Lehi City Council Meeting
Agenda
April 13, 2021

4:30 PM - *Amended*
Lehi City Council Chambers (153 N. 100 E., Lehi, Utah)

Pre-Council, 4:30 p.m.

1. Welcome and Invocation

2. Presentations and Reports

   2.1. Ranked Choice Voting Presentation- Utah County Clerk's Office

   2.2. North Pointe Solid Waste Special Service District Discussion - Neil Schwendiman

   2.3. Jordan River Sewer Line and Sewer Rate Discussion - Finance and Public Works

   2.4. Lehi Archery Range Discussion

   2.5. Transit Oriented Development Presentation - Planning Department

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

4. Administrative Report

   4.1. Trees along 1900 South

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

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

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

3. Consent Agenda

3.1. Approve Minutes from the March 23, 2021 City Council Meeting.
032321CC.pdf

3.2. Approve Purchase Orders
PO Index.pdf
PO Request - Stuart C Irby Co $194680.pdf
PO Request - Stuart C Irby Co $742650.pdf
Ashton building Purchase order request.pdf

Regular Agenda

4. Consideration of Resolution #2021-24, approving amendment #1 to the agreement for Dry Creek Reservoir waterfront recreation area design.
Petitioner: Lehi City
Res 2021-24.docx
210224_GBD__Revised_Additional Services Proposal-Dry Creek Recreation Area Proposal.pdf
Agreement - Dry Creek Reservoir Waterfront Recreation Amendment #1.docx
Final Revised_Agreement - Dry Creek Reservoir Waterfront Recreation Area Design - GBD Signed.pdf
G Brown Design.pdf

5. Consideration of Resolution #2021-21, adopting a Tentative Budget for the city of Lehi for Fiscal Year 2022.
Petitioner: Lehi City
Res 2021-21.docx
FY 2022 MAYOR'S TENTATIVE BUDGET.pdf

6. Consideration of Ordinance #15-2021, approval of the Gerber Zone Change from A-1 to R-1-15 on 1.56 acres of land located at 2295 North Center Street.
Petitioner: Andrew Spencer
CC Staff Report Gerber Zone Change 04.13.21.docx
Ord 15-2021.docx
Gerber Zone Change DRC 03.03.21.docx
Aerial Map.pdf
General Plan Map.pdf
Zoning Map.pdf
Gerber Zone Change Narrative.pdf
Gerber Zone Change Map.pdf
DRC Gerber Response Letter.pdf
GERBER-ZONE-CHANGE-MAP_MARCH-6-2021.pdf

7.. Consideration of Preliminary subdivision approval for the Mendenhall Place, an 11-lot residential subdivision located at 230 West 400 South.
Petitioner: Fred Clark
CC_Staff_Report_Mendenhall_Preliminary_Subdivision_04.13.21.docx
Mendenhall Preliminary DRC 02.24.21.docx
Mendenhall Preliminary Subdivision 2.24.21 drc response, plans.pdf
Aerial Mendenhall Preliminary.pdf
General Plan Mendenhall Preliminary.pdf
Zoning Mendenhall Preliminary.pdf

8. Consideration of Preliminary subdivision approval for Bridal Creek Estates B, a 5- lot residential subdivision located at 385 South 1100 West.
Petitioner: DanielÂ Purtschert
CC Staff Report Bridal Creek Estates B Preliminary Subdivision 04.13.21.docx
Bridal Creek Estates Plat B Preliminary Subdivsion DRC 03.10.21.docx
Bridal-Creek-Estates-B Preliminary Plat 03.10.21.pdf
Bridal Creek Estates B aerial.pdf
Bridal Creek Estates B General Plan.pdf
Bridal Creek Estates B zoning.pdf

9. Consideration of Preliminary subdivision approval for the Taylor Meadows A, a 41-lot residential development located at 500 West 1620 South.
Petitioner: Arive Homes
CC Staff Report Taylor Meadows Preliminary Subdivision 04.13.21.docx
Taylor Meadows Preliminary Subdivision (A) DRC 03.10.21.docx
Taylor Meadows Preliminary Subdivision 03.10.21 drc response, plans.pdf
Taylor Meadows Preliminary aerial.pdf
Taylor Meadows preliminary general plan.pdf
Taylor meadows Preliminary zoning.pdf

10. Consideration of Ordinance #16-2021, approval of a Development Code amendment to Chapter 12 including additional considerations for trails.

Petitioner: Lehi City
CC Staff Report Dev Code Amendment - Chapter 12 Trails 04.13.21.docx
Lehi City Development Code Amendment Ch 12 Trail Issues DRC 02.10.21.docx
Ch12 Development Standards - Trail Clearance and PUE - Updated 04.05.21.pdf
Ord 16-2021.docx

11. Consideration of Ordinance #17-2021, a Development Code amendment to Chapter 37, updating connectivity standards, including a trail connectivity option, and updating the

connectivity indices.

Petitioner: Lehi City
CC Staff Report Dev Code Amendment - Chapter 37 Connectivity - 04.13.21.docx
Chapter 37 Connectivity Standards Dev Code Amendment DRC 02.03.21.docx
Ch37DesignStandards - Connectivity Active Transportation - Updated 04.05.21.pdf
Ord 17-2021.docx

12. Consideration of Resolution #2021-20, a resolution to notify the Utah County Commission of the City of Lehi's intent to submit an Opinion Question to Lehi residents regarding whether Lehi should impose a citywide tax to fund cultural, recreational, and zoological facilities, and botanical, cultural, and zoological organizations in Lehi.
    Petitioner: Lehi City
    Res 2021-20.docx

13. Consideration of Resolution #2021-22, approval of an agreement with Instrument Control Company for the Ashton Substation building.
    Petitioner: Lehi City
    Res 2021-22.docx
    Agreement - Power, Construction of Ashton Substation Building.docx
    ICC Proposal Lehi - Ashton Control House and Relay Panels.pdf
    Lehi City Ashton Substation Building RFP.pdf
    B6-003 CONTROL PANEL 1.pdf
    B6-004 PANEL 2 LAYOUT - T1 & SCADA.pdf
    E1-001 ONE-LINE DIAGRAM.pdf
    E4-003 CONTROL BUILDING LAYOUT.pdf
    E4-004 CONTROL BUILDING ELEVATIONS.pdf

14. Consideration at Resolution #2021-19, a resolution directing Lehi City Administration to give formal notice to the Utah Lieutenant Governor's Office that Lehi City is opting out of the Municipal Alternate Voting Methods Pilot Project.
    Petitioner: Lehi City
    Res 2021-19.docx

15. Consideration of Resolution #2021-23, a resolution directing Lehi City Administration to conduct a Primary Election using Instant Runoff Voting.
    Petitioner: Lehi City
    Res 2021-23.docx

16. Adjournment

- Public is invited to attend all City Council Meetings

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

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: April 13, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Ranked Choice Voting Presentation- Utah County Clerk's Office

Suggested Action:

Attachments:

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: April 13, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
North Pointe Solid Waste Special Service District Discussion - Neil Schwendiman

Suggested Action:

Attachments:

Agenda Item No: 2.3

City Council Agenda Item Report

Meeting Date: April 13, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Jordan River Sewer Line and Sewer Rate Discussion - Finance and Public Works

Suggested Action:

Attachments:

Agenda Item No: 2.4

City Council Agenda Item Report

Meeting Date: April 13, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Presentations and Reports

Subject:
Lehi Archery Range Discussion

Suggested Action:

Attachments:

Agenda Item No: 2.5

City Council Agenda Item Report

Meeting Date: April 13, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Transit Oriented Development Presentation - Planning Department

Suggested Action:

Attachments:

Agenda Item No: 4.1

City Council Agenda Item Report

Meeting Date: April 13, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Administrative Report

Subject:
Trees along 1900 South

Suggested Action:

Attachments:

Agenda Item No: 3.1

City Council Agenda Item Report

Meeting Date: April 13, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Minutes from the March 23, 2021 City Council Meeting.

Suggested Action:

Attachments:

032321CC.pdf

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

Minutes of the **Pre Council and Regular Session** of the **Lehi City Council** held Tuesday, **March 23, 2021,** at Lehi City in the Council Chamber, 153 N 100 E. Lehi, UT.

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

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

Pre-Council, 5:30 p.m.

1. Welcome and Invocation

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Southwick gave the invocation.

2. Presentations and Reports

1.1 Point of the Mountain Transit and Central Corridor Transit Presentation – UTA

Patty Garver with UTA gave an update on the studies being conducted for better transit systems in Utah County. She said they looked at light rail and BRT options.

Mary Delmar-Shaffer with UTA explained the Central Corridor Transit study. She said that they are looking at using the State Street bus routes and noted that UTA and UDOT have a good working relationship because this project will involve both agencies.

Eric Rasband stated that he really appreciates how involved local leaders have been. He further explained that Bus Rapid Transit (BRT) could utilize the UTA right of way in the freight corridor. They could also construct stations at 2100 North, south Triumph, and SR-92. He stated that MAG helped to fund the environmental study.

Patty Garver stated that BRT is easier to construct and operate and it's quicker to implement with less construction.

1.2 Metropolitan Water District Report- John Peterson

John Peterson gave an update on the Metropolitan Water Districts. He reported on some of the trades and purchases that were made in the last year. He noted that they are always looking to purchase more culinary water sources and one way to do that is to acquire well water rights from private property owners.

1.3 Ranked Choice Voting Discussion

The Council discussed if they should remain in the State pilot program for RCV and will make a final decision at the next Council meeting. There was discussion about holding a Primary election with RCV. Council Koivisto stated that she feels a primary election is needed to help narrow the candidates. If the Council decides to use RCV then they will also make a final decision about holding a Primary election or not.

1.4 Recreation, Arts, and Parks Tax Discussion

Dean Lundell, Finance Director, explained what a RAP tax is and how it works for a city and its residents. He noted that many other cities in Utah County have a RAP tax. He estimated that the city could collect $1.3-1.5 million in revenue from the tax which could then be spent on parks and other amenities. The Council agreed that they would like to initiate the first steps to consider adding this to the November ballot.

3. Agenda Questions

None.

4. Administrative Report

None.

5. Mayor and Council Reports

The Mayor and Council reported on their assigned boards and commissions.

6. Consideration of adjourning into a Closed Executive Session to hold a strategy session to discuss the purchase, exchange, or lease of real property.

Motion: Councilor Condie moved to adjourn into a Closed Executive Session to discuss the character, professional competence, or physical or mental health of an individual; and to hold a strategy session to discuss the purchase, exchange, or lease of real property. Councilor Southwick seconded the motion.

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

The Council recessed at approximately 6:40 p.m.
The meeting reconvened at approximately 7:05 p.m.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

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

2. 20 Minute Citizen Input

3. Consent Agenda

3.1 Approve Minutes from the March 9, 2021 meeting.

DRAFT

3.2 Approve Purchase Orders

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

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

4. Budget Amendment for FY 2021

a. Public Hearing.

b. Consideration of Resolution #2021-13, amending the Budget of Lehi City for Fiscal Year 2021.

Motion: Councilor Hancock moved to approve Resolution #2021-13, amending the Budget of Lehi City for Fiscal Year 2021. Councilor Southwick seconded the motion.

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

5. Consideration of Resolution #2021-10, Intent to Annex the Neldon and Jewel Bullock Annexation, 0.67-acres of property located at 578 West 2100 North with proposed R-1-15 zoning.

Jewel Bullock was the applicant. She explained the history of the property and why they would like to annex. There was discussion about annexing the neighboring properties to eliminate the County island. Mrs. Bullock stated that she would be willing to meet with staff to discuss that further.

Motion: Councilor Condie moved to approve Resolution #2021-10, Intent to Annex the Neldon and Jewel Bullock Annexation, 0.67-acres of property located at 578 West 2100 North with the zoning to be determined; and directed staff to meet with Mrs. Bullock and other surrounding property owners about annexing the County island which in addition to the Bullock parcel includes parcels numbered 12-022-0143, 12-022-0132 and 12-022-0142; and including all Development Review Committee Comments and Planning Commission comments. Councilor Southwick seconded the motion.

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

6. Consideration of Final Subdivision approval for Pioneer Heights, a 45-lot residential development located at 1452 West 900 North.

Danny Gutierrez was the applicant. He stated that the water concerns have been addressed and he has followed through with everything the Council had asked.

Renee Cortese inquired about the irrigation water concerns. Mr. Gutierrez then explained how they plan to address that issue and noted that the engineers and water department have approved the plan.

Alan Hadfield stated that he owns the neighboring property and was concerned about how the drainage and ground water from this development would affect the detention pond that will be next to his property.

Councilor Koivisto was hesitant to move forward until Mr. Hadfield's issues were addressed.

Councilor Condie expressed concerns with adding additional requirements.

Lorin Powell, City Engineer, stated that the Council could still approve the project now and staff could investigate Mr. Hadfield's concerns.

Mr. Gutierrez stated that he believes that this project shouldn't be put on hold any longer. He stated that he has already gone above and beyond what is required.

Motion: Councilor Koivisto moved to grant Final Subdivision approval for Pioneer Heights, a 45-lot residential development located at 1452 West 900 North; including all Development Review Committee Comments and Planning Commission comments; and also include that staff will work with the developer and neighbors to address water issues and especially with the Hadfield's. Councilor Southwick seconded the motion.

Council Southwick suggested that the verbiage be amended to state that staff investigate the water drainage from the detention basin.

Amended Motion: Council Koivisto agreed to amend her motion to Councilor Southwick's suggestion. Councilor Southwick seconded the amended motion.

Roll Call Vote: Councilor Albrecht, No; Councilor Condie, No; Councilor Southwick, Yes; Councilor Hancock, No; and Councilor Koivisto, Yes. The motion failed 2-3.

Motion: Councilor Condie moved to grant Final Subdivision approval for Pioneer Heights, a 45-lot residential development located at 1452 West 900 North; including all Development Review Committee Comments and Planning Commission comments; Councilor Hancock seconded the motion.

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

7. Consideration of Final Subdivision approval for Gardner Point Phase 1, a 221-unit residential development located at 1500 North 3600 West.

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Motion: Councilor Southwick moved to grant Final Subdivision approval for Gardner Point Phase 1, a 221-unit residential development located at 1500 North 3600 West; including all Development Review Committee Comments and Planning Commission comments. Councilor Koivisto seconded the motion.

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

8. Consideration of Ordinance #14-2021, the Worthen Zone Change, changing the zoning from TH-5 (transitional holding) to R-1-22 (residential/agriculture) on 2.9 acres located at 923 North 2300 West.

Brock Worthen was the applicant.

Motion: Councilor Southwick moved to approve Ordinance #14-2021, the Worthen Zone Change, changing the zoning from TH-5 (transitional holding) to R-1-22 (residential/agriculture) on 2.9 acres located at 923 North 2300 West. Councilor Albrecht seconded the motion.

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

9. Consideration of Resolution #2021-12, approving an agreement with SIRQ Construction for the Dry Creek recreation area pre-construction services.

Steve Marchbanks and Jason Bond, with the Parks Department, gave an update on the project.

Motion: Councilor Hancock moved to approve Resolution #2021-12, approving an agreement with SIRQ Construction for the Dry Creek recreation area pre-construction services. Councilor Koivisto seconded the motion.

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

10. Consideration of Resolution #2021-14, adding a vehicle no-idling policy to the Lehi City Employee Policy Manual.

Todd Munger gave an update on the City's sustainability efforts. He said that the intent of this is for awareness and he also hopes that this can establish a set of guideless for others in the business community.

Motion: Councilor Condie moved to approve Resolution #2021-14, adding a vehicle no-idling policy to the Lehi City Employee Policy Manual. Councilor Koivisto seconded the motion.

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

11. Consideration of Resolution #2021-15, approving an agreement with Barton Excavation Inc. for spring development at Lower School House Springs.

Dave Norman, Public Works Director, stated that they've been doing rehab on the springs pipes to update the materials to current drinking water standards.

Motion: Councilor Hancock moved to approve Resolution #2021-15, approving an agreement with Barton Excavation Inc. for spring development at Lower School House Springs. Councilor Koivisto seconded the motion.

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

12. Consideration of Resolution #2021-16, approving a purchase and sale agreement for .91 acres of commercial real estate located at 580 West State Street.

Marlin Eldred, Economic Development Director, stated that he did a counteroffer which was agreed to for the sale of the old Police building.

Motion: Councilor Condie moved to approve Resolution #2021-16, approving a purchase and sale agreement for .91 acres of commercial real estate located at 580 West State Street. Councilor Koivisto seconded the motion.

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

13. Consideration of Resolution #2021-17, approving a real estate purchase contract for .82 acres of property located at 630 West State Street.

Motion: Councilor Condie moved to approve Resolution #2021-17, approving a real estate purchase contract for .82 acres of property located at 630 West State Street. Councilor Albrecht seconded the motion.

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

14. Consideration of Resolution #2021-11, approving an Interlocal Cooperation Agreement between Utah County and Lehi City for the administration of the 2021 municipal elections.

The cost of elections increased this year due in part to more registered voters.

Motion: Councilor Southwick moved to approve Resolution #2021-11, approving an Interlocal Cooperation Agreement between Utah County and Lehi City for the administration of the 2021 municipal elections. Councilor Koivisto seconded the motion.

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

15. Consideration of Resolution #2021-18, approving an agreement with Sarah and Layne Jensen for property acquisition for 600 East.

Lorin Powell, City Engineer explained that this agreement involves a property swap that will allow the City to construct a road through the park. Mr. and Mrs. Jensen requested that they include indemnification in the agreement and also include that the City will build a fence between their property and the park.

Motion: Councilor Condie moved to approve Resolution #2021-18, approving an agreement with Sarah and Layne Jensen for property acquisition for 600 East; and that we include indemnification for the Jensen's and note that the City will construct the standard no-climb fence along the property line between Lehi and the Jensen's which is approximately 200 feet. Councilor Albrecht seconded the motion.

Councilor Hancock suggested that the motion include that the indemnification will no longer be needed once the City owns the property; and note that Mr. Powell asked for some leeway to make minor adjustments to the agreement.

Amended Motion: Councilor Condie amended the motion to include Councilor Hancock's comments. Councilor Albrecht seconded the amendment to the motion.

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

16. Adjournment

With no further business to come before the City Council at this time, Councilor Koivisto moved to adjourn the meeting. Councilor Southwick seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:27 p.m.

Approved: April 13, 2021

Attest:

_____

Mark Johnson, Mayor

_____

Teisha Wilson, City Recorder

DRAFT

Agenda Item No: 3.2

City Council Agenda Item Report

Meeting Date: April 13, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Purchase Orders

Suggested Action:

Attachments:

PO Index.pdf

PO Request - Stuart C Irby Co $194680.pdf

PO Request - Stuart C Irby Co $742650.pdf

Ashton building Purchase order request.pdf

LEHI CITY
CITY COUNCIL AGENDA
April 13, 2021

Consent Agenda: Approval of Purchase Orders

INFORMATION:

Company	Description	P O Amount	Budget Amt (before PO)
Stuart C Irby Co	Padmount transformer	$194,680.00	Inventory
Stuart C Irby Co	Okonite Primary Wire	$742,650.00	Inventory
ICC	Ashton Control Building	$226,191.00	

Lehi City Purchase Requisition Request

Supplier	**Name**	STUART C. IRBY CO.		**Vender #**	
	Street	PO BOX 843959		**Date**	3/29/2021
	City	DALLAS	**State**	TX	
	Zip	75284	**Phone**	801-724-3000	

Dean Lundell

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

Quanity	Unit	Materials and Description	Price	Total
4		ABB 225KVA3PPAD 225KVA 3PH PADMOUNT	$9,275.00	$37,100.00
		TRANSFORMER 12470/7200 208/120 TAPS LOOP		
1		ABB 2000KVA3PHPAD 2000KVA 3PH PADMOUNT	$32,450.00	$32,450.00
		TRANSFORMER 12470/7200 480/277 TAPS LOOP		
1		ABB 1500KVA3PHPAD 1500KVA 3PH PADMOUNT	$25,980.00	$25,980.00
		TRANSFORMER 12470/7200 480/277 TAPS LOOP		
2		ABB 7500KVA3PHPAD 750KVA 3PH PADMOUNT	$15,675.00	$31,350.00
		TRANSFORMER 12470/7200 480/277 TAPS LOOP		
2		ABB 300KVA3PHPAD 300KVA 3PH PADMOUNT	$10,650.00	$21,300.00
		TRANSFORMER 12470/7200 480/277 TAPS LOOP		
2		ABB 150KVA3PHPAD 150KVA 3PH PADMOUNT	$7,550.00	$15,100.00
		TRANSFORMER 12470/7200 480/277 TAPS LOOP		
1		ABB 112.5KVA3PHPAD 112.5KVA 3PH PADMOUNT	$7,400.00	$7,400.00
		TRANSFORMER 12470/7200 208/120 TAPS LOOP		
2		ABB 150KVA3PHPAD 150KVA 3PH PADMOUNT	$7,950.00	$15,900.00
		TRANSFORMER 12470/7200 208/120 TAPS LOOP		
1		ABB 75KVA3PHPAD 75KVA 3PH PADMOUNT	$8,100.00	$8,100.00
		TRANSFORMER 12470/7200 480/277 TAPS LOOP		
		ALL TRANSFORMERS 18-20 WKS LEAD TIME		$194,680.00

Justification:	Price Determination	
AS PER LEHI CITY DISTRIBUTION	Verbal Quote	
TRANSFORMERS BID NO.2018-11	Informal Bid	
AWARDED TO CODALE DBA AS IRBY	Written Bid	
1-750 KVA 480/277 IN STOCK AT SLC	State Bid	
1- 112.5 KVA 208/120 IN STOCK AT SLC	Other	*
1-150 KVA 208/120 IN STOCK AT SLC		

Quotation

irby
A Sonepar Company

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

QUOTE DATE	ORDER NUMBER
03/25/21	S012359309

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

PAGE NO. 1

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

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

ORDERED BY: KENNY

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

INSIDE SALESPERSON		REQD DATE	FRGHT ALLWD	SHIP VIA
Joseph C Rho		03/25/21	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
			********* Shipping Instructions *********		
			* KENNY 385-201-2612 OFC *		
			* 801-655-3042 MBL *		
			**********		
4EA		1	*ABB 225KVA3PPAD 225KVA 3PH PADMOUNT TRANSFORMER (2771164) 12470/7200 208/120 TAPS LOOP FEE	9275.000EA	37100.00
			**********		
			18-20 WEEK LEAD TIME		
			**********		
1EA		2	*ABB 2000KVA3PHPAD 2000KVA 3PH PADMOUNT TRANSFORMER 12470/7200 480/277 TAPS LOOP FEED	32450.000EA	32450.00
			**********		
			18-20 WEEK LEAD TIME		
			**********		
1EA		3	*ABB 1500KVA3PHPAD 1500KVA 3PH PADMOUNT TRANSFORMER 12470/7200 480/277 TAPS LOOP FEED DESERT TAN	25980.000EA	25980.00
			**********		
			18-20 WEEK LEAD TIME		
			**********		
***	Continued	on	Next Page ***		

** Reprint ** Reprint ** Reprint **

Quotation

irby
A Sonepar Company

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

QUOTE DATE	ORDER NUMBER
03/25/21	S012359309
REMIT TO: STUART C. IRBY CO. POST OFFICE BOX 843959 DALLAS TX 75284	PAGE NO. 2

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

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

ORDERED BY: KENNY

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

INSIDE SALESPERSON		REQD DATE	FRGHT ALLWD	SHIP VIA
Joseph C Rho		03/25/21	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
2EA		4	*ABB T7507227LPBFILEN 750KVA 3PH PADMOUNT TRANSFORMER 12470/7200 - 480Y/277 LOOP FEED BAYONET FUSING EXTERNAL NAMEPLATE (750-480) ********** 1 IN STOCK REMAINING 18-20 WEEK LEAD TIME **********	15675.000EA	31350.00
2EA		5	*ABB 300KVA3PPAD 300KVA PAD MOUNT TRANSFORMER LOOP FEED 12470/7200 480/277 (2771175)	10650.000EA	21300.00
2EA		6	*ABB 150KVA3PHPAD 150KVA 3PH PADMOUNT TRANSFORMER (2771172) 12470/7200 480/277 TAPS LOOP FEE ********** 16-18 WEEK LEAD TIME **********	7550.000EA	15100.00
1EA		7	*ABB 1125KVA3PPAD 112.5KVA 3PH PADMOUNT TRANSFORMER (2771162) 12470/7200 208/120 TAPS LOOP FEE ********** STOCK SUBJECT TO PRIOR SALE **********	7400.000EA	7400.00
***	Continued	on	Next Page ***		

** Reprint ** Reprint ** Reprint **

Quotation

irby
A Sonepar Company

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

QUOTE DATE	ORDER NUMBER
03/25/21	S012359309

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

PAGE NO. 3

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

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

ORDERED BY: KENNY

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

INSIDE SALESPERSON		REQD DATE	FRGHT ALLWD	SHIP VIA
Joseph C Rho		03/25/21	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
2EA		8	*ABB 150KVA3PPAD 150KVA 3PH PADMOUNT TRANSFORMER (2771163) 12470/7200 208/120 TAPS LOOP FEE ********** 1 IN STOCK SUBJECT TO PRIOR SALE REMAINING 18-20 WEEKS LEAD TIME **********	7950.000EA	15900.00
1EA		9	*ABB 75KVA3PHPAD 75KVA 3PH PADMOUN TRANSFORMER PRIMARY 12470/7200 SECONDARY 480/277 LOOP FEED (2771171) ********** 18-20 WEEK LEAD TIME **********	8100.000EA	8100.00

*** This is a quotation ***

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

Subtotal	194680.00
S&H CHGS	0.00
Sales Tax	0.00
TOTAL	194680.00

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

** Reprint ** Reprint ** Reprint **

Lehi City Purchase Requisition Request

Supplier	**Name**	STUART C. IRBY CO.		**Vender #**	
	Street	PO BOX 843959		**Date**	**3/29/2021**
	City	DALLAS	**State**	TX	
	Zip	75284	**Phone**	801-724-3000	

Dean Lundell

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

Quanity	Unit	Materials and Description	Price	Total
70,000'		OKON 160-23-9590 15KV OKOGUARD	$8.22	$575,400.00
		URO-J 1100MCM 220MIL 133% INSUL		
30,000'		OKON 162-23-3081 4/0 STR ALUM 15KV	2.93	$87,750.00
		EPR CABLE 200 MIL 11X#14 NEUTRAL		
30,000'		OKON 163-23-3072 1/0 15KV AL 19 STR		
		EPR 220 MIL F/S 16X#14 FULL NEUTRAL 2500FT RL	$2.65	$79,500.00
				$742,650.00

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

LEHI CITY
POWER DEPARTMENT

03/29/2021

To: Jason Walker
Cc: Dean Lundell
From: Joel Eves
Re: Okonite Primary Wire

We have an immediate need for the Okonite Primary Wire for work on Commercial & Residential projects currently underway in the city.

We would like to continue purchasing this wire from Irby/Codale based on the following reasons:

- Currently they are the only vendor that stock and carry this wire.
- Okonite wire is 90% of the wire on our system,
- To keep our system standardized.
- Ensure safety of lineman.

While there may be other companies who could possibly provide this wire. At the present time Irby/Codale is the only company we can purchase Okonite wire from and receive in a timely manner.

Sincerely,

Joel Eves
Lehi City Corporation
Power Department Director

Quotation

irby
A Sonepar Company

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

QUOTE DATE	ORDER NUMBER
03/25/21	S012357547

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

PAGE NO. 1

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

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

ORDERED BY: KENNY

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

INSIDE SALESPERSON		REQD DATE	FRGHT ALLWD	SHIP VIA
Joseph C Rho		03/24/21	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/Uom	Ext.Amt
			********* Shipping Instructions *********		
			* KENNY 385-201-2612 OFC *		
			* 801-655-3042 MBL *		
			**********		
70000FT		1	*OKON 160-23-9590 15KV OKOGUARD URO-J 1100MCM 220MIL 133% INSUL	8220.000M	575400.00
			**********		
			35,000 FEET NOW REMAINING PRODUCTION MAY 15TH		
			**********		
30000FT		2	*OKON 162-23-3081 4/0 STR ALUM 15K EPR CABLE 220 MIL 11X#14 NEUTRAL	2925.000M	87750.00
			**********		
			4-6 WEEK LEAD TIME		
			**********		
30000EA		3	*OKON 163-23-3072 1/0 15KV AL 19 STR EPR 220MIL F/S 16X#14 FULL NEUTRAL 2500FT RL	2650.000M	79500.00
			**********		
			4-6 WEEK LEAD TIME		
			**********		

*** This is a quotation ***

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

Subtotal	742650.00
S&H CHGS	0.00
Sales Tax	0.00
TOTAL	742650.00

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** Reprint ** Reprint ** Reprint **

Lehi City Purchase Requisition Request

Supplier	**ICC**	**Name**	ICC *care of* Alles & Assoc.	**Vender #**	
		Street	1780 W. 2300 S.	**Date**	**4/5/2021**
		City	West Valley City	**State**	Utah
		Zip	84119	**Phone**	801-458-0597

Power	53-50-54	
Requesting Department	**Dept. Account No.**	**Department Head Signature**

Quantity	Unit	Materials and Description	Price	Total
1		Ashton control building	$226,191.00	$226,191.00
		Total		$226,191.00

Justification: *Bid on Cyquest, low bid*	Price Determination	
one response	Verbal Quote	
	Informal Bid	
	Written Bid	X
	State Bid	
	Other	

Notes:

Agenda Item No: 4

City Council Agenda Item Report

Meeting Date: April 13, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-24, approving amendment #1 to the agreement for Dry Creek Reservoir waterfront recreation area design.

Suggested Action:

Attachments:

Res 2021-24.docx

210224_GBD__Revised_Additional Services Proposal-Dry Creek Recreation Area Proposal.pdf

Agreement - Dry Creek Reservoir Waterfront Recreation Amendment #1.docx

Final Revised_Agreement - Dry Creek Reservoir Waterfront Recreation Area Design - GBD Signed.pdf

G Brown Design.pdf

LEHI CITY

RESOLUTION NO. 2021-24

A RESOLUTION APPROVING AMENDMENT #1 TO THE AGREEMENT FOR DRY CREEK RESERVOIR WATERFRONT RECREATION AREA DESIGN

WHEREAS, ON July 27, 2020 the City entered into an Agreement for Dry Creek Reservoir Waterfront Recreation Area Design; and

WHEREAS, additional services and costs have since been identified which need to be added to the project, which are specified in Amendment #1 to the Agreement.

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

1. Amendment #1 to the Agreement for Dry Creek Reservoir Waterfront Recreation Area Design as attached hereto is hereby approved and the mayor is authorized to execute the same on behalf of the City.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 13th day of April, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

Feburary 24h, 2021

G.B:D

Trent Dyer
Lehi City
2538 North 300 West
Lehi, UT 84043

Re: REVISED ADDITIONAL- Landscape Architectural Services for Detailed Design of the Dry Creek Recreation Area

Dear Trent,

It has been a pleasure working with Lehi City through the initial design phases and design development. We are excited to take the project to the next step. G Brown Design Inc. is pleased to provide this proposal for the additional site improvements and coordination requested for the Dry Creek Recreation Area project. We understand we will be designing the project to build out conditions, it is anticipated the project will be implemented in phases as funding becomes available. The added scope items that will be included in the final plans will include the following elements: 30'x30' & 20'x20' concession buildings, outdoor grilling station and associated utilities and coordination with concessions consultant and design team, 24'x40' boat storage building design, 20'x36' group pavilions, 12'x18' pavilions (one over fish cleaning station), design and coordination for five metered parking gates and associated drive revisions, added coordination and file management related to RB&G/WW Clyde's Dam & Reservoirs work, design for utility connections and grading related to UDOT storm retention basin, coordination for heating of one restroom, two water features at shoreline, 2) changing booths, design for sculptural piece at lake recirculation bubble ups, two gravel overflow parking lots, dumpster enclosure, conduits and stub-up for six future electric vehicle charging stations, parking lot and site lighting, coordination with CMGC solicitation and selection, additional coordination for multiple bid packages and coordination meetings with CMGC, and additional construction period services. We understand our scope of work to include collaborating with the City and CMGC contractor to develop the following detailed drawings.

In addition to Landscape Architecture Services, other additional services will include Civil Engineering and structural design for site retaining walls (performed by Perigee Engineering) to address utility design for water, sewer, and storm drainage. Electrical Engineering and lighting design services (performed by Envision Engineering) will be provided to coordinate electrical service, electrical engineering for site and buildings, and lighting design necessary for the electrical needs that is anticipated for build-out conditions. It is assumed some electrical items may need to be implemented in phases depending on project budget/funding. Architectural design services will be provided for the 2 concession and boat storage buildings (performed by Range Architecture) that includes associated mechanical and structural engineering.

We will coordinate our work with City Staff and the Project Development Team as needed to insure a timely and accurate response. Based on this understanding of the scope of work, G Brown will provide the following services:

PROPOSED ADDITIONAL SERVICES SCOPE OF WORK

1. CMGC Selection Coordination
    a. Assist City with solicitation and RFP
    b. Attend a Pre-CMGC Selection Meeting
    c. Provide Addenda as if Required
    d. Provide input and/or Attend Interview with CMGC contractors

2. Additional Design Development, Coordination, & Meetings
    a. Meetings with City Staff
    b. Coordination with RB&G, WW Clyde, UDOT
    c. Design Development of Buildings
    d. Revisions to Site Design (added buildings, metered gates, parking lots, etc.)
    e. Meetings with Design Team
    f. Meetings & Coordination with Selected CMGC

3. Additional Construction Documentation for Added Scope Items
    a. Added items to be integrated into the Construction Document include:
        i. Two Concession Buildings
        ii. Outdoor Grilling Station
        iii. Boat Storage Building
        iv. Two Gravel Overflow Parking Lots
        ~~v. Custom Designed Pavilions~~ *(removed 2/24/21)*
        vi. Five Metered Parking Gates
        vii. Two Changing Booths
        viii. Two Water Features
        ix. Site Lighting (parking lot, stairs key path areas, ~~water feature lighting~~)
        x. Retaining Walls & Stairs
        xi. Guardrails
        xii. Sand Containment Barrier
        xiii. Electric Vehicle Parking *(revised 2/24/21 to only include stub-outs)*
        xiv. Phasing Plan
        xv. 2-3 Bid Packages
    b. Technical Specifications required for the above noted plans
    c. Technical Specifications required for the above noted plans
    d. Coordination with the City for incorporation of City's General Conditions and front-end specification information into the Project Manual

e. Provide an electronic PDF file for 50% Construction Documents Review Package (drawings and specifications) to City for review
f. Provide an electronic PDF file for 75% Construction Documents Review Package (drawings and specifications) to City for review
g. Provide an electronic PDF file for 100% Construction Documents Review Package (drawings and specifications) to City for review
h. Provide Permitting Review Package of drawings and specifications to the City in electronic PDF format for submittal to permitting agencies.
i. Provide support to and assist the City in submitting for necessary permits.
j. Update and Revise Construction Documents based on permitting review comments and 100% CD Review Comments
k. Provide finalized drawings and specifications for Final Bid Documents in digital PDF format for City's use in Bidding.

4. Civil & Site Structural Engineering

Structural:

i. Structural design for site retaining walls
ii. ~~Structural design for pavilions~~ *(removed 2/24/21)*

Civil:

i. Water and sewer connections to concessions buildings
ii. Water connections to pavilions, boat storage building and added shower
iii. Coordination for UDOT basin (does not include detailed design)

5. Electrical Engineering & Lighting Design
   i. Services, power, lighting, lighting controls, voice/data, fire alarm, access control, video surveillance for concessions buildings
   ii. Services, power, lighting, lighting controls, voice/data, fire alarm, access control, video surveillance for boat storage building
   iii. Power, voice/data, control raceway for gates
   iv. Power to heating system in one restroom
   v. Power and lighting for 8 pavilions
   vi. Two outlets for events
   vii. EVCS System *(revised 2/24/21 to only include stub-outs)*
   viii. Path and site lighting and controls
   ix. ~~Pier site lighting and controls~~ *(removed 2/24/21)*
   x. ~~Water feature site lighting and controls~~ *(removed 2/24/21)*
   xi. Entry monument lighting and controls
   xii. Additional 3 coordination meetings for added scope items listed above

6. Architectural Design

30'x30' Concession Building:

iii. $400,000 estimated construction budget

iv. Assumed that FFE/Kitchen equipment is included in cost

20'x20' Concession Building:

i. $300,000 construction budget

ii. Assumed that FFE/Kitchen equipment is included in cost

24'x40' Boat Storage Building (no mechanical or plumbing needed)

xiii. $180,000 construction budget

xiv. FFE/Storage Racking equipment is not included in cost installed by others

OPTIONAL SERVICES SCOPE OF WORK

7. Phase 1 Construction Period Services (billed hourly up to 140 hours)
   a. Attend construction meetings/site visits as requested (estimated by-monthly)
   b. Review Submittals, Shop Drawings, and respond to Requests for Information
   c. Issue Proposal Requests required for proposed changes for clarifications or corrections related to our work.
   d. Review Change Order Requests (City to manage and process)
   e. Substantial Completion Site Visits and Punch Lists
   f. Review Operations and Maintenance Manuals
   g. Create Record Drawings in Electronic format based on Contractor's As-Built Record Drawings and provide PDF & DWG Electronic files to City

PROPOSED ADDITIONAL SERVICES

G. Brown Design Fees

Task 1: CMGC Selection Coordination	$ 2,830
Task 2: Additional Design Development Coordination, & Meetings	$ 23,430
Task 3: Additional Construction Documentation (CD)	$ 33,370
GBD Design Fee Subtotal	$ 59,630

Subconsultant Fees

Task 4: Civil and Site Structural Engineering, Drainage, & Utilities	$ 6,445
Task 5: Electrical Engineering & Lighting Design (includes site & buildings)	$ 31,830
Task 6: Architectural Design (includes mechanical & structural engineering)	$ 31,900
Subconsultant Fee Subtotal	$ 70,175
Proposed Add Service GBD & Subs Fee TOTAL	**$129,805**

OPTIONAL ADDITIONAL SERVICES

Task 7: OPTIONAL PHASE 1 CONSTRUCTION PERIOD SERVICES

G Brown Construction Period Services (hourly to upset max)	$16,280
Civil Construction Period Services (hourly to upset max):	$ 4,030
Electrical Construction Period Services (hourly to upset max):	$10,980
Architect Construction Period Services (hourly to upset max):	$ 3,850
Optional CPS Fee Subtotal	$35,140

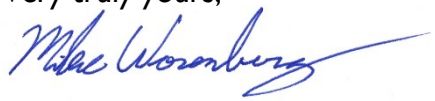
Assumptions and Exceptions:

1. Our overall scope of services is based on an estimated build out of construction budget of $6,500,000. This estimated construction budget does not include design, permitting, impact, testing, and other fees not related to const.
2. City or other jurisdiction's permitting fees are not included in the fees outlined above.
3. City to coordinate directly with UDOT and other jurisdictions for approvals.
4. Fishing docks will be an "off the shelve" product and not require custom design.
5. Initial coordination for utility basin included but does not include detailed design. This can be added once we receive direction from UDOT on & City.
6. Mechanical engineering is not included to heat restroom- it is anticipated this scope can be coordinated through a design-build approach once a CMGC contractor is selected.
7. Our services related to issuance of proposal requests are limited to those required to address changes required for clarifications or corrections related to our work. Proposal requests for owner additions or issues related to unforeseen conditions may require additional services.
8. Additional Services will only be completed after receiving written authorization to proceed.
9. Geo Tech reports if required will be provided by others.
10. The services outlined above are estimated for a Phase One construction duration of 9 months from the start of construction through Phase One Completion. Our fees for Construction Period Services are based on Construction Completion by end of December 2021. It is anticipated concession building will be constructed in a future phase. Delays to construction that require additional construction meetings, coordination, and management may require additional services. If additional services are required, they will be billed as approved by the Client on an hourly basis in accordance with our standard hourly rates or for a fixed fee as negotiated, subject to fee restrictions set forth in the Agreement between the parties.
11. Offsite utility design (water, sanitary sewer main extensions, electrical, communications) excluded. Upgrades to city utilities can provided as an add service on a time and materials or fixed fee basis if required.
12. Civil Engineering does not include a full storm water report.
13. Upgrades to city utilities can provided as an add service on a time and materials or fixed fee basis if required.
14. Boat storage building scope only includes design for structure and minimal electrical which does not include interior furnishings, insulation, and boat storage racks, etc.
15. Concession building's equipment has already be defined.
16. It is assumed City will manage meeting minutes, process change orders, review and approve pay requests throughout the duration of the project and included in our scope of services outlined above.

We have proposed a scope of services, together with a fee, that we believe are appropriate for this project. Please contact us if there are any items stated above that are not necessary, need revision, or require clarification.

Costs for printing and mileage for drawings and meetings outlined in our scope of services are included in our outlined fee. If you find this proposal acceptable, please sign below and return one copy to us authorizing us to begin work. Please feel free to contact me by telephone at 801.575.6066 or by email at mwonenberg@gbrowndesign.com

Very truly yours,



Michael Wonenberg
Associate Principal



Mathew K. Winward
President and Managing Principal

Accepted By: _____

Date: _____

Enclosure: Standard Terms of Agreement

AMENDMENT #1 TO THE
AGREEMENT FOR DRY CREEK RESERVOIR
WATERFRONT RECREATION AREA DESIGN

THIS AGREEMENT is made and entered into this _____ day of _____, 2021 by and between Lehi City, 153 North 100 East, Lehi, Utah 84043 ("City") and G. Brown Site Architects, Inc. d/b/a G Brown Design, Inc., 610 East South Temple Street, Suite 50, Salt Lake City, UT 84102 ("Contractor").

WHEREAS, City and Contractor entered into the Agreement for Dry Creek Reservoir Waterfront Recreation Area Design on July 27, 2020 (hereinafter "Agreement"); and

WHEREAS, the parties have since identified additional services and associated costs that need to be included in the Agreement.

NOW, THEREFORE, in consideration of the execution of this Amendment #1 to the Agreement for Dry Creek Reservoir Waterfront Recreation Area Design and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, City and Contractor agree as follows:

1. **Amendment #1.** City and Contractor hereby amend the Agreement's Scope of Service and Costs to read as shown on the attached Exhibit A dated February 24, 2021.

2. **Remaining Terms.** All remaining terms and provisions of the Agreement not in conflict with this Amendment #1 shall remain in full force and effect.

"CONTRACTOR"
G Brown Site Architects, Inc. d/b/a G Brown Design, Inc.

By: _____
Name: Mathew K. Winward
Its: President and Managing Principal

"CITY"
LEHI CITY, a municipal corporation and political subdivision of the state of Utah

By: _____
Name: Mark Johnson
Title: Mayor

ATTEST:

_____
City Recorder

EXHIBIT A
REVISED ADDITIONAL SITE IMPROVEMENTS AND COORDINATION

AGREEMENT FOR DRY CREEK RESERVOIR
WATERFRONT RECREATION AREA DESIGN

THIS AGREEMENT is made and entered into this 27th day of July, 2020 by and between Lehi City, 153 North 100 East, Lehi, Utah 84043 ("City") and G. Brown Site Architects, Inc. d/b/a G Brown Design, Inc., 610 East South Temple Street, Suite 50, Salt Lake City, UT 84102 ("Contractor").

WHEREAS, City desires to contract for design of the Dry Creek Reservoir waterfront recreation area located at the southeast corner of SR-92 and Highland Blvd (3100 N in Lehi) on 50+ acres of property including a 22-acre reservoir, spanning the border of Lehi and Highland cities; and

WHEREAS, City let a Request for Proposals (RFP) to identify firms and companies which would best serve the needs of the City to perform such design work; and

WHEREAS, based on Contractor's submitted proposal, City desires to contract with Contractor to perform the work specified in the RFP and Contractor's bid proposal;

NOW, THEREFORE, in consideration of the premises, the covenants and conditions set forth in this Agreement, and in further consideration of the execution of this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, City and Contractor agree as follows:

1. **Agreement**. City hereby hires Contractor and Contractor agrees to be bound to City to provide design services for the Dry Creek Reservoir waterfront recreation area. The property is owned by North Utah County Water Conservancy District, which has an agreement for Lehi City to construct and maintain the recreational aspects of the property. Construction has already commenced by RB&G and Horrocks Engineering on the rehabilitation of the dam structure and excavation of the reservoir.

2. **Scope of Service.** Among other considerations included in the RFP and Bid Proposal, Contractor shall design:

    - Restrooms – Large and small, designed or prefabricated to fit needs of the site and budget. Contractor's proposal for design assumes prefabricated restrooms. A separate additional fee will be required if custom designed restrooms are required.
    - Covered fish cleaning station –Attached pavilion or separate pavilion adjacent to the smaller north restroom. Contractor's proposal assumes restroom and fish cleaning station can be separate structures to allow restroom to be pre-fabricated. A separate additional fee will be required if Fish Cleaning Pavilion must be attached to restroom.
    - Pier – Extending into lake, with full ADA access and lake access at end
    - Boat ramp – for easier portage of non-motorized watercraft
    - Floating dock – with boat launch
    - Fishing platforms
    - Floating swim platforms
    - Rentable Pavilions

- Benches
- Picnic tables
- Additional 10' paved trail connection to the Murdock Canal Trail
- Landscape enhancements – Trees, shrubs, some turf, vegetated and irrigated hillsides and native areas
- Utilities – including electrical, sewer (pumped), water, storm drain
- Piped water features in the reservoir for circulation purposes
- Sign package for park entrances, roads, trails, and informational for the lake
- All drawings ready for construction
- All spec sheets ready for construction
- Phased plans with detailed construction cost estimates

Such services shall be provided per the Request for Proposal (RFP) attached hereto as Exhibit A, and Contractor's Bid Proposal attached hereto as Exhibit B, each of which are referred to as the "Contract Documents" and, by this reference, are made a part hereof.

3. **Term**. This Agreement shall begin immediately upon signing and shall be completed by mid-October 2020, such that construction of the recreation components may be completed by the summer of 2021.

4. **Payment**. City shall pay Contractor an amount not to exceed Eighty-Two Thousand Two Hundred Eight-Five Dollars ($82,285), according to the cost proposal on page 22 of Contractor's Bid Proposal.

5. **Changes in Performance**. All changes in performance of this Agreement shall be described in detail on a change order request form, provided by the City, and which must be authorized in writing by an authorized representative of the City prior to commencing any proposed changes in performance. Contractor shall not be entitled to any additional consideration for changes in performance which were not authorized as contemplated by this Section, nor for the correction of any mistakes attributable in any way to Contractor, or its employees, agents, subcontractors, independent contractors, and the like.

6. **Withholding Payment for Defective Performance**. The City may withhold or, on account of subsequently discovered evidence, nullify the whole or part of any of the Payment to the extent that the City reasonably determines such withholding is necessary to protect itself from loss or liability on the account of defective or incomplete performance by Contractor, including but not limited to defective goods or services not remedied, or any other failure to comply with the terms and conditions of this Agreement.

7. **Termination and Non-Appropriation**. The City may terminate this Agreement at any time if, in the sole discretion of the City, Contractor's performance under this Agreement is unsatisfactory, Contractor fails to perform its duties and obligations required by this Agreement with diligence or within the time specified herein, or Contractor has otherwise materially breached this Agreement.

    a. Prior to terminating this Agreement if Contractor's performance is unsatisfactory,

the City shall first provide written notice to Contractor of the City's intention to terminate this Agreement. The notice of termination must be provided by City to Contractor at least seven (7) calendar days prior to termination. After receiving such notice of termination from City, Contractor shall have the next five (5) working days in which to cure any deficiency noted by the City. If Contractor adequately cures any such deficiency to the sole satisfaction of the City, this Agreement shall continue. However, in the event Contractor fails to adequately cure any such deficiency, this Agreement shall terminate, and Contractor shall be liable for any resulting damages associated with the deficiency and breach of this Agreement. The City may pursue any such damages through all available means, whether in law or in equity, or both.

b. The City may, in its sole discretion, terminate, suspend, or abandon this Agreement without cause at any time by providing written notice to Contractor of the City's intention to terminate this Agreement without cause. The notice of termination shall be provided by the City to Contractor at least seven (7) calendar days prior to termination.

c. Any Scope of Service which Contractor has completed or performed prior to the date of any termination, suspension, or abandonment shall be recorded and tangible work documents shall be transferred to, and become the sole property of, the City. If the City has terminated this Agreement without cause, then subsequently requests Contractor to recommence its performance of the scope of service after more than three (3) months from the date of termination, the consideration payment amount shall be subject to renegotiation at the request of either party hereto. If the Lehi City Council decides not to appropriate a sufficient amount of resources to fund the consideration payment, this Agreement shall be void. In the event of such non-appropriation of resources, the City shall be relieved of all of its obligations contemplated by this Agreement, including but not limited to the consideration payment.

8. **Taxes**.

a. Each party shall be solely responsible for any tax liability which it may incur as a result of this Agreement.

b. The City is exempt from the payment of any Federal excise or any Utah sales tax (State of Utah Sales Tax Exemption Number: Q41296). Such taxes will not apply to the City, unless otherwise noted in writing by the City. Any price listed by Contractor on a purchase order, or equivalent, must be net, exclusive of taxes. However, when under established trade practices, any Federal excise tax is included in the list price, Contractor may quote the list price and shall show separately the amount of Federal tax, either as a flat sum or as a percentage of the list price, which shall be deducted from any payments made by the City.

9. **Indemnification and Insurance**.

a. Contractor shall be solely responsible for any damage or injury which it, or its employees, agents, subcontractors, independent contractors, and the like may cause in the performance of this Agreement. Consequently, to the fullest extent permitted by law, Contractor shall indemnify, defend, and hold harmless the City, any subsidiary or affiliate of the City, and its past, present and future agents, representatives, and employees from and against all claims, damages, lawsuits, losses, liabilities, liens, cost, citations, penalties, fines and expenses, including but not limited to attorneys' fees, arising out of or resulting from Contractor's performance of this Agreement, provided that such claims, damages, losses, liabilities, liens, costs, citations, penalties, fines, and expenses are caused in whole or in part by any negligent, grossly negligent, reckless, or intentional act or omission attributable in any way to Contractor, or its employees, agents, subcontractors, independent contractors, and the like, or anyone directly or indirectly employed by Contractor or any subcontractor, or any party for whose acts Contractor may be liable, regardless of whether liability is imposed upon such party. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity, which may otherwise exist in favor of the City. In any and all claims against the City, or any subsidiary or affiliate, or any of its past, present or future agents, representatives, or employees, by Contractor, or its current or former employees, agents, subcontractors, independent contractors, and the like, or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this paragraph shall not be limited in any way by the amount or types of damages, compensations, or benefits payable by or for Contractor, or any subcontractor, worker's compensation acts, disability benefit acts, or other employee benefit acts.

b. The City shall indemnify and hold harmless Contractor, its subsidiaries, affiliates, agents, shareholders, directors, and employees from and against all damages, costs, liabilities, including reasonable attorneys' fees and expenses, arising from or related to the actions of the City with respect to the subject matter of this Agreement.

c. Contractor, at its own expense, shall provide for the payment of workers' compensation benefits to its employees employed on or in connection with the performance of this Agreement, and in accordance with applicable State and Federal laws.

d. Contractor, at its own expense, shall maintain comprehensive general liability insurance, including but not limited to $2,000,000 per occurrence, $4,000,000 general aggregate.

e. Contractor, at its own expense, shall maintain automobile public liability insurance with bodily injury and death limits of at least $250,000 for any one person, and $500,000 for any one occurrence, and a property damage limit per

occurrence of $250,000. Such benefits and coverage shall not be deemed to limit Contractor's liability under this Agreement. It is intended by this Section that the requirements set forth herein will satisfy applicable minimum requirements under Utah law. However, in the event that the foregoing requirements do not satisfy applicable Utah law, Contractor must maintain automobile public liability insurance in amounts satisfying applicable Utah law.

f. Before commencing the Scope of Service, and at any time thereafter upon written request by the City, Contractor shall furnish the City with a copy of certificates of insurance as evidence that policies providing the coverage required by this Agreement are in effect.

g. All insurance required by this Agreement, with the exception of worker's compensation and employer's liability policies, shall include the City, its directors, officers, agents, and employees as additional insured persons with respect to the activities of Contractor in the performance of this Agreement, or that of its employees, agents, subcontractors, independent contractors, and the like. Any certificate presented as evidence of insurance shall specify the date when such benefits and insurance expire. Unless a different length of time is expressly set forth in this Agreement, Contractor shall maintain any insurance required by this Agreement until after the Scope of Service has been fully performed by Contractor, and subsequently approved and accepted by the City. Contractor shall provide the City with written notice at least sixty (60) days in advance of any cancellation, termination, or material alteration of said insurance.

