale of a Qualified Investment. The Escrow Agent shall not act, or deemed to act, as an investment manager or adviser to the Lessee or Lessor.

3.07 Lessee hereby grants Lessor a security interest in the money and investments held by the Escrow Agent under this Agreement as collateral security for the payment and performance of all of Lessee's obligations under the Lease, this Agreement and any agreement, contract or instrument related to the Lease or this Agreement. Lessee represents and warrants to Lessor that the money and investments held by the Escrow Agent under this Agreement are free and clear of any liens, security interests or encumbrances other than the security interests created under this Agreement. Escrow Agent hereby acknowledges that it holds the money and investments held by the Escrow Agent under this Agreement subject to such security interest created by Lessee as bailee for Lessor; provided, that Escrow Agent's security interest in such money and investments as created under Section 4.03 hereof shall be superior to Lessor's security interest therein. It is understood that Escrow Agent has no responsibility with respect to the validity or perfection of the security interest other than to act in accordance with the terms of this Agreement.

SECTION 4. ESCROW AGENT'S AUTHORITY; INDEMNIFICATION.

4.01 The Escrow Agent may: act in reliance upon any writing, notice, certificate, instruction, instrument or signature which it, in good faith, believes to be genuine and to have been signed by an Authorized Representative of the applicable Party or Parties; assume the validity and accuracy of any statement or assertion contained in such a writing, notice, certificate, instruction or instrument; and assume that any person purporting to give any such writing, notice, certificate, instruction or instrument in connection with the provisions hereof has been duly authorized to do so. Except as expressly provided otherwise in this Agreement, the Escrow Agent shall not be liable in any manner for the sufficiency or correctness as to form of, the manner of execution of, or the validity, accuracy or authenticity of any writing, notice, certificate, instruction or instrument deposited with it, nor as to the identity, authority or right of any person executing the same. The Escrow Agent shall not be liable for any action taken, suffered or omitted to be taken by it except to the extent that a final adjudication of a court of competent jurisdiction determines that the Escrow Agent's gross negligence or willful misconduct was the primary cause of any such loss to either Party. The Escrow Agent's duties hereunder (including, without limitation, its duties as to the safekeeping, investment and disbursement of moneys in the Equipment Acquisition Fund) shall be limited to those specifically provided herein. Nothing herein shall be construed to impose an obligation on the part of the Escrow Agent to calculate, evaluate, verify or independently determine the accuracy of any amount received or disbursed by it or any certificate, notice or other information received by it.

The Escrow Agent shall be fully justified in failing or refusing to take any action under this Agreement if such action would, in the reasonable opinion of the Escrow Agent, be contrary to applicable law or this Agreement or is not provided for in this Agreement. As to any fact or matter the manner of ascertainment of which is not specifically described herein, the Escrow Agent shall be entitled to receive and may for all purposes hereof conclusively rely on a certificate, signed by an Authorized Representative of the Lessor and the Lessee, as to such fact or matter, and such certificate shall constitute full protection to the Escrow Agent for any action taken or omitted to be taken by it in good faith in reliance thereon.

4.02 Lessee and Lessor jointly and severally shall indemnify, defend and save harmless the Escrow Agent from any and all claims, liabilities, losses, damages, fines, penalties and expenses (including out-of pocket and incidental expenses and fees and expenses of in house or outside counsel) ("Losses") arising out of or in connection with (i) its execution and performance of this

Agreement, except to the extent and that such Losses are determined by a court of competent jurisdiction through a final order to have been caused by the gross negligence or willful misconduct of the Escrow Agent, or (ii) its following any instructions or other directions from Lessee or the Lessor, except to the extent that its following any such instruction or direction is expressly forbidden by the terms hereof. The provisions of this Section 4.02 shall survive the termination of this Agreement and the resignation or removal of the Escrow Agent for any reason. The indemnifications set forth herein are intended to and shall include the indemnification of all affected agents, directors, officers and employees of the Escrow Agent. In no event shall the Escrow Agent be liable for special, incidental, punitive, indirect or consequential loss or damage of any kind whatsoever (including but not limited to lost profits), even if the Escrow Agent has been advised of the likelihood of such loss or damage and regardless of the form of action.

4.03 Lessee and Lessor hereby grant Escrow Agent a first priority security interest in the money and investments held by the Escrow Agent under this Agreement as collateral security for the Losses, costs and expenses of the foregoing under Section 4.02 and for any other expenses, costs, fees or charges of any character or nature which may be incurred by the Escrow Agent (including reasonable attorneys' fees and court costs) relating to any suit (interpleader or otherwise) or other dispute arising between Lessee and Lessor as to the correct interpretation of the Lease, this Agreement or any instructions given to the Escrow Agent hereunder, with the right of the Escrow Agent, regardless of the instructions aforesaid, to hold the said property until and unless said Losses, expenses, costs, fees and charges shall be fully paid.

4.04 Except as otherwise provided in accordance with Section 2.03 above, if Lessee or Lessor disagree about the interpretation of the Lease or this Agreement, about their rights and obligations under the Lease or this Agreement, or about the propriety of any action contemplated by the Escrow Agent hereunder, then the Escrow Agent may, but shall not be required to, file an appropriate civil action to resolve the disagreement. Lessee and Lessor shall pay all costs, including reasonable attorneys' fees, in connection with such action. Unless the Escrow Agent has received a notice of an event of default under the Lease or of a termination of the Lease due to a non-appropriation event or non-renewal event under the Lease in accordance with Section 2.03 above, if Escrow Agent receives conflicting instructions from the Parties, the Escrow Agent shall be entitled and fully protected in (a) suspending all or any part of its activities under this Agreement until it shall be given a joint written direction executed by Authorized Representatives of the Parties which eliminates such conflict or by a final court order or (b) file an action in interpleader. Lessor and Lessee agree to pursue any redress or recourse in connection with any dispute without making the Escrow Agent a party to the same.

4.05 Escrow Agent may execute any of its powers and perform any of its duties hereunder directly or through affiliates or agents.

4.06 The Escrow Agent may consult with counsel of its own choice and shall have full and complete authorization and protection with the opinion or advice of such counsel. The Escrow Agent shall otherwise not be liable for any mistakes of facts or errors of judgment, or for any acts or omissions of any kind unless caused by the Escrow Agent's gross negligence or willful misconduct. None of the provisions contained in this Agreement shall require the Escrow Agent to risk, use or advance its own funds or otherwise incur any liability, financial or otherwise, in the performance of any of its duties or the exercise of any of its rights or powers hereunder. In no event shall the Escrow Agent be liable (i) for acting in accordance with, or conclusively relying upon, any certificate, notice, or other document from the Lessor or the Lessee, as applicable, or (ii) for an amount in excess of the value of any cash held by it hereunder.

SECTION 5. CHANGE OF ESCROW AGENT.

5.01 Upon agreement of the parties hereto, a national banking association or a state bank having capital (exclusive of borrowed capital) and surplus of at least $10,000,000.00, qualified as a depository of public funds, may be substituted to act as Escrow Agent under this Agreement. Such substitution shall not be deemed to affect the rights or obligations of the parties hereto. Upon any such substitution, the Escrow Agent agrees to assign to such substitute Escrow Agent all of its rights under this Agreement.

5.02 The Escrow Agent may resign and be discharged from its duties hereunder at any time by giving thirty (30) calendar days' prior written notice of such resignation to the Lessee and Lessor. The Lessee and Lessor may remove the Escrow Agent at any time by giving thirty (30) calendar days' prior written notice to the Escrow Agent. Upon such notice, a successor escrow agent shall be appointed by the Lessor and Lessee, who shall provide written notice of such to the resigning Escrow Agent. Such successor escrow agent shall become the escrow agent hereunder upon the resignation or removal date specified in such notice. If the Lessor and Lessee are unable to agree upon a successor escrow agent within thirty (30) days after such notice, the Escrow Agent may, in its sole discretion, deliver the Equipment Acquisition Fund to the Lessor at the address provided herein or may apply to a court of competent jurisdiction for the appointment of a successor escrow agent or for other appropriate relief. The costs and expenses (including its attorneys' fees and expenses) incurred by the Escrow Agent in connection with such proceeding shall be paid by the Lessee and Lessor. Upon receipt of the identity of the successor escrow agent, the Escrow Agent shall either deliver the funds then held in the Equipment Acquisition Fund hereunder (the “Escrow Property”) to the successor Escrow Agent, less the Escrow Agent's fees, costs and expenses or other obligations owed to the Escrow Agent to be paid from any interest earned in respect of the Escrow Property, or hold any interest earned in respect of the Escrow Property (or any portion thereof), pending distribution, until all such fees, costs and expenses or other obligations are paid. Upon its resignation and delivery of the Escrow Property as set forth in this Section, the

Escrow Agent shall be discharged of and from any and all further obligations arising in connection with the Escrow Property or this Agreement.

5.03 The Escrow Agent may appoint an agent to exercise any of the powers, rights or remedies granted to the Escrow Agent under this Agreement, to hold title to property or to take any other action which may be desirable or necessary hereunder.

5.04 Any corporation, association or other entity into which the Escrow Agent may be converted or merged, or with which it may be consolidated, or to which it may sell or otherwise transfer all or substantially all of its corporate trust assets and business to any corporation, association or other entity resulting from any such conversion, sale, merger consolidation or other transfer to which it is a party, ipso facto, shall be and become successor escrow agent hereunder, vested with all other matters as was its predecessor, without the execution or filing of any instrument or any further act on the part of the parties hereto, notwithstanding anything herein to the contrary.

SECTION 6. ADMINISTRATIVE PROVISIONS.

6.01 The Escrow Agent shall keep complete and accurate records of all money received and disbursed under this Agreement, which shall be available for inspection by Lessee or Lessor, or the agent of either of them, upon reasonable notice, at any time during regular business hours.

6.02 This Agreement shall be construed and governed in accordance with the laws of the State where Lessee is located; with the exception of the services of the Escrow Agent, which shall be construed and governed in accordance with the laws of the State of New York.. Each Party irrevocably waives any objection on the grounds of venue, forum non-conveniens or any similar grounds and irrevocably consents to service of process by mail or in any other manner permitted by applicable law and consents to the jurisdiction of the courts located in the State where the Lessee is located. To the extent that in any jurisdiction either Party may now or hereafter be entitled to claim for itself or its assets, immunity from suit, execution, attachment (before or after judgment) or other legal process, such Party shall not claim, and hereby irrevocably waives, such immunity.

6.03 The Parties represent, warrant and covenant that each document, notice, instruction or request provided by such Party to Escrow Agent shall comply with applicable laws and regulations. Any provision of this Agreement found to be prohibited by law shall be ineffective only to the extent of such prohibition, and shall not invalidate the remainder of this Agreement.

6.04 This Agreement shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns. Any entity into which the Escrow Agent may be merged or converted or with which it may be consolidated, or any entity to which all or substantially all the escrow business may be transferred, shall be the Escrow Agent under this Agreement without further act. Specifically, the term "Lessor" as used herein means any person or entity to whom Lessor has assigned its right to receive Rent Payments under the Lease and any other payments due to Lessor hereunder from and after the date when a written notice of such assignment is filed with the Escrow Agent; provided, however, neither this Agreement nor any right or interest hereunder may be assigned by the Lessor or the Lessee without the prior consent of Escrow Agent and the other Party; unless the assignment is to JPMorgan Chase & Co., then consent will not be required.

6.05 This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same Agreement. Except as expressly provided in Section 4 above, nothing in this Agreement, whether express or implied, shall be construed to give to any person or entity other than Escrow Agent and the Parties any legal or equitable right, remedy, interest or claim under or in respect of the Equipment Acquisition Fund or this Agreement.

6.06 All signatures of the Parties to this Agreement may be transmitted by a Portable Document Format ("PDF"), and PDF will, for all purposes, be deemed to be the original signature of such Party whose signature it reproduces, and will be binding upon such Party.

SECTION 7. SECURITY PROCEDURES.

In the event funds transfer instructions are given (whether in writing or by PDF), executed by the appropriate Party or Parties as evidenced by the signatures of the person or persons signing this Agreement or one of their designated persons as set forth in Schedule 2 (each an "Authorized Representative"), and delivered to the Escrow Agent in accordance with Section 9.02, the undersigned is authorized to certify that the signatories on Schedule 2 are specimen signatures of each of their respective Authorized Representatives. The Escrow Agent and the beneficiary's bank in any funds transfer may rely solely upon any account numbers or similar identifying numbers provided by the Lessee or Lessor to identify (i) the beneficiary, (ii) the beneficiary's bank, or (iii) an intermediary bank. The Escrow Agent may apply any of the escrowed funds for any payment order it executes using any such identifying number, even where its use may result in a person other than the beneficiary being paid, or the transfer of funds to a bank other than the beneficiary's bank or an intermediary bank designated. The Lessor and Lessee acknowledge that these security procedures are commercially reasonable.

The Lessor and the Lessee acknowledge that the Escrow Agent may also conduct any additional security procedures as may be required in accordance with the Escrow Agent's internal practices and procedures in effect from time to time.

SECTION 8. ESCROW AGENT FEES.

$1,500 ("Administration Fee"). As compensation for Escrow Agent's services hereunder, Lessee agrees to pay Escrow Agent the above Administration Fee. If the Administration Fee is payable by Lessee, then Lessee authorizes Escrow Agent either to deduct said Administration Fee from the interest and earnings otherwise payable to Lessee under this Agreement or to bill and collect said Administration Fee at any time. In addition, Lessee agrees to reimburse Escrow Agent for its reasonable out-of-pocket costs and expenses and any extraordinary fees and expenses for performing its obligations hereunder (including, but not limited to, attorney's fees and expenses) and to pay all other amounts expressly due and payable to Escrow Agent hereunder. The Escrow Agent may impose, charge, pass-through and modify fees and/or charges for any account established and services provided by the Escrow Agent, including but not limited to, transactions, maintenance, balance-deficiency, and service fees, agency or trade execution fees, and other charges, including those levied by any governmental authority.

SECTION 9. NOTICES.

9.01 Notwithstanding anything to the contrary as set forth in Section 9.02, any notices and demands under or related to this document shall be in writing and delivered to the intended Party at its address stated herein. Subject to Section 9.02, notice shall be deemed sufficiently given or made (a) upon receipt if delivered by hand, (b) on the Delivery Day after the day of deposit with a nationally recognized courier service, (c) on the third Delivery Day after the day of deposit in the United States mail, sent certified, postage prepaid with return receipt requested, (d) only if to Lessee, on the third Delivery Day after the notice is deposited in the United States mail, postage prepaid, and (e) upon receipt if delivered by facsimile, telecopy, electronic mail (with an attachment in PDF or similar format) and electronic confirmation of error free receipt is received. "Delivery Day" means a day other than a Saturday, a Sunday, or any other day on which national banking associations and banks in the City of New York are authorized to be closed. Any Party may change its address for the purposes of the receipt of notices and demands by giving notice of such change in the manner provided in this provision.

9.02 Any instructions setting forth, claiming, containing, objecting to, or in any way related to the transfer or distribution of funds, including but not limited to any such funds transfer instructions that may otherwise be set forth in a written instruction permitted pursuant to Section 2 of this Agreement, shall be given to the Escrow Agent in writing, be executed by an Authorized Representative and sent as a PDF attached to an email only. No instruction for or related to the transfer or distribution of the Equipment Acquisition Fund shall be deemed delivered and effective unless Escrow Agent actually shall have received it on a Delivery Day as a PDF attached to an email only at the email address set forth in this Section 9.02 and as evidenced by a confirmed transmittal to the Party's or Parties email address and Escrow Agent has been able to satisfy any applicable security procedures as may be required hereunder. The Escrow Agent shall not be liable to any Party or other person for refraining from acting upon any instruction for or related to the transfer or distribution of the Equipment Acquisition Fund if delivered to any other fax number or email address, including but not limited to a valid email address of any employee of the Escrow Agent. The Lessor and Lessee acknowledge that there are certain security, corruption, transmission error and access availability risks associated with using open networks such as the internet and the Parties hereby expressly assume such risks.

Notices shall be addressed as follows:

(i) If to the Lessee:
LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI, UTAH 84043
Attn: DEAN LUNDELL
Telephone: (385) 201-2289
Email: dlundell@lehi-ut.gov

(ii) If to the Lessor:
JPMORGAN CHASE BANK, N.A.
1111 POLARIS PARKWAY, SUITE 1A
MAIL CODE OH1-1085
COLUMBUS, OHIO 43240
Attention: GHHN Operations Manager
Email: cefi.escrow.disbursement.request@jpmchase.com

(iii) If to the Escrow Agent:
DEUTSCHE BANK NATIONAL TRUST COMPANY
1 COLUMBUS CIRCLE, 17TH FLOOR

MAIL STOP: NYC01-1710
NEW YORK, NY 10019
Attn: Escrow Team, AA6975
Facsimile: (732) 578-4593
Email: dbny-mpescrow@list.db.com

SECTION 10. FORCE MAJEURE.

Notwithstanding any other provision of this Agreement, no Party to this Agreement is liable to any other Party for losses due to, or if it is unable to perform its obligations under the terms of this Agreement because of acts of God, war, terrorism, fire, floods, strikes, electrical outages, equipment or transmission failures, pandemics, epidemics, or other causes reasonably beyond its control.

SECTION 11. JURY WAIVER.

ALL PARTIES TO THIS AGREEMENT WAIVE ALL RIGHTS TO TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTER CLAIM BROUGHT BY ANY PARTY AGAINST ANOTHER PARTY ON ANY MATTER WHATSOEVER ARISING OUT OF, IN CONNECTION WITH OR IN ANY WAY RELATED TO THIS AGREEMENT.

SECTION 12. MISCELLANEOUS.

12.01 **Patriot Act Section 326 Customer Identification Program.** In order to comply with the laws, rules, regulations and executive orders in effect from time to time applicable to banking institutions, including, without limitation, those relating to the funding of terrorist activities and money laundering, including Section 326 of the USA PATRIOT Act of the United States ("Applicable Law"), the Escrow Agent is required to obtain, verify, record and update certain information relating to individuals and entities which maintain a business relationship with the Escrow Agent. Accordingly, each of the parties agree to provide to the Escrow Agent, upon their request from time to time such identifying information and documentation as may be available for such party in order to enable the Escrow Agent to comply with Applicable Law.

12.02 **Taxpayer Identification Numbers ("TINs").** The other Parties have provided the Escrow Agent with their respective fully executed Internal Revenue Service ("IRS") Form W-8, or W-9 and/or other required documentation. The other Parties each represent that its correct TIN assigned by the IRS, or any other taxing authority, is set forth in the delivered forms.

12.03 **Tax Reporting.** All interest or other income earned under the Agreement shall be allocated to the Lessee and reported by the Escrow Agent to the IRS, or any other taxing authority, on IRS Form 1099 or 1042S (or other appropriate form) as income earned from the Equipment Acquisition Fund by the Lessee whether or not said income has been distributed during such year. The Lessor and Lessee hereby represent to the Escrow Agent that no other tax reporting of any kind is required given the underlying transaction giving rise to this Agreement. Escrow Agent shall withhold any taxes it deems appropriate, including but not limited to required withholding, in the absence of proper tax documentation or as required by law, and shall remit such taxes to the appropriate authorities.

12.04 **Court Orders.** In the event that any of the Equipment Acquisition Fund shall be attached, garnished, levied upon, or otherwise be subject to any court order, or the delivery thereof shall be stayed or enjoined by an order of a court, the Escrow Agent is hereby expressly authorized, in its sole discretion, to obey and comply with all such orders so entered or issued, which it is advised by legal counsel of its own choosing is binding upon it, whether with or without jurisdiction, and in the event that the Escrow Agent obeys or complies with any such order it shall not be liable to any of the Parties hereto or to any other person by reason of such compliance notwithstanding such order be subsequently reversed, modified, annulled, set aside or vacated.

SECTION 13. USE OF ELECTRONIC RECORDS AND SIGNATURES BY ESCROW AGENT.

(a) Notwithstanding any other provision of this Agreement, in such format and delivered in such manner as Lessor may specify, this Agreement, and any notice, consent, amendment, communication, or other document or information provided for herein or related to the Escrow Agreement (collectively, "Documents"), including without limitation any Document required to be written or in writing, may be in the form of an electronic record ("Electronic Record"). Electronic Records and "Electronic Signatures" (as that term is defined under the New York Electronic Signatures and Records Act, N.Y. Laws STT - State Technology Article 3, and, to the extent applicable, the federal ESIGN Act, 15 U.S.C. § 7001 et seq.) may be used by Escrow Agent in place of written documents and handwritten signatures. Any Document may be executed in as many counterparts as necessary or convenient, including both counterparts that are executed on paper and counterparts that are Electronic Records and executed by Escrow Agent using Electronic Signatures. Each executed counterpart shall be deemed an original, and all such counterparts shall constitute one and the same Document.

(b) Notwithstanding any other provision of the Escrow Agreement, Electronic Records may be sent electronically by Lessor to Escrow Agent by sending the Electronic Record to Escrow Agent's Authorized Email Address as an attachment to an email. In the absence of actual notice of non-delivery received by the sender, and except as otherwise expressly required by applicable law, an Electronic Record sent electronically pursuant to the Escrow Agreement shall be deemed given when the Electronic Record is sent and shall constitute notice of the Electronic Record. As used in this subparagraph, "Authorized Email Address" means any email address Escrow Agent provides to Lessor as Escrow Agent' email address or the email address of Escrow Agent's authorized representative, including as provided in any authorization or certification provided by Escrow Agent to Lessor.

(c) Lessor and Lessee will accept Electronic Signatures from Escrow Agent generated only through the electronic signature platform of DocuSign, Inc. ("DocuSign"). Any Document consisting of an Electronic Record bearing Electronic Signatures executed through DocuSign (an "Electronically Signed Document") must, when viewed in a PDF viewer, produce a signature panel evidencing the document has not been modified since the signature was applied ("Signature Panel") and must include a certificate of completion providing details about each signer on the document, which may include the signer's IP address, email address, signature image and timestamp ("Certificate of Completion"). In choosing not to use (or, in the case of encryption, not having the capability to use) any one or more security features of DocuSign, Escrow Agent accepts the risks associated with not using such security measures. Escrow Agent shall be liable for any loss or costs suffered by Lessor or Lessee as a result of not using such security measures. Any Electronically Signed Document that (i) contains the Certificate of Completion and (ii) shows that the email address of the signer contained in the Certificate of Completion is an Authorized Email Address previously provided to Lessor by Escrow Agent (or Lessor has otherwise received a verification email from such Authorized Email Address) for an Authorized Signer (defined below), is prima-facie evidence of it having been executed by the person whose electronic signature appears thereon, regardless of the appearance or form of such electronic signature. Escrow Agent agrees that an Electronically Signed Document shall be deemed to have the same effect as an original Document manually signed by an Authorized Signer.

(d) Lessor and Lessee will accept delivery from Escrow Agent of Electronically Signed Documents (i) which conform to the parties' negotiated and agreed terms and the requirements herein, and (ii) which were created and sent by Escrow Agent acting on Lessor's behalf as its designated custodian solely for purposes of Section 9-105 of the Uniform Commercial Code ("Designated Custodian") until receipt of delivery by Lessor of the Document. Lessor, Lessee and Escrow Agent agree that the copy of an Electronically Signed Document received by Lessor from Escrow Agent is the authoritative electronic copy of such Electronic Record (each an "Authoritative Copy"). Notwithstanding anything to the contrary herein, Lessor shall have the right to reject for any reason any Electronically Signed Document received from Escrow Agent, including by way of example and not limitation, any failure of such Document to conform as provided herein, and may require Escrow Agent to execute and deliver such Document on paper. Upon receipt and acceptance of the executed Authoritative Copy by Lessor, Escrow Agent shall decommission, permanently mark as a copy that it is not the Authoritative Copy, or otherwise render inactive or inaccessible all copies of the Documents held by Escrow Agent as Designated Custodian and certify the same as part of the transmittal to Lessor.

(e) At the Lessor's option, an Authoritative Copy of the Document may be converted to paper and marked as the original by the Lessor (each a "Paper Original"). In the event the Authoritative Copy is converted to a Paper Original, the parties hereto acknowledge and agree that:

a. the electronic signing of the Document also constitutes issuance and delivery of the Paper Original,
b. the Electronic Signature(s) associated with the Document, when affixed to the Paper Original, constitutes legally valid and binding signatures on the Paper Original, and
c. the Escrow Agent's obligations will be evidenced by the Paper Original after such conversion.

(f) Escrow Agent will separately provide Lessor with documentation (i) showing or certifying the authority of its authorized signers ("Authorized Signers") to sign documents on behalf of Escrow Agent and (ii) containing the correct name, Authorized Email Address, and telephone numbers for each Authorized Signer ("Authority Documents"). Escrow Agent represents and warrants that the information contained in the Authority Documents is accurate and complete, and that the Escrow Agent will promptly notify Lessor if there are any changes to the Authority Documents, including if an Authorized Signer's authority is modified or revoked. Lessor is authorized to rely on the information set forth in the Authority Documents until it receives and has had a reasonable time to act on such notice. The Lessor has no obligation to verify whether the Electronic Signature for any Authorized Signer in an Electronically Signed Document matches the specimen signature held by the Lessor, the name, or other information or characteristic of the Authorized Signer, or otherwise verify in any way that the Electronically Signed Document was actually executed by that Authorized Signer.

(g) Escrow Agent represents and warrants on a continuous basis that (i) Electronically Signed Documents shall be deemed to have the same effect as an original document manually signed by an Authorized Signer; and (ii) each Electronically

Signed Document has been validly executed by duly Authorized Signer(s) in accordance with the requirements of applicable law and, to the extent relevant, the Escrow Agent's organizational documents; (iii) each Electronically Signed Document constitutes a valid, legal, enforceable and binding obligation of the Escrow Agent; and (iv) each Electronically Signed Document consisting the Document was created and delivered by Escrow Agent to Lessor in Escrow Agent's capacity as Designated Custodian. The Escrow Agent acknowledges that the Lessor and Lessee has relied on the foregoing representations and warranties when accepting Electronically Signed Documents. The Escrow Agent confirms that each Electronically Signed Document constitutes an Electronic Record established and maintained in the ordinary course of business and an original written record when printed from electronic files. Such printed copies will be treated to the same extent and under the same conditions as other original business records created and maintained in documentary form. The Escrow Agent represents and warrants that it has commercially reasonable policies and procedures intended to prevent unauthorized access to email messages delivered to any Authorized Signer at the Authorized Signer's business email address, which include the following: (i) each Authorized Signer is assigned a unique business email address; (ii) the Authorized Signer's access to the business email account requires at least the use of a unique username and password; and (iii) the Authorized Signer is required to maintain the security of the log-in password and other security used to access the business email account and not to reveal them to any other person.

(h) Lessor assumes no responsibility or liability arising from the transmission, treatment or storage of any data by any e-signature platform, including, without limitation, any personal data. In consideration of the Lessor and Lessee accepting Electronically Signed Documents, the Escrow Agent indemnifies and holds the Lessor and Lessee, and their agents, employees, officers and directors, harmless from and against any and all claims, damages, demands, judgments, liabilities, losses, costs and expenses (including attorneys' fees) arising out of or resulting from the Lessor's or Lessee's reliance on this Agreement or on an Electronically Signed Document executed on behalf of the Escrow Agent.

(The next page is the signature page)

ESCROW AGREEMENT
SIGNATURE PAGE

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first referenced above.

LEHI CITY CORPORATION
(Lessee)

By: _____

Name: _____

Title: _____

JPMORGAN CHASE BANK, N.A.
(Lessor)

By: _____

Name: _____

Title: Authorized Officer

DEUTSCHE BANK NATIONAL TRUST COMPANY as escrow agent
(Escrow Agent)

By: _____

Title: _____

By: _____

Title: _____

***Attachments*:** **Schedule 1 (Investment Authorization)**

Schedule 2 (Name/telephone # of call-back person(s) designated by Section 7 above)

Schedule 1

Investment Authorization

Lessee: **LEHI CITY CORPORATION**

Lease No.: **1000150872**

Investment: **SELECT QUALIFIED INVESTMENT BELOW**

[ ] During the term of this Agreement, the Equipment Acquisition Fund shall remain in a Non-Interest Bearing Account.

[ ] A money market mutual fund, including without limitation a JPMorgan Money Market Mutual Fund (collectively, "MMMF"), as selected by Lessee below.

Check One (if the money market mutual fund option is selected above):

___ JPMorgan 100% U.S. Treasury Securities Money Market Fund (675)
___ JPMorgan U.S. Government Money Market Fund Morgan Shares (3916)
___ JPMorgan U.S. Treasury Plus Money Market Fund Morgan Shares (3919)
___ JPMorgan Federal Money Market Fund Morgan Shares (353)
___ JPMorgan 100% U.S. Treasury Money Market Fund Morgan Shares (677)
___ JPMorgan Tax Free Money Market Fund Morgan Shares (2)
___ Federated U.S. Treasury Cash Reserves Money Market Fund Institutional Service Shares (632)
___ Federated Government Obligations Tax-Managed Money Market Fund Institutional Service Shares (637)
___ Federated Treasury Obligations Money Market Fund Institutional Service Shares (398)
___ Federated Government Obligations Money Market Fund Institutional Service Shares (395)

Notes related to MMMFs:

1) An investment in any of the above investment options is subject to the availability of such money market mutual fund. If the selected investment is not available at the present time you will be contacted by a Deutsche Bank National Trust Company representative.

2) Lessee confirms that each investment instrument above has a rating not lower than the highest rating category from both Standard & Poor's and Moody's.

3) Lessee acknowledges that the Escrow Agent may receive fees from the invested funds for services rendered separate from the fees for services rendered by Escrow Agent as further provided within this Agreement. MMMFs have rates of compensation that may vary from time to time based upon market conditions. The Escrow Agent shall not be responsible or liable for any loss suffered in connection with any investments of moneys made by it in accordance with Section 3 of the Agreement.

4) The Lessee, hereby acknowledges and confirms that it makes its own investment decisions and has not been offered any advice or recommendation on investing in any MMMF and if selected above, is based upon Lessee's independent review of prospectuses previously delivered to Lessee. The Lessee recognizes and agrees that the Escrow Agent has not and will not provide supervision, recommendations or advice relating to either the investment of moneys held in the Equipment Acquisition Fund account or the purchase, sale, retention or other disposition of any Qualified Investment.

5) Market values, exchange rates and other valuation information (including without limitation, market value, current value or notional value) of any MMMF furnished in any report or statement may be obtained from third party sources and is furnished for the exclusive use of the Lessee and Lessor. Escrow Agent has no responsibility whatsoever to determine the market or other value of any MMMF or other non-cash Qualified Investments and makes no representation or warranty, express or implied, as to the accuracy of any such valuations or that any values necessarily reflect the proceeds that may be received on the sale of an MMMF or such Qualified Investments.

6) SHAREHOLDER SERVICES FEES: Lessee acknowledges that the MMMF is authorized to make payments from its management fee or any other source available to parties such as banks or broker-dealers ("Service Organizations") that provide shareholder support services to the MMMF and that Service Organizations currently are compensated at a rate of up

to the Maximum Rate of .50% annually of the average net assets of each MMMF with respect to which they provide or have provided shareholder support services. Lessee further acknowledges that the Escrow Agent is a Service Organization and may be paid, and hereby consents to such payment, by the MMMF up to the Maximum Rate annually of the average daily balance of the Equipment Acquisition Fund invested in the MMMF for shareholder support services rendered to the MMMF by the Escrow Agent, which services may include, without limitation, answering client's inquiries regarding the Fund, assistance to clients in changing dividend options, account designations and addresses, processing purchase and redemption transactions, providing periodic statements showing a client's account balance and the integration of such statement with other transactions, arranging for wires, and providing such other information and services as the MMMF's distributor or Lessee reasonably may request. Lessee further acknowledges that the MMMF may purchase securities from or through the Escrow Agent or its affiliates, may engage in repurchase transactions with the Escrow Agent or its affiliates, may place funds on deposit in accounts with the Escrow Agent or its affiliates and receive interest income thereon and may obtain other services from the Escrow Agent or its affiliates for which the Escrow Agent or its affiliates may be paid a fee.

This investment authorization and direction will remain in effect until and unless expressly revoked or superseded in writing and shall specify the type and identity of the investments to be purchased and/or sold.

SCHEDULE 2

Telephone Number(s) and Signature(s) for Person(s) Designated to Give Funds Transfer Instructions

If from Lessee:

	Name	Telephone Number	Signature
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____

Email(s) and Signature(s) for Person(s) Designated to Receive Escrow Statements/Notices

	Name	Email	Signature
1.	_____	_____	_____
2.	_____	_____	_____

If from Lessor:

	Name	Telephone Number	Signature
1.	Karen L Williams	312-385-7005	(Standing Signature on File)
2.	Kris Hewitt	614-213-8581	(Standing Signature on File)
3.	Meron Gola	614-217-4670	(Standing Signature on File)
4..	Lourdes Roman	312-732-6444	(Standing Signature on File)
5.	Kerry Stygler	614-213-4400	(Standing Signature on File)
6.	Rita Lyle	312-954-3763	(Standing Signature on File)
7.	Edgar Lopez	312-954-0046	(Standing Signature on File)

All instructions, including but not limited to funds transfer instructions, whether transmitted by facsimile or set forth in a PDF attached to an email, must include the signature of the Authorized Representative authorizing said funds transfer on behalf of the Party.

SCHEDULE A-1
(Equipment List)

Expected Equipment Purchase Price: **$2,440,000.00**

Net Amount Financed: **$2,440,000.00**

Equipment Location: **153 N 100 East**
Lehi Utah, 84043

Equipment Description: **Fire Engine, Ambulances, Asphalt Roller, 10-Wheeler and other essential equipment**

TOGETHER WITH ALL ATTACHMENTS, ADDITIONS, ACCESSIONS, PARTS, REPAIRS, IMPROVEMENTS, REPLACEMENTS AND SUBSTITUTIONS THERETO.

This Schedule A-1 is attached to the Lease Schedule **1000150872** or a Receipt Certificate/Payment Request relating to the Lease Schedule.

ESCROW FUNDING SCHEDULE ADDENDUM
AND ARBITRAGE CERTIFICATE

Dated as of: **SEPTEMBER 13, 2024**

Lease Schedule No.: **1000150872**

Lessee: **LEHI CITY CORPORATION**

Escrow Agent: **DEUTSCHE BANK NATIONAL TRUST COMPANY**

Escrow Agreement dated as of: **SEPTEMBER 13, 2024**

Amount To Be Deposited Into Escrow: **$2,440,000.00 ("Lessor's Deposit")**

Reference is made to the above Lease Schedule ("Schedule") to the Master Lease-Purchase Agreement identified in the Schedule ("Master Lease") by and between **JPMORGAN CHASE BANK, N.A.** ("Lessor") and the above lessee ("Lessee"). As used herein, "Lease" shall mean the Schedule and the Master Lease, but only to the extent that the Master Lease relates to the Schedule. This Addendum amends and modifies the terms and conditions of the Lease and is hereby made a part of the Lease. Unless otherwise defined herein, capitalized terms defined in the Master Lease shall have the same meaning when used herein.

NOW, THEREFORE, as part of the valuable consideration to induce the execution of the Lease, Lessor and Lessee hereby agree to amend the Lease as follows:

1. Lessee and Lessor together with the above Escrow Agent ("Escrow Agent") have entered into the above Escrow Agreement ("Escrow Agreement") establishing a fund ("Equipment Acquisition Fund") from which the Purchase Price of the Equipment will be paid.

2. Lessor shall deposit such amount into escrow as is required by the Escrow Agreement, which amount shall be credited to the Equipment Acquisition Fund. Lessee shall pay the balance of the Purchase Price of the Equipment, either by deposit in escrow to the Equipment Acquisition Fund or by direct payment to the Suppliers of the Equipment.

3. The Lease Term of the Lease shall commence on the earlier of the date specified in the Payment Schedule to the Schedule or the date of Lessor's deposit of funds into the Equipment Acquisition Fund. Notwithstanding the statements regarding delivery and acceptance of the Equipment in the Schedule, the parties acknowledge that the Equipment will be accepted as provided in the Escrow Agreement.

4. The delivery of documents and the satisfaction of any other conditions required by the Escrow Agreement or this Addendum shall be additional Funding Conditions for the Lease.

5. Upon Lessee's execution of the Escrow Agreement, Lessee hereby represents and warrants to Lessor that: (a) Lessee has full power, authority and legal right to execute and deliver the Escrow Agreement and to perform its obligations under the Escrow Agreement, and all such actions have been duly authorized by appropriate findings and actions of Lessee's governing body; (b) the Escrow Agreement has been duly executed and delivered by Lessee and constitutes a legal, valid and binding obligation of Lessee, enforceable in accordance with its terms; and (c) the Escrow Agreement is authorized under, and the authorization, execution and delivery of the Escrow Agreement complies with, all applicable federal, state and local laws and regulations (including, but not limited to, all open meeting, public bidding and public investment laws) and all applicable judgments and court orders.

6. The opinion of Lessee's legal counsel will include statements to the same effect as the representations of Lessee in paragraph 5 above.

7. It shall be an additional event of default under the Lease if Lessee fails to pay or perform any of its obligations under the Escrow Agreement or this Addendum or if any of the representations of Lessee in the Escrow Agreement or this Addendum prove to be false, misleading or erroneous in any material respect.

8. **ARBITRAGE CERTIFICATE**. The authorized representative of Lessee who executes this Addendum hereby certifies that he/she is the duly qualified and acting representative of Lessee with the title set forth below his/her signature hereon; that Lessee has executed and delivered the Schedule and the Master Lease (collectively, the "Lease"); that Lessee is a political subdivision of the State identified in the Lease; and that in his/her official capacity as such officer he/she is responsible for executing and delivering, on

behalf of the Lessee, the Lease and this Addendum. This paragraph of this Addendum (hereinafter, this paragraph shall be identified as the "Arbitrage Certificate") is being issued by Lessee as a "no arbitrage certificate" pursuant to Section 148 of the Internal Revenue Code of 1986, as amended (the "Code"), and Treasury Regulations, Sections 1.148-0 through 1.148.11 (the "Regulations"). Lessee represents and warrants to Lessor that the following facts, estimates and circumstances are in existence on the date of this Arbitrage Certificate or are reasonably expect to occur hereafter.

(a) The Lease provides for the lease of the Equipment described in the Lease by Lessor to Lessee. Under the Lease, Lessee is required to make Rent Payments with respect to the Equipment, comprising principal and interest, on the dates and in the amounts stated in the Payment Schedule to the Lease.

(b) Pursuant to the Lease and for the purpose of meeting its obligations thereunder and assuring the Lessee of the availability of monies needed to pay the cost of the Equipment when due, Lessee, Lessor and the Escrow Agent have executed the Escrow Agreement.

(c) Contracts or purchase orders providing for the acquisition and delivery of the Equipment have been issued by Lessee to Equipment Vendors therefor and the Equipment will be acquired and installed with due diligence. Based upon the provisions of the contracts or purchase orders, the Equipment will be acquired and installed no later than **eighteen (18) months** from the date of the Escrow Agreement ("Funding Expiration Date").

(d) The Escrow Agreement provides that Lessor shall deposit the Lessor's Deposit into escrow to be credited to the Equipment Acquisition Fund created by the Escrow Agreement and utilized to pay for the Equipment as provided therein. It is presently expected that all such funds initially credited to the Equipment Acquisition Fund shall be disbursed to pay for the Equipment, but any such amounts ultimately determined not to be needed for such purposes and the interest earnings on the amounts held in escrow shall be utilized on or after the Funding Expiration Date to pay part of the principal due under the Lease, as provided in the Escrow Agreement.

(e) All of the spendable proceeds of the Lease will be expended on the Equipment and related expenses on or before the Funding Expiration Date.

(f) The original proceeds of the Lease, and interest to be earned thereon, do not exceed the amount necessary for the purpose for which the Lease is issued.

(g) The interest of Lessee in the Equipment has not been and is not expected during the term of the Lease to be sold or disposed of by Lessee.

(h) No sinking fund is expected to be created by Lessee with respect to the Lease and Rental Payments.

(i) Lessee represents, warrants and covenants to ***one*** of the following statements of this clause (i) as is initialed by Lessee below [and if Lessee fails to initial its selection, then subclause (A) shall be deemed to have been selected by Lessee]:

_____ (A) 100% of the proceeds of the Lease shall be paid for the acquisition of the Equipment within 18 months of the date of the Escrow Agreement in accordance with the following schedule:

No less than 15% within 6 months of the date of the Escrow Agreement;
No less than 60% within 12 months of the date of the Escrow Agreement; and
No less than 100% within 18 months of the date of the Escrow Agreement.

_____ (B) 100% of the proceeds of the Lease shall be paid for the acquisition of the Equipment within 6 months of the date of the Escrow Agreement.

_____ (C) Lessee qualifies for the "small issuer" exemption in section 148(f)(4)(D) of the Code because all of the following are true: (1) Lessee is a governmental unit with general taxing powers, and (2) the Lease is not a "private activity bond" as defined in Section 141 of the Code, and (3) 95% or more of the proceeds of the Lease shall be used for the governmental activities of Lessee, and (4) the aggregate face amount of all tax exempt bonds and other tax exempt obligations (other than "private activity bonds") issued by Lessee (and any subordinate entities of Lessee as contemplated by Section 148(f) of the Code) during the calendar year in which the Lease is issued is not reasonably expected to exceed $5,000,000.00.

(j) Lessee hereby covenants that Lessee shall comply with all of the requirements of the Code and Regulations relating to the rebate of arbitrage profit to the United States of America (including, without limitation Section 148(f) of the Code) and will rebate to the United States of America all arbitrage profit required thereby.

(k) To the best of the knowledge and belief of the undersigned, the expectations of Lessee, as set forth above, are reasonable; and there are no present facts, estimates and circumstances which would change the foregoing expectations.

(l) Lessee has not been notified of the listing or proposed listing of it by the Internal Revenue Service as an issuer whose arbitrage certificates may not be relied upon.

9. If there is a partial prepayment of principal pursuant to the terms of either clause (c) of Section 2.04 second of the Escrow Agreement or clause (c) of Section 2.05 second of the Escrow Agreement, then in addition to the payment of the Partial Principal Amount, a Break Funding Charge (as defined below) shall be due and payable if (i) exceeds (ii) where (i) equals the interest portion of each of the Rent Payments which would have been paid if such prepayment had not occurred calculated at the interest rate swap including any forward rate swap, if any, which Lessor shall be deemed to have entered into on the earlier of (a) the date the Lease was originally funded or (b) the date a rate lock letter was signed, if any, and (ii) equals the interest portion of each of the Rent Payments which would have been paid if such prepayment had not occurred calculated at the interest rate swap which Lessor shall be deemed to have entered into on the date of prepayment (the "Replacement Swap"). The "Break Funding Charge" equals the present value of the difference between (i) and (ii) for each interest period discounted to a net present value as of the date of prepayment using the fixed interest rate of the Replacement Swap. Lessee acknowledges that (i) Lessor might not fund or hedge its fixed-rate loan portfolio or any prepayment thereof on a loan-by-loan basis at all times, and agrees that the Break Funding Charge is a reasonable and appropriate method of calculating liquidated damages for any prepayment irrespective of whether any of the foregoing hedging transactions have in fact occurred or occurred precisely as stated with respect to the Lease and (ii) all calculations and determinations by the Lessor of the Break Funding Charge or of any element thereof, if made in accordance with its then standard procedures for so calculating or determining such amounts, shall be conclusive absent manifest arithmetic error.

10. Except as expressly amended by this Addendum and other modifications signed by Lessor, the Lease remains unchanged and in full force and effect.

(The next page is the signature page)

ESCROW FUNDING SCHEDULE ADDENDUM
AND ARBITRAGE CERTIFICATE
SIGNATURE PAGE

IN WITNESS WHEREOF, the parties hereto have executed this Addendum as of the date first referenced above.

LEHI CITY CORPORATION
(Lessee)

By: _____

Title: _____

JPMORGAN CHASE BANK, N.A.
(Lessor)

By: _____

Title: Authorized Officer

Requesting Escrow Disbursement

To request an escrow disbursement, the following documents should be emailed to: cefi.escrow.disbursement.request@jpmchase.com

Excel Spreadsheet (required when more than 5 invoices are submitted for payment)

- **Include Excel spreadsheet listing the following information**

Vendor Name	Invoice #	Equip. Desc.	VIN/Serial #	Invoice Amount

Invoice(s)

- ✓ Should have a clear description of the equipment including Serial Numbers
- ✓ Should reflect the total amount of the equipment, along with any progress payment due
- ✓ The Purchaser shown on the invoice
- ✓ ***Wire Transfer instructions of the vendor***

Vehicle Attachment(s)

If the payment is for an Attachment to a Vehicle, the Invoice clearly reflects the VIN # of the vehicle for the attachment.

If **reimbursement** for previously paid invoices is being requested, also provide Proof of Payment:

- ✓ Copy of the Wire Confirmation
- ✓ Copy of cancelled check front and back
- ✓ Bank Wiring instructions for the account where the funds are to be deposited

If the escrow disbursement is ***for titled vehicles***:

- ✓ Copy of the Title/MSO front and back or Copy of the Title Application showing:
  - Purchaser = Legal Entity name of client as shown on the Lease Financing Documents
  - Lienholder = JPMorgan Chase Bank, N.A., P>O> Box 6026, Chicago, IL 60680 (LA does not require JPMorgan Chase Bank, N.A. to be listed as lien holder on title applications.)

Completing the Information on the Authorization Form

Indicate if the request being submitted is a Final Request (section 4)

- ✓ The payee name should reflect who we are disbursing funds to
- ✓ Multiple invoices can be grouped together for a unique vendor (please include a spreadsheet of each of the invoices to be paid and note "see attached" on the invoice detail line).
- ✓ Disbursement requests **must be signed by an authorized signer as shown on the Certificate of Incumbency, Resolution or Schedule 2 of the escrow agreement.**
- ✓ Certain Wire transfers will require a callback performed on a recorded line to verify wiring instructions to us on the payment request form. In order to expedite this process, please provide Loan Contact information on Page 3 of the payment request form.

Insurance certificate is required for all delivered equipment which certificate includes and is not limited to:

1. PHYSICAL DAMAGE

a. Replacement cost coverage for the equipment (physical damage coverage for vehicles) identified on the attached Schedule A-1 and the equipment cost referenced on same.

b. "JPMorgan Chase Bank, N.A., its parent and affiliates, successors or assigns" shall be named as Lender's Loss Payee.

2. LIABILITY

a. General liability and Auto liability coverage as required must be provided in the amount of $**5**,**000,000.00**, or in the State of Texas in the amount of $300,000.00.

b. "JPMorgan Chase Bank, N.A., its parent and affiliates, successors or assigns" shall be named as Additional Insured.

3. Please reference the Insurance Request Letter for further details.

ESCROW RECEIPT CERTIFICATE/PAYMENT REQUEST

Dated: **_____, 20____**

Lease Schedule No: **1000150872 dated SEPTEMBER 13, 2024**

Escrow Agreement Dated: **SEPTEMBER 13, 2024**

1. The undersigned Lessee of the above Lease Schedule and its Master Lease-Purchase Agreement (collectively, the "Lease") hereby acknowledges receipt in good condition of all of the Equipment described on Schedule A-1 to this Receipt Certificate/Payment Request as of the following Acceptance Date and hereby confirms that the Equipment has been installed at the following location:

   Acceptance Date: _____

   Equipment Location: See Attached Schedule A-1

2. Lessee agrees that (a) the undersigned Lessor has not selected, manufactured, sold or supplied any of the Equipment, (b) Lessee has selected all of the Equipment and its suppliers, and (c) Lessee has received a copy of, and approved, the purchase orders or purchase contracts for the Equipment.

3. **AS BETWEEN LESSEE AND LESSOR, LESSEE AGREES THAT: (a) LESSEE HAS RECEIVED, INSPECTED AND APPROVED ALL OF THE EQUIPMENT; (b) ALL EQUIPMENT IS IN GOOD WORKING ORDER AND COMPLIES WITH ALL PURCHASE ORDERS OR CONTRACTS AND ALL APPLICABLE SPECIFICATIONS; (c) LESSEE IRREVOCABLY ACCEPTS ALL EQUIPMENT FOR PURPOSES OF THE LEASE "AS-IS, WHERE-IS" WITH ALL FAULTS; AND (d) LESSEE UNCONDITIONALLY WAIVES ANY RIGHT THAT IT MAY HAVE TO REVOKE ITS ACCEPTANCE OF THE EQUIPMENT.**

4. Lessee and Lessor hereby request that the Escrow Agent identified in the above Escrow Agreement pay from the Equipment Acquisition Fund established under the Escrow Agreement to each party designated below as Payee, the amount stated below in payment of all or part of the Purchase Price (as such term is used in the Escrow Agreement) as stated below. Lessee hereby confirms that said amount is due and payable under a purchase order or contract relating to the Equipment described herein and has not formed the basis of any prior request for payment.

Payee #1:

Name: _____

Address: _____

_____

Invoice Number: _____ Date: _____

Amount: $ _____

WIRE INSTRUCTIONS:

Name of Bank: _____

ABA No: _____

Account Number: _____

Account Name: _____

Payee #2:

Name: _____

Address: _____

_____

Invoice Number: _____ Date: _____

Amount: $ _____

WIRE INSTRUCTIONS:

Name of Bank: _____

ABA No: _____

Account Number: _____

Account Name: _____

Payee #3:

Name: _____

Address: _____

_____

Invoice Number: _____ Date: _____

Amount: $ _____

WIRE INSTRUCTIONS:

Name of Bank: _____

ABA No: _____

Account Number: _____

Account Name: _____

CHECK THIS LINE IF THIS IS THE FINAL REQUEST: _____

If this is the **FINAL REQUEST** Lessee hereby confirms that said Equipment together with all other property covered by Receipt Certificates delivered prior to this Receipt Certificate represents **all** of the Equipment to be subject to the Lease.

5. If this is a Final Request, then this Receipt Certificate/Payment Request shall constitute a Full Funding Notice and if any funds remain in the Equipment Acquisition Fund established pursuant to the Escrow Agreement (including any remaining amount of the Lessor's Deposit and/or any earnings thereon; collectively referred to as the "Escrow Balance"), then Lessee hereby directs Escrow Agent to pay the Escrow Balance as follows: (a) to Lessee if the Escrow Balance is less than $500.01; and (b) otherwise to Lessor and Lessor is hereby authorized to apply the Escrow Balance as follows: (i) If Escrow Balance is less than interest paid on the Lease during the previous 18 months the Escrow Balance will be reimbursed to the Lessee (ii) if the Escrow Balance is equal to or less than the next Rent Payment due under the Lease, apply the Escrow Balance to said Rent Payment; or (iii) if the Escrow Balance is greater than the next Rent Payment due under the Lease, apply the Escrow Balance as a partial prepayment of principal under the Lease and Lessor is authorized to send a revised Payment Schedule for the Lease that reflects said prepayment.

6. Lessee will confirm wire instructions by telephone (if required by Lessor) by designating an Authorized Contact ("Contact") for Lessee below. This Contact must be someone who has the requisite knowledge to verify the instructions outlined above AND must be someone other than the authorized signer hereto. Lessee should consider designating more than one Contact to avoid funding delays.

LEHI CITY CORPORATION
(Lessee)

By: _____

Name: _____

Title: _____

JPMORGAN CHASE BANK, N.A.
(Lessor)

By: _____

Name: _____

Title: Authorized Officer

Contact #1:

Name: _____

Title: _____

Direct Telephone: _____

General Telephone: _____

Contact Signature: _____

Contact #2:

Name: _____

Title: _____

Direct Telephone: _____

General Telephone: _____

Contact Signature: _____

SCHEDULE A-1

Equipment Description

(This Schedule A-1 is attached to a Receipt Certificate/Payment Request relating to the Lease Schedule.)

Lease Schedule No: 1000150872 dated SEPTEMBER 13, 2024

The Equipment described below includes all attachments, additions, accessions, parts, repairs, improvements, replacements and substitutions thereto.

Equipment Location: _____

_____

Equipment Description: _____

_____

SIGN UP . . . . FOR AUTOMATED BILL PAYMENT

Please complete ALL Sections and return this form:

I authorize **JPMORGAN CHASE BANK, N.A.** to make withdrawals from the account listed below. I understand that I control my withdrawals for payments on leases and loans. If at any time I decide to discontinue this payment service, I will notify the biller**. I also understand that any future leases and loans will automatically be set up with auto debit withdrawals unless JPMorgan Chase Bank, N.A. elects to the contrary**. **All assessments and other fees payable under the leases and loans will be withdrawn with rental/installment payments unless otherwise instructed.**
(PLEASE PRINT)

Customer Information: **Financial Institution**:

Name:	**LEHI CITY CORPORATION**		Name:			
Address:	**153 NORTH 100 EAST**		Address:			
City:	**LEHI**		City:			
State:	**UT**	Zip: **84043-0255**	State:		Zip:	

Account Type (check one) ☐ Checking ☐ Savings

Routing /ABA Number _____ Account Number _____

(Please enclose a voided check*)*

Biller Information:

Your JPMorgan Chase Bank, N.A. Account Number(s) as Shown on Agreement or Invoice.
(A sign up form is required for each unique financial institution account and routing/ABA number.)