10. **Authority**. Each individual signing this Agreement warrants and represents that he or she has been authorized by appropriate action of the party which he or she represents and has authority to enter into this Agreement on behalf of the party.

11. **Attorneys' Fees and Costs**. Each party shall bear its own attorneys' fees and costs incurred in connection with the drafting, execution, and performance of this Agreement. However, if any action at law or in equity is necessary to enforce or interpret the terms of this Agreement, the prevailing party in such action shall be entitled to recover reasonable attorneys' fees, legal costs, and other collection fees and costs incurred by the prevailing party in connection with the suit, both before and after the judgment, in addition to any other relief to which such party may be entitled.

12. **Non-Waiver**. No failure to exercise and no delay in exercising any right, remedy, or power under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any right, remedy, or power under this Agreement preclude any other or further exercise thereof, or the exercise of any other right, remedy or power provided herein or by law or in equity.

13. **Binding Effect**. This Agreement is binding upon the parties and their proper and allowable heirs, legatees, representatives, successors, and assignees.

14. **Assignment**. Neither party may assign this Agreement nor delegate any responsibilities

under this Agreement without prior written consent. Any purported assignment or delegation in violation of this Section without prior written consent from the non-assigning party, shall be void and will be considered a material breach of this Agreement.

15. **Amendments**. This Agreement may not be modified, amended, or terminated, except by an instrument in writing.

16. **Time**. Time is of the essence with this Agreement, as well as every term, covenant, and condition contained herein.

17. **Force Majeure**. Neither party shall be liable for any failure or delay in performing an obligation under this Agreement that is due to causes beyond its reasonable control, such as natural catastrophes, governmental acts or omissions, laws or regulations, labor strikes or difficulties, transportation stoppages or slowdowns or the inability to procure parts or materials. If any of these causes continue to prevent or delay performance for more than 180 days, the non-delaying party may terminate this Agreement, effective immediately upon notice to the delaying party.

18. **Severability**. If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions of this Agreement shall, nevertheless, be construed, performed, and enforced as if the invalidated or unenforceable provision had not been included in the text of the Agreement.

19. **Governing Law**. This Agreement shall be construed in accordance with the laws of the State of Utah.

20. **Entire Agreement**. All agreements, covenants, representations and warranties, express or implied, oral or written, of the parties concerning the subject matter hereof are contained solely in this Agreement, subject to any implied warranties and conditions imposed upon the parties by Utah law. No other agreements, covenants, representations, or warranties have been made by any party to any other party concerning the subject matter hereof. All prior and contemporaneous conversations, negotiations, possible and alleged agreements, representations, covenants, and warranties concerning the subject matter hereof are merged herein. This is an integrated agreement.

"CONTRACTOR"
G Brown Site Architects, Inc. d/b/a G Brown Design, Inc.

By: _____
Name: Mathew K. Winward
Its: President and Managing Principal

"CITY"
LEHI CITY, a municipal corporation and political subdivision of the state of Utah

By: Jason Walker
Name: Jason Walker
Title: City Administrator

ATTEST:
Teisha Wilson
City Recorder

EXHIBIT A
REQUEST FOR PROPOSALS

EXHIBIT B
CONTRACTOR'S PROPOSAL

Lehi City Purchase Requisition Request

Supplier	**Name**	G Brown Design		**Vender #**	
	Street	610 East S. Temple St. Ste 50		**Date**	**3/31/2021**
	City	Salt Lake City	**State**	UT	
	Zip	84102	**Phone**	801-575-6066	

Facilities	55-50-19-005	
Requesting Department	**Dept. Account No.**	**Department Head Signature**

Request Prepared by: Jason Bond

Units	Materials and Description	Unit Price	Total Price
1	Landscape design for additional scope items at Dry Creek Lake	$129,805.00	$129,805.00
		Total	$129,805.00

Justification:

We contracted with G Brown Design in July 2020 to complete the landscape design of Dry Creek Lake. Since that time the scope of the project has increased to include 3 additional buildings, paid parking, additional parking lots, reinforced sand retaining walls, etc. This request is to amend their original contract to include these added scope items.

Price Determination	
Verbal Quote	
Informal Bid	
Written Bid	
State Bid	
Other - Contract Amendment	**x**

Agenda Item No: 5

City Council Agenda Item Report

Meeting Date: April 13, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-21, adopting a Tentative Budget for the city of Lehi for Fiscal Year 2022.

Suggested Action:

Attachments:

Res 2021-21.docx

FY 2022 MAYOR'S TENTATIVE BUDGET.pdf

RESOLUTION NO. 2021-21

A RESOLUTION ADOPTING A TENTATIVE BUDGET FOR THE CITY OF LEHI FOR FISCAL YEAR 2022 (JULY 1, 2021- JUNE 30, 2022)

WHEREAS, the Budget Officer of Lehi City has prepared a tentative budget covering the period July 1, 2021 to June 1, 2022, and;

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

WHEREAS, Lehi City wishes to comply with this statute.

NOW, THEREFORE, be it resolved by the City Council of the City of Lehi, Utah to adopt the tentative budget for fiscal year 2022 as outlined in Attachment A.

Resolved this 13th day of April, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2022



LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2022

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LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2022

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LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2022

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LEHI CITY

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

April 13, 2021

Dear City Council members,

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

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

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

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

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

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

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

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

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

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

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

Respectfully

Mayor Mark Johnson

Guiding Financial Principles

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

Budgeting

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

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

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

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

Taxation

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

Debt

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

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

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

Reserves

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

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

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

Capital Expenditures

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

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

Proprietary Funds

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

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

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

Financial Planning

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

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

GENERAL FUND REVENUES

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

GENERAL FUND REVENUES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Intergovernmental Revenue- Continued							
Alpine District / Police reimbursement	103,000	103,000	103,000	103,000	0%	-	0%
County fire allocation	7,337	15,000	15,000	15,000	0%	-	0%
Total Intergovernmental	**$ 3,688,267**	**$ 629,568**	**$ 618,568**	**$ 618,568**			
Charges For Service							
Library receipts	$ 15,037	$ 70,000	$ 70,000	$ 70,000	0%	-	0%
Library video rental fees	12,107	25,000	25,000	25,000	0%	-	0%
Special police revenue	82,506	50,000	50,000	50,000	0%	-	0%
Sale of cemetery lots	258,700	130,000	130,000	130,000	0%	-	0%
Headstone setting fee	5,230	4,500	4,500	4,500	0%	-	0%
Cemetery burial fees	58,675	52,000	52,000	52,000	0%	-	0%
Fire fees	84,116	195,600	195,600	195,600	0%	-	0%
Ambulance fees	1,518,619	1,224,000	1,224,000	1,224,000	3%	-	0%
Passports	90,732	100,000	100,000	100,000	0%	-	0%
Total Charges for Service	**$ 2,125,722**	**$ 1,851,100**	**$ 1,851,100**	**$ 1,851,100**			
Fines and Forfeitures							
Court fines & forfeitures	$ 786,143	$ 741,500	$ 732,500	$ 732,500	2%	(9,000)	-1%
Enforcement fees	4,738	5,000	5,000	5,000	0%	-	0%
Total Fines and Forfeitures	**$ 790,881**	**$ 746,500**	**$ 737,500**	**$ 737,500**			
Miscellaneous Revenues							
Interest earnings	$ 323,568	$ 100,000	$ 100,000	$ 100,000	0%	-	0%
Traffic school	45,547	33,000	33,000	33,000	0%	-	0%

GENERAL FUND REVENUES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Miscellaneous Revenues - continued							
Park rental	31,448	42,000	42,000	42,000	0%	-	0%
Portable stage rental	-	5,500	5,500	5,500	0%	-	0%
Cellular one tower/park fee	107,888	65,000	65,000	65,000	0%	-	0%
Sale of fixed assets	28,869	10,000	10,000	10,000	0%	-	0%
Sale of city property	-	-	-	-	0%	-	0%
Sale of materials	419	500	500	500	0%	-	0%
Sale of history books	37	500	500	500	0%	-	0%
Frances Comer trust donations	-	2,750	2,750	2,750	0%	-	0%
Literacy center revenue	-	3,250	3,250	3,250	0%	-	0%
Miss Lehi revenue	2,485	21,000	21,000	21,000	0%	-	0%
Lehi roundup revenue	13,825	64,500	64,500	64,500	0%	-	0%
Misc revenue contractors	132,827	50,000	50,000	50,000	0%	-	0%
Family Week	250	-	-	-	0%	-	0%
Alpine School District Rec Fee	18,233	15,000	15,000	15,000	0%	-	0%
Office building rental fee	42,748	40,000	40,000	40,000	0%	-	0%
Miscellaneous revenue	175,322	80,000	80,000	80,000	0%	-	0%
Total Miscellaneous Revenues	**$ 923,466**	**$ 533,000**	**$ 533,000**	**$ 533,000**			
Contributions, Transfers & Admin							
Allocation from water & sewer	$ 540,492	$ 590,500	$ 590,500	$ 590,500	1%	-	0%
Allocation from electric	441,000	541,000	541,000	541,000	1%	-	0%
Administrative charges RDA	1,883,869	1,600,000	1,600,000	1,600,000	4%	-	0%
Fund balance reappropriation	-	816,384	1,493,033	261,436	1%	(554,948)	-68%
Total Contributions & Transfers	**$ 2,865,361**	**$ 3,547,884**	**$ 4,224,533**	**$ 2,992,936**			
Total General Fund Revenues	**$ 45,756,512**	**$ 42,624,864**	**$ 45,431,513**	**$ 43,729,921**	**100%**	**$ 1,105,057**	**3%**

GENERAL FUND EXPENDITURES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Justice court	$ 568,136	$ 599,830	$ 611,815	$ 611,815	1%	$ 11,985	2%
City recorder	251,457	188,562	362,840	362,840	1%	174,278	92%
Administration	1,155,553	1,224,922	1,257,557	1,257,557	3%	32,635	3%
Human resources	249,788	304,157	427,431	330,875	1%	26,718	9%
Treasury	483,045	504,216	517,620	517,620	1%	13,404	3%
Finance	572,579	602,856	628,090	653,090	1%	50,234	8%
Mayor & City Council	355,207	372,522	365,180	365,180	1%	(7,342)	-2%
Legal services	598,090	673,555	736,605	736,605	2%	63,050	9%
Emergency management	67,370	153,479	160,378	160,378	0%	6,899	4%
Information Center	471,761	527,207	521,998	521,998	1%	(5,209)	-1%
Code enforcement	321,513	304,745	313,439	313,439	1%	8,694	3%
Police	7,847,444	8,838,711	9,666,293	9,281,632	21%	442,921	5%
Fire	7,044,164	7,782,253	8,200,202	8,392,889	19%	610,636	8%
Planning & zoning	722,791	957,017	1,029,114	999,814	2%	42,797	4%
Animal control	112,680	219,926	368,665	310,256	1%	90,330	41%
Development Services (Building Dept)	1,281,543	1,375,859	1,392,628	1,392,628	3%	16,769	1%
Economic development	190,023	222,951	233,676	233,676	1%	10,725	5%
Streets & public improvements	1,722,197	1,932,712	2,337,034	2,088,798	5%	156,086	8%
Public works admin	88,232	99,078	101,616	101,616	0%	2,538	3%
Engineering	773,024	788,198	932,811	932,811	2%	144,613	18%
Parks	2,715,459	3,119,524	3,940,238	3,413,369	8%	293,845	9%
Community events	285,502	490,700	490,700	490,700	1%	-	0%
Senior citizen	222,750	374,858	344,977	344,977	1%	(29,881)	-8%
Library	1,345,602	1,420,420	1,497,559	1,460,559	3%	40,139	3%
Literacy center	286,170	387,149	397,301	397,301	1%	10,152	3%
Cemetery	427,127	536,472	586,327	541,527	1%	5,055	1%
Museum	285,231	299,750	299,750	299,750	1%	-	0%
Non-departmental	14,258,414	8,316,935	7,709,670	7,216,222	17%	(1,100,713)	-13%
Total General Fund Expenditures	**$ 44,702,854**	**$ 42,618,564**	**$ 45,431,513**	**$ 43,729,921**	**100%**	**$ 1,111,357**	**3%**
Surplus/(Deficit)	**$ 1,053,657**	**$ 6,300**	**$ 0**	**$ (0)**			

HUMAN RESOURCES

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

JUSTICE COURT

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

CITY RECORDER

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	1	1	1	1		0	
Salaries & Wages	$ 73,381	$ 76,410	$ 78,682	$ 78,682	22%	$ 2,272	3%
Employee Benefits	41,870	43,502	44,971	44,971	12%	1,469	3%
Books, Subscriptions, Memberships	5,783	5,000	5,000	5,000	1%	-	0%
Public Notices	3,379	7,500	7,500	7,500	2%	-	0%
Travel & Training	3,381	4,000	4,000	4,000	1%	-	0%
Office Supplies	243	2,500	2,500	2,500	1%	-	0%
IT Fund Charges	3,996	4,000	4,000	4,000	1%	-	0%
Utilities	-	750	750	750	0%	-	0%
Equipment Maintenance	15,281	20,800	20,800	20,800	6%	-	0%
Risk Mgmt Fund Charges	996	1,000	1,000	1,000	0%	-	0%
Professional & Technical	3,798	12,100	12,100	12,100	3%	-	0%
Miscellaneous	-	11,000	11,000	11,000	3%	-	0%
Election Expense	99,350	-	170,537	170,537	47%	170,537	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total City Recorder Expenditures	**$ 251,457**	**$ 188,562**	**$ 362,840**	**$ 362,840**	**100%**	**$ 174,278**	**92%**

ADMINISTRATION

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	8	8	8	8		0	
Salaries & Wages	$ 705,631	$ 662,900	$ 681,596	$ 681,596	54%	$ 18,696	3%
Overtime	2,058	-	-	-	0%	-	0%
Employee Benefits	277,109	306,960	318,499	318,499	25%	11,539	4%
Books, Subcriptions, Memberships	11,341	6,500	6,500	6,500	1%	-	0%
Public Notices	-	1,000	1,000	1,000	0%	-	0%
Travel & Training	31,825	27,000	28,200	28,200	2%	1,200	4%
Office Supplies	9,128	17,500	18,700	18,700	1%	1,200	7%
Fleet Fund Charges	19,559	19,162	19,162	19,162	2%	-	0%
IT Fund Charges	8,004	8,000	8,000	8,000	1%	-	0%
Utilities	333	12,000	12,000	12,000	1%	-	0%
Risk Mgmt Fund Charges	2,016	2,000	2,000	2,000	0%	-	0%
Electricity - Lehi City Power	-	10,000	10,000	10,000	1%	-	0%
Professional & Technical	7,550	40,000	40,000	40,000	3%	-	0%
Public Defender	69,691	100,000	100,000	100,000	8%	-	0%
Miscellaneous	11,308	11,900	11,900	11,900	1%	-	0%
Captial	-	-	-	-	0%	-	0%
Total Administration Expenditures	**$ 1,155,553**	**$ 1,224,922**	**$ 1,257,557**	**$ 1,257,557**	**100%**	**$ 32,635**	**3%**

TREASURY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	5	5	5	5		0	
Salaries & Wages	$ 271,250	$ 279,659	$ 287,191	$ 287,191	55%	$ 7,532	3%
Employee Benefits	163,455	177,857	183,728	183,728	35%	5,871	3%
Books, Subscriptions, Memberships	-	1,000	1,000	1,000	0%	-	0%
Travel & Training	1,499	4,000	4,000	4,000	1%	-	0%
Office Supplies	6,107	3,200	3,200	3,200	1%	-	0%
IT Fund Charges	15,996	16,000	16,000	16,000	3%	-	0%
Utilities	40	1,000	1,000	1,000	0%	-	0%
Equipment Maintenance	-	500	500	500	0%	-	0%
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	2%	-	0%
Professional & Technical	13,065	10,000	10,000	10,000	2%	-	0%
Miscellaneous	1,637	1,000	1,000	1,000	0%	-	0%
Total Treasury Expenditures	**$ 483,045**	**$ 504,216**	**$ 517,620**	**$ 517,620**	**100%**	**$ 13,404**	**3%**

FINANCE

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

MAYOR & CITY COUNCIL

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

LEGAL SERVICES

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

EMERGENCY MANAGEMENT

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

INFORMATION CENTER

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

CODE ENFORCEMENT

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

POLICE

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	62	66	71	69		3	
Salaries & Wages	$ 4,173,397	$ 4,542,877	$ 4,909,865	$ 4,730,883	51%	$ 188,006	4%
Overtime	463,361	277,000	277,000	277,000	3%	-	0%
Employee Benefits	2,351,093	2,829,299	3,168,515	3,057,672	33%	228,373	8%
Uniforms	79,346	57,400	57,400	57,400	1%	-	0%
Tactical Equipment	9,880	24,500	31,500	23,100	0%	(1,400)	-6%
Books, Subscriptions, Memberships	4,445	4,338	4,338	4,338	0%	-	0%
Travel & Training	59,438	57,550	57,550	57,550	1%	-	0%
Office Supplies	19,895	31,000	35,000	31,000	0%	-	0%
Fleet Fund Charges	276,804	439,102	276,802	459,951	5%	20,849	5%
Buildings & Grounds O&M	5,004	65,000	65,000	75,000	1%	10,000	15%
Utilities	11,437	77,756	77,756	77,756	1%	-	0%
Equipment Maintenance	58,905	85,799	92,374	80,224	1%	(5,575)	-6%
Miscellaneous Supplies	33,811	23,890	23,890	23,890	0%	-	0%
Electricity - Lehi City Power	13,828	20,000	20,000	20,000	0%	-	0%
Professional & Technical	88,043	63,000	63,000	63,000	1%	-	0%
IT Fund Charges	126,204	126,200	126,200	128,868	1%	2,668	2%
Risk Mgmt Fund Charges	23,004	23,000	23,000	23,000	0%	-	0%
K9 Supplies	6,726	12,000	12,000	12,000	0%	-	0%
Firearms & Supplies	30,532	44,000	44,000	44,000	0%	-	0%
Miscellaneous	6,152	25,000	25,000	25,000	0%	-	0%
Capital Outlay	-	-	266,103	-	0%	-	0%
Youth Court Expenses	-	2,000	2,000	2,000	0%	-	0%
NOVA Expenses	6,140	6,000	6,000	6,000	0%	-	0%
RAD Kids Expenses	-	2,000	2,000	2,000	0%	-	0%
Total Police Expenditures	**$ 7,847,444**	**$ 8,838,711**	**$ 9,666,293**	**$ 9,281,632**	**100%**	**$ 442,924**	**5%**

FIRE

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	66	67	68	68		1	
Salaries & Wages	$ 3,717,377	$ 4,016,054	$ 4,260,393	$ 4,210,893	50%	$ 194,839	5%
Overtime	222,277	177,729	177,729	177,729	2%	-	0%
Employee Benefits	1,888,618	2,211,757	2,307,494	2,279,194	27%	67,437	3%
Uniforms	90,885	87,907	87,907	87,907	1%	-	0%
Books, Subscriptions, Memberships	9,931	20,150	20,150	20,150	0%	-	0%
Travel & Training	23,460	44,462	62,110	62,110	1%	17,648	40%
Office Supplies	5,624	22,400	24,900	22,400	0%	-	0%
Fleet Fund Charges	583,164	583,164	583,164	895,394	11%	312,230	54%
Buildings & Grounds O&M	13,971	25,000	25,000	37,650	0%	12,650	51%
Utilities	10,991	32,000	32,000	32,000	0%	-	0%
Equipment Maintenance	66,791	74,500	74,500	74,500	1%	-	0%
Electricity - Lehi City Power	47,612	50,000	50,000	50,000	1%	-	0%
Professional & Technical	29,634	70,200	75,200	75,200	1%	5,000	7%
IT Fund Charges	20,004	20,000	20,000	20,833	0%	833	4%
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	0%	-	0%
Education	14,856	26,650	26,650	26,650	0%	-	0%
First Aid Supplies	131,488	122,950	122,950	122,950	1%	-	0%
Miscellaneous	157,486	187,330	187,330	187,330	2%	-	0%
Capital Outlay	-	-	52,726	-	0%	-	0%
Total Fire Expenditures	**$ 7,044,164**	**$ 7,782,253**	**$ 8,200,202**	**$ 8,392,889**	**100%**	**$ 610,636**	**8%**

PLANNING & ZONING

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	6.25	7.25	7.25	7.25		0	
Salaries & Wages	$ 436,995	$ 585,643	$ 600,686	$ 600,686	60%	$ 15,043	3%
Employee Benefits	190,099	262,459	268,982	268,982	27%	6,523	2%
Books, Subscriptions, Memberships	1,082	3,000	3,000	3,000	0%	-	0%
Public Notices	5,158	9,000	9,000	9,000	1%	-	0%
Travel & Training	5,028	13,300	23,300	23,300	2%	10,000	75%
Office Supplies	5,129	12,500	12,500	12,500	1%	-	0%
Fleet Fund Charges	3,996	4,000	4,000	4,000	0%	-	0%
Buildings & Grounds O&M	-	-	-	-	0%	-	0%
Utilities	3,084	3,000	3,000	3,000	0%	-	0%
Equipment Maintenance	-	4,295	4,295	4,295	0%	-	0%
Professional & Technical	45,723	32,320	32,320	32,320	3%	-	0%
IT Fund Charges	14,004	14,000	14,000	14,000	1%	-	0%
Risk Mgmt Fund Charges	3,996	4,000	4,000	4,000	0%	-	0%
Recording Fees	6,128	6,000	6,000	6,000	1%	-	0%
Standards Update	-	1,000	1,000	1,000	0%	-	0%
Miscellaneous	2,372	2,500	6,800	2,500	0%	-	0%
Capital Outlay	-	-	36,232	11,232	1%	11,232	0%
Total Planning Expenditures	**$ 722,791**	**$ 957,017**	**$ 1,029,114**	**$ 999,814**	**100%**	**$ 42,797**	**4%**

ANIMAL CONTROL

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

DEVELOPMENT SERVICES (BUILDING INSPECTION)

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

ECONOMIC DEVELOPMENT

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

STREETS

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	17.75	17.75	17.75	17.75		0	
Salaries & Wages	$ 762,071	$ 891,428	$ 920,871	$ 920,871	44%	$ 29,443	3%
Overtime	52,109	50,000	50,000	50,000	2%	-	0%
Employee Benefits	465,410	544,754	571,097	571,097	27%	26,343	5%
Uniforms	4,885	7,600	7,900	7,900	0%	300	4%
Books, Subscriptions, Memberships	-	200	200	200	0%	-	0%
Travel & Training	15,528	25,000	25,000	25,000	1%	-	0%
Office Supplies	3,555	5,500	5,500	5,500	0%	-	0%
Fleet Fund Charges	274,920	274,914	274,914	374,914	18%	100,000	36%
Buildings & Grounds	-	25,000	25,000	25,000	1%	-	0%
Utilities	12,559	5,000	5,000	5,000	0%	-	0%
Equipment Maintenance	17,875	25,000	25,000	25,000	1%	-	0%
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	0%	-	0%
Electricity - Lehi City Power	25,947	4,000	4,000	4,000	0%	-	0%
Professional & Technical	48,043	25,094	25,094	25,094	1%	-	0%
IT Fund Charges	8,004	8,000	8,000	8,000	0%	-	0%
Department Supplies	21,294	19,922	19,922	19,922	1%	-	0%
Landfill Closure/Postclosure	-	2,500	2,500	2,500	0%	-	0%
Capital	-	8,800	357,036	8,800	0%	-	0%
Total Streets Expenditures	**$ 1,722,197**	**$ 1,932,712**	**$ 2,337,034**	**$ 2,088,798**	**100%**	**$ 156,086**	**8%**

PUBLIC WORKS ADMINISTRATION

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2022	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	2	1	1	1		0	
Salaries & Wages	$ 43,383	$ 44,107	$ 45,430	$ 45,430	45%	$ 1,323	3%
Employee Benefits	31,895	34,871	36,086	36,086	36%	1,215	3%
Books, Subscrip, Memberships	-	-	-	-	0%	-	0%
Travel & Training	885	3,000	3,000	3,000	3%	-	0%
Office Supplies	573	2,600	2,600	2,600	3%	-	0%
Fleet Fund Charges	3,996	4,000	4,000	4,000	4%	-	0%
IT Fund Charges	6,000	6,000	6,000	6,000	6%	-	0%
Utilities	-	-	-	-	0%	-	0%
Equipment Maintenance	-	500	500	500	0%	-	0%
Risk Mgmt Fund Charges	1,500	1,500	1,500	1,500	1%	-	0%
Professional & Technical	-	2,500	2,500	2,500	2%	-	0%
Miscellaneous	-	-	-	-	0%	-	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total Public Works Admin Expenditures	**$ 88,232**	**$ 99,078**	**$ 101,616**	**$ 101,616**	**100%**	**$ 2,538**	**3%**

ENGINEERING

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	5	6	6	6		0	
Salaries & Wages	$ 474,889	$ 478,982	$ 572,107	$ 572,107	61%	$ 93,125	19%
Employee Benefits	212,773	231,116	283,805	283,805	30%	52,689	23%
Uniforms	391	600	600	600	0%	-	0%
Books, Subscriptions, Memberships	255	1,000	800	800	0%	(200)	-20%
Travel & Training	6,492	9,500	9,500	9,500	1%	-	0%
Office Supplies	314	6,500	5,500	5,500	1%	(1,000)	-15%
Fleet Fund Charges	3,996	4,000	4,000	4,000	0%	-	0%
IT Fund Charges	6,000	6,000	6,000	6,000	1%	-	0%
Utilities	252	-	-	-	0%	-	0%
Equipment Maintenance	19,686	25,000	25,000	25,000	3%	-	0%
Risk Mgmt Fund Charges	2,004	2,000	2,000	2,000	0%	-	0%
Professional & Technical	45,522	23,000	23,000	23,000	2%	-	0%
Miscellaneous	450	500	500	500	0%	-	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total Engineering Expenditures	**$ 773,024**	**$ 788,198**	**$ 932,811**	**$ 932,811**	**100%**	**$ 144,613**	**18%**

PARKS

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

COMMUNITY EVENTS

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

SENIOR CITIZEN

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

LIBRARY

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

LITERACY CENTER

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

CEMETERY

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

MUSEUM

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

NON-DEPARTMENTAL

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Utilities	$ 232,140	$ 245,000	$ 245,000	$ 245,000	3%	$ -	0%
Credit Card & Bank Charges	5,058	20,000	20,000	20,000	0%	-	0%
Document Imaging	-	30,000	30,000	30,000	0%	-	0%
Contribution to Risk Fund	-	370,013	368,013	518,013	7%	148,000	0%
Contribution to Fleet Fund	229,800	615,435	229,800	-	0%	(615,435)	-100%
Employee Appreciation	82,614	75,000	75,000	75,000	1%	-	0%
Contrib to Legacy Center/Outdoor Pool	1,789,140	1,870,842	2,019,282	1,872,396	26%	1,554	0%
Museum Project Thanksgiving Point	103,000	100,000	100,000	100,000	1%	-	0%
Contribution to Chamber	17,000	12,000	10,000	10,000	0%	(2,000)	-17%
Fox Hollow Golf Course	253,111	275,000	275,000	275,000	4%	-	0%
Contingency	16,717	166,070	100,000	100,000	1%	(66,070)	-40%
MAG Contribution	35,622	25,000	25,000	25,000	0%	-	0%
Branding	3,272	20,000	20,000	20,000	0%	-	0%
Mayor/Council Special Projects	18,364	50,000	50,000	50,000	1%	-	0%
Contribution to IT Fund	308,496	305,500	305,500	305,500	4%	-	0%
Contribution to Capital Projects Fund	8,089,930	300,000	-	-	0%	(300,000)	-100%
Intergovernmental Relations	24,800	50,000	50,000	50,000	1%	-	0%
Employee Wellness	43,719	177,000	177,000	177,000	2%	-	0%
UVSSD dispatch costs	345,702	400,908	400,908	400,908	6%	-	0%
Market Adjustment	-	180,000	180,000	180,000	2%	-	0%
Youth Council	-	5,000	5,000	5,000	0%	-	0%
Information fair	1,928	10,000	10,000	10,000	0%	-	0%
VIPS	-	5,000	5,000	5,000	0%	-	0%
Contribution to Bldgs/Grounds Fund	1,043,496	869,672	869,672	869,672	12%	-	0%
911 Fees Passthrough to UVDSSD	-	325,000	325,000	-	0%	(325,000)	0%
Transfer to Debt Service	1,614,504	1,814,495	1,814,495	1,872,733	26%	58,238	0%
Total Non-Departmental Expenditures	**$ 14,258,414**	**$ 8,316,935**	**$ 7,709,670**	**$ 7,216,222**	**54%**	**$ (833,951)**	**-13%**

CLASS "C" ROADS

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

LIQUOR FUND

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

LEGACY CENTER SUMMARY

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

LEGACY CENTER

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

LEGACY CENTER-CONTINUED

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

OUTDOOR POOL SUMMARY

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

CAPITAL PROJECTS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Grant Revenue	$ -	$ -	$ -	$ -	0%	$ -	0%
Interest income	630,558	500	500	500	0%	-	0%
Bond Proceeds	-	-	-	-	0%	-	0%
Appropriation from fund balance	-	8,447,562	3,086,306	7,290,433	51%	(1,157,129)	-14%
Sales tax	473,729	432,500	432,500	432,500	3%	-	0%
PARC Tax (RAP tax)	-	-	5,000,000	5,000,000	35%	5,000,000	0%
UT Co Recreation Grant				1,500,000	11%	1,500,000	100%
Transfer from General Fund	8,089,930	300,000	-	-	0%	(300,000)	-100%
Sale of Assets	-	-	-	-	0%	-	0%
Bond Proceeds	-	-	-	-	0%	-	0%
Miscellaneous	-	-	-	-	0%	-	0%
Total Revenues	$ 9,194,217	$ 9,180,562	$ 8,519,306	$ 14,223,433	100%	$ 5,042,871	55%
Expenditures							
Transfer to Debt Service Fund	$ 248,014	$ 50,873	$ 50,873	$ -	0%	$ (50,873)	0%
Debt Service - Cabelas	377,863	427,500	427,500	427,500	3%	$ -	0%
Debt Service Interest - Fire Station	-	-	-	-	0%	-	0%
Debt Service Principal - Fire Station	95,861	-	-	-	0%	-	0%
Bond Costs	3,600	-	-	5,000	0%	5,000	0%
City Hall Addition - Furniture	68,887	-	-	-	0%	-	0%
City Hall Addition	159,348	-	-	-	0%	-	0%
Irrigation Central Control Upgrade	130,022	138,124	138,124	138,124	1%	-	0%
Sidewalks	271,361	300,000	400,000	400,000	3%	100,000	33%
Road Widening & Infrastructure	1,793,866	500,000	-	-	0%	(500,000)	-100%

CAPITAL PROJECTS SUMMARY

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

CAPITAL PROJECTS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Fencing Replacement at Vets Ball Park	-	-	35,000	35,000	0%	35,000	0%
UTV with Sprayer & Snow Plow	-	-	29,809	29,809	0%	29,809	0%
Mellor Rhoades Park Construction	-	-	5,000,000	5,000,000	35%	5,000,000	0%
Transfer to Fleet Fund	-	-	-	1,000,000	7%	1,000,000	100%
Dry Creek Park	-	-	-	5,000,000	35%	5,000,000	100%
Reserves	-	-	-	-	0%	-	0%
Total Expenditures	$ 16,106,805	$ 14,892,562	$ 8,519,306	$ 14,223,433	100%	$ (618,256)	-4%
Surplus(Deficit)	**$ (6,912,588)**	**$ (5,712,000)**	**$ -**	**$ -**			

DEBT SERVICE

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

CDBG

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

FIRE IMPACT FEES

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

PARKS IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Interest Earnings	$ 20,033	$ 30,000	$ 30,000	$ 30,000	0%	$ -	0%
Park Impact Fees	3,342,694	2,050,000	2,050,000	2,050,000	34%	-	0%
Utah State Parks Grant	594,319	-	-	-	0%	-	0%
Developer Contributions	-	-	2,450,183	2,450,183	40%	2,450,183	0%
Proceeds from Sale of Land	-	-	-	-	0%	-	0%
Reappropriate Fund Balance	-	2,074,180	1,580,440	1,580,440	26%	(493,740)	-24%
Total Revenues	$ 3,957,046	$ 4,154,180	$ 6,110,623	$ 6,110,623	100%	$ 1,956,443	47%
Expenditures							
Debt Service - Principal	$ -	$ -	$ -	$ -	0%	$ -	0%
Interest Expense	-	-	-	-	0%	-	0%
Family Park	110,099	1,425,000	250,000	250,000	4%	(1,175,000)	-82%
Mellor Rhodes Park - Design	15,365	718,740	750,000	750,000	12%	31,260	4%
Shadow Ridge	-	-	1,840,000	1,840,000	30%	1,840,000	0%
Monument Park	3,980	1,100,000	-	-	0%	(1,100,000)	0%
Sage Vista 3 Acre Park	-	-	-	-	0%	-	0%
Parks, Trails, & Open Space Master Plan	-	105,000	-	-	0%	(105,000)	-100%
Upsizing Trails	949,178	105,000	105,000	105,000	2%	-	0%
Mountain Bike Trails	20,981	330,440	330,440	330,440	5%	-	0%
Fire83 Park	1,186,933	50,000	-	-	0%	(50,000)	-100%
Lights at Sports Park	-	220,000	-	-	0%	(220,000)	-100%
Willow Park Upgrades	13,318	100,000	450,000	450,000	7%	350,000	350%
Holbrook Farms Park			2,208,548	2,208,548	36%	2,208,548	0%
Cold Springs Ranch Park			176,635	176,635	3%	176,635	0%
Capital & Impact Fee Study	4,025	-	-	-	0%	-	0%
Reserves	22,750	-	-	-	0%	-	0%
Total Expenditures	$ 2,326,628	$ 4,154,180	$ 6,110,623	$ 6,110,623	100%	$ 1,956,443	47%
Surplus (Deficit)	**$ 1,630,417**	**$ -**	**$ -**	**$ -**			

POLICE IMPACT FEES

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

ROAD IMPACT FEES

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

CULINARY WATER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Miscellaneous	$ 117,119	$ 100,000	$ 100,000	$ 100,000	1%	$ -	0%
Interest Income	434,425	-	-	-	0%	-	0%
Water service charges	6,312,901	6,326,880	6,776,088	6,776,088	81%	449,208	7%
Water hook up fees	413,861	350,000	350,000	350,000	4%	-	0%
CWP Water Revenues	-	1,000,000	1,000,000	1,000,000	12%	-	0%
Gain/Loss on Sale Fixed Assets	-	-	-	-	0%	-	0%
Contributions from developers	2,306,617	-	-	-	0%	-	0%
As Built Drawing Fees	118,200	135,000	135,000	135,000	2%	-	0%
Bond Proceeds	-	-	-	-	0%	-	0%
Contributions from developers	319,750	-	-	-	0%	-	0%
Reappropriation of fund balance	-	4,241,874	3,870,067	-	0%	(4,241,874)	-100%
Total Revenues	$ 10,022,874	$ 12,153,754	$ 12,231,155	$ 8,361,088	100%	$ (3,792,666)	-31%
Total Expenses	$ 6,969,503	$ 12,153,754	$ 12,231,156	$ 8,361,088			
Total Surplus/Deficit	**$ 3,053,371**	**$ -**	**$ (0)**	**$ 0**			

CULINARY WATER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTEs	13	15	15	15		0	
Salaries	$ 813,177	$ 1,008,255	$ 1,010,105	$ 1,010,105	12%	$ 1,850	0%
Overtime	46,929	40,000	40,000	40,000	0%	-	0%
Employee Benefits	653,343	592,554	582,306	582,306	7%	(10,248)	-2%
Uniforms	1,933	7,200	7,200	7,200	0%	-	0%
Bond Costs	-	-	-	-	0%	-	0%
Books, Subscriptions, Memberships	7,030	10,250	10,250	10,250	0%	-	0%
Travel & Training	17,535	29,000	29,000	29,000	0%	-	0%
Office Supplies	4,527	11,000	11,000	11,000	0%	-	0%
Fleet Fund Charges	174,996	220,500	175,000	260,000	3%	39,500	18%
Buildings & Grounds O&M	84,594	55,000	55,000	55,000	1%	-	0%
Utilities	24,253	42,000	42,000	42,000	1%	-	0%
Supplies & Maintenance	4,217	83,000	83,000	83,000	1%	-	0%
Water Purchase (Share Rent)	1,114,592	1,273,000	1,409,800	1,409,800	17%	136,800	11%
Risk Mgmt Fund Charges	60,000	60,000	60,000	60,000	1%	-	0%
Electricity - Lehi City Power	415,789	600,000	600,000	600,000	7%	-	0%
Professional & Technical	120,083	173,000	133,000	133,000	2%	(40,000)	-23%
IT Fund Charges	40,126	37,000	37,000	37,000	0%	-	0%
Bond Fees	1,650	6,500	6,500	6,500	0%	-	0%
Billing Expense	104,326	50,000	50,000	50,000	1%	-	0%
Bad Debt Expense	6,982	15,000	15,000	15,000	0%	-	0%
Special Department Supplies	9,341	12,000	12,000	12,000	0%	-	0%
Tools	2,828	20,000	20,000	20,000	0%	-	0%
System Maintenance	303,518	470,000	470,000	470,000	6%	-	0%
Meter Replacement	-	125,000	125,000	125,000	1%	-	0%
Bond Interest Expense	-	-	-	-	0%	-	0%
Debt Service	170,053	283,975	283,975	286,232	3%	2,257	0%
Allocation to General Fund	249,996	300,000	300,000	300,000	4%	-	0%
CWP Water Purchase	688,289	1,000,000	1,000,000	1,000,000	12%	-	0%
Meter Annual Maintenance	21,250	76,825	59,325	59,325	1%	(17,500)	-23%

CULINARY WATER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Water expenses - continued							
Capital	-	-	52,000	-	0%	-	0%
Spring Line Replace	-	300,000	300,000	300,000	4%	-	0%
600 E Tank Replacement	-	1,500,000	1,500,000	-	0%	(1,500,000)	-100%
Springs Rehabilitation	-	350,000	350,000	350,000	4%	-	0%
Sandpit Transmission Line	-	1,402,695	1,402,695	-	0%	(1,402,695)	-100%
Sandpit Tank/Pump	-	1,800,000	1,800,000	-	0%	(1,800,000)	-100%
2300 W Pioneer Crossing CWP Connectior	-	100,000	100,000	100,000	1%	-	0%
Public Works Facility Site Planning	-	50,000	50,000	50,000	1%	-	0%
Security Equipment	-	50,000	50,000	50,000	1%	-	0%
Subdivision Development	-	-	-	-	0%	-	0%
Depreciation & amoritization	1,828,146	-	-	-	0%	-	0%
Reserves	-	-	-	797,371	10%	797,371	0%
Total Culinary Water Expenses	**$ 6,969,503**	**$ 12,153,754**	**$ 12,231,156**	**$ 8,361,088**	**100%**	**$ (3,792,666)**	**-31%**

CULINARY WATER IMPACT FEES

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

SEWER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Miscellaneous	$ 29,088	$ 25,000	$ 25,000	$ 25,000	0%	$ -	0%
Interest Income	153,762	-	-	-	0%	-	0%
Sewer charges	9,399,488	9,769,316	9,964,702	10,160,089	93%	390,773	4%
Contributions capital funding	2,988,452	-	-	-	0%	-	0%
Gain/Loss of Fixed Assets	-	-	-	-	0%	-	0%
Reappropriation of Fund Balance	-	1,392,524	1,259,271	728,381	7%	(664,143)	-48%
Total Revenues	$ 12,570,790	$ 11,186,840	$ 11,248,973	$ 10,913,470	100%	$ (273,370)	-2%
Total Expenses	$ 12,141,812	$ 11,186,840	$ 11,248,974	$ 10,913,470	100%	$ (273,370)	-2%
Surplus(Deficit)	**$ 428,979**	**-**	**$ (0)**	**$ 0**			

SEWER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTE's	8	7	8	7		0	
Salaries & Wages	$ 494,661	$ 378,477	$ 438,396	$ 397,035	4%	$ 18,558	5%
Overtime	25,745	20,000	20,000	20,000	0%	-	0%
Employee Benefits	187,778	264,478	275,673	241,530	2%	(22,948)	-9%
Uniforms	934	6,200	6,200	6,200	0%	-	0%
Books, Subscriptions, Memberships	235	1,400	1,400	1,400	0%	-	0%
Travel & Training	60	16,200	16,200	16,200	0%	-	0%
Office Supplies	309	5,500	5,500	5,500	0%	-	0%
Fleet Fund Charges	125,004	125,000	125,000	125,000	1%	-	0%
Buildings & Grounds O&M	80,320	60,000	60,000	60,000	1%	-	0%
Utilities	1,334	10,000	10,000	10,000	0%	-	0%
Supplies & Maintenance	39,080	50,000	50,000	50,000	0%	-	0%
Risk Mgmt Fund Charges	50,004	50,000	50,000	50,000	0%	-	0%
Electricity - Lehi City Power	13,032	5,000	5,000	5,000	0%	-	0%
Professional & Technical	5,324	50,000	50,000	50,000	0%	-	0%
IT Fund Charges	6,996	7,000	7,000	7,000	0%	-	0%
Timpanogos Special Service District	8,665,630	9,050,970	9,231,989	9,231,989	85%	181,019	2%
Billing Expense	112,683	35,000	35,000	35,000	0%	-	0%
Bad Debt Expense	9,862	30,000	30,000	30,000	0%	-	0%
Department Supplies	2,224	10,000	10,000	10,000	0%	-	0%
System Maintenance	126,021	98,615	98,615	98,615	1%	-	0%
Interest Expense	-	3,000	3,000	3,000	0%	-	0%
Allocation to General Fund	150,000	150,000	150,000	150,000	1%	-	0%
Amortization Expense	-	-	-	-	0%	-	0%

SEWER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Sewer Expenses - continued							
Depreciation	2,044,577	-	-	-	0%	-	0%
Reserves	-	-	-	-	0%	-	0%
Manhole/Main Line Rehab	-	760,000	310,000	310,000	3%	(450,000)	-59%
Capital	-	-	260,000	-	0%	-	0%
Capital Improvements	-	-	-	-	0%	-	0%
Total Sewer Expenses	**$ 12,141,812**	**$ 11,186,840**	**$ 11,248,974**	**$ 10,913,470**	**100%**	**$ (273,370)**	**-2%**

SEWER IMPACT FEES

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

ELECTRIC SUMMARY

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

ELECTRIC EXPENSES

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

ELECTRIC EXPENSES-CONTINUED

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

ELECTRIC IMPACT FEES

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

GARBAGE SUMMARY

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

PRESSURIZED IRRIGATION SUMMARY

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

PRESSURIZED IRRIGATION EXPENSES

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

PRESSURIZED IRRIGATION EXPENSES-CONTINUED

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

PRESSURIZED IRRIGATION IMPACT FEES

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

DRAINAGE SUMMARY

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

DRAINAGE EXPENSES

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

DRAINAGE IMPACT FEES

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

PAYMENT IN LIEU

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

FIBER

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

IT FUND SUMMARY

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

IT FUND EXPENSES

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

FLEET FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Charge to General Fund	$ 1,532,796	$ 2,080,735	$ 2,311,314	$ 1,927,511	47%	$ (153,224)	-7%
Charge to Legacy Fund	36,000	2,000	2,000	2,000	0%	-	0%
Charge to Water Fund	174,996	220,500	220,500	260,000	6%	39,500	18%
Charge to Sewer Fund	125,004	125,000	125,000	125,000	3%	-	0%
Charge to Electric Fund	897,000	515,000	780,000	515,000	13%	-	0%
Charge to Drainage Fund	24,996	120,000	25,000	170,000	4%	50,000	42%
Charge to IT Fund	3,000	3,000	3,000	3,000	0%	-	0%
Charge to Risk Mgt Fund	5,004	5,000	5,000	5,000	0%	-	0%
Charge to PI Fund	24,996	25,000	25,000	25,000	1%	-	0%
Charge to Bldgs & Grounds Fund	5,004	15,000	22,500	22,500	1%	7,500	50%
Transfer from Capital Projects	-	-	-	1,000,000	25%	1,000,000	0%
Reserves	-	930,000	-	-	0%	(930,000)	-100%
Miscellaneous	18,438	-	-	-	0%	-	0%
Capital Lease	-	-	-	-	0%	-	0%
Gain/Loss on Disposal of Fixed Assets	-	-	-	-	0%	-	0%
Interest Income	6,668	20,000	20,840	20,000	0%	-	0%
Total Revenues	$ 2,853,902	$ 4,061,235	$ 3,540,154	$ 4,075,011	100%	$ 13,776	0%
Total Expenses	$ 2,425,862	$ 4,061,235	$ 6,454,738	$ 4,075,011	100%	$ 13,776	0%
Surplus(Deficit)	**$ 428,040**	**$ -**	**$ (2,914,584)**	**$ 0**			

FLEET FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTE's	3	4	5.5	4		0	
Salaries & Wages	$ 227,765	$ 235,489	$ 303,886	$ 262,886	6%	$ 27,397	12%
Overtime	21,765	-	-	-	0%	-	2%
Employee Benefits	152,862	144,219	194,568	160,461	4%	16,242	11%
Books, Subscriptions, Memberships	15,428	8,190	7,500	8,190	0%	-	0%
Travel & Training	310	13,331	13,331	13,331	0%	-	0%
Office Supplies	343	1,260	1,200	1,260	0%	-	0%
Operating Expenses	630,626	472,500	472,500	472,500	12%	-	0%
Fuel	504,432	560,800	560,800	560,800	14%	-	0%
IT Fund Charges	3,731	2,300	2,300	2,300	0%	-	0%
Utilities	1,770	-	-	-	0%	-	0%
Supplies & Maintenance & Tires	399	75,000	75,000	75,000	2%	-	0%
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	0%	-	0%
Professional & Technical	-	-	-	-	0%	-	0%
Miscellaneous	33,589	12,911	12,296	12,911	0%	-	0%
Equipment Replacement	-	1,467,825	3,847,698	2,044,798	50%	576,973	39%
Capital Lease	-	830,000	830,000	455,574	11%	(374,426)	-45%
Capital	-	-	128,659	-	0%	-	0%
Reserves	-	232,410	-	-	0%	(232,410)	0%
Depreciation	827,839	-	-	-	0%	-	0%
Total Fleet Expenses	**$ 2,425,862**	**$ 4,061,235**	**$ 6,454,738**	**$ 4,075,011**	**100%**	**$ 13,776**	**0%**

RISK MANAGEMENT FUND SUMMARY

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

RISK MANAGEMENT FUND EXPENSES

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

BUILDING/GROUNDS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Revenues							
Charge to General Fund	$ 1,172,124	$ 1,172,122	$ 1,172,122	$ 1,172,122	58%	$ -	0%
Charge to Legacy Fund	92,004	92,000	92,000	92,000	5%	-	0%
Charge to Water Fund	54,996	55,000	55,000	55,000	3%	-	0%
Charge to Sewer Fund	60,000	60,000	60,000	60,000	3%	-	0%
Charge to Electric Fund	150,000	162,500	150,000	162,500	8%	-	0%
Charge to PI Fund	20,004	20,000	20,000	20,000	1%	-	0%
Charge to Drainage Fund	9,996	10,000	10,000	10,000	0%	-	0%
Transfer from Capital Projects	-	-	-	181,000	9%	181,000	0%
Interest Income	12,996	-	-	-	0%	-	0%
Reserves	-	230,871	593,293	264,779	13%	33,908	0%
Total Revenues	$ 1,572,120	$ 1,802,493	$ 2,152,415	$ 2,017,401	100%	$ 214,908	12%
Total Expenses	$ 1,361,098	$ 1,802,493	$ 2,152,415	$ 2,017,401	99%	$ 214,908	12%
Surplus (Deficit)	**$ 211,022**	**$ -**	**$ (0)**	**$ (0)**			

BUILDING/GROUNDS FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ESTIMATED BUDGET FY 2021	DEPT REQ BUDGET FY 2022	FINAL BUDGET FY 2022	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2022	INCREASE DECREASE %
Personnel FTE's	14.5	15.5	16.5	16.5		1	
Salaries & Wages	$ 576,278	$ 827,320	$ 910,803	$ 910,803	45%	$ 83,483	10%
Overtime	24,427	15,000	15,000	15,000	0%	-	0%
Employee Benefits	280,581	336,670	394,395	394,395	20%	57,725	17%
Uniforms	3,484	6,000	6,000	6,000	0%	-	0%
Books, Subscriptions, Memberships	296	500	500	500	0%	-	0%
Travel & Training	285	2,500	2,500	2,500	0%	-	0%
Office Supplies	804	2,000	2,000	2,000	0%	-	0%
Fleet Fund Charges	5,004	60,800	15,000	22,500	1%	(38,300)	-63%
Repairs	230,598	246,600	246,600	246,600	12%	-	0%
Utilities	40,451	4,000	4,000	4,000	0%	-	0%
Supplies	86,267	95,000	95,000	95,000	5%	-	0%
IT Fund Charges	5,748	5,750	5,750	5,750	0%	-	0%
Risk Mgmt Fund Charges	2,496	2,500	2,500	2,500	0%	-	0%
Equipment Maintenance	4,424	91,700	91,700	91,700	5%	-	0%
Bldg Beautification Expenses	19,866	16,500	16,500	16,500	1%	-	0%
Miscellaneous	23,493	20,653	36,653	20,653	1%	-	0%
Capital Outlay	-	69,000	307,514	181,000	9%	112,000	162%
Depreciation	-	-	-	-	0%	-	0%
Reserves	56,597	-	-	-	0%	-	0%
Total Buildings/Grounds Expenses	**$ 1,361,098**	**$ 1,802,493**	**$ 2,152,415**	**$ 2,017,401**	**99%**	**$ 214,908**	**12%**