1000150872 1000 __ __ __ __ __ __ 1000 __ __ __ __ __ __ 1000 __ __ __ __ __ __

Notice to Customer - This agreement authorizes the periodic transfer of funds from your account at the financial institution listed on this sign up form by electronic means. Your rights and liabilities under this agreement are governed in part by federal laws and regulations dealing with electronic fund transfers. You should consult your agreement with the financial institution, which holds your account for a more complete disclosure of your legal rights. Withdrawal amount may change to reflect the payment schedule defined in the agreement. This authorization and change of payment method will not modify or amend the agreement, including any rights or remedies of JPMorgan Chase Bank, N.A. The biller reserves the right to discontinue this payment service at biller's discretion and upon notice to the customer.

_____ _____ _____
Authorized Signature Date Telephone No.

Do Not Enclose Payment!

Mail to: **JPMorgan Chase Bank, N.A.**
1111 Polaris Parkway, Suite N4 (OH1-1085)
Columbus, Ohio 43240
Phone: 1-800-678-2601 Option #2
Or
Email: **JPMEF.Portfolio.Service@JPMORGAN.com**

THINGS YOU NEED TO KNOW ABOUT AUTOMATED BILL PAYMENT

Q. How do I sign up?
A. Complete all sections of this form, sign, enclose a voided check and mail or email to **JPMEF.Portfolio.Service@JPMORGAN.com**.

Q. Once I have enrolled in the automated bill payment will JPMorgan Chase Bank, N.A. give me notice of when my automated bill payment will begin?
A. Yes. You will be notified by mail in advance of your actual start date. Typically, it will take 4 to 6 weeks before you will begin. Please continue to pay until notification is received.

Q. When will the payment amounts be taken out of my checking or savings account?
A. The periodic payment will be deducted from your checking or savings account automatically by JPMorgan Chase Bank, N.A. on the payment due date. If the payment due date falls on a weekend or holiday the payment will be deducted on the next business day.

Q. What if I have a question about my bill payment or want to stop the automated payment plan?
A. Simply call us at **1-800-678-2601 Option #2**.

Q. How can I be sure my bill has been paid?
A. Your payment will be clearly itemized on your bank's monthly account statement.

Q. Is there a charge for this service?
A. No. You are a valued customer and we offer this service free of charge.

Q. If I've already signed up, must I complete the form again?
A. Only if you are adding or changing the financial institution account and/or routing/ABA numbers.

Q. How will I be billed for assessments?
A. Assessments such as personal property tax and fees will be deducted with your rental payment unless otherwise instructed by you in writing.

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: September 10, 2024
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #54-2024 the Triple B zone change located at 1630 South 500 East changing the zoning on 33.17 acres from A-5 (agriculture) to R-1-22 (residential/agriculture).

Suggested Action:

Attachments:

CC Staff Report Triple B Zone Change 09.10.24.docx

Triple B Zone Change DRC 7.31.2024.docx

Ord 54-2024.docx

Triple B Aerial.pdf

Triple B GP.pdf

Triple B Zoning.pdf

narrative.pdf

Triple B Zone Change DRC 07.31.24.pdf

TRIPLE B ZONE CHANGE
CITY COUNCIL REPORT

Applicant	Bill Elton		
Meeting Date	September 10, 2024		
Requested Action/Purpose	Approval of a proposed zone change		
Location	Approximately 500 E 1630 S		
Project Area	33.17 acres		
Existing Zoning	A-5		
Proposed Zoning	R-1-22		
Existing General Plan Land Use Designation	VLDRA		
Adjacent Zoning and Land Use	*North*	PC/PF	Quail Run Townhomes
	South	A-5	Utah Lake Shoreline
	East	PC	Spring Creek Ranch Subdivisions
	West	A-5	Undeveloped
Date of DRC Review	July 31, 2024		
Date of Planning Commission Review	August 22, 2024		
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 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 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. Although new development in VLDRA areas is allowed, the existing agricultural uses will be encouraged to remain. 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

January 20, 1999 Property Annexed in Mill Pond Annexation

May 28, 2024 The Triple B Investment General Plan Amendment was approved by the City Council.

REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from TH-5 to R-1-22 on 33.17 acres located at approximately 500 E 1630 S. The zone change is consistent with the General Plan and a concept was not submitted at this time.

There were three comments from the DRC, including:

1. Though current city plans show Pony Express Parkway as a 105' - 115' ROW roadway, recent transportation discussions indicate that this roadway may need to larger. Future concept / development submissions related to this property will need to consider the preservation of this wider transportation corridor.
2. Water dedication will be required as a condition of recording the zone change ordinance. The amount of dedication is .79 acre feet per acre of culinary water and 2.90 acre feet per acre of irrigation water.

Please consider all of the DRC comments 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/is not consistent with the goals and policies of the General Plan.
2. The proposed change is/is not consistent and compatible with the General Plan land uses of nearby and adjoining properties.
3. The proposed change will/will not unduly affect the uses, or proposed uses for nearby and adjoining properties.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on August 22, 2024. The minutes and motion from this meeting are as follows:

2.4) Public hearing and recommendation of Bill Elton's request for review of the Triple B zone change located at 1630 South 500 East changing the zoning on 33.17 acres from A-5 (agriculture) to R-1-22 (residential/agriculture).

Brittney Harris presented information on the item.

Tony Trane was representing the applicant. He noted that the General Plan Amendment was previously

approved and is now following through with the zone change.

Chairman Jackson opened the public hearing.

Teresa Mott neighbors the property and stated that she may also want to bring in fill dirt for her property. the fill dirt can be leveled out, which is above the floodplain. Kim Struthers clarified her question.

Commission Chair Jackson closed the public hearing.

There was discussion regarding the grading permit process. Mr. Trane stated that the development would be responsible for its own water drainage as the elevation is higher than surrounding properties. He also noted that there will be further discussion regarding the elevation of this project and the future road as they continue through the development process.

Motion: Commissioner Jones moved to recommend approval of the Triple B zone change located at 1630 South 500 East changing the zoning on 33.17 acres from A-5 (agriculture) to R-1-22 (residential/agriculture); including all DRC comments; with the findings that the property is suitable for the requested use and for the existing uses identified by the General Plan. Commissioner Eyre seconded the motion.

Vote: Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Kunze, yes; Commissioner Jones, yes. The motion passed unanimously.

Triple B Investment Group LLC Zone Change
DRC Redline Comments

*Bill Elton- requests review of the **Triple B Investments Group LLC Zone Change** located at ??? changing the zoning on 33.17 acres from A-5 to R-1-22.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: Tony Trane
Date of Plans Reviewed: 7/16/2024
Time Start: 2:30 pm
Time End: 2:38 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary S– Building/Inspections: No comments
Shelbey– Public Works:

1. Informational: 100 year floodplain according to the NFHL for your reference. Orange is 500 year floodplain. Blue is 100 year floodplain zone AE.



Gary E – Engineering:

2. Though current city plans show Pony Express Parkway as a 105' - 115' ROW roadway, recent transportation discussions indicate that this roadway may need to larger. Future concept / development submissions related to this property will need to consider the preservation of this wider transportation corridor.

Kim – Planning:

3. Water dedication will be required as a condition of recording the zone change ordinance. The amount of dedication is .79 acre feet per acre of culinary water and 2.90 acre feet per acre of irrigation water.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 22, 2024 (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.

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: 54-2024

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT APPROXIMATELY 500 EAST 1630 SOUTH

WHEREAS, Bill Elton, applicant for property located at approximately 500 East 1630 South 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 August 22, 2024, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on September 10, 2024, City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of August 22, 2024; 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-1-22.

PART II:

A. If a provision of this Ordinance 54 -2024 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 10th day of September 2024.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

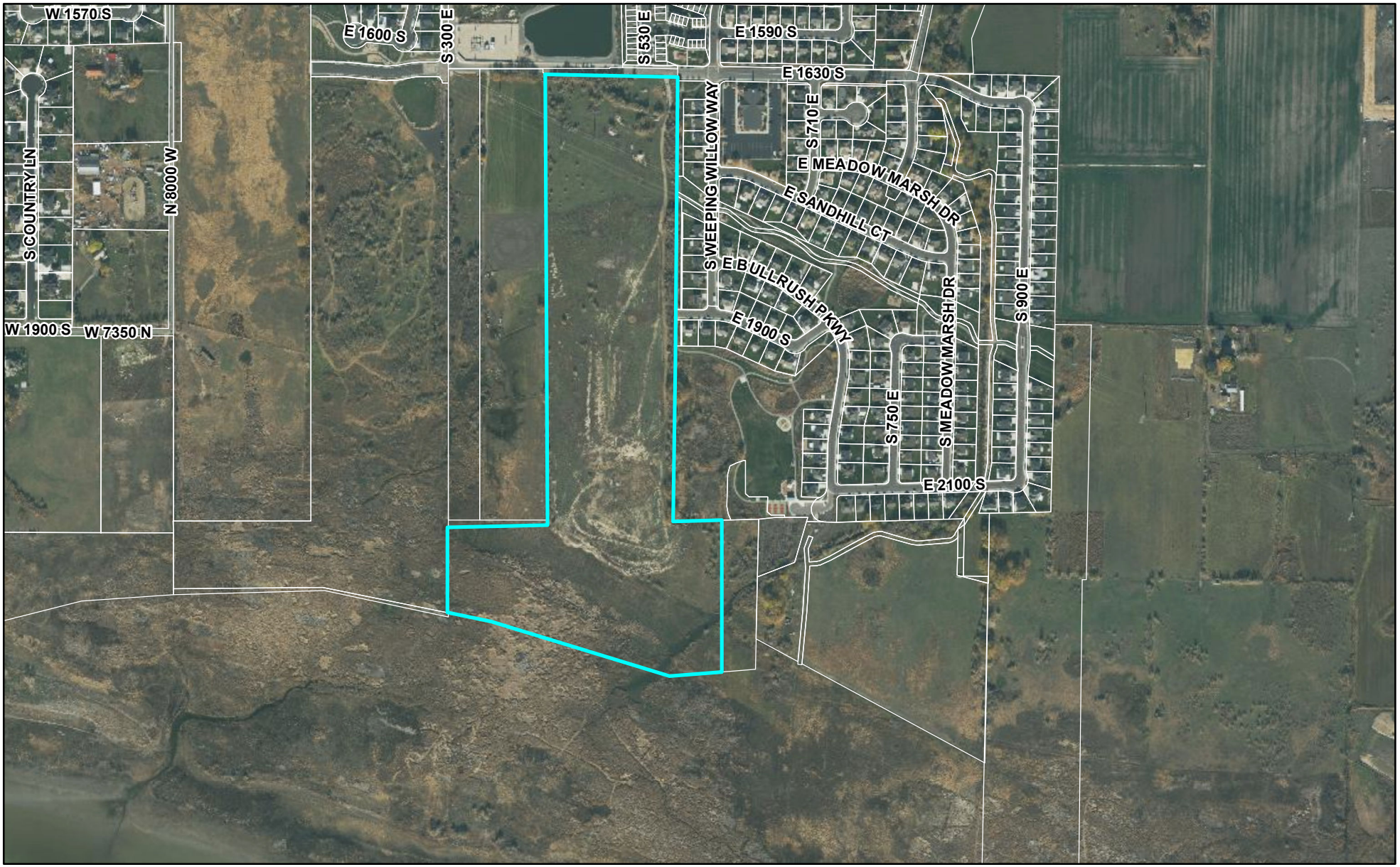
Triple B Zone Change

PROPERTY DESCRIPTION

Beginning at a point which is South 00°01'50" East 495.18 feet along the section line and North 89°59'30" East 1785.71 feet from the West Quarter Corner of Section 21, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence South 88°49'47" East 635.03 feet; thence along Spring Creek Ranch Plats the following six courses 1) South 00°27'37" West 1370.10 feet; 2) South 00°45'37" West 764.08 feet; 3) North 88°34'51" East 233.24 feet; 4) North 00°09'34" East 0.76 feet; 5) North 88°37'34" East 4.24 feet 6) North 88°22'34' East 173.17 feet; thence South 01°17'42" West 721.80 feet; thence South 85°24'18" West 412.68 feet; thence North 72°56'47" West 896.50 feet; thence North 78°29'30" West 209.69 feet; thence North 00°00'14" West 411.05 feet; thence North 88°45'22" East 477.81 feet; thence North 00°18'36" West 2,164.03 feet to the point of beginning.

Triple B Zone Change

Aerial

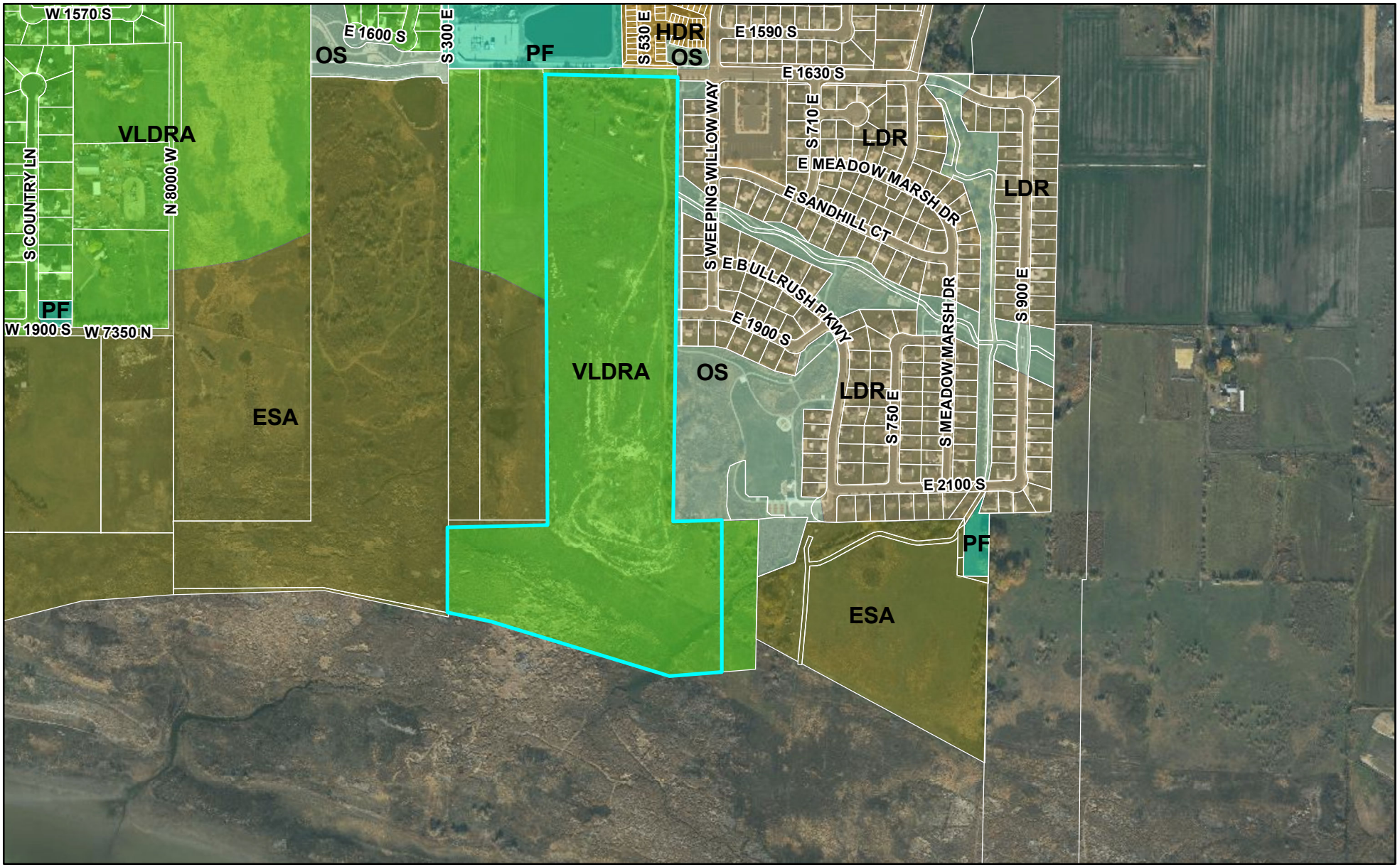


0 790 1,580 Feet

LEHI CITY

Triple B Zone Change

General Plan

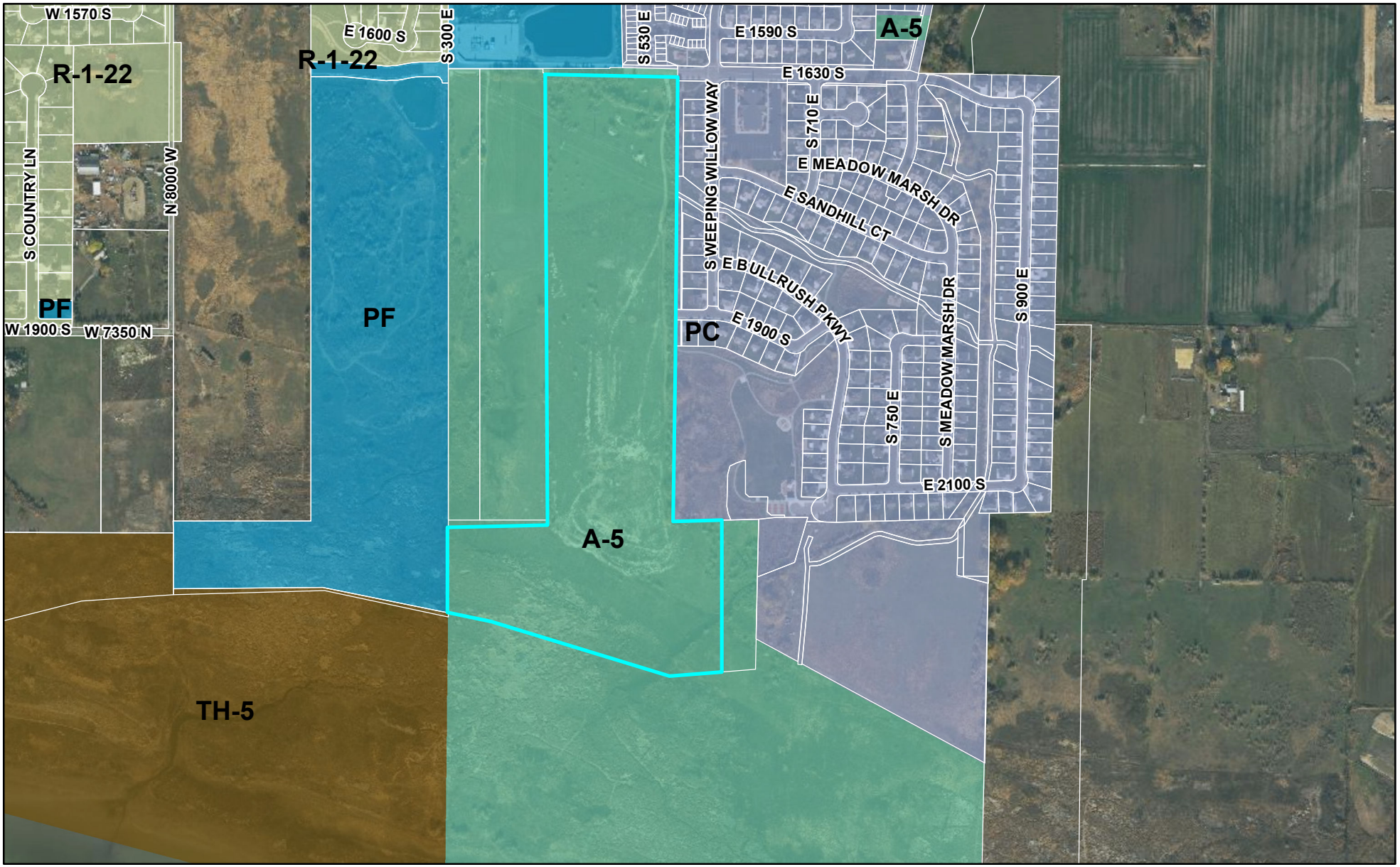


0 790 1,580 Feet

LEHI CITY

Triple B Zone Change

Zoning



0 790 1,580 Feet

LEHI CITY

6/2/2024

Lehi City
Attn: City Council and Staff

Subject: Triple B Investment Group Zoning Plan Amendment

The property owned by Triple B Investment Group, located at 1630 South 500 East (serial numbers 13:036:0017 and 13:072:0021) is requesting an amendment to the Lehi City Zoning Map for a portion of the property of approximately 33.17 acres. The remaining 18.3 acers of the overall 51.47 acres will remain in the current A-5 zoning designation.
The general plan was recently adjusted to define the 33.17 acres as a VLDRA designation which is in line with the requested zoning amendment.
We also understand that there is a proposal to extend the Pony Express Roadway and have reached out to the City to define the corridor for the future roadway. The proposed amendment is to define the property north of this existing 100 yr flood zone to to the R-1-22. We feel this is an appropriate request based on the current conditions in the area, the need to coordinate with the City for the road right-of-way and to be in line with the existing adjacent developed areas.

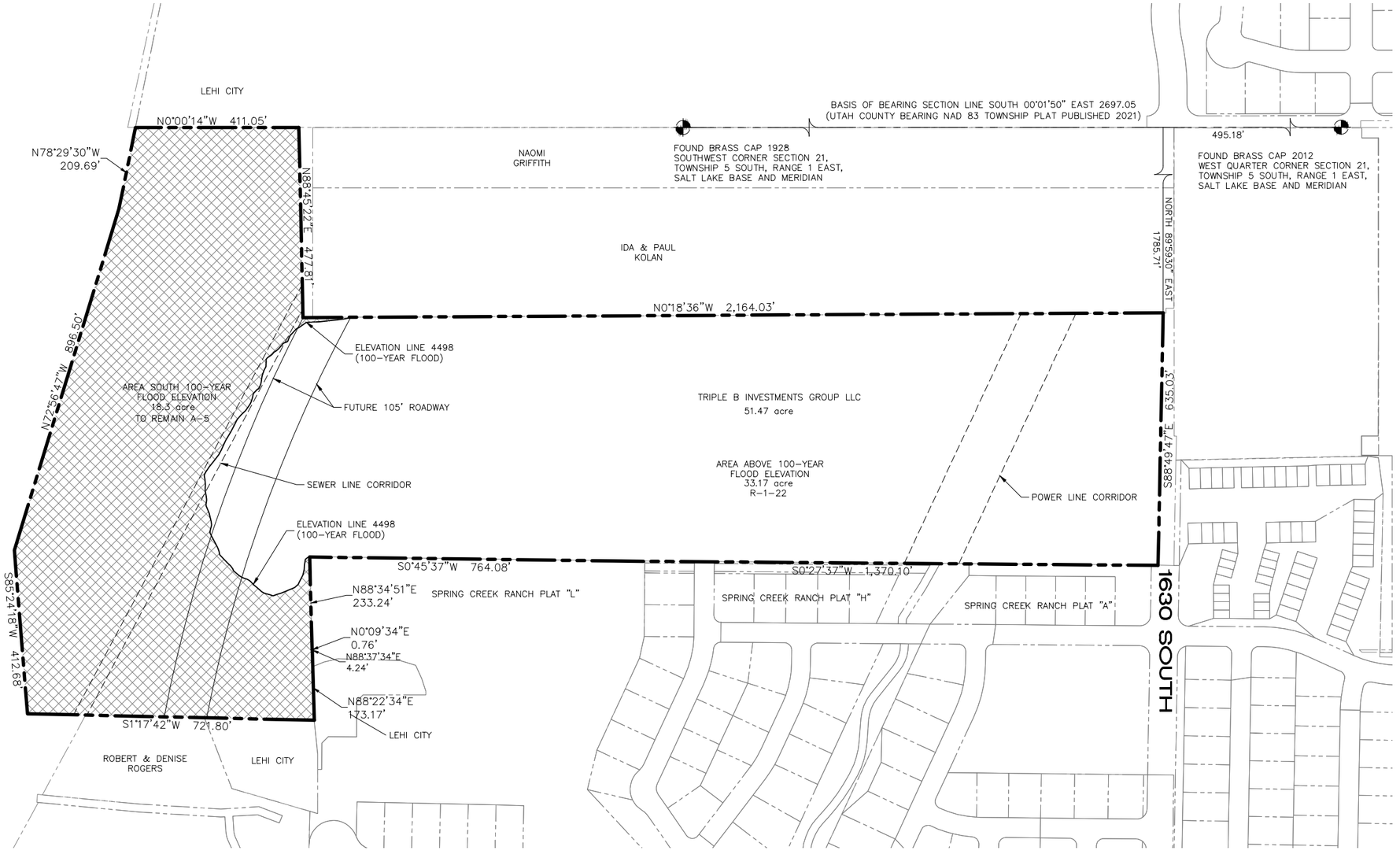
In general, the topography, vegetation, and other natural features present on the property of the proposed General Plan is flat farm land and the use of the property is farm land.

The potential residential density of the proposed area has been in discussions for many years. The proposed zoning request would be in line with the general plan for 1.75 units per acre outside the flood zone and 1 unit per 5 acres in the A-5 area.

The proposed amendment will comply with and achieve Lehi City's land use(s), goals and policies outlined in the Lehi City General Plan by following the recent amendment completed. The property is located next to city parks and trail corridors that connect them are anticipated whit thet the future development expanding the parks and trail system.

The overall direction from Lehi City has been to coordinate this area for a cohesive development due to the surrounding features and amenities. We feel that this proposal is in line with the direction of the intent for the current conditions. The additions to the park and trail system will help to add connectivity and a community feel to the area.

TRIPLE B INVESTMENTS GROUP LLC
ZONE MAP AMENDMENT

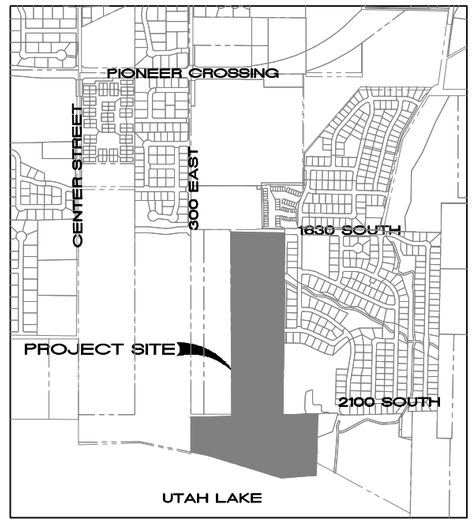


0 100 200 300

(24"x36")
SCALE: 1" = 100'
(11"x17")
SCALE: 1" = 200'

PROPERTY DESCRIPTION

Beginning at a point which is South 00°01'50" East 495.18 feet along the section line and North 89°59'30" East 1785.71 feet from the West Quarter Corner of Section 21, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence South 88°49'47" East 635.03 feet; thence along Spring Creek Ranch Plats the following six courses 1) South 00°27'37" West 1370.10 feet; 2) South 00°45'37" West 764.08 feet; 3) North 88°34'51" East 233.24 feet; 4) North 00°09'34" East 0.76 feet; 5) North 88°37'34" East 4.24 feet 6) North 88°22'34" East 173.17 feet; thence South 01°17'42" West 721.80 feet; thence South 85°24'18" West 412.68 feet; thence North 72°56'47" West 896.50 feet; thence North 78°29'30" West 209.69 feet; thence North 00°00'14" West 411.05 feet; thence North 88°45'22" East 477.81 feet; thence North 00°18'36" West 2,164.03 feet to the point of beginning.



VICINITY MAP

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
170 SOUTH INTERSTATE PLAZA, SUITE 230, LEHI, UTAH 84043 (801) 768-4544

TRIPLE B INVESTMENTS GROUP LLC
ZONE MAP AMENDMENT

Agenda Item No: 7

City Council Agenda Item Report

Meeting Date: September 10, 2024
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordiance #55-2024 the Diane Downs zone change located at 211 South 500 West changing the zoning on 0.73 acres from RA-1 (residential/agriculture) to R-1-Flex (residential).

Suggested Action:

Attachments:

CC Staff Report Downs Zone Change 09.10.24.docx

Downs Zone Change DRC 7.31.2024.docx

Downs ZC Aerial.pdf

Downs ZC GP.pdf

Downs ZC Zoning.pdf

Diane Downs Zone Change DRC 07.31.24.pdf

Ord 55-2024.docx

DOWNS ZONE CHANGE
CITY COUNCIL REPORT

Applicant	Diane Downs		
Meeting Date	September 10, 2024		
Requested Action/Purpose	Approval of a proposed zone change		
Location	211 South 500 West		
Project Area	0.73 acres		
Existing Zoning	RA-1		
Proposed Zoning	R-1-Flex		
Existing General Plan Land Use Designation	LDR		
Adjacent Zoning and Land Use	*North*	RA-1	Single family residential
	South	RA-1	Single family residential
	East	RA-1	Single family residential
	West	PF	Meadow Elementary
Date of DRC Review	July 31, 2024		
Date of Planning Commission Review	August 22, 2024		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

LOW DENSITY RESIDENTIAL (LDR) The Low Density Residential (LDR) classification provides for predominantly single family residential areas and single family dwelling units with an overall neighborhood density not to exceed 4 units per acre.

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

PROPERTY HISTORY

June 15, 1872 This property is part of the original incorporated boundaries of Lehi City.

REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from RA-1 to R-1-Flex on 0.73 acres located at 211 South 500 West. The zone change is consistent with the General Plan. A concept was not submitted at this time, but the zone change facilitates the possibility of a two-lot subdivision.

There was one comments from the DRC relating to water dedication:

1. Water dedication will be required as a condition of recording the zone change ordinance. The amount of dedication is .45 acre feet of culinary water.

Please consider 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/is not consistent with the goals and policies of the General Plan.
2. The proposed change is/is not consistent and compatible with the General Plan land uses of nearby and adjoining properties.
3. The proposed change will/will not unduly affect the uses, or proposed uses for nearby and adjoining properties.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on August 22, 2024. The minutes and motion from this meeting are as follows:

1. **2.5) Public hearing and recommendation of Layne Downs' request for review of the Diane Downs zone change located at 211 South 500 West changing the zoning on 0.73 acres from RA-1 (residential/agriculture) to R-1-Flex (residential).**
   Brittney Harris presented information on the item.

   Tony Trane was representing the applicant.

   Chairman Jackson opened and closed the public hearing.

Motion: Commissioner Kunze moved to recommend approval of the Diane Downs zone change located at 211 South 500 West changing the zoning on 0.73 acres from RA-1 (residential/agriculture) to R-1-Flex (residential; including all DRC comments; with the findings that this is consistent with the goals and policies of the General Plan, that it's compatible with the General Plan land uses of nearby and adjoining properties; that the property is suitable for the requested use, and that it does not unduly affect the uses or proposed uses of nearby and adjoining properties. Commissioner Jones seconded the motion.

Vote: Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Kunze, yes; Commissioner Jones, yes. The motion passed unanimously.

Downs Zone Change
DRC Redline Comments

*Diane Downs- requests review of the **Downs Zone Change** located at 211 S 500 W changing the zoning on 0.73 acres from RA-1 to R-1-Flex.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: Tony Trane
Date of Plans Reviewed: 7/16/2024
Time Start: 2:38 pm
Time End: 2:39 pm

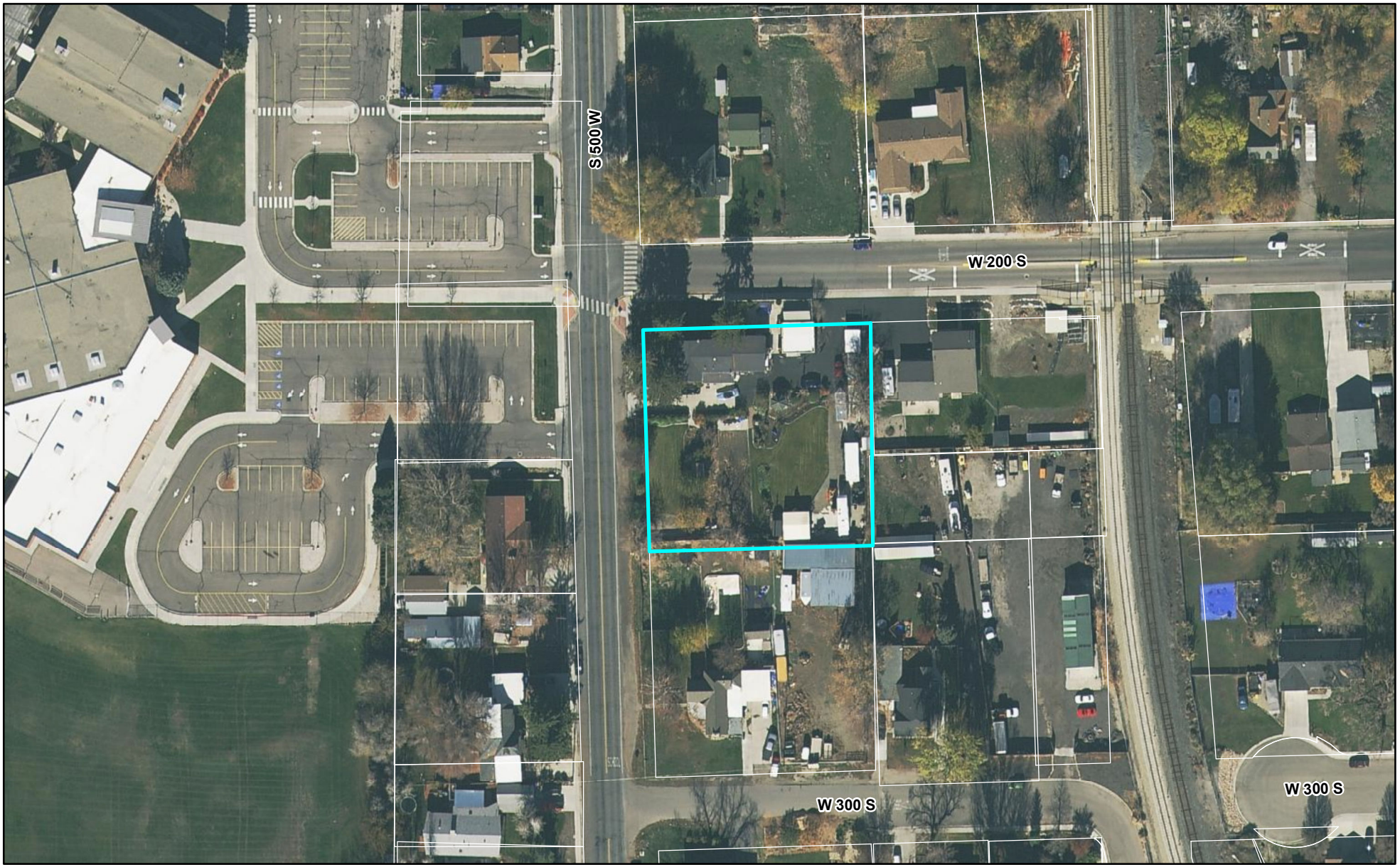
DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary – Building/Inspections: No comments
Shelbey– Public Works: No Comments
Brad – Engineering: No Comments
Kim – Planning:
1. Water dedication will be required as a condition of recording the zone change ordinance. The amount of dedication is .45 acre feet of culinary water.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 22, 2024
(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.

Downs Zone Change

Aerial

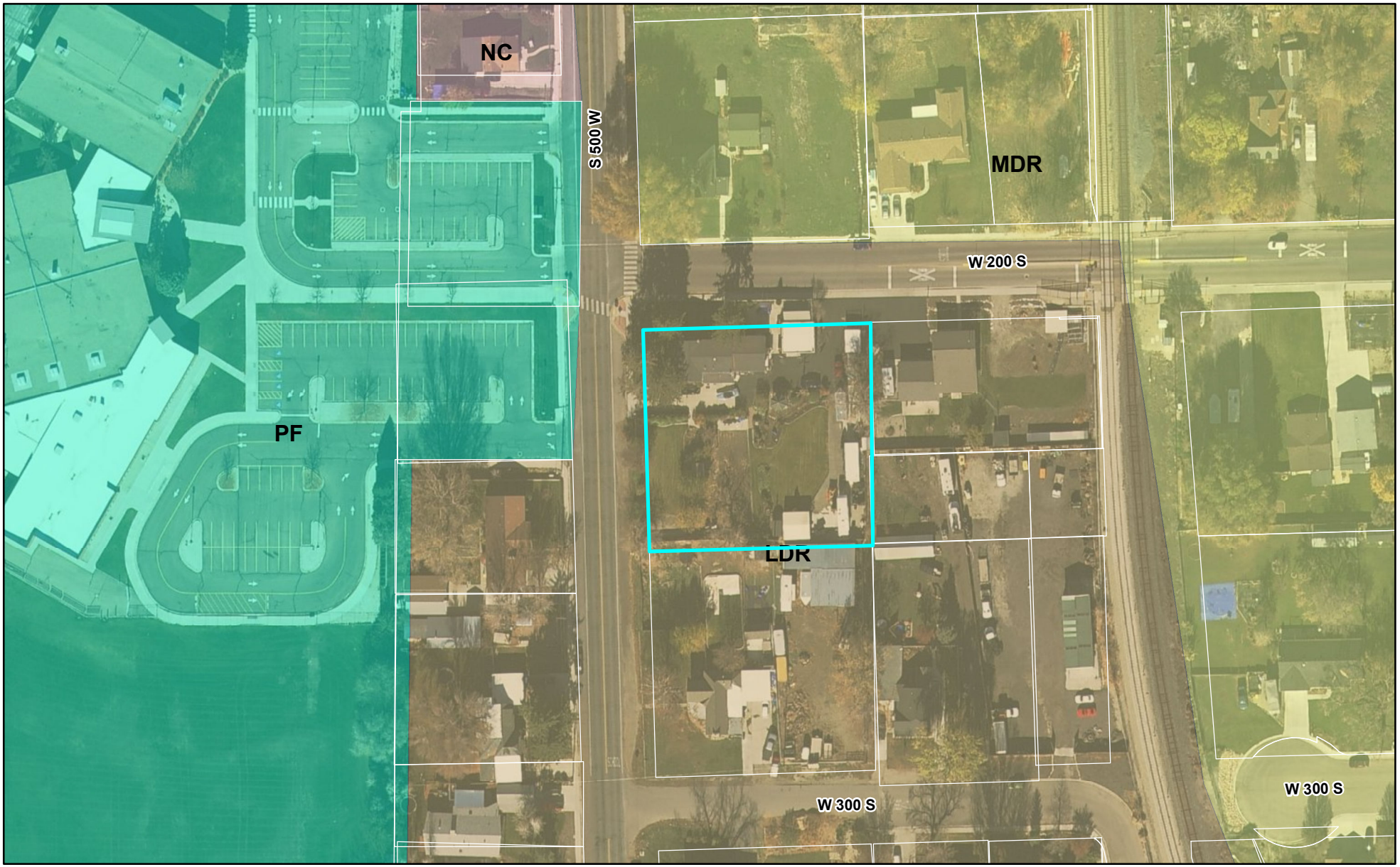


0 130 260 Feet

LEHI CITY

Downs Zone Change

General Plan

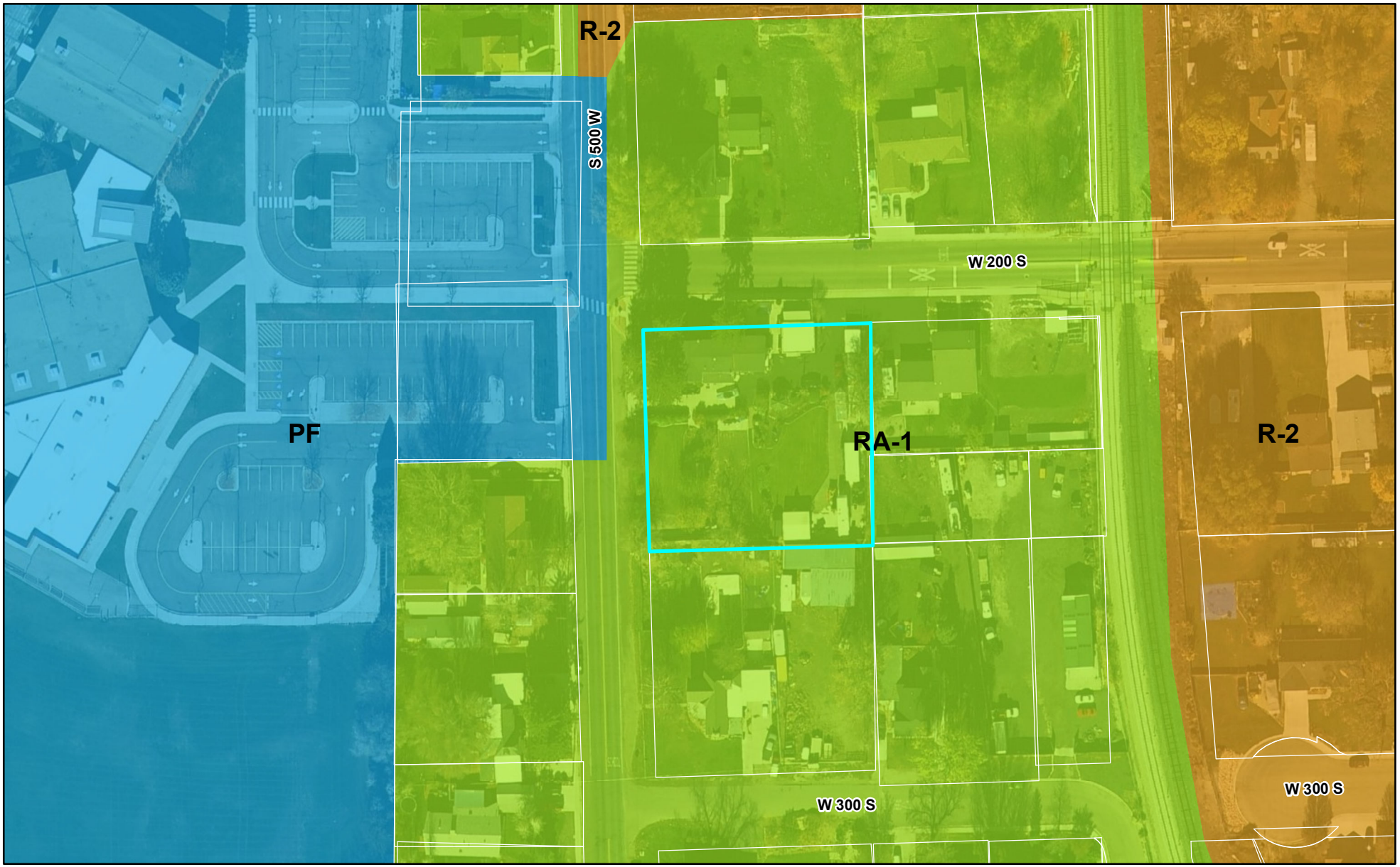


0 130 260 Feet

LEHI CITY

Downs Zone Change

Zoning

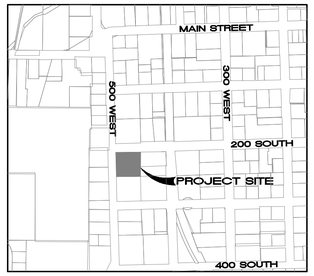


0 130 260 Feet

LEHI CITY

DIANE DOWNS
ZONE CHANGE

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



VICINITY MAP



SURVEYED DESCRIPTION

LOT 3, BLOCK 21, PLAT A, LEHI CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning more or less at the Northwest corner of Lot 3, Block 21, Plat A, Lehi City Survey which is South 89°37'20" East 622.94 feet along the section line and South 2314.80 feet from the North Quarter Corner of Section 17, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence North 89°08'09" East 182.00 feet; thence South 00°25'15" West 177.40 feet; thence South 89°05'29" West 176.40 feet; thence North 01°23'15" West 177.50 feet to the point of beginning;

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

DIANE DOWNS ZONE CHANGE

SCALE: 1" = 30'

ORDINANCE NO: 55-2024

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 211 SOUTH 500 WEST

WHEREAS, Diane Downs, applicant for property located at 211 South 500 West and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

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

WHEREAS, following a public hearing on August 22, 2024, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on September 10, 2024, City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of August 22, 2024; 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-1-Flex.

PART II:

A. If a provision of this Ordinance 55 -2024 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 10th day of September 2024.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

Downs Zone Change

Legal Description: ALL OF LOT 3, BLK 21, PLAT A, LEHI CITY SUR.

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: September 10, 2024
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #56-2024 the Village Overlay General Plan amendment, removing the Village Overlay designation at the southwest corner of 1100 West and Pioneer Crossing.

Suggested Action:

Attachments:

CC Staff Report Village Overlay General Plan Amendment 09.10.24.docx

Village Overlay General Plan Amendment DRC 5.8.2024.docx

Ord 56-2024.docx

Village Overlay GPA zoning.pdf

Village Overlay GPA aerial.pdf

Village Overlay GPA General Plan.pdf

Village Overlay General Plan Amendment DRC 05.08.24.pdf

VILLAGE OVERLAY GENERAL PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City		
Meeting Date	September 10, 2024		
Requested Action/Purpose	Approval of a proposed general plan amendment		
Location	Southwest Corner of 1100 W & Pioneer Crossing		
Acreage	Approximately 66 acres		
Existing Zoning	TH-5, Commercial, RA-1, and Unincorporated		
Existing General Plan Land Use Designation	VLDRA with Village Overlay		
Proposed Land Use Designation	Removal of Village Overlay		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	C	Pioneer Crossing
	South	PF & R-1-22	Dry Creek Elementary & Churches
	East	Several zones	Several Uses (Residential, Gas Station, STRATA yard)
	West	PF	Open Space-Future Park
Date of DRC Review	May 8, 2024		
Date of Planning Commission Review	August 22, 2024		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

APPLICABLE GENERAL PLAN GOALS AND POLICIES

December 16, 2022 The BCP annexation was recorded for this property with a zoning of TH-5.

August 8, 2023 The Dry Creek Village Zone Change to MU was denied by the City Council.

April 23, 2024 The BCP Property LDR General Plan Amendment was denied by the City Council.

REPORT ANALYSIS

Lehi City requests approval to amend the General Plan land use designation on approximately 66 acres of property located at the southwest corner of 1100 West and Pioneer Crossing, removing the flexibility of the Pioneer Village Overlay and leaving the underlying General Plan designation.

The proposal comes at the behest of the City Council due to concerns over density and infrastructure improvements at this location. The City Council will need to determine what to do with the previously allotted extra units of density shown on the map. These units could be allowed elsewhere in the City based on factors mentioned by the DRC or removed altogether. As noted in the DRC comments, this area based on zoning corresponding to the current General Plan designation could still have around 110 residential lots if subdivision development plans are submitted by the property owner(s).

The Development Review Committee had four redline comments on the amendment:

1. Show a Commercial Land Use designation on the corner of Pioneer and 1100 West, consistent with the prior approved Land Use Map.
2. The 500 units included the underlying VLDRA/VLDR units. The VLDR areas have 34 units and the VLDRA areas have about 88 units (not considering the open space designation - 7.2 acres and would remove 12 units). The total base density is around 110 units, which leaves 390 that could be moved elsewhere.
3. Two of the properties are VLDR on the current GP, so we would want to update this to reflect that.
4. Engineering- Though it may "appear" that 390 units can be moved elsewhere, many factors dictate whether they can be moved an any particularly area, including: a) the lack of availability of water rights, source & storage for these units in any area, b) Utility/roadway capacity in any area (which will require Engineering Studies), c) Planning Commission and City Council approval as to whether these units should be allowed elsewhere, or simply be eliminated from the plan.

Please take DRC comments into consideration.

POSSIBLE MOTIONS AND FINDINGS

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

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed general plan amendment on August 22, 2024. The minutes and motion from this meeting are as follows:

2.6) Public hearing and recommendation of Lehi City's request for review of the Village Overlay General Plan amendment, removing the Village Overlay designation at the southwest corner of 1100 West and Pioneer Crossing.
Brittney Harris presented information on the item. She clarified an overly zone was added previously and that the City Council recently directed staff to remove the overlay zone due to density concerns and needed road improvements. She noted that the change would remove an estimated 390 units that were planned for this area and stated that those units could be allocated to a different area or just removed all together, but that would be a decision of the City Council. She clarified that there are no vested rights to the 390 units.

Commission Chair Jackson opened the public hearing.

Tony Trane stated that there is potential for more density in this area as the park develops and as road improvements are made. He also noted that the commercial zone needs to be properly designated.

Cameron Spencer from Flagship Palms expressed relief at the removal of the village overlay designation. He explained that the overlay was difficult to implement, as other surrounding property owners were unwilling to zone their land to comply with the overlay.

Larry Hadfield expressed his appreciation for the removal of the overlay zone. He voiced concerns about the existing traffic challenges on 1100 West and hoped that future development in the area would include measures to alleviate these issues for the local community.

Kenneth Gade was critical of the original village overlay zone but expressed support for zoning that’s consistent with the surrounding community.

Brittney Harris acknowledged the online comments that were in support.

Commission Chair Jackson closed the public hearing.

Motion: Commissioner Eyre moved to recommend approval of the Village Overlay General Plan amendment, removing the Village Overlay designation at the southwest corner of 1100 West and Pioneer Crossing; including all DRC comments; with the findings that the amendment will have a positive affect, that it meets the goals, purposes and intent of the General Plan, that it will not have a substantial adverse effect on surrounding properties and that it is suitable to accommodate any future uses; and noting that the City Council requested the removal of the overlay zone. Commissioner Everett seconded the motion.

Vote: Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Kunze, yes; Commissioner Jones, yes. The motion passed unanimously.

Village Overlay General Plan Amendment
DRC Redline Comments

Lehi City – Request review of an amendment to the Lehi City General Plan, removing the Village Overlay designation at the southwest corner of 1100 West and Pioneer Crossing.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, Trent Dyer
Assigned Planner:
Representatives of the Applicant Present: N/A
Date of Plans Reviewed: 4/30/2024
Time Start: 1:15 PM
Time End: 1:30 PM

DRC REDLINE COMMENTS:
Glade – Power: No comment.
Garion – Fire: No comments
Ryan – Water/Sewer: No comments.
James – Parks: No comments.
Gary – Building/Inspections: No comments.
Shelbey – Public Works: No comments.
Brad – Engineering:

1. Though it may "appear" that 390 units can be moved elsewhere, many factors dictate whether they can be moved an any particularly area, including: a) the lack of availability of water rights, source & storage for these units in any area, b) Utility/roadway capacity in any area (which will require Engineering Studies), c) Planning Commission and City Council approval as to whether these units should be allowed elsewhere, or simply be eliminated from the plan.

Kim – Planning:

2. Show a Commercial Land Use designation on the corner of Pioneer and 1100 West, consistent with the prior approved Land Use Map.
3. The 500 units included the underlying VLDRA/VLDR units. The VLDR areas have 34 units and the VLDRA areas have about 88 units (not considering the open space designation - 7.2 acres and would remove 12 units). The total base density is around 110 units, which leaves 390 that could be moved elsewhere.
4. Two of the properties are VLDR on the current GP, so we would want to update this to reflect that.

THIS ITEM WILL NOT BE SCHEDULED UNTIL PLANNING STAFF MEETS WITH THE LANDOWNER.

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: 56-2024

ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP AT THE SOUTHWEST CORNER OF 1100 WEST & PIONEER CROSSING

WHEREAS, on September 10, 2024, following all necessary public hearings, the Lehi City Council adopted an amendment to the Lehi City General Plan which included the 2022 Land Use Element together with the Lehi City General Plan Land Use Map; and

WHEREAS, the Lehi City Planning Commission held a public hearing on August 22, 2024, to review and make a recommendation on the General Plan Amendment located at the southwest corner of 1100 West and Pioneer Crossing, removing the Pioneer Village Overlay land use designation, as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on September 10, 2024, pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map, removing the Pioneer Village Overlay land use designation

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

PART 1:

The Land Use Element of the Lehi City General Plan and General Plan Land Use Map is hereby amended to change the subject property and remove the Pioneer Village Overlay. The total amendment will include approximately 66-acres of property located at the southwest corner of 1100 W & Pioneer Crossing, more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance 56 -2024 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 10th day of September 2024.

ATTEST

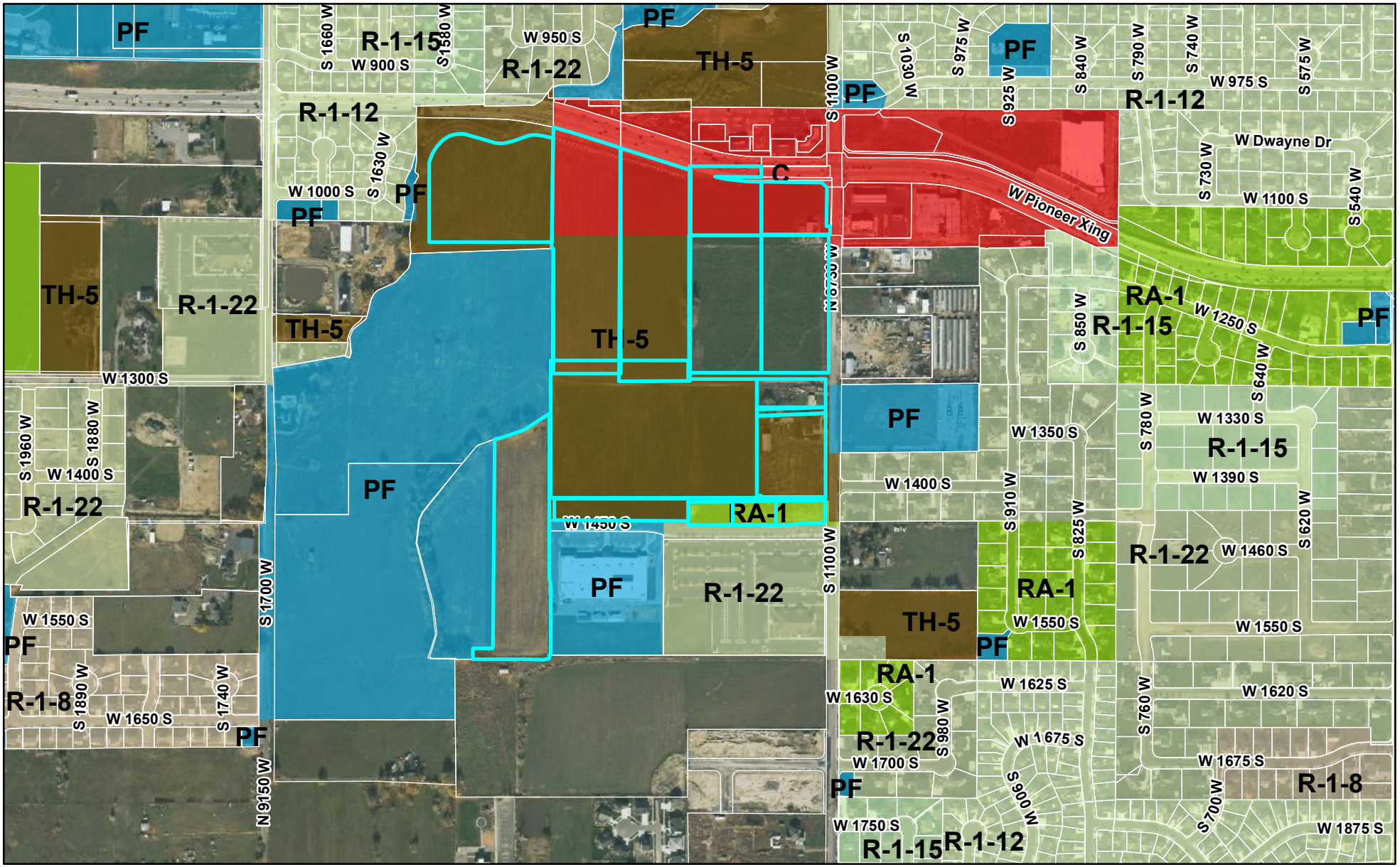
_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Exhibit A

Legal Description- Add later

Pioneer Village Overlay General Plan Amendment

Zoning

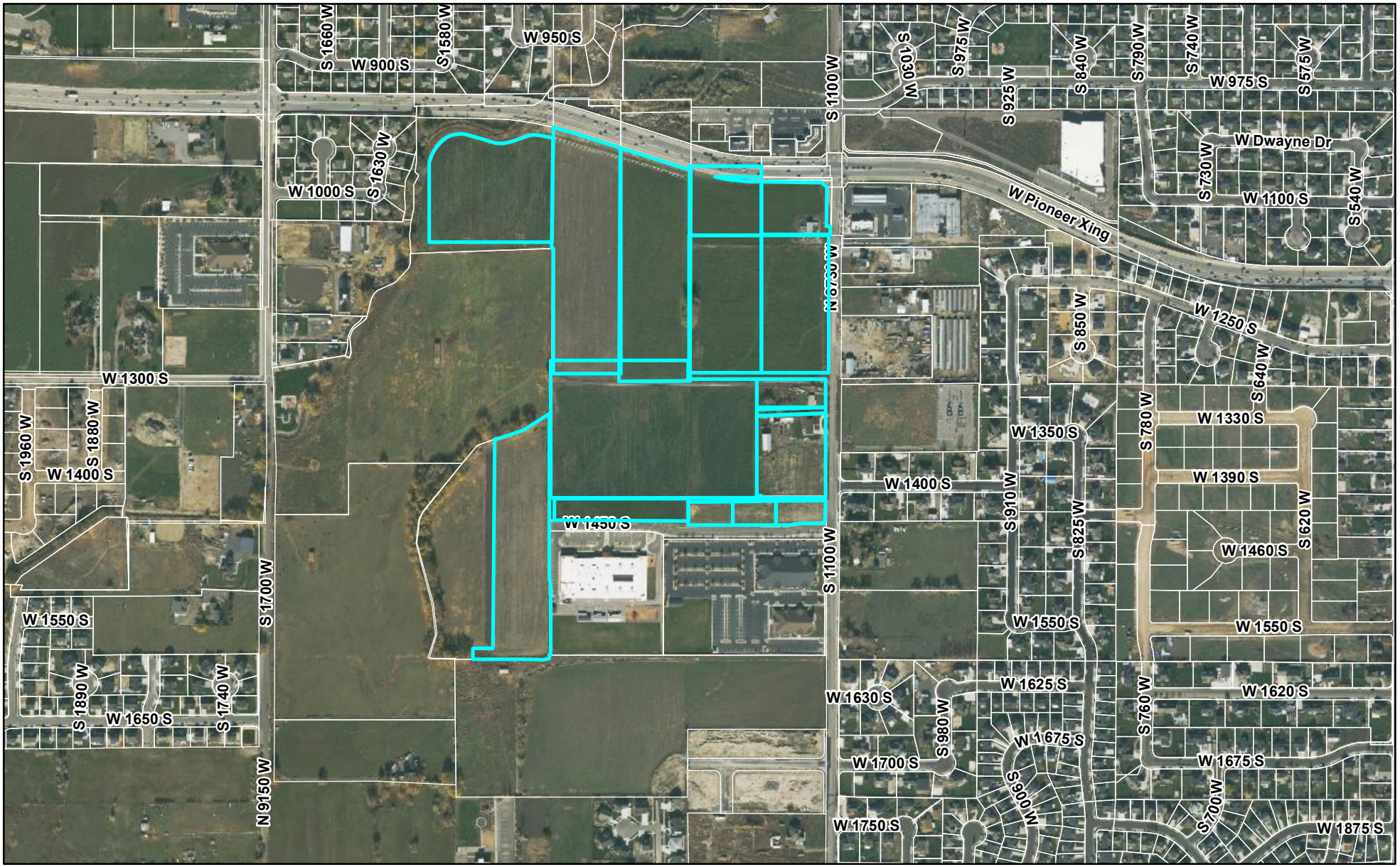


0 790 1,580 Feet

LEHI CITY

Pioneer Village Overlay General Plan Amendment

Aerial

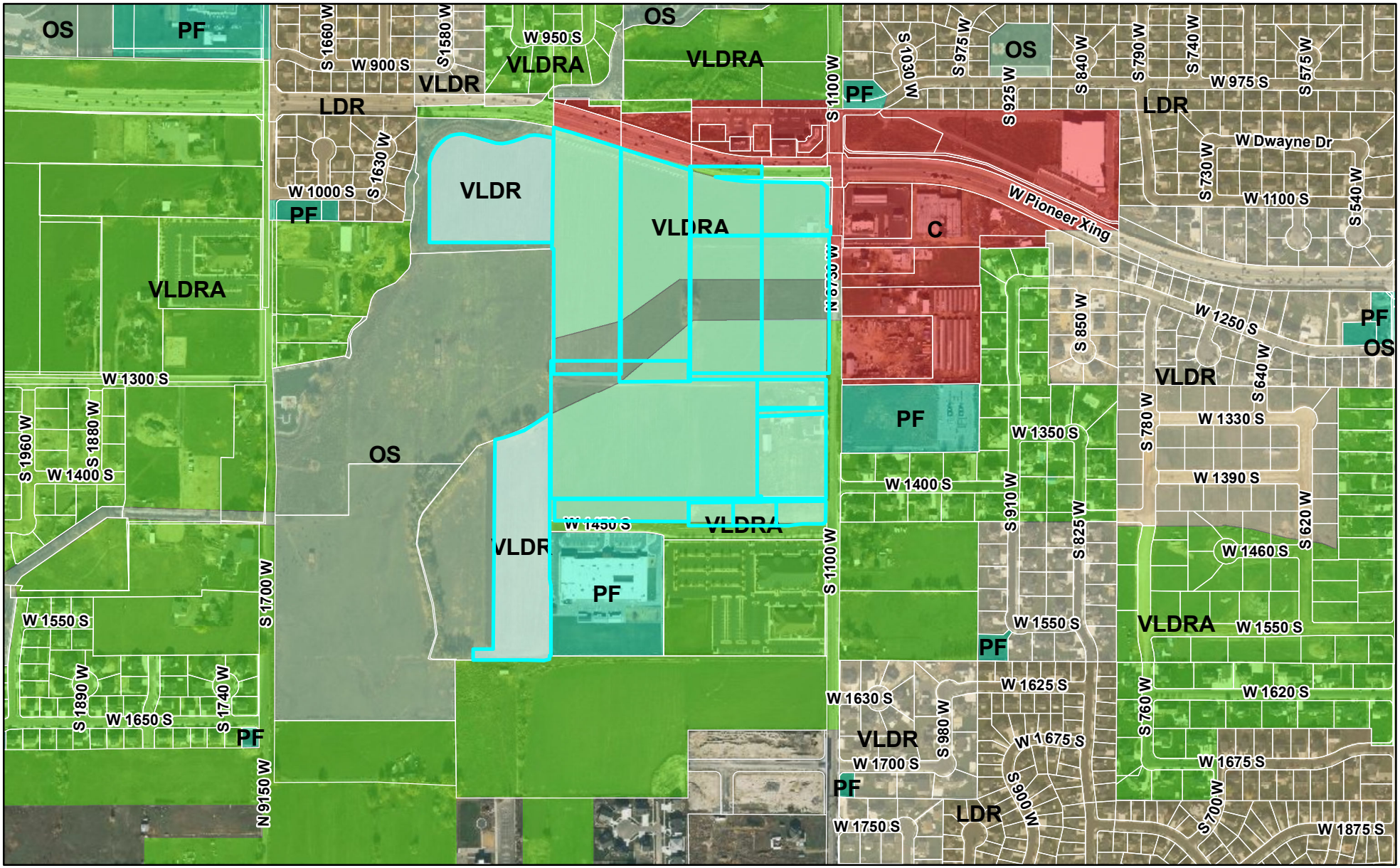


0 790 1,580 Feet

LEHI CITY

Pioneer Village Overlay General Plan Amendment

General Plan



0 790 1,580 Feet

LEHI CITY

EST 1852
LEHI CITY
PIONEERING UTAH'S FUTURE

Community Development Department –
Planning Division

153 North 100 East
Lehi, UT 84043
Office 385.201.1030
lehi-ut.gov

May 1, 2024

Narrative – Pioneer Village Overlay General Plan Amendment

The Planning Division is proposing a General Plan amendment to the Lehi City General Plan. Specifically, at the behest of the City Council, we are showing the removal of the Pioneer Village Overlay designation on the southwest corner of 1100 West and Pioneer Crossing. The removal of the overlay designation will leave the area with the underlying General Plan designation, which is VLDRA. The Planning Commission and City Council will need to determine what to do with the allotted 500 units of density shown on the map.

This application for an amendment to the General Plan is allowed outside of the submittal deadlines of February and August because it is being initiated by the City.

This application will help address concerns regarding the future of this area expressed during multiple public meetings.

Please contact the Planning Division if you have any questions.

Thank you,

Jacob Curtis, AICP
Planner 3

Lehi City

Maximum TOD and Mixed Use Density Map

1060

125

2000

520

550
(3 Existing)

250
(74 Existing)

250 (135 Existing)

75

330

100

500

NOTES:

1. ERU totals shown are not a guarantee of achievable density.

2. Utilities and infrastructure may need to be upgraded to allow the listed ERU number. Engineering studies will be required to determine maximum allowable ERUs and/or upgrades required for specific areas.

3. The ERU total shown on this page does not supersede any development code requirements. All development code requirements must be met.

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

FUTURE LAND USE MAP

This map represents the desired future land use types in Lehi, based on public outreach, existing conditions research, and scenario planning. More information about each land use classification can be found in the following chapter.

Lehi City Boundary

Future Land Use

- TOD
- Mixed Use
- Commercial
- Heavy Commercial
- Neighborhood Commercial
- Light Industrial
- Technical/Manufacturing
- Public Facilities
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Very Low Density Residential
- Very Low Density Residential Agriculture
- Environmentally Sensitive Area
- Parks/Open Space
- Mixed Use Village Overlay

**1 - The Traverse Mountain Area Plan designates this area as Highway Commercial, but also serves as a receiving zone to transfer residential units from other districts as specified in the plan.*

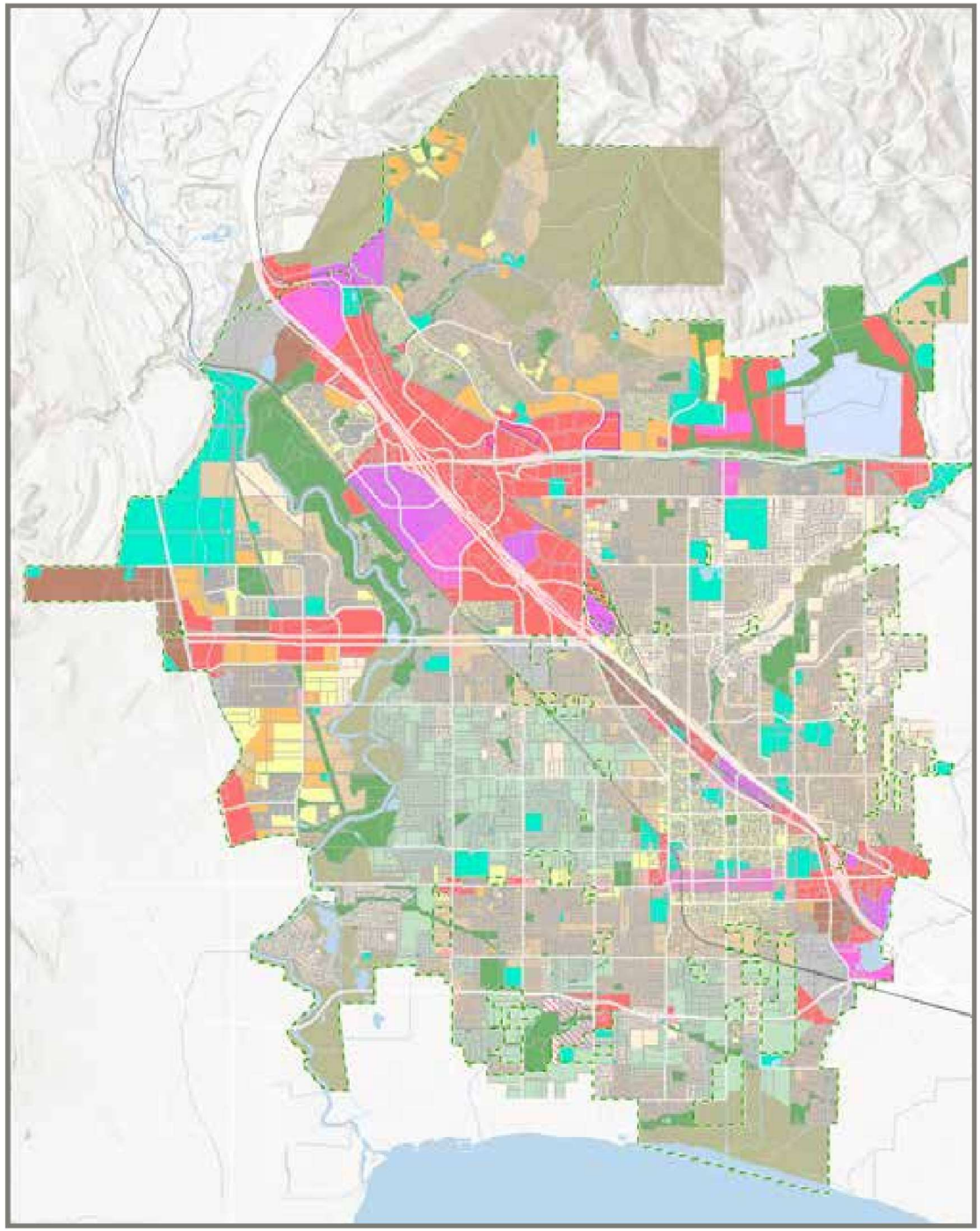
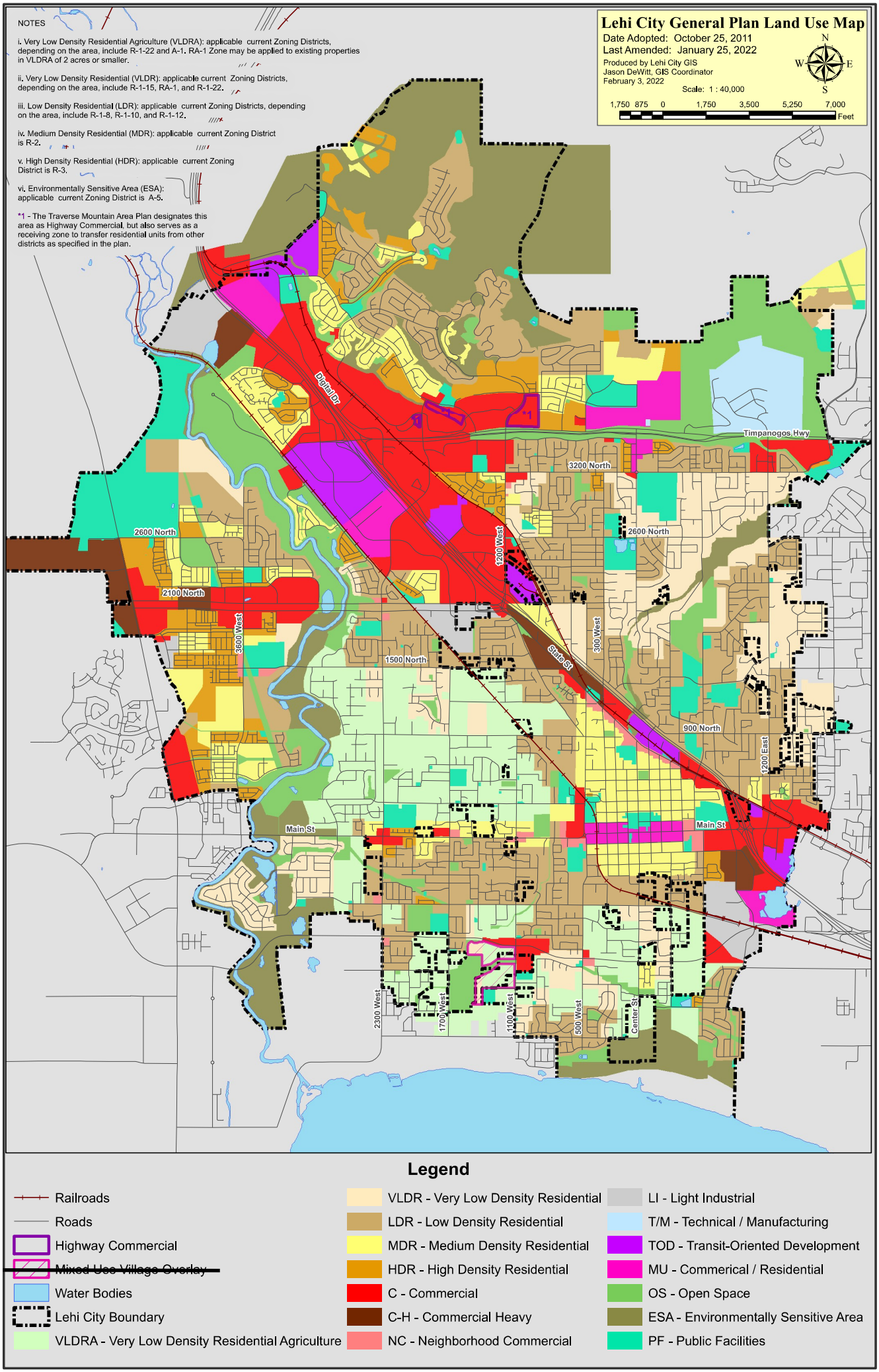


Figure 26. Lehi Future Land Use, Fregonese Associates and Lehi City 2022.


NOTES
i. Very Low Density Residential Agriculture (VLDRA): applicable current Zoning Districts, depending on the area, include R-1-22 and A-1. RA-1 Zone may be applied to existing properties in VLDRA of 2 acres or smaller.
ii. Very Low Density Residential (VLDR): applicable current Zoning Districts, depending on the area, include R-1-15, RA-1, and R-1-22.
iii. Low Density Residential (LDR): applicable current Zoning Districts, depending on the area, include R-1-8, R-1-10, and R-1-12.
iv. Medium Density Residential (MDR): applicable current Zoning District is R-2.
v. High Density Residential (HDR): applicable current Zoning District is R-3.
vi. Environmentally Sensitive Area (ESA): applicable current Zoning District is A-5.
*1 - The Traverse Mountain Area Plan designates this area as Highway Commercial, but also serves as a receiving zone to transfer residential units from other districts as specified in the plan.
Lehi City General Plan Land Use Map
Date Adopted: October 25, 2011
Last Amended: January 25, 2022
Produced by Lehi City GIS
Jason DeWitt, GIS Coordinator
February 3, 2022
Scale: 1 : 40,000
1,750 875 0 1,750 3,500 5,250 7,000
Feet
N
W
E
S
Digital Dr
*1
Timpanogos Hwy
3200 North
2600 North
2600 North
1200 West
2100 North
3600 West
300 West
State St
1500 North
900 North
1200 East
Main St
Main St
2300 West
1700 West
1100 West
500 West
Center St
Legend
Railroads
Roads
Highway Commercial
Mixed Use Village Overlay
Water Bodies
Lehi City Boundary
VLDRA - Very Low Density Residential Agriculture
VLDR - Very Low Density Residential
LDR - Low Density Residential
MDR - Medium Density Residential
HDR - High Density Residential
C - Commercial
C-H - Commercial Heavy
NC - Neighborhood Commercial
LI - Light Industrial
T/M - Technical / Manufacturing
TOD - Transit-Oriented Development
MU - Commerical / Residential
OS - Open Space
ESA - Environmentally Sensitive Area
PF - Public Facilities

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: September 10, 2024
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #57-2024 the Pioneer Village zone change located at 1200 West 1450 South changing the zoning on 14.19 acres from TH-5 (transitional holding) to R-1-22 (residential/agriculture).

Suggested Action:

Attachments:

CC Staff Report Pioneer Village Zone Change 09.10.24.docx

BCP Zone Change DRC 7.31.2024.docx

Ord 57-2024.docx

Pioneer Village (BCP) Aerial.pdf

Pioneer Village (BCP) GP.pdf

Pioneer Village (BCP) Zoning.pdf

BCP Zone Change 07.31.24.pdf

PIONEER VILLAGE (BCP) ZONE CHANGE

CITY COUNCIL REPORT

Applicant	Flagship Homes		
Meeting Date	September 10, 2024		
Requested Action/Purpose	Approval of a proposed zone change		
Location	Approximately 1200 West 1450 South		
Project Area	14.19 acres		
Existing Zoning	TH-5		
Proposed Zoning	R-1-22		
Existing General Plan Land Use Designation	VLDRA		
Adjacent Zoning and Land Use	*North*	TH-5	Agriculture
	South	PF	Dry Creek Elementary
	East	TH-5	Single family residential/Agriculture
	West	PF	Open Space-Future Park
Date of DRC Review	July 31, 2024		
Date of Planning Commission Review	August 22, 2024		
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 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 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. Although new development in VLDRA areas is allowed, the existing agricultural uses will be encouraged to remain. 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

December 16, 2022 The BCP annexation was recorded for this property with a zoning of TH-5.

August 8, 2023 The Dry Creek Village Zone Change to MU was denied by the City Council.

April 23, 2024 The BCP Property LDR General Plan Amendment was denied by the City Council.

REPORT ANALYSIS

The applicant is seeking approval of a proposed zone change from TH-5 to R-1-22 on 14.19 acres located at approximately 1200 West 1450 South. The zone change is consistent with the General Plan and a concept was not submitted at this time.

There was one comments from the DRC relating to water dedication:
1. Water dedication will be required as a condition of recording the zone change ordinance. The amount of dedication is .79 acre feet per acre of culinary water and 2.90 acre feet per acre of irrigation water.

Please consider 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/is not consistent with the goals and policies of the General Plan.
2. The proposed change is/is not consistent and compatible with the General Plan land uses of nearby and adjoining properties.
3. The proposed change will/will not unduly affect the uses, or proposed uses for nearby and adjoining properties.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on August 22, 2024. The minutes and motion from this meeting are as follows:

2.7) Public hearing and recommendation of Flagship Home's request for review of the Pioneer Village zone change located at 1200 West 1450 South changing the zoning on 14.19 acres from TH-5 (transitional holding) to R-1-22 (residential/agriculture).

Brittney Harris presented information on the item.

Tony Trane was representing the applicant. He stated that the City is trying to work through traffic issues and

acknowledges there is coordination that needs to take place.

Chairman Jackson opened the public hearing.

Kenneth Glade was in support of the proposal. He suggested that the traffic issues be addressed when the development is constructed.

Linda Hadfield stated the traffic is very challenging, especially with the nearby school and church, and hopes that solutions can be found.

Larry Hadfield stated that 1100 West is busy all week, including Sundays. He was concerned for the residents and patrons on the road.

Chairman Jackson closed the public hearing.

Brittney Harris wanted to clarify traffic issues on 1100 West. With this development, there will be a little relief from traffic.

Cameron Spencer with Flagship Homes noted that they will continue to work with the city to address traffic concerns where they can.

Motion: Commissioner Everett moved to recommend approval of the Pioneer Village zone change located at 1200 West 1450 South changing the zoning on 14.19 acres from TH-5 (transitional holding) to R-1-22 (residential/agriculture); including all DRC comments; with the findings that the proposed zone is compatibility with the General Plan and the land uses of nearby and adjoining properties and that there is an overall community benefit; and noting that he hopes the applicant can work with the city on proposing traffic solutions to address concerns. Commissioner Eyre seconded the motion.

Vote: Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Kunze, yes; Commissioner Jones, yes. The motion passed unanimously.

Pioneer Village Zone Change
DRC Redline Comments

*Flagship- requests review of the **Pioneer Village Zone Change** located at ??? changing the zoning on 14.19 acres from TH-5 to R-1-22.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: Tony Trane
Date of Plans Reviewed: 7/16/2024
Time Start: 2:22 pm
Time End: 2:23 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No Comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary – Building/Inspections: No comments
Shelbey– Public Works: No Comments
Brad/ Gary– Engineering: No Comments
Kim – Planning:
1. Water dedication will be required as a condition of recording the zone change ordinance. The amount of dedication is .79 acre feet per acre of culinary water and 2.90 acre feet per acre of irrigation water.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 22, 2024 (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: 57-2024

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT APPROXIMATELY 1200 WEST 1450 SOUTH

WHEREAS, Flagship Homes, applicant for property located at approximately 1200 West 1450 South 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 August 22, 2024, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on September 10, 2024, City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of August 22, 2024; 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-1-22.

PART II:

A. If a provision of this Ordinance 57 -2024 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 10th day of September 2024.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

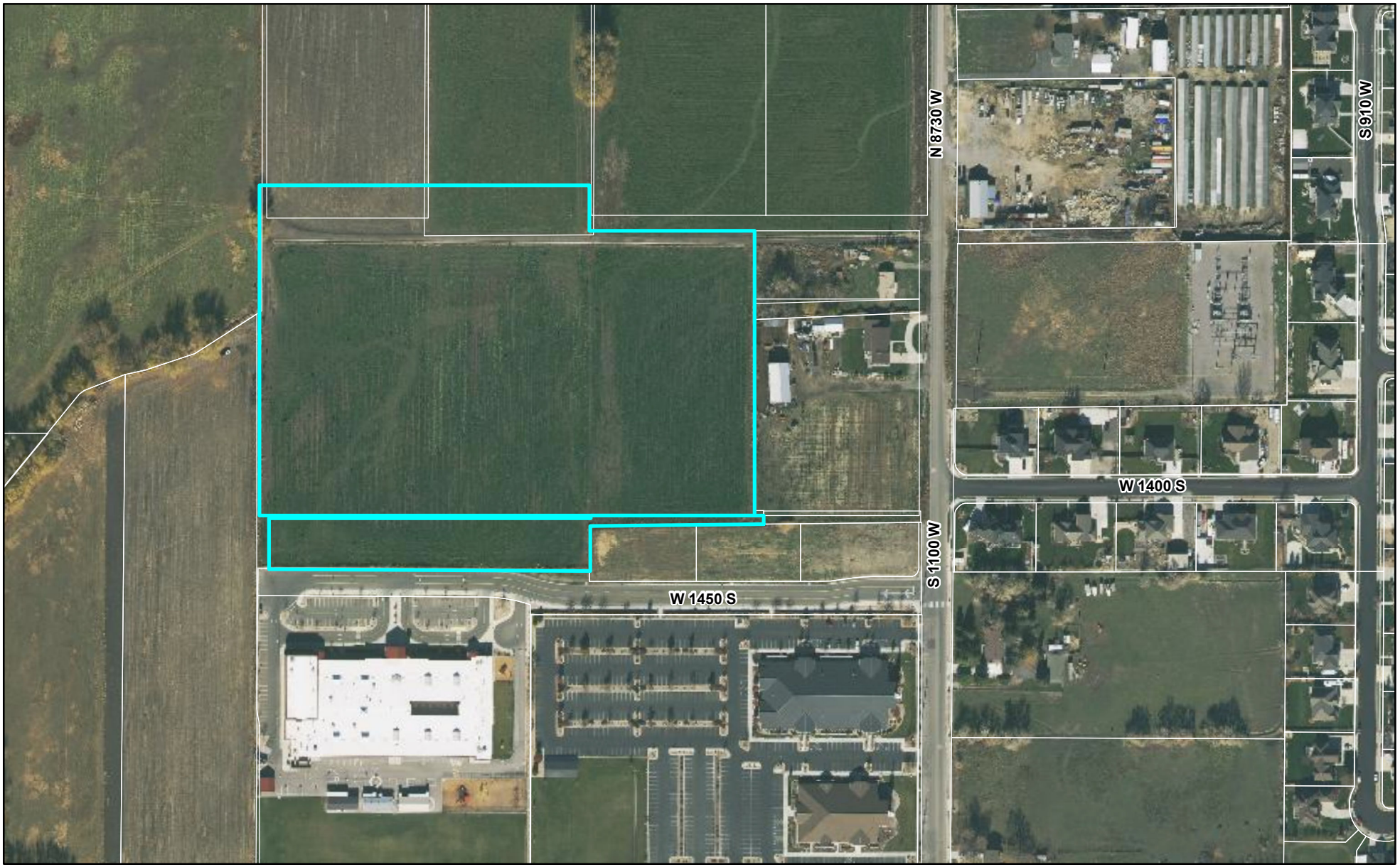
Pioneer Village Zone Change

ZONE CHANGE DESCRIPTION

Beginning at a point on the North line of West Lehi Elementary Subdivision which is North 00°04’59” East 402.86 feet along the section line and West 17.60 feet from the East Quarter Corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence along the West Lehi Elementary Subdivision the following three courses 1) South 89°22’47” West 331.71 feet; 2) South 00°01’43” East 90.61 feet; 3) North 89°38’48” West 661.96 feet; thence along a barb wire fence line the following four courses 1) North 00°38’25” East 262.95 feet; 2) North 00°13’17” East 252.47 feet; 3) North 01°17’52” East 33.09 feet; 4) North 00°03’00” East 105.94 feet; thence along the North side of a concrete ditch the following two courses 1) South 89°39’33” East 679.58 feet; 2) South 89°14’56” East 314.52 feet; thence along a barb wire fence line the following two courses 1) South 00°56’14” West 146.56 feet; 2) South 00°24’28” West 409.61 feet to the point of beginning.

Pioneer Village (BCP) Zone Change

Aerial

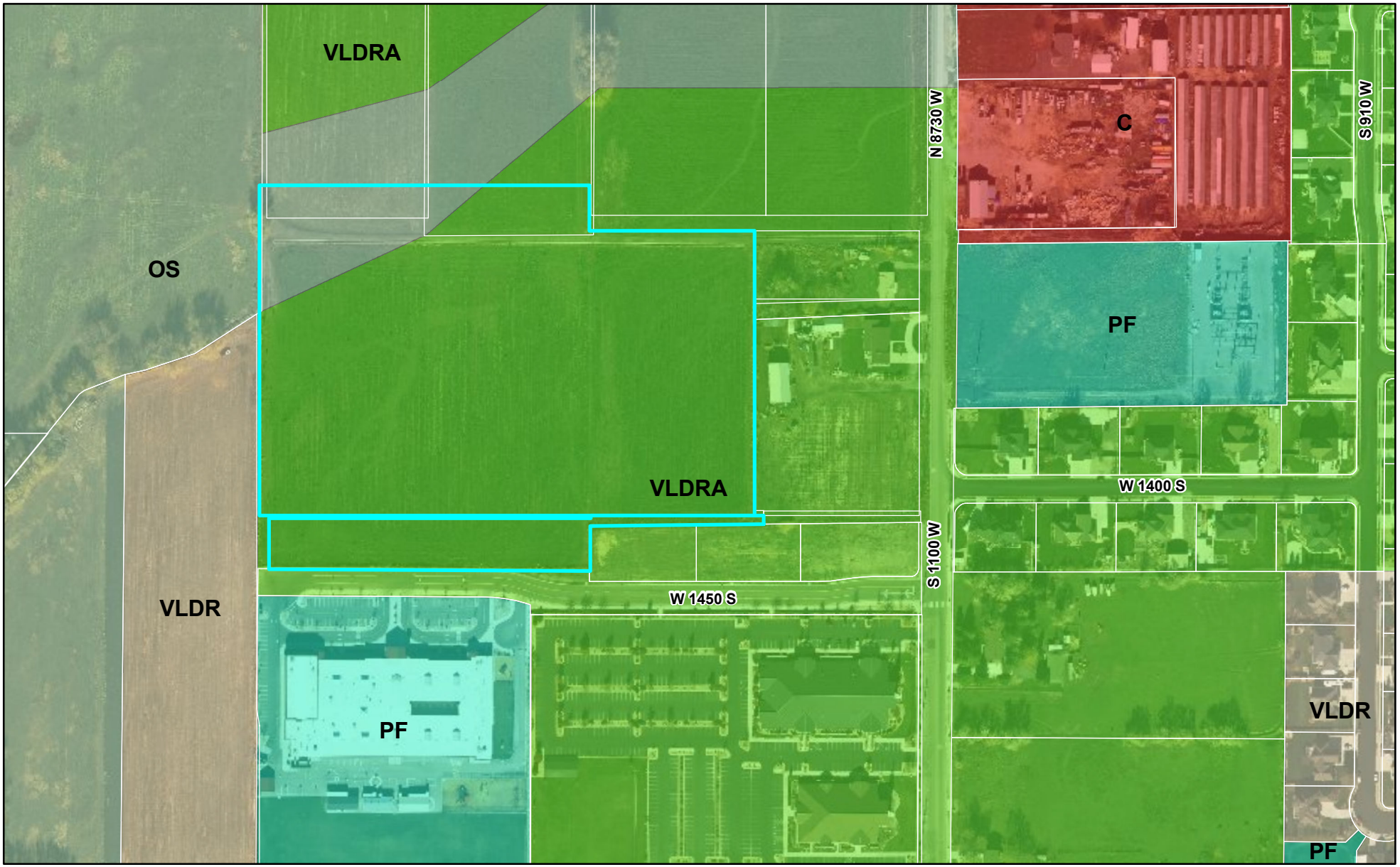


0 330 660 Feet

LEHI CITY

Pioneer Village (BCP) Zone Change

General Plan

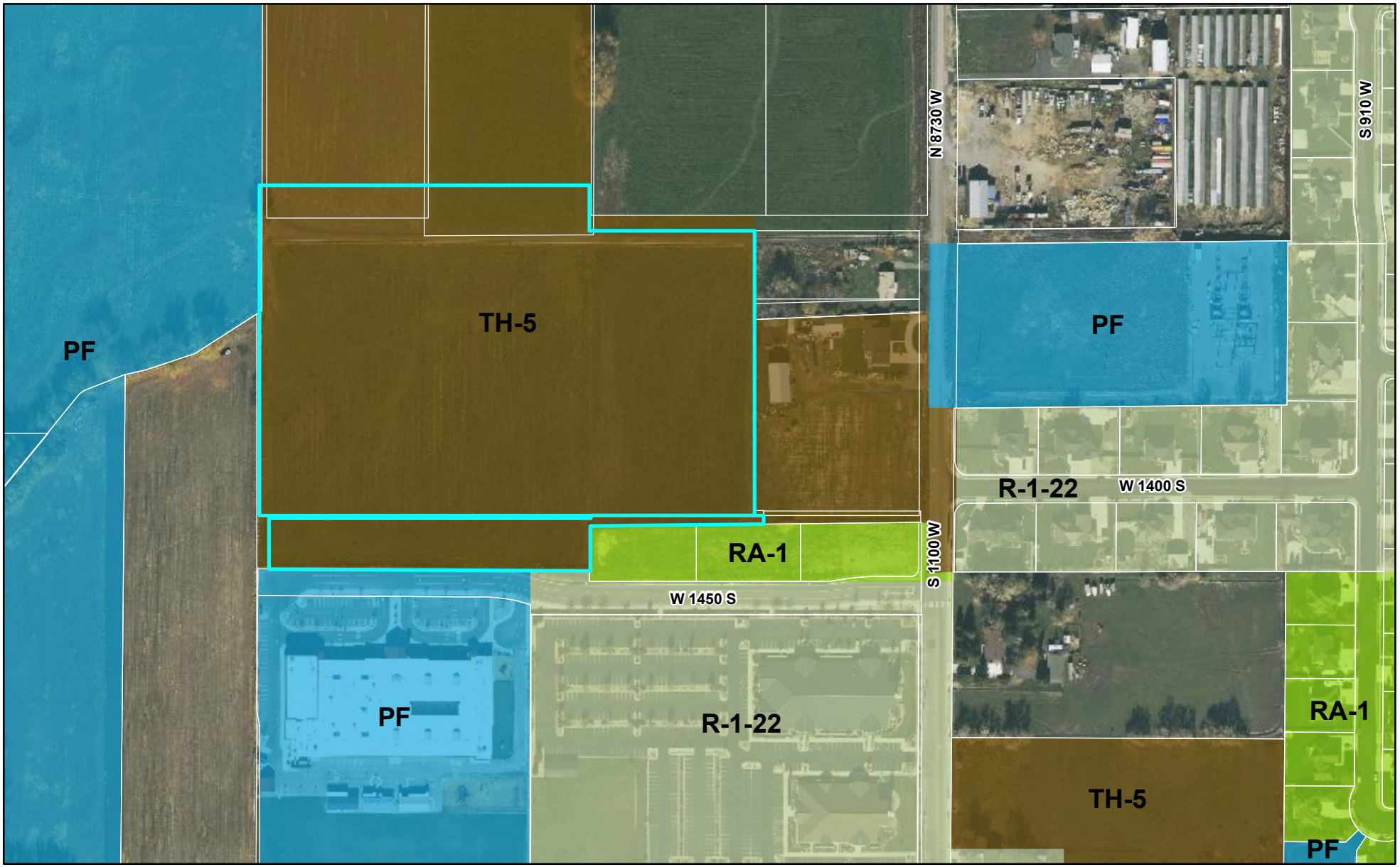


0 330 660 Feet

LEHI CITY

Pioneer Village (BCP) Zone Change

Zoning



0 330 660 Feet

LEHI CITY

4/10/23

Lehi City
Attn: City Council and Staff

Subject: Pioneer Village Zone Change

The property owner, BCP Development, located at 1450 South 1300 East (serial numbers 13:030:0018 and 13:030:0089) is requesting a zone change for the Lehi City zoning map of for a portion of the property (approximately 14.19 acres) within the general plan designation for the VLDRA. This zone change submittal is requesting approximately 14.19 acres to change the zoning designation to R-1-22 from the current TH-5 zoning. We feel this is an appropriate request based on the criteria below:

(a) In general, the topography, vegetation, and other natural features present on the property of the proposed zone change is flat farm land.

(b) The existing land use(s) of the property proposed for zone change and those requested by the owner are currently used as farm land.

(c) The current and potential (if the property were developed) population and residential density of the proposed area has been outlined in the City General Plan. This property was originally shown as a potential overlay zone with a potential density for the overall area of 500 units. After going through a lengthy process, it was determined that the overlay zone was not appropriate at this time and the direction was given to stay with the underlying VLDRA and requested zone of R-1-22.

(d) The proposed zone change will comply with and achieve Lehi City's land use(s), goals and policies outlined in the Lehi City General Plan by flowing the recommendation in the General Plan amendment recently adopted by Lehi City and through the direction and collaboration with City Staff. The intent is to work with the City to develop a layout of the property that will also be a benefit for the future park to the West and could also help the traffic conditions by working with the City to provide additional access between 1100 West and 1700 West.

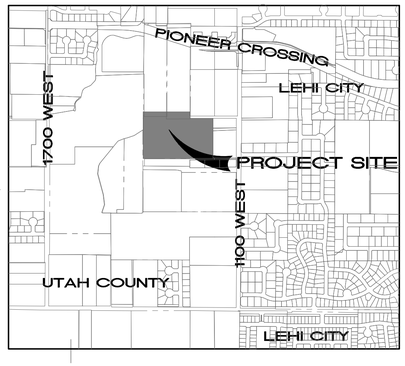
The overall direction from Lehi City has been to coordinate this area to match the surrounding developments. The R-1-22 zoning will be in line with the current developed lot which are ¼ to ½ acre in size. We feel that this is an appropriate request for the amendment to the zoning plan.

PIONEER VILLAGE ZONE CHANGE

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

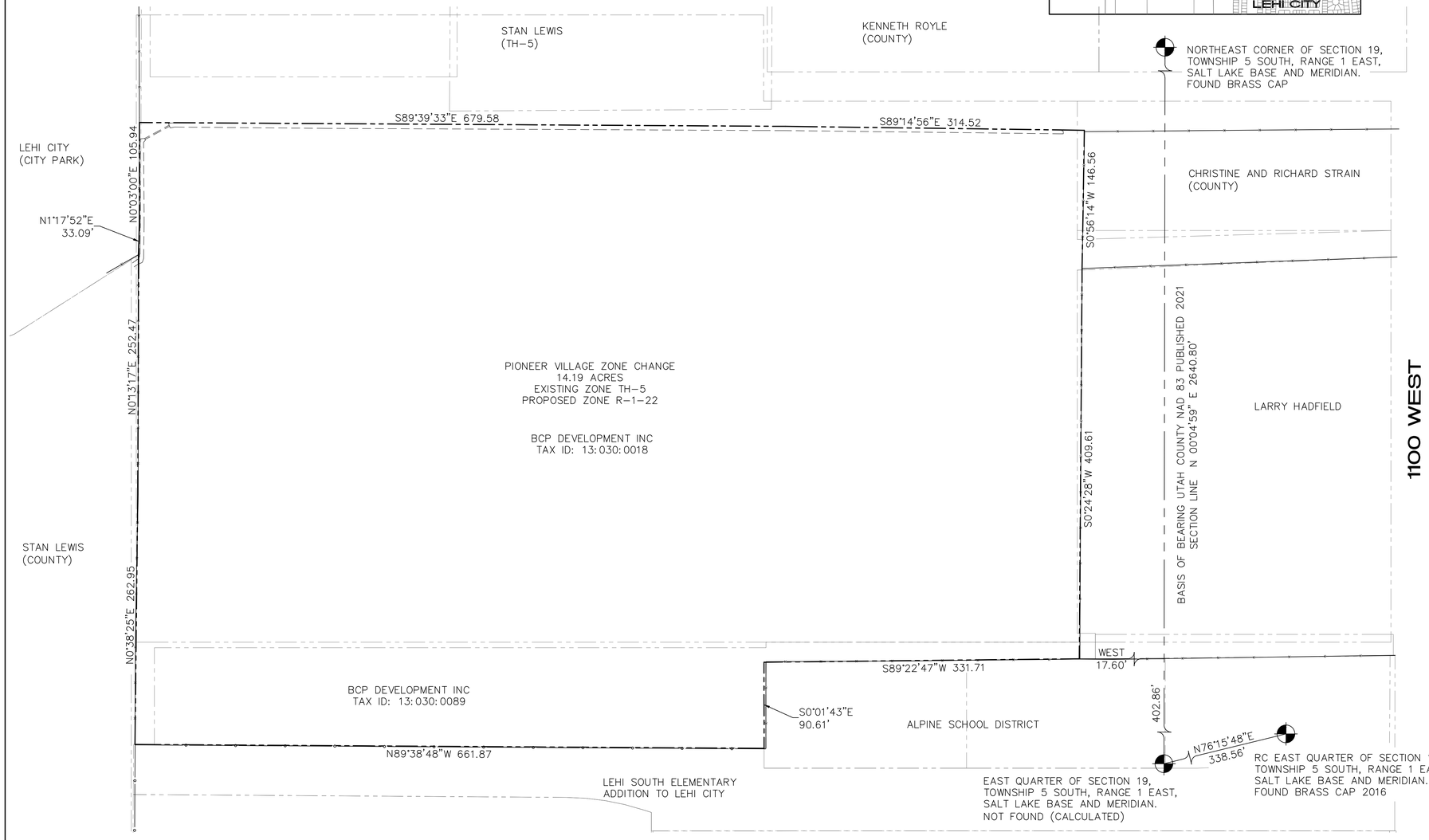
LEGEND

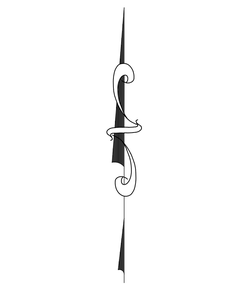
- SECTION CORNER
- SECTION LINE
- ZONE CHANGE BOUNDARY
- EXISTING PARCELS
- BARB WIRE FENCE LINE
- CHAIN LINK FENCE LINE
- CONCRETE DITCH LINE



ZONE CHANGE DESCRIPTION

Beginning at a point on the North line of West Lehi Elementary Subdivision which is North 00°04'59" East 402.86 feet along the section line and West 17.60 feet from the East Quarter Corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence along the West Lehi Elementary Subdivision the following three courses 1) South 89°22'47" West 331.71 feet; 2) South 00°01'43" East 90.61 feet; 3) North 89°38'48" West 661.96 feet; thence along a barb wire fence line the following four courses 1) North 00°38'25" East 262.95 feet; 2) North 00°13'17" East 252.47 feet; 3) North 01°17'52" East 33.09 feet; 4) North 00°03'00" East 105.94 feet; thence along the North side of a concrete ditch the following two courses 1) South 89°39'33" East 679.58 feet; 2) South 89°14'56" East 314.52 feet; thence along a barb wire fence line the following two courses 1) South 00°56'14" West 146.56 feet; 2) South 00°24'28" West 409.61 feet to the point of beginning.





0 60 120 180

SCALE: 1" = 60'

PIONEER VILLAGE ZONE CHANGE

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

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

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: September 10, 2024
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary subdivision approval for the River Point Phase 3A, a 174-unit subdivision on 48.1 acres located at approximately 3600 West 1500 North.

Suggested Action:

Attachments:

CC Staff Report River Point Phase 3a Preliminary Subdivision 09.10.24.docx

River Point Phase 3a Preliminary Resubmittal DRC 08.07.2024.docx

River Point Phase 3 Resubmittal - civil 08.07.24.pdf

River Point Phase 3a Preliminary Open Space Calculation.docx

Aerial map.pdf

General plan map.pdf

Zoning map.pdf

RIVER POINT PHASE 3A PRELIMINARY SUBDIVISION

CITY COUNCIL REPORT

Applicant	Edge Homes		
Meeting Date	September 10, 2024		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Location	Approximately 1500 North 3600 West		
Existing General Plan Designation	Low-density residential (LDR), Open Space (OS), and Environmentally Sensitive Area (ESA)		
Existing Zoning	R-1-8 and R-1-15		
Existing Land Use	Agrarian (mink farm)		
Number of Lots/Units	174		
Adjacent Zoning and Land Use	*North*	PF and TH-5	Fire Station 84 and future single-family home subdivision
	South	TH-5 and R-1-8	Agriculture
	East	TH-5	Protected environmentally sensitive land
	West	R-2	Gardner Point townhomes and condos
Date of DRC Review	August 8, 2024		
Date of Planning Commission Review	August 22, 2024		
Assigned Planner	Katie Bussell		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

Section 17.040. Development Standards.

All Planned Unit Developments shall conform to the following standards and requirements:

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

development, or redevelopment within an existing developed area where street networks, utilities and other infrastructure are already present as opposed to starting with raw land in a relatively undeveloped or pristine area.

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

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

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

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

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

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

3. Density for areas in the 100-year flood plain as shown on the FEMA Flood Insurance Rate Maps shall be calculated at a rate of one unit per five acres regardless of the density allowed by the underlying zone.

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

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

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

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

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

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

G. Lot Sizes. The dwellings may be situated in one building or buildings may be clustered. Individual lot sizes may be reduced below the requirements of the zone in which the development is located. The remaining land not within individual lots shall be set aside for parks, playgrounds, open space or other open areas. Setbacks may be reduced but shall be sufficient to allow for the installation of all required public utilities. No permanent structure shall be allowed in the public utility easement space. Public utility easements shall be free and clear of building footings, foundation walls,

window wells, or any other permanent structure that does not meet utility clearance requirements. All buildings and structures shall maintain a minimum five-foot setback from any public utility easement, water line easement, sewer easement, storm drain easement, power easement, detention easement, or any other utility easement in order to ensure property utility clearances are maintained.

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

I. Open Space Design.

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

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

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

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

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

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

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

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

O. Design Standards and Conditions. Design standards and conditions of development approval in addition to those required by the underlying zoning district may be required as conditions of approval, by the Reviewing Departments,

Planning Commission and City Council when deemed necessary to ensure that a Planned Unit Development will be compatible with adjoining or nearby uses.

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

Section 36-B.050. Permitted Uses.
The following uses are permitted within the Jordan River Overlay Zone:

A. open space;

B. parks and associated improvements;

C. agricultural uses;

D. golf courses;

E. trails, both paved and unpaved;

F. accessory buildings incidental to a principal use with less than 750 gross square feet, unless otherwise approved by Planning Commission and City Council;

G. outdoor amphitheaters;

H. public facilities, including utilities, detention and drainage facilities, and wells; and

I. other similar uses deemed appropriate within the river buffer as approved by the Zoning Administrator.

Section 36-B.060. River Buffer.

A. The Jordan River Overlay Zone implements a river buffer as identified on the Lehi City General Plan Land Use Map. The final boundary of the river buffer will be determined on a case-by-case basis at the time of development based on existing site features.

B. Single family homes shall not be located within the river buffer and no permanent buildings shall be placed within 50 feet of the top of the riverbank, with the exception of any flood control or river-related facilities.

Section 36-B.070. Concept Plan.

A. A Concept Plan is required for all development within the Jordan River Protection Overlay Zone before a preliminary subdivision or site plan may be submitted. 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 layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat. Sections 11.010 through 11.030 of the Development Code identify the requirements for a Concept Plan.

B. In addition to the concept requirements set forth in Chapter 11 of the Development Code, the required Concept Plan shall include:

1. topographic contours at two feet or closer intervals may be required to determine river buffer;

2. limits of all floodplains;

3. water supply source protection areas;

4. proposed trail and open space locations; and

5. significant trees and vibrant areas of native vegetation.

Section 36-B.080. Site Features Map.

A. Concurrent with the submission of a Concept Plan application, the applicant shall prepare and submit a site features map. The applicant is only required to map site features located within the Jordan River Overlay Zone and areas located within 50 feet of the Overlay Zone to help finalize the river buffer location.

B. The purpose of the site features map is to identify and locate site features to facilitate creation of a site development design that mitigates impacts to the natural and cultural resources of the development area, and reduce risks associated with flooding, high ground water, and unstable soils. The site features map shall identify and locate:

1. the Jordan River, streams, tributaries, ponds, wetlands, and other hydrologic features;

2. riparian areas;

3. known habitat of endangered, threatened, or State sensitive species;

4. existing public and recreational access and uses; and

5. cultural and historical resources.

PROPERTY HISTORY

September 26, 2008	This property was included in the Holbrook Annexation.
January 28, 2020	This property was included in the Saratoga Springs Boundary Line Adjustment zone change, approving R-2 (Medium Density) and R-3 (High Density) on this property.
November 16, 2021	The City Council approved the River Point Concept Plan, which a portion includes this property.
April 12, 2022	The City Council approved the River Point Phase 1 Preliminary Subdivision.
August 23, 2022	The City Council approved the River Point Phase 2 Preliminary Subdivision.