2022 LEHI CITY BUDGET REQUESTS

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FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED
10	CEMETERY	2	**LAND IMPROVEMENT**	39,500		39,500
10	CEMETERY	4	**CREMATION NICHE WALL**	35,000	35,000	
10	CITY RECORDER	1	**2021 PRIMARY & GENERAL ELECTION**	170,537		170,537
10	COURT	1	**LINE ITEM INCREASE - PROFESSIONAL & TECHNICAL**	3,700		3,700
10	COURT	2	**LINE ITEM INCREASE - ELECTRICITY - LEHI POWER**	575		575
10	ECONOMIC DEVELOPMENT	1	**MEMBERSHIP LINE ITEM INCREASE**	5,500		5,500
10	FIRE	1	**TRAINING OFFICER - ONGOING**	104,800		26,200
10	FIRE	1	**TRAINING OFFICER - ONE TIME**	55,226		7,430
10	FIRE	2	**PARAMEDIC TRAINING (ONGOING FOR THREE YEARS)**	24,000		24,000
10	FIRE	3	**MEDICAL DIRECTOR CONTRACT INCREASE**	5,000		5,000
10	FIRE/FIRE IMPACT FEES	4	**STATION 84 ARCHITECTURE**	377,009		377,009
10	HUMAN RESOURCES	1	**ONBOARDING SOFTWARE**	6,005		6,005
10	HUMAN RESOURCES	3	**HR ANALYST**	96,556	96,556	
10	LEGAL SERVICES	1	**FULL TIME LEGAL SECRETARY (PT TO FT)**	45,855		45,855
10	LIBRARY	1	**PATRON POINT SOFTWARE & SUBSCRIPTION**	15,000		15,000
10	LIBRARY	2	**BOOK BUDGET INCREASE (FY 2021 BUDGET $195,000)**	42,000	37,000	5,000
10	PARKS	1	**EMPLOYEE ADVANCEMENT**	6,580		6,580
10	PARKS	2	**FULL TIME EMPLOYEE - SPORTS CREW - ONGOING**	69,623		69,623
10	PARKS	2	**FULL TIME EMPLOYEE - SPORTS CREW - ONE TIME**	40,361		7,500
10	PARKS	2	**FULL TIME EMPLOYEE - TRAILS & OPEN SPACE CREW - ONGOING**	69,623		69,623
10	PARKS	2	**FULL TIME EMPLOYEE - TRAILS & OPEN SPACE CREW - ONE TIME**	40,361		7,500
10	PARKS	5	**CHIPPER**	42,000		42,000
10	PARKS	6	**TRACTOR**	36,000		36,000
10	PARKS	6	**POWER TURF RENOVATOR - TRACTOR ATTACHMENT**	13,500		13,500
10	PARKS	7	**SAND CLEANING EQUIPMENT**	15,000		15,000
10	PARKS	8	**ADDITIONAL PARKS VEHICLES (RENTAL OR LEASE)**	20,000		20,000
10	PARKS	9	**FENCING REPLACEMENT AT VETS PARK**	35,000		35,000
10	PARKS	10	**FULL TIME EMPLOYEE - DETENTION BASINS - ONGOING**	69,623	69,623	
10	PARKS	10	**FULL TIME EMPLOYEE - DETENTION BASINS - ONE TIME**	43,560	43,560	
10	PARKS	10	**PART TIME EMPLOYEES - DETENTION BASINS**	30,000	30,000	
10	PARKS	11	**FULL TIME EMPLOYEE - TRAILS & OPEN SPACE CREW - ONGOING**	69,623	69,623	
10	PARKS	11	**FULL TIME EMPLOYEE - TRAILS & OPEN SPACE CREW - ONE TIME**	40,361	40,361	
10	PARKS	12	**FULL TIME EMPLOYEE - IRRIGATION CREW - ONGOING**	69,623	69,623	
10	PARKS	12	**FULL TIME EMPLOYEE - IRRIGATION CREW - ONE TIME**	40,361	40,361	
10	PARKS	13	**ADDITIONAL FUNDING FOR FACILITIES SHOP**	250,000		250,000
10	PARKS	14	**PLAYGROUND REPLACEMENTS (SOMMERSET & STAGECOACH SMALL)**	60,000		60,000
10	PARKS	15	**PRESSURE WASHER**	12,000		12,000
10	PARKS	16	**STAND-ON SPREADER/SPRAYER**	10,000		10,000
10	PARKS	18	**STREET TREE INVENTORY**	100,000	100,000	
10	PARKS		**TREE TRIMMING LINE ITEM INCREASE**	20,000		20,000
10	PARKS		**PURCHASE OF TREES LINE ITEM INCREASE**	5,000		5,000
10	PARKS		**PARK MAINTENANCE LINE ITEM INCREASE**	10,000		10,000
10	PLANNING	1	**ENV SUSTAINABILITY DIVISION - TRAVEL & TRAINING**	10,000		10,000
10	PLANNING	2	**EMPLOYEE SERIES PROMOTIONS**	17,431		17,431
10	PLANNING	3	**DOWNTOWN WAYFINDING SIGNAGE**	11,232		11,232
10	PLANNING	4	**STREETLIGHT DATA**	25,000	25,000	
10	PLANNING	5	**CITY HALL ELECTRIC BIKE SHARE**	4,300	4,300	
10	POLICE	1	**NEW PATROL OFFICER - ONGOING**	96,049		72,037
10	POLICE	1	**NEW PATROL OFFICER - ONE TIME**	67,854		26,458

2022 LEHI CITY BUDGET REQUESTS

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FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED
10	POLICE	2	**NEW PATROL OFFICER - ONGOING**	96,049		72,037
10	POLICE	2	**NEW PATROL OFFICER - ONE TIME**	67,854		26,458
10	POLICE	3	**NEW PATROL OFFICER - ONGOING**	96,049		72,037
10	POLICE	3	**NEW PATROL OFFICER - ONE TIME**	67,854		26,458
10	POLICE	5	**SCHOOL RESOURCE OFFICER - ONGOING**	96,049	96,049	
10	POLICE	5	**SCHOOL RESOURCE OFFICER - ONE TIME**	56,658	56,658	
10	POLICE	6	**SPECIAL ENFORCEMENT TEAM OFFICER - ONGOING**	96,049	96,049	
10	POLICE	6	**SPECIAL ENFORCEMENT TEAM OFFICER - ONE TIME**	56,658	56,658	
10	POLICE	7	**PT TO FT RECORDS CLERK**	57,672	57,672	
10	POLICE/ANIMAL CONTROL	4	**FULL TIME ACO OFFICER - ONGOING**	83,861		62,896
10	POLICE/ANIMAL CONTROL	4	**FULL TIME ACO OFFICER - ONE TIME**	64,861		25,417
10	STREETS	1	**FULL TIME EMPLOYEE - SIGN TECHNICIAN - ONGOING**	72,473		72,473
10	STREETS	2	**JOB PROMOTIONS (TWO LEAD OPERATORS, ONE SUPERVISOR LEAD)**	28,294		28,294
10	STREETS	3	**UTV WITH SPRAYER & SNOW PLOW**	29,809		29,809
10	STREETS	7	**F-350 4 DOOR CREW TRUCK**	46,827	46,827	
10	STREETS	8	**10 WHEELER WITH PLOW & WING PLOW**	271,600	271,600	
11	CLASS C ROADS		**2021-2022 ROAD TAX PROJECTS**	1,700,000		1,700,000
21	LEGACY CENTER	1	**PT TO FT ADMINISTRATIVE ASSISTANT**	47,399		47,399
21	LEGACY CENTER	2	**LAPTOP STATIONS FOR FULL TIME EMPLOYEES**	10,800		3,600
21	LEGACY CENTER	4	**DRY CREEK WAGES (RENTALS & CONCESSIONS)**	135,953	135,953	
32	CAPITAL PROJECTS		**SIDEWALKS LINE ITEM INCREASE**	100,000		100,000
32	CAPITAL PROJECTS		**NUISANCE TREES & SIDEWALKS - ONGOING**	250,000	250,000	
32	CAPITAL PROJECTS		**MELLOR RHODES PHASE 1 (SUBJECT TO PARC TAX ELECTION)**	5,000,000		5,000,000
45	CDBG		**300 WEST - 200 NORTH TO 300 NORTH**	240,000		240,000
47	PARK IMPACT FEES	1	**SHADOW RIDGE PARK PHASE 1**	1,840,000		1,840,000
47	PARK IMPACT FEES	2	**WILLOW PARK UPGRADES**	450,000		450,000
47	PARK IMPACT FEES	4	**FAMILY PARK RESTROOM**	250,000		250,000
47	PARK IMPACT FEES	5	**DRY CREEK LAKE PHASE I**	4,500,000		4,500,000
47	PARK IMPACT FEES	6	**HOLBROOK FARMS PARK**	2,208,548		2,208,548
47	PARK IMPACT FEES	7	**COLD SPRINGS PARK**	176,635		176,635
49	ROAD IMPACT FEES		**STREETS WIDENING LINE ITEM INCREASE**	60,000		60,000
49	ROAD IMPACT FEES	1	**2300 WEST - MAIN TO 2100 NORTH**	500,000		500,000
51	WATER		**CWP WATER MAINTENANCE ANNUAL INCREASE**	136,800		136,800
51	WATER	1	**CREW TRUCK - F350**	52,000	52,000	
51	WATER	2	**GIS INTERN**	29,000		29,000
51	WATER (METER)	1	**ANNUAL INCREASE METER SOFTWARE**	2,500		2,500
71	WATER IMPACT FEES	1	**TM FLIGHT PARK TANK & LINES**	1,500,000		1,500,000
71	WATER IMPACT FEES	2	**MICRON AP WELL, BP, LINES**	1,800,000		1,800,000
52	SEWER	1	**CCTV INSPECTION UNIT**	260,000		
52	SEWER	2	**MAINTENANCE OPERATOR LEAD (PROMOTION)**	12,000		12,000
52	SEWER	3	**MAINTENANCE OPERATOR I**	75,504		
72	SEWER IMPACT FEES	1	**2100 N SEWER 1200 W TO 1700 W**	300,000		300,000
72	SEWER IMPACT FEES	2	**JORDAN RIVER SEWER (MAIN ST TO 1900 S)**	5,000,000		5,000,000
53	POWER	3	**RATE STUDY**	23,000		23,000
53	POWER	4	**FULL TIME EMPLOYEE - IT SUPPORT**	107,700		107,700

2022 LEHI CITY BUDGET REQUESTS

4/6/2021 15:10

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

LEHI CITY CORPORATION

MAYOR'S RDA TENTATIVE BUDGET FY 2022



RDA MILL POND SUMMARY

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

RDA (MICRON) SUMMARY

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

CDA XACTWARE

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

EDA THANKSGIVING PARK

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

EDA ADOBE SUMMARY

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

CDA OUTLETS AT TRAVERSE MOUNTAIN

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

Agenda Item No: 6

City Council Agenda Item Report

Meeting Date: April 13, 2021
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #15-2021, approval of the Gerber Zone Change from A-1 to R-1-15 on 1.56 acres of land located at 2295 North Center Street.

Suggested Action:

Attachments:

CC Staff Report Gerber Zone Change 04.13.21.docx

Ord 15-2021.docx

Gerber Zone Change DRC 03.03.21.docx

Aerial Map.pdf

General Plan Map.pdf

Zoning Map.pdf

Gerber Zone Change Narrative.pdf

Gerber Zone Change Map.pdf

DRC Gerber Response Letter.pdf

GERBER-ZONE-CHANGE-MAP_MARCH-6-2021.pdf

GERBER ZONE CHANGE
CITY COUNCIL REPORT

Applicant	Andrew Spencer		
Meeting Date	April 13, 2021		
Requested Action/Purpose	Approval of a proposed zone change		
Location	2295 North Center Street		
Acreage	1.56 acres		
Existing Zoning	A-1		
Existing General Plan Land Use Designation	Very Low Density Residential (VLDR)		
Proposed Zoning Designation	R-1-15		
Existing Land Use	Single Family Home		
Adjacent Zoning and Land Use	*North*	R-1-12	Single Family Homes
	South	R-1-15	Single Family Homes
	East	A-1	Single Family Homes/Lots
	West	RA-1	Single Family Homes
Date of DRC Review	March 3, 2021		
Date of Planning Commission Review	March 25, 2021		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

APPLICABLE GENERAL PLAN GOALS AND POLICIES

General Plan Best Practice 13.1: Rezone those areas designated for new growth or the reformation of commercial/business or transportation hubs. As the goals, objectives, and best practices of this Land Use Element have been developed, the current zoning may no longer have a direct relationship with the Land Use Map. Since zoning is how the land use element is implemented, it therefore becomes crucial that zoning reflect the goals of the land use element.

An overall revision of parts or all of the Zoning Map and Code will limit or replace the need or use of conditional use permits.

Development Code Section 05.020 Zoning Districts Purpose.
A. The purpose of the Very Low-Density Residential Districts **(R-1-22, RA-1, R-1-15)** is to provide for large-lot single-family residential areas and/or hobby farm developments.

PROPERTY HISTORY

May 30, 1990 Property came into the City as part of the Gerber Annexation

May 13, 1993 City Council approved the Gerber Plat A Subdivision

REPORT ANALYSIS

The applicant requests approval of a proposed zone change from A-1 to R-1-15 on a portion of Lot 3 of the Gerber Plat A subdivision located at 2295 North Center Street. Lot 3 contains a total of 4.75 acres and the applicant seeks a zone change on 1.56 acres to R-1-15. The remaining acreage meets the requirements of the A-1 zone.

The proposed R-1-15 zoning complies with the Very Low Density Residential (VLDR) General Plan Land Use Designation. It also matches the zoning to the south of the property and the applicant has expressed interest in subdividing the proposed 1.56 acres into four lots after approval of the zone change. If approved, the subdivision will provide large, single-family lots.

The reviewing departments provided five redline comments including:

- Include the future road in the zone change area.
- Water dedication is required for the R-1-15 zone at a rate of 1.13-acre feet of culinary water per acre of property and 2.56 acre feet of irrigation water per acre of property. Water dedication must be complete prior to recording the zone change and submission of a preliminary subdivision application.
- A two-lot subdivision will be required to separate the zone change area from the rest of the parcel.

The applicant updated their application to include the future road area. The 1.56 acres reflects this change.

Please consider including all DRC comments in your motion.

PLANNING DIVISION RECOMMENDATION

Planning Division staff recommends **APPROVAL** of the proposed Gerber zone change including the DRC comments from March 3, 2021. This recommendation is based on the following findings:

1. The proposed zone change complies with the VLDR General Plan Land Use Designation;
2. The proposed zone change is compatible with the existing large lot single family lots in the area;
3. The proposed zone change will not have a significant negative impact on adjacent properties and will not unduly affect the uses, or proposed uses for nearby and adjoining properties;
4. The proposed zone change will provide a lot with a large yard area, spending time outside can provide positive impacts for resident's health, safety, and welfare; and
5. The proposed zone change will provide new large single-family lots for existing and potential Lehi residents.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change during the March 25, 2020 meeting. Below are the minutes and motion from that meeting.

2.1) Public hearing and recommendation of Andrew Spencer's request for review of the Gerber Zone Change from A-1 to R-1-15 on 1.56 acres of land at 2295 North Center Street.

The applicant, Andrew Spencer was present and confirmed that the general plan will conform to the zone change.

Commissioner Nielsen opened the public hearing for comment.

Commissioner Nielsen closed the public hearing for comment.

Motion: Commissioner Peterson moved to send a positive recommendation of **Andrew Spencer's request for review of the Gerber Zone Change from A-1 to R-1-15 on 1.56 acres of land at 2295 North Center Street;** including all DRC comments and findings stated in the report. Commissioner Everett seconded.

Vote: Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Hemmert, yes; Commissioner Peterson, yes; Commissioner Ellis, yes; Commissioner Bunker, yes; Commissioner Eyre, yes. The vote passed unanimously.

ORDINANCE NO: 15-2021

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT LOCATED AT 2295 NORTH CENTER STREET

WHEREAS, Andrew Spencer, authorized agent for the owner of property located at 2295 North Center Street and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcels designated as R-1-15 (Very Low Density Residentia); and

WHEREAS, following a public hearing on March 25, 2021, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on April 13, 2021, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of March 25, 2021; and

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

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

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to R-1-15 (Very Low Density Residential).

PART II:

A. If a provision of this Ordinance 15-2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 13th day of April, 2021.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

GERBER ZONE CHANGE LEGAL DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 3, PLAT "A", GERBER SUBDIVISION, ENTRY NO. 35620, MAP 5030, AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE; SAID POINT BEING NORTH 00°03'14" WEST, ALONG THE SECTION LINE, 996.35 FEET AND WEST, 33.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF CENTER STREET; AND RUNNING THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE: SOUTH 00°03'14" EAST, 196.15 FEET; THENCE SOUTH 89°56'33"WEST, 296.62 FEET; THENCE NORTH 00°03'11" WEST, 46.00 FEET; THENCE NORTH 79°34'30" WEST, 70.37 FEET; THENCE NORTH 00°03'11" WEST, 137.35 FEET; THENCE NORTH 89°56'33" EAST, 365.81 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1.56 ACRES

Gerber Residential Zone Change
DRC Redline Comments

*The Signe Johnson Gerber Trust- requests review of the **Gerber Zone Change** from A-1 to R-1-15 on 1.08 acres of land at 2295 North Center Street.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: none
Date of Plans Reviewed: 02/23/21

DRC REDLINE COMMENTS:
Glade – Power: no comment
Kerry – Fire:
1. May require Fire Hydrants at time of site plan

Greg – Water/Sewer: no comment
Trent – Parks:
2. Would it make more sense to start the cul-de-sac farther back so that we're not creating future flag lots?

Gary – Building/Inspections: no comment
JD – Streets: no comment
Ross – Engineering:
3. Include the future road in the zone change area.

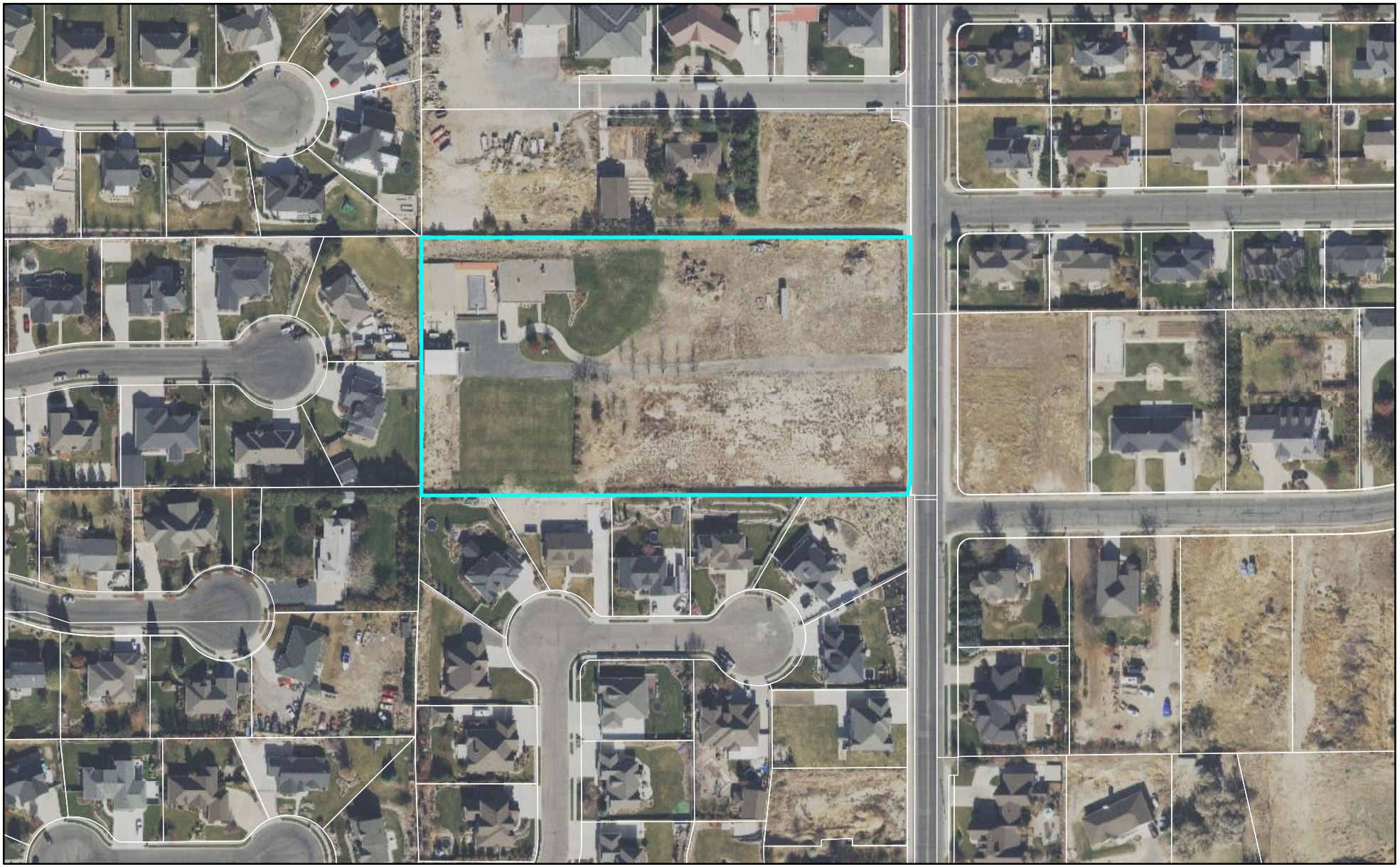
Luke – Traffic: no comment
Kim – Planning:
4. Water dedication is required for the R-1-15 zone at a rate of 1.13 acre feet of culinary water per acre of property and 2.56 acre feet of irrigation water per acre of property. Water dedication must be complete prior to recording the zone change and submission of a preliminary subdivision application.
5. A two lot subdivision will be required to separate the zone change area from the rest of the parcel.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISION ON MARCH 25, 2021.

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

Gerber Zone Change

Aerial

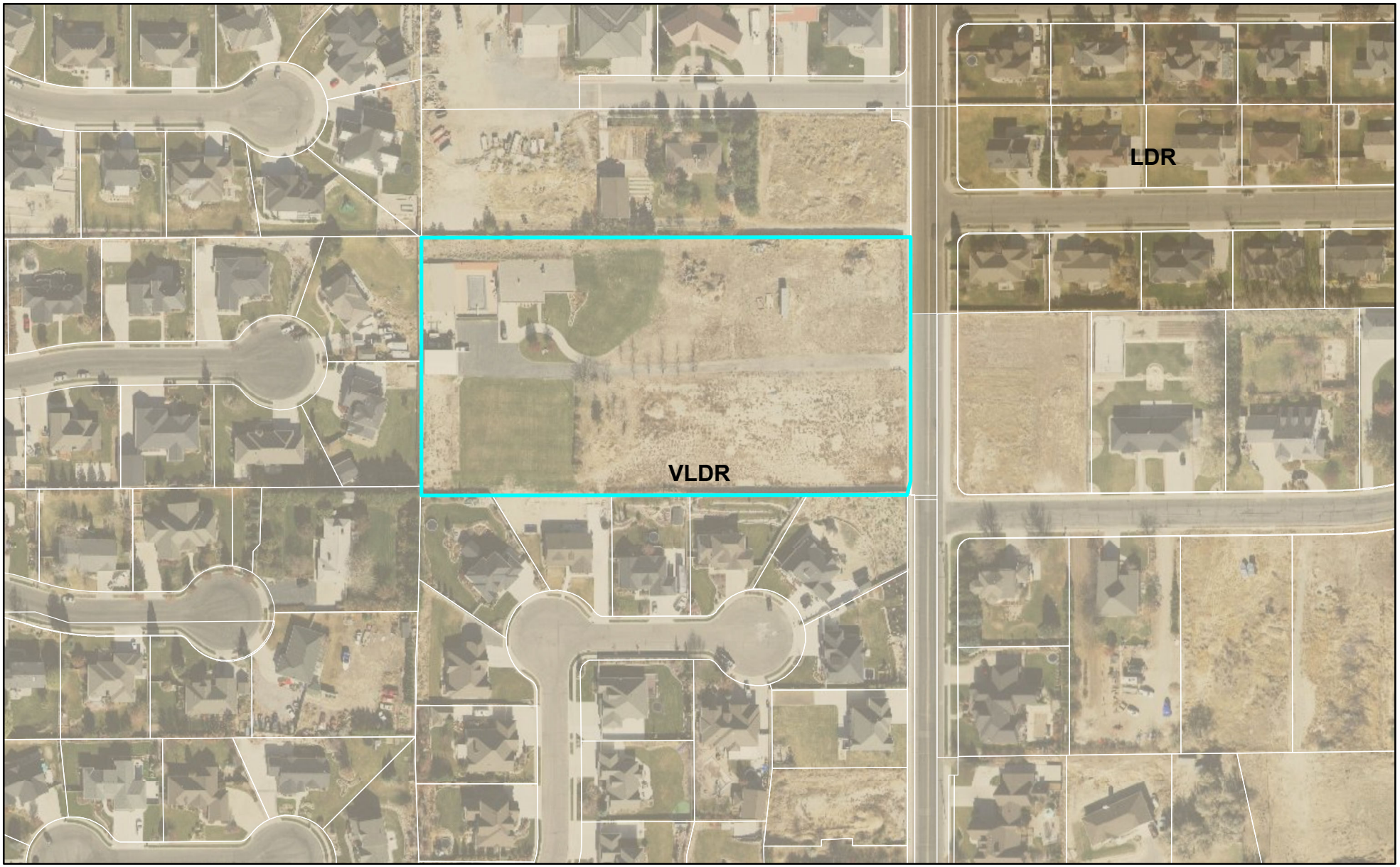


0 210 420 Feet

LEHI CITY

Gerber Zone Change

General Plan

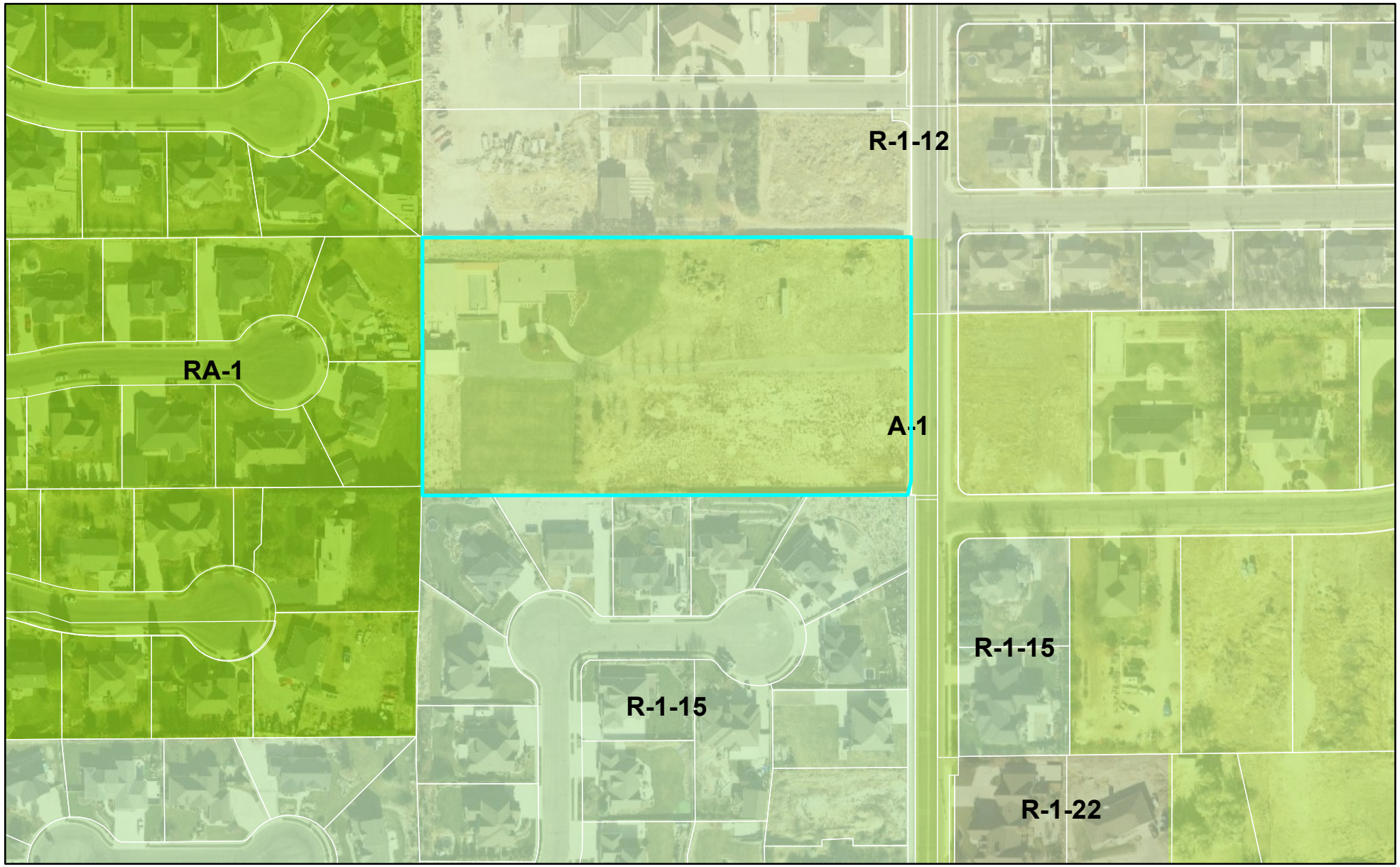


0 210 420 Feet

LEHI CITY

Gerber Zone Change

Zoning



0 210 420 Feet

LEHI CITY

February 20, 2021

Brittney Harris, Planner
Lehi City Planning and Zoning
153 North 100 East
Lehi, Utah 84043

Subject: Gerber Property – 2295 North Center Street - Zone Change Request 1.08-acres

Ms. Harris,

We appreciate the consideration for zone map amendment by Lehi City for a portion of our parcel located at 2295 North Center Street from the A-1 zone to the R-1-15 zone. This application is consistent with the Land-Use Element of the Lehi City General Plan. The designation on the general plan is Very Low-Density Residential (VLDR). The R-1-15 zone is the intended zone for the VLDR designation. The adjoining property to the south is zoned R-1-15. The adjoining property to the north is zoned R-1-12. The adjoining properties to the west are zoned RA-1. The Properties on the east side of Center Street are zoned A-1 and R-1-12. The request is consistent with the adjacent properties zoning and land uses.

The request is for the immediate purpose of developing three lots on the northeast quadrant of our parcel. The property area within the current zone change is limited to the area of these three lots. There are future development areas contemplated on the balance of the parcel; however, as it is not our intent to develop remainder in near term the balance of the parcel is appropriately sized to remain in the A-1 zone.

As the request is consistent with the neighboring properties and is consistent with the designated land-use, per the Lehi City General Plan, the City planning documents indicate that a zone classification of this nature is in the best interest of the public.

Please find attached all requested documentation as listed in the Lehi City zone map amendment application.

Sincerely,

Scott and Signe Gerber

Scott Gerber
Signe Gerber

INDEX OF CIVIL/SITE CONSTRUCTION SHEETS

SITE DEVELOPMENT CONSTRUCTION PLANS

GERBER SUBDIVISION, PLAT 'C'

2230 NORTH CENTER STREET

LEHI, UTAH 84043

FEBRUARY 18, 2021

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LEHI CITY DESIGN AND CONSTRUCTION STANDARDS. FOR AREAS NOT COVERED BY LEHI CITY STANDARDS AND SPECIFICATIONS, CONSTRUCTION MUST COMPLY WITH 2017 A.P.W.A. STANDARDS AND SPECIFICATIONS. THE WORK SHALL ALSO COMPLY WITH THE PROJECT PLANS, PROJECT SPECIFICATIONS, AND PROJECT GEOTECHNICAL REPORT WHICHEVER IS THE MOST STRINGENT.

2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE ENGINEER AND LEHI CITY ENGINEERING DIVISION. THE OWNER (CITY) RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.

3. THE CONTRACTOR SHALL NOTIFY PLEASANT GROVE CITY ENGINEERING DIVISION INSPECTION SECTION, A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION.

4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE 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 IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES WHETHER SHOWN OR NOT SHOWN ON THE PLANS.

5. EXISTING WATER, SANITARY, AND STORM SEWER LINES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS SPECIFICALLY AT CONNECTION POINTS AND AT POTENTIAL POINTS OF CONFLICT PRIOR TO CONSTRUCTION.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR:
   A) OBTAINING ALL PERMITS AND LICENSES.
   B) PREPARING A TRAFFIC CONTROL PLAN, PROVIDING ALL TRAFFIC DEVICES AS MAY BE REQUIRED BY THE WORK.
   C) COORDINATING WITH ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH NO DISRUPTION OF SERVICE.
   D) ALL PROJECT SAFETY INCLUDING BUT NOT LIMITED TO, TRENCH EXCAVATION AND SHORING, TRAFFIC CONTROL, AND SECURITY.
   E) OBTAINING TEMPORARY POWER AND WATER TO THE SITE.
   F) PAYING ALL FEES EXCLUDING CONNECTION FEES AND SYSTEM DEVELOPMENT FEES.
   G) OBTAINING NECESSARY PERMISSION FROM THE CITY FOR ALL WORK IN AND ADJACENT TO THE PUBLIC RIGHT OF WAY.
   H) SETTING ALL MANHOLE COVERS, INLET GRATES, WATER VALVES, CLEAN OUTS, AND OTHER ACCESS COVERS TO FINISHED PAVEMENT SURFACE OR FINISHED GRADE.
   I) RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE.
   J) PROVIDING ALL MANHOLES, VALVES, ETC. WITH CONCRETE COLLARS PER CITY SPECIFICATIONS.
   K) KEEPING ADJACENT STREETS FREE AND CLEAN OF ALL DEBRIS AND DIRT FROM THE JOB SITE.
   L) REFER TO ARCHITECTURAL PLANS FOR THE EXACT LOCATION, AND DIMENSIONS OF BUILDING EXITS, RAMPS, TRUCK DOORS, AND UTILITIES ENTRANCE LOCATIONS.
   M) VERIFYING ELEVATION OF ALL UTILITY POINTS OF CONNECTION PRIOR TO ANY UTILITY INSTALLATION.

7. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE OWNER AND ENGINEER IMMEDIATELY.

8. BENCHMARK:
   SEE BOUNDARY SURVEY

9. BASIS OF BEARING:
   SEE BOUNDARY SURVEY

10. TOPOGRAPHIC MAPPING PREPARED BY:
    PEPG CONSULTING, LLC

11. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN CONTACT THE ENGINEER FOR CLARIFICATION.

DUST AND EROSION CONTROL NOTES

1. DUST, MUD AND EROSION SHALL BE ADEQUATELY CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES.

2. ALL DUST, MUD AND EROSION CONTROL DEVICES SHALL BE CHECKED BY THE CONTRACTOR AS NEEDED. NEEDED CLEANING AND REPAIRS SHALL BE DONE IMMEDIATELY UPON DISCOVERY.

3. ALL STORM DRAIN FACILITIES ON THE SITE AND ADJACENT TO THE SITE SHALL BE PROTECTED FROM SOIL EROSION FLOWS. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY AS INDIVIDUAL INLETS ARE INSTALLED. ALL PIPE LINES THAT AREA CONNECTED TO THE PUBLIC SYSTEM SHALL BE KEPT FREE OF DIRT AND DEBRIS.

4. EROSION CONTROL METHODS AND STRUCTURES SHALL REMAIN IN PLACE AND SHALL BE MAINTAINED BY THE CONTRACTOR AS LONG AS NEEDED TO PREVENT EROSION.

5. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.

6. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.



VICINITY MAP

INDEX OF SHEETS

#	DESCRIPTION	SHEET DATE
T1	CIVIL TITLE SHEET	02-18-21
1 OF 1	BOUNDARY SURVEY	01-05-21
1 OF 1	FINAL PLAT	N/A
SP1	SITE PLAN	02-17-21
U1	UTILITY PLAN	02-18-21
G1	GRADING PLAN	02-18-21
PL1	PLAN AND PROFILE - 2230 NORTH	02-18-21
DET1	ROAD CROSS-SECTION SHEET	02-06-21

REVISIONS

DESCRIPTION	DATE	SHEETS AFFECTED

OWNER
CONTACT:
SCOTT AND SIGNE GERBER
2295 NORTH CENTER ST.
LEHI, UTAH 84043

GEOTECH ENGINEER
CMT ENGINEERING LABS.
909 W 500 N, UNIT F
LINDON, UTAH 84042
PHONE: 801-492-4132
CONTACT: JEFF EGBERT

ENGINEER
ALPINE CIVIL DESIGN
154 NORTH 200 EAST
ALPINE, UTAH 84004
PHONE: (801) 367-4387
CONTACT: ANDY SPENCER

NOTES

REVISIONS

NO.	DESCRIPTION	DATE

GERBER SUBDIVISION
SITE CONSTRUCTION PLANS
TITLE SHEET

SCOTT GERBER | DWG\TITLE-01
PROJECT NUMBER | DRAWING FILE

PRELIMINARY NOT FOR CONSTRUCTION

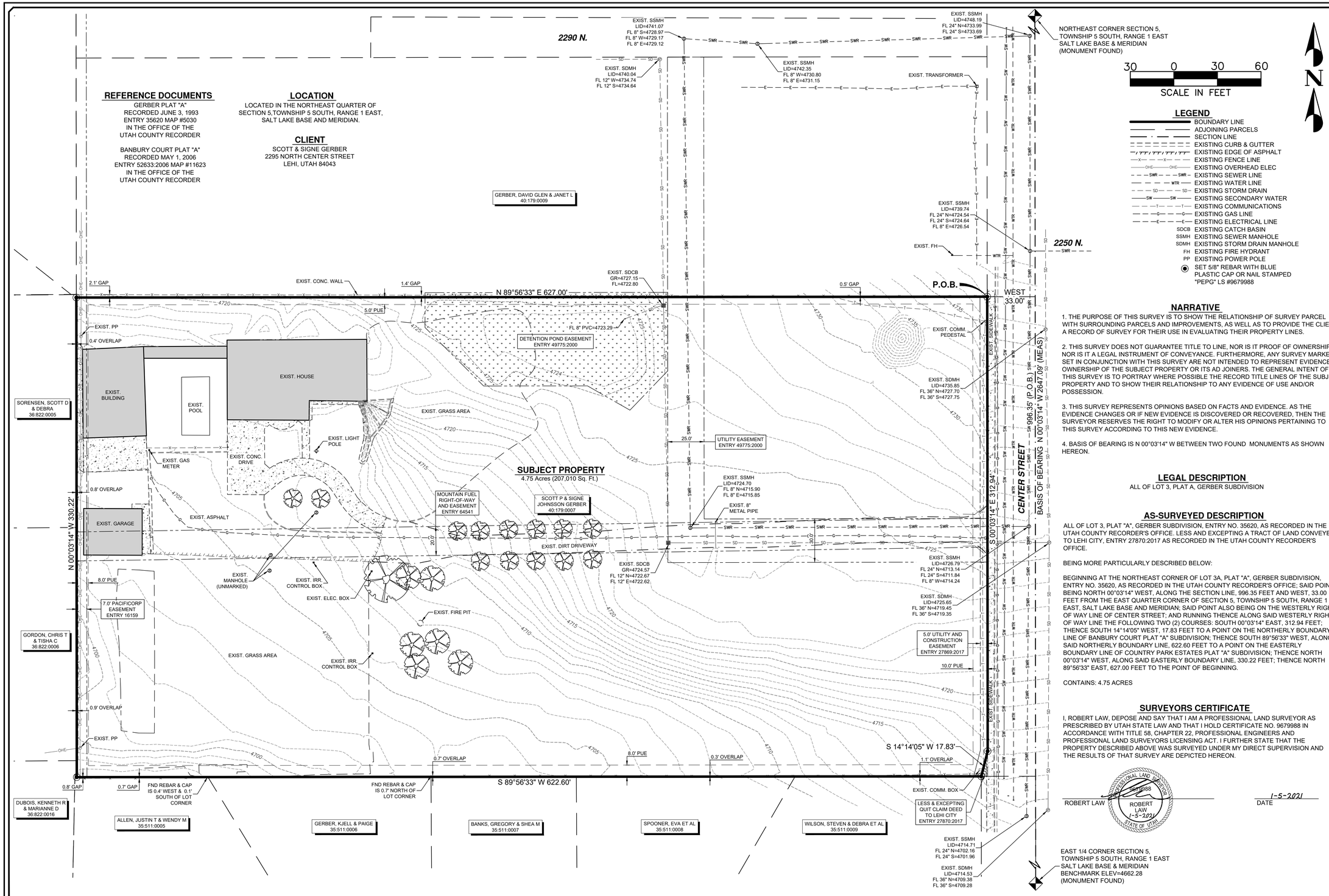
ALPINE CIVIL DESIGN
154 NORTH 200 EAST
ALPINE, UTAH 84004
PH: (801) 367-4387

PLOT DATE: 02-18-2021

TITLE SHEET

T1

SHEET NO.



30 0 30 60

SCALE IN FEET

N

REFERENCE DOCUMENTS

GERBER PLAT "A"
RECORDED JUNE 3, 1993
ENTRY 35620 MAP #5030
IN THE OFFICE OF THE
UTAH COUNTY RECORDER

BANBURY COURT PLAT "A"
RECORDED MAY 1, 2006
ENTRY 52633:2006 MAP #11623
IN THE OFFICE OF THE
UTAH COUNTY RECORDER

LOCATION

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

CLIENT

SCOTT & SIGNE GERBER
2295 NORTH CENTER STREET
LEHI, UTAH 84043

LEGEND

- BOUNDARY LINE
- ADJOINING PARCELS
- SECTION LINE
- EXISTING CURB & GUTTER
- EXISTING EDGE OF ASPHALT
- EXISTING FENCE LINE
- EXISTING OVERHEAD ELEC
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING SECONDARY WATER
- EXISTING COMMUNICATIONS
- EXISTING GAS LINE
- EXISTING ELECTRICAL LINE
- SDCB EXISTING CATCH BASIN
- SSMH EXISTING SEWER MANHOLE
- SDMH EXISTING STORM DRAIN MANHOLE
- FH EXISTING FIRE HYDRANT
- PP EXISTING POWER POLE
- SET 5/8" REBAR WITH BLUE PLASTIC CAP OR NAIL STAMPED "PEPG" LS #9679988

NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO SHOW THE RELATIONSHIP OF SURVEY PARCEL WITH SURROUNDING PARCELS AND IMPROVEMENTS, AS WELL AS TO PROVIDE THE CLIENT A RECORD OF SURVEY FOR THEIR USE IN EVALUATING THEIR PROPERTY LINES.

2. THIS SURVEY DOES NOT GUARANTEE TITLE TO LINE, NOR IS IT PROOF OF OWNERSHIP, NOR IS IT A LEGAL INSTRUMENT OF CONVEYANCE. FURTHERMORE, ANY SURVEY MARKERS SET IN CONJUNCTION WITH THIS SURVEY ARE NOT INTENDED TO REPRESENT EVIDENCE OF OWNERSHIP OF THE SUBJECT PROPERTY OR ITS AD JOINERS. THE GENERAL INTENT OF THIS SURVEY IS TO PORTRAY WHERE POSSIBLE THE RECORD TITLE LINES OF THE SUBJECT PROPERTY AND TO SHOW THEIR RELATIONSHIP TO ANY EVIDENCE OF USE AND/OR POSSESSION.

3. THIS SURVEY REPRESENTS OPINIONS BASED ON FACTS AND EVIDENCE. AS THE EVIDENCE CHANGES OR IF NEW EVIDENCE IS DISCOVERED OR RECOVERED, THEN THE SURVEYOR RESERVES THE RIGHT TO MODIFY OR ALTER HIS OPINIONS PERTAINING TO THIS SURVEY ACCORDING TO THIS NEW EVIDENCE.

4. BASIS OF BEARING IS N 00°03'14" W BETWEEN TWO FOUND MONUMENTS AS SHOWN HEREON.

LEGAL DESCRIPTION

ALL OF LOT 3, PLAT A, GERBER SUBDIVISION

AS-SURVEYED DESCRIPTION

ALL OF LOT 3, PLAT "A", GERBER SUBDIVISION, ENTRY NO. 35620, AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE. LESS AND EXCEPTING A TRACT OF LAND CONVEYED TO LEHI CITY, ENTRY 27870:2017 AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

BEING MORE PARTICULARLY DESCRIBED BELOW:

BEGINNING AT THE NORTHEAST CORNER OF LOT 3A, PLAT "A", GERBER SUBDIVISION, ENTRY NO. 35620, AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE; SAID POINT BEING NORTH 00°03'14" WEST, ALONG THE SECTION LINE, 996.35 FEET AND WEST, 33.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF CENTER STREET; AND RUNNING THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: SOUTH 00°03'14" EAST, 312.94 FEET; THENCE SOUTH 14°14'05" WEST, 17.83 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF BANBURY COURT PLAT "A" SUBDIVISION; THENCE SOUTH 89°56'33" WEST, ALONG SAID NORTHERLY BOUNDARY LINE, 622.60 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF COUNTRY PARK ESTATES PLAT "A" SUBDIVISION; THENCE NORTH 00°03'14" WEST, ALONG SAID EASTERLY BOUNDARY LINE, 330.22 FEET; THENCE NORTH 89°56'33" EAST, 627.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 4.75 ACRES

SURVEYORS CERTIFICATE

I, ROBERT LAW, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY UTAH STATE LAW AND THAT I HOLD CERTIFICATE NO. 9679988 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER STATE THAT THE PROPERTY DESCRIBED ABOVE WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THE RESULTS OF THAT SURVEY ARE DEPICTED HEREON.

PROFESSIONAL LAND SURVEYOR — 9679988 — ROBERT LAW — 1-5-2021 — STATE OF UTAH

ROBERT LAW

1-5-2021
DATE

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE : 12/2020
SURVEY BY : PEPG CREW
DRAWN BY : BCB
DESIGNED BY : N/A
CHECKED BY : RSL
SCALE : 1"=30'

PEPG CONSULTING L.L.C.
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2321 • FAX: (801) 562-2551
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT
GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS

SCOTT & SIGNE GERBER
BOUNDARY SURVEY

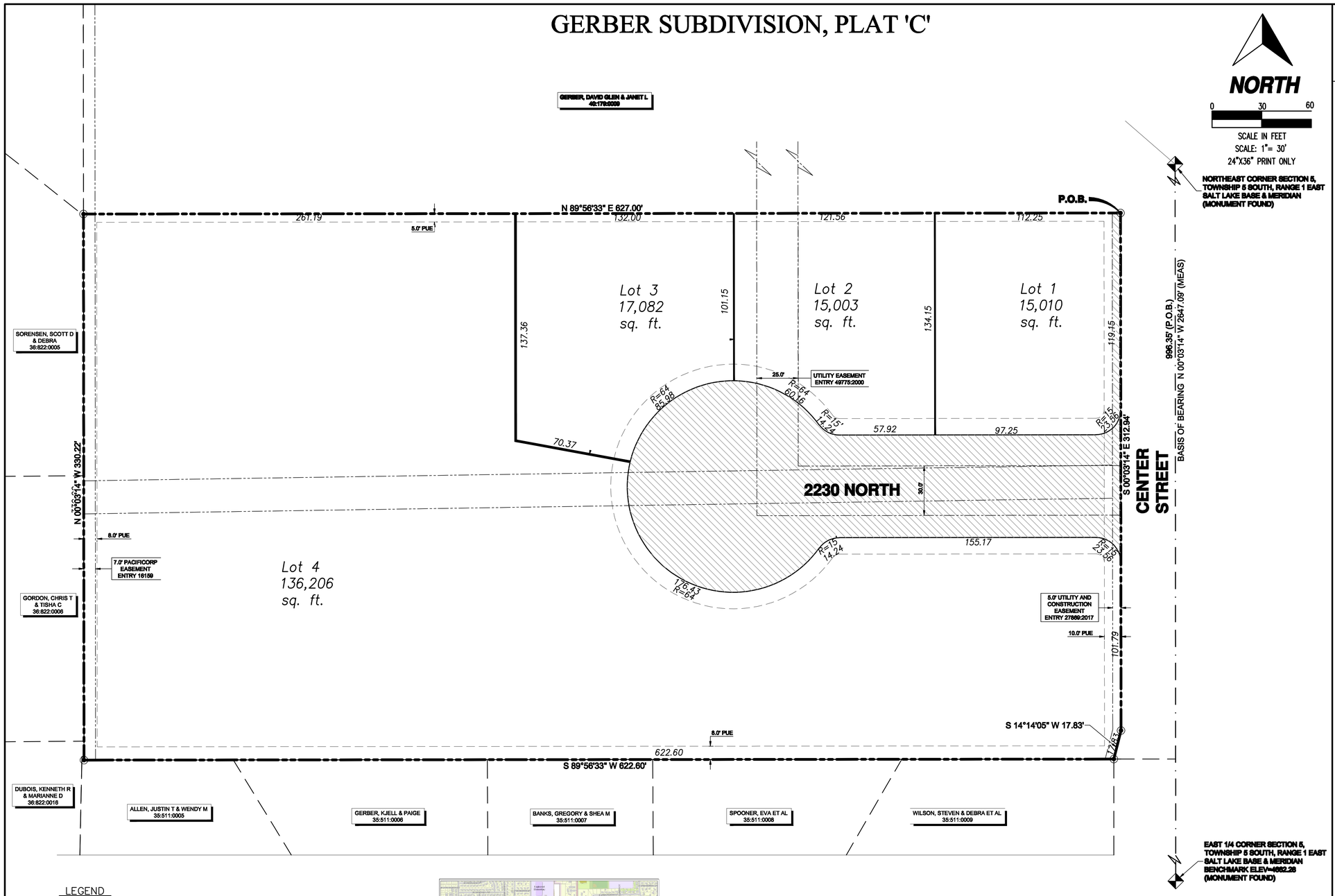
2295 NORTH CENTER STREET
LEHI, UTAH

JANUARY 5, 2021 — LAST REVISED
DWG\BNDSV-01 — DRAWING FILE
1470.2010 — PROJECT NUMBER

LEHI
CITY

SHEET NO. 1

GERBER SUBDIVISION, PLAT 'C'



NORTH

0 30 60

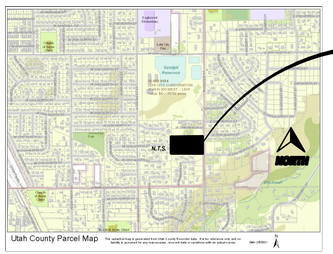
SCALE IN FEET
SCALE: 1"= 30'
24"X36" PRINT ONLY

NORTHEAST CORNER SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN (MONUMENT FOUND)

EAST 1/4 CORNER SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN BENCHMARK ELEV=4662.28 (MONUMENT FOUND)

LEGEND

- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- FUTURE CENTERLINE OF ROADWAY
- PROP. LOT LINE
- PROP. P.U.E.
- PRIMARY-STRUCTURE SETBACK BUILDING ENVELOPE LINE
- FUTURE RIGHT-OF-WAY (900 W)
- FUTURE P.U.E. (900 W)
- RECORD DEEDS (ADJ. PROPERTIES)
- REBAR & CAP TO BE SET (REAR LOT CORNERS)
- 1/2" CURB PIN TO BE SET IN CURB AS LOT LINE EXTENSION (FRONT LOT CORNERS)
- PUBLIC ROADWAYS DEDICATED TO LEHI CITY



PROPERTY LOCATION

VICINITY MAP
N.T.S.

DATE: FEBRUARY 18, 2021

SURVEYOR'S CERTIFICATE

I, ROBERT S. LAW, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 00000000 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN TO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND WILL BE STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

ALL OF LOT 3, PLAT "A", GERBER SUBDIVISION, ENTRY NO. 35620, AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE. LESS AND EXCEPTING A TRACT OF LAND CONVEYED TO LEHI CITY, ENTRY 27870:2017 AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

BEING MORE PARTICULARLY DESCRIBED BELOW:

BEGINNING AT THE NORTHEAST CORNER OF LOT 3A, PLAT "A", GERBER SUBDIVISION, ENTRY NO. 35620, AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE; SAID POINT BEING NORTH 00°03'14" WEST, ALONG THE SECTION LINE, 996.35 FEET AND WEST, 33.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF CENTER STREET; AND RUNNING THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: SOUTH 00°03'14" EAST, 312.94 FEET; THENCE SOUTH 14°14'05" WEST, 17.83 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF BANBURY COURT PLAT "A" SUBDIVISION; THENCE SOUTH 89°56'33" WEST, ALONG SAID NORTHERLY BOUNDARY LINE, 622.60 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF COUNTRY PARK ESTATES PLAT "A" SUBDIVISION; THENCE NORTH 00°03'14" WEST, ALONG SAID EASTERLY BOUNDARY LINE, 330.22 FEET; THENCE NORTH 89°56'33" EAST, 627.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 4.75 ACRES

DATE — SURVEYOR (See Seal Below)

OWNERS' DEDICATION

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

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

ACKNOWLEDGMENT

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____, 20____, BY_____, _____ AND, _____WHO REPRESENTED THAT HE/SHE (THEY) ARE THE OWNER(S) OF THE ABOVE-DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

NOTARY'S FULL NAME (PRINT) _____ COMMISSION NUMBER

MY COMMISSION EXPIRES _____ NOTARY PUBLIC - COMMISSIONED IN UTAH

UTILITY AND RIGHT-OF-WAY DEDICATION

THE ABOVE NAMED OWNER(S) OF THE ABOVE DESCRIBED PARCEL OF LAND DOES (DO) HEREBY OFFER AND CONVEY TO PLEASANT GROVE CITY AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT (S) AND RIGHT(S)-OF-WAY AS SHOWN BY THE AREAS MARKED AS PUBLIC UTILITY EASEMENTS (P.U.E.) AND PUBLIC RIGHT-OF-WAY ON THE WITHIN PLAT.

ACCEPTANCE BY THE CITY OF PLEASANT GROVE

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

MAYOR — COUNCIL MEMBER
COUNCIL MEMBER — COUNCIL MEMBER
COUNCIL MEMBER — COUNCIL MEMBER
CITY ENGINEER (See Seal Below) — CLERK-RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

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

CHAIRMAN, PLANNING COMMISSION — DIRECTOR - SECRETARY

LEHI CITY UTILITIES

SEWER/CULINARY WATER/SECONDARY WATER/STORM DRAIN

PUBLIC WORKS DIRECTOR — DATE

DOMINION ENERGY

PUBLIC UTILITIES APPROVAL
Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligation or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners'Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right-of-Way department at 1-800-366-6532.

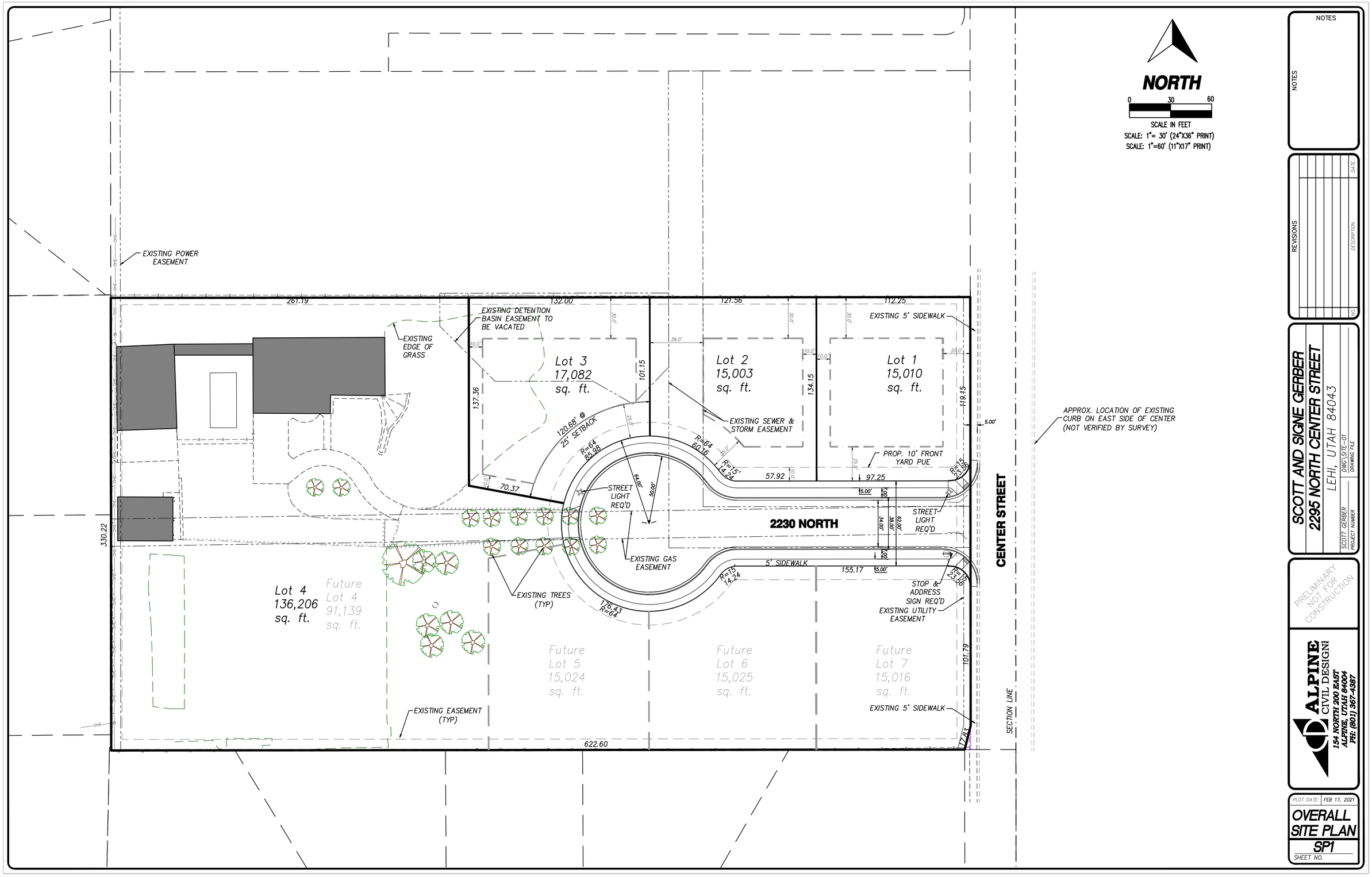
Dominion Energy — Date

GERBER SUBDIVISION
PLAT 'C'

PLEASANT GROVE CITY, UTAH COUNTY, UTAH

SCALE: 1" = 30' FEET

SURVEYOR SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL	COUNTY RECORDER


NORTH
0
30
60
SCALE IN FEET
SCALE: 1"= 30' (24"X36" PRINT)
SCALE: 1"=60' (11"X17" PRINT)
EXISTING POWER EASEMENT
261.19
132.00
121.56
112.25
EXISTING DETENTION BASIN EASEMENT TO BE VACATED
EXISTING EDGE OF GRASS
EXISTING 5' SIDEWALK
Lot 3
17,082
sq. ft.
Lot 2
15,003
sq. ft.
Lot 1
15,010
sq. ft.
137.36
101.15
134.15
119.15
EXISTING SEWER & STORM EASEMENT
APPROX. LOCATION OF EXISTING CURB ON EAST SIDE OF CENTER (NOT VERIFIED BY SURVEY)
120.68'
25' SETBACK
R=64
60.98
R=64
60.16
R=15
14.24
PROP. 10' FRONT YARD PUE
57.92
97.25
70.37
STREET LIGHT REQ'D
2230 NORTH
CENTER STREET
STREET LIGHT REQ'D
330.22
EXISTING GAS EASEMENT
5' SIDEWALK
155.17
Lot 4
136,206
sq. ft.
Future
Lot 4
91,139
sq. ft.
EXISTING TREES (TYP)
STOP & ADDRESS SIGN REQ'D
EXISTING UTILITY EASEMENT
Future
Lot 5
15,024
sq. ft.
Future
Lot 6
15,025
sq. ft.
Future
Lot 7
15,016
sq. ft.
101.79
EXISTING EASEMENT (TYP)
EXISTING 5' SIDEWALK
622.60
SECTION LINE
NOTES
NOTES
REVISIONS
DESCRIPTION
DATE
NO.
SCOTT AND SIGNE GERBER
2295 NORTH CENTER STREET
LEHI, UTAH 84043
SCOTT GERBER
PROJECT NUMBER
DWG\SITE-01
DRAWING FILE
PRELIMINARY NOT FOR CONSTRUCTION
ALPINE CIVIL DESIGN
154 NORTH 200 EAST
ALPINE, UTAH 84004
PH: (801) 367-4387
PLOT DATE: FEB 17, 2021
OVERALL SITE PLAN
SP1
SHEET NO.

NORTH

0 30 60

SCALE IN FEET

SCALE: 1"= 30' (24"X36" PRINT)

SCALE: 1"=60' (11"X17" PRINT)

NOTES

NOTES

REVISIONS

NO.	DESCRIPTION	DATE

SCOTT AND SIGNE GERBER

2295 NORTH CENTER STREET

LEHI, UTAH 84043

SCOTT GERBER | PROJECT NUMBER

DWG\UTIL-01 | DRAWING FILE

ALPINE CIVIL DESIGN, INC

154 NORTH 200 EAST

ALPINE, UTAH 84004

PH: (801) 367-4387

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: FEB. 18, 2021

UTILITY PLAN

U1

SHEET NO.

Lot 3
17,082
sq. ft.

Lot 2
15,003
sq. ft.

Lot 1
15,010
sq. ft.

Lot 4
136,206
sq. ft.

Ex. Pipe FL=±22.71
Pipe FL=18.79

DIP BACK OF WALK TO PROVIDE LANDING FOR CURB RAMP TO MEET ADA, TYP. BOTH SIDES

EXISTING 5' SIDEWALK

SLOPE 12" PIPE INTO SUMP @ 2%

SNOUT ON OUTLET REQ'D

SUMPS

12" S.D.

STREET LIGHT

COORD. W/ HOME OWNER ON MATCH POINTS

STA. 5+60.52 (SAWCUT & MATCH EX. DRIVEWAY GRADE)

RECONSTRUCT PRIVATE DRIVEWAY (MATCH ROADWAY ASPHALT)

20' WIDE DRIVE APPROACH & SIDEWALK PER LEHI CITY STD. DWG. (ROAD 11)

OUTLET Pipe FL=17.71

Pipe FL=17.35

8" 11.25° BEND PI AND CW

FH, VALVE, CW BLOW OFF

60' - 12" S.D. @ 0.6% REQ'D

96' - 12" S.D. @ 1.15% REQ'D

REMOVE

REMOVE EX. S.D.

211' - 12" S.D. @ 1.25% REQ'D

8" WTR & 8" PI

Pipe FL=14.71

HOT TAP W/ 8" VALVE TO EXISTING 12" PI

5' SIDEWALK

7' PARKING STRIP

2' C&G

EXISTING 8" SWR

132' - 15" S.D. @ 1.25% REQ'D

EXISTING 5' SIDEWALK

2'X3' CB GRATE=MATCH SLOPE PIPE AT 2% TO NEW MH, 1.5' COVER

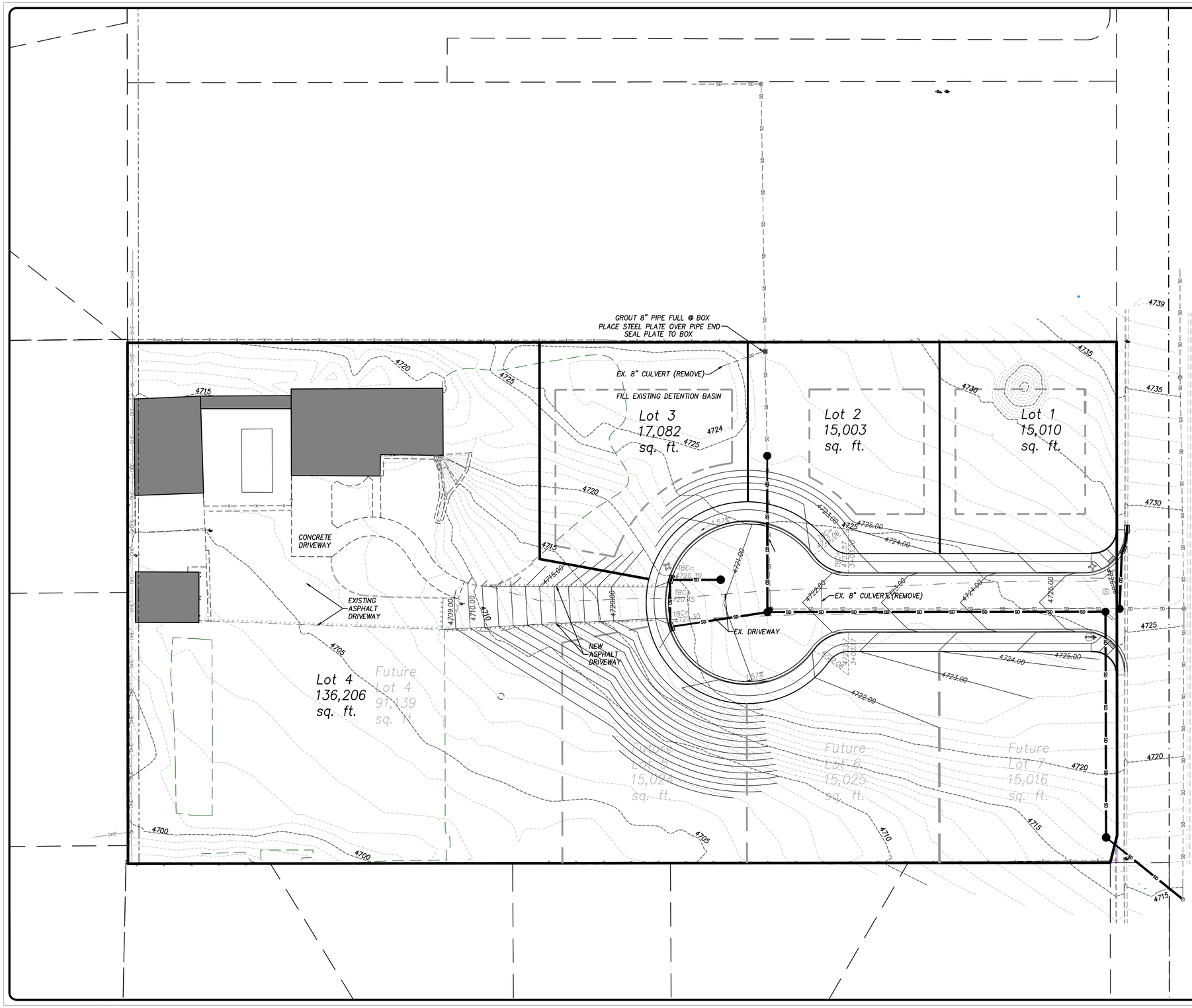
CUT IN 6" TEE, 8"X6"REDUCER, 8" VALVE TO EXISTING 6" WATER LINE

EX. FH LOCATED ON THIS CORNER

60' - 15" S.D. @ 2.6% REQ'D

EX. LID=±14.53
New Pipe FL=11.50
Ex. FL (S)=9.28

Pipe FL=13.06



NORTH

0 30 60

SCALE IN FEET

SCALE: 1"= 30' (24"X36" PRINT)

SCALE: 1"=60' (11"X17" PRINT)

NOTES

NOTES

REVISIONS

NO.	DESCRIPTION	DATE

SCOTT AND SIGNE GERBER

2295 NORTH CENTER

LEHI, UTAH 84043

SCOTT GERBER | DWG\GRADE-01

PROJECT NUMBER | DRAWING FILE

PRELIMINARY
NOT FOR
CONSTRUCTION

ALPINE
CIVIL DESIGN

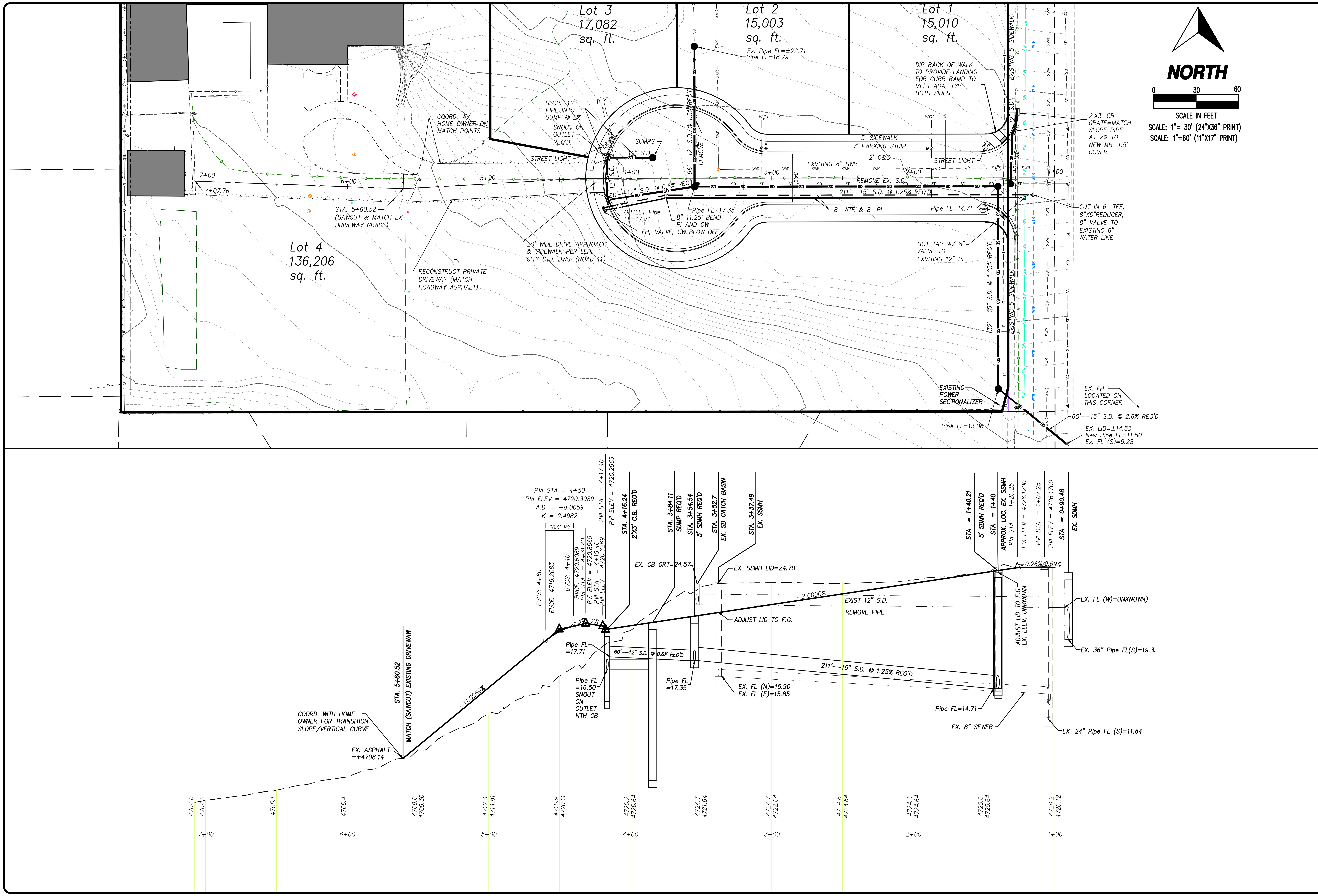
154 NORTH 200 EAST
ALPINE, UTAH 84004
PH: (801) 367-4387

PLOT DATE: 02-17-2021

OVERALL GRADING

G1

SHEET NO.



NOTES

REVISIONS

NO.	DESCRIPTION	DATE

SCOTT AND SIGNE GERBER
2295 NORTH CENTER
LEHI, UTAH 84043

DWG\PLPRO-01
DRAWING FILE

SCOTT GERBER
PROJECT NUMBER

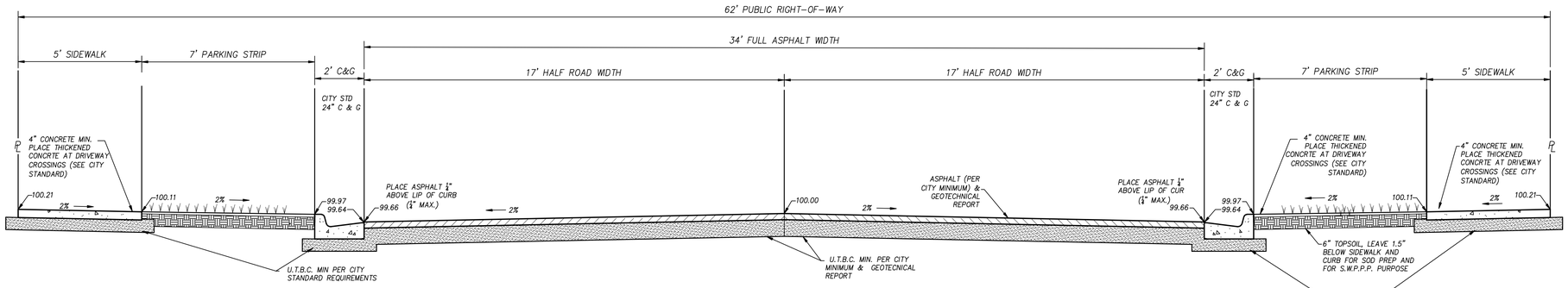
PRELIMINARY NOT FOR CONSTRUCTION

ALPINE CIVIL DESIGN
154 NORTH 200 EAST
ALPINE, UTAH 84004
PH: (801) 367-4387

PLOT DATE: 02/18/2021

PLAN + PROFILE

PPL1
SHEET NO.

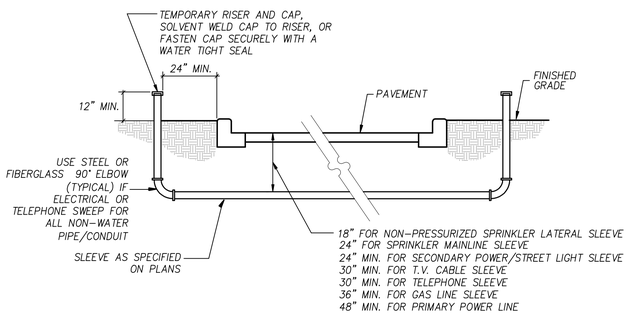


ROADWAY SECTION (2230 NORTH) — 1/D1

*ASPHALT SECTION SHOWN IS FOR ALL LOCAL STREETS
N.T.S.

CONTRACTOR SHALL PLAN/COORDINATE/AND INSTALL ALL ROADWAY CROSSINGS PRIOR TO C & G PLACEMENT

CONTRACTOR SHALL COORDINATE WITH STREET LIGHT, POWER, PHONE, DATA, AND NATURAL GAS UTILITY COMPANIES TO ENSURE SERVICE WITHOUT ROADWAY CUTS FOLLOWING INSTALLATION



(*VERIFY SLEEVE DEPTHS WITH APPROPRIATE UTILITY COMPANY)

*NOTE: THE END OF ALL SLEEVES SHALL BE PLACED TO ALLOW FUTURE ACCESS TO END OF SLEEVE AND AVOID CONFLICT WITH OTHER PROPOSED UTILITIES, ROADWAY IMPROVMENTS, CURB & GUTTER, SIDEWALK, ETC.

** PAINT END OF SLEEVES TO IDENTIFY INTENDED PURPOSE.

SLEEVE INSTALLATION DETAIL — 4/D1

N.T.S.

NOTES

NOTES

REVISIONS

NO.	DESCRIPTION	DATE

SCOTT AND SIGNE GERBER
2295 NORTH CENTER STREET
LEHI, UTAH 84043

SCOTT GERBER
PROJECT NUMBER
DWG\DETAIL-01.DWG
DRAWING FILE

PRELIMINARY NOT FOR CONSTRUCTION

ALPINE CIVIL DESIGN
154 NORTH 200 EAST
ALPINE, UTAH 84004
PH: (801) 367-4387

PLOT DATE: 02-06-2021

SITE DETAILS

D1

SHEET NO.

March 6, 2021

Brittney Harris, Planner
Lehi City Planning and Zoning
153 North 100 East
Lehi, Utah 84043

Subject: Gerber Property – 2295 North Center Street - Zone Change Request **1.56-acres**

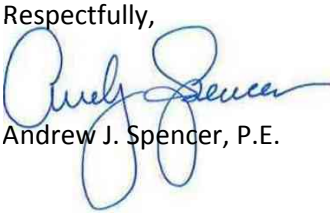
Ms. Harris,

We appreciate the recent review of the Gerber property zone map amendment request by Lehi City DRC on March 3, 2021. In response to the DRC comments, attached is a revised zone amendment map and property description. The comments from the DRC are also addressed as follows:

1. *Fire* – We are planning the addition of a fire hydrant at the end of the future cul-de-sac. This hydrant provides coverage for the new lots and existing dwelling. Additionally, there is an existing fire hydrant at the northeast corner of the 2200 North/Center Street intersection that also provides supplemental coverage.
2. *Parks* – There is a significant grade change of approximately 20-feet that occurs near the middle of the existing parcel. The cul-de-sac is placed to remain on the "high-side" of the parcel.
3. *Engineering* – The future street in a "squared" condition has been added to the proposed zone-amendment area. This increased the requested modification area from 1.08 acres to 1.56 acres.
4. *Planning* - The Gerbers are researching the original water dedication that was given to the City at the time of their initial annexation. It is acknowledged that an additional water dedication will be required prior to the zone change being completed if the original water rights were insufficient for the new development. It is requested that the future roadway area not be included in the water requirements calculation. This will result in a water dedication requirement for 1.08 acres of 3.99 acre-feet.
5. *Planning* - Plans for a four-lot subdivision (three new lots and one remainder parcel containing the existing dwelling and accessory structures) are currently prepared for submission to Lehi City awaiting the completion of the zone change process.

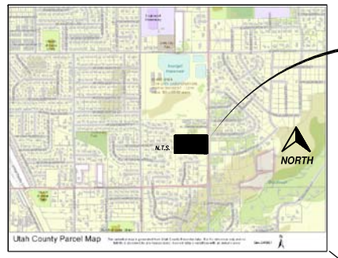
Our intent has been to comply with all required submission requirements. Please let me know if any required information has been omitted.

Respectfully,



Andrew J. Spencer, P.E.

SCOTT AND SIGNE GERBER - ZONE CHANGE PARCEL
2295 NORTH CENTER STREET



PROPERTY LOCATION

VICINITY MAP
N.T.S.

NORTH
0 30 60
SCALE IN FEET
SCALE: 1"= 30'
24"X36" PRINT ONLY

GERBER, DAVID GLEN & JANET L
40:179:0009

NORTHEAST CORNER SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN (MONUMENT FOUND)

P.O.B.

WEST 33.00'

N 89°56'33" E 627.00'

261.19

365.81

996.35' (P.O.B.) BASIS OF BEARING N 00°03'14" W 2647.09' (MEAS)

N 00°03'14" W 330.22'

330.22

SORENSEN, SCOTT D & DEBRA
36:822:0005

N00°03'11"W 137.35

ZONE CHANGE PARCEL
R-1-15 ZONE
(REQUESTED)
68,123 Sq. Ft.
1.56 ACRES

196.15

S 00°03'14" E 312.94'

70.37
N79°34'30"W

N00°03'11"W 46.00

296.62
S89°56'33"W

116.79

REMAINDER PARCEL
CURRENTLY A-1 ZONE
138,860 Sq. Ft.
3.19 ACRES

POTENTIAL ALIGNMENT FOR FUTURE ROADWAY RIGHT-OF-WAY

CENTER STREET

GORDON, CHRIS T & TISHA C
36:822:0006

S 14°14'05" W 17.83'

17.83

622.60
S 89°56'33" W 622.60'

DUBOIS, KENNETH R & MARIANNE D
36:822:0016

ALLEN, JUSTIN T & WENDY M
35:511:0005

GERBER, KJELL & PAIGE
35:511:0006

BANKS, GREGORY & SHEA M
35:511:0007

SPOONER, EVA ET AL
35:511:0008

WILSON, STEVEN & DEBRA ET AL
35:511:0009

EAST 1/4 CORNER SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN BENCHMARK ELEV=4662.28 (MONUMENT FOUND)

LEGEND

- SECTION LINE
- OVERALL BOUNDARY LINE
- RECORD DEEDS (ADJ. PROPERTIES)
- ZONE CHANGE PARCEL

OVERALL BOUNDARY DESCRIPTION

ALL OF LOT 3, PLAT "A", GERBER SUBDIVISION, ENTRY NO. 35620, AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE. LESS AND EXCEPTING A TRACT OF LAND CONVEYED TO LEHI CITY, ENTRY 27870:2017 AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

BEING MORE PARTICULARLY DESCRIBED BELOW:

BEGINNING AT THE NORTHEAST CORNER OF LOT 3, PLAT "A", GERBER SUBDIVISION, ENTRY NO. 35620, MAP 5030, AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE; SAID POINT BEING NORTH 00°03'14" WEST, ALONG THE SECTION LINE, 996.35 FEET AND WEST, 33.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF CENTER STREET; AND RUNNING THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: SOUTH 00°03'14" EAST, 312.94 FEET; THENCE SOUTH 14°14'05" WEST, 17.83 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF BANBURY COURT PLAT "A" SUBDIVISION; THENCE SOUTH 89°56'33" WEST, ALONG SAID NORTHERLY BOUNDARY LINE, 622.60 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF COUNTRY PARK ESTATES PLAT "A" SUBDIVISION; THENCE NORTH 00°03'14" WEST, ALONG SAID EASTERLY BOUNDARY LINE, 330.22 FEET; THENCE NORTH 89°56'33" EAST, 627.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 4.75 ACRES

ZONE-CHANGE BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 3, PLAT "A", GERBER SUBDIVISION, ENTRY NO. 35620, MAP 5030, AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE; SAID POINT BEING NORTH 00°03'14" WEST, ALONG THE SECTION LINE, 996.35 FEET AND WEST, 33.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF CENTER STREET; AND RUNNING THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE: SOUTH 00°03'14" EAST, 196.15 FEET; THENCE SOUTH 89°56'33"WEST, 296.62 FEET; THENCE NORTH 00°03'11" WEST, 46.00 FEET; THENCE NORTH 79°34'30" WEST, 70.37 FEET; THENCE NORTH 00°03'11" WEST, 137.35 FEET; THENCE NORTH 89°56'33" EAST, 365.81 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1.56 ACRES

DATE: MARCH 6, 2021

Agenda Item No: 7.

City Council Agenda Item Report

Meeting Date: April 13, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

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

Suggested Action:

Attachments:

CC_Staff_Report_Mendenhall_Preliminary_Subdivision_04.13.21.docx

Mendenhall Preliminary DRC 02.24.21.docx

Mendenhall Preliminary Subdivision 2.24.21 drc response, plans.pdf

Aerial Mendenhall Preliminary.pdf

General Plan Mendenhall Preliminary.pdf

Zoning Mendenhall Preliminary.pdf

MENDENHALL PRELIMINARY SUBDIVISION
CITY COUNCIL REPORT

Applicant	Fred Clark		
Meeting Date	April 13, 2021		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Location	230 West 400 South		
Existing General Plan Designation	LDR (Low Density Residential)		
Existing Zoning	R-1-Flex		
Existing Land Use	Single family residential		
Number of Lots/Units	11 lots		
Adjacent Zoning and Land Use	*North*	R-2	Single family residential
	South	A-1	FrontRunner Corridor/Single family residential
	East	A-1	Single family residential
	West	A-1	FrontRunner Corridor/Undeveloped
Date of DRC Review	February 24, 2021		
Date of Planning Commission Review	March 11, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

PROPERTY HISTORY

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

REPORT ANALYSIS

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

Proposed Layout

The residential subdivision will consist of 11 single family lots on a total of 3.385 acres. The lots range in size from 8,010 to 15,917 square feet which meets the minimum lot size requirement of 8,000 square feet for the R-1-Flex zone. Lot 11 shows the existing home as remaining, but all other structures on the property will be removed. There is a density of approximately 3.25 units per acre for this subdivision which is consistent with the goals of the General Plan designation and current zoning. The R-1-Flex zone establishes a maximum density of 3.25 units per acre when the zoning area is under ten acres in size.

After the DRC meeting, Staff recognized that the lot width requirement of 80 feet is not met on lot 5. Staff recommends that the applicant be allowed to move forward, but that the lot widths all be corrected at the time of final plat review and approval.

DRC Comments

The DRC had eleven comments including the following:
1. Show buildable envelopes to ensure that all the lots are buildable, especially lots 1 and 2 with the storm drain.
2. All roads longer than 150 feet require an 84 foot temp turn around per Lehi city standards. Road -14. Show on the Plat and Utility Sheet. Show detail.
3. Will need to meet retention/detention requirements for final subdivision

Please consider all DRC comments in the motion.

PLANNING DIVISION RECOMMENDATION

Planning staff recommends **APPROVAL** of the Mendenhall preliminary subdivision including the DRC comments from February 24, 2021. This recommendation is based on the following findings:

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on March 11, 2021. The minutes and motion from this meeting are as follows:

3.2 Public hearing and recommendation of Fred Clark's request for preliminary subdivision review of Mendenhall Place, an 11-lot residential subdivision located at 230 West 400 South.

Brittney Harris, City Planner, presented information on the agenda item

The applicant, Fred Clark, was present and commented that the lot was below the required 80 feet and had been corrected.

Opened the public hearing.

Commissioner Peterson read the public comment via Granicus into the record.

Closed the public hearing.

Motion: Commissioner Bunker motioned to recommend approval of **Fred Clark's request for preliminary subdivision review of Mendenhall Place, an 11-lot residential subdivision located at 230 West 400 South**; including all DRC comments and findings stated in the report. Commissioner Peterson seconded.

Vote: Commissioner Eyre, yes; Commissioner Everett, yes; Commissioner Hemmert, yes; Commissioner Peterson, yes; Commissioner Ellis, yes; Commissioner Bunker, yes; Commissioner Hereth, yes. The vote passed unanimously.

Mendenhall Preliminary
DRC Redline Comments

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

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer, Luke Seegmiller
Representatives of the Applicant Present: Fred Clark
Date of Plans Reviewed: 02/16/21

DRC REDLINE COMMENTS:
Glade – Power:
1. Please show and label Lehi Power Pole(s) #2095, #2096, #2098, #2101 along 400 S.

Kerry – Fire:
2. All roads longer than 150 feet require an 84 foot temp turn around per Lehi city standards. Road -14. Show on the Plat and Utility Sheet. Show detail.
3. Install hydrant and Culinary blow off at the end of the water lines. Show valve symbol on both
4. Install hydrant connected to the PI with valve symbol
5. Move this hydrant to the end of the line

Greg – Water/Sewer:
6. Existing SD will require a 20' easement with the SD utility centered inside the easement. Entire easement must be located entirely on one lot.
7. Water and PI mains must maintain alignment along the North and East side of the Road. (Lehi City standard)
8. An additional manhole will be required to maintain proper center line alignment with 8" sewer main.

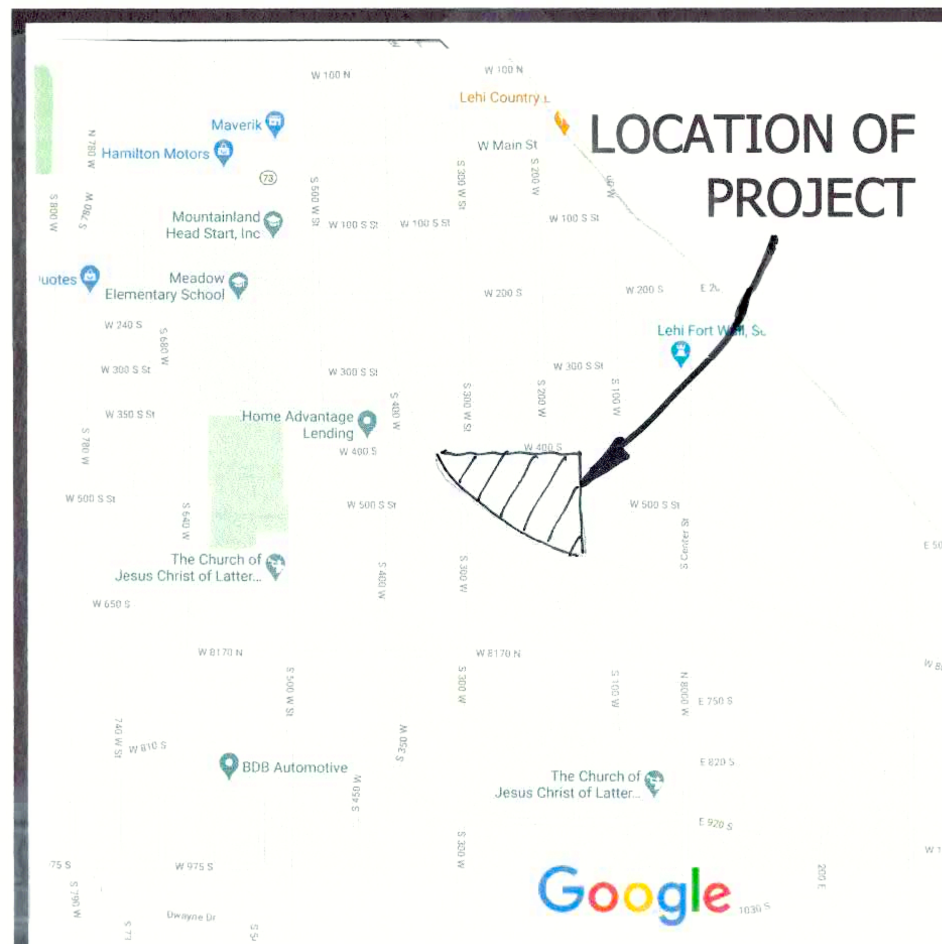
Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering:
9. Will need to meet retention/detention requirements for final subdivision

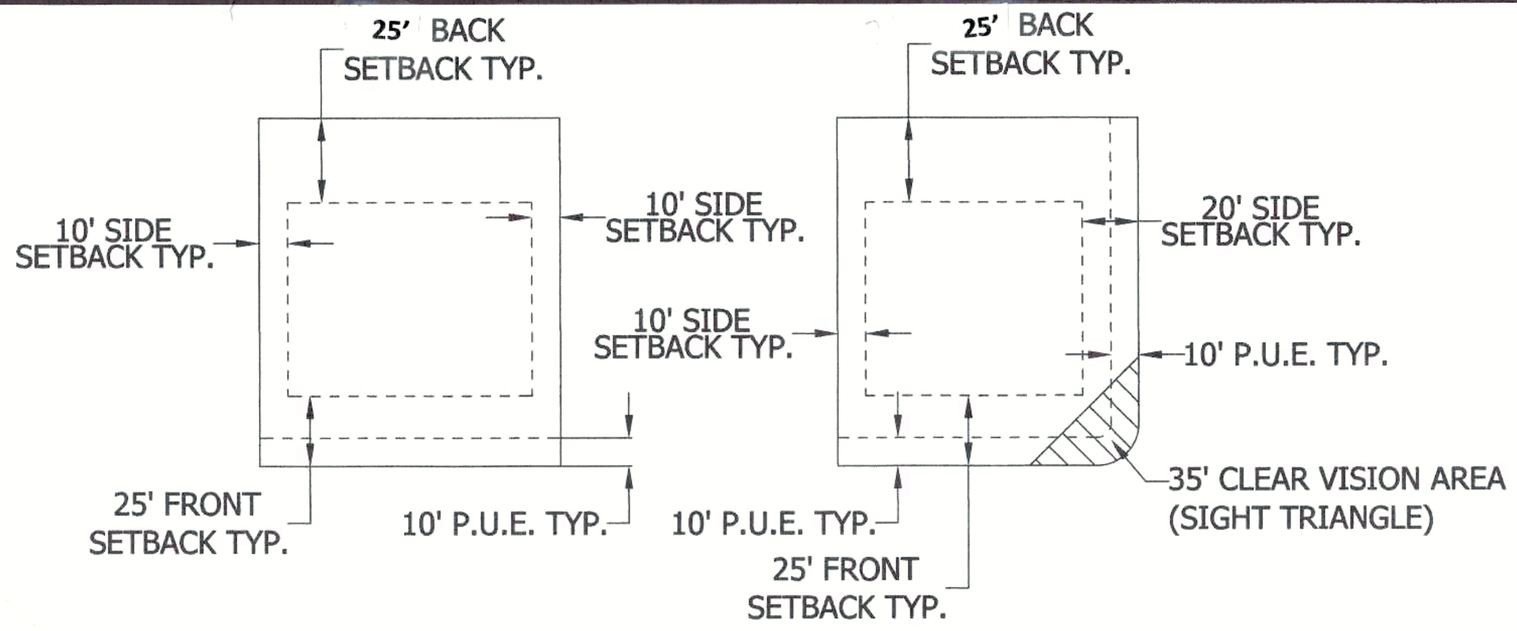
Luke- Traffic: No comments
Kim – Planning:
10. Show buildable envelopes to ensure that all the lots are buildable, especially lots 1 and 2 with the storm drain.
11. Remove the final plat sheet since this is just review of the preliminary plat.

General Comments:
1. Sheet 5- Square footage on lot 4 is incorrect. Shown as 80010 SF.
2. Sheet 5- typo- need to add the letter D to abandoned
3. Sheet 4- Change this comma telling the total acreage to a period.
4. Sheet 4- Change zoning to A-1 on South Side of UTA corridor
5. Sheet 4- Remove “men” from Owner’s Dedication
6. Sheet 4- Remove City Attorney’s Signature line

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 11, 2021.

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





TYPICAL LOT SETBACKS

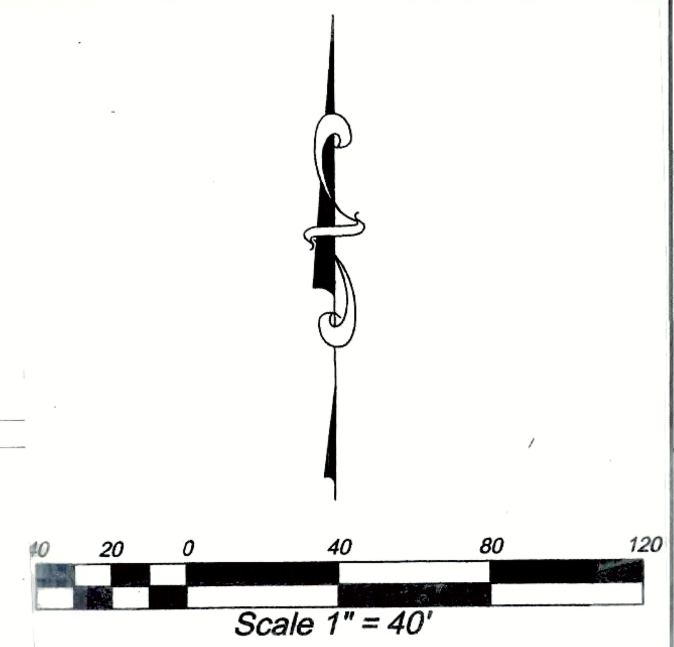
TABULATIONS	
TOTAL ACREAGE	3,385 AC
NUMBER OF LOTS	11 LOTS
UNITS PER ACRE	3.25
ACREAGE IN ROW	.409 AC
LANE MILES	0.0435 M

NOTES:

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

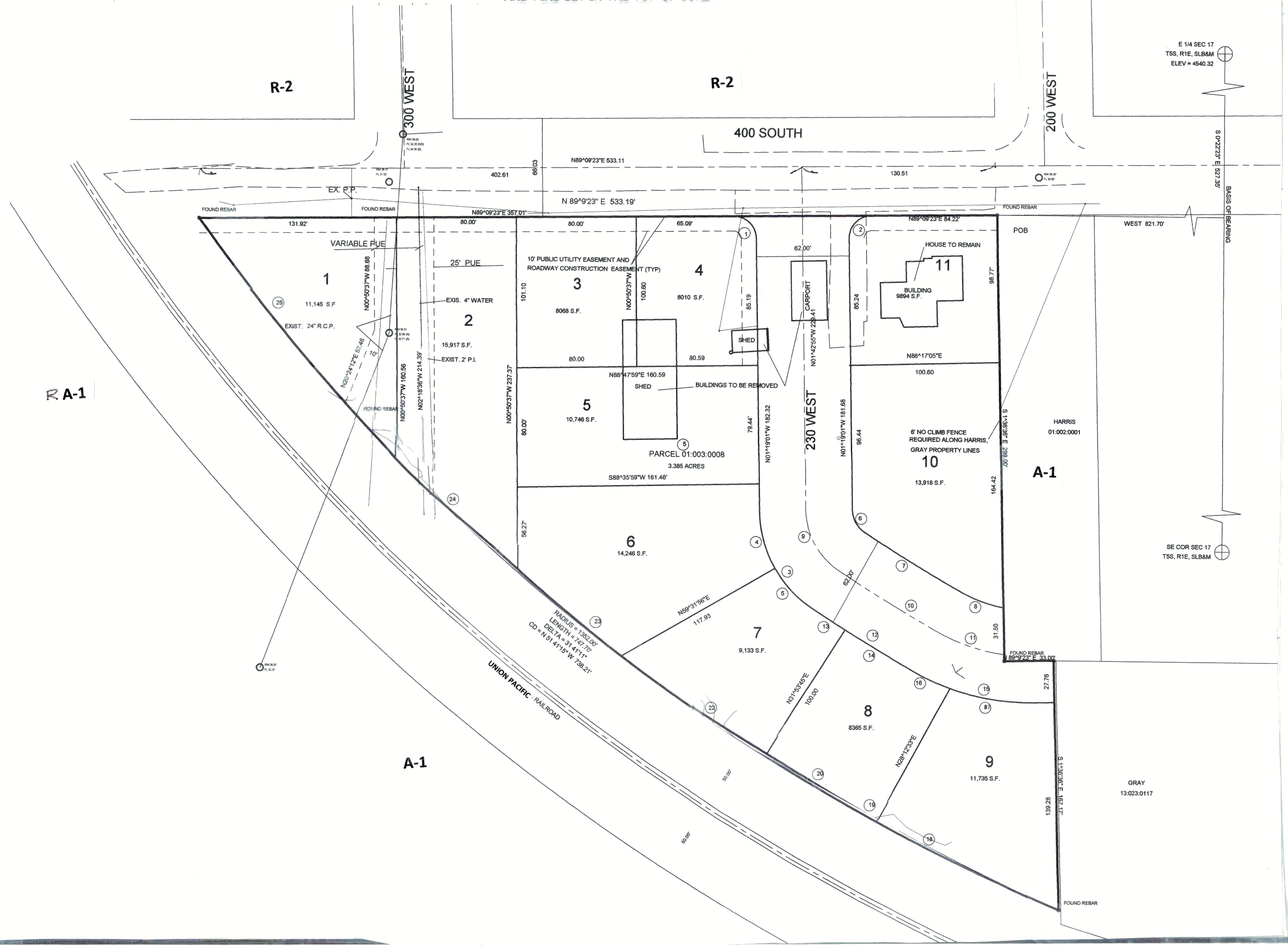
CURVE DATA

Curve #	Radius	Delta	Length	Tangent	Chord/Brg
C1	15.00	89.66^	23.47	14.91	21.15 N46-0
C2	15.00	90.17^	23.61	15.05	21.24 S44-0
C3	81.00	55.64^	78.65	42.74	75.60 N29-0
C4	81.24	29.17^	41.36	21.14	40.91 N15-3
C5	81.00	26.82^	37.91	19.31	37.57 N43-3
C6	19.00	55.64^	18.45	10.03	17.73 N29-0
C7	1195.00	3.60^	75.16	37.59	75.14 N58-4
C8	99.00	19.80^	34.22	17.28	34.05 S70-2
C9	50.00	55.64^	48.55	26.38	46.67 N29-0
C10	1221.00	3.60^	76.79	38.41	76.78 N58-4
C11	125.00	22.16^	48.35	24.48	48.05 S71-3
C12	1247.00	3.60^	78.43	39.23	78.41 N58-4
C13	1252.00	1.15^	25.16	12.58	25.16 N57-3
C14	1252.00	2.45^	53.58	26.79	53.58 N59-1
C15	156.00	30.48^	83.00	42.51	82.02 N75-4
C16	156.00	30.48^	83.00	42.51	82.02 S75-4
C17	156.00	20.54^	55.93	28.27	55.63 S80-4
C18	1352.00	5.74^	135.45	67.78	135.39 N64-3
C19	1352.00	0.69^	16.35	8.18	16.35 S61-2
C20	1352.00	2.99^	70.64	35.33	70.63 N59-3
C21	1352.00	4.94^	116.48	58.27	116.44 N55-3
C22	1352.00	3.81^	89.84	44.94	89.82 N51-1
C23	1352.00	8.74^	206.31	103.36	206.11 S53-4
C24	1352.00	4.70^	110.93	55.50	110.90 N47-0
C25	1352.00	8.85^	208.93	104.67	208.72 N40-1



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

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



LEGEND

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

SURVEYOR'S CERTIFICATE

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

SURVEYOR'S SIGNATURE ____________ DATE ____________

BOUNDARY DESCRIPTION

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

OWNER'S DEDICATION

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

THIS ________ DAY OF ______________________, **2021**

SIGN ______________________ PRINT ______________________

SIGN ______________________ PRINT ______________________

SIGN ______________________ PRINT ______________________

SIGN ______________________ PRINT ______________________

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH § S.S.

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

MY COMMISSION EXPIRES: ________________

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

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED:

MAYOR'S SIGNATURE ____________ DATE ____________

CITY ATTORNEY'S SIGNATURE ____________ DATE ____________

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

ATTEST:

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

PLANNING COMMISSION APPROVAL

APPROVED THIS___________DAY OF__________________________, A.D. **2021** BY THE LEHI CITY PLANNING COMMISSION.

PLANNING COMMISSION CHAIR SIGNATURE ____________ DATE ____________

PLAT "A"

MENDENHALL PLACE

A RESIDENTIAL SUBDIVISION

NOTARY PUBLIC SEAL	RECORDER SEAL	ENGINEER SEAL	SURVEYOR SEAL

Mendenhall Preliminary Subdivision

Aerial

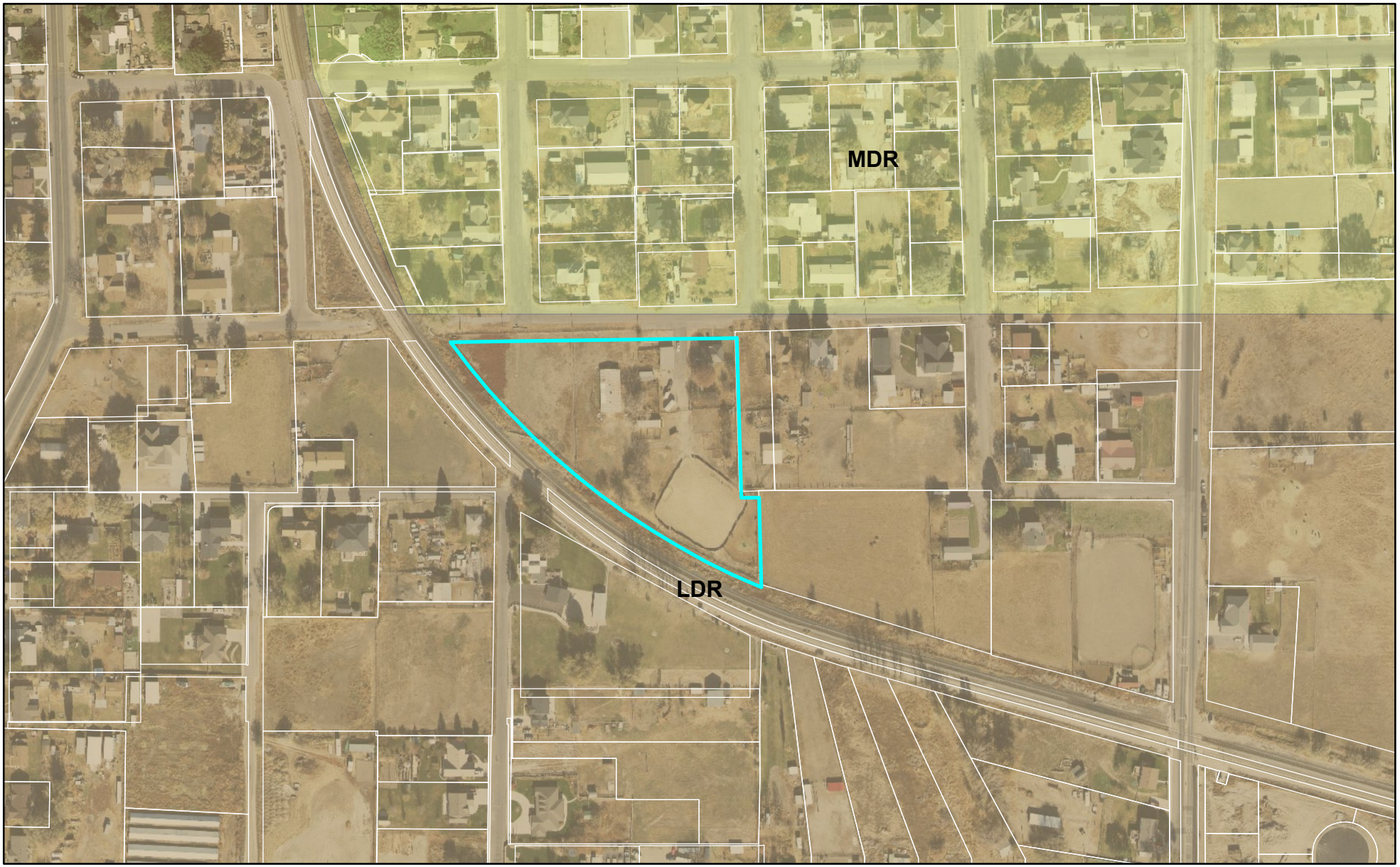


0 310 620 Feet

LEHI CITY

Mendenhall Preliminary Subdivision

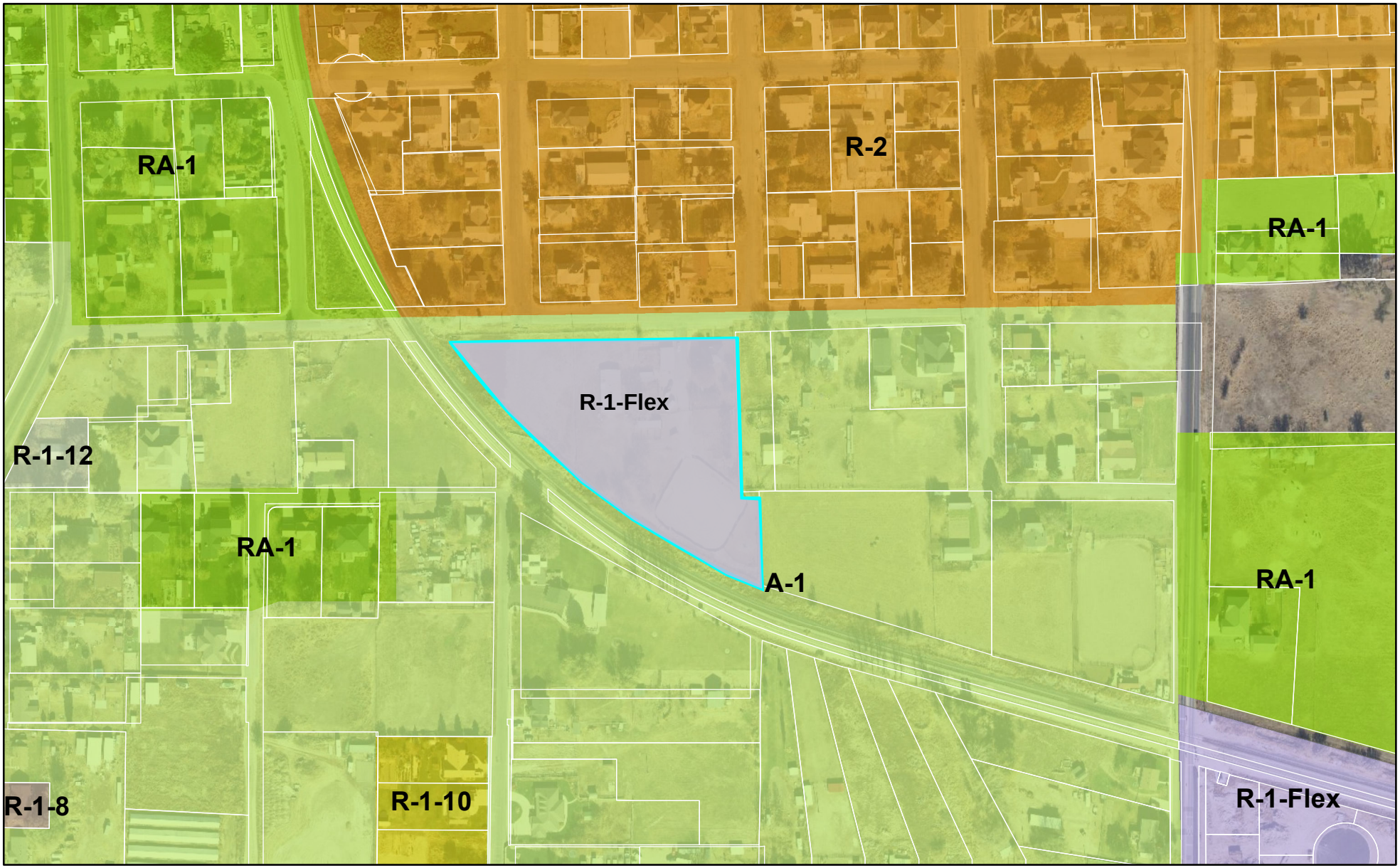
General Plan



LEHI CITY

Mendenhall Preliminary Subdivision

Zoning



0 310 620 Feet

LEHI CITY

Agenda Item No: 8

City Council Agenda Item Report

Meeting Date: April 13, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary subdivision approval for Bridal Creek Estates B, a 5- lot residential subdivision located at 385 South 1100 West.