REPORT ANALYSIS

The applicant is requesting approval of the River Point Phase 3a Preliminary Subdivision. The proposed development is requesting to be built as a Planned Unit Development (PUD). It would be at the discretion of the Planning Commission and City Council to determine if a PUD would be appropriate at this location. The first phase of the River Point development was approved on April 12, 2022 as a PUD. This report will describe the PUD requirements, the layout of the development, the Jordan River Overlay Zone, and the DRC comments.

PUD Requirements

A Planned Unit Development, or PUD, is a residential overlay that allows applicants to cluster development to provide varied lot sizes and open space. A PUD is allowed at the discretion of the Planning Commission and the City Council in all residential districts. The Planning Commission and City Council will need to determine if this site meets the requirements of the PUD.

The density for PUDs is determined based on the underlying zoning district. This plan shows the allowed amount of density, 174 units, based on the underlying zoning district of R-1-8 and R-1-15. The original concept plan approved by the City Council for the River Point PUD allocated 499 units for this development. The River Point Phase 1 preliminary used 75, and the River Point Phase 2 preliminary subdivision used 257. The remaining number of units that would be allowed was 167. However, Edge Homes transferred 7 units from Gardner Point Phase 6 to River Point Phase 3a Preliminary due to construction complications with Gardner Point Phase 6 that caused them to lose 7 homes in that phase. Edge Homes is legally entitled to those units and, while working with staff, opted to transfer them to the River Point Phase 3a preliminary.

One of the DRC comments was that the applicant needed to provide the open space calculation to determine if this meets the required open space requirement. 10% of the land area must be designated as open space, but this would cover the entire River Point subdivision, including preliminary phases 1 and 2. The applicant provided the open space calculation for the entire River Point subdivision after the last DRC meeting and it is 13.5%.

Layout Requirements
The proposed development is for 174 units and would be a mixture of single-family lots and rear-load townhomes. The townhomes are shown to be fronting open space and public roads. The remainder of the property will consist of single-family homes of ranging sizes to provide variety throughout the subdivision. This phase will also provide the construction of trail segments for the Power Line Trail, and a trail along the Jordan River will also be constructed. Roads will be stubbed to Kraig Johnson's property to the north for a future single-family subdivision, and to the south to eventually connect to Cold Springs Ranch once the two parcels in between develop.

Jordan River Overlay
The eastern edge of the subdivision lies within the Jordan River Overlay Zone. There are specific standards that must be met within the Jordan River Overlay. For example, no permanent structures are allowed within 50 feet of the overlay zone, and the only uses allowed within the overlay itself include low impact recreation and agrarian uses including trails, parks, and agriculture. An additional requirement of the Jordan River Overlay Zone is that a site features map be provided that shows the location of riparian areas, known habitat of endangered, threatened, or state sensitive species, and cultural and historic resources. The applicant has provided this and has shown that no prohibited uses will be permitted within the Overlay Zone and no structure will be placed within 50 feet of the buffer.

DRC Comments
There were 21 comments from the DRC. Many of them were minor changes on the plans, but some of note include:
1. Parks - What amenities will be included within this development? Amenities will need to be called out and specified. Set up a time with the City to discuss.
2. Planning - Include note on the plat that 7 additional lots were transferred from Gardner Point Phase 6 to River Point Phase 3 Preliminary Subdivision.
3. Planning – Include a legend for any known habitat of endangered, threatened, or state sensitive species.

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 August 22, 2024. The minutes and motion from this meeting are as follows:

2.8) Public hearing and recommendation of Edge Home's request for preliminary subdivision review of River Point Phase 3A, a 174-unit subdivision on 48.1 acres located at approximately 3600 West 1500 North.
Brittney Harris presented information on the item.

Brandon Watson, with Edge Homes, was representing the applicant. He stated that this is their last phase at River Point with mostly single-family lots and open space.

Chairman Jackson opened the public hearing.

Kraig Johnson stated he did go through the approval process and was able to work with Edge Homes with the connectivity issues for the street. He had questions on stubbing the waterlines and who coordinates the size of those lines and the required extensions of those water lines.

Chairman Jackson closed the public hearing.

> **Motion:** Commissioner Jones moved to recommend preliminary subdivision approval of River Point Phase 3A, a 174-unit subdivision on 48.1 acres located at approximately 3600 West 1500 North; including all DRC comments; with the findings that it meets the requirement s of the Development Code. Commissioner Everett seconded the motion.

Vote: Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Kunze, yes; Commissioner Jones, yes. The motion passed unanimously.

River Point Phase 3a Preliminary
DRC Redline Comments

*Edge Homes requests preliminary subdivision review of **River Point Phase 3a**, a 174-lot residential subdivision located on 48 acres at approximately 1500 North 3600 West.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth
Assigned Planner: Katie
Representatives of the Applicant Present: Brady Morris, Michael Budge
Date of Plans Reviewed: 7/30/2024
Time Start: 3:10 PM
Time End: 3:35 PM

DRC REDLINE COMMENTS:

Glade – Power:

1. Provide updated background to Active Power to revise the power plan to accommodate the current layout.
2. Resolve easement discontinuities.

Garion – Fire:

3. Show temp turnaround on the plat.
4. How permanent is this temporary turnaround?

Ryan – Water/Sewer:

5. Add MH to get the inlet boxes to work.
6. Water lines will end with hydrant and permanent blow off.
7. reduce number of bends on both water mains.
8. move both water mains to remain in road way.
9. .33% is minimum grade per lehi city standards.
10. .33% minimum grade on 8" sewer main
11. .33% minimum grade
12. .10 slope threw manholes. should be .20

James – Parks:

13. Include landscaping and irrigation plan for final submission.
14. sawcut, repair, and replace asphalt trail where sewer line crosses. Access road to match existing grade of trail where it abuts on either side.
15. Add note on the plat to clarify the dedication/ownership of common areas, Parcel A, and any other remnant parcels.
16. What amenities will be included within this development? Amenities will need to be called out and specified. Set up separate meeting with the City to discuss.

Gary – Building/Inspections: No comments.

Shelbey – Public Works: No comments.

Gary/Brad – Engineering:

17. All curves should have a radius to make a min TBC curve radius of 24' per Lehi City Design Standards

Luke – Traffic: No comments.

Kim – Planning:

18. Include open space calculations on the preliminary plat. 10% open space required for all of River Point. Include how much open space for the overall subdivision, and how much is in this preliminary plat specifically. Also indicate on the preliminary plat the status of the remaining private acreage to the east.
19. Include note on the plat that 7 additional lots were transferred from Gardner Point Phase 6 to River Point Phase 3 preliminary.
20. Need to change the name of the preliminary plat to Phase 3a to avoid confusion with River Point Phase 3 Final Subdivision.
21. Include a legend item for any known habitat of endangered, threatened, or state sensitive species, including fish.

DRC General Comments

22. Public works - Update the existing SWPPP to include this phase prior to precon

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.

23. Public works - Update the existing LTSWMP to include any privately owned storm drain prior to precon. I see a single inlet on Starling Lane. All other storm drain is in the public ROW and does not need to be included.
24. Engineering - At the time of final construction confirm that curb and gutter designs conform with ADA ramp grading criteria shown within the Standard Details.

PRECON MEETING REQUIRED? (FULL, TAIILGATE, NONE)
PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:

THIS ITEM WILL BE SCHEUDLED FOR PLANNING COMMISSION AUGUST 22ND.

PLANNER REMEMBER TO SEND PLAN SET TO POWER

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.

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

RIVER POINT PHASE 3
PRELIMINARY PLAT
A RESIDENTIAL PUD SUBDIVISION

FOR REVIEW
NOT FOR CONSTRUCTION

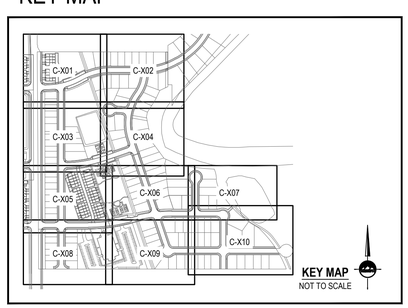
DATE PRINTED
July 29, 2024

3600 WEST 1500 NORTH
LEHI, UTAH

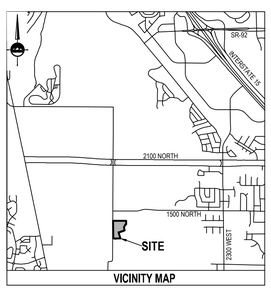
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KEY MAP



VICINITY MAP



GENERAL NOTES

1. ALL WORK SHALL CONFORM TO LEHI CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK ELEVATION = EAST QUARTER CORNER SECTION 2, RANGE 1 WEST SALT LAKE BASE & MERIDIAN ELEV. = 4536.22.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO 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 OWNER AND THE CIVIL 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 ENGINEER.

NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020

CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 3 PRELIMINARY PLAT
A RESIDENTIAL PUD SUBDIVISION
3600 WEST 1500 NORTH
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
07/29/2024
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

COVER SHEET

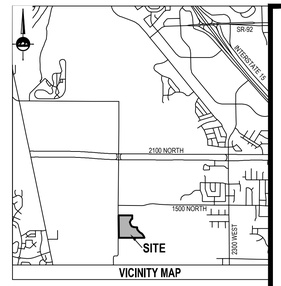
PROJECT NUMBER 8069BB
PRINT DATE 2024-07-29
PROJECT MANAGER M.B.
DESIGNED BY C.O.

C-000



LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP (ENSIGN ENG. LAND SURV.)
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA



FRONT SETBACKS FROM TBC
FOR TOWNHOMES:
UNITS T1-T8 AND T112-T-T42 : 18'
SETBACKS FOR THE SINGLE FAMILY LOTS:
FRONT: 16 TO HOUSE; 20' TO GARAGE
REAR: 15'
SIDE: 5'
SIDE CORNER: 15'
FRONT PROPERTY LINE: 12' FROM TBC

Boundary Description
A parcel of land situate in the Northwest Quarter of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being South 00°21'58" East 293.44 feet along the section line from the Northwest Corner of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°50'00" East 305.71 feet;
thence South 89°49'25" East 702.57 feet;
thence South 266.76 feet;
thence South 65°36'51" West 70.06 feet;
thence South 24°35'45" West 80.97 feet;
thence South 32°31'53" West 105.65 feet;
thence South 52°18'33" West 8.32 feet;
thence Southerly 48.63 feet along the arc of a 42.83 foot radius curve to the left (center bears South 36°04'53" East and the chord bears South 21°23'16" West 46.06 feet with a central angle of 65°03'42");
thence South 11°26'21" East 43.18 feet;
thence South 24°23'51" East 44.58 feet;
thence South 26°59'45" East 7.47 feet;
thence South 11°26'21" East 93.67 feet;
thence South 36°38'24" East 165.99 feet;
thence South 66°18'51" East 179.51 feet;
thence South 81°37'10" East 164.75 feet;
thence Southeasterly 34.36 feet along the arc of a 40.00 foot radius curve to the right (center bears South 08°22'50" West and the chord bears South 57°00'43" East 33.31 feet with a central angle of 49°12'55");
thence South 32°24'16" East 53.18 feet;
thence South 24°06'45" East 139.18 feet;
thence South 41°52'11" East 112.60 feet;
thence South 43°15'20" East 47.95 feet;
thence South 20°01'13" East 30.38 feet;
thence South 52°09'01" East 118.78 feet;
thence South 73°43'41" East 43.20 feet;
thence South 72°31'58" East 6.56 feet;
thence South 61°26'52" East 25.72 feet;
thence Southeasterly 389.77 feet along the arc of a 837.11 foot radius curve to the right (center bears South 42°26'45" West and the chord bears South 34°12'55" East 386.26 feet with a central angle of 26°40'40");
thence West 1,908.27 feet;
thence North 00°21'58" West 1,674.40 feet to the point of beginning.

Contains 2,085,078 Square Feet or 47.867 Acres, 135 Lots and 39 Units.

NOTES
1. BRASS PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE.
2. STORM DRAIN DETENTION CANNOT BE MODIFIED WITHOUT PERMISSION FROM THE LEHI CITY ENGINEER.
3. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
4. COMMON SPACE AREAS AND PRIVATE STREETS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
5. LAND DRAIN LATERALS ARE NOT REQUIRED FOR THE PROJECT AS LONG AS BASEMENT FLOOR ELEVATIONS ARE SET AT A MINIMUM OF 3 FEET ABOVE THE HIGHEST MEASURED GROUNDWATER ELEVATION AS STATED IN THE LETTER PROVIDED BY INTERMOUNTAIN GEOENVIRONMENTAL SERVICES, INC. DATED MAY 23, 2024.6. ALL PROJECT AMENITIES INCLUDING CLUBHOUSE, TOT LOT, SPORT COURT, BENCHES, AND TRAILS WITHIN COMMON AREAS WILL BEGIN CONSTRUCTION AT 60% OF BUILDING PERMITS ISSUED FOR THE OVERALL PROJECT AND BE COMPLETED BY 80% OF BUILDING PERMITS ISSUED.

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

Easement Notes:
22. The effects, terms and conditions of the Grant of Easement and/or Right-of-Way, in favor of Utah Power & Light Company, recorded November 14, 1942 as Entry No. 9230, in Book 370, at Page 418 in the official records
23. The effects, terms and conditions of the Grant of Easement and/or Right-of-Way, in favor of Utah Power & Light Company, recorded November 14, 1942 as Entry No. 9231, in Book 370, at Page 418 in the official records
31. The effects, terms and conditions of the Grant of Easement and/or Right-of-Way, in favor of Utah Power and Light Company, recorded February 16, 1978 as Entry No. 6393, in Book 1622, at Page 430 in the official records .
33 The effects, terms and conditions of the Grant of Easement and/or Right-of-Way, in favor of Utah Power and Light Company, recorded May 5, 1978 as Entry No. 17138, in Book 1643, at Page 350 in the official records.
37. The effects, terms and conditions of the Grant of Easement and/or Right-of-Way, in favor of Wardley McLachlan, LLC, recorded December 31, 2002, as Entry No. 158371:2002 in the official records.
45. The effects, terms and conditions of the Easements and/or Right-of-Ways as disclosed by mesne instruments of record, including but not limited to that certain Easement Agreement, recorded January 19, 2018, as Entry No. 5936:2018 in the official records

OWNER
EDGE HOMES UTAH, LLC
13702 S. 200 W. B12
DRAPER, UTAH 84020
801-494-0150

HORIZONTAL GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
HORZ: 1 inch = 80 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UTAH 84020
CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 3 PRELIMINARY PLAT
A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

PROFESSIONAL LAND SURVEYOR
7/29/24
No. 296882
PATRICK M. HARRIS
STATE OF UTAH

PRELIMINARY PLAT

PROJECT NUMBER	PRINT DATE
8069BB	7/29/24
DRAWN BY	CHECKED BY
KFW	PMH
PROJECT MANAGER	
MSB	

1 OF 4



LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

HORZ: 1 inch = 50 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UTAH 84020
CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 3 PRELIMINARY PLAT
A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

PROFESSIONAL LAND SURVEYOR
7/29/24
No. 296882
PATRICK M. HARRIS
STATE OF UTAH

PRELIMINARY PLAT

PROJECT NUMBER 8069BB
PRINT DATE 7/29/24
DRAWN BY KFW
CHECKED BY PMH
PROJECT MANAGER MSB

2 OF 4



ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UTAH 84020
CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 3 PRELIMINARY PLAT
A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
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- SET ENSIGN REBAR AND CAP
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- PRIVATE AREA
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- COMMON AREA

ENSIGN ENG. LAND SURV.

HORIZONTAL GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

PROFESSIONAL LAND SURVEYOR
11/20/24
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

PRELIMINARY PLAT

PROJECT NUMBER 8069BB
PRINT DATE 7/29/24
DRAWN BY KFW
CHECKED BY PMH
PROJECT MANAGER MSB

3 OF 4



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	531.00'	81.19'	8°45'37"	N85°37'11"E	81.11'
C2	531.00'	32.48'	3°30'18"	N79°29'14"E	32.48'
C3	531.00'	162.88'	17°34'30"	N68°56'50"E	162.24'
C4	469.00'	244.26'	29°50'25"	S75°04'48"W	241.51'
C5	500.00'	189.95'	21°45'58"	N79°07'01"E	188.81'
C6	275.00'	179.77'	37°27'15"	N17°30'00"E	176.58'
C7	381.00'	153.47'	23°04'46"	S24°41'15"W	152.44'
C8	200.00'	39.07'	11°11'38"	N82°26'57"W	39.01'
C9	381.00'	210.78'	31°41'52"	S2°42'04"E	208.10'
C10	1031.00'	226.40'	12°34'54"	N76°57'34"E	225.95'
C11	1031.00'	126.98'	7°03'24"	N86°46'44"E	126.90'
C12	100.00'	19.98'	11°27'01"	S12°28'29"E	19.95'
C13	100.00'	28.93'	16°34'40"	N9°54'40"W	28.83'
C14	1148.06'	149.55'	7°27'49"	N84°38'46"E	149.44'
C15	1303.28'	145.92'	6°24'54"	N77°50'06"E	145.84'
C16	1168.68'	194.98'	9°33'33"	S79°13'37"W	194.76'
C17	1168.68'	122.29'	5°59'44"	S87°00'16"W	122.24'
C18	1554.00'	65.58'	2°25'05"	N11°19'54"W	65.58'
C19	10.00'	15.69'	89°52'38"	S45°03'41"E	14.13'
C20	501.00'	69.02'	7°53'35"	N86°03'12"E	68.96'
C21	501.00'	39.28'	4°29'34"	N77°04'49"E	39.27'
C22	28.00'	43.98'	90°00'00"	S44°51'17"W	39.60'
C23	28.00'	43.98'	90°00'00"	S45°08'43"E	39.60'
C24	501.00'	24.31'	2°46'49"	N80°43'00"E	24.31'
C25	515.00'	131.90'	14°40'27"	N67°29'49"E	131.54'
C26	485.00'	53.67'	6°20'26"	S63°19'48"W	53.64'
C27	499.00'	25.69'	2°57'00"	S67°58'31"W	25.69'
C28	499.00'	59.12'	6°47'16"	S72°50'38"W	59.08'
C29	499.00'	62.35'	7°09'34"	S79°49'03"W	62.31'
C30	499.00'	55.13'	6°19'47"	S86°33'44"W	55.10'
C31	470.00'	17.89'	2°10'51"	N88°54'34"E	17.89'
C32	470.00'	54.18'	6°36'17"	N84°31'00"E	54.15'
C33	470.00'	97.02'	11°49'38"	N75°18'03"E	96.85'
C34	470.00'	21.56'	2°37'42"	N68°04'23"E	21.56'
C35	535.00'	21.17'	2°16'03"	N70°51'02"E	21.17'
C36	535.00'	57.44'	6°09'04"	N75°03'36"E	57.41'
C37	535.00'	68.57'	7°20'35"	N81°48'25"E	68.52'
C38	10.00'	14.26'	81°43'21"	S44°37'02"W	13.08'
C39	305.00'	77.30'	14°31'17"	N11°01'00"E	77.09'
C40	305.00'	56.69'	10°38'57"	N23°36'08"E	56.61'
C41	305.00'	38.86'	7°18'02"	N32°34'37"E	38.84'
C42	351.00'	31.75'	5°10'58"	S33°38'09"W	31.74'
C43	351.00'	60.67'	9°54'11"	S26°05'34"W	60.59'
C44	351.00'	69.01'	11°15'54"	S15°30'32"W	68.90'
C45	351.00'	20.01'	3°15'59"	S8°14'36"W	20.01'
C46	351.00'	101.53'	16°34'24"	S1°40'36"E	101.18'
C47	351.00'	52.60'	8°35'13"	S14°15'24"E	52.55'
C48	10.00'	13.26'	75°58'39"	S56°32'20"E	12.31'
C49	1317.34'	95.16'	4°08'19"	S87°44'14"W	95.13'
C50	10.00'	15.71'	90°00'00"	N45°00'00"E	14.14'
C51	25.00'	22.62'	51°49'53"	N45°13'40"W	21.85'
C52	64.00'	78.28'	70°04'37"	S36°06'18"E	73.49'
C53	64.00'	75.85'	67°54'10"	S32°53'05"W	71.49'
C54	64.00'	51.37'	45°59'31"	S89°49'55"W	50.01'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C55	64.00'	88.32'	79°04'00"	N27°38'19"W	81.48'
C56	64.00'	23.04'	20°37'28"	N22°12'25"E	22.91'
C57	25.00'	22.62'	51°49'52"	S6°36'13"W	21.85'
C58	10.00'	15.71'	90°00'00"	S45°00'00"E	14.14'
C59	20.00'	9.74'	27°53'21"	N76°03'19"E	9.64'
C60	64.00'	20.08'	17°58'43"	N42°03'10"W	20.00'
C61	64.00'	90.18'	80°44'12"	N7°18'18"E	82.91'
C62	25.00'	15.41'	35°19'04"	S30°00'51"W	15.17'
C63	18.00'	28.27'	90°00'00"	S45°00'00"E	25.46'
C64	18.00'	28.27'	90°00'00"	S45°00'00"W	25.46'
C65	18.00'	28.27'	90°00'00"	N45°00'00"W	25.46'
C66	25.00'	17.77'	40°44'08"	S69°37'56"W	17.40'
C67	64.00'	50.55'	45°15'32"	N71°53'38"E	49.25'
C68	64.00'	34.35'	30°45'04"	S70°06'04"E	33.94'
C69	64.00'	34.75'	31°06'37"	S39°10'13"E	34.33'
C70	25.00'	16.00'	36°39'28"	N0°13'16"W	15.72'
C71	25.00'	2.23'	5°06'08"	N20°39'33"E	2.23'
C72	18.00'	24.95'	79°24'14"	N58°15'07"W	23.00'
C73	1115.66'	132.45'	6°48'08"	S78°43'18"W	132.37'
C74	1115.66'	132.45'	6°48'08"	S78°43'18"W	132.37'
C75	1115.66'	14.74'	0°45'26"	S74°56'31"W	14.74'
C76	1369.15'	153.16'	6°24'33"	N77°45'01"E	153.08'
C77	1100.56'	180.53'	9°23'54"	N85°18'19"E	180.33'
C78	18.00'	28.31'	90°07'22"	S44°56'19"W	25.48'
C79	1115.66'	132.45'	6°48'08"	S78°43'18"W	132.37'
C80	1115.66'	14.74'	0°45'26"	S74°56'31"W	14.74'
C81	18.00'	28.24'	89°52'38"	N45°03'41"W	25.43'
C82	10.00'	15.73'	90°07'22"	S44°56'19"W	14.16'
C83	10.00'	15.69'	89°52'38"	S45°03'41"E	14.13'
C84	10.00'	15.73'	90°07'22"	N44°56'19"E	14.16'
C85	10.00'	16.96'	97°09'00"	N48°41'52"W	15.00'
C86	566.00'	71.84'	7°16'22"	N86°21'49"E	71.80'
C87	10.00'	15.73'	90°07'22"	S44°56'41"W	14.16'
C88	18.00'	23.14'	73°40'20"	S36°42'48"W	21.58'
C89	562.00'	5.89'	0°36'01"	N73°32'58"E	5.89'
C90	547.00'	125.27'	13°07'17"	N66°43'14"E	125.00'
C91	453.00'	50.62'	6°24'07"	S63°21'39"W	50.59'
C92	434.00'	21.23'	2°48'11"	S67°44'56"W	21.23'
C93	434.00'	86.84'	11°27'54"	S74°52'59"W	86.70'
C94	434.00'	71.09'	9°23'04"	S85°18'28"W	71.01'
C95	10.00'	16.66'	95°27'10"	N42°16'25"W	14.80'
C96	245.00'	100.18'	23°25'40"	N17°10'00"E	99.48'
C97	245.00'	31.41'	7°20'48"	N32°33'14"E	31.39'
C98	411.00'	62.99'	8°46'53"	S31°50'11"W	62.93'
C99	411.00'	56.52'	7°52'45"	S23°30'22"W	56.47'
C100	18.00'	25.94'	82°33'54"	N60°50'57"E	23.75'
C101	230.00'	40.86'	10°10'40"	N82°57'26"W	40.80'
C102	25.00'	22.62'	51°49'53"	S62°07'50"E	21.85'
C103	64.00'	31.90'	28°33'27"	N50°29'37"W	31.57'
C104	64.00'	52.42'	46°56'45"	N88°14'13"W	50.97'
C105	64.00'	60.21'	53°54'19"	S41°20'45"W	58.02'
C106	64.00'	63.62'	56°57'22"	S14°05'06"E	61.03'
C107	64.00'	93.90'	84°03'35"	S84°35'34"E	85.70'
C108	64.00'	14.81'	13°15'18"	N46°45'00"E	14.77'
C109	25.00'	22.62'	51°49'53"	S66°02'17"W	21.85'
C110	170.00'	28.31'	9°32'25"	N83°16'33"W	28.27'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C111	18.00'	26.77'	85°13'15"	N35°53'43"W	24.37'
C112	411.00'	96.14'	13°24'07"	S0°00'50"W	95.92'
C113	411.00'	58.32'	8°07'46"	S10°45'06"E	58.27'
C114	411.00'	26.78'	3°44'00"	S16°41'00"E	26.78'
C115	18.00'	28.03'	89°13'07"	N26°03'34"E	25.28'
C116	1015.00'	101.30'	5°43'05"	N73°31'40"E	101.25'
C117	1001.00'	36.12'	2°04'03"	N77°25'14"E	36.12'
C118	1001.00'	158.55'	9°04'31"	N82°59'31"E	158.39'
C119	18.00'	29.01'	92°20'51"	S46°17'47"E	25.97'
C120	18.00'	27.60'	87°51'41"	S43°48'29"W	24.98'
C121	1061.00'	71.11'	3°50'25"	N85°49'07"E	71.10'
C122	1061.00'	24.00'	1°17'46"	N83°15'02"E	24.00'
C123	1061.00'	83.76'	4°31'23"	N80°20'27"E	83.74'
C124	1061.00'	64.48'	3°28'54"	N76°20'19"E	64.47'
C125	1047.00'	71.80'	3°55'44"	N72°37'59"E	71.78'
C126	18.00'	28.52'	90°46'53"	N63°56'26"W	25.63'
C127	10.00'	17.48'	100°09'34"	N31°31'47"E	15.34'
C128	1203.68'	100.19'	4°46'08"	S79°13'30"W	100.16'
C129	1203.68'	68.20'	3°14'47"	S75°13'02"W	68.19'
C130	1287.28'	109.98'	4°53'43"	N77°53'16"E	109.95'
C131	1113.05'	100.78'	5°11'16"	N85°09'58"E	100.75'
C132	1113.05'	24.00'	1°14'08"	N88°22'40"E	24.00'
C133	1113.05'	13.39'	0°41'21"	N89°20'24"E	13.39'
C134	10.00'	15.69'	89°52'38"	S45°03'41"E	14.13'
C135	112.00'	21.50'	11°00'02"	S12°41'59"E	21.47'
C136	112.00'	0.88'	0°26'59"	S6°58'28"E	0.88'
C137	88.00'	25.46'	16°34'40"	N9°54'40"W	25.37'
C138	112.00'	32.41'	16°34'40"	N9°54'40"W	32.29'
C139	88.00'	11.07'	7°12'34"	S10°21'15"E	11.07'
C140	69.00'	93.07'	77°16'51"	N89°01'34"W	86.17'
C141	300.00'	101.12'	19°18'44"	N9°39'22"W	100.64'
C142	88.00'	6.51'	4°14'27"	S16°04'46"E	6.51'
C143	25.00'	22.47'	51°30'05"	N64°14'57"W	21.72'
C144	64.00'	11.75'	10°31'00"	S43°45'25"E	11.73'
C145	25.00'	5.39'	12°21'19"	S6°10'40"W	5.38'
C146	837.11'	196.58'	13°27'17"	N40°49'36"W	196.13'
C147	837.11'	90.93'	6°13'24"	N30°59'15"W	90.88'
C148	837.11'	102.26'	6°59'58"	N24°22'34"W	102.20'
C149	18.00'	33.19'	105°38'15"	S34°16'07"W	28.68'
C150	1138.68'	57.93'	2°54'53"	S88°32'41"W	57.92'
C151	25.00'	39.27'	90°00'00"	N45°00'00"W	35.36'
C152	18.00'	28.27'	90°00'00"	N45°00'00"E	25.46'
C153	25.00'	31.18'	71°27'00"	S54°16'30"E	29.19'
C154	328.00'	69.89'	12°12'32"	S74°30'40"W	69.76'
C155	328.00'	53.72'	9°23'04"	S85°18'28"W	53.66'
C156	64.00'	52.30'	46°49'32"	S0°12'09"E	50.86'
C157	1113.05'	47.71'	2°27'21"	N81°20'40"E	47.71'
C158	270.00'	54.91'	11°39'08"	N5°49'34"W	54.82'
C159	270.00'	36.10'	7°39'36"	N15°28'56"W	36.07'
C160	330.00'	56.41'	9°47'41"	N14°24'54"W	56.34'
C161	330.00'	54.82'	9°31'03"	N4°45'32"W	54.75'
C162	20.00'	3.41'	9°46'38"	N57°13'20"E	3.41'

TYPICAL TOWNHOUSE PAD DIMENSIONS

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA

ENSIGN ENG. LAND SURV.

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

HORZ: 1 inch = 50 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 S. 200 W. B12
DRAPER, UTAH 84020
CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 3 PRELIMINARY PLAT
A RESIDENTIAL PUD SUBDIVISION
1200 NORTH 3600 WEST
LEHI, UTAH

PROFESSIONAL LAND SURVEYOR
7/29/24
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

PRELIMINARY PLAT

PROJECT NUMBER 8069BB
PRINT DATE 7/29/24
DRAWN BY KFW
CHECKED BY PMH
PROJECT MANAGER MSB

4 OF 4

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.

2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.

3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.

4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.

8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.

9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".

10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.

12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.

14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.

16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
    - 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
    - 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
    - 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
    - 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
    - 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.

17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.

18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.

19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.

20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.

21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.

22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.

23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.

30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.

31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.

32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.

2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.

3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.

5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 33 05 20 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.

6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.

7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.

8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.

9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.

11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.

12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.

13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.

14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.

15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.

16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.

17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.

18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.

19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).

2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.

3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.

4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.

5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.

6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.

7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.

9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.

2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.

3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.

2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)

3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.

4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.

5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.

6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.

8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.

9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.

10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.

12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.

13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.

14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.

15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.

16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
W	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

SECTION CORNER	EXISTING EDGE OF ASPHALT
EXISTING MONUMENT	PROPOSED EDGE OF ASPHALT
PROPOSED MONUMENT	EXISTING STRIPING
EXISTING REBAR AND CAP	PROPOSED STRIPING
SET ENSIGN REBAR AND CAP	EXISTING FENCE
EXISTING WATER METER	PROPOSED FENCE
PROPOSED WATER METER	EXISTING FLOW LINE
EXISTING WATER MANHOLE	PROPOSED FLOW LINE
PROPOSED WATER MANHOLE	GRADE BREAK
EXISTING WATER BOX	EXISTING STORM DRAIN LINE
EXISTING WATER VALVE	PROPOSED STORM DRAIN LINE
PROPOSED WATER VALVE	ROOF DRAIN LINE
EXISTING FIRE HYDRANT	CATCHMENTS
PROPOSED FIRE HYDRANT	HIGHWATER LINE
PROPOSED FIRE DEPARTMENT CONNECTION	EXISTING SANITARY SEWER
EXISTING SECONDARY WATER VALVE	PROPOSED SANITARY SEWER LINE
PROPOSED SECONDARY WATER VALVE	PROPOSED SAN. SWR. SERVICE LINE
EXISTING IRRIGATION BOX	EXISTING LAND DRAIN LINE
EXISTING IRRIGATION VALVE	PROPOSED LAND DRAIN LINE
PROPOSED IRRIGATION VALVE	PROPOSED LAND DRAIN SERVICE LINE
EXISTING SANITARY SEWER MANHOLE	EXISTING CULINARY WATER LINE
PROPOSED SANITARY SEWER MANHOLE	PROPOSED CULINARY WATER LINE
EXISTING SANITARY CLEAN OUT	PROPOSED CULINARY WATER SERVICE LINE
EXISTING STORM DRAIN CLEAN OUT BOX	EXISTING SECONDARY WATER LINE
PROPOSED STORM DRAIN CLEAN OUT BOX	PROPOSED SECONDARY WATER LINE
EXISTING STORM DRAIN INLET BOX	PROPOSED SEC. WATER SERVICE LINE
EXISTING STORM DRAIN CATCH BASIN	EXISTING IRRIGATION LINE
PROPOSED STORM DRAIN CATCH BASIN	PROPOSED IRRIGATION LINE
EXISTING STORM DRAIN COMBO BOX	EXISTING OVERHEAD POWER LINE
PROPOSED STORM DRAIN COMBO BOX	EXISTING ELECTRICAL LINE
EXISTING STORM DRAIN CLEAN OUT	EXISTING GAS LINE
EXISTING STORM DRAIN CULVERT	EXISTING TELEPHONE LINE
PROPOSED STORM DRAIN CULVERT	ACCESSIBLE ROUTE
TEMPORARY SAG INLET PROTECTION	SAW CUT LINE
TEMPORARY IN-LINE INLET PROTECTION	STRAW WATTLE
ROOF DRAIN	TEMPORARY BERM
EXISTING ELECTRICAL MANHOLE	TEMPORARY SILT FENCE
EXISTING ELECTRICAL BOX	LIMITS OF DISTURBANCE
EXISTING TRANSFORMER	EXISTING WALL
EXISTING UTILITY POLE	PROPOSED WALL
EXISTING LIGHT	EXISTING CONTOURS
PROPOSED LIGHT	PROPOSED CONTOURS
EXISTING GAS METER	BUILDABLE AREA WITHIN SETBACKS
EXISTING GAS MANHOLE	PUBLIC DRAINAGE EASEMENT
EXISTING GAS VALVE	EXISTING ASPHALT TO BE REMOVED
EXISTING TELEPHONE MANHOLE	PROPOSED ASPHALT
EXISTING TELEPHONE BOX	EXISTING CURB AND GUTTER
EXISTING TRAFFIC SIGNAL BOX	PROPOSED CURB AND GUTTER
EXISTING CABLE BOX	PROPOSED REVERSE PAN CURB AND GUTTER
EXISTING BOLLARD	TRANSITION TO REVERSE PAN CURB
PROPOSED BOLLARD	CONCRETE TO BE REMOVED
EXISTING SIGN	EXISTING CONCRETE
PROPOSED SIGN	PROPOSED CONCRETE
EXISTING SPOT ELEVATION	BUILDING TO BE REMOVED
PROPOSED SPOT ELEVATION	EXISTING BUILDING
EXISTING FLOW DIRECTION	PROPOSED BUILDING
EXISTING TREE	
DENSE VEGETATION	

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020

CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 3 PRELIMINARY PLAT
A RESIDENTIAL PUD SUBDIVISION
3600 WEST 1500 NORTH
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
07/29/2024
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

GENERAL NOTES

PROJECT NUMBER	PRINT DATE
8069BB	2024-07-29
PROJECT MANAGER	DESIGNED BY
M. B.	C. O.

C-001

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

1500 NORTH (PUBLIC STREET)

1500 NORTH (PUBLIC STREET)

LEHI CITY CORPORATION

KRAIG JOHNSON

CANYON FALLS DRIVE (PUBLIC STREET)

3600 WEST (PUBLIC STREET)

GARDNER POINT SUBDIVISION

EXISTING OVERHEAD POWERLINES

UP&L POWER EASEMENTS

52.1'

125.0'

50.0'

EXISTING REGIONAL DETENTION BASIN

EXISTING WELL TO BE REMOVED

JORDAN RIVER

SEE DRAWING C-101

SEE DRAWING C-101

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
HORZ: 1 inch = 100 ft.

GENERAL NOTES

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3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

1. SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
2. REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
3. REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
4. REMOVE AND PROPERLY DISPOSE OF GRAVEL.
5. REMOVE AND PROPERLY DISPOSE OF EXISTING STRUCTURES, CONCRETE SLABS, STAIRS, ETC., INCLUDING ALL ELECTRICAL APPURTENANCES, IN THIS AREA WHETHER OR NOT IDENTIFIED ON PLANS. CONTRACTOR TO FILL IN ALL HOLES CREATED DURING DEMOLITION WITH STRUCTURAL FILL TO PROPER SUBGRADE ELEVATION.
6. PHASE 3 LIMIT OF DISTURBANCE.
7. PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).
8. REMOVE AND PROPERLY DISPOSE OF EXISTING POWER POLE. COORDINATE WITH ROCKY MOUNTAIN POWER PRIOR TO CONSTRUCTION
9. REMOVE AND PROPERLY DISPOSE OF EXISTING OVERHEAD POWER LINE. COORDINATE WITH ROCKY MOUNTAIN POWER PRIOR TO CONSTRUCTION
10. REMOVE AND PROPERLY DISPOSE OF EXISTING UNDERGROUND ROCKY MOUNTAIN POWER LINE. POWER INFRASTRUCTURE TO EXISTING WELL BUILDING IN GARDNER POINT PHASE 7 AREA MUST BE COMPLETED PRIOR TO REMOVAL. COORDINATE WITH ROCKY MOUNTAIN POWER, SARATOGA SPRINGS CITY, AND LEHI CITY PRIOR TO CONSTRUCTION.
11. EXISTING POWER POLE TO REMAIN. PROTECT IN PLACE.
12. EXISTING FIRE HYDRANT TO BE RELOCATED OUTSIDE OF ROADWAY. SEE UTILITY PLANS.

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STATE OF UTAH

DEMOLITION PLAN

PROJECT NUMBER	PRINT DATE
8069BB	2024-07-29
PROJECT MANAGER	DESIGNED BY
M. B.	C. O.

C-100

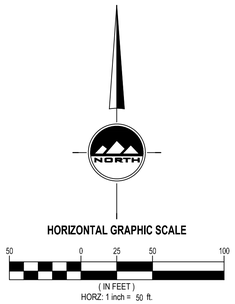
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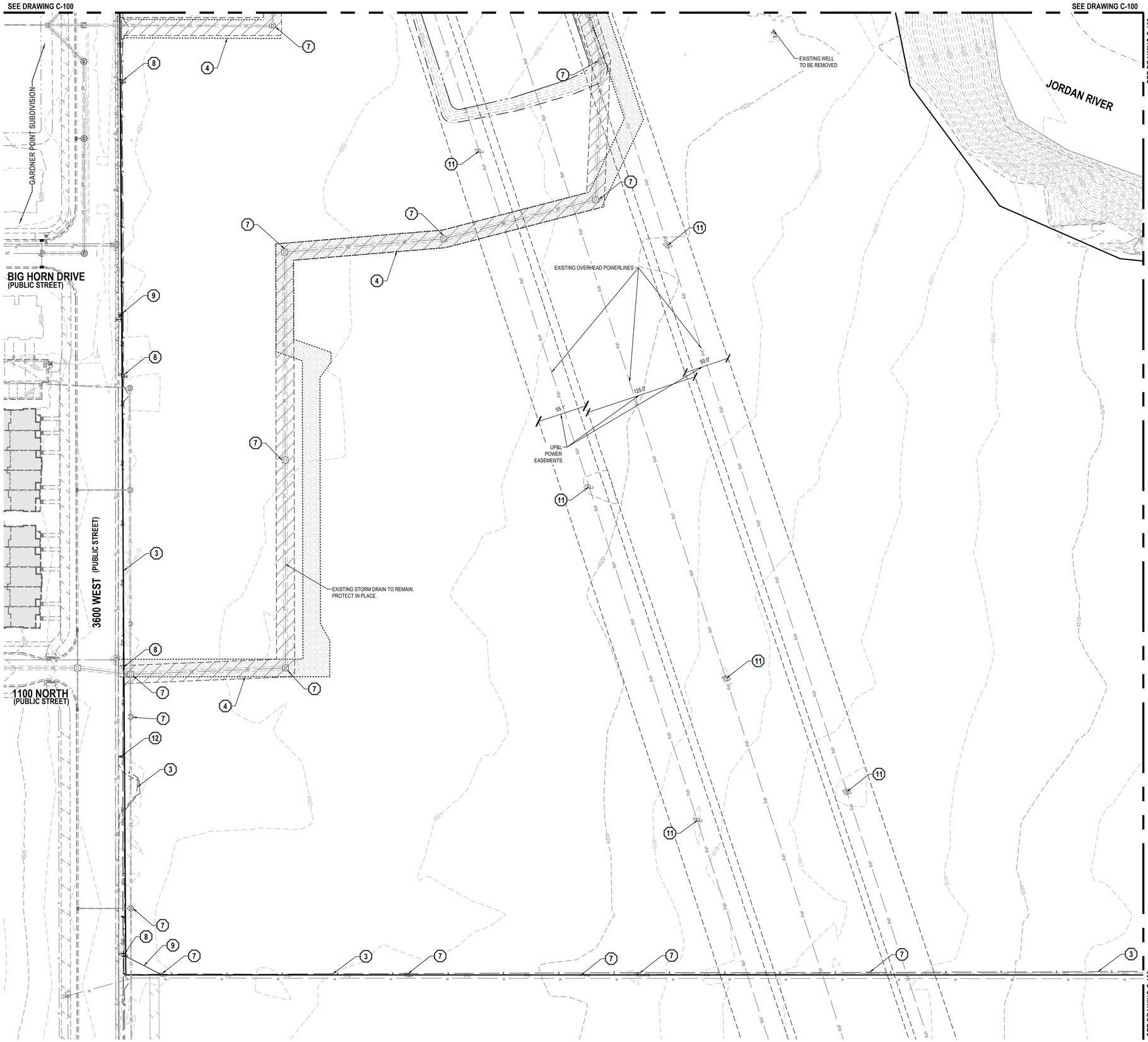
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1. SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
2. REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
3. REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
4. REMOVE AND PROPERLY DISPOSE OF GRAVEL.
5. REMOVE AND PROPERLY DISPOSE OF EXISTING STRUCTURES, CONCRETE SLABS, STAIRS, ETC., INCLUDING ALL ELECTRICAL APPURTENANCES, IN THIS AREA WHETHER OR NOT IDENTIFIED ON PLANS. CONTRACTOR TO FILL IN ALL HOLES CREATED DURING DEMOLITION WITH STRUCTURAL FILL TO PROPER SUBGRADE ELEVATION.
6. PHASE 3 LIMIT OF DISTURBANCE.
7. PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).
8. REMOVE AND PROPERLY DISPOSE OF EXISTING POWER POLE. COORDINATE WITH ROCKY MOUNTAIN POWER PRIOR TO CONSTRUCTION
9. REMOVE AND PROPERLY DISPOSE OF EXISTING OVERHEAD POWER LINE. COORDINATE WITH ROCKY MOUNTAIN POWER PRIOR TO CONSTRUCTION
10. REMOVE AND PROPERLY DISPOSE OF EXISTING UNDERGROUND ROCKY MOUNTAIN POWER LINE. POWER INFRASTRUCTURE TO EXISTING WELL BUILDING IN GARDNER POINT PHASE 7 AREA MUST BE COMPLETED PRIOR TO REMOVAL. COORDINATE WITH ROCKY MOUNTAIN POWER, SARATOGA SPRINGS CITY, AND LEHI CITY PRIOR TO CONSTRUCTION.
11. EXISTING POWER POLE TO REMAIN. PROTECT IN PLACE.
12. EXISTING FIRE HYDRANT TO BE RELOCATED OUTSIDE OF ROADWAY. SEE UTILITY PLANS.



ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020

CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 3 PRELIMINARY PLAT
A RESIDENTIAL PUD SUBDIVISION
3600 WEST 1500 NORTH
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
07/29/2024
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

DEMOLITION PLAN

PROJECT NUMBER 8069BB
PRINT DATE 2024-07-29
PROJECT MANAGER M. B.
DESIGNED BY C. O.

C-101

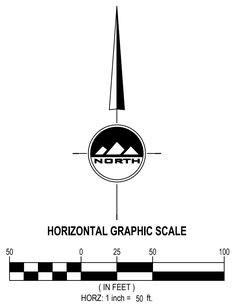
811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22



GENERAL NOTES

1. ALL WORK TO COMPLY WITH LEHI CITY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

1. SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
2. REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
3. REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
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FOR:
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DRAPER, UTAH 84020

CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 3 PRELIMINARY PLAT
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LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
07/29/2024
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

DEMOLITION PLAN

PROJECT NUMBER 8069BB
PRINT DATE 2024-07-29
PROJECT MANAGER M. B.
DESIGNED BY C. O.

C-102

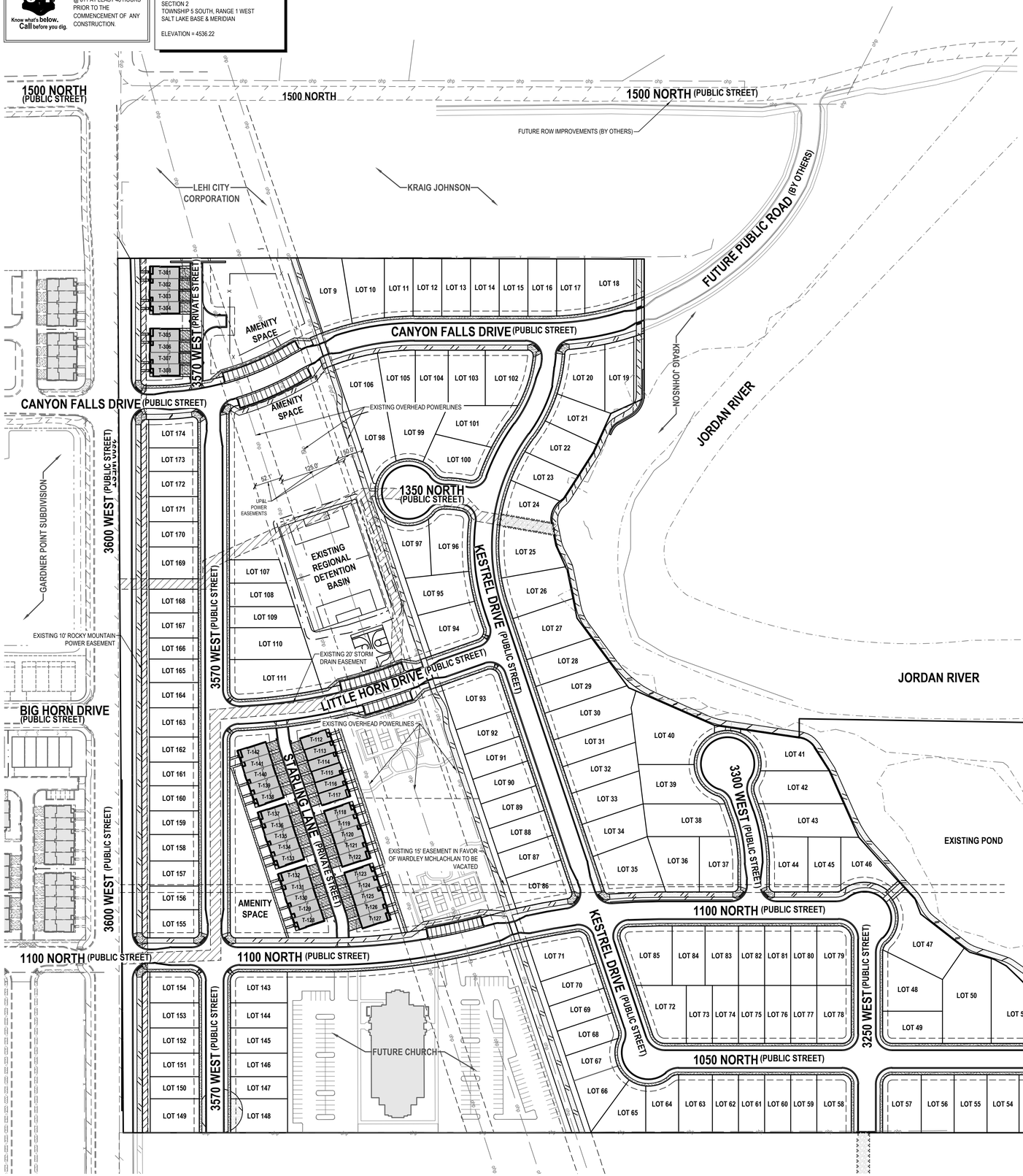
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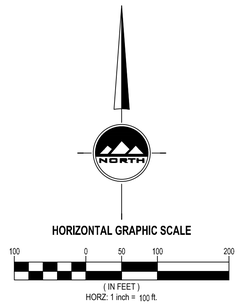
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BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22





GENERAL NOTES

1. ALL WORK TO COMPLY WITH LEHI CITY'S STANDARDS AND SPECIFICATIONS.
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5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

TYPE OF DEVELOPMENT:
RESIDENTIAL PUD

UNIT COUNT

TOTAL AREA = 48.098 ACRES
SINGLE FAMILY RESIDENTIAL = 135
TOWNHOMES = 39
TOTAL UNITS = 174
UNITS PER ACRE = 3.62

THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE.RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK

PARKING DATA TABLE	
SURFACE (GUEST) PARKING	81
HANDICAP-ACCESSIBLE STALLS	0
TOWNHOME GARAGE PARKING	78
TOWNHOME DRIVE PARKING	78
TOTAL PARKING PROVIDED	237

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3600 WEST 1500 NORTH
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LICENSED PROFESSIONAL ENGINEER
07/29/2024
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

OVERALL SITE PLAN

PROJECT NUMBER	PRINT DATE
8069BB	2024-07-29
PROJECT MANAGER	DESIGNED BY
M. B.	C. O.

C-200

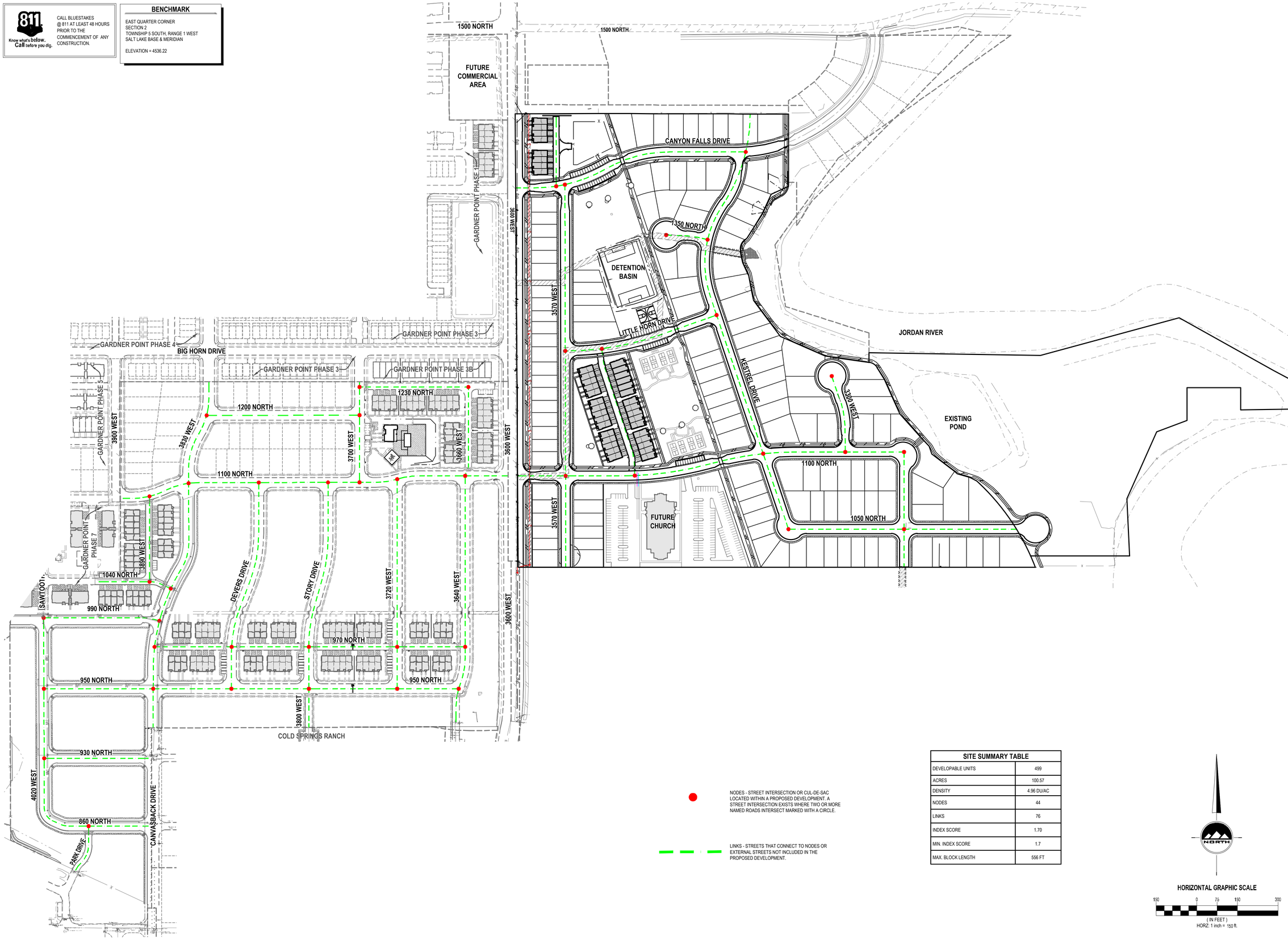
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BENCHMARK

EAST QUARTER CORNER
SECTION 2
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ELEVATION = 4536.22



NODES - STREET INTERSECTION OR CUL-DE-SAC LOCATED WITHIN A PROPOSED DEVELOPMENT. A STREET INTERSECTION EXISTS WHERE TWO OR MORE NAMED ROADS INTERSECT MARKED WITH A CIRCLE.