Suggested Action:

Attachments:

CC Staff Report Bridal Creek Estates B Preliminary Subdivision 04.13.21.docx

Bridal Creek Estates Plat B Preliminary Subdivsion DRC 03.10.21.docx

Bridal-Creek-Estates-B Preliminary Plat 03.10.21.pdf

Bridal Creek Estates B aerial.pdf

Bridal Creek Estates B General Plan.pdf

Bridal Creek Estates B zoning.pdf

BRIDAL CREEK ESTATES PLAT B PRELIMINARY SUBDIVISION
CITY COUNCIL REPORT

Applicant	Daniel Purtschert		
Meeting Date	April 13, 2021		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Location	385 South 1100 West		
Existing General Plan Designation	LDR (Low Density Residential)		
Existing Zoning	RA-1 & R-1-12		
Existing Land Use	Single family residential		
Number of Lots/Units	5 lots		
Adjacent Zoning and Land Use	*North*	R-1-8	Saddlebrook II Subdivision
	South	RA-1	Bridle Creek Estates Subdivision
	East	R-1-Flex	Willow Cove Phase 2 Subdivision
	West	TH-5	Single family residential
Date of DRC Review	March 10, 2021		
Date of Planning Commission Review	March 25, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

PROPERTY HISTORY

May 8, 1984 – This property was included as part of the Artesian Aqua annexation approved by the City Council.
April 6, 2005- The Bridal Creek Estates subdivision directly to the south was approved by the City Council.

REPORT ANALYSIS

The applicant requests preliminary subdivision approval of the Bridal Creek Estates B Subdivision, a 5-lot residential development located at 385 South 1100 West in an approved R-1-12 and RA-1 zone. This report will discuss the proposed layout and the DRC comments.

Proposed Layout

The residential subdivision will consist of five single family lots on a total of 3.39 acres. The lots range in size from 20,091 to 39,186 square feet which meets the minimum lot size requirement of 15,000 square feet for the RA-1 zone and 12,000 square feet for the R-1-12 zone. Lot 1 shows the existing home as remaining, but all other structures on the property will be removed. There is an overall density of approximately 0.67 units per acre for this subdivision which is consistent with the goals of the General Plan designation and current zoning. The RA-1 and R-1-12 zones establish a maximum density of 2.5 and 3 units per acre respectively.

DRC Comments

The DRC had eleven comments including the following:

1. Maintain 7' planter and 5' walk on 1100 W frontage and through most of curve. Can be transitioned down in the last ~10'-15'.
2. Ensure that the 100' minimum lot frontage is met on Lot 5 at the 25' setback.

Please consider all DRC comments in the motion.

PLANNING DIVISION RECOMMENDATION

Planning staff recommends **APPROVAL** of the Bridal Creek Estates Plat B preliminary subdivision including the DRC comments from March 10, 2021. This recommendation is based on the following findings:

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on March 25, 2021. The minutes and motion from this meeting are as follows:

2.6) Public hearing and recommendation of Daniel Purtschert's request for preliminary subdivision review of Bridal Creek Estates B, a 5- lot residential subdivision located at 385 South 1100 West.

The applicant, Danny Purtschert, was present. He mentioned He mentioned there were two trees on the property and would like them to stay if possible. He also mentioned that they are on a well and would like to remain on the well. Ross stated the well can be kept and they will look at it at final and decide if easements need to be added. The trees might be able to be stay depending on what kind of trees they are and if they will affect future development.

Commissioner Nielsen opened the public hearing for the item.

Commissioner Nielsen closed the public hearing for the item.

Motion: Commissioner Peterson moved to send a positive recommendation of **Daniel Purtschert's request for preliminary subdivision review of Bridal Creek Estates B, a 5- lot residential subdivision located at 385 South 1100 West;** including all DRC comments and findings stated in the report, noting that staff will review the well that will remain with the existing home as well as the trees to the south. Commissioner Everett seconded.

Vote: Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Hemmert, yes; Commissioner Peterson,

yes; Commissioner Ellis, yes; Commissioner Bunker, yes; Commissioner Eyre, yes. The vote passed unanimously.

Bridal Creek Estates Plat B Preliminary Subdivision
DRC Redline Comments

Daniel Purtschert- requests preliminary subdivision review of Bridal Creek Estates B, a 5- lot residential subdivision located at 385 South 1100 West.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Date of Plans Reviewed: 2/26/21

DRC REDLINE COMMENTS:
Glade – Power:
1. RMP asset transfer required. (P.O.A. will be the transformer on the south side of 425 S.). (General Comment)
Kerry – Fire:
2. Include a note on what building are to remain. It looks like the large one will straddle a couple lots?
Greg – Water/Sewer:
3. Locate all water and PI meters within 5' of a property line to avoid conflict with future driveway.
4. Each lot will require a 3/4" culinary water service and a 1" PI service.
5. Existing culinary main is a 6" PVC SDR-21 class 200
6. Remove notes 3 and 4. Update note 2 to read 3/4"
7. PI main in 1100 West is a 12" PVC DR-18 C900.
Trent – Parks:
5. Maintain 7' planter and 5' walk on 1100 W frontage and through most of curve. Can be transitioned down in the last ~10'-15'.
Gary – Building/Inspections:
6. A soils report is needed.
JD – Streets:
7. Sub Base will be determined by your CBR. Add CBR and correct amount of Sub Base per Section 2.03 Figure 2-1 of Lehi Standards.
8. Width of Asphalt should be 34'
Ross – Engineering:
8. 1100 West is a master planned collector with 48' of asphalt. At final show the curb to the north and south to ensure that curb lines up and the road width will be correct
9. Will need to address stormwater detention/retention. Can consider a payment-in-lieu of detention for this development
Luke – Traffic: No comments
Kim – Planning:
10. Contact information on cover sheet is outdated (General Comment)
11. Ensure that the 100' minimum lot frontage is met on Lot 5 at the 25' setback.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 25, 2021.

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

NORTH
1" = 30

300 South St.

West quarter corner Section 17 Township 5 South Range 1 East S.L.B. & M.

Southwest corner Section 17 Township 5 South Range 1 East S.L.B. & M

Point of Beginning
East 397.23'

South 0°22'02" East along the Section line (Basis of Bearing)

275.76'

1100 West Street

TH - 5 Zone

R 1-12 Zone

R 1-10 Zone

R 1-8 Zone

R A-1 Zone

R 1-Flex Zone

Shelly Johnson
52:826:0022

Ben & Janice Anderson
52:826:0021

Stephen Jensen
52:826:0020

Jason & Danelle Sheen
52:826:0019

Cody & Andrea Medler
52:826:0018

Lela Roth
52:826:0017

Jason & Kaisa Richins
52:826:0016

Aaron & Emily Hover
52:826:0015

Ryan & Alyssa Homer
55:852:0112

Doty & Sabrina Brown
55:852:0113

Cody & Shaundra Wells
55:852:0114

Matt & Jessica Kelly
55:852:0115

Merrill Travis
55:852:0116

Jeffery & Julie McNamara
35:484:0007

Michael Fisher
35:484:0005

Brett & Rachael Beasly
35:484:0006

Troy & Lori Liston
35:484:0001

Tyler Fish
35:484:0002

Richard & Mary Miller
35:484:0003

kevin & Kori Smith
35:484:0004

Lot 1
0.90 AC
39,186 sq.ft.

Lot 2
0.46 AC
20,095 sq.ft.

Lot 3
0.46 AC
20,166 sq.ft.

Lot 4
0.46 AC
20,091 sq.ft.

Lot 5
0.80 AC
35,065 sq.ft.

S 89°17'01" E 675.76'

N 88°52'32" W 424.65'

S 89°44'16" W 251.91'

S 00°33'22" W 216.01'

N 00°45'21" E 217.29'

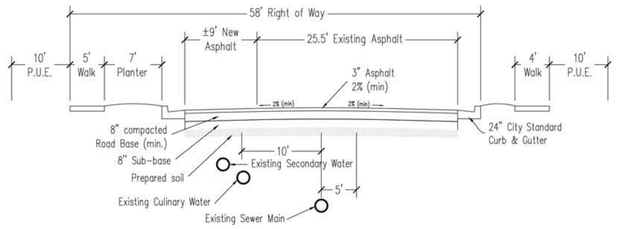
425 South St.

Existing 24" curb & gutter 4' Platner, 4' Sidewalk
Connect to existing sidewalk
Telephone Pedistal
Electrical Box
Power Pole (Leni Power)
Connect to existing curb & gutter
Existing concrete driveway to remain
Existing Water Well to remain
NEW 24" curb & gutter 4' Platner, 4' Sidewalk
Existing Trees to remain
Existing Tree to remain
Existing 3,500 sq.ft. House to remain
NEW 24" curb & gutter 7' Platner, 5' Sidewalk
Existing Trees to be removed
Existing 6' High Vinyl fence
Zone Boundary Line R A-1 & R 1-8 Zones
Existing 5' High wire fence
Existing 5' High Masonry fence
Zone Boundary Line R A-1 & R 1-Flex
Existing 6' High Vinyl fence
Existing 50'x136' (6,800 sq.ft.) Barn to be removed
Power Pole (private) to be removed
Transition from 4' sidewalk to 5' sidewalk through curve
Connect to existing curb & gutter
Existing 24" curb & gutter 4' Platner, 4' Sidewalk
Existing SSMH #1 Rim = 4530.52 FL OUT = 4520.77
Existing 267.58 L.F. 8" PVC Pipe @ 0.45%
Existing SSMH #2 Rim = 4531.17 FL IN = 4521.97 FL OUT = 4521.87
34.00' total asphalt
25.47' Existing Asphalt
25.61' Existing Asphalt
29 L.F. 8" PVC Pipe @ 0.54%
Existing SSMH #3 Rim = 4532.65 FL IN = 4523.30
34.00' total asphalt

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. the information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111



Street Cross Section

The Minimun street grade is to be 0.400%

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Bridal Creek Estates B

Preliminary Plat

Lehi, Utah

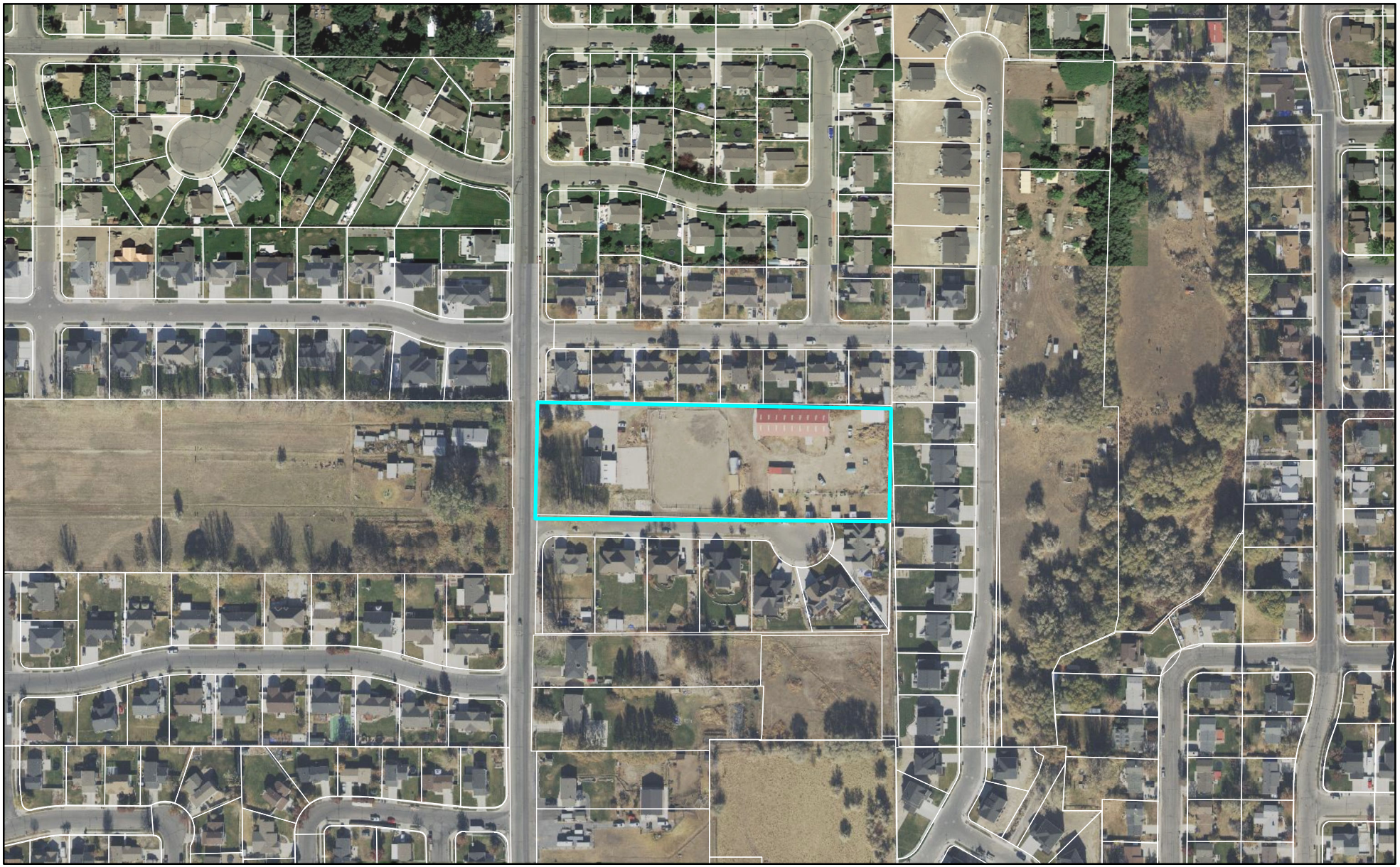
Revisions

Date	6-26-2019
Scale	1" = 30'
By	TD
Tracing No.	L - 14477

Sheet No.
C - 2.0

Bridal Creek Estates B Preliminary Subdivision

Aerial

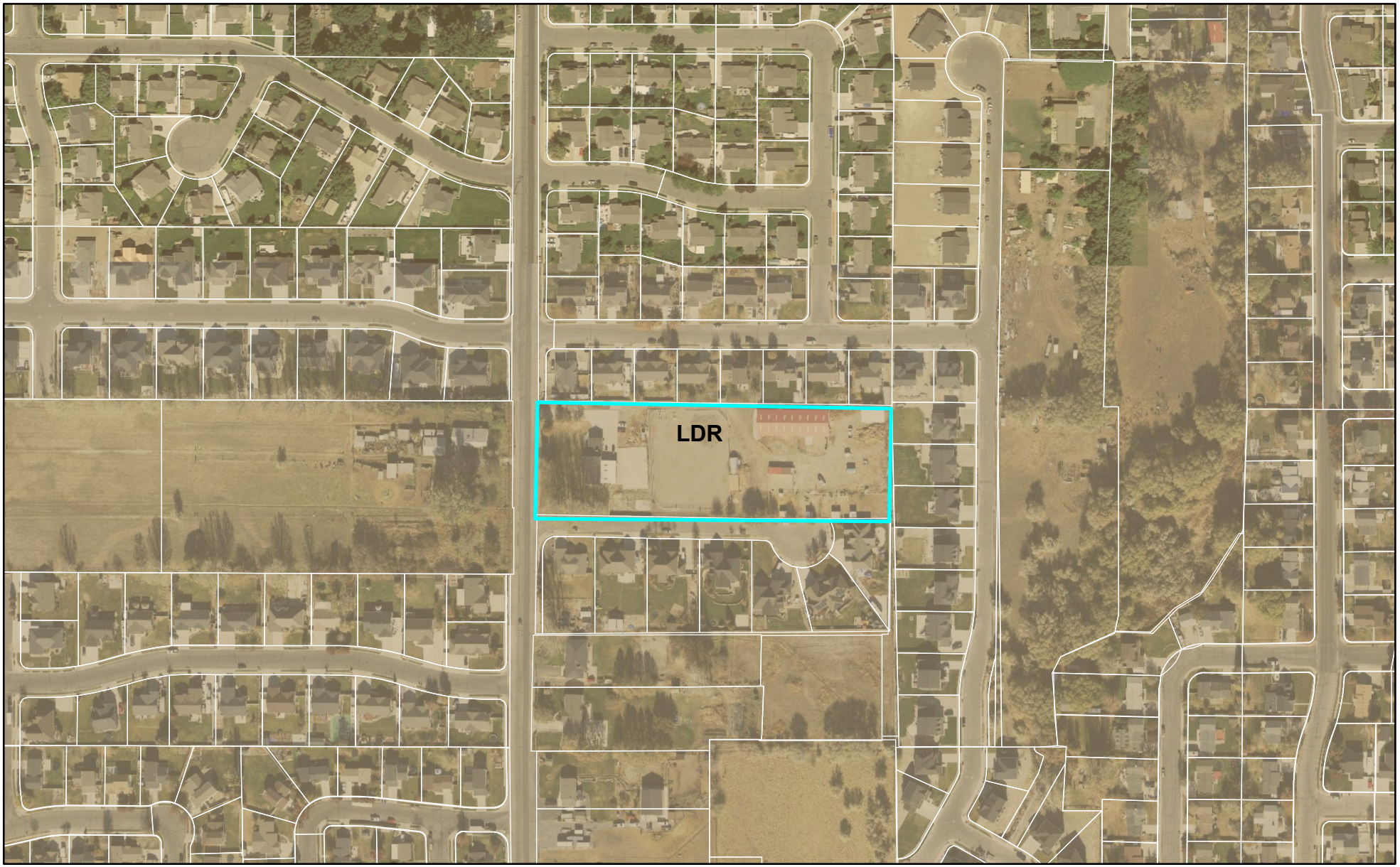


0 310 620 Feet

LEHI CITY

Bridal Creek Estates B Preliminary Subdivision

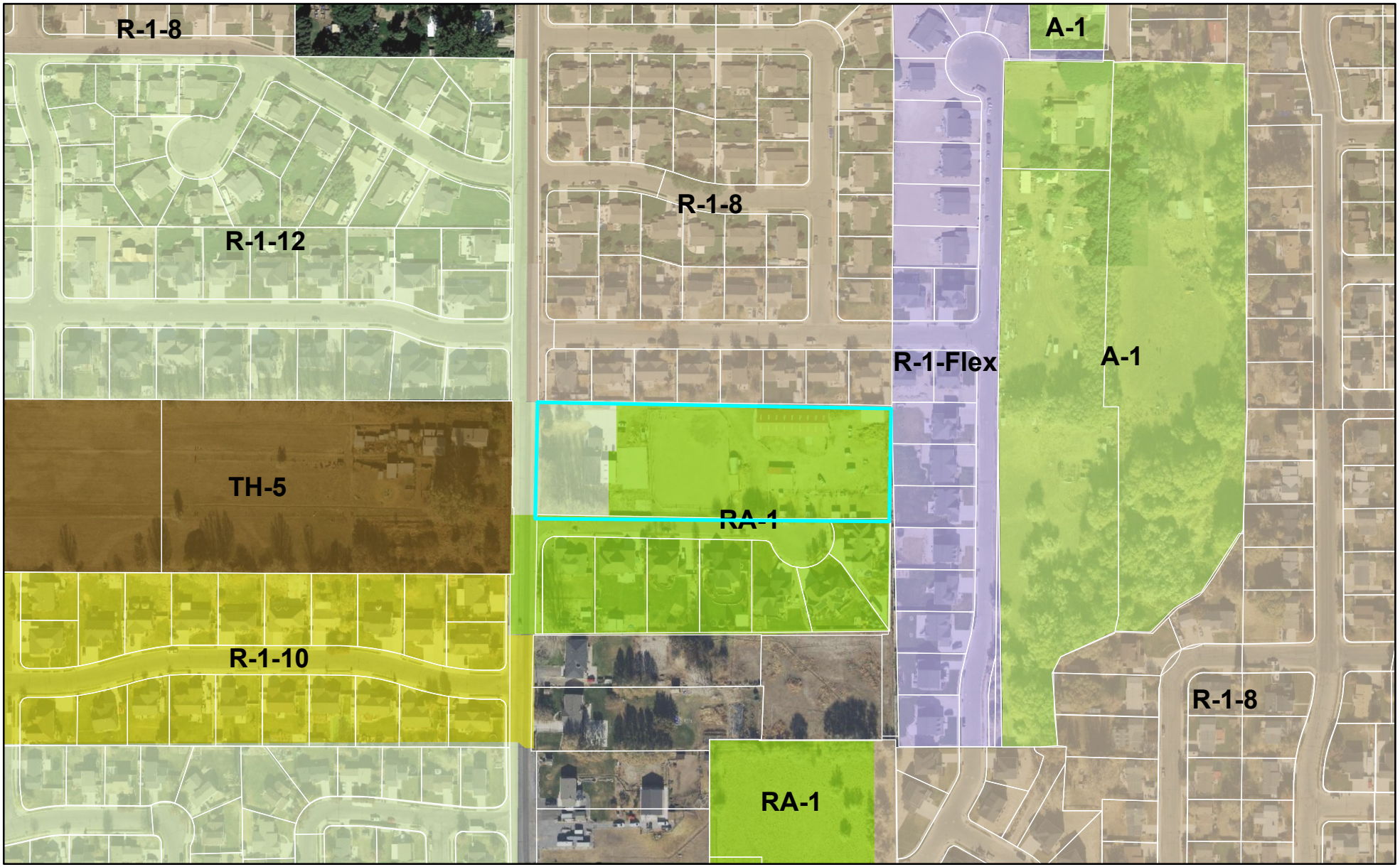
General Plan



LEHI CITY

Bridal Creek Estates B Preliminary Subdivision

Zoning



0 310 620 Feet

LEHI CITY

Agenda Item No: 9

City Council Agenda Item Report

Meeting Date: April 13, 2021
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Preliminary subdivision approval for the Taylor Meadows A, a 41-lot residential development located at 500 West 1620 South.

Suggested Action:

Attachments:

CC Staff Report Taylor Meadows Preliminary Subdivision 04.13.21.docx

Taylor Meadows Preliminary Subdivision (A) DRC 03.10.21.docx

Taylor Meadows Preliminary Subdivision 03.10.21 drc response, plans.pdf

Taylor Meadows Preliminary aerial.pdf

Taylor Meadows preliminary general plan.pdf

Taylor meadows Preliminary zoning.pdf

TAYLOR MEADOWS PRELIMINARY SUBDIVISION
CITY COUNCIL REPORT

Applicant	Arive Homes		
Meeting Date	April 13, 2021		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Location	Approximately 500 West 1620 South		
Existing General Plan Designation	VLDR & VLDRA		
Existing Zoning	R-1-15 & R-1-22		
Existing Land Use	Undeveloped/agriculture		
Number of Lots/Units	41 lots		
Adjacent Zoning and Land Use	*North*	RA-1	Lehi Country Estates B & C
	South	R-1-22	Bellon Farms
	East	R-1-22	Cottonwood Estates D
	West	R-1-22 & RA-1	Timpview Meadows Phase 1 & 2
Date of DRC Review	March 10, 2021		
Date of Planning Commission Review	March 25, 2021		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

Section 37.030. Connectivity Standards

A. Residential Connectivity Standards. All new residential subdivisions with ten or more units or more than one acre shall meet the following connectivity index, block length, and cul-de-sac length standards for private and public roads.

1. Required Connectivity Index. The minimum required connectivity index shall be required based on the project density as identified in the following table of minimum connectivity index scores:

Density	Index Score
0-2.5 DU/AC	1.5
2.6-4 DU/AC	1.6
4.1+ DU/AC	1.75

PROPERTY HISTORY

January 28, 2020- The City Council approved the Taylor Meadows Annexation with R-1-22 zoning.
June 23, 2020- The City Council approved the Taylor Meadows Northern General Plan Amendment to VLDR.
December 8, 2020- The City Council approved the Taylor Meadows Northern Zone Change to R-1-15.

REPORT ANALYSIS

The applicant requests preliminary subdivision approval of the Taylor Meadows Subdivision, a 41-lot residential development located at approximately 500 West 1620 South in an approved R-1-15 and R-1-22 zone. This report will discuss the proposed layout and the DRC comments.

Proposed Layout

This phase of the residential subdivision will consist of 41 single family lots on a total of approximately 21.2 acres. The complete development includes 35.48 acres. However, approximately 5.45 acres of that belong to the Wadley property, which was recently rezoned and has not yet begun the subdivision process. The Wadley property and the remaining acreage will be included in a future preliminary subdivision. The applicant shows the eventual layout of that area and some additional area to the south in the packet.

The lots range in size from 15,000 to 26,398 square feet which meets the minimum lot size requirement of 15,000 square feet for the R-1-15 zone and 22,000 square feet for the R-1-22 zone. The lot sizes show where the zoning changes from R-1-15 to R-1-22 at 1425 South. There is an overall density of approximately 1.89 units per acre for the section of the subdivision being developed which is consistent with the goals of the General Plan designation and current zoning. The R-1-15 and R-1-22 establish a maximum density of 2.5 and 1.75 units per acre respectively and the corresponding parts of the subdivision meet those requirements.

The residential subdivision meets applicable connectivity requirements by connecting into road stubs to the north, south, and west. Some of the exterior block lengths are exceeded; however, an exception to the block length is warranted by the Development Code for areas with adjacent existing development. With an overall density of less than 2.5 units per acre, the subdivision is required to have a connectivity index score of 1.5. The subdivision meets that requirement with a score of 1.6.

DRC Comments

The DRC had nine comments including the following:

1. It appears both lot 15 and 16 do not meet the 100' frontage requirement. Frontage measurements need to be along the arc of the curve parallel to the street at the 25' setback.
2. Show on 500 West that the 48' asphalt width will be met
3. Place hydrant on the property line between lots 11 and 12.

Please consider all DRC comments in the motion.

PLANNING DIVISION RECOMMENDATION

Planning staff recommends **APPROVAL** of the Taylor Meadows preliminary subdivision including the DRC comments from March 10, 2021. This recommendation is based on the following findings:

1. The proposed subdivision has lot sizes and an overall density that are consistent with zoning classifications and General Plan designation.

2. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed subdivision meets the requirements of the Lehi City Development Code in regards to subdivision approvals, including the density in lieu.
4. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on March 25, 2021. The minutes and motion from this meeting are as follows:

2.7) Public hearing and recommendation of Arive Homes' request for preliminary subdivision review of Taylor Meadows A, a 41-lot residential development located at 500 West 1620 South.

The applicant, Daniel Herzog, was present and stated the project was in line with presentations. He addressed the bend in 760 west and stated it is trying to combine the lot layouts and this is the best combination and angle they can run. He stated he would follow up on the DRC comments and suggestions from Planning Commission. They received zoning approval for the

Commissioner Nielsen opened the public hearing for the item.

Commissioner Nielsen closed the public hearing for the item.

Motion: Commissioner Everett moved to send a positive recommendation of **Arive Homes' request for preliminary subdivision review of Taylor Meadows A, a 41-lot residential development located at 500 West 1620 South**; including all DRC comments and findings stated in the report. Commissioner Ellis seconded.

Vote: Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Hemmert, yes; Commissioner Peterson, yes; Commissioner Ellis, yes; Commissioner Bunker, yes; Commissioner Eyre, yes. The vote passed unanimously.

Taylor Meadows Preliminary Subdivision (A)
DRC Redline Comments

Arive Homes - requests preliminary subdivision review of **Taylor Meadows A**, a 41-lot residential development located at 500 West 1620 South.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Dan Herzog, Scott Peterson
Date of Plans Reviewed: 3/2/21

DRC REDLINE COMMENTS:
Glade – Power:
1. Improvements at 500 W. required to meet loop feed provisions in the development code and line extension policy.
2. All off-site power utility work will require a PUE recorded in the location that will be behind the walk when future phase(s) are complete.
3. Is the detention pond constructed at phase 1? If so, we will cut-in the new MV switch required and just bond for the conduit and conductor to make the 3-phase tie.

Kerry – Fire:
4. Place hydrant on the property line between lots 11 and 12.

Greg – Water/Sewer:
5. ALL "Off-site utilities" will require an easement in favor of Lehi City and all-weather access for maintenance.
6. I would like to see all the water and PI mains and service lines removed from the plans. Offsite sewer and storm drain would remain.

Trent – Parks: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments

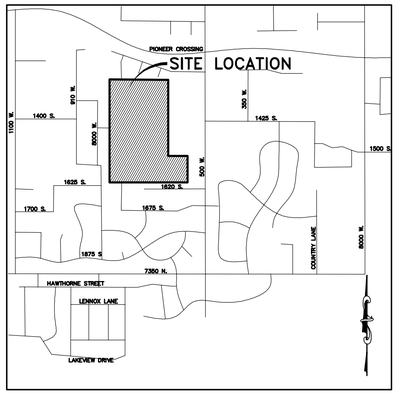
Ross – Engineering:
7. Show on 500 West that the 48' asphalt width will be met
8. Provide preliminary drainage report

Luke – Traffic: No comments

Kim – Planning:
9. It appears both lot 15 and 16 do not meet the 100' frontage requirement. Frontage measurements need to be along the arc of the curve parallel to the street at the 25' setback.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 25, 2021. (NEED ENVELOPES BEFORE SCHEDULING)

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

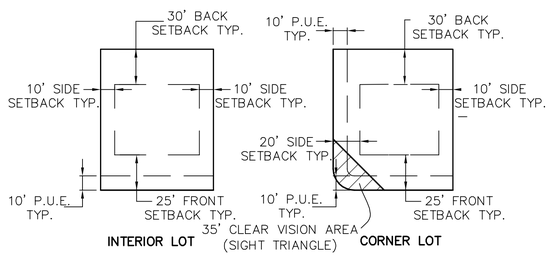


VICINITY MAP

–NTS–

LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT–OF–WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- 15"RCP — PROPOSED STORM DRAIN
- 8"SS — PROPOSED PVC SDR–35 SEWER W/MH
- 8"CUL — PROPOSED CULINARY WATERLINE
- 6"PI — PROPOSED PRESSURIZED IRRIGATION



DETAIL - TYPICAL BUILDING SETBACK AND EASEMENT

1. PROPERTY LINE IS 12' FROM TBC.

SURVEYOR CONTACT INFO:
BARRY PRETTYMAN
PHONE: 801–423–1040
946 E. 800 N. SUITE B
SPANISH FORK, UT 84660

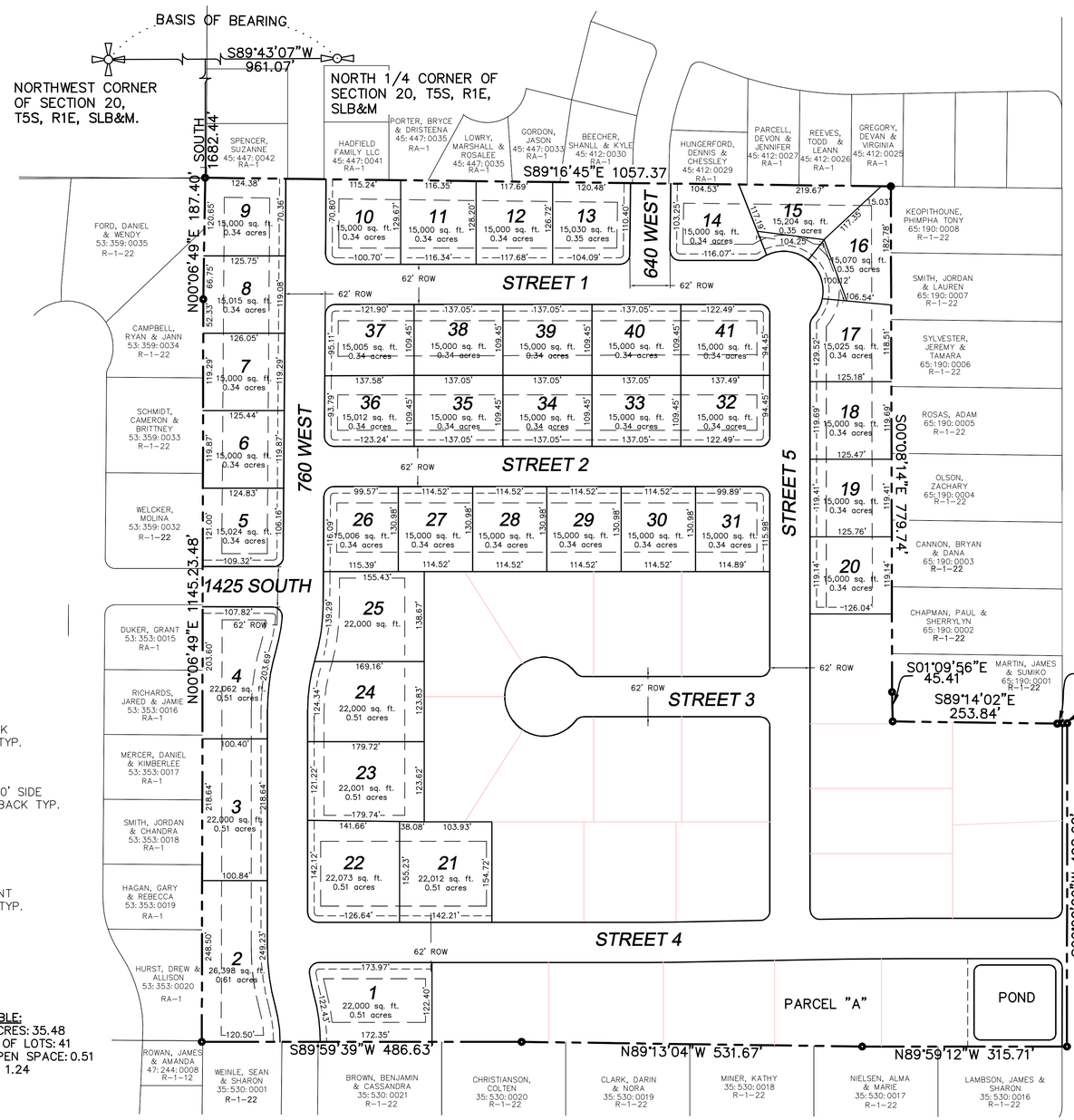
DEVELOPER
ARIVE HOMES
733 NORTH MAIN
SPANISH FORK, UT 84660

DATA TABLE:
TOTAL ACRES: 35.48
TOTAL # OF LOTS: 41
TOTAL OPEN SPACE: 0.51
DENSITY: 1.24

SURVEYOR CERTIFICATE

I, BARRY L. PRETTYMAN, A LICENSED SURVEYOR HOLDING CERTIFICATE NO 166406, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BARRY L. PRETTYMAN DATE

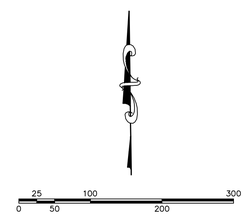


GENERAL NOTES

1. ALL COMMON AREAS TO BE DEDICATED PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENTS.
2. PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENTS ALONG ALL ROAD FRONTAGES.
3. NO PERMANENT STRUCTURES ARE ALLOWED IN PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENTS, INCLUDING BUT NOT LIMITED TO FOOTINGS, PORCHES, WINDOW WELLS, MONUMENT SIGNANGE, RETAINING WALLS, GEO–GRID FOR RETAINING WALLS, LAND DRAINS, DETENTION BASINS, WET UTILITIES – INCLUDING METERS.
4. THE FOLLOW ITEMS WILL BE REVIEWED WITH THE FINAL PLAT: PLAN & PROFILE DRAWINGS, ALL PIPE TYPES, VALVES, BLOWOFFS, MAHOLES/BOXES, WATER & SEWER SERVICE DETAILS, FIRE HYDRANTS, UTILITY EASEMENTS, STEET LIGHTS/SIGNS, POWER LINE EXTENSIONS, LOT ADDRESSES, CBR VALUES, AND SUBDIVISION MONUMENTATION.

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT WHICH LIES S89°43'07"W 961.07 FEET AND SOUTH 1682.44 FEET FROM THE NORTH 1/4 CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S89°16'45"E 1057.37 FEET ALONG THE SOUTH BOUNDARY OF LEHI COUNTRY ESTATES PLAT "C"; THENCE ALONG THE WEST BOUNDARY OF COTTONWOOD ESTATES PLAT "D" THE FOLLOWING SIX (6) COURSES TO WIT: (1) S00°08'14"E 779.74 FEET, (2)S01°09'56"E 45.41 FEET, (3) S89°14'02" 253.84 FEET, (4) N86°12'03"E 8.50 FEET, (5) S89°57'40"E 6.74 FEET, (6) S00°02'20"W 498.62 FEET; THENCE ALONG THE NORTH BOUNDARY OF BELLON FARMS SUBDIVISION THE FOLLOWING THREE (3) COURSES TO WIT: (1) N89°59'12"W 315.71 FEET, (2) N89°13'04"W 531.67 FEET, (3) S89°59'39"W 486.63; THENCE ALONG THE EAST BOUNDARY OF TIMPVIEW MEADOWS PHASE 2 THE FOLLOWING TWO (2) COURSES TO WIT: (1) N00°06'49"E 1145.23 FEET, (2) N00°06'49"E 187.40 FEET TO THE POINT OF BEGINNING.
CONTAINING 35.48 ACRES.



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

NO.	REVISIONS	BY	DATE
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SHEET NO. 2

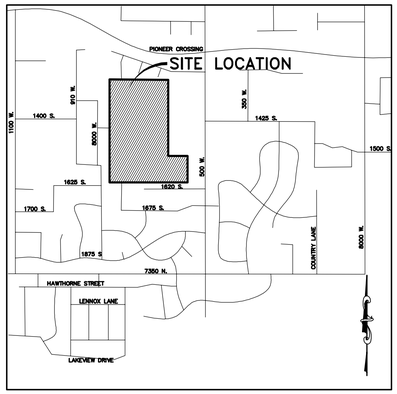
PRELIMINARY PLAT
OVERALL BOUNDARY

LEHI, UTAH

TAYLOR MEADOWS

ATLAS A RESIDENTIAL SUBDIVISION

ENGINEERING L.L.C.
PHONE: 801–655–0566
FAX: 801–655–0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660



VICINITY MAP

-NTS-

LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
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- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- 15"RCP — PROPOSED STORM DRAIN
- 8"SS — PROPOSED PVC SDR-35 SEWER W/MH
- 8"CUL — PROPOSED CULINARY WATERLINE
- 6"PI — PROPOSED PRESSURIZED IRRIGATION

DATA TABLE:
TOTAL ACRES: 35.48
TOTAL # OF LOTS: 41
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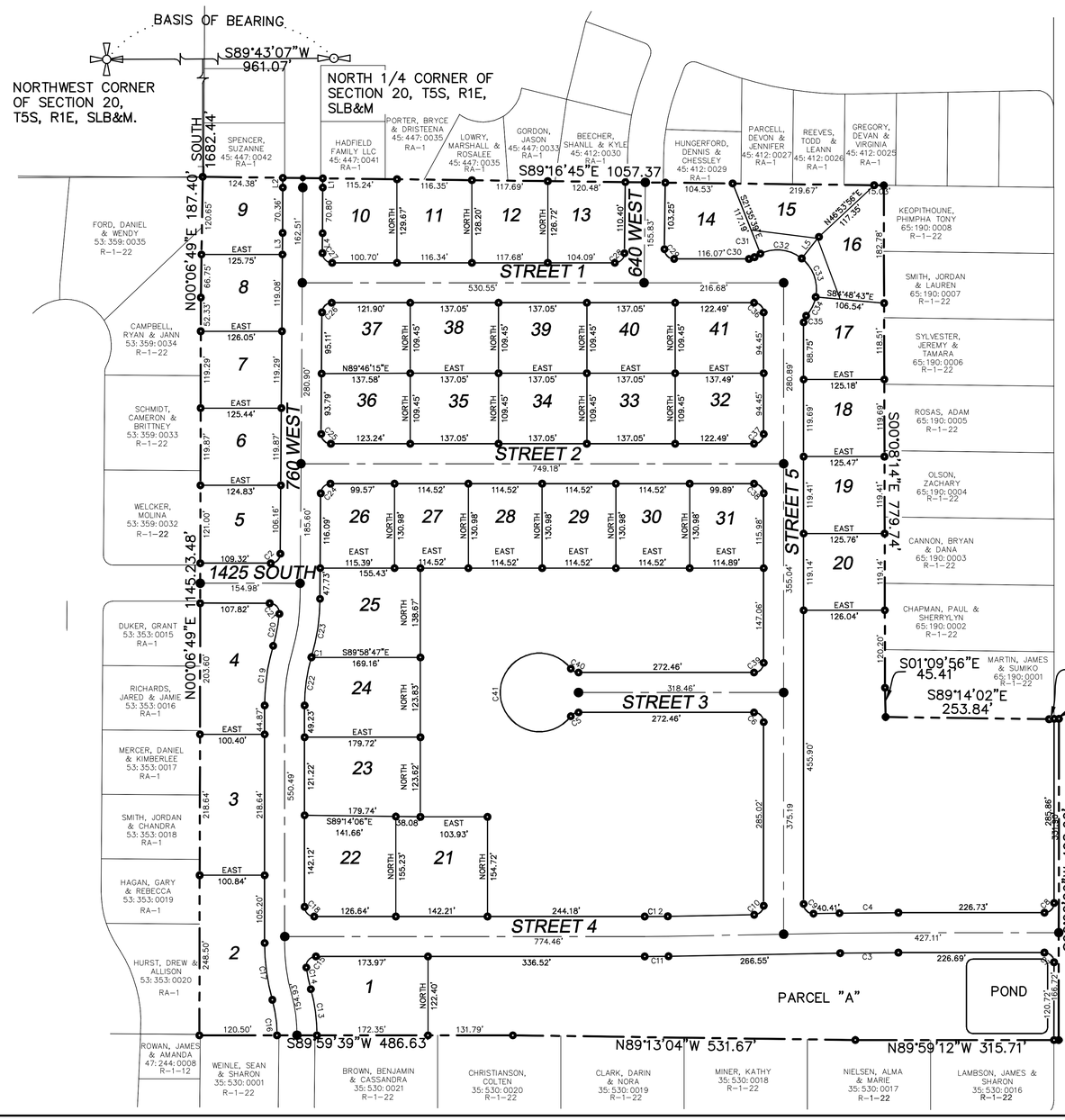
DEVELOPER
ARIVE HOMES
733 NORTH MAIN
SPANISH FORK, UT 84660

SURVEYOR CONTACT INFO:
BARRY PRETTYMAN
PHONE: 801-423-1040
946 E. 800 N. SUITE B
SPANISH FORK, UT 84660

0 25 50 100 200 300

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

GENERAL NOTES
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5. EXCEPTIONS WILL BE REQUIRED TO THE MAXIMUM 1000' BLOCK LENGTH DUE TO EXISTING ADJACENT DEVELOPMENT.



1.24 DENSITY REQUIRES: 1.5 CONNECTIVITY INDEX

16 LINKS / 10 NODES = 1.6 CONNECTIVITY INDEX

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	269.00	0.63	0.63	S 16°10'48" W	0°08'04"
C2	15.00	23.46	21.14	N 45°13'04" E	89°37'37"
C3	4969.00	90.31	90.31	S 89°28'46" W	1°02'29"
C4	5031.00	91.43	91.43	S 89°28'46" W	1°02'29"
C5	15.00	13.81	13.33	S 63°37'26" W	52°45'08"
C6	15.00	23.56	21.21	N 45°00'00" W	90°00'00"
C7	15.00	23.53	21.19	N 44°55'41" W	89°53'46"
C8	15.00	23.56	21.21	N 45°00'36" E	89°58'47"
C9	15.00	23.83	21.41	S 45°31'14" E	91°02'29"
C10	15.06	22.30	20.32	N 46°27'20" E	84°50'54"
C11	2031.00	36.91	36.91	N 89°28'46" E	1°02'29"
C12	1969.00	35.78	35.78	N 89°28'46" E	1°02'29"
C13	262.00	72.51	72.28	N 07°30'55" W	15°51'22"
C14	269.00	34.40	34.37	S 11°46'49" E	7°19'34"
C15	15.00	25.69	22.66	S 40°56'29" W	98°07'02"
C16	200.03	55.54	55.36	N 07°24'48" W	15°54'30"
C17	336.23	89.47	89.21	S 07°44'39" E	15°14'47"
C18	15.00	23.56	21.21	S 45°00'00" E	90°00'00"
C19	331.00	93.86	93.55	S 08°07'25" W	16°14'50"
C20	269.00	50.62	50.54	N 10°51'24" E	10°46'52"
C21	15.00	24.98	22.20	N 42°15'05" W	95°26'05"
C22	269.00	75.65	75.40	S 08°03'23" W	16°06'47"
C23	331.00	91.52	91.23	N 08°19'33" E	15°50'34"
C24	15.00	23.46	21.14	S 45°12'08" W	89°35'44"
C25	15.00	23.54	21.20	S 44°33'13" E	89°54'58"
C26	15.00	23.46	21.14	S 45°12'08" W	89°35'44"
C27	15.00	23.67	21.29	S 44°47'52" E	90°24'16"
C28	15.00	23.37	21.08	N 45°21'38" E	89°16'45"
C29	15.00	23.75	21.35	S 44°38'22" E	90°43'15"
C30	15.00	9.25	9.10	N 72°19'58" E	35°20'04"
C31	61.00	10.68	10.66	S 59°40'44" W	10°01'37"
C32	61.00	68.03	64.56	N 83°21'36" W	63°53'43"
C33	61.00	66.80	63.51	N 20°02'25" W	62°44'39"
C34	61.00	33.22	32.81	N 26°56'04" E	31°12'18"
C35	15.00	11.14	10.88	S 21°16'06" W	42°32'13"
C36	15.00	23.56	21.21	N 45°00'00" W	90°00'00"
C37	15.00	23.56	21.21	N 45°00'00" E	90°00'00"
C38	15.00	23.56	21.21	N 45°00'00" W	90°00'00"
C39	15.00	23.56	21.21	N 45°00'00" E	90°00'00"
C40	15.00	13.81	13.33	S 63°37'26" E	52°45'08"
C41	61.00	303.96	73.84	S 00°00'00" E	285°30'16"

LINE TABLE		
	LENGTH	BEARING
L1	14.32	SOUTH
L2	15.10	NORTH
L3	33.61	N 00°24'16" E
L4	30.89	N 00°24'16" E
L5	42.83	N 38°35'16" E

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SHEET NO. 3

PRELIMINARY PLAT
CIRCULATION PLAN

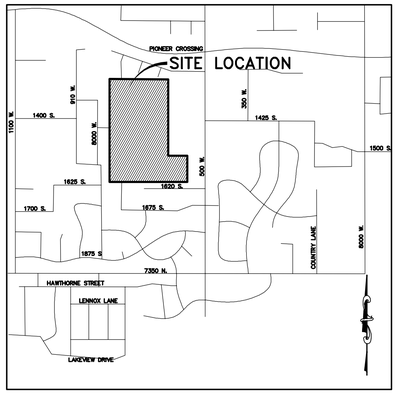
LEHI, UTAH

TAYLOR MEADOWS

ATLAS ENGINEERING L.L.C.
A RESIDENTIAL SUBDIVISION

PHONE: 801-655-0566
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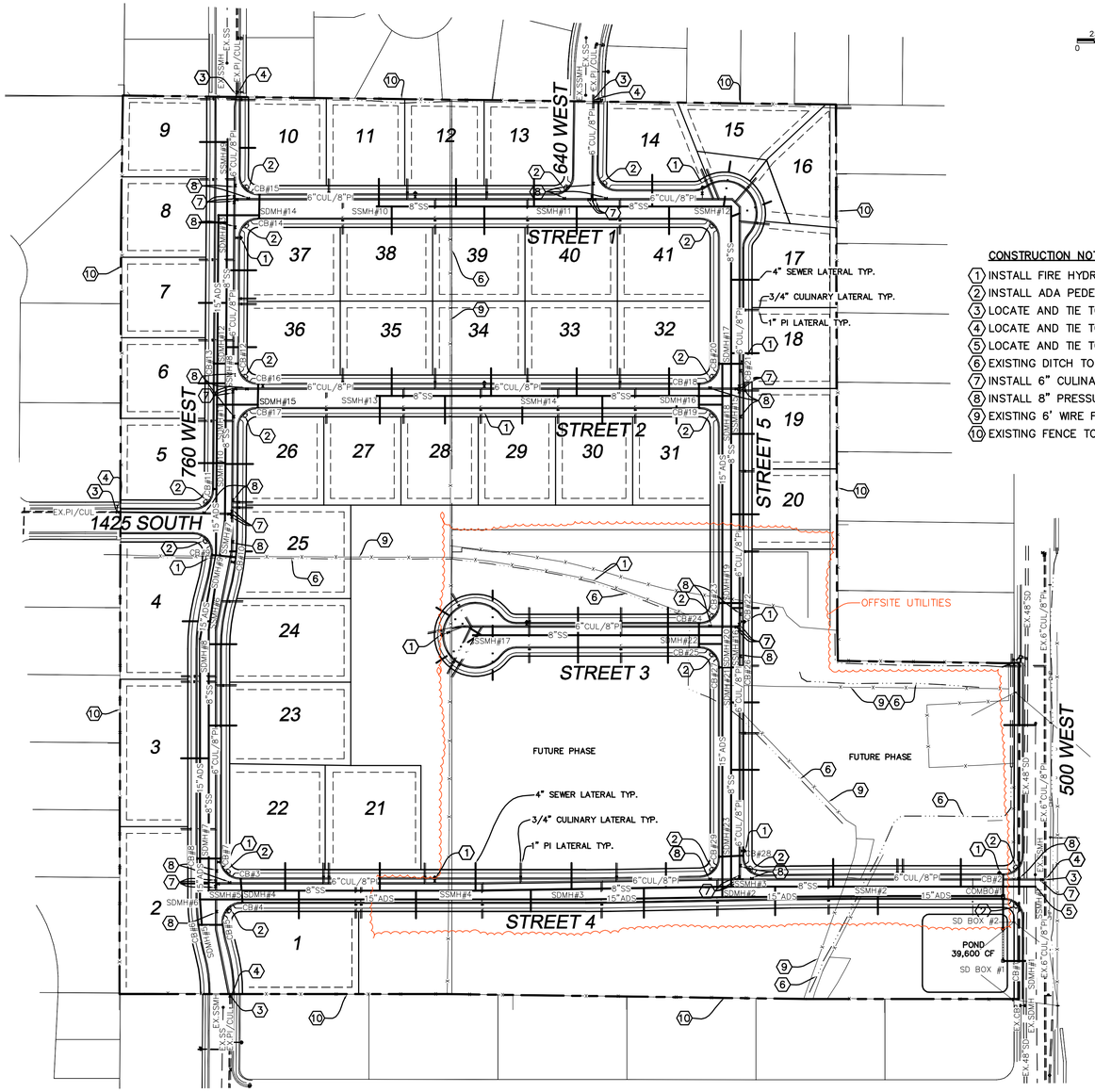
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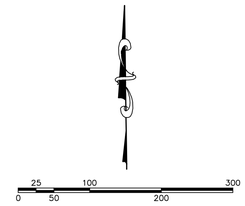


VICINITY MAP
–NTS–

LEGEND

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- 15"ADS — PROPOSED STORM DRAIN
- 8"SS — PROPOSED PVC SDR–35 SEWER W/MH
- 6"CUL — PROPOSED CULINARY WATERLINE
- 8"PI — PROPOSED PRESSURIZED IRRIGATION





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

CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER LEHI CITY STANDARDS.
2. INSTALL ADA PEDESTRIAN RAMPS PER LEHI CITY STANDARDS.
3. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
4. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
5. LOCATE AND TIE TO EXISTING SEWER LINE.
6. EXISTING DITCH TO BE ABANDONED.
7. INSTALL 6" CULINARY WATER VALVE PER LEHI CITY STANDARDS.
8. INSTALL 8" PRESSURIZED IRRIGATION VALVE PER LEHI CITY STANDARDS.
9. EXISTING 6' WIRE FENCE TO BE REMOVED.
10. EXISTING FENCE TO REMAIN.