LINKS - STREETS THAT CONNECT TO NODES OR EXTERNAL STREETS NOT INCLUDED IN THE PROPOSED DEVELOPMENT.

SITE SUMMARY TABLE	
DEVELOPABLE UNITS	499
ACRES	100.57
DENSITY	4.96 DU/AC
NODES	44
LINKS	76
INDEX SCORE	1.70
MIN. INDEX SCORE	1.7
MAX. BLOCK LENGTH	556 FT

NORTH

HORIZONTAL GRAPHIC SCALE

150 0 75 150 300
(IN FEET)
HORZ: 1 inch = 150 ft.

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No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

CIRCULATION PLAN

PROJECT NUMBER 8069BB
PRINT DATE 2024-07-29
PROJECT MANAGER M. B.
DESIGNED BY C. O.

C-200A

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BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

1500 NORTH
1500 NORTH
1500 NORTH
EXISTING TRAIL
EXISTING PUBLIC ACCESS POINT FOR JORDAN RIVER PARKWAY
FUTURE PUBLIC ROAD
CANYON FALLS DRIVE
3570 WEST
CANYON FALLS DRIVE
GARDNER POINT SUBDIVISION
3600 WEST
3600 WEST
1350 NORTH
EXISTING REGIONAL DETENTION BASIN
KESTREL DRIVE
3570 WEST
LITTLE HORN DRIVE
BIG HORN DRIVE
STARLING LANE
3300 WEST
3600 WEST
1100 NORTH
1100 NORTH
1100 NORTH
KESTREL DRIVE
3250 WEST
1050 NORTH
3570 WEST
FUTURE CHURCH
KRAIG JOHNSON
JORDAN RIVER
APPROXIMATE LOCATION OF EXISTING JORDAN RIVER PARKWAY TRAIL
FLOODZONE AE
JORDAN RIVER
EXISTING POND
WETLANDS
FLOODZONE AE
FLOODZONE AE

NORTH

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
HORZ: 1 inch = 100 ft.

LEGEND

- JORDAN RIVER / POND
- FEMA FLOODPLAIN (ZONE AE)
- EMERGENT WETLAND (AS DELINEATED BY MCLACHLAN WETLANDS AQUATIC RESOURCES REPORT DATED 8/2021)
- SIGNIFICATNT TREES / VIBRANT AREAS OF NATIVE VEGETATION

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THE STANDARD IN ENGINEERING

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JORDAN RIVER SITE FEATURES MAP

PROJECT NUMBER 8069BB
PRINT DATE 2024-07-29
PROJECT MANAGER M. B.
DESIGNED BY C. O.

C-200B

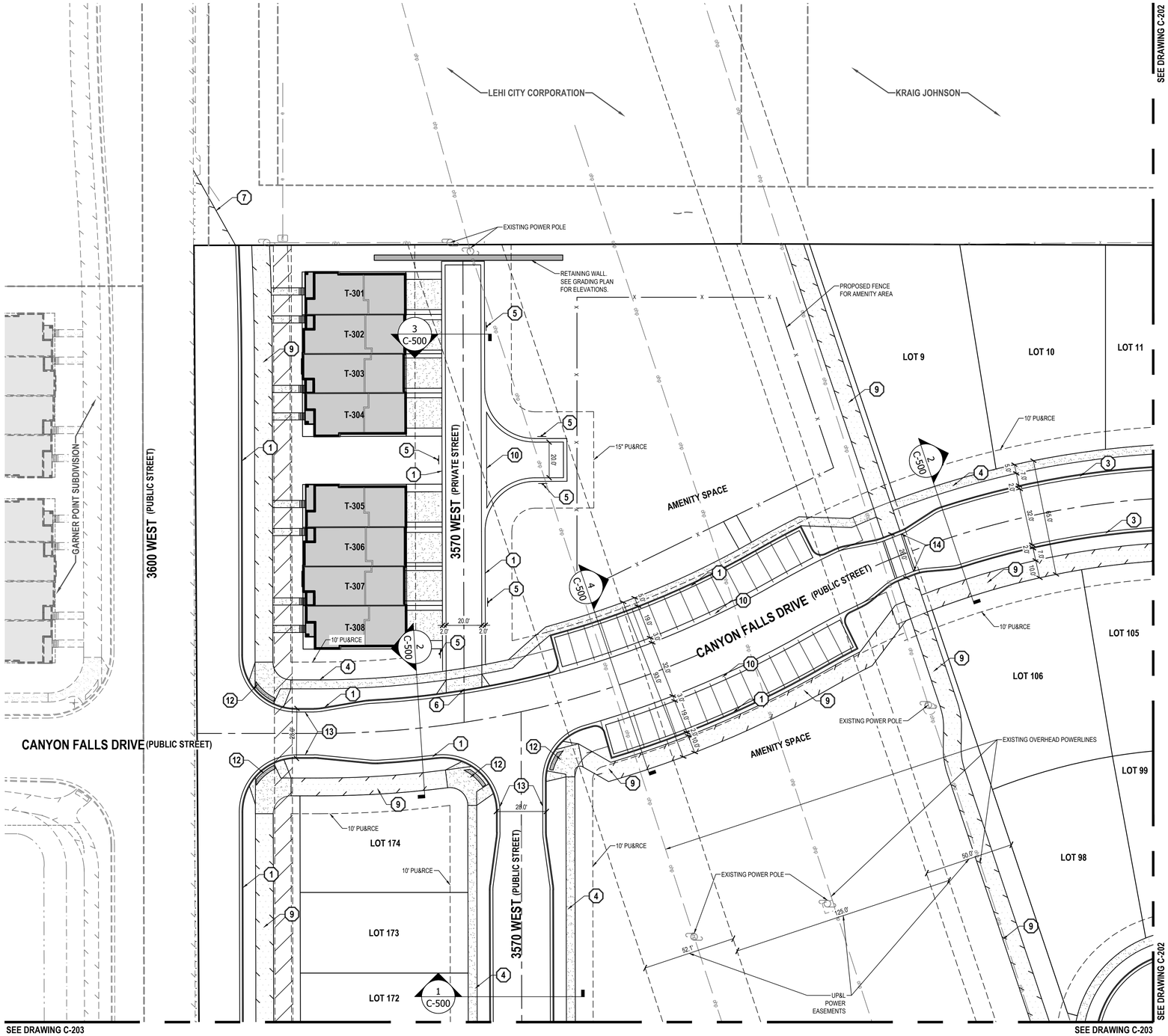
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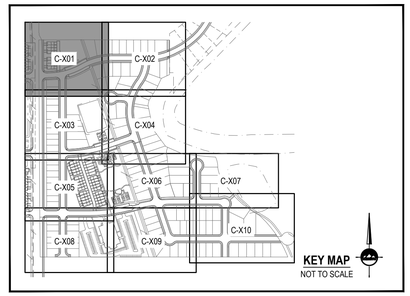
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6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

1. INSTALL 24" MOUNTABLE CURB & GUTTER PER DETAIL 5/C-500.
2. INSTALL 24" REVERSE PAN MOUNTABLE CURB & GUTTER PER DETAIL 6/C-500.
3. INSTALL HIGH BACK CURB AND GUTTER PER LEHI CITY STD DRAWING RD-05.
4. 6" THICK CONCRETE SIDEWALK PER LEHI CITY STANDARDS AND SPECIFICATIONS.
5. NO PARKING SIGNS HAVE BEEN IDENTIFIED ON THE SITE PLAN. THESE TEMPORARY NO PARKING SIGNS WILL BE ALLOWED TO BE PHASED WITH THE PACE OF CONSTRUCTION AS THE DEVELOPER AND FIRE CODE OFFICIAL SEES FIT. PERMANENT PARKING SIGNAGE TO BE IDENTIFIED AND MAINTAINED BY HOA OR PROPERTY MANAGER
6. INSTALL FLARED DRIVE APPROACH PER LEHI CITY STANDARD DRAWING RD-11.
7. PROPOSED EDGE OF ASPHALT.
8. ADA RAMP PER LEHI CITY STANDARD DRAWING RD-06.
9. 10' WIDE ASPHALT TRAIL PER LEHI CITY STANDARD DRAWING TR-01.
10. INSTALL 3' WATERWAY PER DETAIL 7/C-500.
11. INSTALL (2) K-RAILS WITH M.U.T.C.D. SIGN OM4-2 (18" SIGN) ATTACHED TO EACH.
12. 10' WIDE TRAIL ADA RAMP PER DETAIL 9/C-500.
13. INTERSECTION TRAIL CROSSING PER LEHI STANDARD DRAWING RD-17.
14. MID-BLOCK TRAIL CROSSING PER LEHI STANDARD DRAWING RD-17.

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

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

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LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
07/29/2024
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

SITE PLAN

PROJECT NUMBER	PRINT DATE
8069BB	2024-07-29
PROJECT MANAGER	DESIGNED BY
M. B.	C. O.

C-201

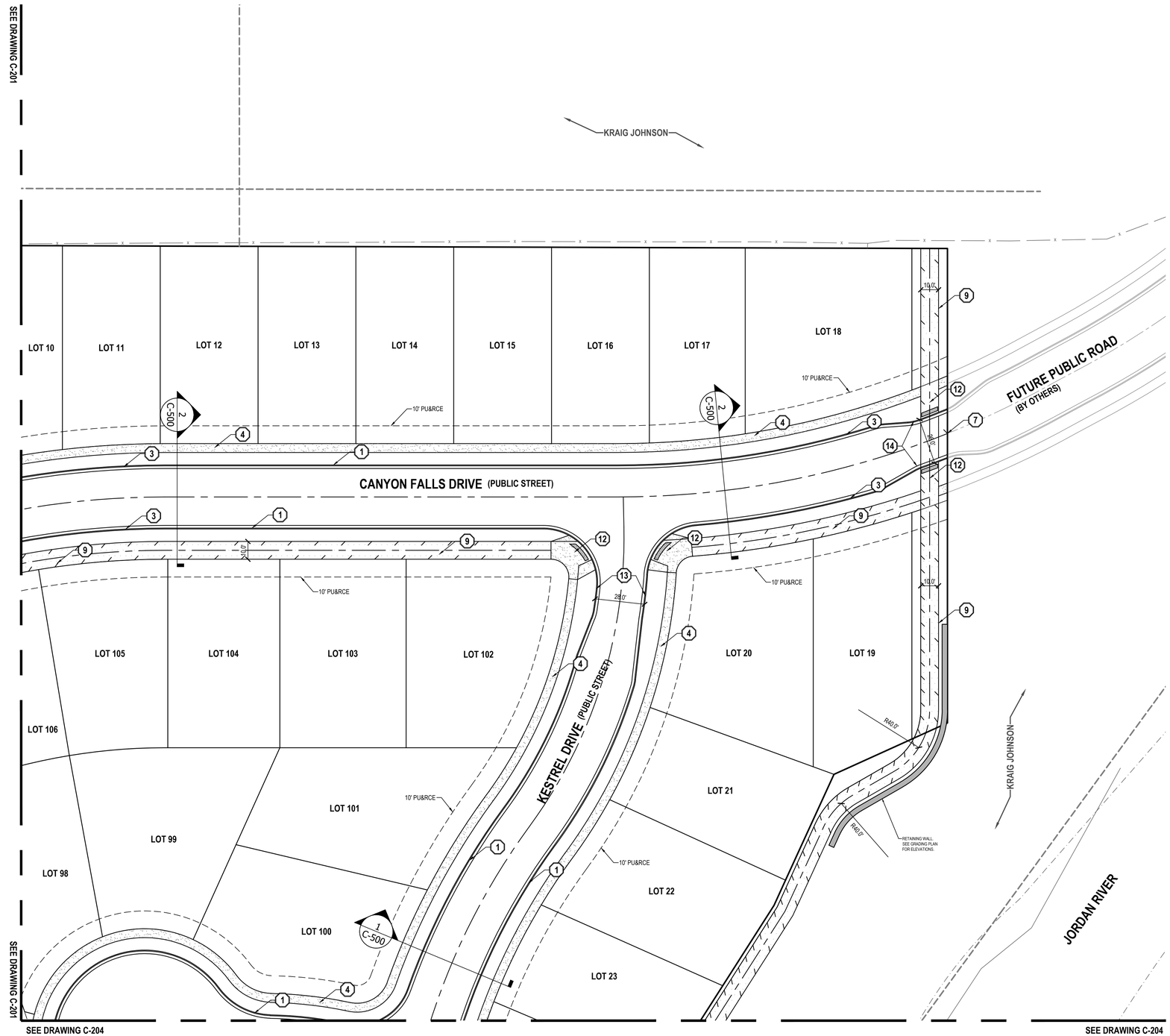
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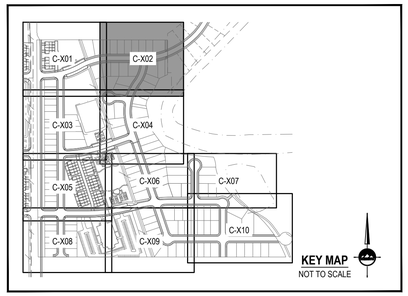
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BENCHMARK

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SECTION 2
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SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22





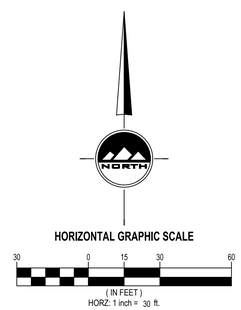
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1. INSTALL 24" MOUNTABLE CURB & GUTTER PER DETAIL 5/C-500.
2. INSTALL 24" REVERSE PAN MOUNTABLE CURB & GUTTER PER DETAIL 6/C-500.
3. INSTALL HIGH BACK CURB AND GUTTER PER LEHI CITY STD DRAWING RD-05.
4. 6" THICK CONCRETE SIDEWALK PER LEHI CITY STANDARDS AND SPECIFICATIONS.
5. NO PARKING SIGNS HAVE BEEN IDENTIFIED ON THE SITE PLAN. THESE TEMPORARY NO PARKING SIGNS WILL BE ALLOWED TO BE PHASED WITH THE PACE OF CONSTRUCTION AS THE DEVELOPER AND FIRE CODE OFFICIAL SEES FIT. PERMANENT PARKING SIGNAGE TO BE IDENTIFIED AND MAINTAINED BY HOA OR PROPERTY MANAGER
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7. PROPOSED EDGE OF ASPHALT.
8. ADA RAMP PER LEHI CITY STANDARD DRAWING RD-06.
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ENSIGN
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CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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FOR:
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DRAPER, UTAH 84020

CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 3 PRELIMINARY PLAT
A RESIDENTIAL PUD SUBDIVISION
3600 WEST 1500 NORTH
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
07/29/2024
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

SITE PLAN

PROJECT NUMBER 8069BB
PRINT DATE 2024-07-29
PROJECT MANAGER M. B.
DESIGNED BY C. O.

C-202

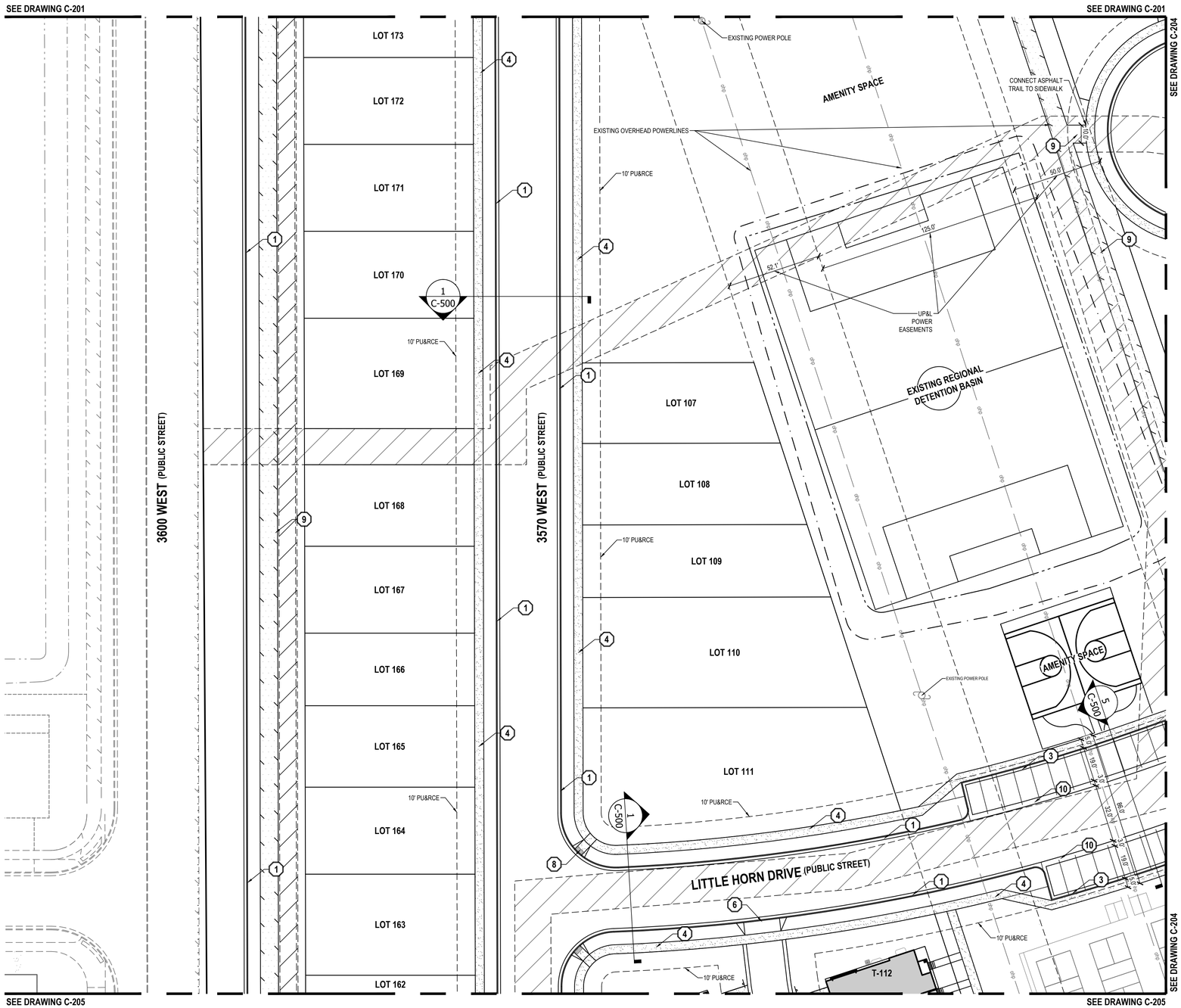
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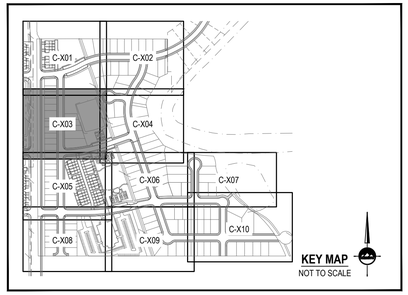
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22





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(IN FEET)
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LICENSED PROFESSIONAL ENGINEER
07/29/2024
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

SITE PLAN

PROJECT NUMBER 8069BB
PRINT DATE 2024-07-29
PROJECT MANAGER M. B.
DESIGNED BY C. O.

C-203

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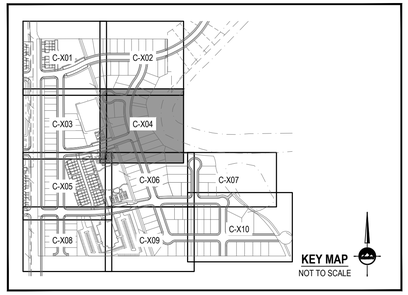
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BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22





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LICENSED PROFESSIONAL ENGINEER
07/29/2024
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

SITE PLAN

PROJECT NUMBER	PRINT DATE
8069BB	2024-07-29
PROJECT MANAGER	DESIGNED BY
M. B.	C. O.

C-204

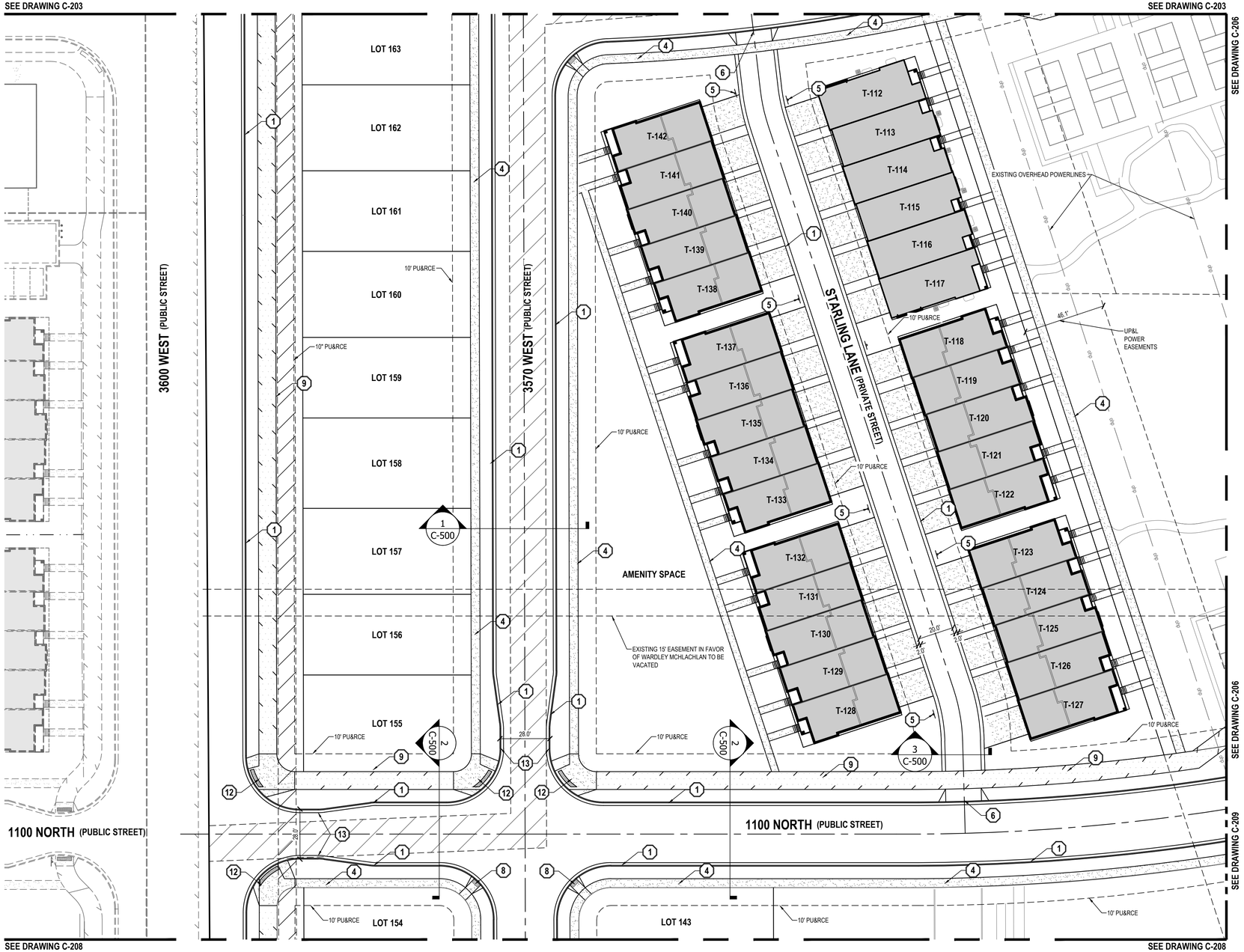
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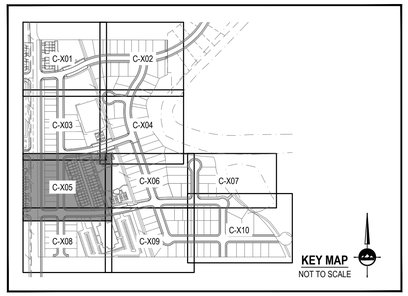
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BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

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NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
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CONTACT:
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RIVER POINT PHASE 3 PRELIMINARY PLAT
A RESIDENTIAL PUD SUBDIVISION

3600 WEST 1500 NORTH
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
07/29/2024
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

SITE PLAN

PROJECT NUMBER 8069BB
PRINT DATE 2024-07-29
PROJECT MANAGER M. B.
DESIGNED BY C. O.

C-205

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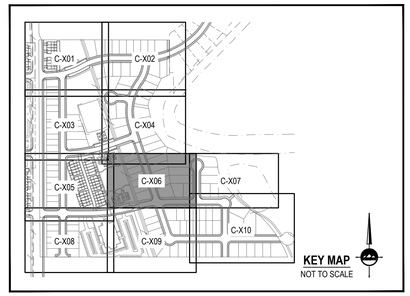
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BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
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SITE PLAN

PROJECT NUMBER 8069BB
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PROJECT MANAGER M. B.
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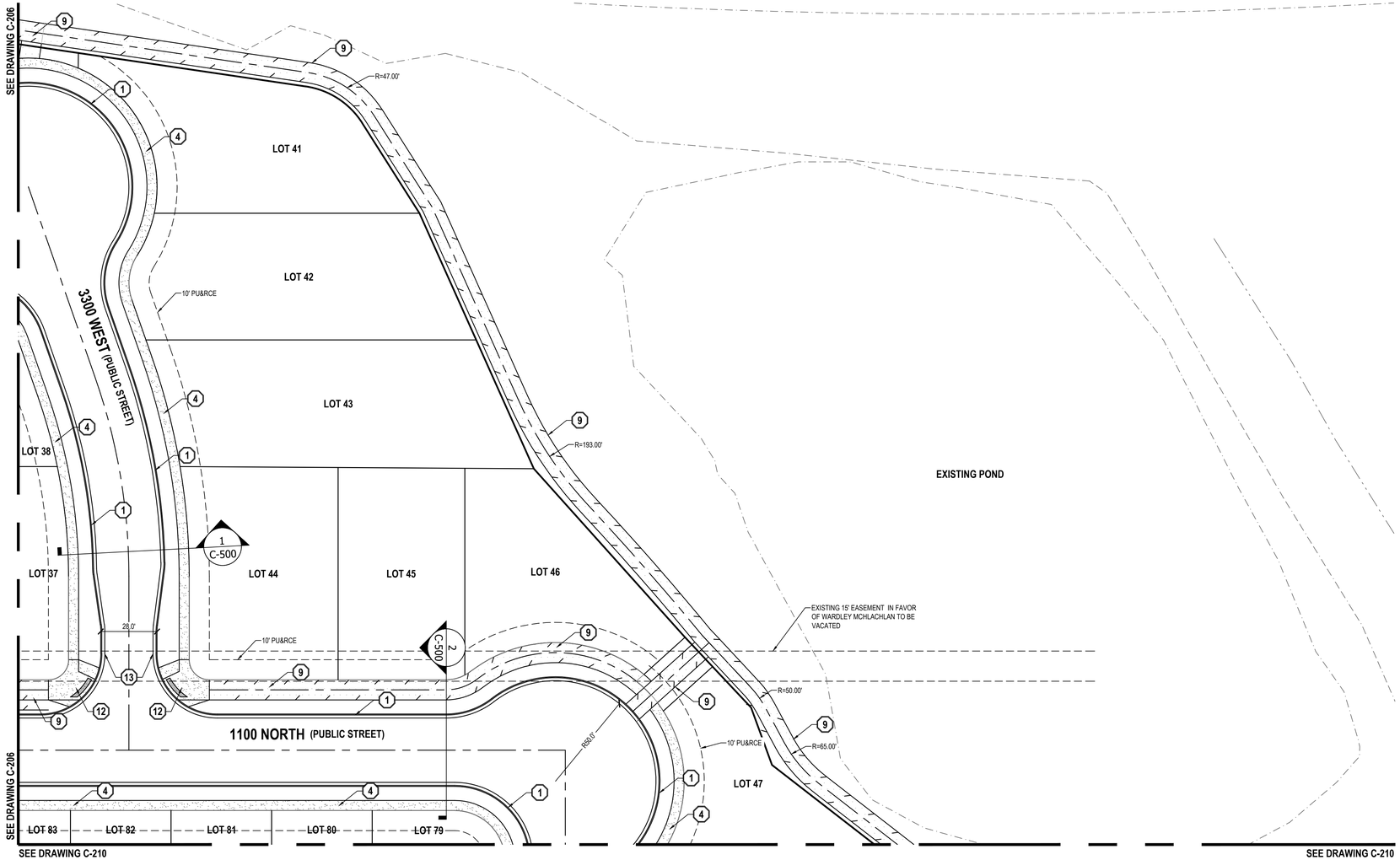
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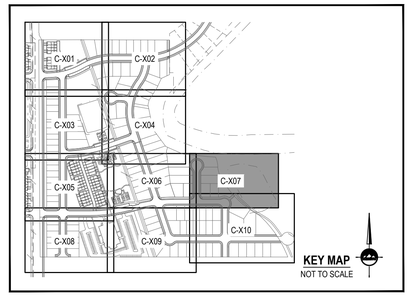
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PROJECT MANAGER M. B.
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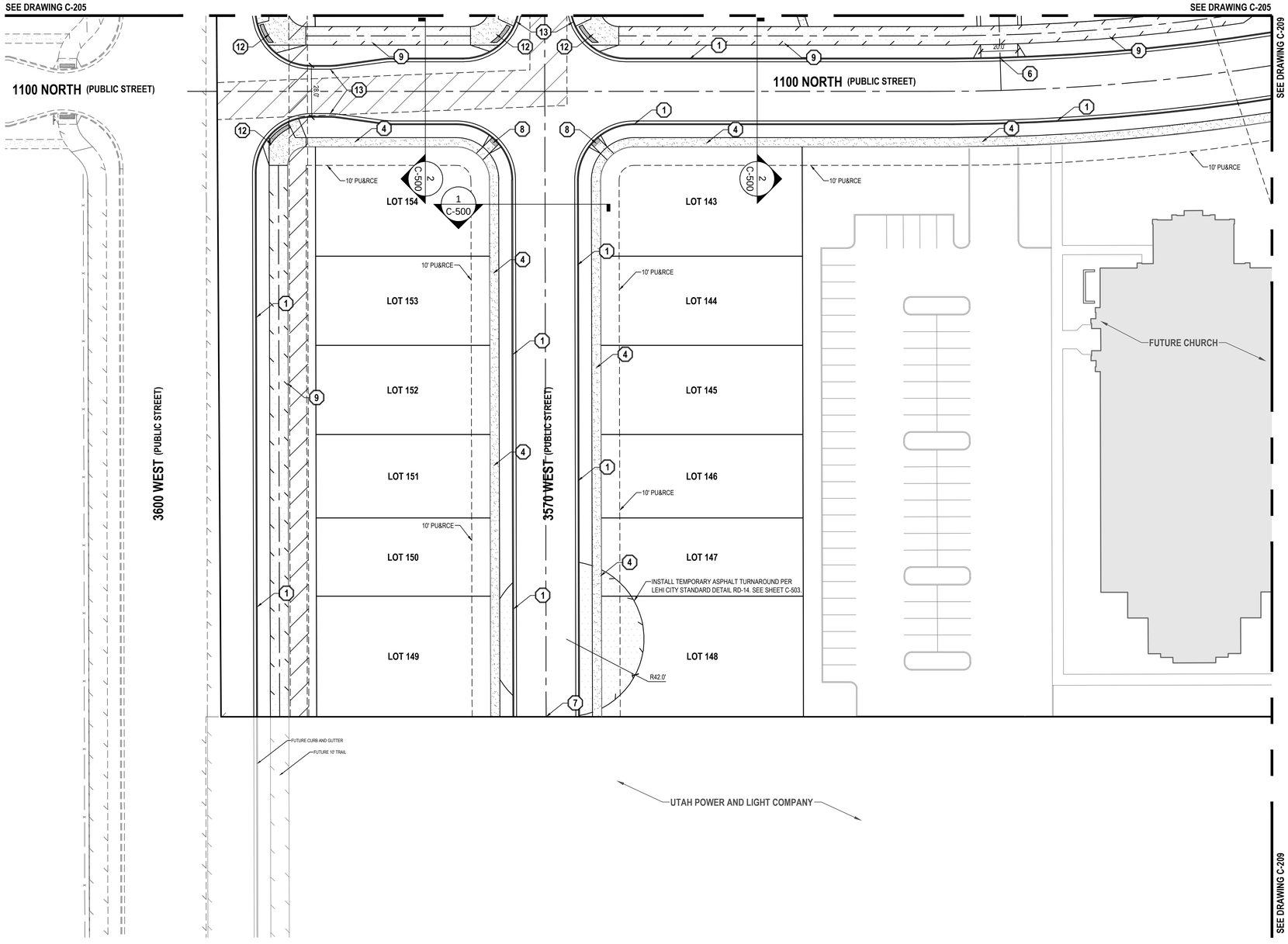
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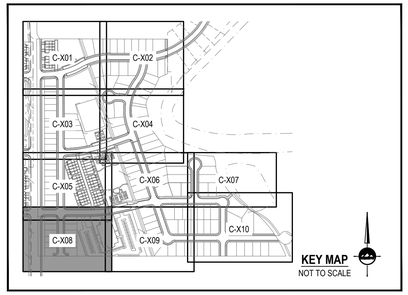
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BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22





GENERAL NOTES

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SCOPE OF WORK:

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NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
HORZ. 1 inch = 30 ft.

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DRAPER, UTAH 84020

CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 3 PRELIMINARY PLAT
A RESIDENTIAL PUD SUBDIVISION

3600 WEST 1500 NORTH
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
07/29/2024
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

SITE PLAN

PROJECT NUMBER 8069BB
PRINT DATE 2024-07-29
PROJECT MANAGER M. B.
DESIGNED BY C. O.

C-208

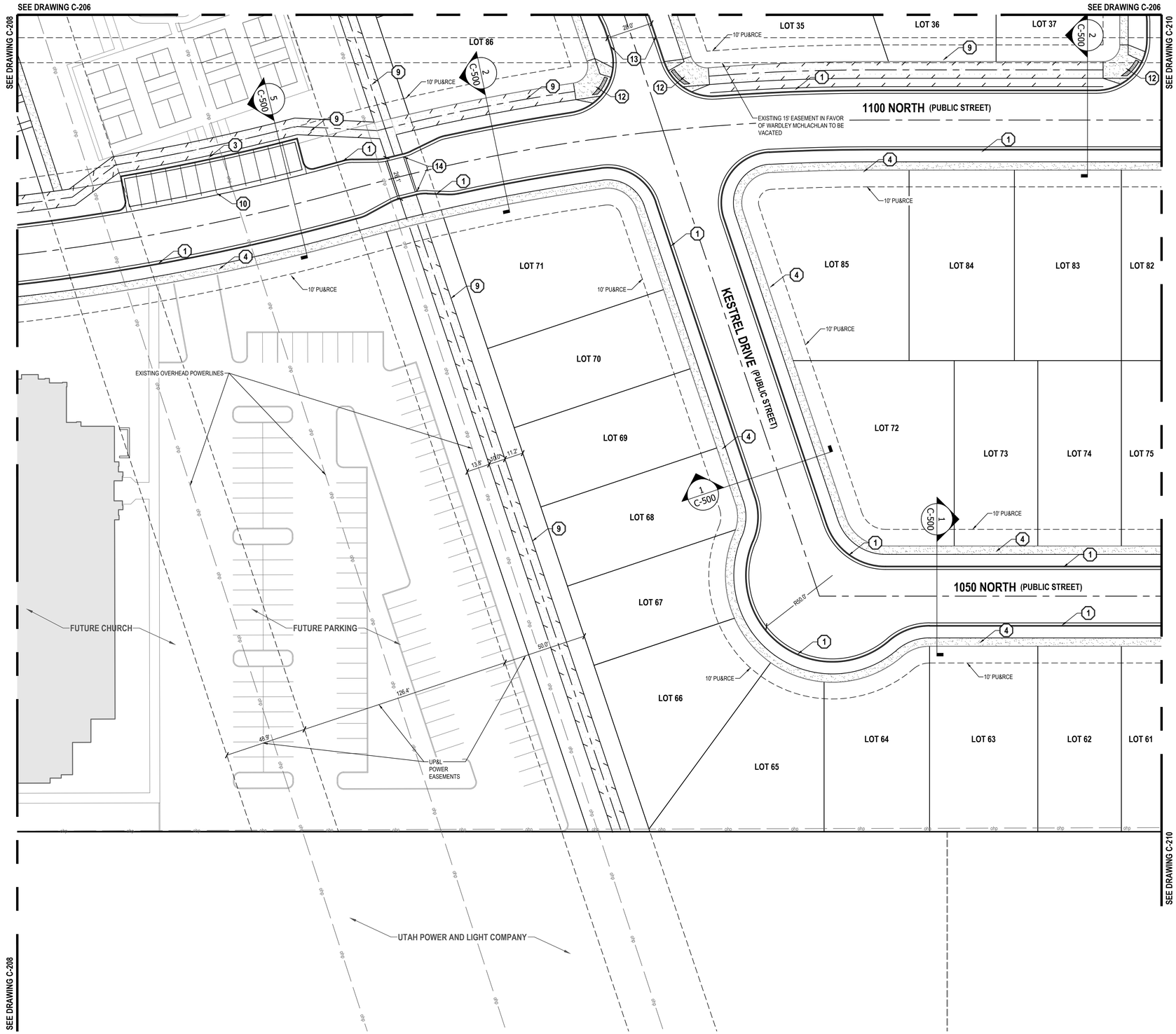
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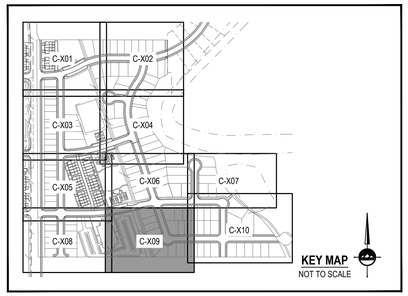
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BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22





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(IN FEET)
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LICENSED PROFESSIONAL ENGINEER
07/29/2024
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

SITE PLAN

PROJECT NUMBER 8069BB
PRINT DATE 2024-07-29
PROJECT MANAGER M. B.
DESIGNED BY C. O.

C-209

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BENCHMARK

EAST QUARTER CORNER
SECTION 2
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SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22

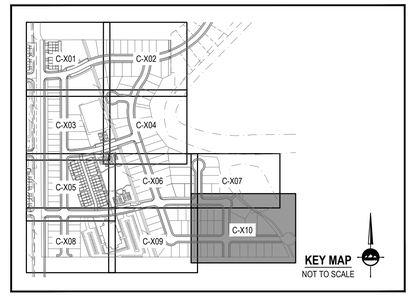
GENERAL NOTES

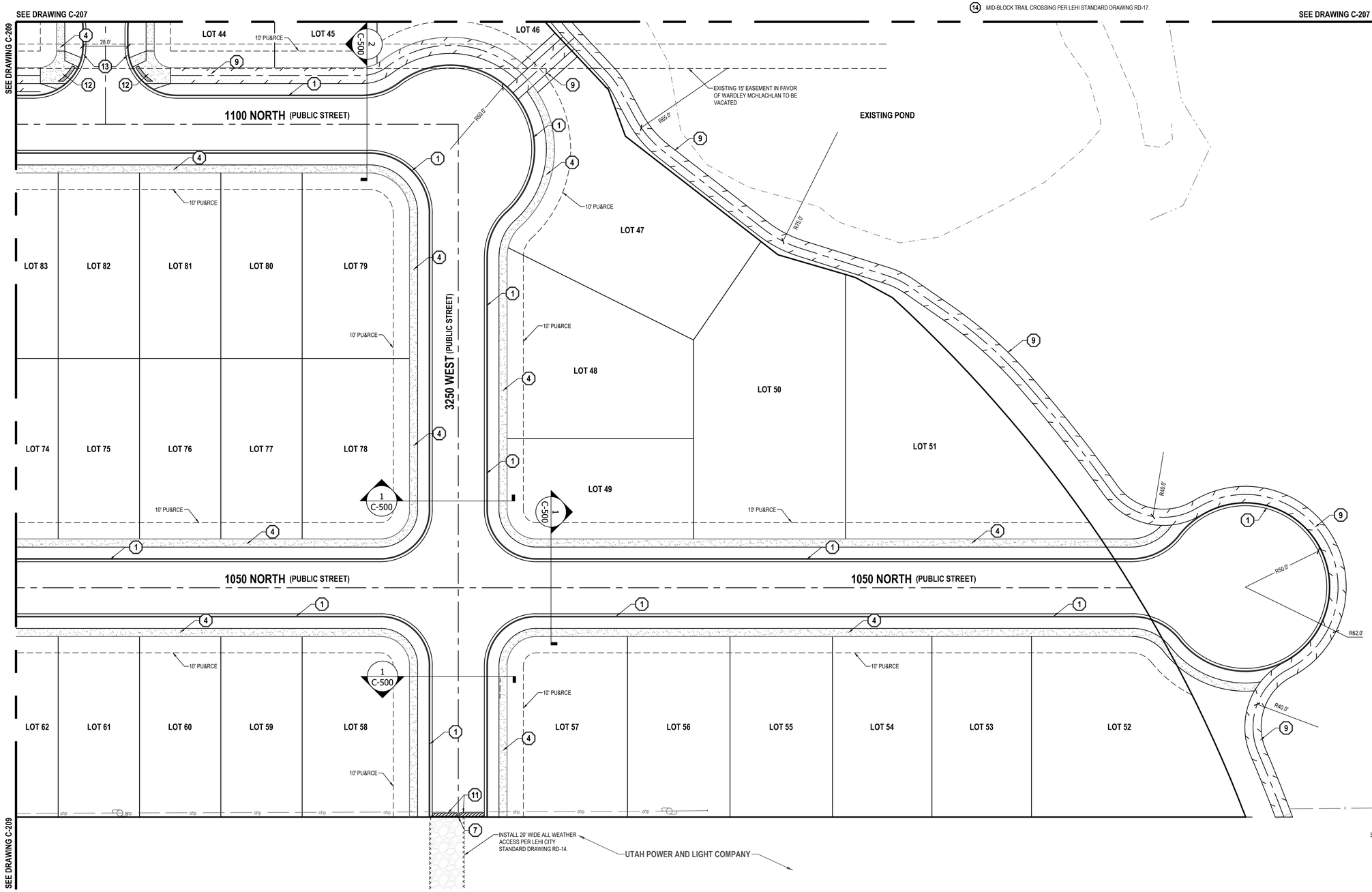
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RIVER POINT PHASE 3 PRELIMINARY PLAT
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3600 WEST 1500 NORTH
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
07/29/2024
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

SITE PLAN

PROJECT NUMBER 8069BB
PRINT DATE 2024-07-29
PROJECT MANAGER M. B.
DESIGNED BY C. O.

C-210

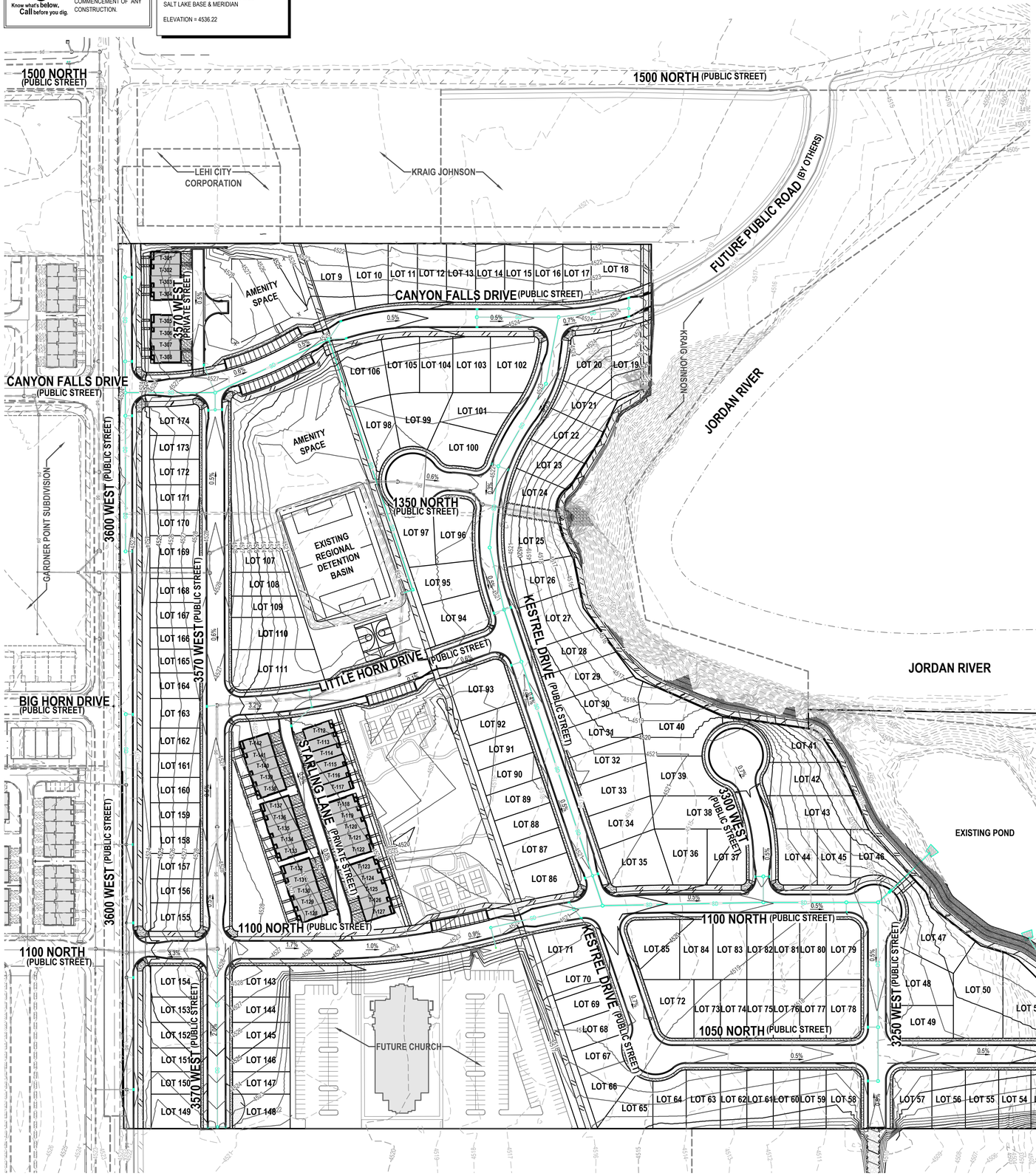
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BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22



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3600 WEST 1500 NORTH
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
07/29/2024
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

OVERALL GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
8069BB	2024-07-29
PROJECT MANAGER	DESIGNED BY
M. B.	C. O.

C-300

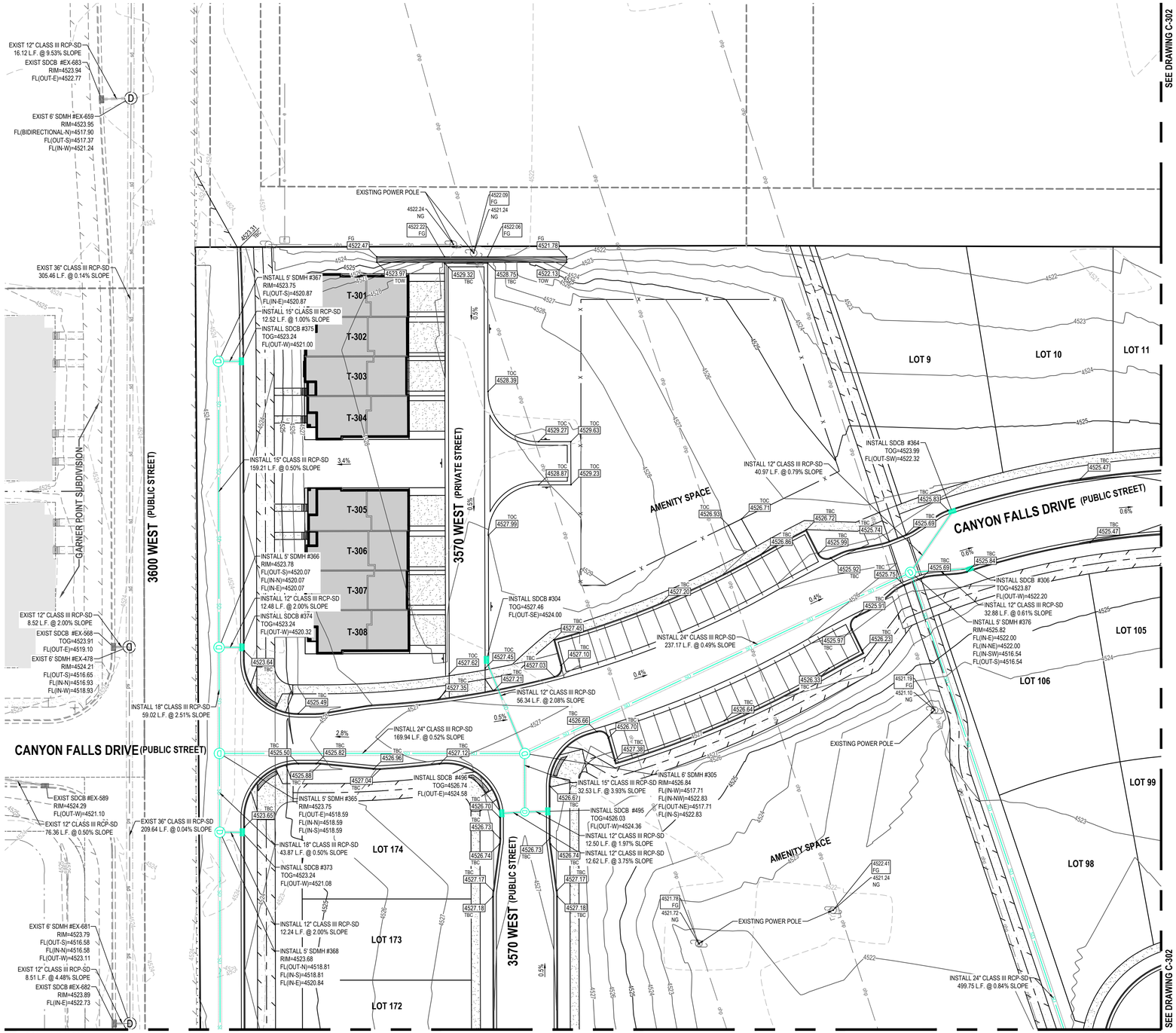
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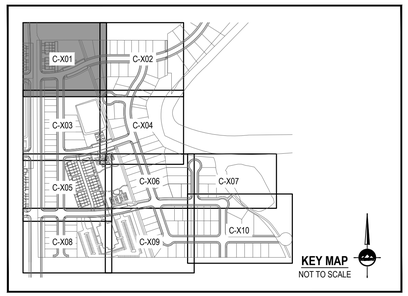
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LICENSED PROFESSIONAL ENGINEER
07/29/2024
No. 9125581-2202
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STATE OF UTAH

GRADING AND DRAINAGE PLAN

PROJECT NUMBER 8069BB
PRINT DATE 2024-07-29
PROJECT MANAGER M. B.
DESIGNED BY C. O.