GENERAL NOTES

1. TRANSFORMERS ARE OIL FILLED EQUIPMENT AND REQUIRE 10' CLEAR TO BUILDINGS. ASSURE ADEQUATE SPACE BETWEEN BUILDINGS TO PROVIDE THE CODE REQUIRED CLEARANCE.
2. IRRIGATION DITCH ABANDONMENT SHALL BE ABANDONED AT THE HEAD OF DITCH OR TURNOUT.

SHEET NO. 4

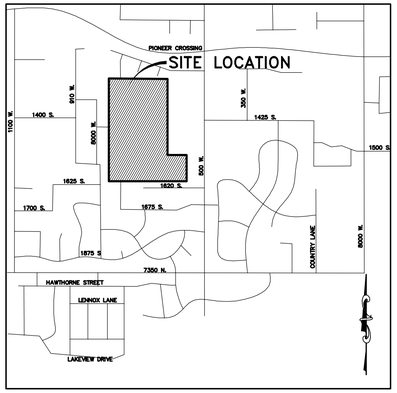
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OVERALL SITE PLAN

LEHI, UTAH

TAYLOR MEADOWS
ATLAS A RESIDENTIAL SUBDIVISION
ENGINEERING L.L.C.
PHONE: 801–655–0566
FAX: 801–655–0109
946 E. 800 N. SUITE A
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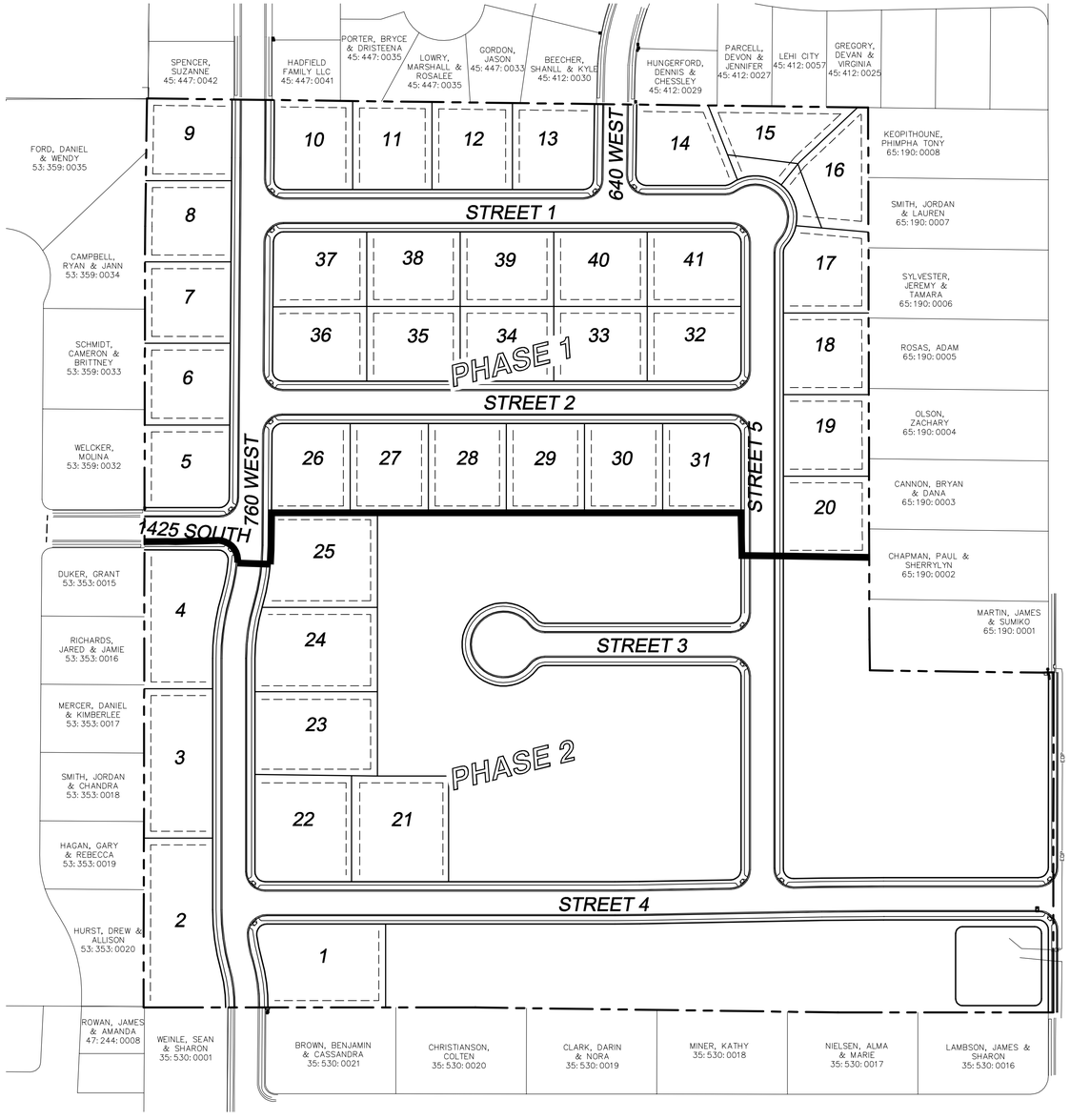
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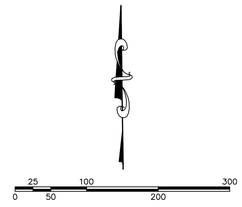


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SHEET NO. 7

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PHASING PLAN

LEHI, UTAH

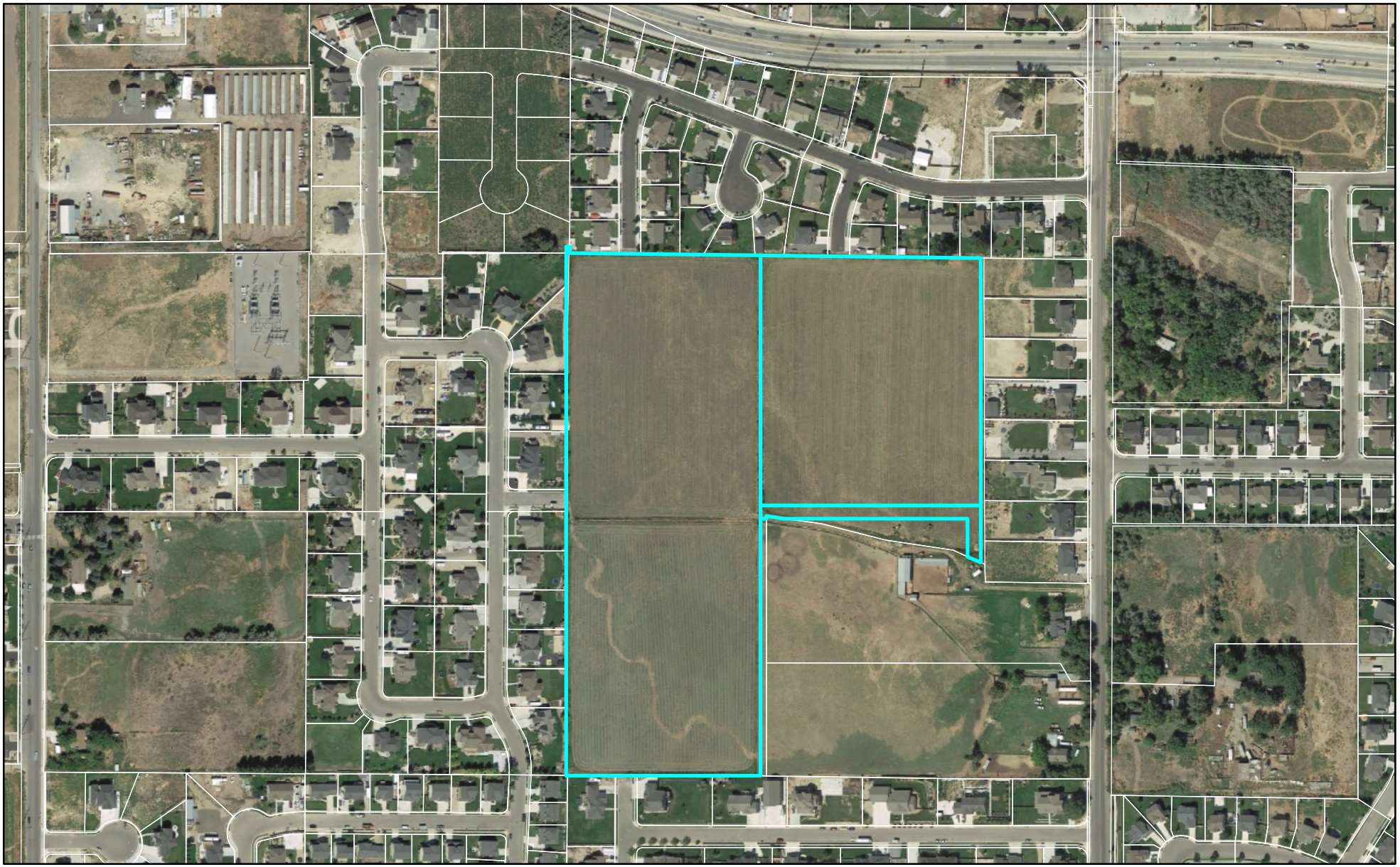
TAYLOR MEADOWS
A RESIDENTIAL SUBDIVISION

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PHONE: 801-655-0566
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946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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Taylor Meadows Preliminary Subdivision

Aerial

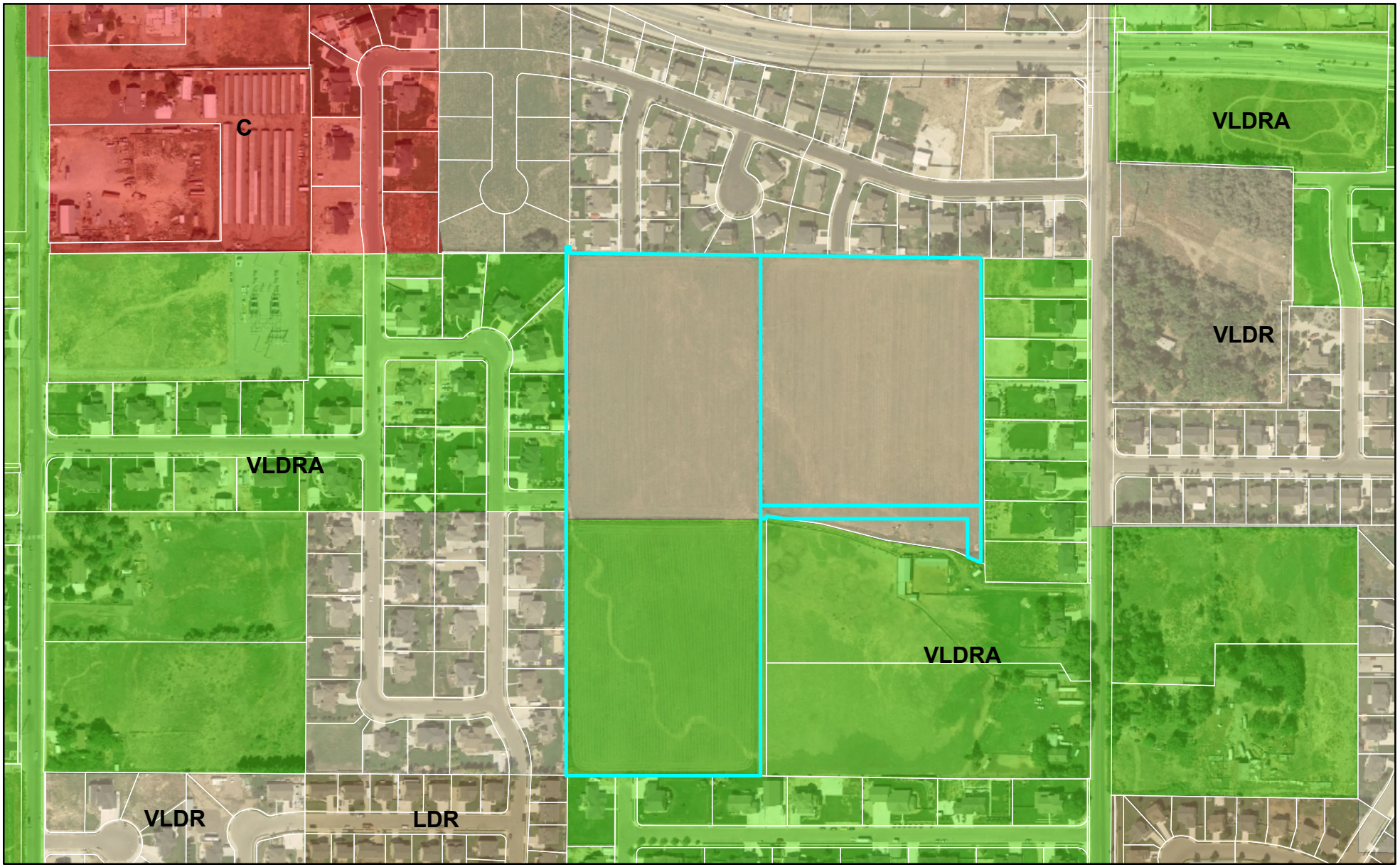


0 420 840 Feet

LEHI CITY

Taylor Meadows Preliminary Subdivision

General Plan

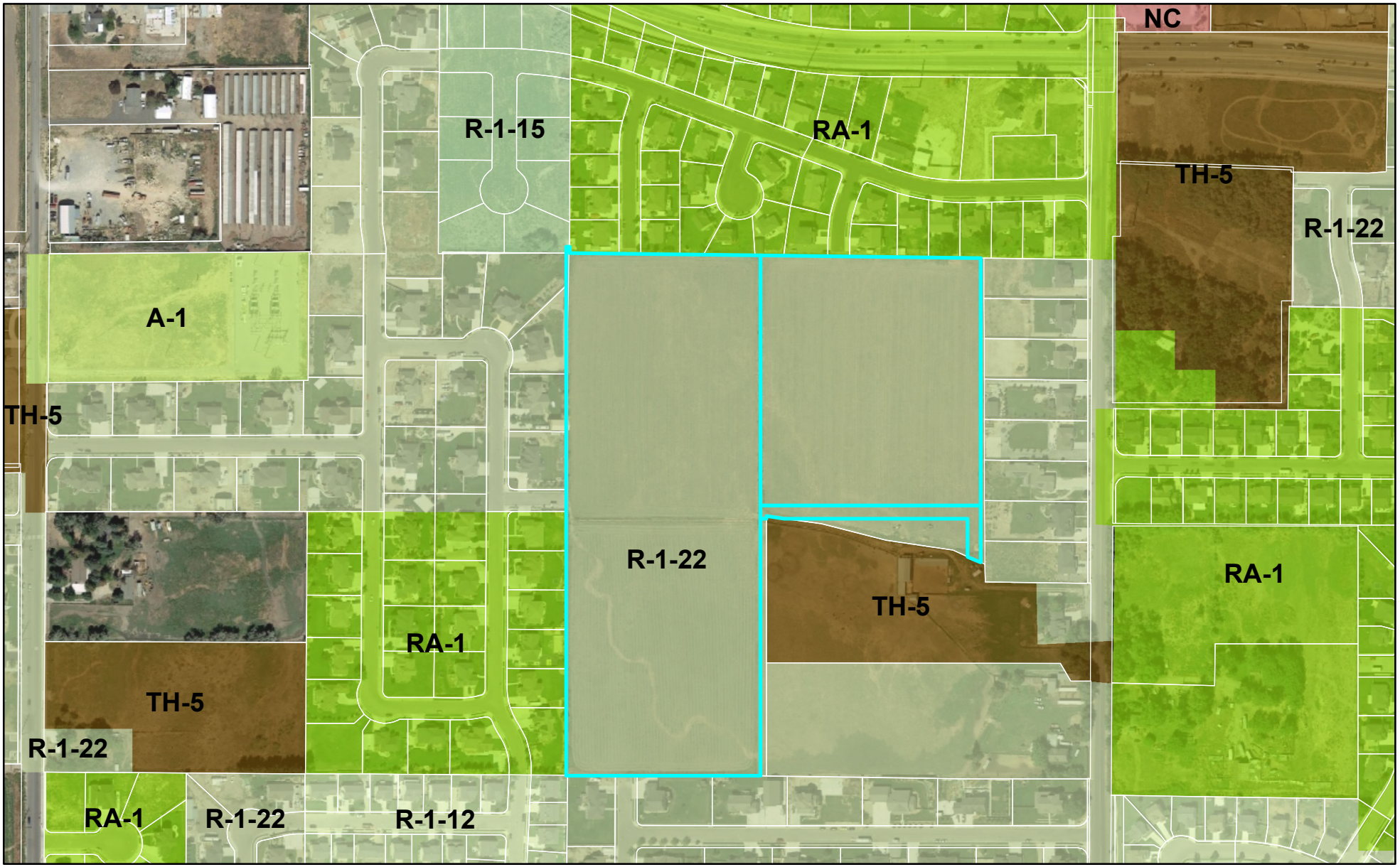


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LEHI CITY

Taylor Meadows Preliminary Subdivision

Zoning



0 420 840 Feet

LEHI CITY

Agenda Item No: 10

City Council Agenda Item Report

Meeting Date: April 13, 2021
Submitted By: Mike West
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:

Consideration of Ordinance #16-2021, approval of a Development Code amendment to Chapter 12 including additional considerations for trails.

Suggested Action:

Attachments:

CC Staff Report Dev Code Amendment - Chapter 12 Trails 04.13.21.docx

Lehi City Development Code Amendment Ch 12 Trail Issues DRC 02.10.21.docx

Ch12 Development Standards - Trail Clearance and PUE - Updated 04.05.21.pdf

Ord 16-2021.docx

CHAPTER 12 DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	April 13, 2021
Requested Action/Purpose	Approval of proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	February 10, 2021
Date of Planning Commission Review	March 11, 2021

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

The applicant is requesting approval of a Development Code amendment to Chapter 12 regarding trail design. This amendment is proposed to enforce several trail design requirements to ensure safer and more functional use by both pedestrians and cyclists. These design requirements include the following:

- Two-foot clear shoulder areas free of obstructions to reduce hazards to trail users.
- 12-foot public utility easements to ensure proper space needed for power, gas, and other utilities while maintaining the required two-foot shoulder area.
- ADA ramp widths to match the trail width to eliminate bottlenecks for trail users entering and exiting intersections and roadways.
- Limitations on sharp corners and requirements for small turning radii at trail intersections.
- Additional access points to allow proper maintenance of trails.

The DRC reviewed the proposed amendment and had four comments. Comments one and two have been addressed and updated in the draft amendment included in this packet. The applicant did not incorporate comments three and four into the proposed amendment. The applicant did not include bollards or offset gates as they can be obstructions or hazards to users and there are not major issues of large unauthorized vehicles entering trails. The proposed amendment also does not include a narrow ramp option as staff researched the issue and found safety issues exist with having ramps narrower than the trail width.

The draft amendment included in the City Council packet also addresses the recommendations from the Planning Commission.

Please consider the DRC comments in the motion.

PLANNING DIVISION RECOMMENDATION

Planning Division staff recommends **APPROVAL** of the proposed amendment to the Development Code including DRC comments from February 10, 2021. This recommendation is based on the following findings:

1. The proposed amendment improves the safety and functionality of trails.
2. The proposed amendment to the Lehi City Development Code is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
4. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on March 11, 2021. The minutes and motion from this meeting are as follows:

3.4 Public hearing and recommendation of Lehi City's request for review of a Development Code amendment to Chapter 12 including additional considerations for trails.

Brittney Harris, City Planner, presented information on the agenda item adjusting the requirements for the trails.

Commissioner Nielsen opened public hearing.

Commissioner Nielsen closed public hearing.

Motion: Commissioner Peterson motioned to recommend approval of **Lehi City's request for review of a Development Code amendment to Chapter 12 including additional considerations for trails;** including all DRC comments and findings stated in the report, and notes and suggestions from tonight's discussion. Commissioner Everett seconded.

Vote: Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Hemmert, yes; Commissioner Peterson, yes; Commissioner Ellis, yes; Commissioner Bunker, yes; Commissioner Hereth, yes. The vote passed unanimously.

Lehi City Development Code Amendment Ch 12 Trails
DRC Redline Comments

Lehi City – requests review of a Development Code amendment to Chapter 12 including additional considerations for trails.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Date of Plans Reviewed: 02/02/21

DRC REDLINE COMMENTS:
Glade – Power:
Kerry – Fire: No comments
Greg – Water/Sewer:
Trent – Parks:
1. Add section: City may require additional access points at intervals along trail for maintenance purposes.
2. Narrow entrance makes it extremely difficult to plow and maintain. The example shown is fantastic. Do not narrow it back down.
3. Is a bollard the best solution? Can we do offset gates like what has been done on the rail trail instead of bollards? When it's open on all sides, will this prevent anyone from going around it anyways?

Gary – Building/Inspections:
JD – Streets:
Ross – Engineering:
Kim – Planning:
4. Require bollard to prevent vehicular access and signal road crossing??? Or leave option to narrow for safety considerations.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION MARCH 11, 2021

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

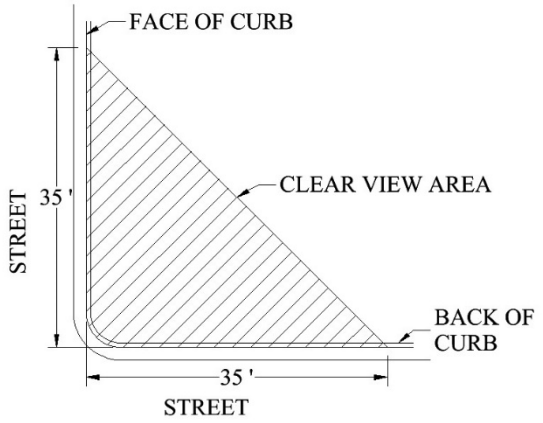


Figure 3. The hatched area represents the clear view area that cannot be obstructed with landscaping, fencing, utilities, or any other feature over three feet in height.

Exceptions may be made and AASHTO sight triangle requirements be enforced at the discretion of the City Engineer or designee.

E. Front Yards**.** The front yard shall be measured from the property line to the front face of the building, covered porch, covered terrace, deck, porch, or attached accessory building.

F. Side and Rear Yards**.**

1. Every part of the required side or rear yard shall be open and unobstructed except for accessory buildings as permitted by this Code and the ordinary projection of windowsills, belt courses, and other ornamental features projecting not more than 12 inches.

2. Open or lattice enclosed fire escapes, fireproof outside stairways, balconies opening upon fire towers and ordinary projections of chimneys and flues may be allowed by the Chief Building Official to project into a required yard area up to a maximum distance of three feet.

G. Privacy**.** Developments shall protect on-site privacy and the privacy of those occupying adjacent sites. Privacy may be protected through setbacks, buffering, screening or structural elements, and other design strategies.

H. Ridgelines. All developments shall locate structures away from areas that are prominently visible against the sky. No building, roof, or other appurtenant device shall encroach or visually intrude upon a ridgeline area as defined in this Code.

I. Trail System. Developments shall ~~provide~~ construct the portions of ~~the major~~master planned trails identified in the Lehi City Bike and Pedestrian Master Plan running through and along their site meeting the ~~recommended preferred~~ design guidelines of the Lehi City ~~Trails Plan~~Public Improvement and Specifications Manual and the requirements in the Development Code. The following shall be incorporated into the design of new developments that include construction of trails:

1. The area dedicated to trails shall be included in the calculation of any open space provided, or required, even though the trail surfaces may be impervious.
2. Trails located along a roadway shall include a minimum 12-foot public utility easement as measured from the back edge of the trail surface to ensure a two-foot shoulder is maintained along the edge of a trail and to ensure required clearances between utilities within the easement.
3. Trails shall be designed with a two-foot shoulder and clear area. Buildings, utility structures and equipment, poles, signs, fencing, retaining walls, or any other permanent structure shall not extend into the required two-foot shoulder area. Exceptions may be made to the two-foot clear area with a positive recommendation by the Reviewing Departments if clear and convincing evidence is shown that it is impracticable to achieve the two-foot shoulder area due to existing site topography, buildings, permanent structures, or other existing feature that could not be reasonably mitigated.
4. The width of trail ramps shall match the width of the trail surface to prevent bottlenecking at street crossings.



Figure 4. The ramp and truncated dome width match the trail width.

5. Paved trails shall not be designed with sharp angles at corners, turns, and trail intersections.

The following trail radii shall be met in the design of a trail:

(a) The minimum turn radii at a 90-degree trail intersection shall be seven feet.

(b) The minimum trail curvature radii along a mainline trail shall be 40 feet as measured at the trail centerline.

~~1.~~(c) Exceptions may be approved by the City Engineer if constraints exist related to geography or terrain.

6. Additional access points to trails may be required for trail maintenance.

7. Where trails end or access streets and cul-de-sacs, an ADA ramp shall be required to allow access to and from a street to the trail.

~~2.~~8. Trail and sidewalk connections shall tee into the trail at a 90-degree angle or with a "Y" connection to better delineate to trail users that these connections are not the mainline trail (see Figure 5).



Figure 5. Two trails intersect with a "Y" tee.

~~I.~~J. Flagpoles. Flagpoles shall be less than 30 feet in height in residential or agricultural zones and 50 feet in height in non-residential or Mixed Use zones. Additional height for flagpoles in non-residential zones may be approved by the Planning Commission as a conditional use.

Section 12.080. Project Buffering and Screening Requirements. *(Amended 07/28/09; 04/27/10; 08/14/12; 05/14/19)*

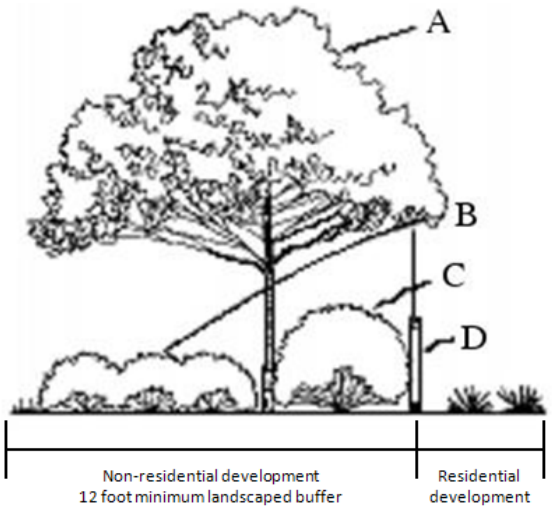
The purpose of this subsection is to encourage the most appropriate use of land and to conserve and protect the privacy and value of adjacent permitted uses. Landscaped buffer areas and screening requirements shall be provided as follows:

A. Landscape Areas. Required landscape, setback, and yard areas shall be provided as required by the Zoning District requirements as contained in Table 05.040-A, Table 05.040-B, and Table 05.040-C of this Code unless otherwise specified in this section.

1. Berms. Berms may be included and required as part of the landscaped buffer adjacent to public streets and between adjacent land uses.

B. Required Screening for Nonresidential Districts adjacent to Agriculture and Residential Areas. When a nonresidential zoning district or use sides or backs upon an agriculture or residential zoning district, landscaped buffer areas and screening requirements shall be as follows:

1. A screening treatment of not less than six feet in height shall be required on the property line separating these zoning districts or uses. When a screening treatment is required it shall be the responsibility of the nonresidential use to provide the required screening treatment. Where there is a difference in the grade of the properties on either side of the required fence, the height of the fence shall be measured from the property with the highest grade or in such a way that provides the greatest possible visual screening for the Agriculture or Residential Zoning District (see Figure ~~4~~6).



A. Large trees, 30' on center (mature height minimum 25-foot tall)
B. Low shrub buffer, 5' on center
C. Tall shrub zone, 10' on center (8' – 10' mature height)
D. Six-foot-tall sight-obscuring wall, as approved by Planning Commission

Figure ~~4~~6. Example landscaped buffer including large trees, low shrubs, tall shrubs, and a six-foot sight obscuring fence.

ORDINANCE NO: 16-2021

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTER 12, TRAIL DEVELOPMENT REQUIREMENTS

WHEREAS, it has become necessary to amend Chapter 12 of the Lehi City Development Code, adding standards for trail construction; and

WHEREAS, this amendment seeks to improve the safety and functionality of trails and encourage greater use of trails for transportation and recreation; and

WHEREAS, following a public hearing on March 11, 2021, the Lehi City Planning Commission reviewed the proposed revision and forwarded a positive recommendation to the City Council; and

WHEREAS, on April 13, 2021, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of March 11, 2021, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 12 of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

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

PART I:

Chapter 12 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance 16 -2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 13th day of April, 2021.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Agenda Item No: 11

City Council Agenda Item Report

Meeting Date: April 13, 2021
Submitted By: Mike West
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:

Consideration of Ordinance #17-2021, a Development Code amendment to Chapter 37, updating connectivity standards, including a trail connectivity option, and updating the connectivity indices.

Suggested Action:

Attachments:

CC Staff Report Dev Code Amendment - Chapter 37 Connectivity - 04.13.21.docx

Chapter 37 Connectivity Standards Dev Code Amendment DRC 02.03.21.docx

Ch37DesignStandards - Connectivity Active Transportation - Updated 04.05.21.pdf

Ord 17-2021.docx

CHAPTER 37 DEVELOPMENT CODE AMENDMENT

CITY COUNICL REPORT

Applicant	Lehi City
Meeting Date	April 13, 2021
Requested Action/Purpose	Approval of proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	February 3, 2021
Date of Planning Commission Review	March 11, 2021

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

The applicant requests approval of a proposed Development Code amendment to Chapter 37 including updated standards to several connectivity requirements. The proposed amendment includes several changes to improve pedestrian connectivity and provide a “greenway trail” option.

Pedestrian connectivity improvements include a maximum pedestrian block length of 400 feet for projects with a density of six units per acre or more. The proposed amendment includes an increase to the required connectivity index to 1.8 for projects with a density of six units per acre or more. To offset the increased connectivity index, trail connections and segments are proposed to count as full links in the index calculation.

The proposed amendment requires a project to provide pedestrian connections if requesting an exception to street connectivity requirements. An example is where a road cannot connect due to slopes greater than 10 percent, a sidewalk connection with stairs or a ramp may be practicable instead.

The proposed greenway trail option would allow an applicant to propose a longer block length if a connecting trail

within a minimum 40-foot wide greenway is provided and connects to a master planned trail or separated bike lane. The greenway trail option would not be allowed by right, but rather would be allowed subject to approval by the City Council with positive recommendations by the DRC and Planning Commission. Approval of a subdivision utilizing a greenway trail option must meet the included criteria in the amendment.

Several other changes are proposed in this amendment to update the purpose statements, add definitions, and provide minor cleanup.

The DRC had four comments on the proposed amendment. These comments include language changes on the purpose statements and definitions. The draft Development Code amendment in the packet has been updated to reflect the DRC comments.

The draft amendment included in the City Council packet also addresses the recommendations from the Planning Commission.

Please consider the DRC comments as part of the motion.

PLANNING DIVISION RECOMMENDATION

Planning Division staff recommends **APPROVAL** of the proposed amendment of the Development Code including comments from the February 3, 2021, DRC meeting. This recommendation is based on the following findings:

1. The proposed amendment improves pedestrian connectivity and better supports the purposes of the connectivity standards.
2. The proposed amendment to the Lehi City Development Code is not detrimental to the public health, safety, and welfare of Lehi City.
3. The proposed Development Code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
4. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on March 11, 2021. The minutes and motion from this meeting are as follows:

3.5 Public hearing and recommendation of Lehi City's request for review of a Development Code amendment to Chapter 37, updating connectivity standards, including a trail connectivity option, and updating the connectivity indices.

Brittney Harris, City Planner, presented information on the agenda item to update connectivity standards, add definitions, changing lock length requirements, and adjusting index scoring.

Mike West presented for Staff and Commission as to why the changes are being proposed.

Commissioner Nielsen opened public hearing.

Commissioner Nielsen closed public hearing.

Motion: Commissioner Peterson motioned to recommend approval of **Lehi City's request for review of a Development Code amendment to Chapter 37, updating connectivity standards, including a trail connectivity option, and updating the connectivity indices;** including all DRC comments and findings stated in the report. Commissioner Bunker seconded.

Vote: Commissioner Nielsen, yes; Commissioner Everett, yes; Commissioner Hemmert, yes; Commissioner

Peterson, yes; Commissioner Ellis, yes; Commissioner Bunker, yes; Commissioner Hereth, yes. The vote passed unanimously.

Chapter 37 Connectivity Standards
DRC Redline Comments

*Lehi City – requests review of a Development Code amendment to **Chapter 37** to update connectivity standards and include a trail connectivity option and update connectivity indices.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Date of Plans Reviewed: 01/26/21

DRC REDLINE COMMENTS:
Glade – Power:
1. Combine purpose statements 1 and 2
2. Remove "and health of residents" from purpose statement 8
3. Include statement that curb extensions preserve sight distance

Kerry – Fire: No comments
Greg – Water/Sewer: No comments
Trent – Parks:
4. If pedestrian links do not connect to an existing or future trail, then it would be better to have a 6' sidewalk and 7' landscaped shoulders. 5' doesn't allow for much landscaping or trees.

Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Kim – Planning: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION MARCH 11, 2021

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

Section 37.040. Connectivity Standards

(New 04/26/16; Amended 02/27/18; 05/12/20)

A. Purpose. These standards are intended to create a connected transportation system between neighborhoods and commercial areas within the City. The specific purposes of this Section include:

1. encouraging active transportation through additional connections and increased destination access;

~~1.~~2. improving emergency access and reducing response times to neighborhoods by increasing the number of street connections;

~~2.~~3. increasing effectiveness of delivery access, public works maintenance, and garbage pickup;

~~3.~~4. providing better routes to interconnect neighborhoods, shopping, recreation, civic buildings, employment centers, transit, schools, and parks;

~~4.~~5. preserving capacity of master planned arterial and collector roads for regional trips by providing alternative routes for local trips;

~~5.~~6. improving air quality through reduced auto emissions;

~~6.~~7. preventing isolated developments that increase dependency on automobiles; and

7. reducing vehicle miles travelled ~~and travel distances~~ by reducing travel distances and encouraging active transportation ~~to improve the air quality and health of residents; and~~

~~8. decreasing air pollution through shorter travel distances and reduced usage of automobiles.~~

B. Definitions.

1. Block Length – The distance along any given road frontage between two intersections with three or more connecting links (see Figure 143). Links that connect into a cul-de-sac shall not be considered the termination point of a block length (see Figure 144).

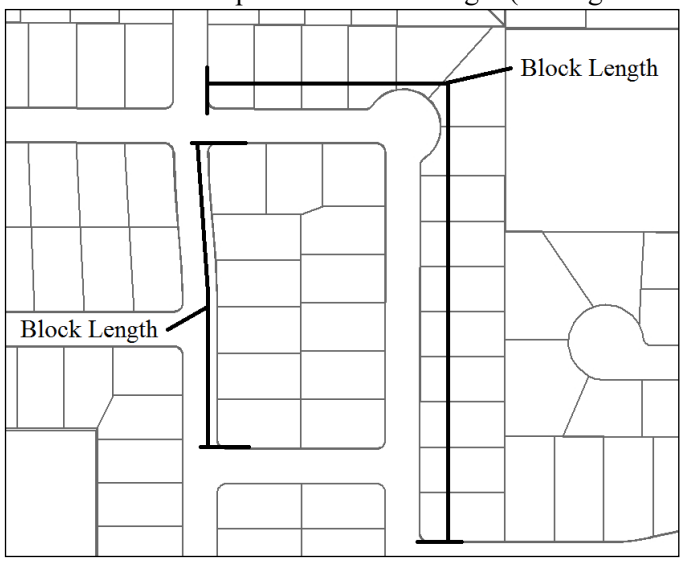


Figure 143. Example block length measurements.

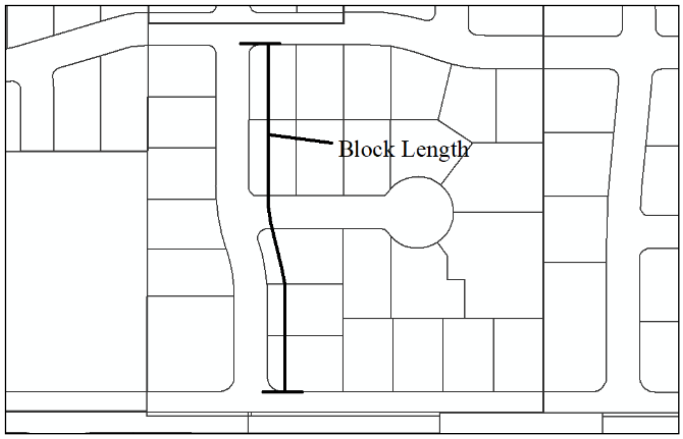


Figure 144. Example block length measurements with a cul-de-sac.

2. Chicane – An extension of a curb typically on a local street to provide an element of traffic calming.

3. Connectivity Index – A ratio of roadway links and nodes that serves as a metric for measuring the level of connectivity.

4. Cul-de-sac Length – The distance from the street intersection to the throat of the cul-de-sac bulb (see Figure 145).

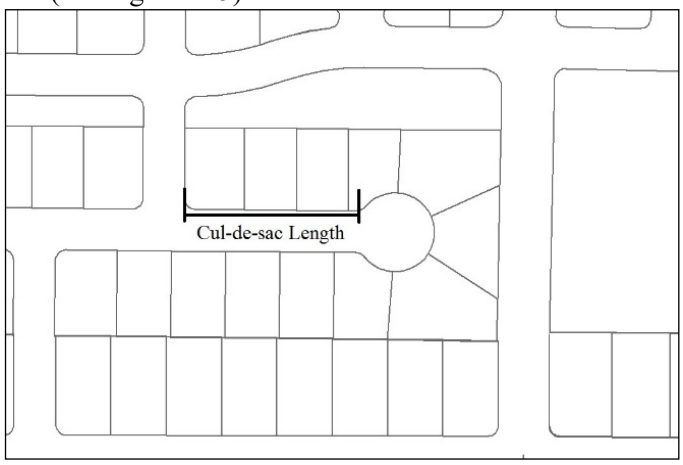


Figure 145. Example of cul-de-sac length measurement.

5. Curb Extension – An extension of a curb in a roadway to narrow the road and eliminate on-street parking to preserve visibility at pedestrian crossings to provide additional safety for pedestrians and serves as a traffic calming measure.

~~5.~~6. Greenway Trail – A 10-foot asphalt or concrete trail intended for use by cyclists and pedestrians located in a right-of-way with a minimum 40-foot width with landscaping on both sides.

~~6.~~7. Isolated Development – A proposed subdivision that does not connect to existing subdivisions in a superblock by means of a local street. In an isolated development, travel to other subdivisions or destinations in a superblock is only achieved by means of a collector or arterial road (see Figure 146).

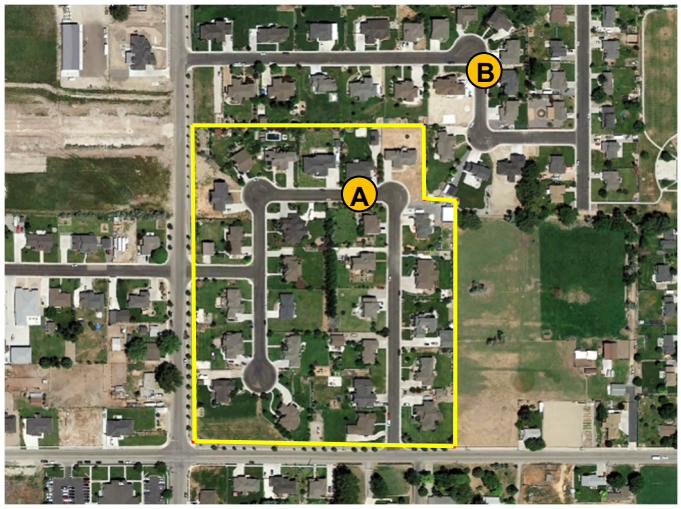


Figure 146. Example isolated development that only connects to collector roads and does not connect to the adjacent subdivision. Travel from point A to point B can only be done by means of using a collector road.

~~7.~~8. Links – Streets that connect to nodes or external streets not included in the proposed development.

~~8.~~9. Node – Street intersection or cul-de-sac located within a proposed development. A street intersection exists where two or more named roads intersect.

~~9.~~10. Bike/Pedestrian Walkway – Any trail, sidewalk, or pathway that is intended for use by bikes and pedestrians.

~~10.~~11. Separated Bike Lane – a bike lane located along a roadway that includes separation from vehicular travel lanes with a painted buffer area or physical barrier such as a reflector poles, curb stops, concrete medians, curb, landscaped areas, or vertical separation. Separated bike lanes include both buffered bike lanes and protected bike lanes, also known as cycle tracks.

~~11.~~12. Street Stub – An existing street constructed within an existing subdivision that extends to the property line of an adjacent undeveloped property. Streets are stubbed to ensure interconnections with future subdivisions (see Figure 147).


Figure 147. Example street stub intended to connect with a future subdivision on the adjacent undeveloped property.

~~12.~~13. Superblock – A large block including an internal network of blocks and local streets bounded by roads of a higher classification than local roads, such as collector roads, arterial roads, and highways (see Figure 148). In no case shall local roads serve as the bounds of a superblock. The Jordan River ~~and~~, Utah Lake, and the Traverse Mountain foothills create the edge of a superblock.

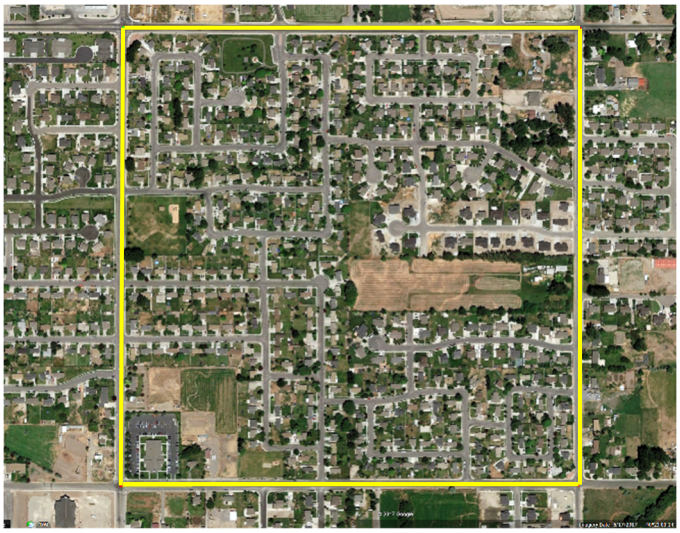


Figure 148. Example of a superblock bound by collector and arterial roads.

C. Circulation Plan. A circulation plan shall be provided as part of a preliminary subdivision plat application.

1. The circulation plan shall address street connectivity, bike and pedestrian circulation, emergency access, and parking movements. In cases where cut-through traffic is likely, traffic calming measures such as curb extensions, chicanes, raised crossings, or other features may be required.

2. The circulation plan shall show the connectivity index, block length dimensions, cul-de-sac length dimensions, bike and pedestrian facilities, and any proposed traffic calming features.

3. The circulation plan shall take into account access and connectivity on adjacent parcels. On a case-by-case basis the Planning Director and City Engineer may ~~require changes to stub road locations if it will increase the connectivity within an adjacent property~~dictate the required location for road stubs into adjacent properties.

4. A circulation plan shall be required for proposed developments with more than one acre in project size or with more than ten units. The Planning Director and City Engineer may waive the requirement for a circulation plan on a case-by-case basis.

D. Connectivity Index Calculation. The required connectivity index is calculated by dividing the total number of links by the total number of nodes (see Figure 149).

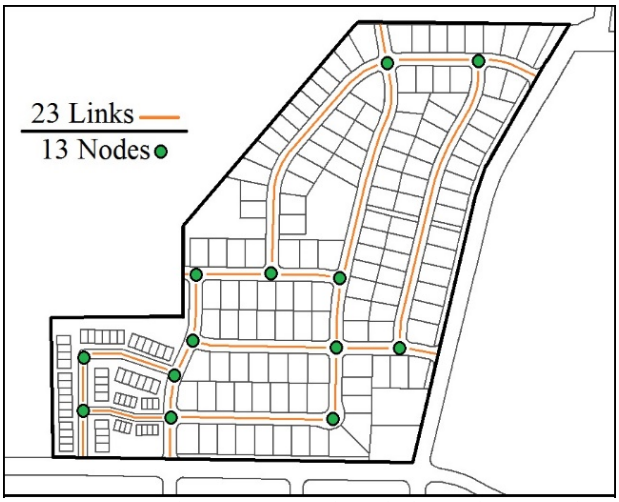


Figure 149. Example connectivity index calculation showing nodes and links. This example shows 23 links and 13 nodes which equates to a connectivity index of 1.77.

1. For the purposes of calculating the number of total links, one link beyond each node shall be included in the connectivity index calculation. Street stubs that provide future access to adjacent properties or streets that connect to existing streets are considered links.

2. An additional ~~½~~ link shall be included in the connectivity index calculation for each of the following:

   a. hard surface ~~pedestrian walkway~~trail connection through a cul-de-sac with a minimum trail width of ten feet including landscaped shoulders on each side of at least five feet in width for a minimum corridor width of 20 feet (see Figure 150);

   b. hard surface master planned trail connection with a minimum trail width of ten feet including landscaped shoulders on each side of at least five feet in width for a minimum corridor width of 20 feet (see Figure 151);

   c. internal hard surface trail segment connecting two roads with a minimum trail width of ten feet including landscaped shoulders on each side of at least five feet in width for a minimum corridor width of 20 feet (see Figure 152).



Figure 150. Cul-de-sac with a pedestrian connection to allow access to an adjacent open space.

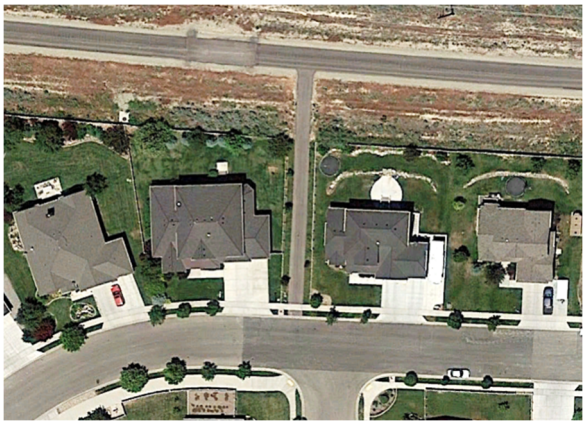


Figure 151. Pedestrian connection to a master planned trail.



Figure 152. Trails make pedestrian connections between multiple streets.

3. An additional ~~¼~~ 1/2 link shall be included in the connectivity index calculation for each roadway or trail segment where homes face an amenitized open space, park, or natural area (see Figure 153). The roadway segment shall have a minimum 300 feet of frontage along the open space.



Figure 153. Park layout allows access from all sides with home fronts facing the park.

E. Residential Connectivity Standards. All new residential subdivisions with ten or more units or more than one acre shall meet the following connectivity index, block length, and cul-de-sac length standards for private and public roads.

1. Required Connectivity Index. The minimum required connectivity index shall be required based

on the project density as identified in the following table of minimum connectivity index scores:

Density	Index Score
0-2.5 DU/AC	1.5
2.6-4 DU/AC	1.6
4.1+~~-~~6 DU/AC	1.7~~5~~
6+DU/AC	1.8

a. Reduction in Required Connectivity Index. The required connectivity index may be reduced if the applicant provides clear and convincing evidence that it is impracticable to achieve due to:

i. road grades that exceed ten percent;

ii. Jordan River;

iii. Utah Lake;

iv. delineated wetlands;

v. other significant natural or historic features such as Dry Creek or the Waste Ditch drainage channel;

vi. existing adjacent development;

vii. rail corridors; or

viii. limited access roadways.

b. Reductions in the required connectivity index will be reviewed on a case-by-case basis and shall require positive recommendations from the reviewing departments and Planning Commission and approval by the City Council.

c. The total allowed reduction to the required connectivity index shall be based on an analysis of existing conditions that prevent connections. As part of the analysis, City staff shall ensure the internal connectivity of the subdivision meets the required connectivity index and that connectivity is provided to adjacent properties where possible.

d. In locations where street connections are determined to be impracticable to achieve, bike and pedestrian connections shall be used where determined practicable. A density bonus may be considered and approved by the City Council if a pedestrian bridge is proposed and constructed to make a connection to a master planned trail.

2. Maximum Block Lengths. Maximum block lengths allowed shall be required based on the project density as identified on the following table of maximum block lengths:

Density	Block Length
0-2.5 DU/AC	1,000 ft. street and pedestrian block length
2.6-4 DU/AC	800 ft. street and pedestrian block length
4.1+~~-~~6 DU/AC	600 ft. street and pedestrian block length
6.1+ DU/AC	600 ft. street block length and 400 ft. pedestrian block length

a. Increase in Block Length. The maximum allowed block length may be increased if the applicant provides clear and convincing evidence that it is impracticable to achieve due to:

i. road grades that exceed ten percent;

ii. Jordan River;

iii. Utah Lake;

iv. delineated wetlands;

v. other significant natural and historic features such as Dry Creek or the Waste Ditch drainage channel;

vi. existing adjacent development;

vii. rail corridors; or

viii. limited access roadways.

b. Increases in block length will be reviewed on a case-by-case basis and shall require positive recommendations from the reviewing departments and Planning Commission and approval by the City Council.

c. Master planned trails as identified on the Lehi Bike and Pedestrian Master Plan may be considered as the satisfactory termination of a block in lieu of a road connection and shall require positive recommendations from the Reviewing Departments and Planning Commission and approval by the City Council. Master planned trails shall only be allowed to terminate a block length if the following criteria are met:

i. the trail connects two roads through a block to ensure bike and pedestrian connectivity;
ii. the trail connection only terminates a block length in one direction;
iii. the block length for vehicular traffic does not exceed 1250 feet;
iv. a parallel vehicular route is provided to ensure reasonable vehicular and emergency access in a subdivision; and
v. the trail is not located along an arterial roadway as defined in the Lehi City Master Transportation Plan;
vi. all other connectivity standards are met.

d. Greenway trail segments that are not identified as a master planned trail may be considered as the satisfactory termination of a block length in lieu of a road connection and shall require positive recommendations from the Reviewing Departments and Planning Commission and approval by the City Council. Greenway trails shall only be allowed to terminate a block length if the following criteria are met:

i. the trail connects directly to a master planned trail or separated bike lane or is part of an interconnected network of trails that connects to a master planned trail or separated bike lane;
ii. the trail connection only terminates a block length in one direction;
iii. the trail connects two roads through a block to ensure bike and pedestrian connectivity;

iv. the block length for vehicular traffic does not exceed 1,250 feet for developments with less than 4.0 units per acre;
v. the block length for vehicular traffic does not exceed 900 feet for developments with 4.0 or more units per acre;
vi. a parallel vehicular route is provided to ensure reasonable vehicular and emergency access in a subdivision; and
vii. all other connectivity standards are met.

3. Cul-de-sac Length Standards. Maximum cul-de-sac lengths allowed shall be required based on the project density as identified on the following table of maximum cul-de-sac lengths:

Density	Cul-de-sac Length
0-2.5 DU/AC	400 ft.
2.6+ DU/AC	250 ft.

a. A cul-de-sac shall not be allowed in R-2, R-2.5 or R-3 zones unless the applicant provides clear and convincing evidence that the cul-de-sac is be necessary to develop the entire parcel due to:

i. road grades that exceed ten percent;

ii. Jordan River;

iii. Utah Lake;

iv. delineated wetlands;

v. other significant natural and historic features such as Dry Creek or the Waste Ditch drainage channel;

vi. existing adjacent development;

vii. rail corridors; or

viii. limited access roadways.

b. Requests for cul-de-sacs within the R-2, R-2.5, and R-3 zones will be reviewed on a case-by-case basis and shall require recommendations from the reviewing departments and Planning Commission and approval by the City Council.

4. Superblock Internal Connectivity. All new roads constructed within superblocks shall interconnect all existing stub streets and future adjacent vacant properties in order to prevent isolated developments. New subdivisions shall meet the following requirements:

a. New roads and pedestrian walkways in the proposed subdivision shall be connected to all existing streets and pedestrian walkways stubbed to the property (see Figure 154).



Figure 154. Subdivision under construction is connecting to an existing street stub.

b. Street stub connections shall be provided to adjacent undeveloped properties at a maximum spacing equivalent to the maximum allowed block length (see Section 37.030(E)(2) to find applicable maximum block lengths). Street stub spacing is measured along the property line of a proposed subdivision (see Figure 155). Street stub connections shall be placed to nonresidential areas for future connections as part of redevelopment projects.

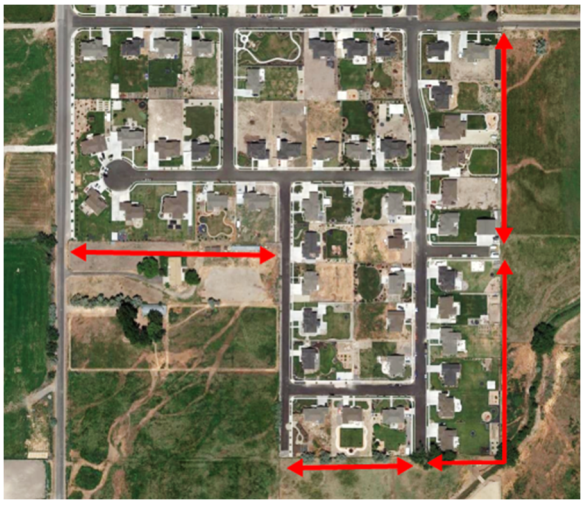


Figure 155. Street stub spacing is shown with red arrows placed along the property lines of a subdivision.

c. Local streets shall be connected to each collector or arterial road located on the edges of a superblock, unless it is a limited-access roadway that specifically prohibits local street connections (see Figure 156).

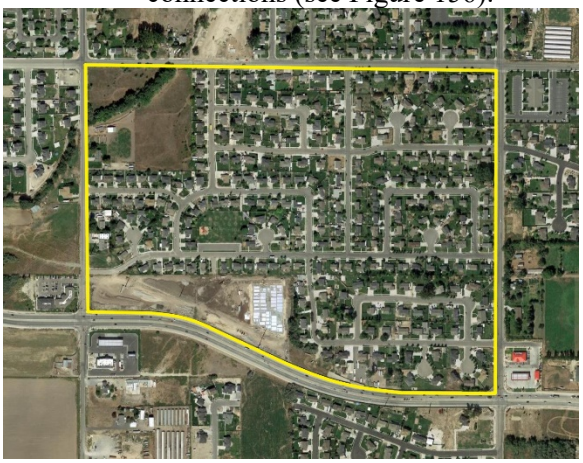


Figure 156. The subdivision connects to each collector and arterial street bounding the superblock with the exception of Pioneer Crossing, which is a limited access roadway.

d. Isolated developments shall not be created within a superblock that requires travel on collector and arterial roads to get to other destinations within the same superblock. Trail connections may be allowed as connections between developments in lieu of streets to prevent isolated developments if an exception to the maximum block length is warranted. When a trail is allowed as a connection between developments, the trail network shall have direct access to a master planned trail or to a separated bike lane.

e. Exceptions for to the superblock internal connectivity requirements may be allowed if the applicant provides clear and convincing evidence that it is impracticable to meet the standards due to:

i. road grades that exceed ten percent;

ii. Jordan River;

iii. Utah Lake;

iv. delineated wetlands;

v. other significant natural and historic features such as Dry Creek or the Waste Ditch drainage channel;

vi. existing adjacent development;

vii. rail corridors; or

viii. limited access roadways.

f. Exceptions to the superblock internal connectivity requirements will be reviewed on a case-by-case basis and shall require positive recommendations from the reviewing departments and Planning Commission and approval by the City Council.

5. Connectivity Density Bonus. New subdivisions that exceed the minimum connectivity index and meet the block and cul-de-sac lengths may be eligible for flexibility in lot sizes, frontages, or a density bonus subject to approval by the City Council as part of the preliminary subdivision approval process. When connectivity bonuses are proposed, the following shall be considered:

a. Street, bike, and pedestrian connections that are required towards meeting the connectivity index, block length, or cul-de-sac length requirements shall not be eligible for a density bonus.

b. Additional connections included in a subdivision design to meet the superblock internal connectivity requirements may be considered as part of a connectivity bonus if the connections are not necessary to meet the connectivity index, block length, and cul-de-sac length requirements.

c. The value of additional improvements and property dedicated to Lehi City for streets shall serve as the basis to determine the allowable density bonus.

6. Sidewalk Standards. All new single family and multi-family residential developments shall provide sidewalks on both sides of public and private streets.

F. Pedestrian Connectivity Standards. All residential and non-residential developments and subdivisions shall meet the following standards:

1. In cases where cul-de-sacs have one or two rows of lots between the end of the cul-de-sac and an external road, a hard surface pedestrian connection shall be provided with a minimum width to match the sidewalk or trail width being connected. A minimum ~~five~~seven-foot landscaped area shall be provided on both sides of the walkway connecting to the external street (see Figure 157).

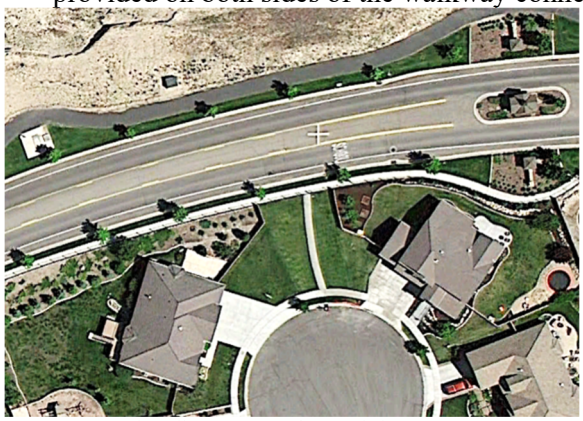


Figure 157. Sidewalk connection from cul-de-sac connects to an external collector road.

2. Pedestrian connections shall be utilized to connect proposed developments to master planned trails and adjacent existing or future developments where applicable. Connections shall be of a hard surface with a minimum width of ten feet including landscaped shoulders on each side of at least five feet in width. Trail access spacing shall not exceed 600 feet.

3. Sidewalks and trails shall interconnect all units, buildings, and streets within a development, and shall provide connectivity to existing adjacent development or future development areas.

4. ADA ramps shall be provided at all points a sidewalk crosses a street, parking lot drive isle, or at any point there is a grade change between two surfaces.

G. Nonresidential Connectivity Standards. All new nonresidential subdivisions containing the dedication of public roads shall meet the following connectivity index and block length standards. Private roads shall meet the requirements of this section; however, a public road may be required to prevent a private road in a subdivision from stubbing into a future or existing public road.

1. Required Connectivity Index. The minimum required connectivity index score shall be a minimum of 1.5 for nonresidential developments ~~and~~, a minimum of ~~1.75~~1.8 for stacked and horizontal mixed use developments, and 2.0 for transit-oriented developments.

a. The required connectivity index may be reduced if the applicant provides clear and convincing evidence that it is impracticable to achieve due to:

i. road grades that exceed ten percent;

ii. Jordan River;

iii. Utah Lake;

iv. delineated wetlands;

v. other significant natural and historic features such as Dry Creek or the Waste Ditch drainage channel;

vi. existing adjacent development;

vii. rail corridors; or

viii. limited access roadways.

b. Reductions in the required connectivity index shall be reviewed on a case-by-case basis and shall require positive recommendations from the reviewing departments and Planning Commission and approval by the City Council.

c. The total allowed reduction to the required connectivity index will be based on an analysis of existing conditions that prevent connections. As part of the analysis, City staff will ensure the internal connectivity of the subdivision meets the required connectivity index and that connectivity is provided to adjacent properties where possible.

2. Maximum Block Lengths. Maximum block lengths allowed shall be required based on the project development type as identified on the following table of maximum block lengths:

Development Type	Block Length
Regional Retail, Office/Warehouse, Manufacturing, Technical Manufacturing, and Warehouse Distribution	1,000 feet street block length
All other nonresidential uses	800 feet street block length
Mixed use (stacked and horizontal), Urban Tech Mixed Use District, and transit-oriented developments	600 feet street block length and 400 ft. pedestrian block length

a. Increase in Block Length. The maximum allowed block length may be increased if the applicant provides clear and convincing evidence that it is impracticable to achieve due to:

i. road grades that exceed ten percent;

ii. Jordan River;

iii. Utah Lake;

iv. delineated wetlands;

v. other significant natural and historic features such as Dry Creek or the Waste Ditch drainage channel;

vi. existing adjacent development;

vii. rail corridors; or

viii. limited access roadways.

b. Increases in block length will be reviewed on a case-by-case basis and shall require recommendations from the reviewing departments and Planning Commission and approval by the City Council.

3. Cul-de-sac Standards. Cul-de-sacs shall not be allowed in any nonresidential zone.

a. Cul-de-sacs may only be allowed if applicant provides clear and convincing evidence that a cul-de-sac is necessary to develop the entire parcel due to:

i. road grades that exceed ten percent;

ii. Jordan River;

iii. Utah Lake;

iv. delineated wetlands;

v. other significant natural and historic features such as Dry Creek or the Waste Ditch drainage channel;

vi. existing adjacent development;

vii. rail corridors; or

viii. limited access roadways.

b. Requests for cul-de-sacs within nonresidential zones will be reviewed on a case-by-case basis and shall require positive recommendations from the reviewing departments and Planning Commission and approval by the City Council.

4. Cross Access. Nonresidential and multi-family residential site plans shall provide pedestrian and vehicular cross-access to adjacent developments to allow auto and pedestrian trips to occur between developments (see Figure 158).



Figure 158. Adjacent nonresidential uses provide cross-access which reduces trips required on the surrounding streets.

5. Nonresidential to Residential Connections. New nonresidential and multi-family residential site plans shall:

a. connect all existing street and pedestrian walkway stubs to proposed streets and walkways within the site plan;

b. extend all existing street stubs through a proposed nonresidential or multi-family site plan to an adjacent collector or arterial street (see Figure 159); and



Figure 159. Local street stub connects a residential subdivision through a commercial site to an adjacent arterial street.

c. stub roads to abutting vacant properties shall be spaced not to exceed 1,000 feet as measured along the property line of the proposed site plan (refer to Figure 155). The maximum stub road spacing may be increased if the applicant provides clear and convincing evidence that it is impracticable to achieve due to the following limitations:

i. road grades that exceed ten percent

ii. Jordan River;

iii. Utah Lake;

iv. delineated wetlands;

v. other significant natural and historic features such as Dry Creek or the Waste Ditch drainage channel;

vi. requirements for a secure campus;

vii. existing adjacent development;

viii. rail corridors; and

ix. limited access roadways.

LEHI CITY

ORDINANCE NO: 17-2021

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE, CHAPTER 37, STREET CONNECTIVITY REQUIREMENTS

WHEREAS, it has become necessary to amend Chapter 37 of the Lehi City Development Code, adding pedestrian connectivity standards, updating required connectivity indices, including a greenway trail connectivity option, and providing clarifications; and

WHEREAS, this amendment seeks to add increase the level of pedestrian connectivity to ensure more walkable neighborhoods; and

WHEREAS, following a public hearing on March 11, 2021, the Lehi City Planning Commission reviewed the proposed revision and forwarded a positive recommendation to the City Council; and

WHEREAS, on April 13, 2021, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of March 11, 2021, and the positive recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 37 of the Lehi City Development Code should be amended; and such action furthers the health, safety, and welfare of the citizens of Lehi.

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

PART I:

Chapter 37 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance 17 -2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 13th day of April, 2021.

ATTEST

_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

Agenda Item No: 12

City Council Agenda Item Report

Meeting Date: April 13, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-20, a resolution to notify the Utah County Commission of the City of Lehi's intent to submit an Opinion Question to Lehi residents regarding whether Lehi should impose a citywide tax to fund cultural, recreational, and zoological facilities, and botanical, cultural, and zoological organizations in Lehi.

Suggested Action:

Attachments:

Res 2021-20.docx

LEHI CITY

RESOLUTION NO.: 2021-20

A RESOLUTION TO NOTIFY THE UTAH COUNTY COMMISSION OF THE CITY OF LEHI'S INTENT TO SUBMIT AN OPINION QUESTION TO LEHI RESIDENTS REGARDING WHETHER LEHI SHOULD IMPOSE A CITYWIDE TAX TO FUND CULTURAL, RECREATIONAL, AND ZOOLOGICAL FACILITIES, AND BOTANICAL, CULTURAL, AND ZOOLOGICAL ORGANIZATIONS IN LEHI.

WHEREAS, Utah Code (Section 59-12-1401, et. seq.) authorizes a city to submit an opinion question to its voters as to whether or not the city should impose a local sales and use tax of 0.1 percent to fund recreational, cultural, and zoological facilities and botanical, cultural, and zoological organizations in the city (commonly referred to as a "RAP tax"); and

WHEREAS, a city may not impose a RAP tax if the county in which the city is located has either enacted a countywide RAP tax or has declared its intent to submit an opinion question to county voters as to whether the county should impose a countywide RAP tax; and

WHEREAS, U.C.A. Section 59-12-1402(6)(a)(i) states that before a city submits an opinion question to its voters regarding the RAP tax, that it must first "submit to the county legislative body in which the city or town is located a written notice of the intent to submit the opinion question to the residents of the city or town"; and

WHEREAS, U.C.A. Section 59-12-1402(b)(i) states that the county has sixty days from receipt of the city's notice to provide the city with either (1) a resolution stating that the county does not seek to impose a countywide RAP tax, or (2) a written notice that the county will submit an opinion question to the county voters as to whether the county should impose a countywide RAP tax; and

WHEREAS, the city may proceed with its RAP tax election if the county indicates that it does not seek to impose a countywide RAP tax; the city may not proceed with the RAP tax election if the county gives the city written notice that the county will have its own RAP tax election; and

WHEREAS, the Lehi City Council intends to proceed with a RAP tax election and to provide Utah County with notice of its intent as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LEHI, as follows:

1. The Lehi City Council hereby declares its intent to submit an opinion question to Lehi residents as to whether the City of Lehi should impose a local sales and use tax of 0.1 percent to fund recreation, cultural, and zoological facilities, and botanical, cultural, and zoological organizations in Lehi.

2. The City of Lehi hereby gives the Utah County Commission notice of its intent and respectfully requests Utah County respond to this notice as required by law.

3. All acts, orders, resolutions and ordinances, and parts thereof, in conflict with this Resolution are hereby rescinded.

4. This Resolution shall become effective immediately upon adoption.

PASSED AND APPROVED this 13th day of April 2021.

ATTEST:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

OFFICE OF THE MAYOR

April 13, 2021

Utah County Commission
Utah County Administration Building
100 East Center Street
Provo, UT 84606

RE: RAP Tax in Lehi

Dear County Commissioners:

The Lehi City Council has passed a resolution declaring Lehi's intent to submit an opinion question to Lehi voters as to whether Lehi should impose a citywide sales and use tax of 0.1% to fund recreational, cultural and zoological facilities, and botanical, cultural and zoological organizations in Lehi ("RAP" tax). I have enclosed a copy of the resolution.

State law (U.C.A. 59-12-1402(6)) requires Lehi to give Utah County notice of its intent to submit the opinion question to Lehi voters. This letters and the attached resolution express Lehi's intent to proceed with the opinion question the election, and provide notice to Utah County of Lehi's intent. The statute then gives Utah County sixty days from receipt of the notice to provide Lehi with either (1) a resolution stating that the County Commission is not seeking to impose a countywide "RAP" tax, or (2) a written notice that the County Commission will submit an opinion question to the county residents regarding the imposition of a countywide "RAP" tax.

Thank you for your attention to this matter. We recognize that you have many other items of important county business to consider, but we respectfully request your written response to this notice so that Lehi will know how to proceed with this matter.

Sincerely,

Mark Johnson
Mayor

Agenda Item No: 13

City Council Agenda Item Report

Meeting Date: April 13, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-22, approval of an agreement with Instrument Control Company for the Ashton Substation building.

Suggested Action:

Attachments:

Res 2021-22.docx

Agreement - Power, Construction of Ashton Substation Building.docx

ICC Proposal Lehi - Ashton Control House and Relay Panels.pdf

Lehi City Ashton Substation Building RFP.pdf

B6-003 CONTROL PANEL 1.pdf

B6-004 PANEL 2 LAYOUT - T1 & SCADA.pdf

E1-001 ONE-LINE DIAGRAM.pdf

E4-003 CONTROL BUILDING LAYOUT.pdf

E4-004 CONTROL BUILDING ELEVATIONS.pdf

LEHI CITY

RESOLUTION NO. 2021-22

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AGREEMENT WITH INSTRUMENT CONTROL COMPANY FOR ASHTON SUBSTATION BUILDING

WHEREAS**,** the City desires to hire a contractor to design, fabricate, inspect, test, and deliver one (1) control building that will be owned by Lehi City Power and installed at its Ashton Substation; and

WHEREAS, City sent out Request for Proposal 2021-07 to identify companies which would best serve the needs of the City to perform this project; and,

WHEREAS, Contractor's bid appears to be the lowest responsible and responsive bid and the City desires to contract with them; and,

WHEREAS, on April 13, 2021, the Lehi 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 an Agreement with Instrument Control Company; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

1. The Agreement between Lehi City and Instrument Control Company 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 13th day of April, 2021.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

AGREEMENT FOR ASHTON SUBSTATION BUILDING

THIS AGREEMENT is made and entered into this ____ day of _____, 2021 between Lehi City, 153 North 100 East, Lehi, Utah 84043 ("City") and Instrument Control Company, 1780 W. 2300 S., West Valley City, UT 84119 ("Contractor").

WHEREAS, City desires to hire a contractor to design, fabricate, inspect, test, and deliver one (1) control building that will be owned by Lehi City Power and installed at its Ashton Substation; and

WHEREAS, City sent out Request for Proposal 2021-07 to identify companies which would best serve the needs of the City to perform this project; and

WHEREAS, Contractor submitted their bid to provide such work; and

WHEREAS, Contractor's bid appears to be the lowest responsible and responsive bid and the City desires to contract with them.

NOW, THEREFORE, in consideration of the premises, the covenants and conditions set forth in this Agreement, and in further consideration of the execution of this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, City and Contractor agree as follows:

1. **Agreement and Scope of Services**. City hereby contracts with Contractor and Contractor agrees to be bound to the City to design, fabricate, inspect, test, and deliver one (1) control building that will be owned by Lehi City Power and installed at its Ashton Substation in Lehi, Utah, as stated in RFP 2021-07, attached hereto as Exhibit A, and the Specification for Control Building, attached hereto as Exhibit B, which by this reference are made a part hereof.

2. **Start and Completion Dates**. This Agreement shall begin immediately and be completed by August 1, 2021.

3. **Payment**. Upon Contractor satisfactorily completing the Agreement and Scope of Services in full and upon City receiving an invoice therefor, City shall pay Contractor Two Hundred Twenty-Six Thousand One Hundred Ninety-One Dollars ($226,191.00), which includes One Thousand Seven Hundred Dollars ($1,700) for crane offloading.

4. **Changes in Performance**. All changes in performance of this Agreement shall be described in detail on a change order request form provided by the City, and which must be authorized in writing by an authorized representative of the City prior to commencing any proposed changes in performance. Contractor shall not be entitled to any additional consideration for changes in performance which were not authorized as contemplated by this Section, nor for the correction of any mistakes attributable in any way to Contractor, or its employees, agents, subcontractors, independent contractors, and the like.

5. **Withholding Payment for Defective Performance**. The City may withhold or, on account of subsequently discovered evidence, nullify the whole or part of any of the Payment to the extent that the City reasonably determines such withholding is necessary to protect itself from loss or liability on the account of defective or incomplete performance by Contractor, including but not limited to defective goods or services not remedied, or any other failure to comply with the terms and conditions of this Agreement.

6. **Termination and Non-Appropriation**. The City may terminate this Agreement at any time if, in the sole discretion of the City, Contractor's performance under this Agreement is unsatisfactory, Contractor fails to perform its duties and obligations required by this Agreement with diligence or within the time specified herein, or Contractor has otherwise materially breached this Agreement.

    a. Prior to terminating this Agreement is Contractor's performance is unsatisfactory, the City shall first provide written notice to Contractor of the City's intention to terminate this Agreement. The notice of termination must be provided by City to Contractor at least seven (7) calendar days prior to termination. After receiving such notice of termination from City, Contractor shall have the next five (5) working days in which to cure any deficiency noted by the City. If Contractor adequately cures any such deficiency to the sole satisfaction of the City, this Agreement shall continue. However, in the event Contractor fails to adequately cure any such deficiency, this Agreement shall terminate, and Contractor shall be liable for any resulting damages associated with the deficiency and breach of this Agreement. The City may pursue any such damages through all available means, whether in law or in equity, or both.

    b. The City may, in its sole discretion, terminate, suspend, or abandon this Agreement without cause at any time by providing written notice to Contractor of the City's intention to terminate this Agreement without cause. The notice of termination shall be provided by the City to Contractor at least seven (7) calendar days prior to termination.

    c. Any scope of service which Contractor has completed or performed prior to the date of any termination, suspension, or abandonment shall be recorded and tangible work documents shall be transferred to, and become the sole property of, the City. If the City has terminated this Agreement without cause then subsequently requests Contractor to recommence its performance of the scope of service after more than three (3) months from the date of termination, the consideration payment amount shall be subject to renegotiation at the request of either party hereto.

    d. If the Lehi City Council decides not to appropriate enough resources to fund the consideration payment, this Agreement shall be void. In the event of such non-appropriation of resources, the City shall be relieved of all its obligations contemplated by this Agreement, including but not limited to the consideration payment.

7. **Taxes**.

   a. Each party shall be solely responsible for any tax liability which it may incur as a result of this Agreement.

   b. The City is exempt from the payment of any Federal excise or any Utah sales tax (State of Utah Sales Tax Exemption Number: Q41296). Such taxes will not apply to the City, unless otherwise noted in writing by the City. Any price listed by Contractor on a purchase order, or equivalent, must be net, exclusive of taxes. However, when under established trade practices, any Federal excise tax is included in the list price, Contractor may quote the list price and shall show separately the amount of Federal tax, either as a flat sum or as a percentage of the list price, which shall be deducted from any payments made by the City.

8. **Indemnification and Insurance**.

   a. Contractor shall be solely responsible for any damage or injury which it, or its employees, agents, subcontractors, independent contractors, and the like may cause in the performance of this Agreement. Consequently, to the fullest extent permitted by law, Contractor shall indemnify, defend, and hold harmless the City, any subsidiary or affiliate of the City, and its past, present and future agents, representatives, and employees from and against all claims, damages, lawsuits, losses, liabilities, liens, cost, citations, penalties, fines and expenses, including but not limited to attorneys' fees, arising out of or resulting from Contractor's performance of this Agreement, provided that such claims, damages, losses, liabilities, liens, costs, citations, penalties, fines, and expenses are caused in whole or in part by any negligent, grossly negligent, reckless, or intentional act or omission attributable in any way to Contractor, or its employees, agents, subcontractors, independent contractors, and the like, or anyone directly or indirectly employed by Contractor or any subcontractor, or any party for whose acts Contractor may be liable, regardless of whether liability is imposed upon such party. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity, which may otherwise exist in favor of the City. In any and all claims against the City, or any subsidiary or affiliate, or any of its past, present or future agents, representatives, or employees, by Contractor, or its current or former employees, agents, subcontractors, independent contractors, and the like, or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this paragraph shall not be limited in any way by the amount or types of damages, compensations, or benefits payable by or for Contractor, or any subcontractor, worker's compensation acts, disability benefit acts, or other employee benefit acts.

   b. The City shall indemnify and hold harmless Contractor, its subsidiaries, affiliates, agents, shareholders, directors, and employees from and against all damages,

costs, liabilities, including reasonable attorneys' fees and expenses, arising from or related to the actions of the City with respect to the subject matter of this Agreement.

c. Contractor, at its own expense, shall provide for the payment of workers' compensation benefits to its employees employed on or in connection with the performance of this Agreement, and in accordance with applicable State and Federal laws.

d. Contractor, at its own expense, shall maintain comprehensive general liability insurance, including but not limited to $3,000,000 per occurrence.

e. Contractor, at its own expense, shall maintain automobile public liability insurance with bodily injury and death limits of at least $250,000 for any one person, and $500,000 for any one occurrence, and a property damage limit per occurrence of $250,000. Such benefits and coverage shall not be deemed to limit Contractor's liability under this Agreement. It is intended by this Section that the requirements set forth herein will satisfy applicable minimum requirements under Utah law. However, in the event that the foregoing requirements do not satisfy applicable Utah law, Contractor must maintain automobile public liability insurance in amounts satisfying applicable Utah law.

f. Contractor, at its own expense, shall maintain professional liability/errors and omissions insurance appropriate to Contractor's profession, with a minimum coverage of $1,000,000 per occurrence. The professional liability/errors and omissions insurance must be project specific with at least a one-year extended reporting period. Contractor shall, likewise, require its subcontractors, if any, to provide for such benefits and to maintain such insurance at no expense to the City.

g. Before commencing the Scope of Services and at any time thereafter upon written request by the City, Contractor shall furnish the City with a copy of certificates of insurance as evidence that policies providing the coverage required by this Agreement are in effect.

h. All insurance required by this Agreement, with the exception of worker's compensation and employer's liability policies, shall include the City, its directors, officers, agents, and employees as additional insured persons with respect to the activities of Contractor in the performance of this Agreement, or that of its employees, agents, subcontractors, independent contractors, and the like. Any certificate presented as evidence of insurance shall specify the date when such benefits and insurance expire. Unless a different length of time is expressly set forth in this Agreement, Contractor shall maintain any insurance required by this Agreement until after the work has been fully performed by Contractor, and subsequently approved and accepted by the City. Contractor shall provide the City with written notice at least sixty (60) days in advance of any

cancellation, termination, or material alteration of said policies of insurance.

9. **Authority**. Each individual signing this Agreement warrants and represents that he or she has been authorized by appropriate action of the party which he or she represents and has authority to enter into this Agreement on behalf of the party.

10. **Attorneys' Fees and Costs**. Each party shall bear its own attorneys' fees and costs incurred in connection with the drafting, execution, and performance of this Agreement. However, if any action at law or in equity is necessary to enforce or interpret the terms of this Agreement, the prevailing party in such action shall be entitled to recover reasonable attorneys' fees, legal costs, and other collection fees and costs incurred by the prevailing party in connection with the suit, both before and after the judgment, in addition to any other relief to which such party may be entitled.

11. **Non-Waiver**. No failure to exercise and no delay in exercising any right, remedy, or power under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any right, remedy, or power under this Agreement preclude any other or further exercise thereof, or the exercise of any other right, remedy or power provided herein or by law or in equity.

12. **Binding Effect**. This Agreement is binding upon the parties and their proper and allowable heirs, legatees, representatives, successors, and assignees.

13. **Assignment**. Neither party may assign this Agreement nor delegate any responsibilities under this Agreement without prior written consent. Any purported assignment or delegation in violation of this Section without prior written consent from the non-assigning party, shall be void and will be considered a material breach of this Agreement.

14. **Amendments**. This Agreement may not be modified, amended, or terminated, except by an instrument in writing.

15. **Time**. Time is of the essence with this Agreement, as well as every term, covenant, and condition contained herein.

16. **Force Majeure**. Neither party shall be liable for any failure or delay in performing an obligation under this Agreement that is due to causes beyond its reasonable control, such as natural catastrophes, governmental acts or omissions, laws or regulations, labor strikes or difficulties, transportation stoppages or slowdowns or the inability to procure parts or materials. If any of these causes continue to prevent or delay performance for more than 180 days, the non-delaying party may terminate this Agreement, effective immediately upon notice to the delaying party.

17. **Severability**. If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions of this Agreement shall, nevertheless, be construed, performed, and enforced as if the invalidated or unenforceable provision had not been included in the text of the Agreement.

18. **Governing Law**. This Agreement shall be construed in accordance with the laws of the State of Utah.

19. **Entire Agreement**. All agreements, covenants, representations and warranties, express or implied, oral or written, of the parties concerning the subject matter hereof are contained solely in this Agreement, subject to any implied warranties and conditions imposed upon the parties by Utah law. No other agreements, covenants, representations, or warranties have been made by any party to any other party concerning the subject matter hereof. All prior and contemporaneous conversations, negotiations, possible and alleged agreements, representations, covenants, and warranties concerning the subject matter hereof are merged herein. This is an integrated agreement.

"CONTRACTOR"

By: _____
It:_____

"CITY"
LEHI CITY, a municipal corporation and political subdivision of the state of Utah

By:_____
Name:_____
Title:_____

ATTEST:

_____
City Recorder

EXHIBIT A
LEHI CITY ASHTON SUBSTATION BUILDING RFP NO. 2021-07

EXHIBIT B
SPECIFICATION FOR CONTROL BUILDING

Instrument Control Company – Bid Package

1780 West 2300 South
West Valley City, Utah 84119

Phone: 801-458-0597
Fax: 801-972-5047

WWW.ICC-SLC.COM

UL 508A, 698A PANEL SHOP CALIBRATIONS SYSTEM INTEGRATION

Lehi City

ASHTON SUBSTATION CONTROL BUILDING & RELAY PANELS

Bid 202010204
Bid Due Date: March 29, 2021 at 5:00 P.M

Instrument Control Company – Bid Summary sheet

1780 West 2300 South
West Valley City, Utah 84119
Phone: 801-458-0597
Fax: 801-972-5047
WWW.ICC-SLC.COM

UL 508A, 698A PANEL SHOP CALIBRATIONS SYSTEM INTEGRATION

REV 0 – Original Quote Date: 3-29-2021

Lehi City
Vendor: Instrument Control Company
Invitation to Bid Number: 202010204
Date: March 29, 2021

Lehi City Purchasing Agent,

Thank you for the opportunity to quote the Ashton Substation Control Building and Relay Panels.

We have had the opportunity to build similar control buildings and relay panels before and are familiar with the requirements.

I would also like to offer that ICC is always available to have the clients come to our facility if they would like to see the panel during any phase of the project.

Thank you again for the opportunity,

Sincerely,
Glenn R. DeFisher
President
Instrument Control Company
Veteran owned
Office801.803.5644.ex.101
Cell 801.458.0597

EST 1852

LEHI CITY

POWER DEPARTMENT

Specification

Control Building

“Lehi Ashton Substation”

Lehi City Power

Lehi, UT

FEBRUARY 4, 2021

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PART 1 - TERMS AND CONDITIONS

Please reference the attached document titled “Bid Document” for the terms and conditions required by the City of Lehi associated with this specification.

The desired Control Building delivery date is August 1st, 2021

PART 2 - GENERAL INFORMATION

2.1 SCOPE

This specification covers the technical and reporting requirements for the design, fabrication, inspection, testing and delivery of one (1) control building that will be owned by Lehi City Power and installed at its Ashton Substation located within Lehi Utah City Limits at 4600 feet above sea level.

2.2 REFERENCE STANDARDS, CODES AND SPECIFICATIONS

Without limiting the generality of other requirements of these Specifications, all work specified herein shall conform to or exceed the applicable requirements of the referenced Standards and codes; provided, that wherever the provisions of said publications are in conflict with the requirements specified herein, the more stringent requirements shall apply.

A.	NEMA	National Electrical Manufacturers Association
B.	IEEE	Institute of Electrical and Electronics Engineers
C.	ANSI	American National Standards Institute
D.	NEC	National Electrical Code
E.	UL	Underwriters' Laboratories

2.3 WORK AND MATERIAL TO BE PROVIDED BY OTHERS

A. The following work and material will be provided by others unless specifically included in Seller's proposal. The Owner's proposal evaluation will consider additional work or services offered by the Seller.

1. Connection of conduit and cables to building for the 120/240V circuit to be used for station service.
2. Connection of substation station ground grid to building.
3. Connection of control cables from field equipment to the terminal blocks in the relay panel.
4. Stairs and railings external to the building (if necessary)
5. Concrete Foundations

2.4 CERTIFICATION REQUIREMENTS

If required by the state where the building is to be shipped, the Seller shall have the Control Building certified as required by the regulating authorities. All paperwork, drawing reviews, and inspections will be the responsibility of the Seller. When drawings are sent to the state for review, a duplicate set shall be sent to Owner *and* Owner at the same time.

2.5 COORDINATION

A. Seller shall coordinate with the Owner the:

1. Design of the control cable openings and foundation pier locations for the Control Building.

2.6 MANUFACTURER SUBMITTALS

A. DRAWING & DOCUMENT REQUIREMENTS

1. Drawings submitted by the Seller for review and final issue shall meet the following requirements:
   a. Wiring diagrams shall be of the point-to-point type. Terminal point tabulations are not acceptable.
   b. Electronic copies of the drawings shall be compatible with AutoCAD 2007, "dwg" type files. If drawings include any XREF's or reference external files, those files shall be included in any drawing submittal
2. All drawings, instruction manuals and submittals shall be in English language.
3. Symbols and drawings shall conform to ANSI Y32.2 / IEEE 315 / CSA Z99.

B. BID SUBMITTALS

1. Bid submittals shall include the filled-out proposal document included in Section 5 of this Specification as well as;
2. Preliminary layout drawing.
3. Preliminary elevation drawing.
4. Bill of materials for major components.
5. Any other drawings or auxiliary information which the Seller feels will be necessary or appropriate for bidding purposes.
6. Any exceptions or terms which the Seller cannot or will not be able to meet as required by this Specification.
7. Questions and clarifications related to the drawings and specification during the bid process must be delivered through SciQuest and are due no later than *Wednesday March 24th, 2021 at 5pm MST,* Responses to all questions can be expected on *Friday March 26th, 2021*.
8. Bid submittals shall be submitted electronically via SciQuest and are due no later than: Monday March 29th, 2021 at 5pm MST.

C. PERMITS AND CALCULATIONS

1. Seller is to provide any and all permitting information required by federal, state, and local laws for the construction, design, layout, placement, etc. for the control buildings.

D. MANUFACTURING PROGRESS REPORTS

1. Within 30 days of order, the Seller shall furnish to the Owner a manufacturing schedule for the Control Building to be furnished under this specification. Seller's schedule shall include projected time allotment for engineering, drawing delivery, major materials delivery, all major divisions of fabrication and assembly, testing, customer inspection, and shipment. This schedule shall allow for work completed on each item to be shown in conjunction with projected schedule in a manner that allows updating for furnishing progress reports.

2. Progress reports shall be furnished to the Owner monthly, with each report showing progress from the previous month. However, the Owner may request progress reports on a more frequent basis should the Seller's progress seriously fall behind his projected schedule.

E. SHOP DRAWINGS

1. "Shop Drawings" refers to all the detailed installation drawings prepared by the Seller and/or his suppliers required to construct or install the Control Building. "Shop Drawings" shall include custom and non-universal drawings and data as follows:
   a. Bill of materials with manufacturer, model/type, description and catalog number for standard components and accessories. This list shall include circuit breakers, panel boards, switches, relays, indicators, control equipment, batteries, chargers, and all other significant items.
   b. Detailed outline drawings of Control Building showing physical dimensions, weights and physical location of components and accessories. Also, Seller's outline drawing shall provide a material identification number and list of such major components.
   c. Wiring diagrams for all control, power, and current transformer circuits to be created by Engineer.
   d. Manufacturer's descriptive data for equipment and devices proposed as substitutions under the "or-equal" clause.
   e. AutoCAD files including all shape and font files for all project drawings. Provide files on CD-ROM or via secure file server access for download.

F. APPROVAL DRAWINGS FOR REVIEW

1. Check shop drawings for errors, correctness of details and conformance with the specifications prior to submittal. Notify Owner of any inconsistencies or questions regarding approval revisions or comments shown on the drawings. Submit all shop drawings to the Owner in the manner specified below.

2. Initial Submittal: A copy of each shop drawing and any other supplementary data to the Owner at the addresses given in Section 2.2. Alternatively, drawings can be submitted via e-mail to Owner for review. One copy of the shop drawings indicating the Owner's action will be returned to Seller within three (3) weeks from date of receipt.

3. The Owner will review all approval drawings for conformity with specifications. Data and drawings will be marked with one of the following responses to indicate result of Owner's review.
   a. No Exceptions Taken: Indicates that the information or drawing appears to be in general conformity with the specification requirements. Drawings marked "Reviewed" by the Owner may be released for fabrication and/or installation by the Seller.
   b. Make Corrections as Noted: Owner's comments shall be reviewed, and any necessary design changes incorporated into the shop drawings or design before proceeding with fabrication or drawing distribution.
   c. Revise and Resubmit: Indicates that the data, drawings, or supplementary information does not appear to be in general conformance with the specifications. Owner's comments will be provided on marked drawings and/or transmitted letter. Seller shall make all necessary revisions and

resubmit for Owner's review two (2) copies of all drawings bearing this review note.

4. Review of shop drawings by Owner does not relieve the Seller of responsibility for errors, correctness of details or conformance with the specifications.

G. AS-BUILT DOCUMENTS AND INSTRUCTION MANUALS

1. Following the completion and testing of the Control Building, the Seller shall submit (3) complete sets of "as-built" drawings to the Owner. The "as-built" drawings shall include all of the approval drawings listed above, including wiring diagrams. One copy of all "as-built" drawings shall be provided to the Owner in AutoCAD format on CD-ROM or via secure file server access for download within two weeks of shipping.

2. Submit to the Owner for review and distribution, three (3) copies of equipment instruction manuals. Each copy shall also include equipment drawings, and renewal parts lists for all replaceable parts and assemblies. Manuals shall be bound in a 3-ring notebook, properly indexed to identify contents, and clearly labeled to indicate Owner, project, and equipment covered. One copy of equipment instruction manuals shall be submitted to the Owner in PDF format via CD-ROM, email, or secure file server access for download.

3. Copies/sets shall be submitted at least one week prior to shipment of Control Building.

PART 3 - TECHNICAL REQUIREMENTS

3.1 GENERAL

A. The Control Buildings covered by these specifications contain the controls and monitoring equipment for the major pieces of equipment in each substation as shown on the one line drawing and described in these specifications.

B. The general Control Building configuration and details are depicted on the attached drawings which form a part of this specification.

Drawing Number	*Drawing Name*
E1-001	One Line Diagram
E4-003	Control Building Layout
E4-004	Control Building Elevations
B6-003	Relay Panel 1 Layout and Nameplate Schedule
B6-004	Relay Panel 2 Layout and Nameplate Schedule

C. Wiring Diagrams for external equipment are to be completed by the Owner.

3.2 ENVIRONMENTAL AND SERVICE CONDITIONS

A. The manufacturer shall take all environmental conditions into consideration when designing the Control Buildings. The Control Buildings will be installed at an approximate elevation of 4600 feet above MSL (Mean Sea Level). Apply altitude correction factors as detailed in IEEE C37.20.2, section 8.1.3 "Application at unusual altitudes".

B. Exposure to full sun at maximum ambient temperature should be considered in the design of the assembly.

C. Strong winds, rain loads, snow loads, and ice loading should be considered. The design requirements of the latest version of ASCE Std. 07, Minimum Design Loads for Buildings and Other Structures should be used in the assembly design. The possibility of blowing sand or dust should also be considered in design. See following:

1. The following minimum design loads shall be used for the design of Control Building. Higher design loads may be required by other applicable building codes. The most stringent load requirements specified above shall apply.
    a. Ground Snow Load: 40 psf
    b. Roof Live load: 20 psf; 300lbs (concentrated load)
    c. Wind Load: Exposure = C
    d. Basic Wind Speed = 105 mph (3 second gust)

D. The Control Building shall be Seismic Site Class E, Seismic Design Category D, and Risk Category I per ASCE 7-10 rated.

E. Where local environmental conditions are available, these should be incorporated in the design in lieu of the standard requirements of ASCE Std. 07.

F. The Control Building shall be capable of operation for an ambient temperature range of –40°C to +40°C.

3.3 STATIONARY STRUCTURE

A. Each Control Building shall be constructed in the same manufacturing facility as shown in the Proposal Data Sheets.

B. The general arrangement of the stationary structure shall be as shown on Drawing E4-003, included with these specifications.

1. Approximate location of auxiliary equipment (relay panels, distribution panels, DC batteries, and battery charger) is shown – alternate configurations will be considered contingent on Owner approval.

C. A minimum of shipping splits shall be made.

D. Exterior walls and doors shall be a minimum of two (2) hour fire rated per IBC requirements.

E. The Control Building shall be completely assembled and tested at the factory before shipment.

F. The Control Building shall have one door (approx. 4'-0" x 7'-0") placed as specified in the drawings. Doors shall have the following characteristics:

1. Keyed door handles with standard no cylinders. Seller shall install temporary cylinder for City to replace to match site locks.

2. Doors shall be sufficiently braced and reinforced steel to provide a solid contact/seal when closed and avoid warping when opening and closing.

3. Equipped with "full-open" door closers with a latch to hold door open.

4. Panic Hardware.

5. The top half of the door (above the handle) shall have a fire and impact safety-rated glass viewing window such that building occupants can view the outside of the control building as shown in the drawings.

6. Doors in Control Building shall have door open sensors to be wired to a 125VDC input on the RTAC Communications Processor in Relay Panel 2. Sensors shall be wired in parallel. Switch shall be rated for 125VDC.

G. Each structure shall be fabricated from steel sheets and reinforced with structural steel members where necessary or prefabricated concrete panels of the same strength, insulation rating and interior finish as listed below.

1. 16" on center interlocking panel construction:
   a. Floor: ¼" steel
   b. Exterior walls: 12 gauge
   c. Interior Walls: 16 gauge.
   d. Ceiling and roof – as required for design.
2. 36" on center welded or bolted panel construction
   a. Floor: ¼" steel
   b. Exterior walls: 11 gauge
   c. Interior Walls: 14 gauge.
   d. Ceiling and roof – as required for design.

H. Each completed Control Building assembly shall be carried on a rigid structural steel framework for anchoring to the concrete pad to prevent distortion during shipment. Seller shall supply all necessary hardware and clamps for fastening building to foundation if required by design. If design requires embedded anchor bolts only, Owner will supply anchor bolts.

I. Foundations provided by others and may be piers or slab.

J. A riser cabinet shall be installed on the exterior of the building to allow field connections with relay panels, station service, yard lighting, and fiber termination from Seller. The cabinet opening shall be covered with a removable metal plate to be drilled as needed in the field to allow cables to enter the building. The approximate location of the riser is shown on drawing E4-003. The exact location of the riser must be coordinated with and approved by the Engineer.

K. Each Stationary structure shall be insulated to the following minimum values:

1. Walls – R17
2. Roof – R38
3. Floors – R19

L. Fiberglass batting or rigid insulation is preferred.

M. All steel shall be thoroughly chemically cleaned and treated. After cleaning, all metal surfaces shall be inspected for rust and scale, and, if necessary, further cleaned to remove all rust and scale.

1. Exterior Control Building color shall be ANSI 70 Grey 3 mil minimum for powder coat. (Unless otherwise specified by Seller)
2. Structure interior walls and ceiling: White.
3. Structure interior floor: gray with long wear non-skid surface.
4. Relay Panel color: ANSI #61 Gray
5. Base: corrosion resistant undercoating.

3.4 CONTROL BUILDING EQUIPMENT AND DETAIL

A. Provide adequate 4’ LED lighting in the interior, with switches located near each entrance. Provide one switched circuit for the lighting.

B. Provide emergency 125VDC battery lighting with internal battery back-up above door and as necessary.

C. Provide emergency exit signs with battery back-up above each exit door.

D. Provide emergency 125VDC lighting system complete with DC lights, a breaker in the DC panel, a timer switch and contactor if necessary. LED lighting is required.

E. Exterior lighting shall be 70 watt HPS or LED equivalent with vandal resistant lens and photo cell. One light shall be located above each entrance.

F. Provide utility duplex receptacles as shown on the plan view, equally spaced for convenient use inside the building. Provide two (2) 120 V outdoor receptacles.

G. Wire connection to Emergency input of Automatic Transfer Switch.

H. Seller shall wire all AC lights, DC emergency lights, HVAC, receptacle power and control circuits. Wiring shall be routed in Seller furnished permanent conduit and cable tray separating low voltage SCADA and communications circuits from high voltage circuits (120 V and above) for a neat installation.

I. Provide wireway, cable tray, and conduit as required to allow for Owner's installation of external cables (spare AC & DC circuit breakers). Wire way shall be installed as indicated in drawings and near ceiling to facilitate field wiring of additional equipment by Owner. Cable tray shall be 6" deep by 24" wide aluminum ladder cable tray and 6" deep by 6" wide aluminum ladder cable tray as indicated on the layout drawings.

J. Control Building Grounding

1. Seller shall provide a Control Building copper ground loop consisting of bare copper bus bar extending from all four corners of the enclosure to complete a loop. Equipment and station service shall be securely bonded to the ground loop.

2. Individual relay panel ground buses shall be bonded to the Control Building ground loop.

3. Control building ground loop shall be bonded to two NEMA 2-hole ground pads installed on the exterior at opposite corners of the Control Building for connection to the substation ground grid.

K. Seller shall furnish and install a 30 amp, three pole lighting contactor and on/off/auto switch for the yard lighting control. Contactor and switch shall be wall mounted and conduit shall be provided from the contactor to the relay panel to allow yard lighting wiring to be connected to the lighting contactor. Seller shall furnish and install a photocell for automatic lighting contactor control on exterior of building.

3.5 HVAC

A. Seller shall design and size the HVAC system so as to maintain a maximum temperature of 80F and minimum temperature of 55F given the specified environment and service conditions as well as to maintain battery bank generated hydrogen concentrations to a minimum.

B. The HVAC unit(s) shall be positioned to provide adequate air distribution in the Control Building without the installation of duct work for air distribution.

C. HVAC unit(s) shall be disabled in the event the fire alarm is activated.

3.6 AC SERVICE

A. Station Service will be connected to the building by one 120/240V circuit entering the building from the riser cabinet. 120/240V connections from the manual transfer switch to each AC Panel shall be made through the cable tray and/or conduit.

B. Manual Transfer switch shall be indoor NEMA 1 rated, 230 amp, 240V, 2 pole with switched neutral. Transfer switch shall include normal and emergency output contacts.

C. AC Distribution Panelboards shall be indoor NEMA 1 AC panelboard, 225 amp bus, 120/208 V, 60 hertz, single phase-three wire. AC Panel #1 shall have a 225 amp main breaker with feed-through lugs and 42 branch circuits.

1. AC breakers shall be Square D QO bolt on type.
2. Enclosure shall be surface mounted at location shown on drawings.
3. Main and branch breakers shall be rated 22 kAIC, minimum.
4. Panelboard shall be labeled "AC PANEL #1". Nameplates shall be white with 3/8" black lettering.
5. Panelboard shall have feed thru lugs, both in and out to allow for installation of a second AC panel in the future.

3.7 DC SERVICE

A. DC Distribution Panelboard shall be an indoor NEMA 1 panelboard, rated 125 volts DC, 225 Amp main breaker, 2-wire. DC Panel #1 shall have a 150 amp main breaker with feed-through lugs and space for twenty (20) 2-pole circuit breakers.

1. Number and size of branch breakers provided shall be as shown on the drawings.
2. Main and branch breakers shall be rated 10 kAIC minimum at 125VDC.
3. Enclosure shall be surface mounted at location shown on drawings.
4. Panelboard shall be labeled "DC PANEL #1". Nameplates shall be white with 3/8" black lettering.
5. The panelboard shall have feed thru lugs, both in and out to allow for installation of a second DC panel in the future.
6. Bidder shall furnish type written circuit schedule for Panelboard.

B. Battery – Provide one 125VDC Battery Charger, 20 amp output. Charger shall be ALCAD Power Model AT10-125-020-0322110 (125VDC, 20A, 120/208/240VAC) with DNP 3 communications option, or Owner approved equivalent. Route and connect hard wire alarms and communication cable from battery charger to SEL-3530 RTAC relay in Relay Panel 2.

C. Batteries - Provide minimum 60Ah, 125VDC, 60 cell, flooded lead acid battery. Battery shall be Lead-Acid ALCAD, or Owner approved equivalent. Batteries shall be in Polycarbonate jar with vent caps and flame arrestor. Batteries shall include insulated connectors and terminal covers to reduce the risk of shock from contact with electrically live components.

D. Seller shall provide battery accessories, interconnect hardware, and cables. These shall include inter-cell and inter-tier connectors, flame arrester vent caps, thermometer, and digital hydrometer.

E. 2-Tier battery rack shall be Seismic Zone 1 rated. Battery rack shall include spill containment.

F. Provide a double bottle wall mount eye wash station with a combined 64oz of saline solution. Sample part number: Fendall Pure Flow 1000.

G. Provide a louvered battery exhaust fan above the battery rack. The fan shall turn on when the battery charger is in equalize mode by monitoring the battery voltage with an adjustable voltage monitor, by timer and by H2 sensor. The fan shall also turn on once per day for a period of time long enough to make a complete air exchange in the control building.

3.8 RELAY PANELS

A. Panel Drawings:

1. The Seller shall create fabrication and elevation drawings for the panels from the three-line, and DC schematics (to be supplied by Engineer). As-Built wiring diagrams and schematics shall be delivered to the Owner prior to shipment of the panels and shall be submitted in AutoCAD format on a CDROM or be made available in AutoCAD format for download through a secure file server.

2. The Seller is not responsible for errors on the Owner furnished drawings. However, obvious errors on the Owner's drawings shall be brought to the attention of the Engineer.

3. Wiring diagrams shall be of the point-to-point type. Terminal point tabulations are not acceptable.

B. Panel Construction:

1. Panels shall be no taller than 90 inches high. Panels shall be 30 inches wide by 24 inches deep. All panels shall be fabricated from not less than 11 USS gauge steel sheets and reinforced as required to form a rigid self-supporting structure. Panels shall be 19" rack mounted with all unused rack spaces covered with panels of the same steel and powder coated to match panel construction.