C-301

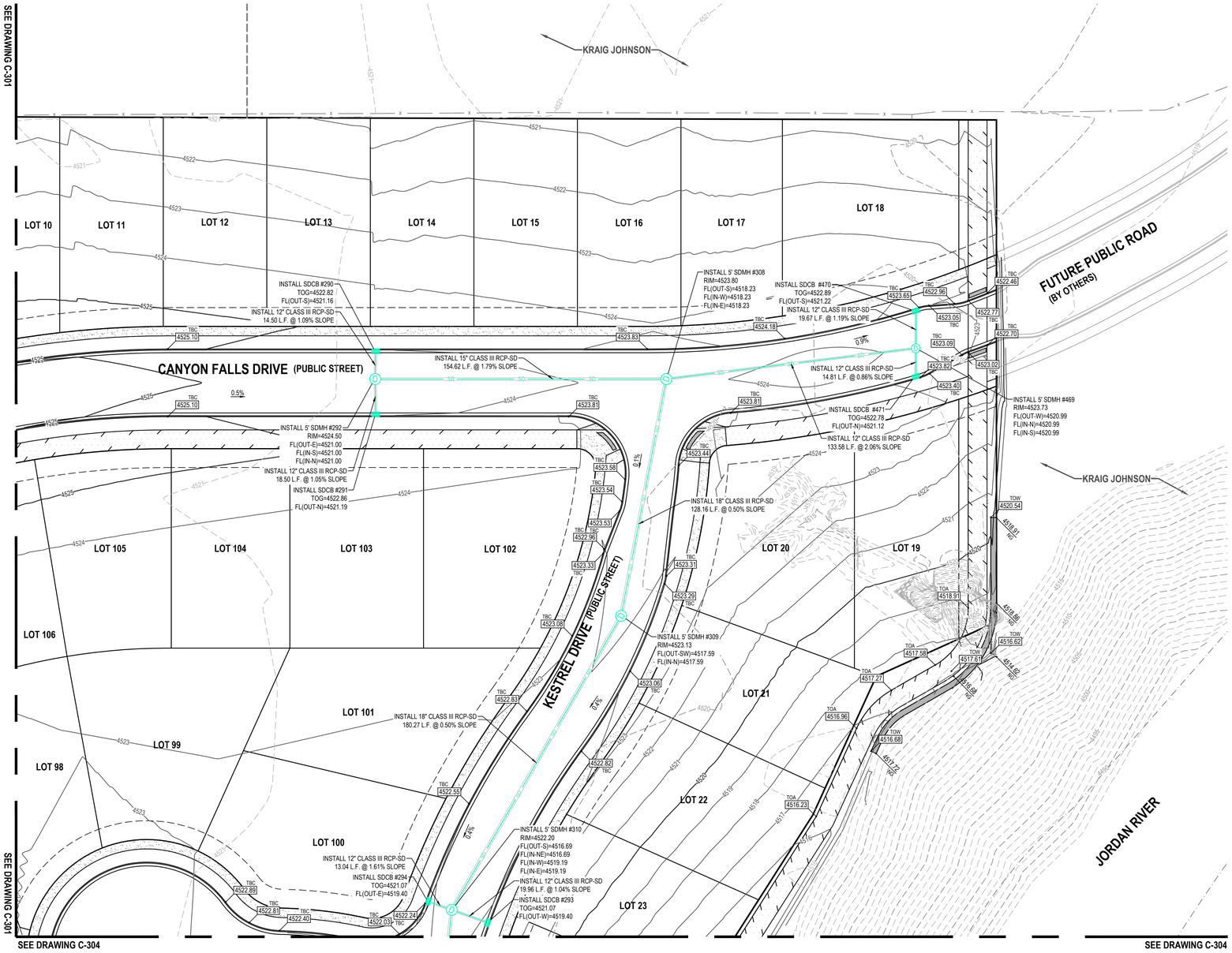
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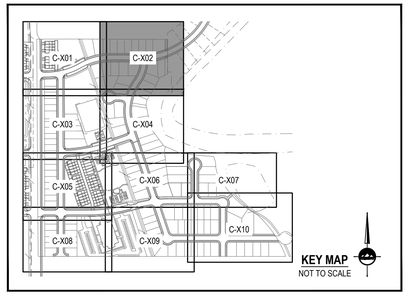
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BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22





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NORTH

HORIZONTAL GRAPHIC SCALE

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(IN FEET)
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SANDY
45 W 10000 S, Suite 500
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RIVER POINT PHASE 3 PRELIMINARY PLAT
A RESIDENTIAL PUD SUBDIVISION
3600 WEST 1500 NORTH
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
07/29/2024
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

GRADING AND DRAINAGE PLAN

PROJECT NUMBER 8069BB
PRINT DATE 2024-07-29
PROJECT MANAGER M. B.
DESIGNED BY C. O.

C-302

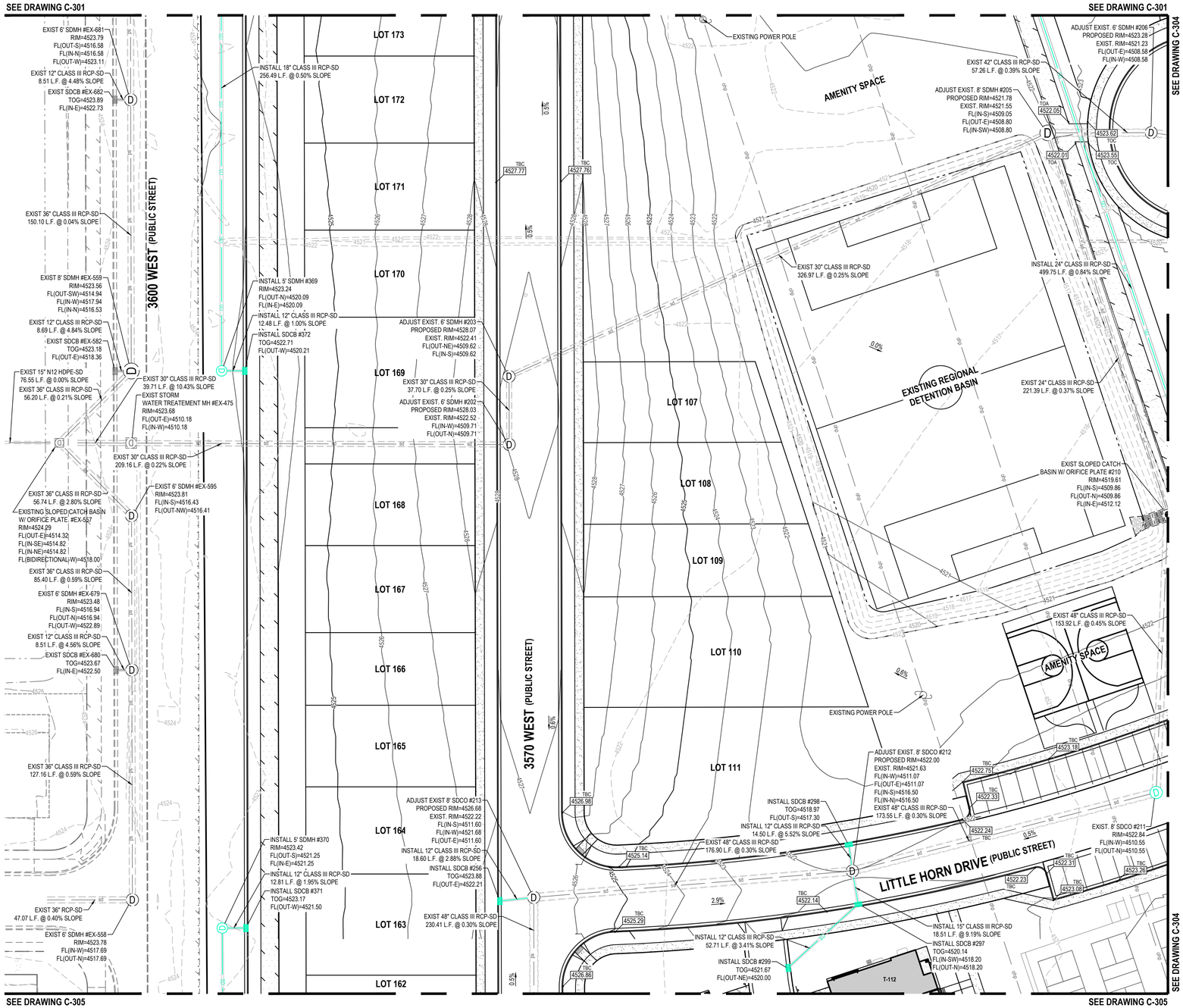
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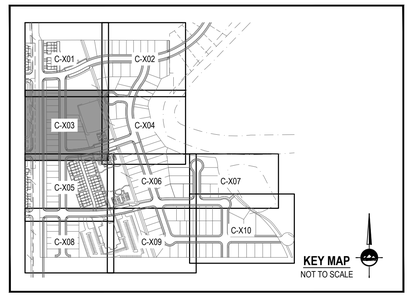
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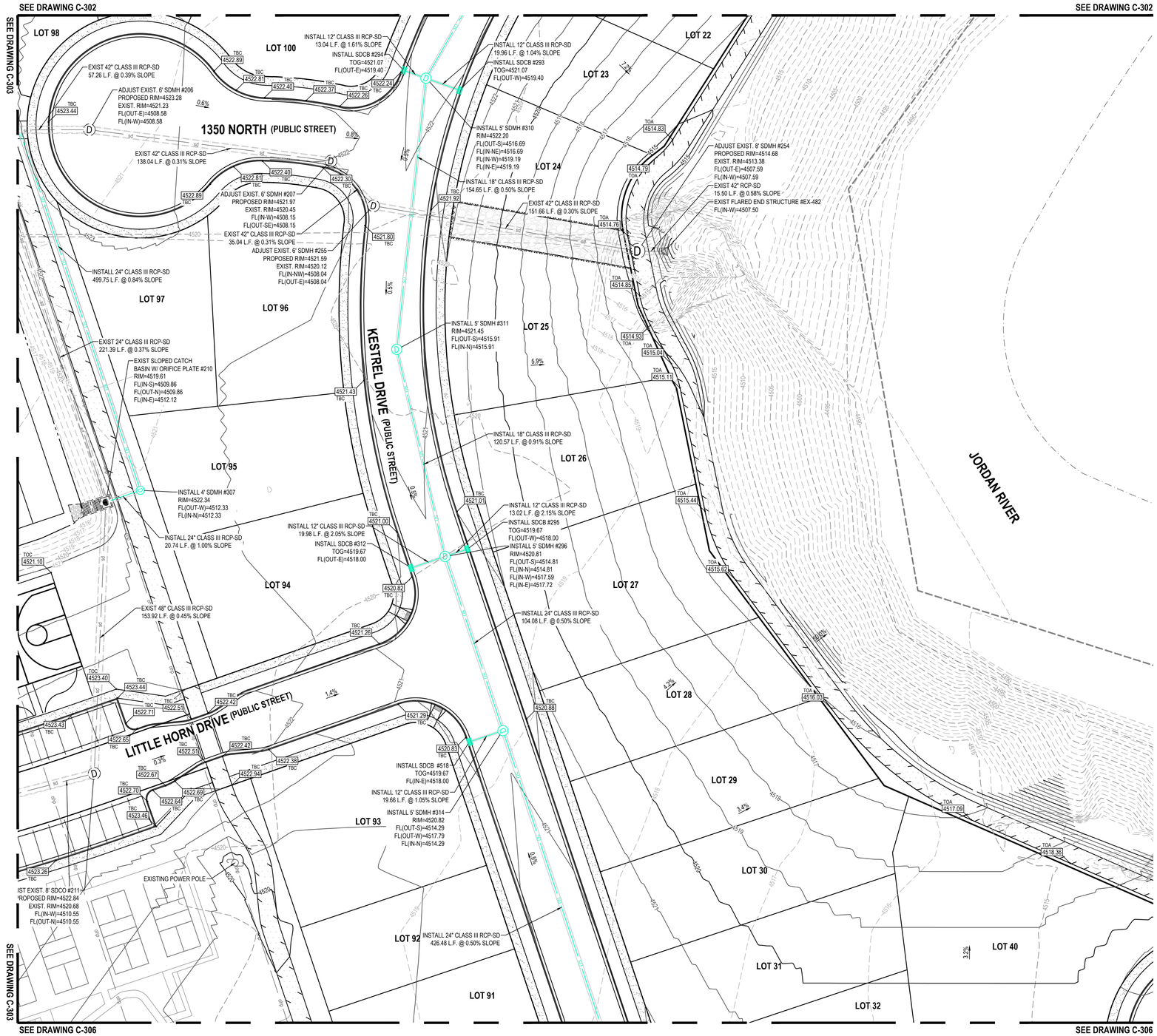
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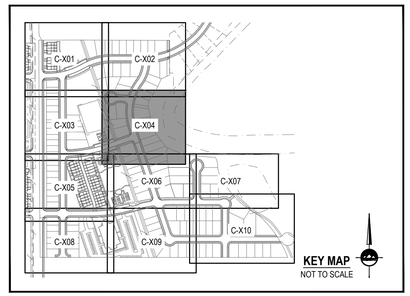
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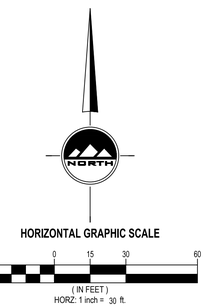
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CONTACT:
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RIVER POINT PHASE 3 PRELIMINARY PLAT
A RESIDENTIAL PUD SUBDIVISION

3600 WEST 1500 NORTH
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
07/29/2024
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

GRADING AND DRAINAGE PLAN

PROJECT NUMBER 8069BB
PRINT DATE 2024-07-29
PROJECT MANAGER M. B.
DESIGNED BY C. O.

C-304

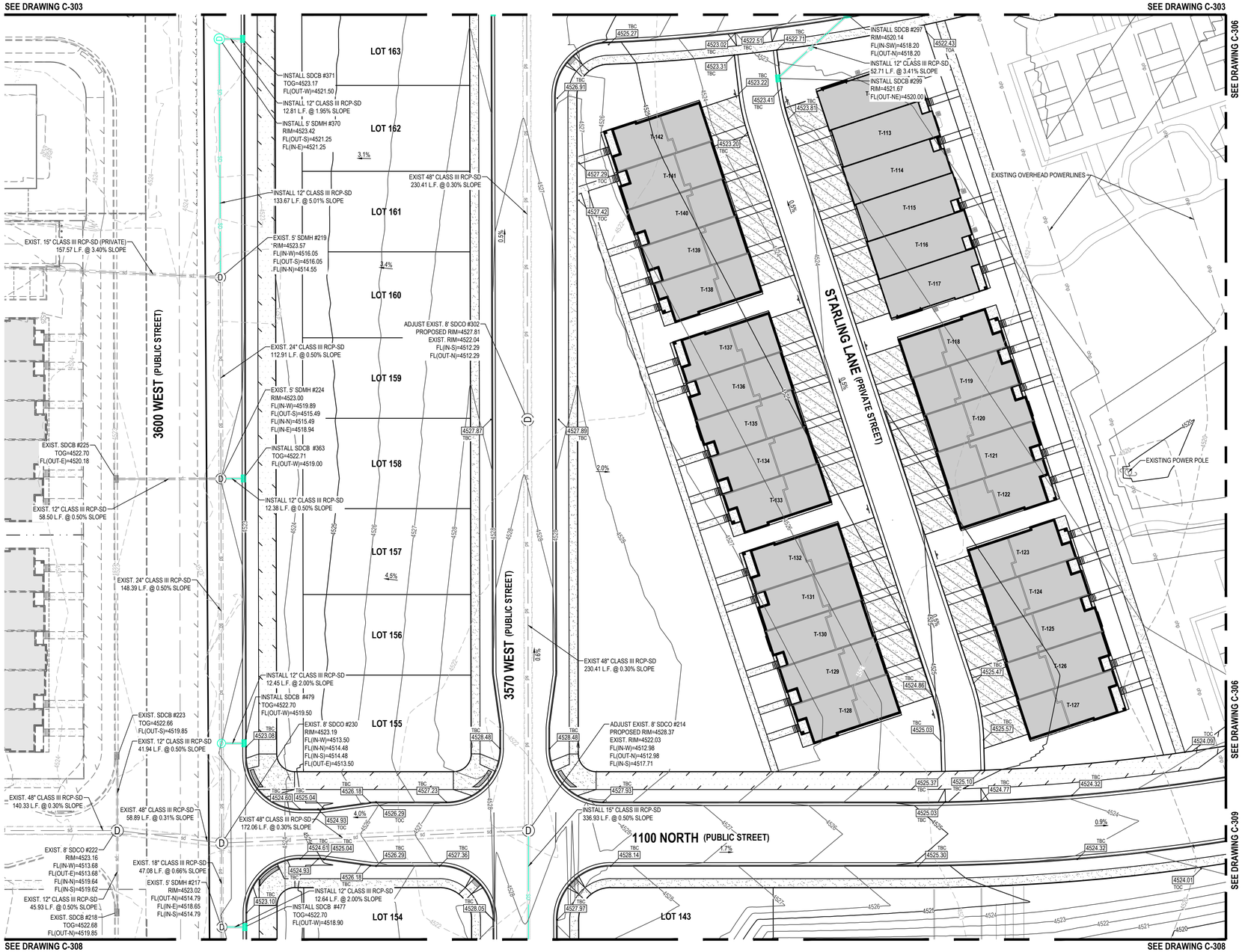
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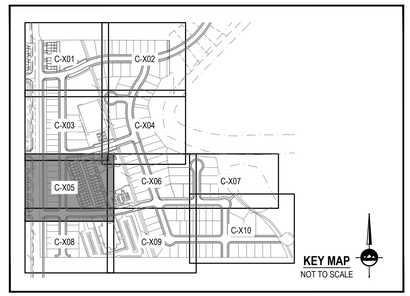
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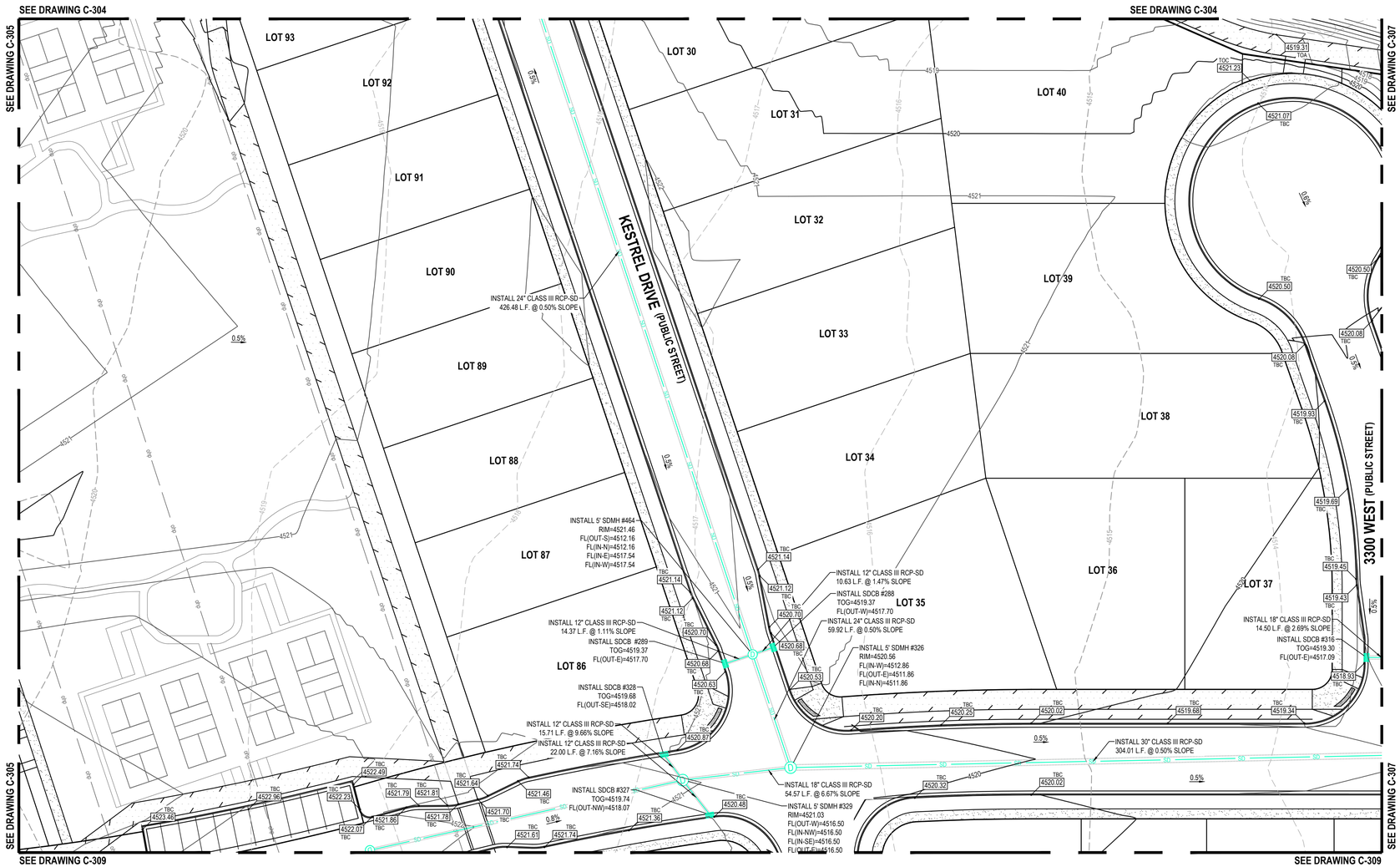
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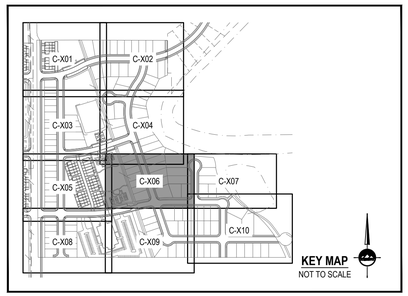
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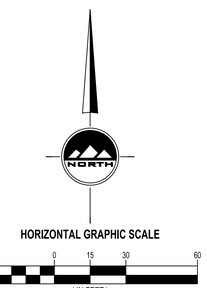
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FOR:
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020

CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 3 PRELIMINARY PLAT
A RESIDENTIAL PUD SUBDIVISION

3600 WEST 1500 NORTH
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
07/29/2024
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

GRADING AND DRAINAGE PLAN

PROJECT NUMBER 8069BB
PRINT DATE 2024-07-29
PROJECT MANAGER M. B.
DESIGNED BY C. O.

C-306

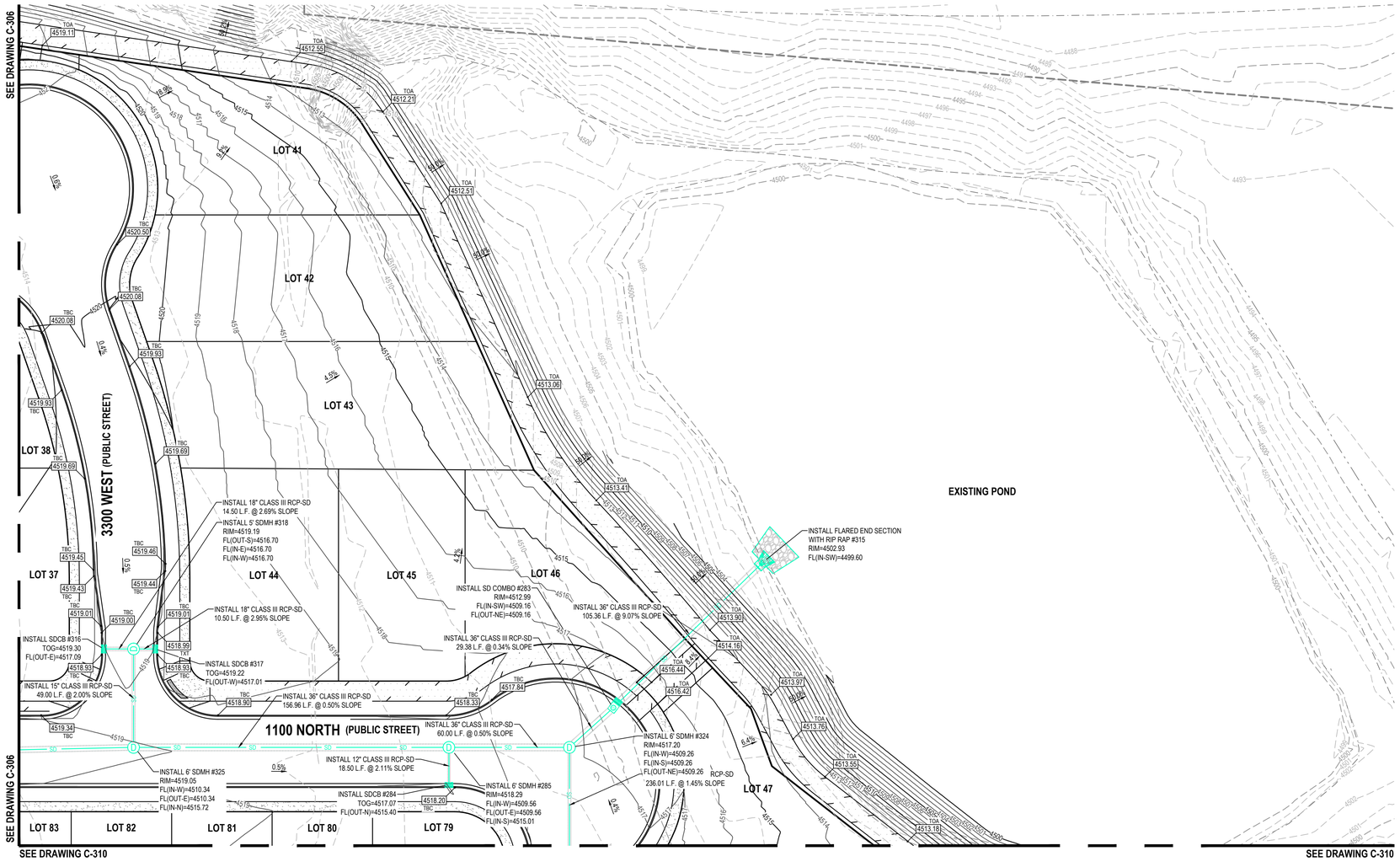
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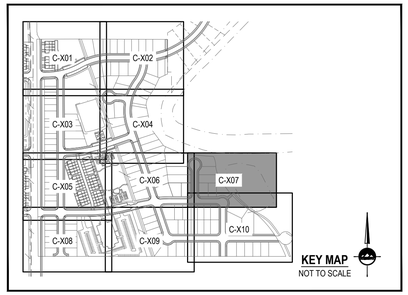
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BENCHMARK

EAST QUARTER CORNER
SECTION 2
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

ELEVATION = 4536.22





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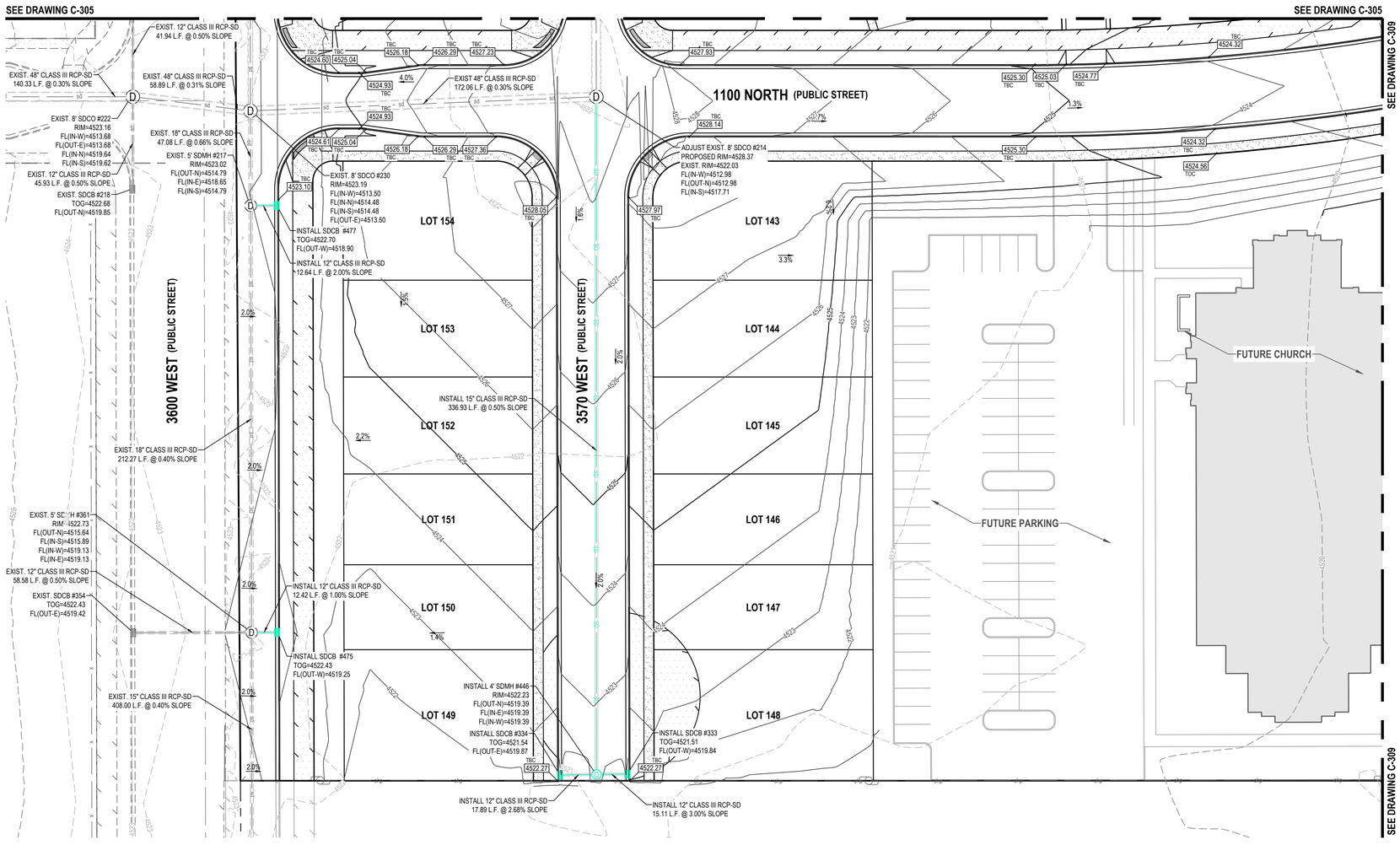
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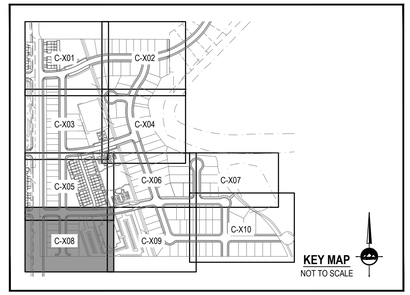
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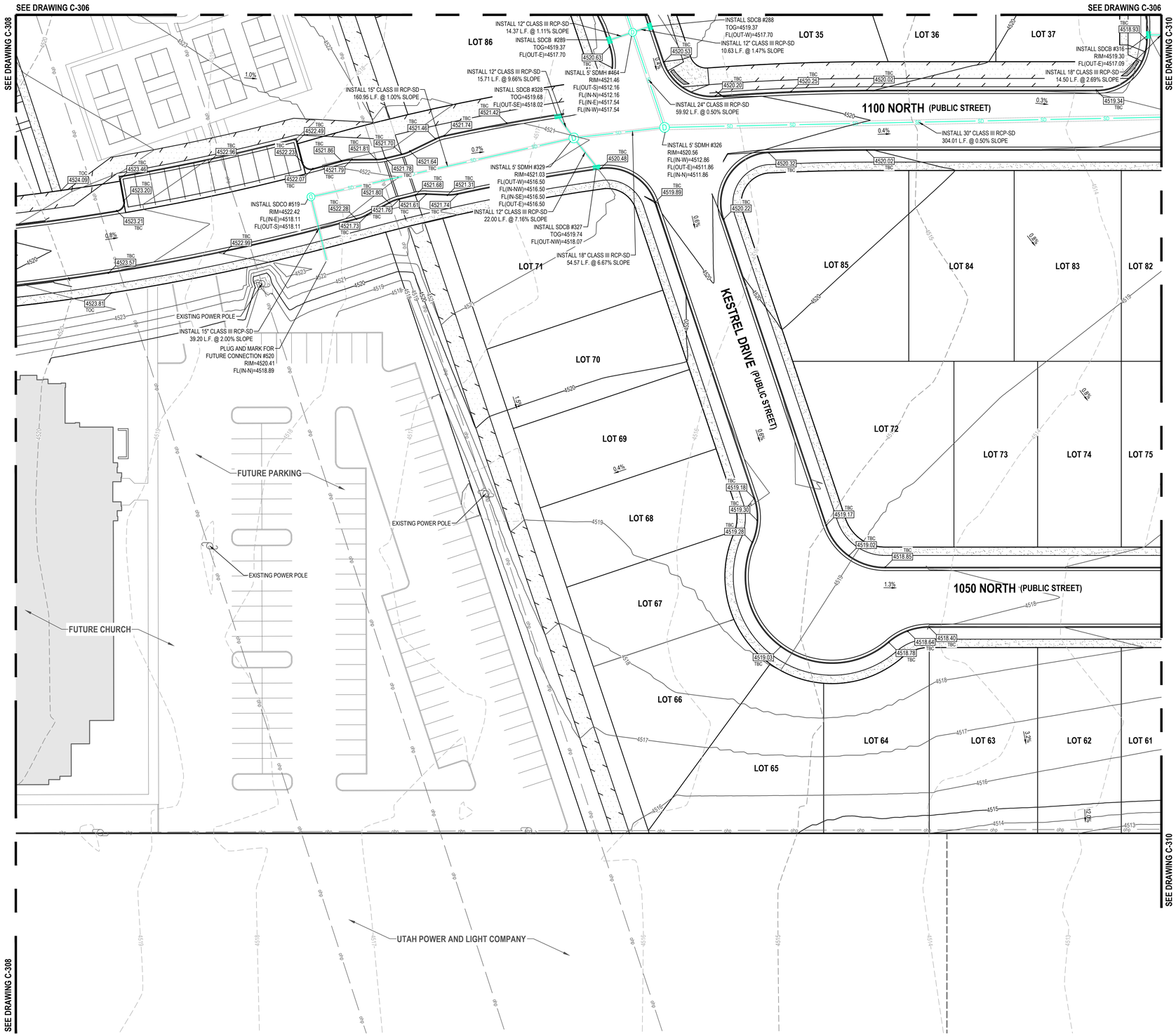
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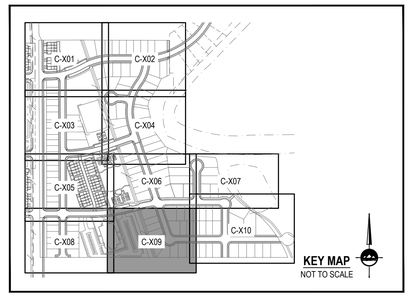
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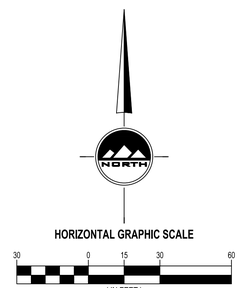
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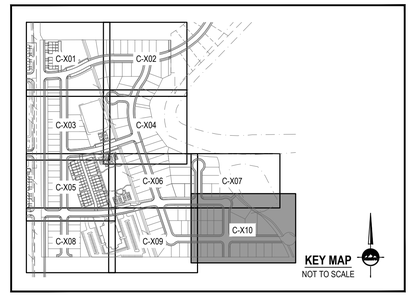
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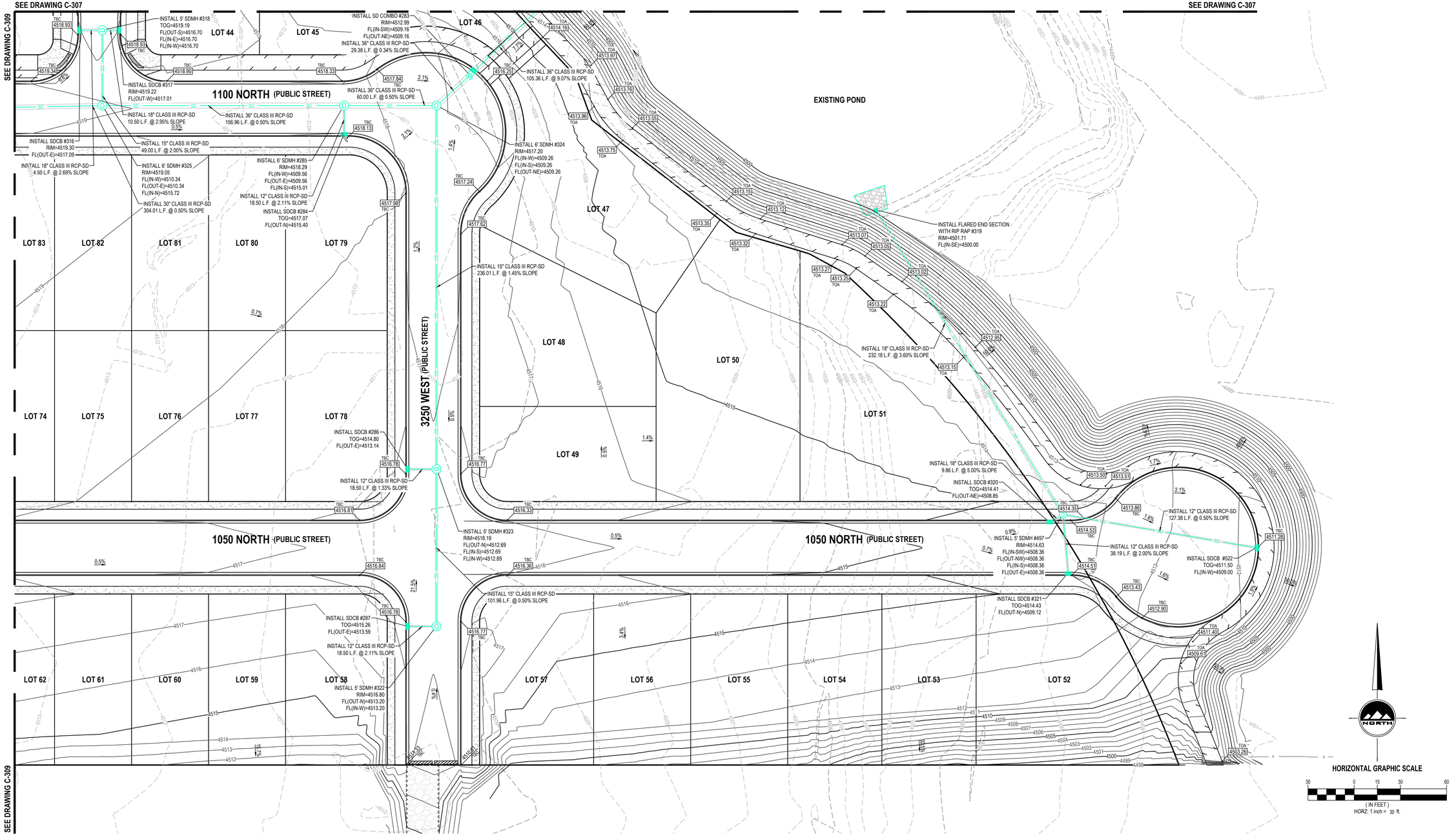
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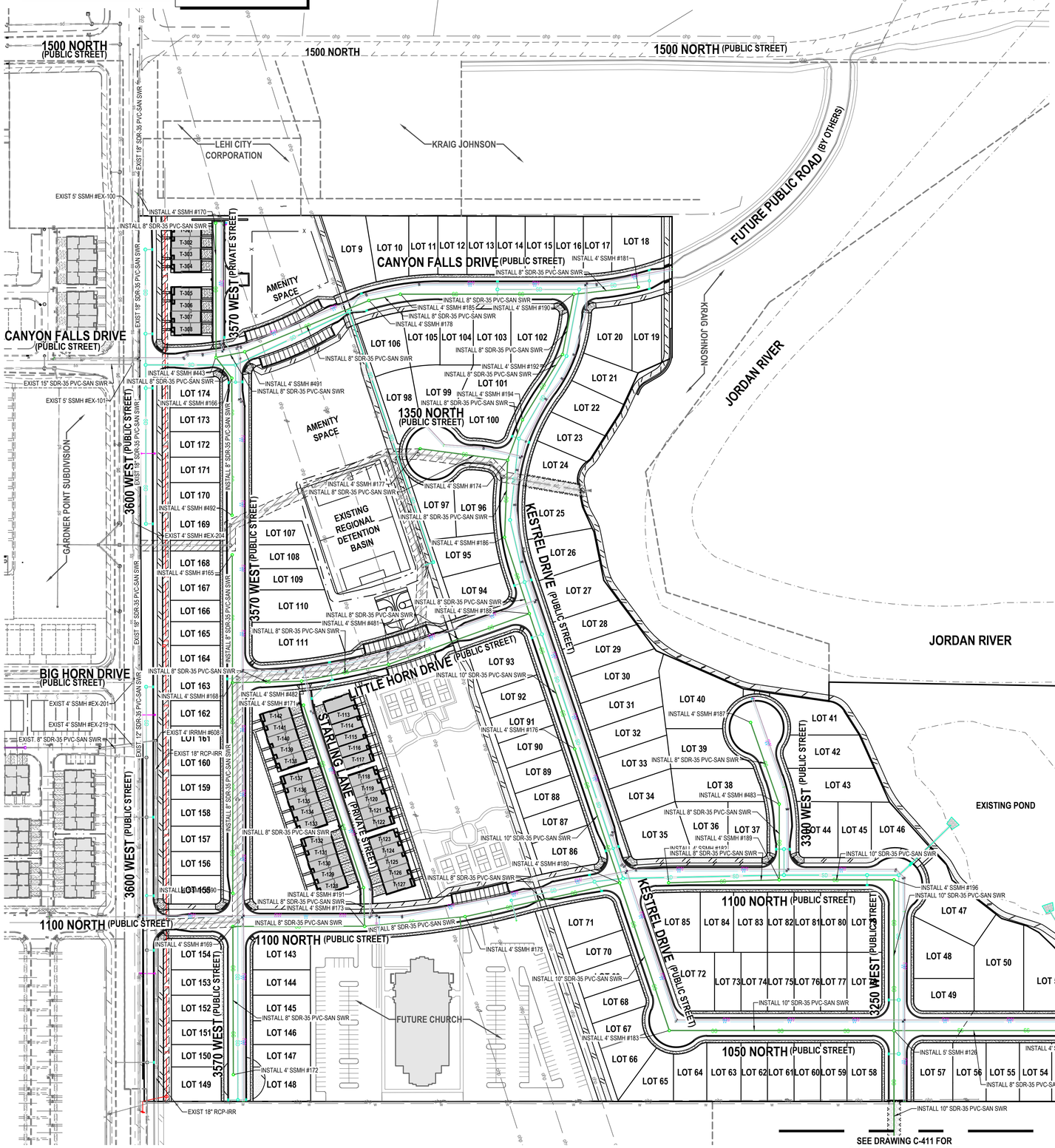
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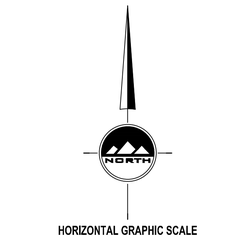
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LICENSED PROFESSIONAL ENGINEER
07/29/2024
No. 9125581-2202
MICHAEL S. BUDGE
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OVERALL UTILITY PLAN

PROJECT NUMBER	PRINT DATE
8069BB	2024-07-29
PROJECT MANAGER	DESIGNED BY
M. B.	C. O.

C-400

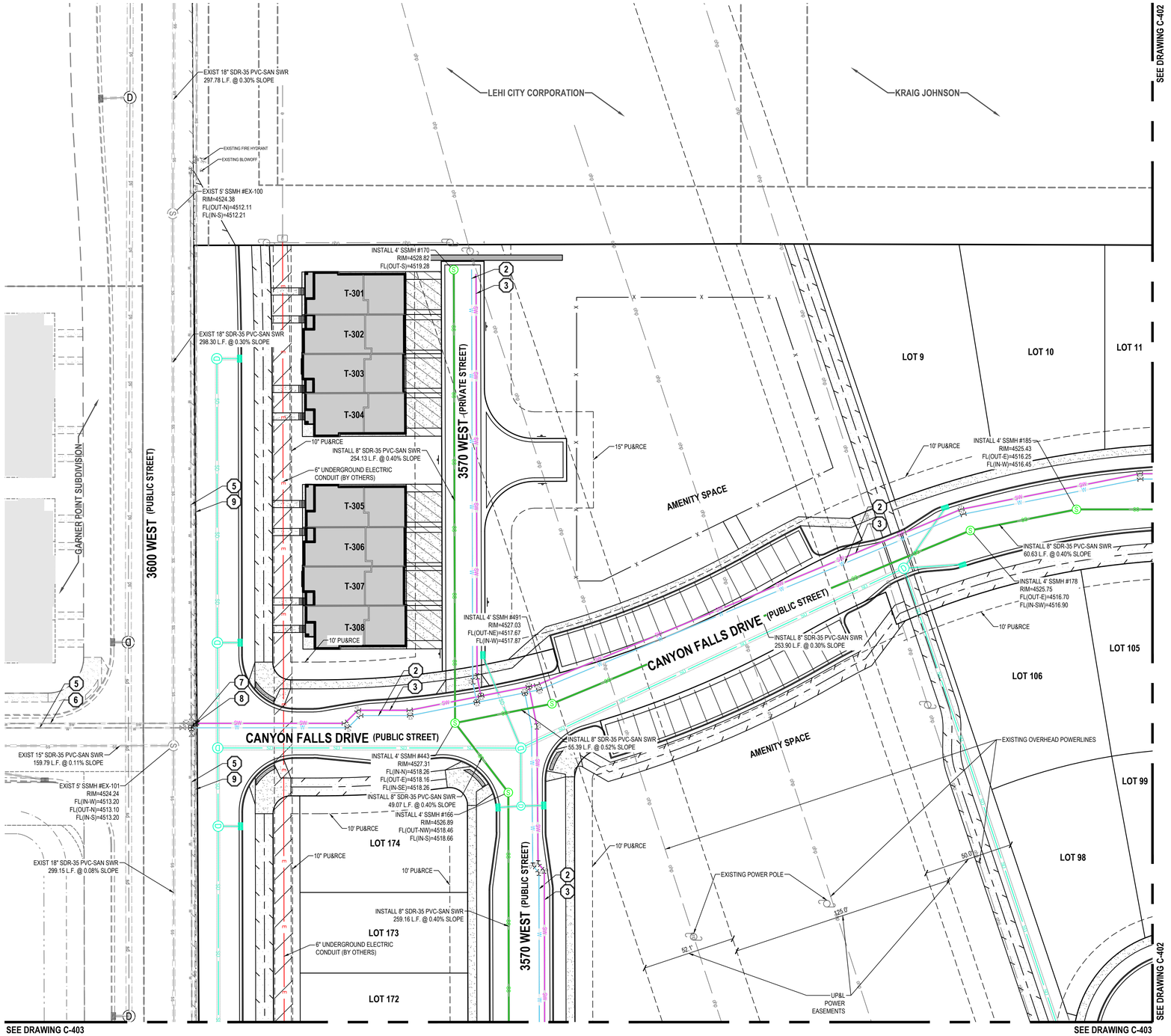
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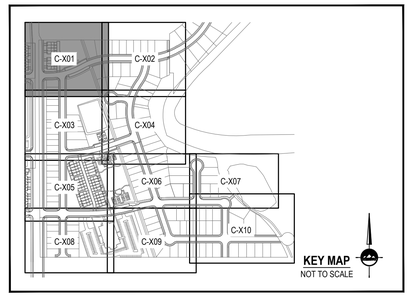
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PROJECT MANAGER M. B.
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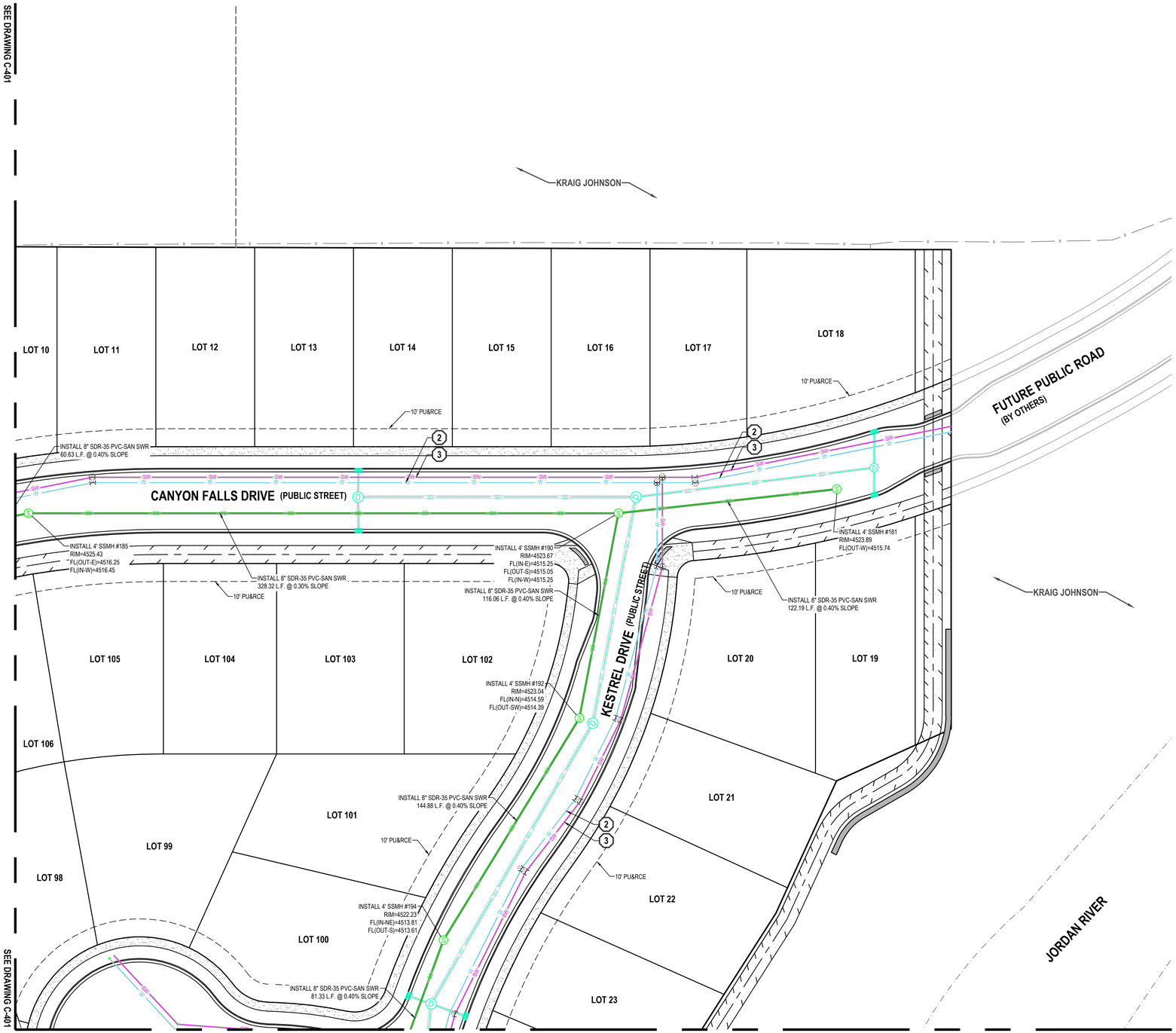
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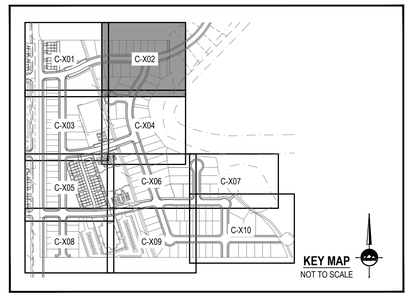
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07/29/2024
No. 9125581-2202
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STATE OF UTAH

UTILITY PLAN

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PROJECT MANAGER M. B.
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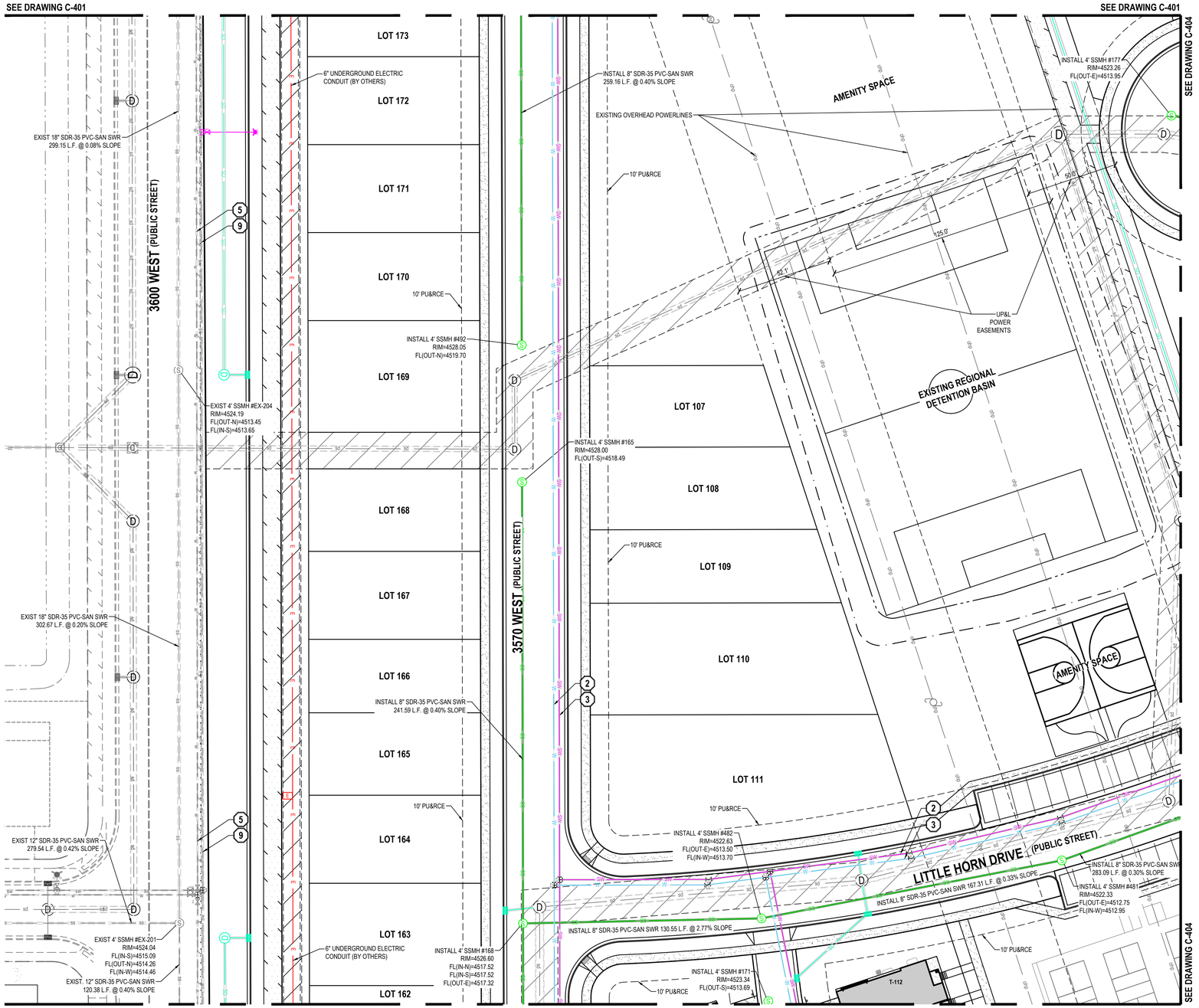
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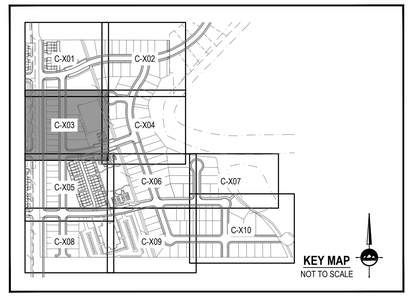
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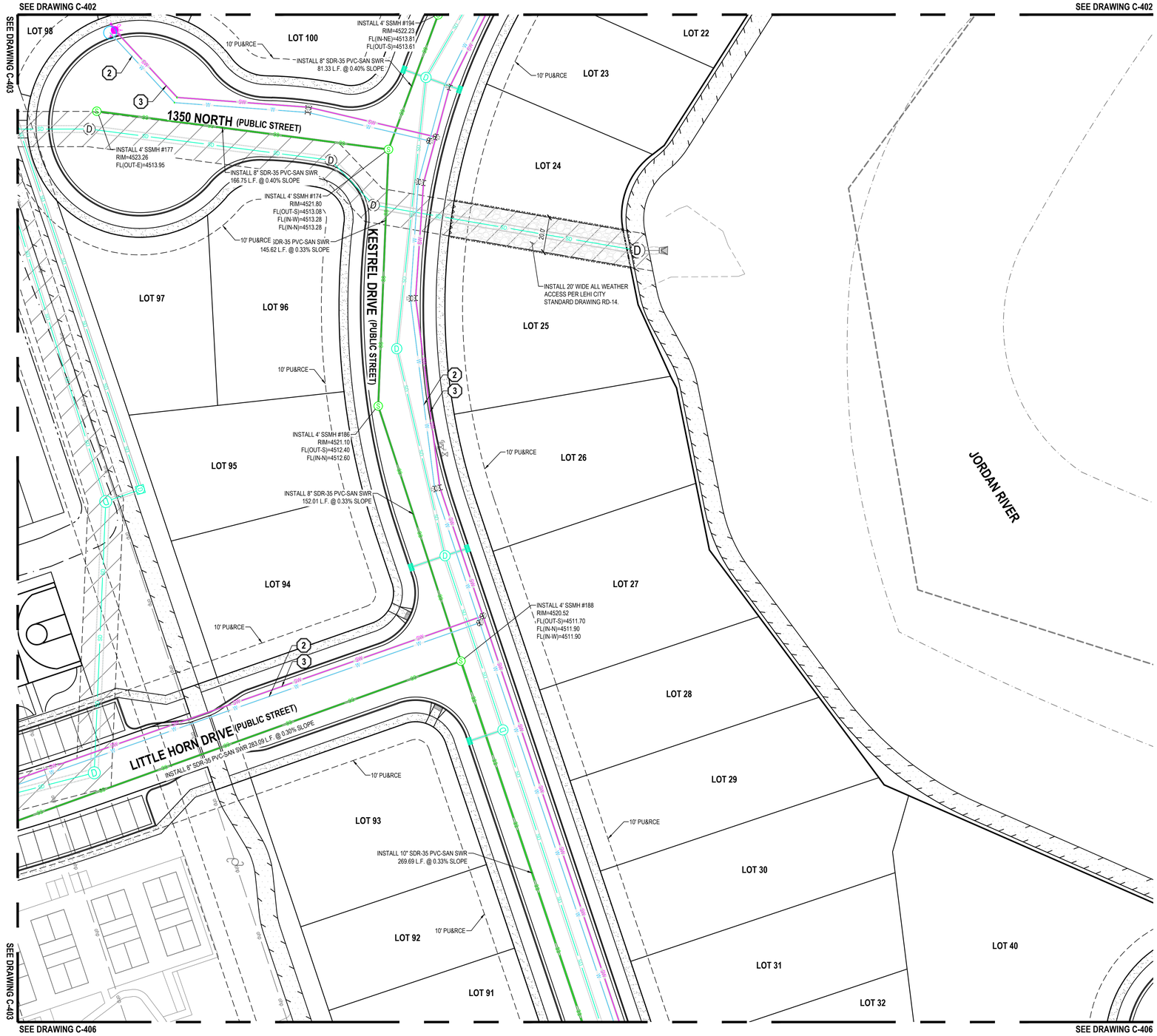
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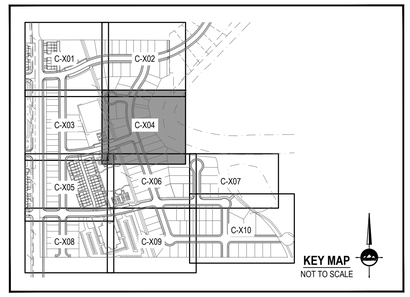
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PROJECT NUMBER 8069BB
PRINT DATE 2024-07-29
PROJECT MANAGER M. B.
DESIGNED BY C. O.

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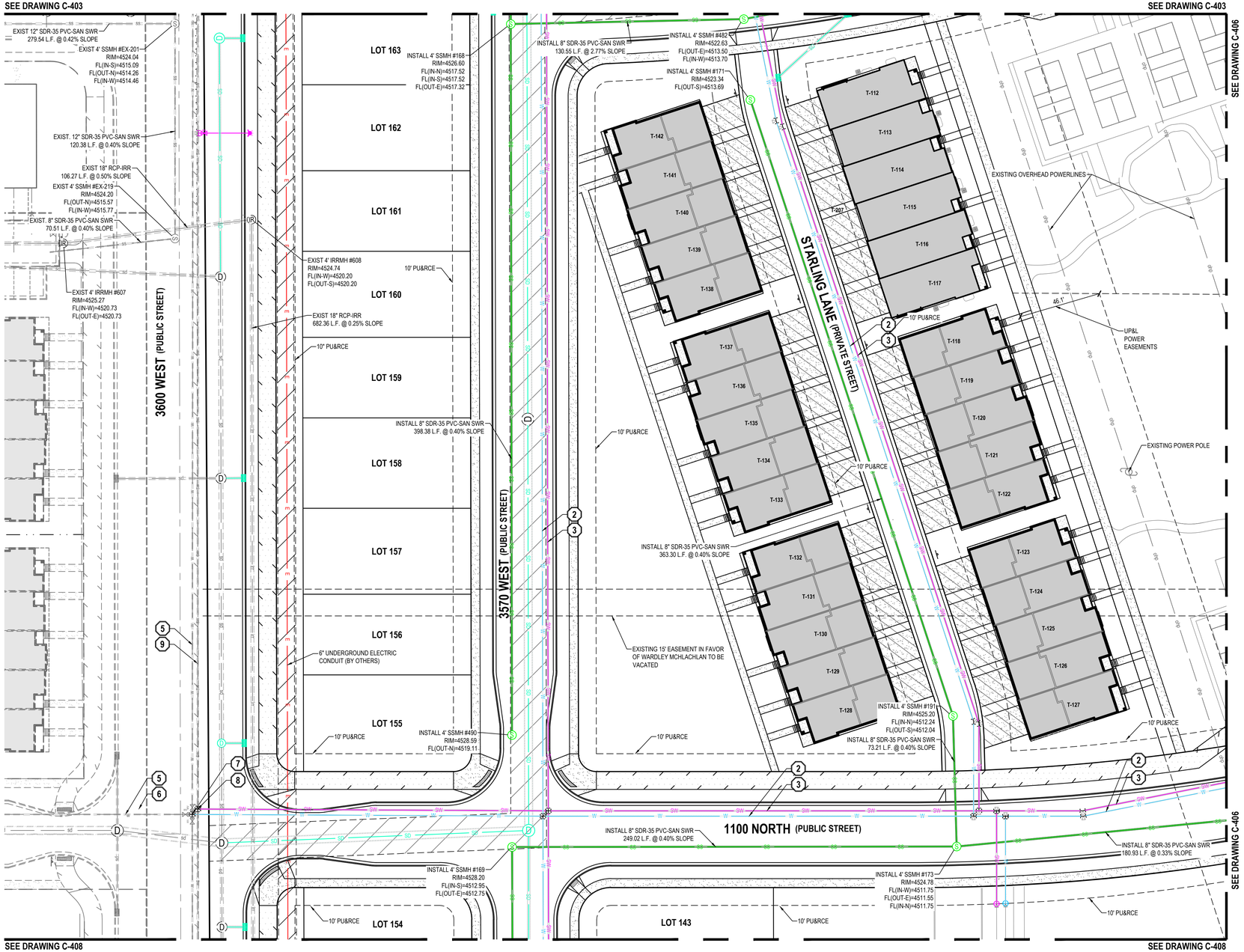
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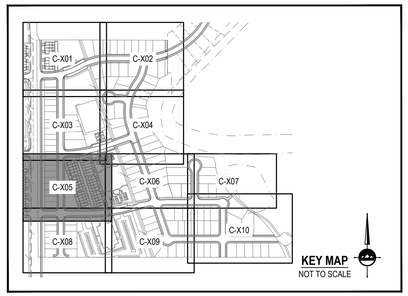
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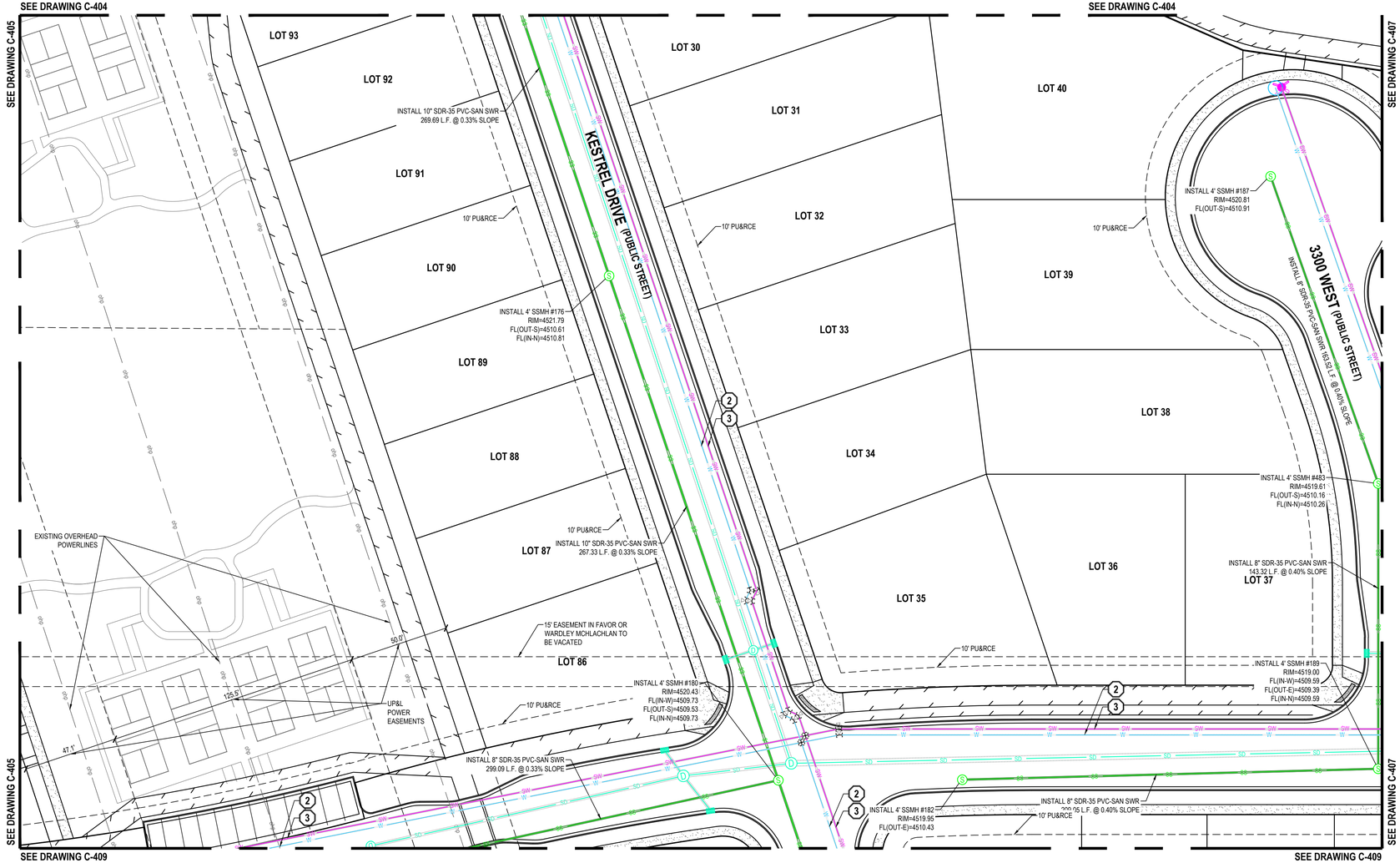
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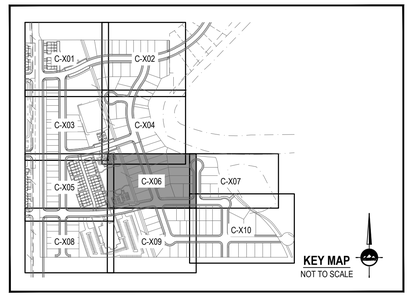
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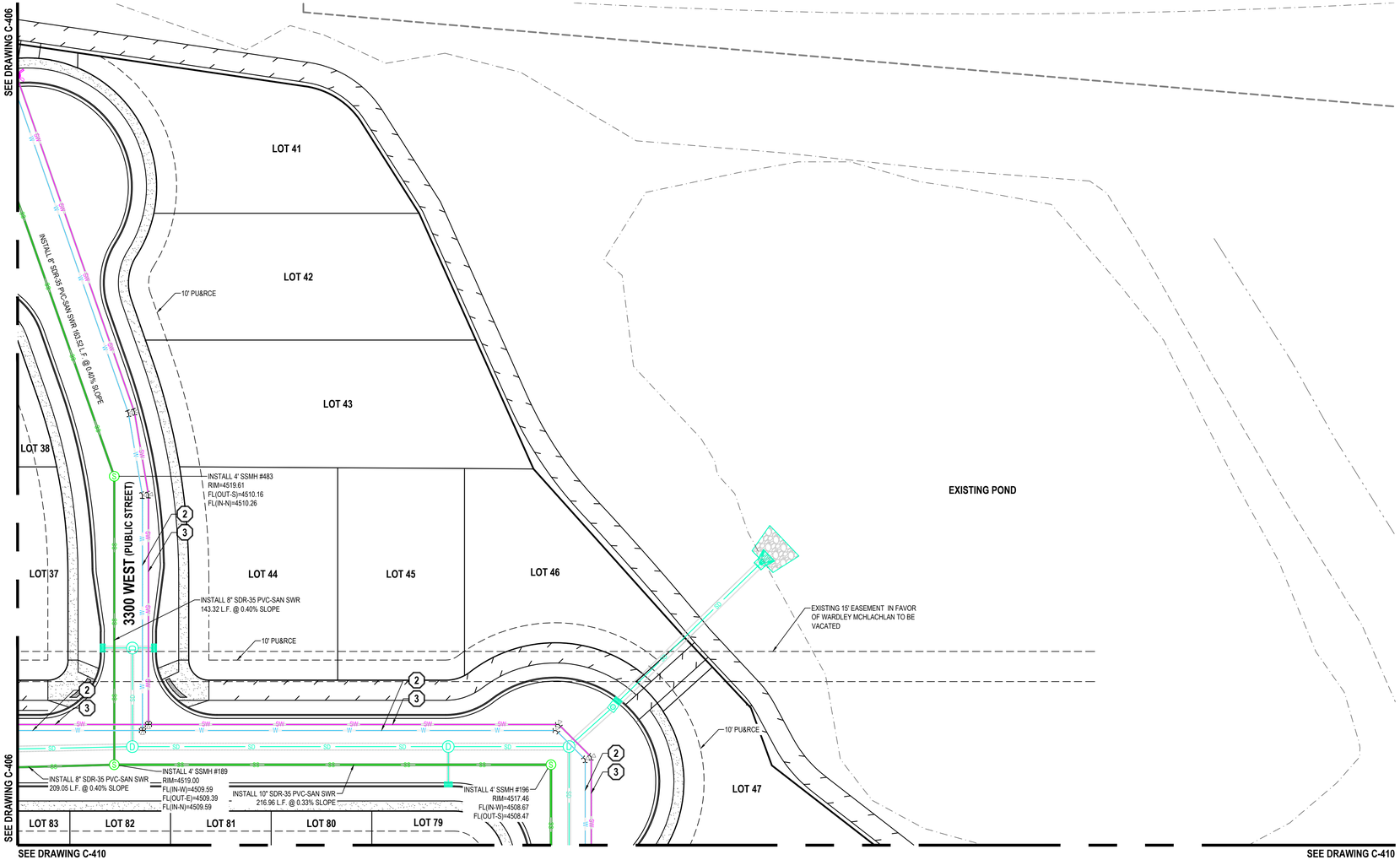
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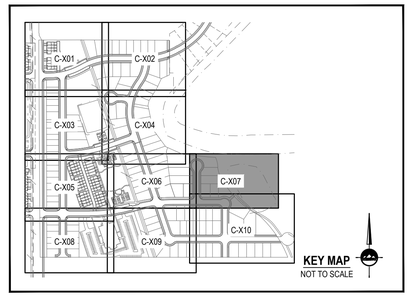
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LICENSED PROFESSIONAL ENGINEER
07/29/2024
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

UTILITY PLAN

PROJECT NUMBER 8069BB
PRINT DATE 2024-07-29
PROJECT MANAGER M. B.
DESIGNED BY C. O.

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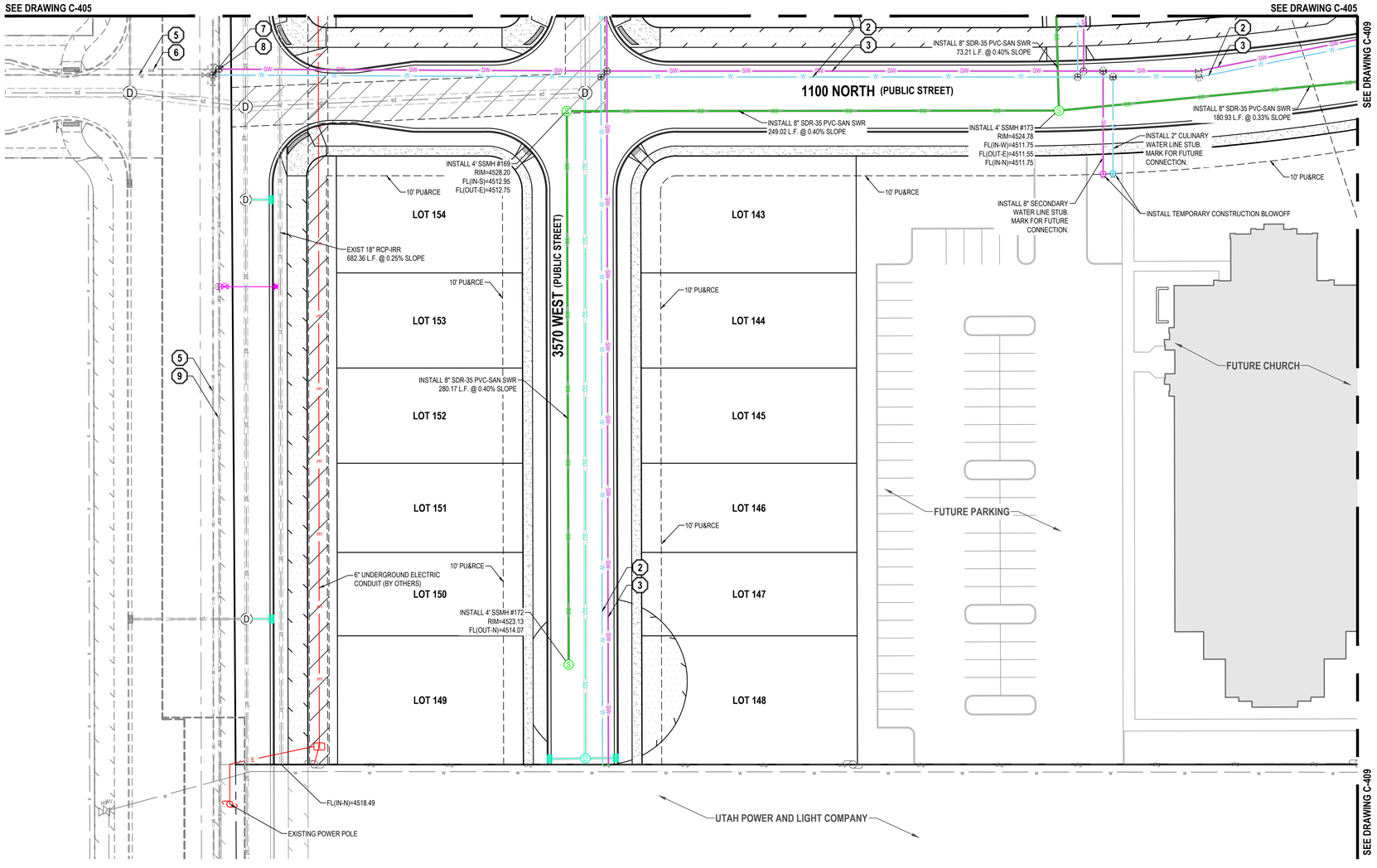
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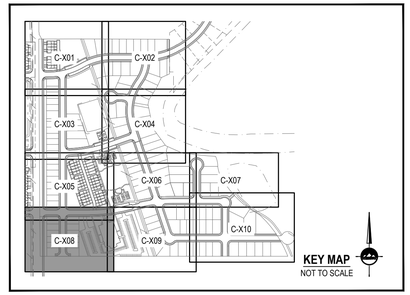
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SEE DRAWING C-409

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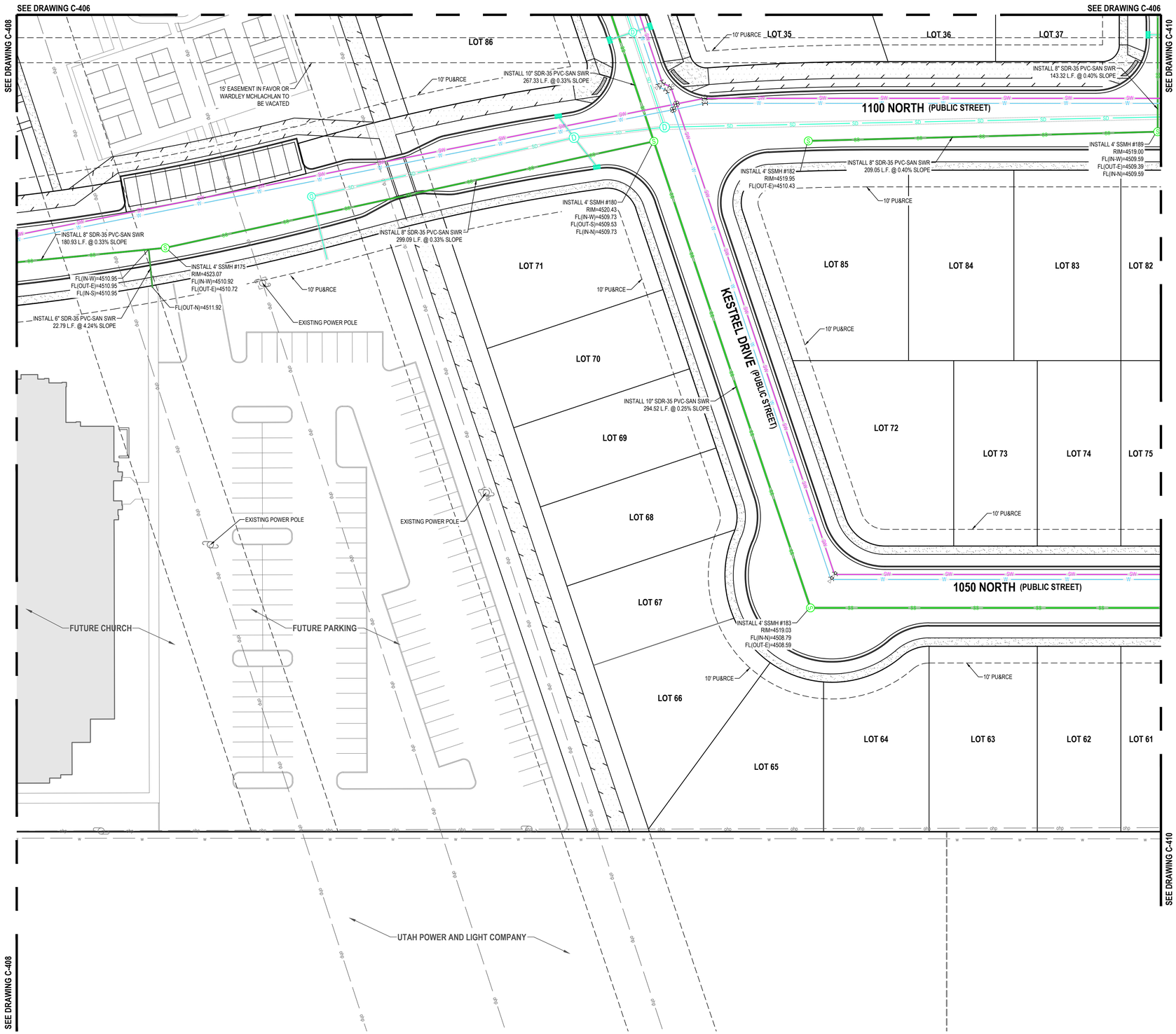
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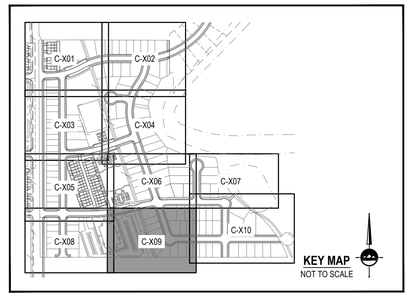
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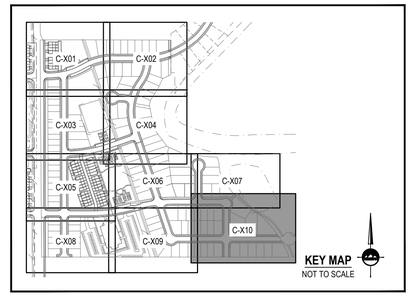
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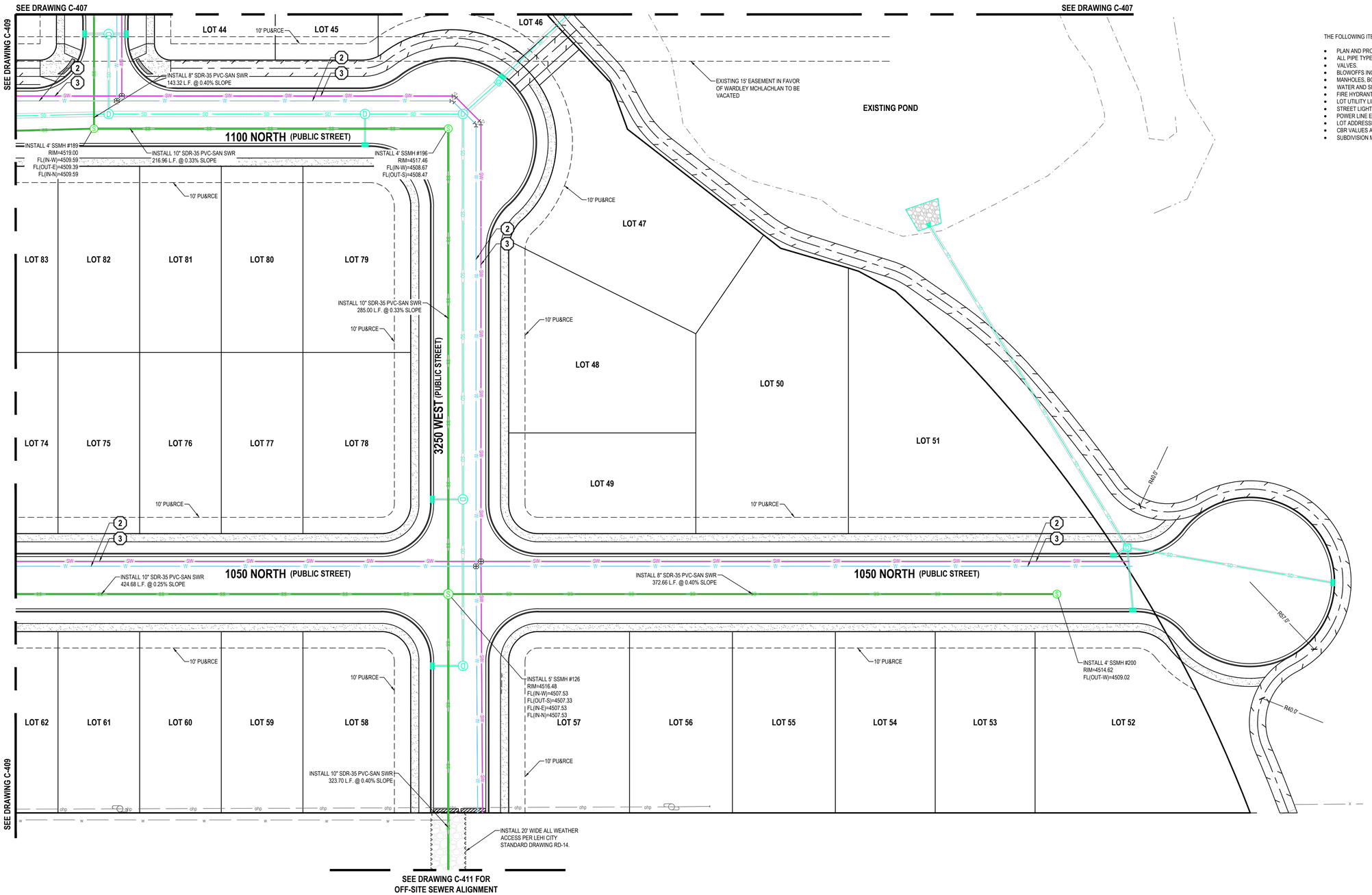
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11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
12. INSTALL MEGA LUGS ON ALL MECHANICAL JOINTS (OR APPROVED EQUAL).
13. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-A DESIGNATION TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.
14. ALL FIRE HYDRANTS AND BLOWOFF VALVES SHALL HAVE A 3'-0" MIN. SEPARATION. MAINTAIN 3' OF CLEARANCE AROUND ALL FIRE HYDRANTS.
15. MANHOLES ON SLOPES GREATER THAN 5% SHALL UTILIZE THE WHIRLYGIG MANHOLE RISER SYSTEM AT INSTALLATION



NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

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

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020

CONTACT:
BRANDON PARR
PHONE: 801-494-0150

RIVER POINT PHASE 3 PRELIMINARY PLAT
A RESIDENTIAL PUD SUBDIVISION

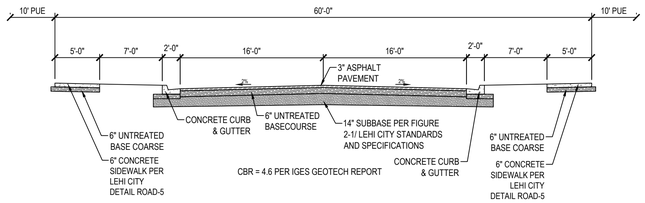
3600 WEST 1500 NORTH
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
07/29/2024
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

OFF-SITE SEWER PLAN

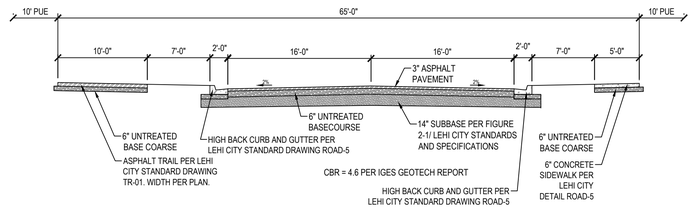
PROJECT NUMBER 8069BB
PRINT DATE 2024-07-29
PROJECT MANAGER M. B.
DESIGNED BY C. O.

C-411



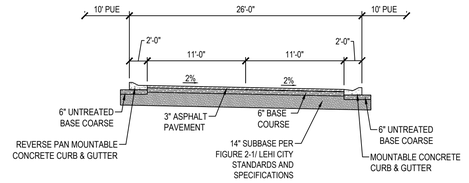
1 60' ROW PUBLIC STREET CROSS SECTION

SCALE: NONE



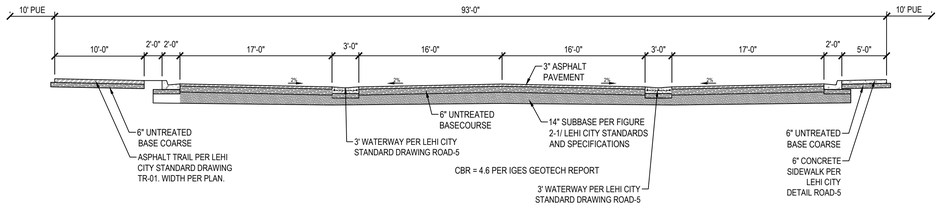
2 65' ROW PUBLIC STREET CROSS SECTION

SCALE: NONE



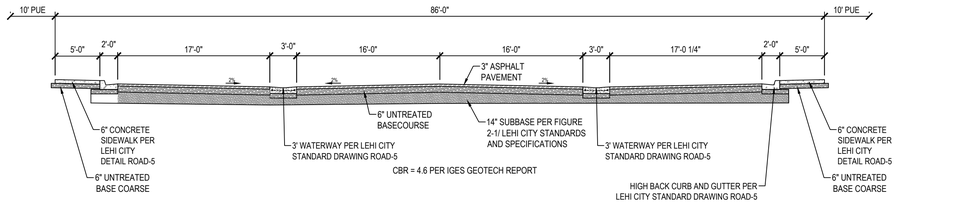
3 26' ROW ROAD CROSS SECTION (NO PARKING)

SCALE: NONE



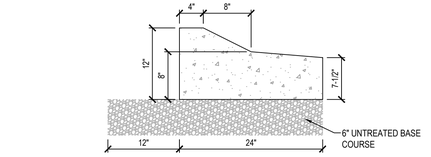
4 93' ROW PUBLIC STREET CROSS SECTION

SCALE: NONE



5 86' ROW PUBLIC STREET CROSS SECTION

SCALE: NONE

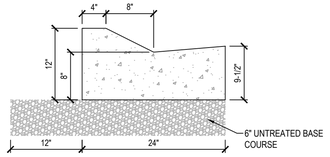


NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.

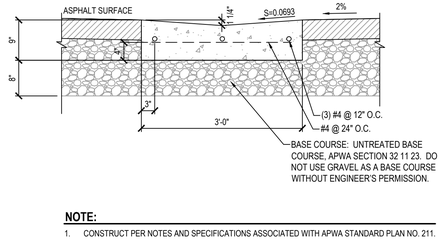
6 24" MOUNTABLE REVERSE PAN CURB AND GUTTER

SCALE: NONE



7 24" MOUNTABLE CURB AND GUTTER

SCALE: NONE

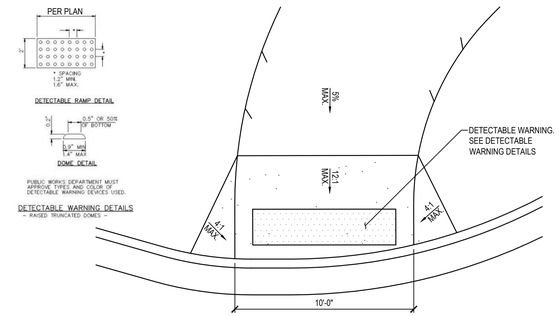


NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 211.

8 3' WATERWAY

SCALE: NONE



9 ADA RAMP

SCALE: NONE

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020

CONTACT:
BRANDON PARR
PHONE: 801-494-0150

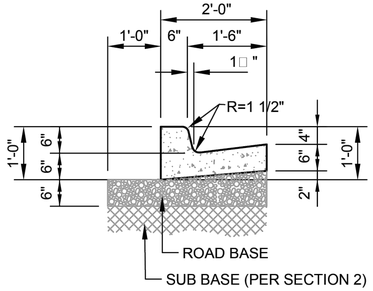
RIVER POINT PHASE 3 PRELIMINARY PLAT
A RESIDENTIAL PUD SUBDIVISION
3600 WEST 1500 NORTH
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
07/29/2024
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

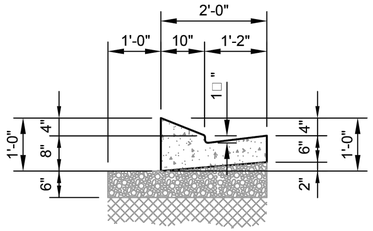
DETAILS

PROJECT NUMBER 8069BB
PRINT DATE 2024-07-29
PROJECT MANAGER M. B.
DESIGNED BY C. O.

C-500



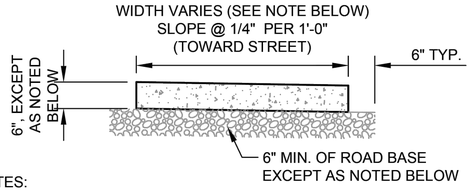
HIGH BACK CURB & GUTTER



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

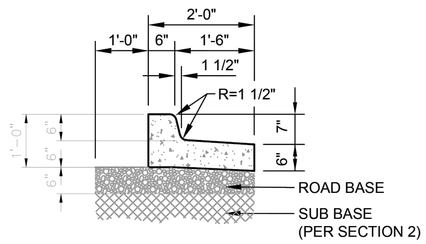
MODIFIED CURB & GUTTER (MOUNTABLE TYPE)



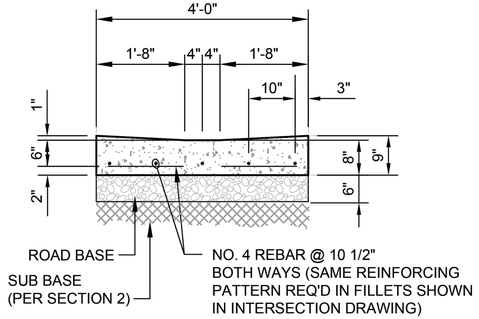
NOTES:

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

SIDEWALK



REVERSE SLOPE CURB & GUTTER



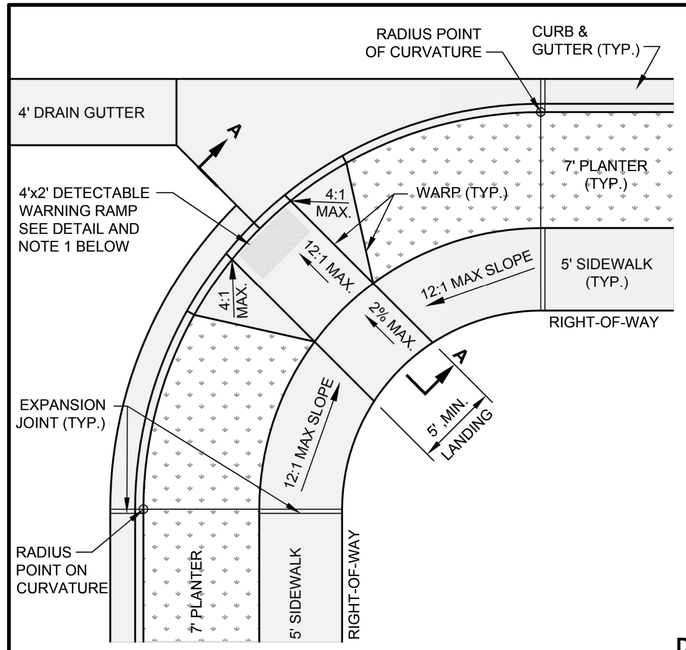
4' DRAIN GUTTER

GENERAL NOTES:

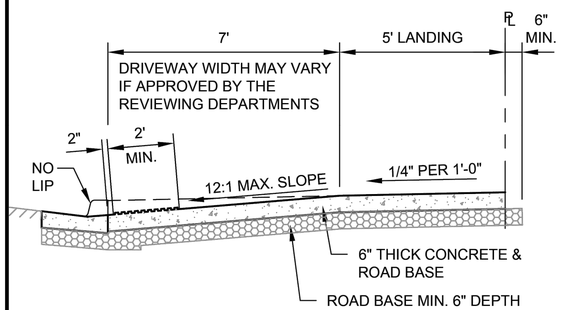
1. PLACE EXPANSION JOINTS (JOINT FILLER MATERIAL) EVERY 50' ALONG CURB, GUTTER & SIDEWALK SECTIONS. JOINTS TO BE PLACED THE FULL DEPTH OF CONCRETE PLUS 1", FLUSH WITH TOP OF CONCRETE.
2. CONTRACTION JOINTS ALONG CURB & GUTTER SECTIONS SHOULD BE PLACED AT INTERVALS NOT TO EXCEED 10'.
3. CONTRACTION JOINTS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

LEHI CITY

LEHI CITY STANDARD DETAIL	
CURB, GUTTER AND SIDEWALK	
RD-05	DATE: *JANUARY 2022*



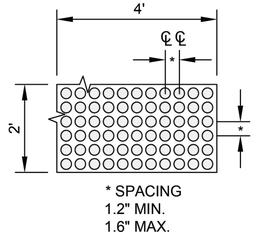
PLAN VIEW



SECTION A-A

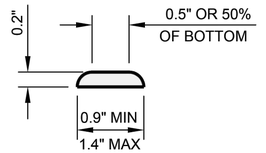
GENERAL NOTES:

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



* SPACING
1.2" MIN.
1.6" MAX.

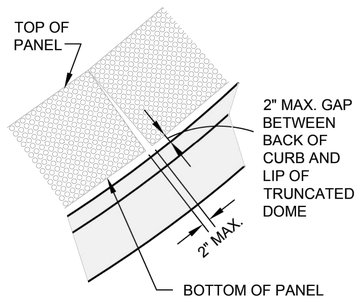
DETECTABLE RAMP DETAIL



RAISED TRUNCATED DOME DETAIL

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

DETECTABLE WARNING DETAILS



DETECTABLE WARNING SURFACE PANEL GAP DETAIL

LEHI CITY

LEHI CITY STANDARD DETAIL	
ADA RAMP PLANTER STRIP (AT INTERSECTION)	
RD-06	DATE: *JANUARY 2022*

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020

CONTACT:
BRANDON PARR
PHONE: 801-494-0150

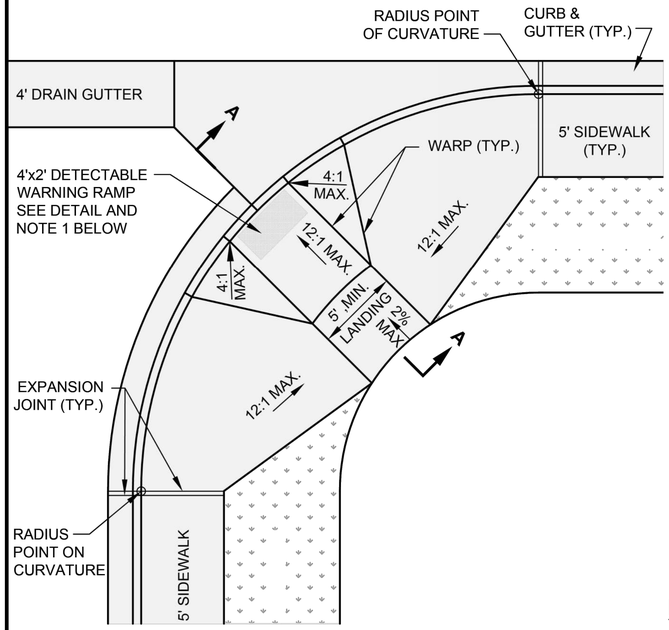
RIVER POINT PHASE 3 PRELIMINARY PLAT
A RESIDENTIAL PUD SUBDIVISION
3600 WEST 1500 NORTH
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
07/29/2024
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH
Michael S. Budge

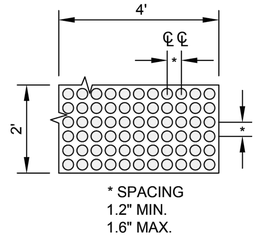
DETAILS

PROJECT NUMBER	PRINT DATE
8069BB	2024-07-29
PROJECT MANAGER	DESIGNED BY
M. B.	C. O.

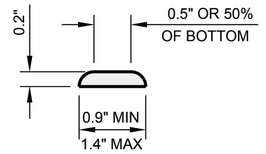
C-501



PLAN VIEW



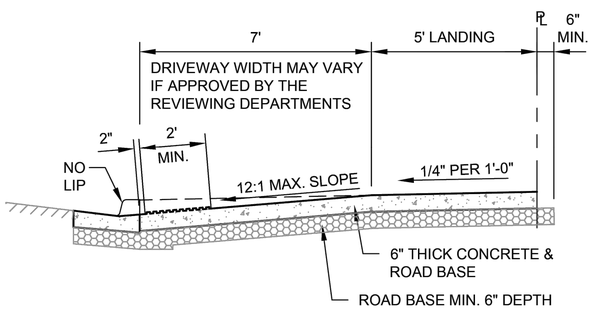
DETECTABLE RAMP DETAIL



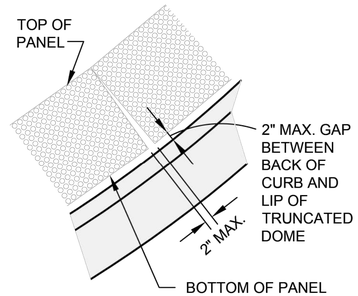
RAISED TRUNCATED DOME DETAIL

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

DETECTABLE WARNING DETAILS



SECTION A-A



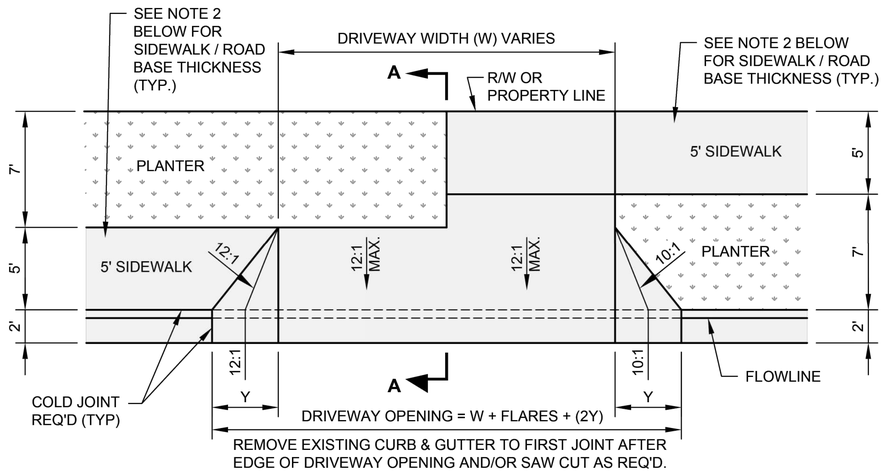
DETECTABLE WARNING SURFACE PANEL GAP DETAIL

GENERAL NOTES:

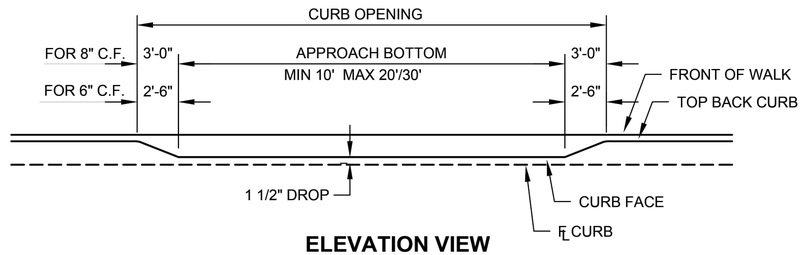
1. ROAD/FIELD GRADES MAY REQUIRE ADJUSTMENT AS PER APPROVAL BY PUBLIC WORKS DEPARTMENT
2. DETECTABLE WARNING SURFACES SHALL EXTEND (24 IN) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.

LEHI CITY

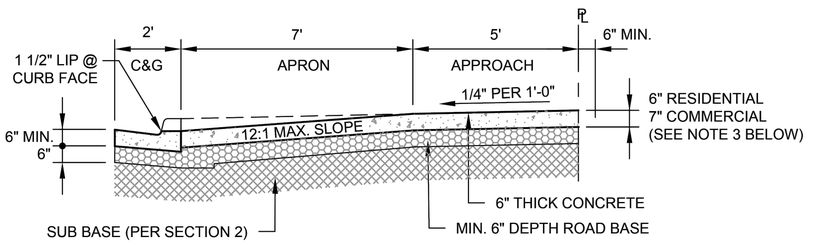
LEHI CITY STANDARD DETAIL	
ADA RAMP COMBINATION CURB, GUTTER & SIDEWALK (AT INTERSECTION)	
RD-07	DATE: *JANUARY 2022*



PLAN VIEW



ELEVATION VIEW



SECTION A-A

GENERAL NOTES:

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

LEHI CITY

LEHI CITY STANDARD DETAIL	
FLARED DRIVE APPROACH	
RD-11	DATE: *JANUARY 2022*

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020

CONTACT:
BRANDON PARR
PHONE: 801-494-0150

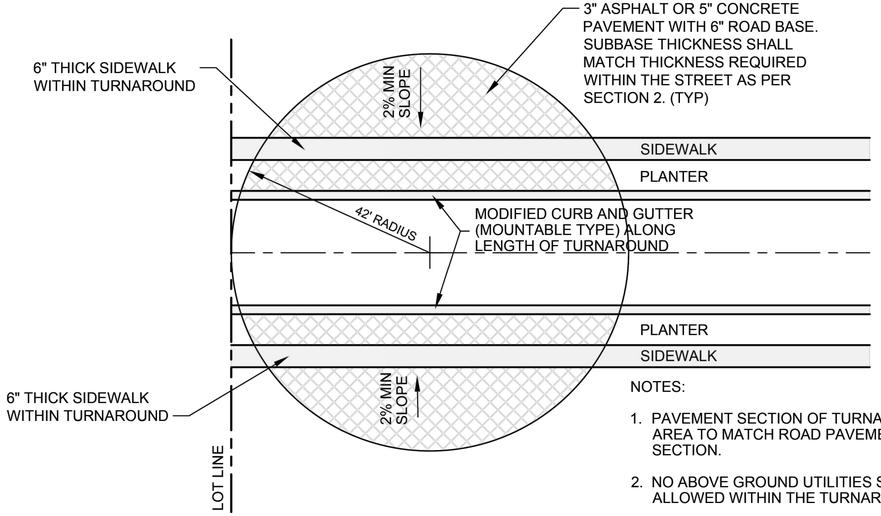
RIVER POINT PHASE 3 PRELIMINARY PLAT
A RESIDENTIAL PUD SUBDIVISION
3600 WEST 1500 NORTH
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
07/29/2024
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

DETAILS

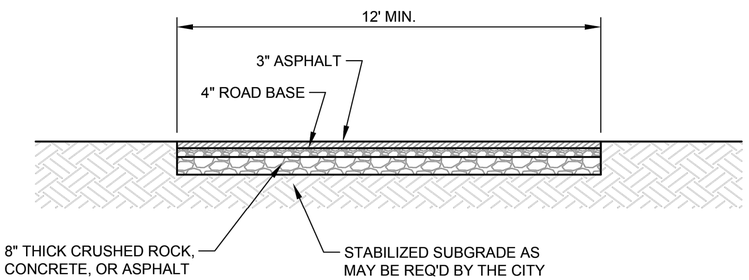
PROJECT NUMBER	PRINT DATE
8069BB	2024-07-29
PROJECT MANAGER	DESIGNED BY
M. B.	C. O.

C-502

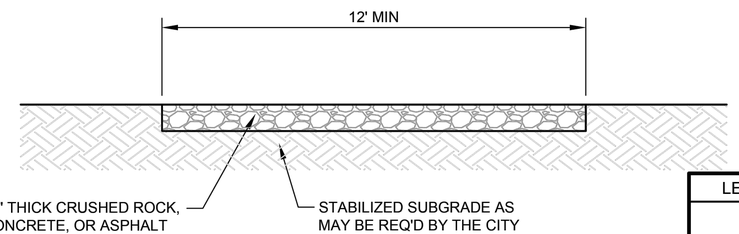


NOTES:

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



MAINTENANCE ACCESS WITH ASPHALT TRAIL ABOVE



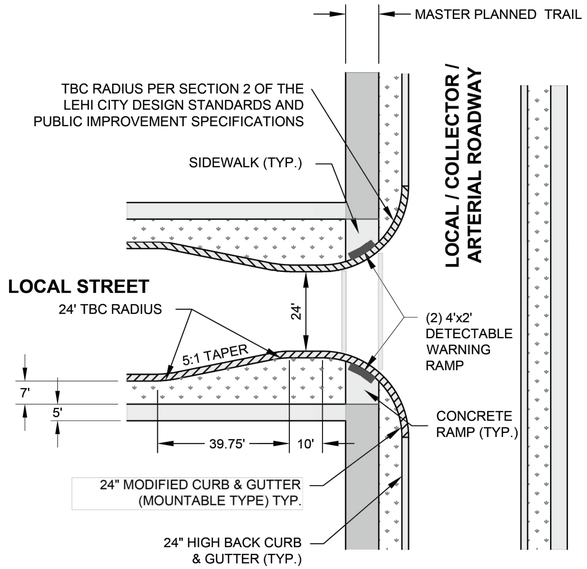
ALL WEATHER ACCESS

LEHI CITY

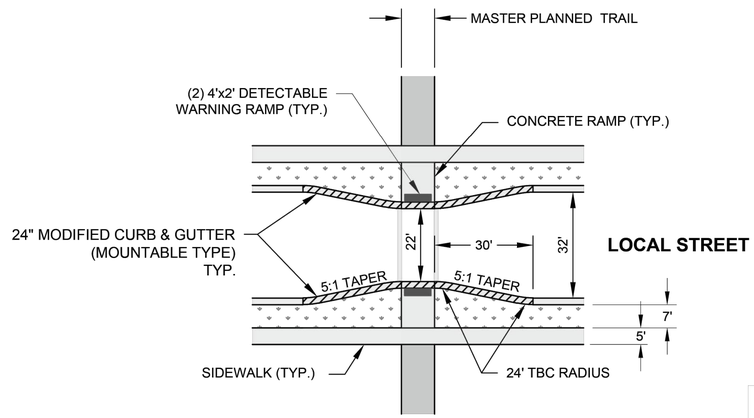
LEHI CITY STANDARD DETAIL

TEMPORARY TURNAROUND AND ACCESS ROADS

RD-14 DATE: *JANUARY 2022*



INTERSECTION TRAIL CROSSING



MID-BLOCK TRAIL CROSSING

GENERAL NOTES:

1. DETECTABLE WARNING SURFACES SHALL BE PLACED WITHIN CONCRETE AND EXTEND 24 INCHES MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES), THE LANDING, OR THE BLENDED TRANSITION.

LEHI CITY

LEHI CITY STANDARD DETAIL

MASTER PLANNED TRAIL CROSSING AT LOCAL STREET

RD-17 DATE: *MAY 2024*

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

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Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 SOUTH 200 WEST B12
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CONTACT:
BRANDON PARR
PHONE: 801-494-0150

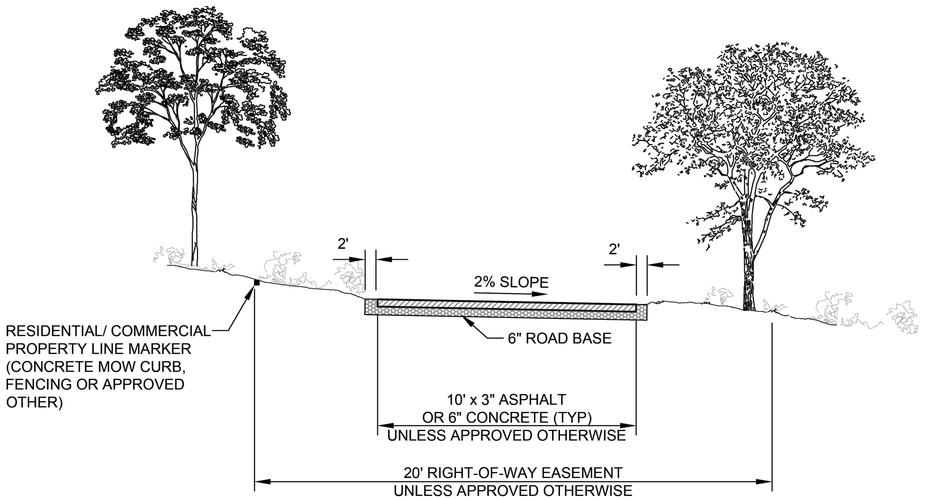
RIVER POINT PHASE 3 PRELIMINARY PLAT
A RESIDENTIAL PUD SUBDIVISION
3600 WEST 1500 NORTH
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
07/29/2024
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

DETAILS

PROJECT NUMBER 8069BB | PRINT DATE 2024-07-29
PROJECT MANAGER M. B. | DESIGNED BY C. O.

C-503



PROVIDE A TRAIL RAMP DETAIL?
RAMP WIDTHS MATCH TRAIL WIDTH

NOTES:

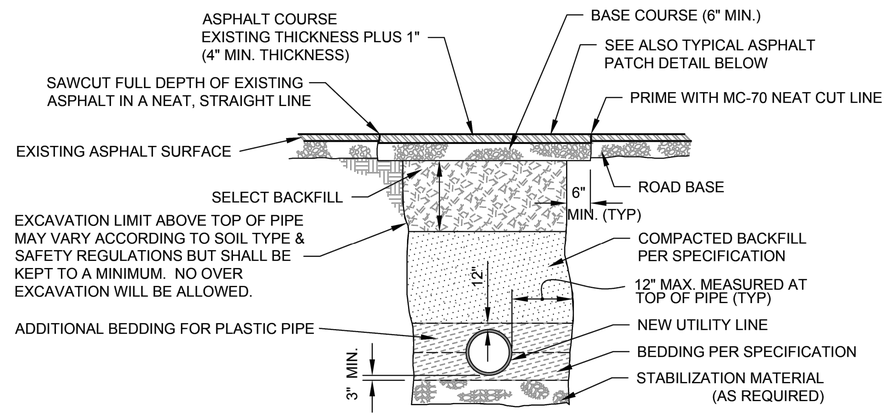
1. CROSS SECTION MAY BE ADJUSTED DEPENDING ON EXISTING CONSTRAINTS AS APPROVED BY THE LEHI CITY ENGINEER.
2. 2' COMPACTED SHOULDER MUST SLOPE AT A 6:1 MAX SLOPE ON EACH SIDE OF THE PAVED TRAIL.
3. SLOPE TRAIL 2% TO AVOID PONDING. PROVIDE DRAINAGE IMPROVEMENTS ALONG TRAIL AS REQUIRED TO CONVEY POSSIBLE STORM FLOWS.
4. CONTRACTOR SHALL REMOVE ALL FOLIAGE, ROOTS AND WASTE MATERIALS WITHIN A 12" ZONE BENEATH BASE COURSE. 12" ZONE SHALL THEN BE COMPACTED PRIOR TO THE PLACEMENT OF ROAD BASE COURSE. CONTRACTOR SHALL ALSO PLACE GROUND STERILANT PRIOR TO PLACEMENT OF ROAD BASE.
5. ALL PEDESTRIAN TRAIL DESIGN PLANS SHALL BE REVIEWED AND APPROVED BY LEHI CITY STAFF PRIOR TO CONSTRUCTON.
6. ADA AND PEDESTRIAN RAMPS SHALL MATCH THE WIDTH OF THE TRAIL.

LEHI CITY

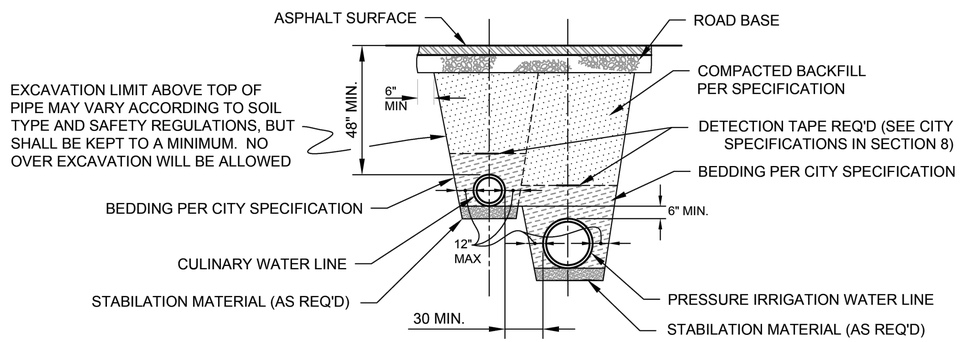
LEHI CITY STANDARD DETAIL

BICYCLE / PEDESTRIAN SHARED USE TRAIL

TR-01 | DATE: *JANUARY 2022*

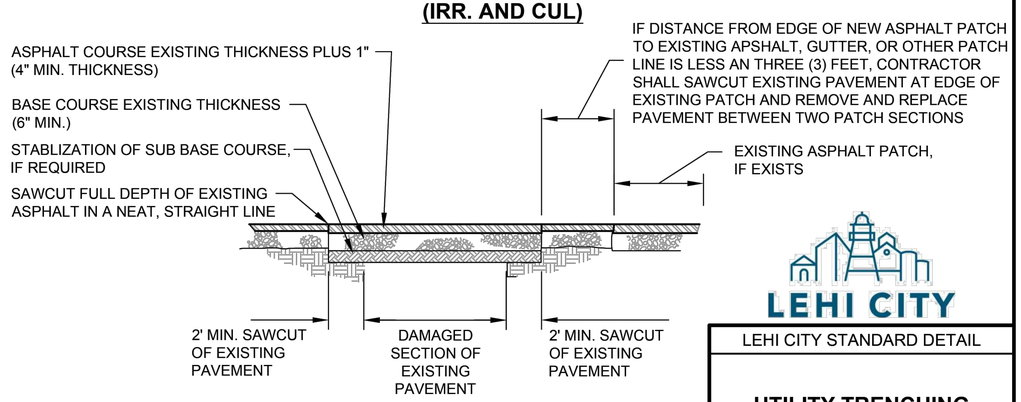


UTILITY INSTALLATION AND ROAD REPAIR



TYPICAL DUAL PIPE INSTALLATION

(IRR. AND CUL)



TYPICAL ASPHALT PATCH DETAIL

LEHI CITY

LEHI CITY STANDARD DETAIL

UTILITY TRENCHING

WT-01 | DATE: *JANUARY 2022*

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020

CONTACT:
BRANDON PARR
PHONE: 801-494-0150

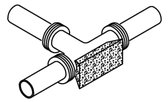
RIVER POINT PHASE 3 PRELIMINARY PLAT
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3600 WEST 1500 NORTH
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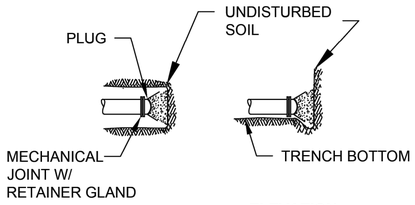
DETAILS

PROJECT NUMBER 8069BB | PRINT DATE 2024-07-29
PROJECT MANAGER M. B. | DESIGNED BY C. O.

C-504



THRUST BLOCK TYPICAL



PLAN **ELEVATION**

PLUG DETAIL

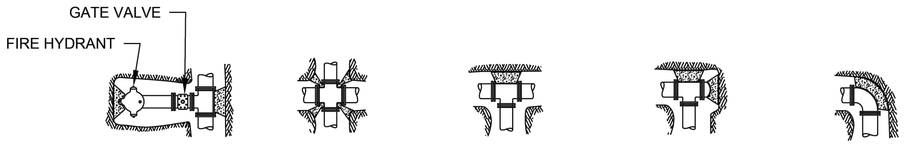
SIZE	BENDS				TEES *	GATE VALVES	DEAD ENDS	CROSS W/ 1 BRANCH PLUGGED	CROSS W/ 2 BRANCH PLUGGED
	30°	45°	22 1/2°	11 1/4°					
3	1.0	0.6	0.3	0	0.7	0.5	0.7	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.5	1.3	1.3	1.3
6	4.0	2.2	1.1	0	2.8	0.7	2.8	2.8	2.8
8	7.1	3.8	2.0	1.0	5.0	2.4	5.0	5.0	5.0
10	11.1	6.0	3.0	1.5	7.8	4.5	7.8	7.8	7.8
12	16.0	8.6	4.4	2.2	11.3	7.3	11.3	11.3	11.3
14	21.7	11.8	6.0	3.0	15.4	11.0	15.4	15.4	15.4
15	25.0	13.5	7.0	3.5	17.6	SPECIAL DESIGN	17.6	17.6	17.6
16	28.4	15.3	8.0	4.0	20.0		20.0	20.0	20.0
18	36.0	19.4	10.0	5.0	25.4		25.4	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4		31.4	31.4	31.4
21	49.0	26.5	13.5	6.8	34.6		34.6	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0		38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0		45.0	45.0	45.0
30	100.0	54.0	27.6	13.8	71.0		71.0	71.0	71.0
36	144.0	78.0	40.0	20	102.0		102.0	102.0	102.0

* SIZE IS BRANCH SIZE

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

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

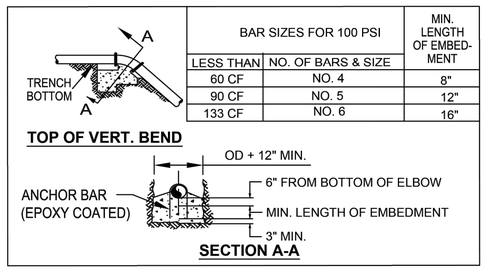
TABLE OF BEARING AREAS IN SQ. FT. FOR CONCRETE THRUST BLOCKING



FIRE HYDRANT **CROSS** **TEE** **TEE (PLUGGED)** **ELBOW**

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

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



TOP OF VERT. BEND

SECTION A-A

SIZE	BENDS		
	45°	22 1/2°	11 1/2°
3	3.7	1.9	1.4
4	6.5	3.3	1.7
6	14.6	7.5	3.7
8	26.0	13.2	6.6
10	40.5	20.7	10.3
12	58.5	30.0	14.8
14	79.5	40.7	20.2
15	91.0	46.6	23.2
16	104.0	53.0	26.5
18		67.3	33.4
20		83.0	41.0
21			45.5
22	SPECIAL DESIGN REQUIRED		50.0
24			59.5
30			
36			

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

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

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

NOTES:

1. ALL FITTINGS SHALL BE COVERED WITH PLASTIC OR OTHER APPROVED MATERIAL PRIOR TO POURING THE THRUST BLOCK
2. FM GRADE GREASE SHALL BE USED FOR ALL BOLTED FITTINGS.
3. ALL TRUST BLOCKS AGAINST NON-NATIVE MATERIALS SHALL BE UPSIZED UNLESS A BEARING PRESSURE OF 1000 LBS. PER SQ.FT. IS PROVIDED.
4. POST MIX OR SAC-CRETE IS NOT ALLOWED FOR THRUST BLOCKS.

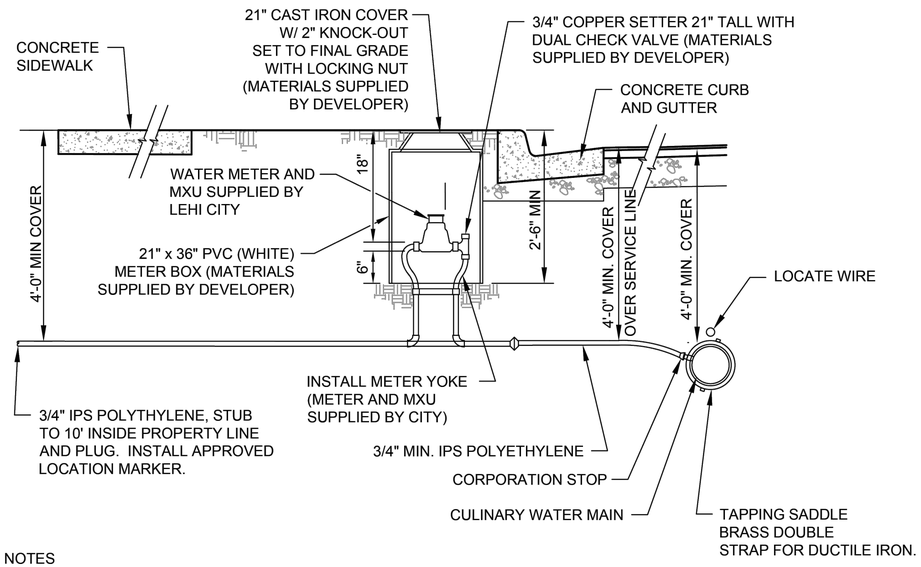
LEHI CITY

LEHI CITY STANDARD DETAIL

THRUST BLOCKING

WT-05 DATE: *JANUARY 2022*

METER BOX TO BE INSTALLED BACK OF CURB. IF SIDEWALK IS PLACED ADJACENT TO CURB, CENTERLINE OF METER BOX SHALL BE PLACED 3' BEHIND SIDEWALK



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, REGARDLESS OF WHETHER OR 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.
11. NO SPLICES OR FITTINGS ALLOWED BETWEEN THE CORPORATION STOP AND THE METER SETTER.
12. METERS THAT FALL WITHIN DRIVEWAYS MAY BE RELOCATED A MAXIMUM OF 3' LATERALLY, OTHERWISE THE SERVICE MUST BE TERMINATED AT THE MAIN AND REINSTALLED OUTSIDE OF THE DRIVEWAY.

LEHI CITY

LEHI CITY STANDARD DETAIL

CULINARY SERVICE CONNECTION

WT-06 DATE: *JANUARY 2022*

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020

CONTACT:
BRANDON PARR
PHONE: 801-494-0150

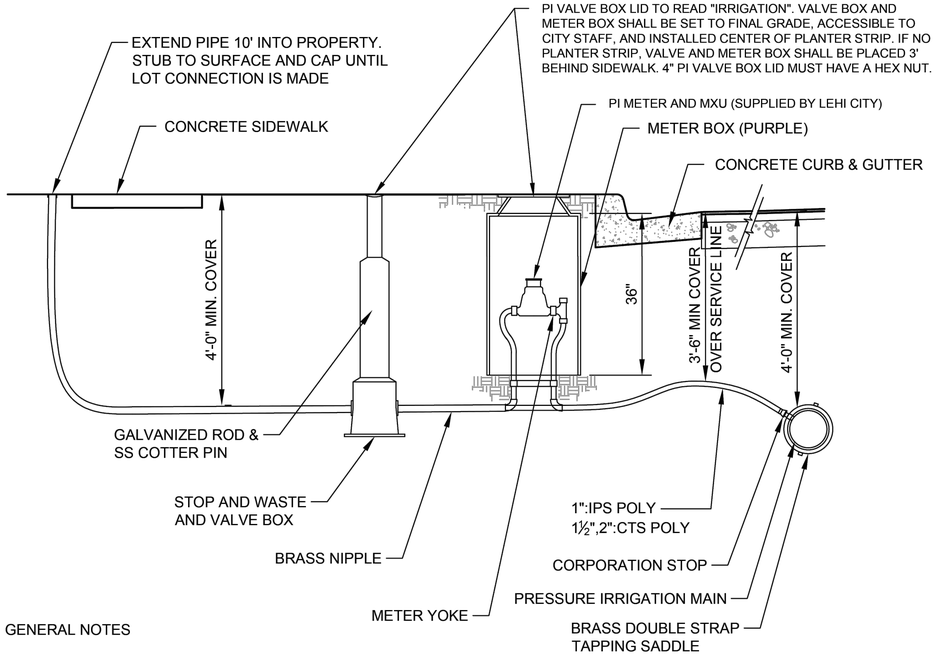
RIVER POINT PHASE 3 PRELIMINARY PLAT
A RESIDENTIAL PUD SUBDIVISION
3600 WEST 1500 NORTH
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
07/29/2024
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

DETAILS

PROJECT NUMBER 8069BB
PRINT DATE 2024-07-29
PROJECT MANAGER M. B.
DESIGNED BY C. O.

C-505



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, REGARDLESS OF WHETHER OR 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.
10. METERS THAT FALL WITHIN DRIVEWAYS MAY BE RELOCATED A MAXIMUM OF 3' LATERALLY, OTHERWISE THE SERVICE MUST BE TERMINATED AT THE MAIN AND REINSTALLED OUTSIDE OF THE DRIVEWAY.

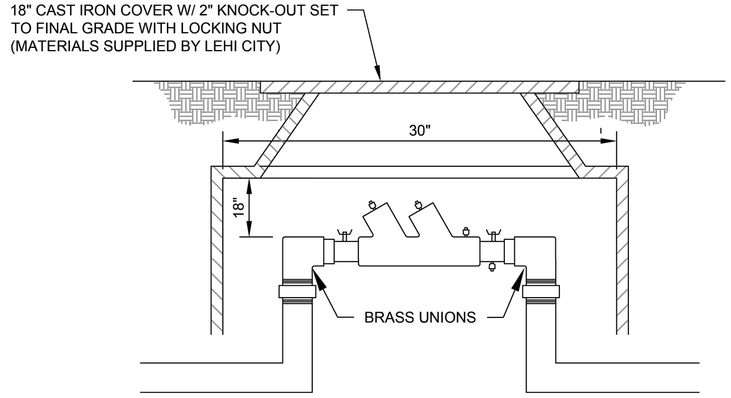
PARTS LIST			
PART NAME	METER SIZE		
	1" METER	1 1/2" METER	2" METER
SETTER	FORD VB-74-15W-11-44	FORD VBB76-15-11-66	FORD VBB77-15-11-77
NIPPLE	1X12 BRASS	1-1/2X12 BRASS	2X12 BRASS
STOP AND WASTE	FORD BC-11-444-SW 1	FORD B11-666SW-NL 1 1/2	Ford B11-777SW-NL 2
RING	D&L L-2244	D&L L-2242	
RING ADAPTER	NA	L-2336 30 CI MTR ADPT RING	
LID	DFW12AUT-5MW+T-IRRIG-LID PURPLE		
METER INSULATOR	4x28 FOAM	4x30 FOAM	
VALVE BOX	93D CAST IRON W/HEX NUT		
BASE	NA		M-9094-01
ROD	M-9080 W/COTTER OSW EXT KEY		
METER BOX	SIGMA RMP-212436-PTR	SIGMA RMP-203036-PTR	
SERVICE LINE	1" IPS POLY	1 1/2" CTS POLY	2" CTS POLY
*LISTED MODEL NUMBERS OR APPROVED EQUAL REQUIRED			

LEHI CITY

LEHI CITY STANDARD DETAIL

PRESSURE IRRIGATION SERVICE CONNECTION

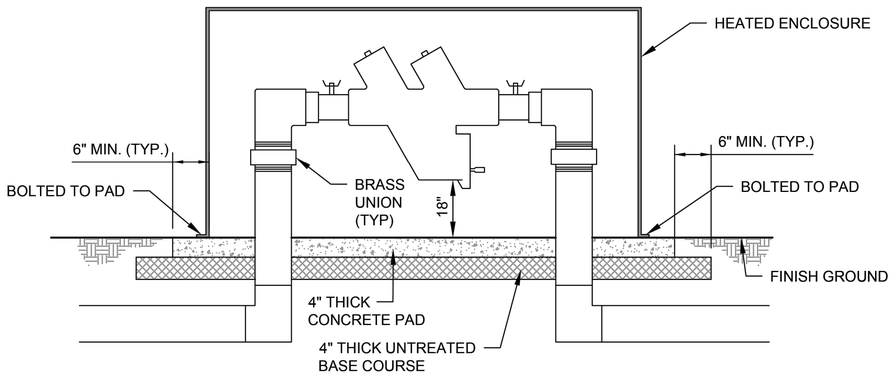
WT-08 DATE: *JANUARY 2022*



DOUBLE CHECK BACKFLOW PREVENTER

NOTES:

1. MUST BE INSTALLED IN A 30" METER BOX.
2. PIPEWORK MUST BE BRASS OR RIGID COPPER (ONLY). ALL PARTS SHALL CONFORM TO THE AWWA C-800 NO LEAD RULE.
3. AFTER INSTALLATION, BACKFLOW PREVENTER MUST BE TESTED WITHIN 10 DAYS AND RESULTS GIVEN TO LEHI CITY WATER DEPARTMENT.
4. DOUBLE CHECK BACKFLOW PREVENTOR INSTALLED IN A VAULT MUST BE TESTABLE AND MAINTAINABLE FROM THE TOP POSITION.



REDUCED PRESSURE BACKFLOW PREVENTER

NOTES:

1. PIPEWORK MUST BE BRASS OR RIGID COPPER (ONLY). ALL PARTS SHALL CONFORM TO THE AWWA C-800 NO LEAD RULE.
2. HEAT SOURCE DESIGNED TO PROTECT BACKFLOW PREVENT TO -30 F MUST BE INSTALLED WITHIN HEATED ENCLOSURE.
3. HEATED ENCLOSURE MUST BE INSTALLED AND ANCHORED TO PAD.
4. AFTER INSTALLATION, BACKFLOW PREVENTER MUST BE TESTED WITHIN 10 DAYS AND RESULTS GIVEN TO LEHI CITY WATER DEPARTMENT.

LEHI CITY

LEHI CITY STANDARD DETAIL

BACKFLOW PREVENTION

WT-13 DATE: *JANUARY 2022*

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

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CONTACT:
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PHONE: 801-494-0150

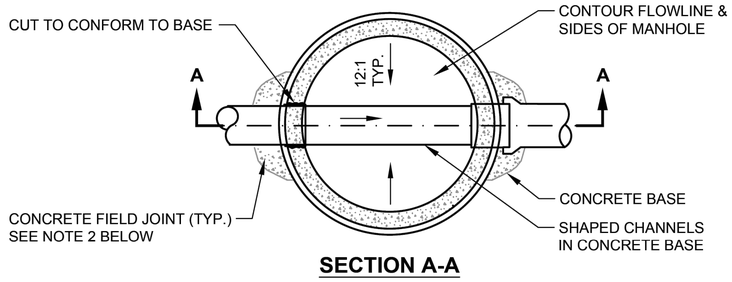
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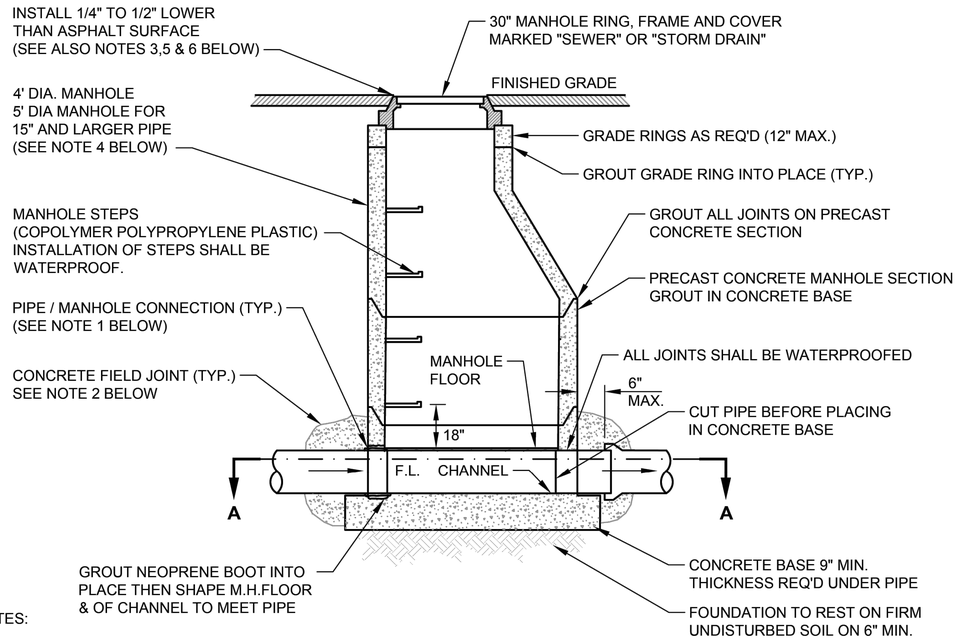
DETAILS

PROJECT NUMBER 8069BB
PRINT DATE 2024-07-29
PROJECT MANAGER M. B.
DESIGNED BY C. O.

C-506



SECTION A-A



NOTES:

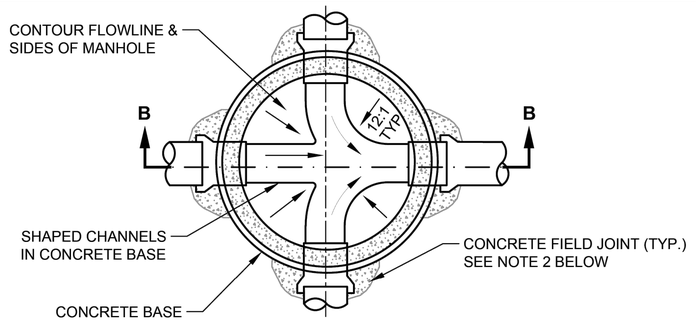
1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE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

LEHI CITY

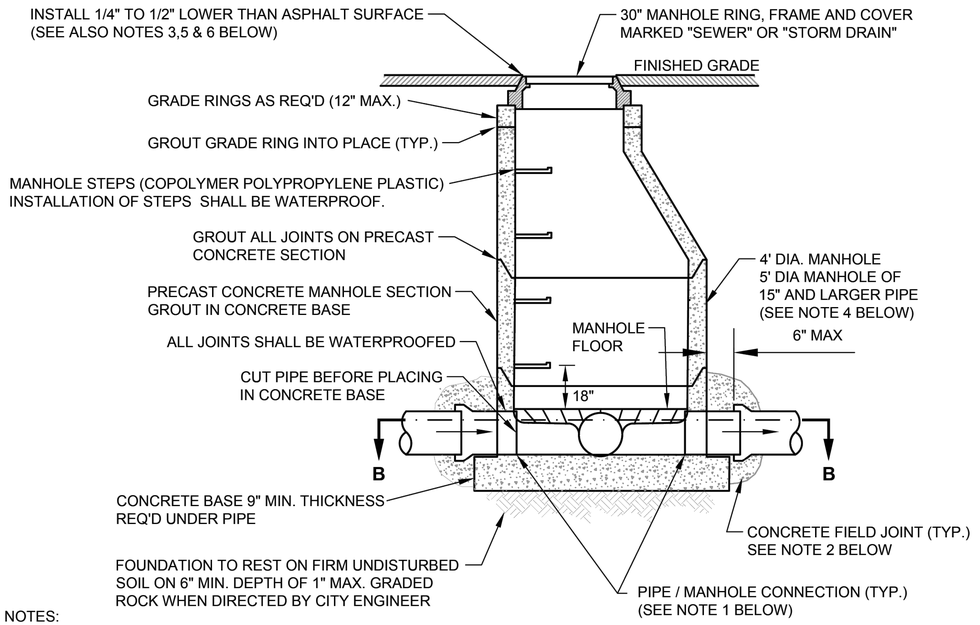
LEHI CITY STANDARD DETAIL

LINE MANHOLE (SEWER & STORM DRAIN)

SD-01 | DATE: *JANUARY 2022*



SECTION B-B



NOTES:

1. INSTALL NEOPRENE BOOT WITH STAINLESS STEEL BANDS & GROUT INSIDE OF MANHOLE FOR SANITARY SEWER PIPE CONNECTIONS. GROUT INSIDE & OUTSIDE PIPE CONNECTIONS FOR STORM DRAIN & OTHER DRAINAGE PIPES.
2. INSTALL 8" THICK CONCRETE FIELD JOINT AROUND ALL STORM DRAINAGE PIPES (TYP.). INSTALL AROUND ALL CONCRETE SEWER PIPES 18" DIA. & LARGER.
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6. IN NON-PAVED AREAS, A 12" THICK BY 12" WIDE (FROM EDGE OF MANHOLE RING) CONCRETE COLLAR SHALL BE PROVIDED FLUSH WITH THE TOP OF THE MANHOLE COVER.

LEHI CITY

LEHI CITY STANDARD DETAIL

JUNCTION MANHOLE (SEWER & STORM DRAIN)

SD-02 | DATE: *JANUARY 2022*

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EDGE HOMES
13702 SOUTH 200 WEST B12
DRAPER, UTAH 84020

CONTACT:
BRANDON PARR
PHONE: 801-494-0150

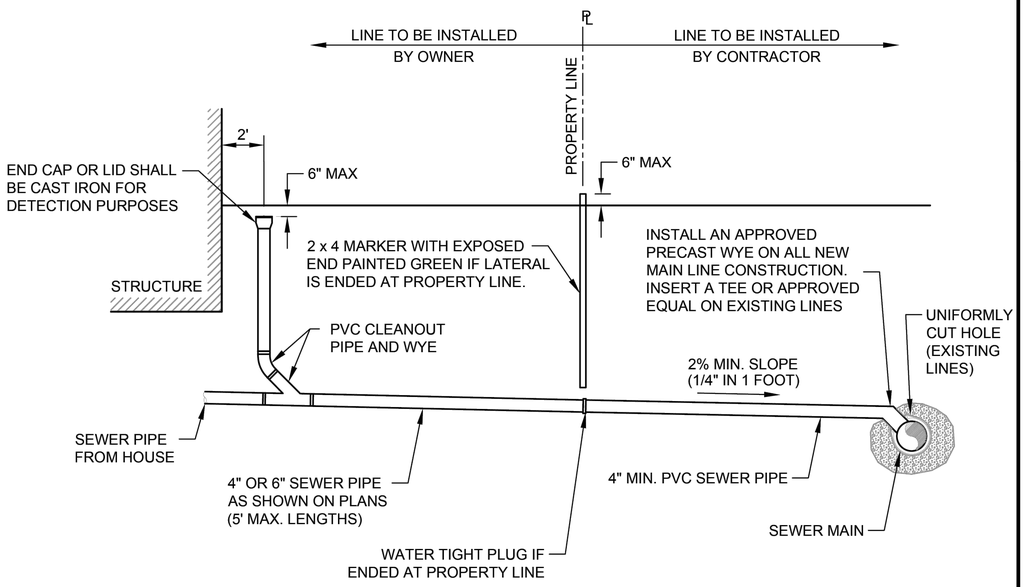
RIVER POINT PHASE 3 PRELIMINARY PLAT
A RESIDENTIAL PUD SUBDIVISION
3600 WEST 1500 NORTH
LEHI, UTAH

LICENSED PROFESSIONAL ENGINEER
07/29/2024
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

DETAILS

PROJECT NUMBER 8069BB | PRINT DATE 2024-07-29
PROJECT MANAGER M. B. | DESIGNED BY C. O.

C-507



NOTES:

1. MAXIMUM DISTANCE BETWEEN CLEANOUTS: 100 FEET

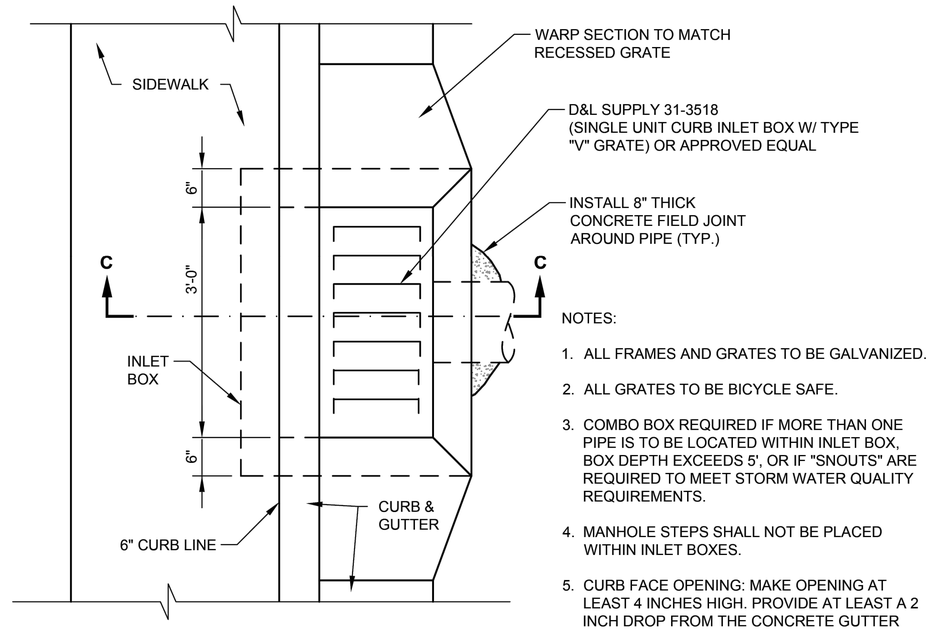
2. LATERALS SHALL NOT ENTER MANHOLES UNLESS OTHERWISE APPROVED BY CITY ENGINEER

LEHI CITY

LEHI CITY STANDARD DETAIL

SEWER LATERAL

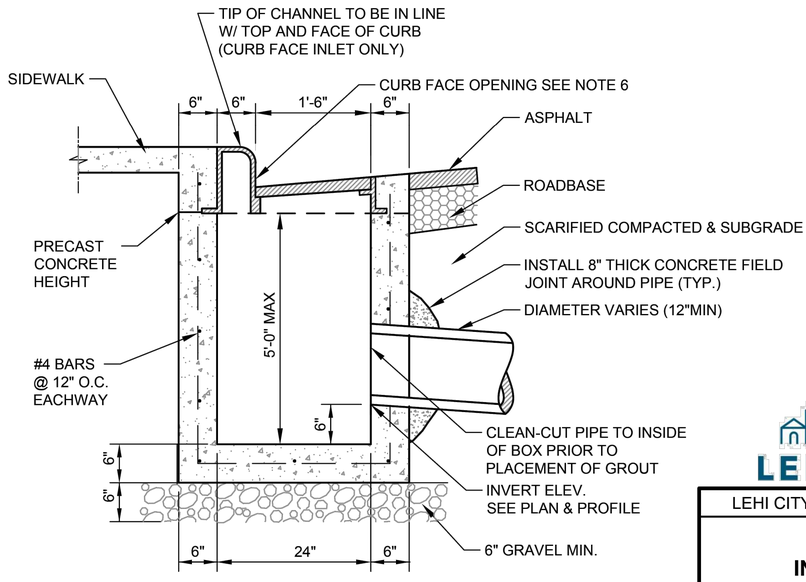
SD-05 | DATE: *JANUARY 2022*



PLAN VIEW

NOTES:

1. ALL FRAMES AND GRATES TO BE GALVANIZED.
2. ALL GRATES TO BE BICYCLE SAFE.
3. COMBO BOX REQUIRED IF MORE THAN ONE PIPE IS TO BE LOCATED WITHIN INLET BOX, BOX DEPTH EXCEEDS 5', OR IF "SNOUTS" ARE REQUIRED TO MEET STORM WATER QUALITY REQUIREMENTS.
4. MANHOLE STEPS SHALL NOT BE PLACED WITHIN INLET BOXES.
5. CURB FACE OPENING: MAKE OPENING AT LEAST 4 INCHES HIGH. PROVIDE AT LEAST A 2 INCH DROP FROM THE CONCRETE GUTTER FLOWLINE TO THE TOP OF THE GRATE AT THE CURB FACE OPENING.



SECTION C

LEHI CITY

LEHI CITY STANDARD DETAIL

INLET BOX

SD-07 | DATE: *JANUARY 2022*

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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FOR:
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CONTACT:
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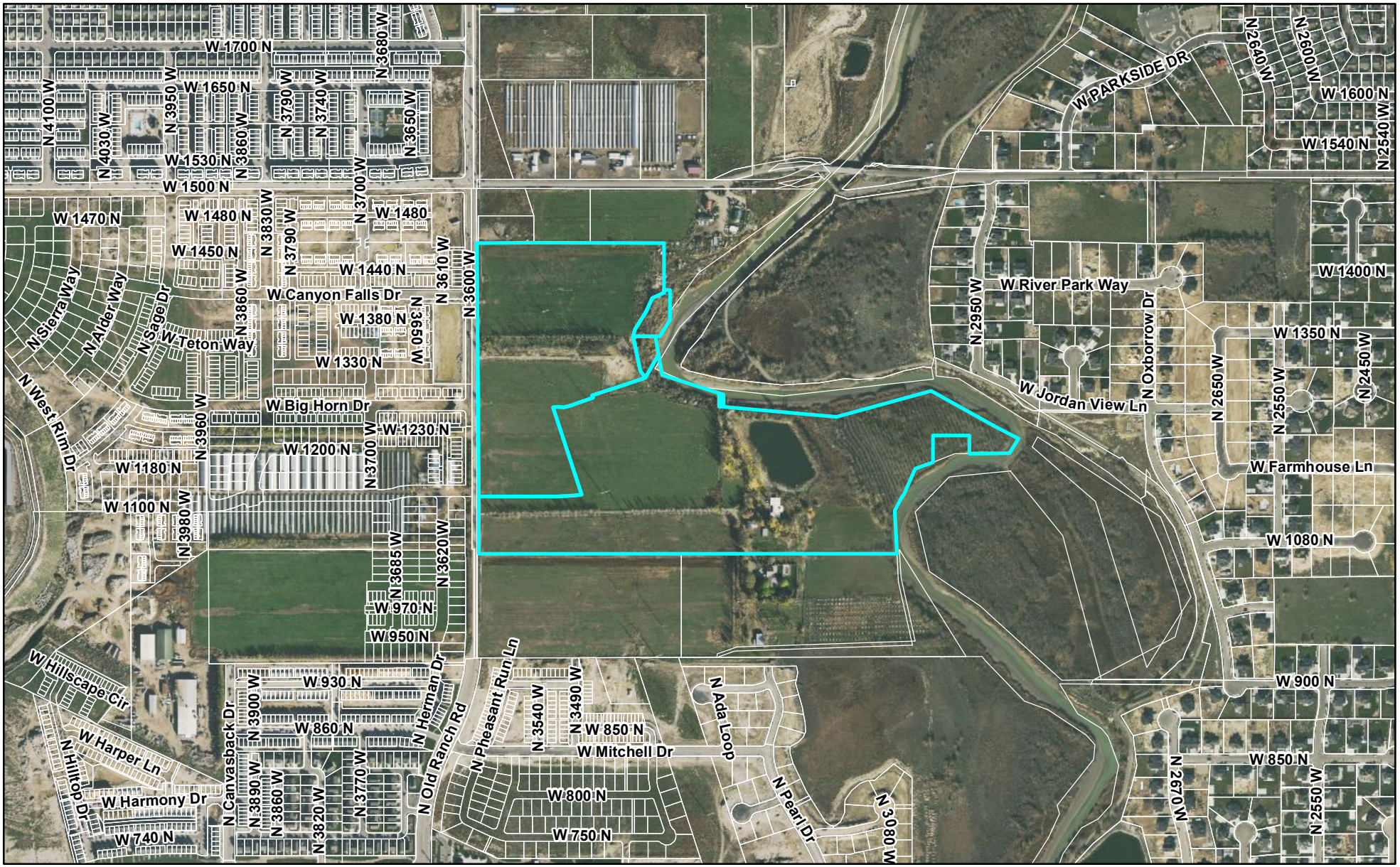
PROJECT NUMBER 80606BB | PRINT DATE 2024-07-29
PROJECT MANAGER M. B. | DESIGNED BY C. O.

C-508

OVERALL RIVER POINT OPEN SPACE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
OPEN SPACE	593,562 SF 13.63 ACRES	13.55%
TOTAL RIVER POINT SITE	4,381,019 SF 100.57 ACRES	100%

River Point Phase 3a Preliminary Subdivision

Aerial Map

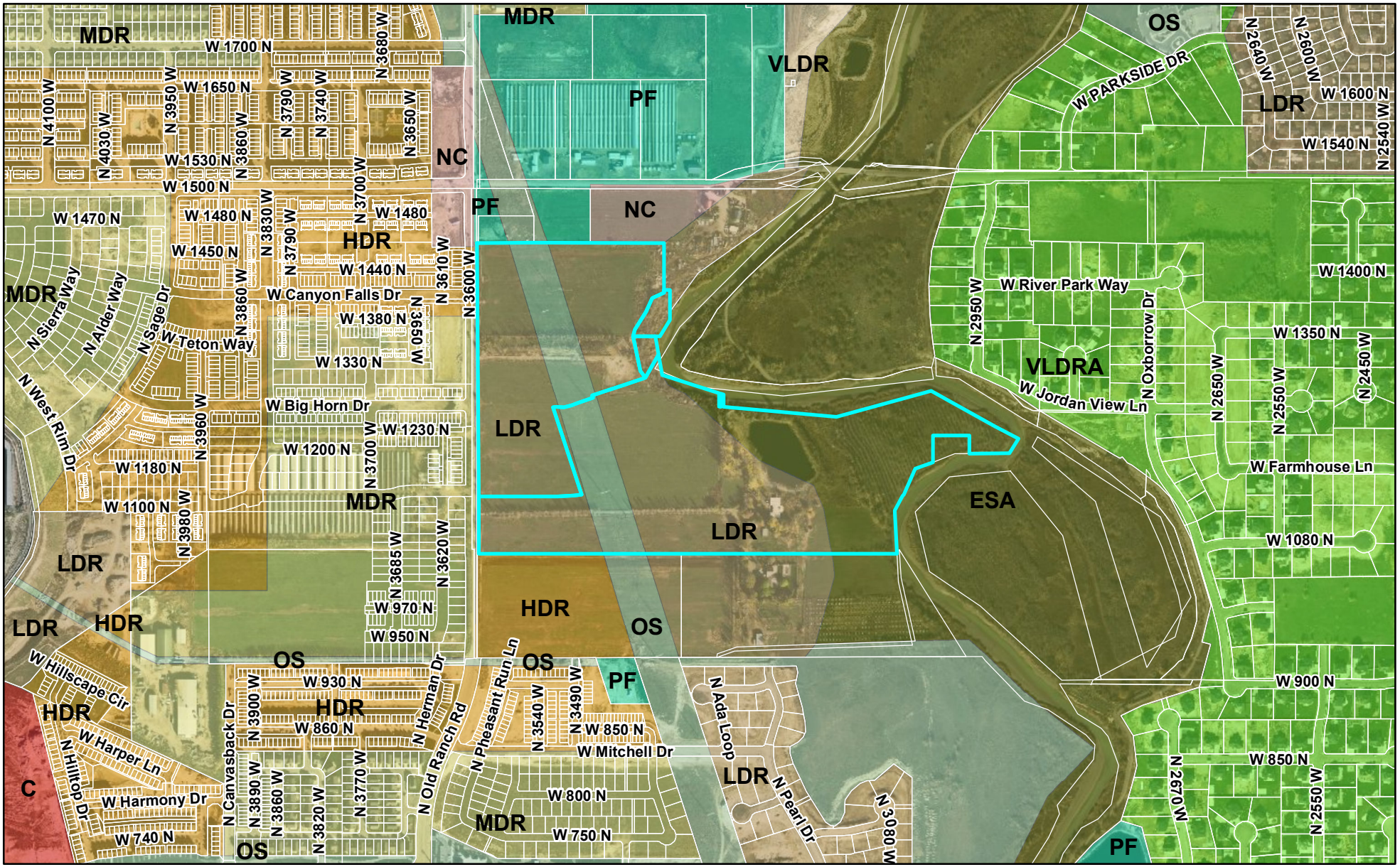


0 890 1,780 Feet

LEHI CITY

River Point Phase 3a Preliminary Subdivision

General Plan Map



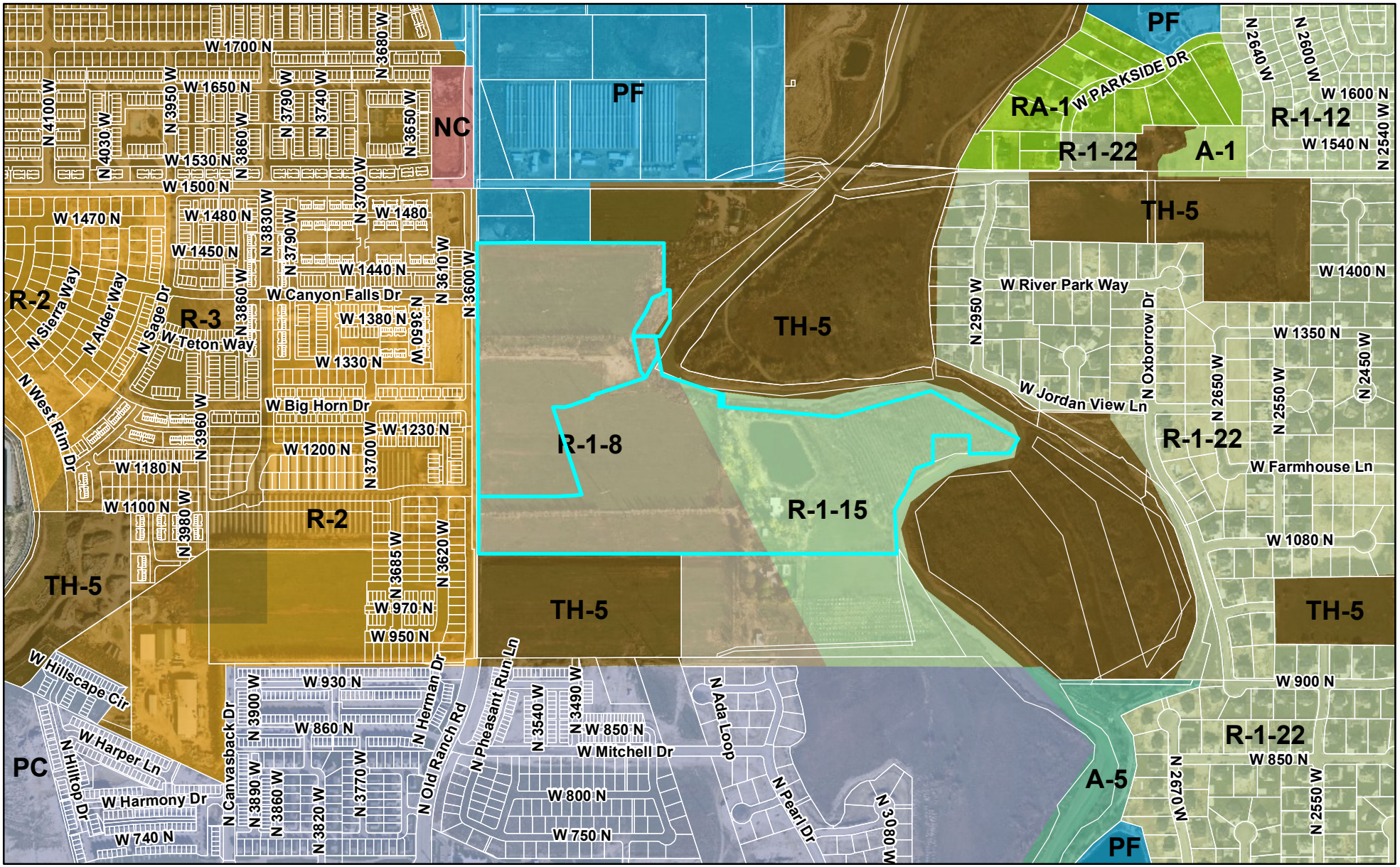
Feet

0 890 1,780

LEHI CITY

River Point Phase 3a Preliminary Subdivision

Zoning Map



LEHI CITY

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: September 10, 2024
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resoluiton #2024-51 consent and approval of the Mayor's assignment to serve on the Utah Lake Authority Governing Board.

Suggested Action:

Attachments:

Res 2024-51.docx

LEHI CITY

RESOLUTION NO. 2024-51

A RESOLUTION OF THE LEHI CITY COUNCIL MAKING ASSIGNMENTS TO THE UTAH LAKE AUTHORITY GOVERNING BOARD

WHEREAS, Section 11-65-101 of the Utah Code creates the Utah Lake Authority.

WHEREAS, Section 11-65-301 of the Utah Code requires the formation of a governing board which shall manage and conduct the business and affairs of the lake authority and shall determine all questions of lake authority policy.

WHEREAS, Section 11-65-302 of the Utah Code details the number and representation of the 15 Utah Lake governing board appointments.

WHEREAS, Lehi City is included in the list of Utah Lake Authority member organizations in Section 11-65-302 of the Utah Code

WHEREAS, the Mayor to the City of Lehi, Utah, desires to make assignments to members of the City Council, staff, and residents to certain boards, committees, and entities; and

WHEREAS, The City Council of the City of Lehi has determined that it would be in the best interest of the community to have councilmember, staff, and resident participation on certain boards, committees, and entities;

NOW, THEREFORE, the City Council of the City of Lehi, Utah, resolves and consents the approval of the Mayor's assignment of Mayor Mark Johnson to serve on the Utah Lake Authority governing board in accordance with the details provided in Section 11-65 of the Utah Code. The provisions of this resolution shall take effect immediately upon passage.

Approved and Adopted by the City Council of Lehi City this 10th day of September, 2024.

LEHI CITY

_____
Mark Johnson, Mayor

Attest:

_____
Teisha Wilson, City Recorder