2. Each panel shall be formed with edges bent back and joints welded and ground smooth and shall be fabricated plumb and square. Finished panel surfaces shall be free of waves, bellies and other imperfections.

3. Instruments, meters, control switches and protective relays shall be mounted on the front of the panels. Panel cutouts, mounting studs and support brackets shall be located as indicated on the drawings.

4. The Seller shall, except where specified on the drawings, locate equipment and components using the centerline points for vertical placement. The Seller is responsible for obtaining manufacturer's literature for panel cutout/mounting information. The Seller is responsible for spacing horizontally and vertically, the equipment specified on the panel working within the given vertical constraints and allowing adequate access to all terminals. In no case shall the Seller obscure/limit access to any device terminal points.

5. Mounting brackets, as required, shall be arranged for mounting and wiring auxiliary equipment and devices and terminal blocks. Custom fit P6000 Unistrut, B-Line B62, or Owner approved equivalent shall be used to mount terminal blocks.

6. Panel space not used by equipment shall remain clear of wiring for the possible addition of future equipment.

7. Each relay panel shall contain a 60W equivalent LED light at the top of the back of each panel. Each light shall be operated by a standard light switch contained within the back of each panel.

8. Furnish relay panel ground bus drilled and tapped for #8/32 and #10/32. Bond panel ground bus to Control Building ground loop.

9. Panel space not used by equipment shall remain clear of wiring for the possible addition of future equipment.

C. Shop Coating

1. All metallic surfaces subject to corrosion shall be protected by suitable coatings applied by the Seller. Surfaces that will be inaccessible after assembly shall be protected for the life of the equipment. The surfaces shall be cleaned and prepared by removing all mill scale, oxides and other coatings. Exposed surfaces shall be finished smooth, thoroughly cleaned and filled as necessary to provide a smooth uniform base for powder coating.

D. Painting

1. All equipment to be furnished under these specifications shall be covered with powder coat so as to produce a smooth, hard and durable finish. All indoor equipment shall be coated color ANSI 61 gray on the exterior and interior.

2. Before the application of powder coat, all surfaces shall be carefully cleaned of all dirt, moisture, rust scale, lubricants and other substances. Lubricants shall be removed by suitable solvents. Rust and scale shall be removed by sandblasting, power sanding or power grinding.

E. Devices:

1. The Seller shall furnish all devices listed in the Bill of Materials on the panel elevation drawings.

F. Termination Hardware:

1. All termination hardware provided by the OEM manufacturer shall be installed by the Seller. This includes all termination screws, nuts, washers, etc., such as the terminal screws provide with Electro Switch devices, ABB type FT-19R test switches, Schweitzer relays, etc.

G. Device wiring and termination:

1. Panelboard wire shall be extra flexible, 41 strand tinned copper conductor, rated 600 volt, Type SIS #14 AWG, U.L. listed, except CT circuits where #10 AWG Type SIS, 110 strand shall be used and PT circuits where #12 AWG Type SIS, 65 strand shall be used. Relay panel wiring shall terminate on terminal blocks and inter-panel wiring shall be multi-conductor cable utilizing the K2 color code.

2. K2 color code shall be used on multi-conductor control cables.

3. Wire terminals shall be non-insulated barrel, tin plated copper, ring type with appropriate ring size for mating stud, and barrel size, for conductor. Wire terminals on all SEL relays shall be insulated barrel, color coded, copper ring type sized for the application.

4. Any single screw connection shall be terminated with no more than two wires and any one stud or bolted connection terminated with no more than three wires.

5. Each terminal block, conductor, device, fuse block and terminal shall be permanently phenolic labeled to coincide with the identification shown on the drawings.

6. All Conductors shall be identified using machine printed, heat shrink, destination wiring labels. Terminal and conductor identification shall be by a permanent method unaffected by heat, solvents, or steam and not easily dislodged. Adhesive labels are not acceptable.

7. All wiring shall be installed in a workmanship-like manner. As required to provide a neat appearance, wires shall be bundled by use of nylon cable ties.

8. Support in routing of conductors via wire duct shall be Panduit, Panduct, or equivalent. Screw applied tie mounts are an acceptable alternative. Self-adhesive or epoxy applied tie mounts are unacceptable.

9. All connections between devices on a switchboard and any devices external to the switchboard shall be made via terminal blocks. For connections to external field equipment such as the substation breakers or transformer, field cables shall be landed by others to AC Panel, DC Panel, and relay panel. All terminations shall be made with ratcheted compression tools so as to assure physically and electrically secure terminations.

10. Test Switches shall be type ABB FT-19R.

H. Terminal Blocks:

1. Terminal blocks shall be rated 30 amp, 150° C, 600 volt and shall be one piece molded phenolic with barriers and strap screw connections. Twelve point terminal blocks shall be GE type EB-25 or equivalent with white marking strips. Shorting strip terminal blocks used for termination of current circuits shall be four point GE type EB-27, or equivalent.

2. Spare terminals shall be provided on each terminal block to the extent of 20% spares or a minimum of one spare twelve point terminal block, whichever is greater.

3. All inter-panel wires or cables must land on terminal blocks before continuing to electrical equipment in the panel.

I. Control Fuses:

1. Fuse blocks rated 30 Amp, 250 volt, shall have, screw terminals, phenolic bases and reinforced retaining clips. Blocks shall be Class R, 1, 2, or 3 pole, Bussmann model R25030-1SR, R25030-2SR, or R25030-3SR or equivalent.

2. Fuses shall be Bussmann type NON.

J. Nameplates:

1. Nameplates shall be provided for each device as listed on the panel elevation drawings. Nameplates shall be phenolic labels of white plastic construction with black engraving. Size and lettering of engraving shall be as specified.

2. All devices including those not requiring nameplates, such as terminal blocks and fuses, shall be labeled on the rear of the panel. Labels shall be self-adhesive white markers,

type written, with device designations corresponding to those used on wiring diagrams. Screw affixed phenolic labels are also acceptable.

K. Protective Relaying Equipment:

1. Protective relays, meters, test switches and all front rack devices shall be mounted on the 19" rack on the front of the panel.

2. Provide and install dedicated case ground for solid-state and microprocessor based relays.

L. In the event that certain items are indicated on the drawings but not tabulated on the itemized list, or vice versa, Seller shall use the total quantity of equipment to satisfy the requirements of both the drawings and the list. The Seller shall furnish all miscellaneous items and accessories required in conjunction with any of the items listed or shown on the drawings.

M. All CT wiring shall be to screw type CT shorting blocks in the relay panels.

N. Relay Communications

1. The Seller shall install communications cables from the following equipment to the RTAC Communications Processor in Relay Panel 2.
   a. All protective relays (serially RS-485 or fiber connections)
   b. ALCAD battery charger (serially RS-232 connection)

3.9 ACCESSORIES AND SPARE PARTS

A. Each building shall include two (2) – Spare fuses of each and all types used.

B. Each building shall include three (3) – ABB FT1/FT19 test paddles.

C. Each building shall include door alarms, smoke and ionization detectors/alarms, portable fire extinguisher and provisions for adding cameras and key card entry in the future. All alarms shall be wired into 125VDC inputs on the RTAC Communications Processor in Relay Panel 1.

D. Each building shall include a hydrogen sensor above the battery rack to detect the presence of hydrogen. The 1% alarm contact shall be utilized in the ventilation fan schematic such that if the 1% alarm is triggered, the ventilation fan is turned on. The 2% alarm contact shall be wired to the RTAC in Relay Panel 1 as indicated in the drawings.

PART 4 - TESTING, FIELD SERVICES AND QUALITY CONTROL

4.1 STANDARD PERFORMANCE TESTS

A. Tests shall be performed in accordance with most current revision of ANSI and IEEE test standards. Seller shall notify Owner and Owner a minimum of two (2) weeks prior to testing to allow the standard performance tests to be witnessed by Owner and/or Engineer. Test results shall include, but not necessarily be limited to, the following:

1. Functional and operational tests of all power and control circuits.
2. Verify lighting and receptacles operate correctly.

B. All tests shall be performed with installed equipment.

4.2 FIELD ASSEMBLY

A. Proposal price shall include receiving, unloading and all required field assembly of Control Buildings, shipping splits, and associated equipment as shipped from factory.

B. The Seller shall arrange for any equipment required for field assembly of the Control Buildings (such as cranes and spreader bars) at no additional cost to the Owner. Schedule for the assembly shall be coordinated with the Owner.

C. If additional field service trips are necessary for the correction of defects or problems at no fault of the Owner, such trips shall be at Seller's expense.

PART 5 - PROPOSAL

5.1 GENERAL

A. The Seller shall complete this section in its entirety and submit it with their proposal.

B. Total Firm Price for supplying complete Control Building with Relay Panels $ 224,491

C. Crane Offloading to Pad and dress $ 1,700.00

D. Earliest guaranteed delivery of equipment to its final destination (in weeks after receipt of order) 16-18 Weeks

E. Standard Warranty Period (months) Whichever occurs 1st: 18 months from shipments / 12 months from start-up

F. Number of Shipping Splits No Splits: 1 Shipment

G. "Seller" Instrument Control Company

H. Location of factory Salt Lake City

5.2 DRAWINGS

A. Production Schedule 16-18 Weeks

B. Detailed Control Building outline, arrangement, plan and elevation and base detail drawing including weights to be used for design of concrete pad and conduit penetrations 6 Weeks

C. Control Building BOM and data sheet submittals 6 Weeks

D. Building schematics and wiring diagrams 6 Weeks

E. Relay Panel elevations, design details and BOM 6 Weeks

F. Relay panel schematics and wiring diagrams 10 Weeks

5.3 ADDITIONAL INFORMATION

A. Any exceptions to these specifications shall be clearly stated and attached to the bid data sheets.

B. Attach all bid submittal documentation as required by the Submittal Section of this Specification.

5.4 AUTHORIZED SIGNATURE

A. Seller: Instrument Control Company

B. Signature & Title:  Estimator/ Project Manager

C. Address: 1780 West 2300 South

City: Salt Lake City State: UT Zip: 84119

D. Date: 3.29.21

Instrument Control Company – Proposal Package

1780 West 2300 South
West Valley City, Utah 84119
Phone: 801-458-0597
Fax: 801-972-5047
WWW.ICC-SLC.COM

UL 508A, 698A PANEL SHOP CALIBRATIONS SYSTEM INTEGRATION

Customer: Lehi City
ATTN: Lehi City Buyer
Address: 1780 West 2300 South
City, St, Zip: West Valley City, UT 84119
Project: Lehi-Ashton Substation
Location: Lehi, UT
ICC #: ***3292021-1***

Date
March 26, 2021

Item	Description	Proposed Data / Qty
1	Ship Weight(s) & Dimensions	
1.1	Approximate Shipping Weight	23,000 lbs.
1.2	Exterior Length (at base)	22'-7"
1.3	Exterior Width (at base)	12'-0"
1.4	Exterior Height (at peak)	12'-3"
1.5	Ceiling Height	10'-0"
2	**Construction Details for Single-wide Design**	
2.1	**Enclosure base manufactured with heavy structural steel, rigidly braced**	
a.	Welded perimeter c-channel construction	YES
b.	Structural steel supports	YES
c.	Removable lifting lugs	Quantity of 4
d.	Floor is welded, 1/4" flat steel plate	YES
e.	Floor covering is durable non-skid gray floor enamel	YES
f.	Floor penetrations with surface mounted, gasketed covers	Quantity of 0
g.	Design floor loading	250 PSF
h.	Complete skid bottom liner, galvannealed steel (A60)	16 Gauge
2.2	**Roof Design**	Single sloped design
a.	Pitch	.25"/ft
b.	Panels are interlocking, standing rib roof system, galvannealed steel (A60)	12 Gauge
c.	Design roof loading	50 PSF
2.3	**Walls & Ceiling**	
a.	Exterior walls are interlocking, galvannealed steel (A60)	12 Gauge
b.	Interior walls are galvannealed steel (A60)	18 Gauge
c.	Ceiling panels form a flat surface, galvannealed steel (A60)	18 Gauge
d.	Wall penetrations with weathertight seals	Quantity of 5
e.	Design wind loading	105 MPH
2.4	**Insulation**	
a.	Walls (fiberglass, unfaced 1" insulation board)	R-19.5
b.	Ceiling (fiberglass, unfaced 15")	R-38
c.	Floor (fiberglass)	R-19
2.5	**Doors**	
a.	Single-wide door at 48" wide x 96" high x 1 3/4" thick w/ 12 x 12 window	Quantity of 1
b.	Material	16-gauge galvanized steel
c.	Features	
d.	Panic door hardware	YES
e.	Auto closer with hold-open arm	YES
f.	Galvannealed steel frame	YES
g.	Aluminum threshold	YES
h.	Lock Assembly Mortise Cylinder	YES
i.	(3) or (4) 4 1/2" x 4 1/2" ball bearing, standard weight hinges (per door)	YES
j.	Exterior drip shield	YES
k.	Insulation R-factor 7	YES
l.	Rubber weatherstripping	YES
m.	Fire rating 2 hours, Class B	YES

2.6	**Additional Construction Details**	
a.	Touch-up Paint	Quantity of 1
b.	Ceiling Support for Cable Tray	As Required
c.	2 Hour Fire Rated Walls	As Required
d.	Coal Undercoating	As Required
e.	Riser Cabinet with removable cover	Quantity of 1
3	**70% High Solids Paint System**	
3.1	**Base -** (Prime coat: Pitt-Guard Rapid Coat Epoxy Mastic 95-245 series, Finish coat: Pittsburgh Paints Pitthane Ultra Acrylic-Aliphatic Urethane 95-812 series)	4-7 mils 2-part epoxy primer and 2-3 mils 2-part acrylic urethane top coat.
3.2	**Exterior Walls & Roof -***exposed surfaces only* - (Prime coat: Pittsburgh Paints Aquapon High Build Semi-Gloss Polyamide Epoxy 97-130 series, Finish coat: Pittsburgh Paints Pitthane Ultra Acrylic-Aliphatic Urethane 95-812 series.)	4-6 mils 2-part epoxy primer and 2-3 mils 2-part acrylic urethane top coat.
3.3	**Interior Walls & Ceiling** -*exposed surfaces only* - (Prime coat: Pittsburgh Paints Aquapon High Build Semi-Gloss Polyamide Epoxy 97-130 series, This product serves as the Porcelain White finish coat)	4 mils of 2-part epoxy primer/ finish coat. Standard color is white.
3.4	**Floor** - (Prime coat: Pitt-Guard Rapid Coat Epoxy Mastic 95-245 series, Finish coat: non-skid acrylic polyurethane floor enamel)	4-7 mils 2-part epoxy primer and finish coat of non-skid floor enamel.
3.5	**Paint Color -** (1) color for exterior and (1) color for interior	Per Customer specifications.
4.1	**Lighting**	
a.	4' LED Lighting in Interior - 120 vac	Quantity of 6
b.	Emergengy Exit sign with Lights with battery backup above each door	Quantity of 1
c.	4' LED Lighting in interior - 125 vdc Lighting	Quantity of 2
d.	Exterior light with integral Photo Cell	Quantity of 1
4.2	**Duplex Receptacles**	
a.	20 amp duplex, 3 interior, 2 exterior	Quantity of 5
4.3	**Grounding System**	
a.	2/0 and/or 4/0 AWG stranded, soft-drawn bare copper pigtails (connected to copper bar)	Quantity of 2
b.	1/4" x 2" silver-plated copper bar (above floor plate or under equipment)	YES
c.	NEMA 4-hole stainless steel ground pad on diagonal building corners	YES
d.	Equipment grounds connected to main building ground	YES
4.4	**Fire Protection**	
a.	Smoke/Heat Alarm	Quantity of 1
b.	Fire extinguisher	Quantity of 1
4.5	**HVAC System**	
a.	Wall-mount air conditioner	Quantity of 1
b.	Power Requirements	240V, single-phase, 60 Hz
c.	Capacity	2 Ton
d.	Heat strip	10 kW
e.	Supply register	YES
f.	Return air grille	YES
g.	Thermostat with subbase	YES
h.	Circuit breaker (2340V)	YES
i.	Barometric fresh air damper	YES
j.	1" disposable filter	YES
k.	Optional accessories	
l.	Control module (HPC, LPC, CCM, LAC, ALR)	YES
4.6	**AC Panelboards (SQD)**	
a.	AC Panel # 1	Quantity of 1
5	**DC Panel Boards (Eaton)**	
a.	DC Panel # 1	Quantity of 1
5.1	**Relay Panels**	
a.	Relay Panel 1	Quantity of 1
b.	Relay Panel 2	Quantity of 1
6	**Miscellaneous Equipment**	
6.1	Exhaust Fan	Quantity of 1
6.2	Adjustable Frame Intake Louver	Quantity of 1
6.3	High Voltage Keep Out Sign (Doors)	Quantity of 1
6.4	HVAC Exterior disconnect	Quantity of 1
6.5	Door Switch	Quantity of 1
6.5	Transfer Switch	Quantity of 1
6.6	Cable Tray	Per drawings
6.7	Battery system to include: Charger, Spill Containment, Rack	Per drawings
6.8	Station Service Hook up Box	Quantity of 1
6.9	Contactor box with 30 amp contactor with HOA swicth	Quantity of 1
7	**Interconnection Wiring / Power Feeds**	
7.1	Misc. Conduit, Wire, Hardware for Building Utilities	Where needed

8	**Conduit & Wire**	
8.1	Surface-mounted, non-rigid galvanized EMT	Where needed
8.2	XLP insulation/jacket, 90°C wet/dry, 600 volt, type XHHW-2	Where needed

9	**Drawings Supplied as part of the Bid Price**	
9.1	Structural Outline	YES
9.2	Equipment Location and Layout	YES
9.3	Material Lists	YES
9.4	Utility Wiring	YES
9.5	Installation and Maintenance Manuals	YES

10	**Testing**	
10.1	Inspection and quality checks are performed during and upon completion of the assembly of the equipment enclosure and the installation and wiring of electrical equipment.	YES
10.2	Wiring is checked for correct termination against wiring diagrams and tested for wiring continuity.	Not Applicable For This Project
10.3	After equipment installation and wiring, voltage is applied to the equipment and a functional test is performed.	Not Applicable For This Project

11	**Codes & Standards**	
	Where applicable, the completed equipment enclosure can meet the requirements of the latest revisions to the codes and standards	
	International Building Code (IBC)	
	Building Officials Code Administrators (BOCA)	
	Uniform Building Code (UBC)	
	National Building Code of Canada (NBC)	
	American Institute of Steel Construction (AISC)	
	American Iron and Steel Institute (AISI)	
	American Society for Testing and Materials (ASTM)	
	American Society for Civil Engineers (ASCE)	
	Steel Structures Painting Council (SSPC)	
	National Fire Protection Association (NFPA)	
	American Welding Society (AWS)	
	Underwriters Laboratory (UL) *as applicable*	
	Canadian Standards Association (CSA)	
	National Electric Code (NEC)	
	National Electrical Manufacturers Association (NEMA)	
	Institute of Electrical and Electronics Engineers (IEEE)	
	American National Standards Institute (ANSI)	
	British Standards Institution (BSI)	

12	**Commercial & Delivery**	
12.1	Payment Terms	100% Net 30 Days
12.2	F.O.B.	Jobsite - freight included as described in section 13.2 below
12.3	Drawing Delivery	6 weeks after receipt of order
12.4	Equipment Delivery (Validity - Subject to Prior Sale)	Week of June 21 2021
12.5	Warranty	18-months from shipment or 12-months from start-up, whichever occurs first
12.6	Bid Validity For Pricing	30 days

13	**Price Breakdown**	
13.1	Equipment Enclosure (with 2 Relay Panels)	$211,885
13.2	Freight to Jobsite (fuel surcharges and equipment availability may effect prices at time of shipment)	$12,606
13.3	**Base Bid Amount**	**$224,491**

General Notes:

1. Drawings will be submitted using AutoCAD Version 2016
2. This proposal does not include off-loading or setting of the equipment enclosure at the jobsite.
3. The interlocking panel design has been rain tested in accordance with IEEE Standard C37.20.2-1993. Our enclosures have also been type tested with a rain and dust test and they are certified to Nema 3R, IP54, and IP55.
4. Please see the attached 18/12 standard warranty.
5. Line item 13.2 (freight cost) is per the approximate shipping weight(s) and dimensions as stated in section 1, "Ship Weight and Dimensions."
6. Additional shipping costs may apply due to circumstances beyond our control. Freight companies base their charges on average conditions that are present on intrastate and interstate highways. They are not always aware of conditions that may restrict travel on county roads and private jobsite access roads unless these roads are investigated, pre-traveled, or they are otherwise informed. Our quoted freight charges to you are based solely on the freight companies quoted charges to us, and additional charges may occur if unforeseen conditions arise.
7. Gutters, downspouts, exterior lights, or HVAC units may be required to be taken off at our factory to allow for shipment of the module. These items can be easily re-installed by field personnel at the jobsite utilizing furnished information.
8. Our proposal is based on providing testing as listed above in Section 10. Additional testing is subject to cost adders.
9. This proposal is based on providing our standard paint system. Please see Section 3 above for details.
10. Due to the volatility of Diesel Fuel, we are now being forced to accept surcharges for freight. If these fuel surcharges are different at the time of shipment than they were at the time they were quoted, we will adjust the freight charge - either increase or decrease- as applicable.
11. Any interconnections listed in section 7 are based upon industry standard color codes and jacket markings. Any non standard codes for wire types or non standard markings may be subject to price adjustments. Also, we reserve the right to substitute wire types depending on lot minimums and availability at the time of purchase.
12. If this project has any customer supplied equipment the ICC Material Coordinator will contact the customer Material and Logistics personnel for customer cosigned material shipping notification information.
13. Projects located in various states that require plans to be submitted to the state for Industrial Housing / Building Registered Manufacturer approval may have a negative impact on our quoted delivery schedule. Unfortunatey depending how busy these state Building Officials are at the time of our approval drawing submittal, delays may be realized that ICC has no control over.
14. Drawing approval time must be considered and added to delivery schedule listed above in paragraph 12. Most drawings are reviewed and returned to ICC within two weeks of approval drawing submittal.

If we can be of assistance in any way to help support your efforts or if you have any questions and/or comments, please do not hesitate to contact us.

Very truly yours,
Instrument Control Company

Glenn R. DeFisher

Glenn R. DeFiser
CEO
Ph: 801-803-5644
Cell: 801-458-0597

glennd@iccslc.com

Instrument Control Company

1780 West 2300 South
West Valley City, Utah 84119

Phone: 801-803-5644
Fax: 801-972-5047

WWW.ICCSLC.COM

UL 508A, 698A PANEL SHOP CALIBRATIONS SYSTEM INTEGRATION

SUBMITTAL – RECORD OF MATERIALS

March 26, 2021
Submitted to: Lehi City
Request for Proposal (RFP) #
Subject: Ashton Relay Panels

Submittal number: Rev-0

REV-0 – Original Submittal

Instrument Control Company is pleased to provide the following material's list for the above mentioned project. Please review and comment with any discrepancies.
This is to verify items to be used on this project; this is a necessary step in the process to avoid any miss orders that could delay the expected delivery or commissioning.

Bill of materials for Panel 1				
ITEM #	**MANUF.**	**PART NUMBERS**	**SPECIAL NOTES**	**QTY**
Enclosure	ICC	90" x 30" x 24" Enclosure w/ Ground Bar		1
101	SEL	0587103X531		1
102	SEL	0551003X531X		1
103	ES	2452D		1
104	ES	7805G		2
105	ES	24203B		1
106	ABB	129A514G01		1
107	GE	Green LED		1
108	GE	Red LED		1
109	GE	Blue LED		2
110	ABB	FR2G171171083		1
111	ES	24203B		1
112	BUSSMAN	HM25030-2SR		A/R
112a	BUSSMAN	HM25030-3SR		A/R
113	BUSSMAN	NON5		A/R
114	GE	EB25B12		14
115	GE	EB27B04S		5
116, 116a, 116b, 117, 117a, 117b	Misc.	Duplex Receptacle & Light Switch		1
118		18" Fluorescent Lamp		1
119		Wireway for Interconnect		A/R
	ICC	1RU PLATE		4
	ICC	2RU PLATE		4
	ICC	2RU PLATE w/ CUTOUTS		1
	ICC	4RU PLATE		2
	ICC	4RU PLATE w/ CUTOUTS		2
	ICC	5RU PLATE		2
	ICC	5RU PLATE w/ CUTOUTS		1
Wireway	Panduit	G3X3LG6		2
Wireway Cover	Panduit	C3LG6		2
Wire	SIS	10 AWG, 12 AWG, 14 AWG		A/R
Terminals	Burndy	YAV10, YAV14, YAEV10, YAEV14		A/R
	ICC	Shop Hardware		A/R

Josh Lawrence Email: estimates@iccslc.com
Instrument Control Company, 1780 W 2300 S, Salt Lake City, UT 84119 Phone: (801) 803-5644 x104
ICC Website: http://www.icc-slc.com/

Instrument Control Company
1780 West 2300 South
West Valley City, Utah 84119
Phone: 801-803-5644
Fax: 801-972-5047
WWW.ICCSLC.COM

UL 508A, 698A PANEL SHOP CALIBRATIONS SYSTEM INTEGRATION

Request for Proposal (RFP) #
Subject: Ashton Relay Panels

Instrument Control Company is pleased to provide the following material's list for the above mentioned project. Please review and comment with any discrepancies.
This is to verify items to be used on this project; this is a necessary step in the process to avoid any miss orders that could delay the expected delivery or commissioning.

Bill of materials for Panel 2				
ITEM #	**MANUF.**	**PART NUMBERS**	**SPECIAL NOTES**	**QTY**
Enclosure	ICC	90" x 30" x 24" Enclosure w/ Ground Bar		1
101	SEL	0587103X531		1
102	SEL	0551003X531X		1
103	ES	2452D		1
104	ES	7805G		2
105	ES	24203B		1
106	SEL	24070001B		1
107	GE	Green LED		1
108	GE	Red LED		1
109	GE	Blue LED		2
110	ABB	FR2G171171083		1
111	ES	24203B		1
112	BUSSMAN	HM25030-2SR		
112a	BUSSMAN	HM25030-3SR		
113	BUSSMAN	NON5		
114	GE	EB25B12		14
115	GE	EB27B04S		4
116, 116a, 116b, 117, 117a, 117b	Misc.	Duplex Receptacle & Light Switch		1
118		18" Fluorescent Lamp		1
119		Wireway for Interconnect		A/R
120	SEL	3530HA0D1313A0XXXXXX		1
121	SEL	2730M0ARAX1111AAAAX0		1
122	ABB	129A514G01		1
	ICC	1RU PLATE		8
	ICC	2RU PLATE		5
	ICC	2RU PLATE w/ CUTOUTS		1
	ICC	3RU PLATE		1
	ICC	4RU PLATE		1
	ICC	4RU PLATE w/ CUTOUTS		1
	ICC	5RU PLATE		1
	ICC	5RU PLATE w/ CUTOUTS		1
Wireway	Panduit	G3X3LG6		2
Wireway Cover	Panduit	C3LG6		2
Wire	SIS	10 AWG, 12 AWG, 14 AWG		A/R
Terminals	Burndy	YAV10, YAV14, YAEV10, YAEV14		A/R
	ICC	Shop Hardware		A/R

Thank you!

Josh Lawrence Email: estimates@iccslc.com
Instrument Control Company, 1780 W 2300 S, Salt Lake City, UT 84119 Phone: (801) 803-5644 x104
ICC Website: http://www.icc-slc.com/

Packaged Control Rooms

STRUCTURE and CONTENTS: ICC will warranty all materials used in the manufacture of the Equipment Control Enclosure and all contents supplied by ICC against defects in materials and workmanship for a period of 18-months from date of shipment or 12-months from start-up whichever occurs first. This warranty is limited to construction per the original approved building design and specification as manufactured by ICC and not as field modified by structural additions or deletions. It is also limited to normal wear under average operating climatic conditions with reasonable care assumed. This warranty does not include consumables nor limited life items nor attached appurtenances covered by other warranties. This warranty limits its liability to materials only with no field or other labor changes accepted unless damage is proven to be caused by faulty materials or workmanship.

PAINT: ICC will warranty all interior and exterior paint against checking, flaking, blistering, or peeling caused by improper application or poor adhesion to the base material for a period of one year from date of shipment. This warranty excludes normal fading or surface oxidation caused by exposure to the elements, and is limited to surfaces factory coated by ICC or its subcontractors. This warranty assumes proper care and handling of painted surfaces and prompt touch up and repair to scratches, abrasions, or other damage to any of the original paint layers. When specified to be used, all surfaces covered by purchased commercial metal wall and roof panel systems will be covered by that manufacturers warranty.

HVAC: All major components of the Heating, Ventilating, and Air Conditioning system are materials only warranted for a period of one year from shipment or for one year from documented date of start up. This applies only to the continental U.S. (For units shipped to locations other than the continental U.S. the warranty is 18-months after shipment, ex-works, or 12-months after start-up, whichever occurs first, materials only).

WARRANTY VALID: For this warranty to remain valid, all warranty claim requests must be submitted to ICC for authorization and disposition prior to any work accomplished. Claim needs to be specific, supported with detailed information, and proffesional opinion if appropriate. No charges will be accepted prior to ICC approval. This warranty does not cover damage caused by rodents, floods, hail, wind-blown sand, wars, intentional damage, or other Acts of God.

REV 2/10/21

Lehi City Ashton Substation Building RFP

No. 2021-07

Lehi City Corporation
Power Department

RESPONSES ARE DUE PRIOR TO:

March 29, 2021
5:00 PM MDT

Required method is to submit electronically to:
http://solutions.sciquest.com/apps/Router/SupplierLogin?CustOrg=StateOfUtah

LEHI CITY ASHTON SUBSTATION BUILDING – REQUEST FOR PROPOSAL (RFP)

REFERENCE NUMBER:	2021-07
PROJECT TITLE:	Lehi City Ashton Substation Building RFP
PROJECT LOCATION:	Lehi City, Utah
SUBMISSION DEADLINE:	March 29, 2021
SUBMISSION TIME:	5:00 PM MDT
SUMISSION PLACE:	SciQuest (link on cover page)
PROJECT DESCRIPTION:	This Request for Proposal (RFP) will assist the City in selecting a qualified contractor to design, fabricate, inspect, test and deliver one (1) control building that will be owned by Lehi City Power and installed at its Ashton Substation located within Lehi Utah City Limits at 4600 feet above sea level.
PROJECT CONTACT:	Brent Thomas Power Engineering Manager (385) 201-2625 brthomas@lehi-ut.gov
RESPONDENTS:	Carefully read all instructions, requirements and specifications. Give all requested information properly and completely. Submit your proposal with appropriate supplements and/or samples. Please submit responses through SciQuest. Because of COVID-19, staff are not at City Hall. All proposals must be submitted through SciQuest by the deadline. Proposals received after the submission deadline will not be considered.

Additional instructions for submitting responses:

A. It is the responsibility of the respondent to "Log In" through SciQuest. For assistance contact SciQuest at sciquestadmin@utah.gov.

B. Questions regarding this RFP should be submitted through SciQuest. The respondent may also contact Project Contact (listed above) for specific questions regarding the proposal content. The bid number and title must be referenced on all responses and correspondence related to the RFP. Significant questions that arise subsequent to the issue of this RFP will be consolidated and answers will be provided to all respondents on record as receiving this RFP. All questions should be received by Wednesday, March 24, 2021 at 5:00 pm.

C. The required method to submit your response is through SciQuest. Because of COVID-19, staff are not at City Hall. All proposals must be submitted through SciQuest by the deadline.

D. Following the deadline, the names of those responding to the RFP will be made public. All other information will remain confidential, as required by law. (See Section 1.9) Unless specifically authorized by the city's administrative office, telephonic proposals or modifications of proposals will not be considered. However, modifications by email, fax, etc. for proposals already submitted through the proper channels will be considered, if received prior to the time for the submission deadline.

SECTION 1: INSTRUCTIONS TO RESPONDENTS

1.1 ADMINISTRATIVE GUIDANCE

The information provided in this RFP is designed to provide interested respondents with sufficient information to submit responses meeting minimum requirements, but it is not intended to limit response content or to exclude any relevant or essential data therefrom. Respondents are at liberty and are encouraged to expand upon the specifications to give additional evidence of their ability to provide the services requested in this RFP.

1.2 SCOPE OF TERMS & CONDITIONS

Before submitting a response, the respondent shall understand all contract conditions referred to in this document, and any addenda issued before the RFP submission date. It shall be the respondent's responsibility to ensure that the response includes all addenda issued prior to the RFP submission date. By submitting a response, the respondent acknowledges and accepts the Terms and Conditions described herein.

1.3 RESPONSE PREPARATION COSTS

Lehi City is not liable for any cost incurred by the respondent associated with the preparation of the response or the negotiation of a contract for services prior to the issuing of the contract.

1.4 RESTRICTIONS

All responses must clearly set forth any restrictions or provisions deemed necessary by the respondent to effectively service the proposed project.

1.5 RFP RESPONSE & PRICING

Any response submitted pursuant to this RFP shall constitute an offer by the respondent to the City. The cost submitted with the Bid Form shall, upon being awarded a contract subject to this RFP, commit the successful respondent to said cost in performing the Scope of Work. The representations submitted pursuant to this RFP, shall be binding upon each respective respondent for (a) sixty (60) days from the submission deadline or (b) until the successful respondent and the City enter into an agreement pursuant to this RFP, whichever occurs first.

A respondent may withdraw or modify its response, including the representations made on page 11, prior to the submission deadline as contemplated by Lehi City Municipal Code 03.28.080.C.3. Any such withdrawal or modification must be in writing and must be signed by the same authorized officer or agent who originally signed the Bid Form.

1.6 ADDENDUM TO THE RFP

In the event that it becomes necessary to revise this RFP in whole or in part, an addendum will be provided to all respondents and potential respondents of whom the City has record as having received this RFP. A statement issued in an addendum shall have the effect of modifying this RFP as outlined in said addendum.

Any other communication, whether verbal or written, which are received by any representative of the respondent from sources other than official addendum should be confirmed by the respondent with the RFP contact as being true and accurate prior to incorporating such information into its response. This refers to both formal and informal conversations and communications.

1.7 ALTERNATIVE RESPONSES

Respondents may submit more than one response, each of which must follow the criteria of Section 3 and satisfy the requirements of this RFP. If alternative responses are submitted, the respondent must explain the reasons for the alternative(s) and its alternative's comparative benefits. Each response submitted will be evaluated on its own merits.

1.8 DISCLOSURE OF RESPONSE CONTENT

Under the Government Records Access and Management Act, Section 63-2-101 et seq., Utah Code Ann. (1993 and supp. 1996), as amended ("GRAMA") certain information in the submitted response may be open for public inspection. If the respondent desires to have information contained in its response protected from such disclosure, the respondent may request such treatment by providing a "written claim of business confidentiality and a concise statement of reasons supporting the claim of business confidentiality" with the response (GRAMA, Section 63G-2-309). Pricing elements of any response will not be considered protected. All material contained in and/or submitted with the response becomes the property of Lehi City and may be returned only at the city's option.

SECTION 2: BACKGROUND AND PROJECT DESCRIPTION

2.1 BACKGROUND

Lehi City is a family friendly, safe and active community of almost 70,000 people located halfway between Salt Lake City and Provo, Utah. The mountains above Lehi watch over a dynamic community that has always represented the best of each generation. Today, high tech companies from across the nation have come to embrace Lehi's lifestyle of opportunity and optimism.

Lehi City Power (LCP) was formed in 1926 In order to provide street lighting service to the community. It later expanded into providing safe, reliable, and economic power for all of the citizens of Lehi.

LCP operates under the governing authority of the Mayor and City Council in providing service through its divisions comprising of Operations, Planning/Engineering, Substation, Metering, and Administration.

2.2 PROJECT DESCRIPTION

Lehi power is requesting bids for a qualified contractor to design, fabricate, inspect, test and deliver one (1) control building that will be owned by Lehi City Power and installed at its Ashton Substation located within Lehi Utah City Limits at 4600 feet above sea level.

The desired Control Building delivery date is August 1st, 2021.

The project management team will be expected to communicate regularly with city staff, including on-site or virtual meetings, to successfully meet the city's goals and objectives.

2.3 PROJECT SCOPE

The contractor will complete all aspects contained within the Specifications document including:

PART 1 - TERMS AND CONDITIONS ..... ERROR! BOOKMARK NOT DEFINED.

PART 2 - GENERAL INFORMATION ..... ERROR! BOOKMARK NOT DEFINED.

2.1 SCOPE ..... ERROR! BOOKMARK NOT DEFINED.
2.2 REFERENCE STANDARDS, CODES AND SPECIFICATIONS ..... ERROR! BOOKMARK NOT DEFINED.
2.3 WORK AND MATERIAL TO BE PROVIDED BY OTHERS ..... ERROR! BOOKMARK NOT DEFINED.
2.4 CERTIFICATION REQUIREMENTS ..... ERROR! BOOKMARK NOT DEFINED.
2.5 COORDINATION ..... ERROR! BOOKMARK NOT DEFINED.
2.6 MANUFACTURER SUBMITTALS ..... ERROR! BOOKMARK NOT DEFINED.

PART 3 - TECHNICAL REQUIREMENTS ..... ERROR! BOOKMARK NOT DEFINED.

3.1 GENERAL ..... ERROR! BOOKMARK NOT DEFINED.
3.2 ENVIRONMENTAL AND SERVICE CONDITIONS ..... ERROR! BOOKMARK NOT DEFINED.
3.3 STATIONARY STRUCTURE ..... ERROR! BOOKMARK NOT DEFINED.
3.4 CONTROL BUILDING EQUIPMENT AND DETAIL ..... ERROR! BOOKMARK NOT DEFINED.
3.5 HVAC ..... ERROR! BOOKMARK NOT DEFINED.
3.6 AC SERVICE ..... ERROR! BOOKMARK NOT DEFINED.
3.7 DC SERVICE ..... ERROR! BOOKMARK NOT DEFINED.
3.8 RELAY PANELS ..... ERROR! BOOKMARK NOT DEFINED.
3.9 ACCESSORIES AND SPARE PARTS ..... ERROR! BOOKMARK NOT DEFINED.

PART 4 - TESTING, FIELD SERVICES AND QUALITY CONTROL ..... ERROR! BOOKMARK NOT DEFINED.

4.1 STANDARD PERFORMANCE TESTS ..... ERROR! BOOKMARK NOT DEFINED.
4.2 FIELD ASSEMBLY ..... ERROR! BOOKMARK NOT DEFINED.

PART 5 - PROPOSAL ..... ERROR! BOOKMARK NOT DEFINED.

5.1 GENERAL ..... ERROR! BOOKMARK NOT DEFINED.
5.2 DRAWINGS ..... ERROR! BOOKMARK NOT DEFINED.
5.3 ADDITIONAL INFORMATION ..... ERROR! BOOKMARK NOT DEFINED.
5.4 AUTHORIZED SIGNATURE ..... ERROR! BOOKMARK NOT DEFINED.

2.4 PROJECT CONTACT

Respondents may contact the following individual(s) with questions regarding the project:

Brent Thomas
Power Engineering Manager
(385) 201-2625
brthomas@lehi-ut.gov

Specific questions regarding submittal requirements and/or contract negotiations should be referred to Shaye Ruitenbeek, Management Analyst.

Shaye Ruitenbeek
Management Analyst
(385) 201-2275
sruitenbeek@lehi-ut.gov

SECTION 3: PROPOSAL & PRICING

3.1 PROPOSAL

Each proponent must submit a complete and concise proposal in response to this RFP and must demonstrate the proponent's ability to meet the requirements of this RFP. Each proposal must be accompanied by a transmittal letter, signed by an authorized representative, binding the proponent to the terms proposed. At the discretion of the City,

the contents of any proposal submitted by the successful proponent may become part of any contract awarded pursuant to this RFP.

Each proponent is solely responsible for any information submitted or omitted from its proposal. All materials contained in, or submitted with, a proposal shall become the property of the City, and may be returned only at the City's option.

Proposals must include the following information:

LETTER OF TRANSMITTAL

The letter of transmittal should include an introduction of the Respondent, including the name, address, telephone number, and fax number of the person to be contacted, along with others who are authorized to represent the Respondent in dealing with this RFP. Any other information not appropriately contained in the body of the proposal should also be included in the letter of transmittal. The transmittal letter should be signed by an authorized representative of the Respondent empowered with the right to bind the Respondent for the amounts estimated and terms proposed. This section should also include the Signature of Respondent page included at the end of this document.

PROJECT TEAM

Identify the key people that will work on the project, including their responsibilities on the project and past qualifications.

REFERENCES & QUALIFICATIONS

Include a list of clients for which the respondent has completed park construction services, including the name of the organization, name of individual to contact, and contact information. References may include public and/or private sector organizations. As appropriate, include pictures and/or plans of previous work.

TIMELINE

Include a proposed timeline for the project. Identify a start and end date for each key aspect of the project. Estimate a date of completion for each section as well as a date of completion for the entire project. Include a description of availability and indicate how soon after award of contract that work will begin. Also include how soon work will begin after a Purchase Order is issued.

COST PROPOSAL

The Respondent must submit a cost proposal allowing costs to be evaluated independently of other criteria in the proposal. The respondent should also include a proposed billing schedule. The cost proposal submitted should be the itemized Bid Summary Sheet covered in

Section 5. The Bid Summary Sheet is intended to be all inclusive. Respondents are expected to review the attached drawing and complete an itemized Bid Summary Sheet.

The pricing for all products and services shall remain firm for the duration of the contract. No price changes, additions, or subsequent qualifications will be honored throughout the duration of the contract except with approved change orders. Pricing on all transportation, mobilization and other charges shall be prepaid by the Respondent and included in the proposal price. The Respondent must indicate any additional charges not mentioned above or forfeit the right to payment for such items.

FINANCIAL REPORT

The Respondent should furnish a current financial report (GAAP compliant) for the past three fiscal years. The financial report should include the size of the Respondent as measured by:

A. Number of personnel;

B. Number of clients, including the names of clients in the State of Utah; and

C. Annual sales.

The format and style of the proposal is at the discretion of the respondent. Respondents are encouraged to provide any supplemental information and attachments relevant to the response.

The format and style of the proposal is at the discretion of the respondent. Respondents are encouraged to provide any supplemental information and attachments relevant to the response.

3.2 REPRESENTATIONS & WARRANTIES

By submitting a proposal, each proponent represents and warrants that:

3.2.1 Its proposal is made in good faith.

3.2.2 Its proposal is not submitted in the interest of, or on behalf of, another person or entity.

3.2.3 It has not directly or indirectly induced or solicited any other respondent to submit a bid other than in good faith.

3.2.4 It has not directly or indirectly induced or solicited any other person or entity to abstain from submitting a proposal.

3.2.5 It has not sought by collusion to obtain for itself any advantage over other respondents or the City.

3.2.6 It shall not violate, or cause any other person or entity to violate, any Federal, State, or municipal law, including (but not limited to) the Utah Municipal Officers and Employees Ethics Act.

SECTION 4: RESPONSE EVALUATION

4.1 EVALUATION PROCESS

All proposals submitted in response to this RFP will be evaluated in a manner consistent with the Lehi City Municipal Code, and as otherwise set forth in this RFP.

As an initial step in the evaluation process, the City shall review all proposals received by the submission deadline. Next, any timely, yet non-responsive proposals (i.e., those proposals not conforming to the requirements set forth in this RFP or the Lehi City Municipal Code) will be eliminated. All remaining timely and responsive proposals shall then be cursorily reviewed by the City to eliminate from further considerations those bids which, in the sole discretion and judgment of the City, fail to offer sufficient or substantive provisions which are required to warrant further consideration. The City reserves the right to disqualify any proposal that significantly deviates from the terms, conditions, and specifications contemplated by this RFP. Any remaining bids will then be reviewed and evaluated in detail. If the City discovers at any point in the evaluation process that a proposal is lacking required or requested information, the City may remove said proposal from further consideration.

Lehi City reserves the right to be the sole judge as to the overall acceptability of any response or to judge the individual merits of specific provisions within competing offers.

4.2 EVALUATION CRITERIA

In determining which respondent is the lowest responsible respondent, the City shall evaluate the proposals received in accordance with the following criteria:

4.2.1. The respondent's relevant qualifications.

4.2.2. The respondent's professional reputation (with the City and other entities or individuals), including character, integrity, reputation, judgment, experience, and efficiency.

4.2.3. The quality of goods and services proposed, as well as the quality of previous goods or services provided by the respondent.

4.2.4. The respondent's ability, capacity, and skill to provide the Scope of Work.

4.2.5. The sufficiency of a respondent's financial resources, and the effect thereof on the respondent's ability to perform the Scope of Work.

4.2.6. Any litigation, prosecution, or other claims by or against a respondent.

4.2.7. Availability to perform the Scope of Work, as well as the proposed schedule of completion contained in the proposal.

4.2.8. The ability of a respondent to provide future maintenance and service with respect to the Scope of Work.

4.2.9. The proposed RFP pricing.

4.2.10. Which proposal will provide the best economic advantage to the City.

4.3 AWARD OF CONTRACT

Upon completion of the evaluation process contemplated by the Lehi City Municipal Code and this RFP, the City may, but is not required to, negotiate with and award a contract for the Scope of Work to the lowest responsible respondent whose proposal is determined in the sole discretion of the City to be in the best interests of the City.

If the City decides to award a contract pursuant to this RFP, the successful proponent shall be required to enter into a contract with the City for the Scope of Work, as set forth in Attached Agreement Template hereto. The terms and conditions set forth in Attached Agreement Template are non-negotiable, and may not be changed or conditioned upon the contents of any proposal submitted pursuant to this RFP. The City may consider adding additional terms and conditions suggested by the proponent to said contract, but is not required to implement any such terms and conditions into the final contract.

Proponents are urged to give special attention to the insurance and bond/letter of credit requirements set forth in Attached Agreement Template. The aforementioned bonds/letters of credit must be provided on one of the forms attached hereto as Attachments PI01 through PI--, respectively, and shall become part of the final contract.

4.4 RIGHT TO REJECT

The City reserves the right to reject any and all proposals and to waive any formality in the proposals received, to accept or reject any or all of the items in the proposal, and award the contract subject to this RFP, in whole or in part, if it is deemed in the City's best interest. The City reserves the right to negotiate any and all elements of the proposals if any such action is deemed in the best interest of the city.

SECTION 5: BID SUMMARY SHEET

Please submit a completed form of Part 5 – Proposal in the attached Specifications document. Also include a bill of materials for major components.

BID FORM: SIGNATURE OF RESPONDENT

By submitting a Statement of Qualifications pursuant to this RFP, each respondent acknowledges that its proposal may be subject to public disclosure pursuant to the Government Records Access and Management Act, UTAH CODE ANN. § 63G-2-101, *et seq*. ("GRAMA"), as the same may be amended from time to time. If a respondent desires to have specific information contained in its Statement of Qualifications protected from public disclosure, the respondent may provide a written claim and description of business confidentiality with respect to any such information. Filing a written claim and description of business confidentiality does not guarantee that any information will remain protected or private as the City will strictly comply with GRAMA.

I hereby acknowledge that I have received, read, and understand the foregoing Lehi City Ashton Substation Building RFP (RFP No. 2021-07). The proposal that has been submitted herewith complies with the requirements of said RFP and applicable provisions of the Lehi City Municipal Code.

Upon acceptance of this RFP, the undersigned agrees to complete all required work as described in this RFP according to the terms and conditions described herein.

Please complete this form and return no later than the RFP deadline, as indicated on the cover page.

Company _____

By _____

Title _____

Signature _____

Address _____

_____

Phone _____

Email _____

Date _____

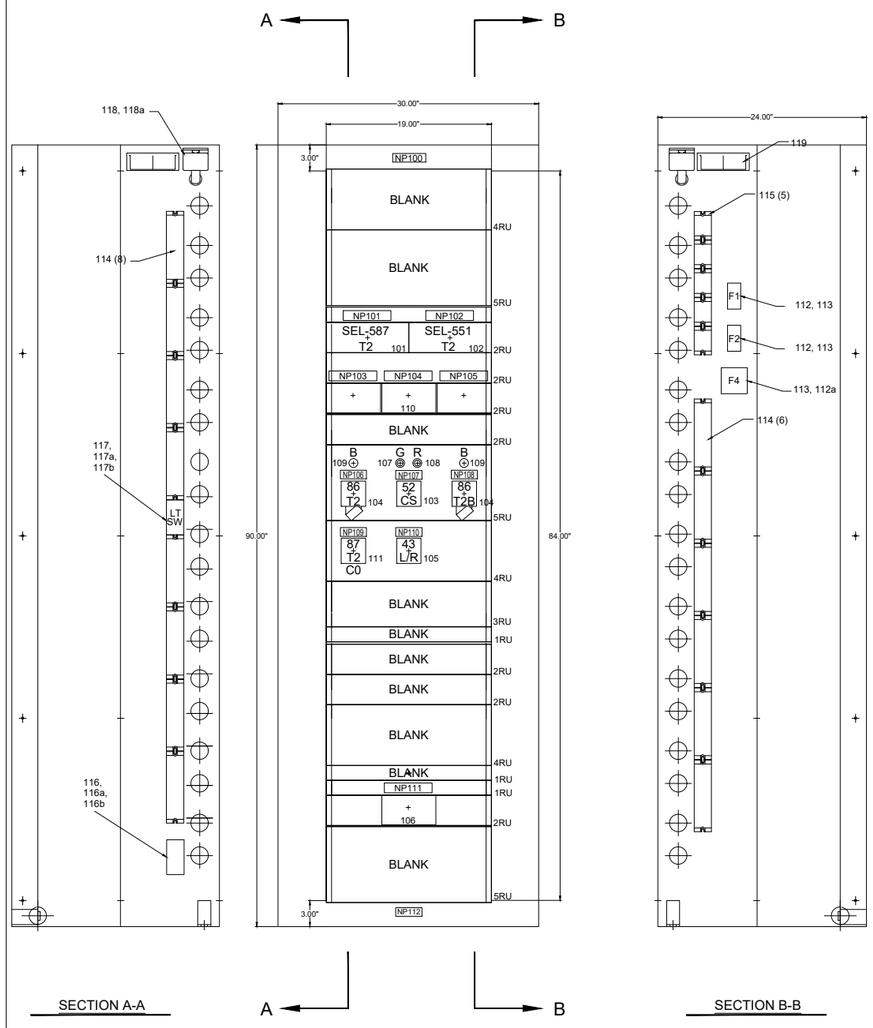
NAMEPLATE LIST

ITEM	FIRST LINE	SECOND LINE	THIRD LINE	SIZE	TEXT
NP100	ASHTON SUBSTATION	T2 & UAMPS		1" X 6"	3/8"
NP101	50/51/87-T2	T2 DIFF RELAY		1" X 3"	1/4"
NP102	50/51-T2	T2 SEC RELAY		1" X 3"	1/4"
NP103	SEE DETAIL NP103			2" X 6"	1/4"
NP104	SEE DETAIL NP104			2" X 6"	1/4"
NP105	SEE DETAIL NP105			2" X 6"	1/4"
NP106	86T2	LOCKOUT RELAY		1" X 3"	1/4"
NP107	52CS-CS2	CONTROL SWITCH		1" X 3"	1/4"
NP108	86T2B	LOCKOUT RELAY		1" X 3"	1/4"
NP109	87T2-C/O	CUTOUT SWITCH		1" X 3"	1/4"
NP110	43-L/R	LOCAL/REMOTE SWITCH		1" X 3"	1/4"
NP111	SEE DETAIL NP111			1" X 3"	1/4"
NP112	PANEL 1			1" X 6"	3/4"

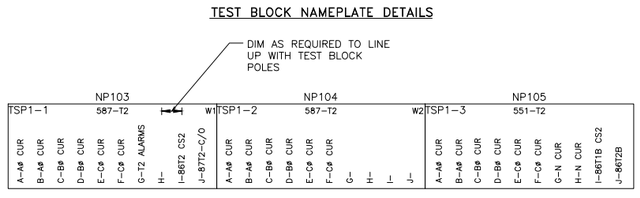
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-COLOR SHALL BE WHITE WITH BLACK TEXT.

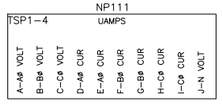
MATERIAL LIST

ITEM	DEVICE	STYLE NUMBER	QTY	MFR	DESCRIPTION
101	587-T2	0587103X531	1	SEL	RELAY, DIFFERENTIAL RELAY, TYPE SEL-587, MICROPROCESSOR BASED DIFFERENTIAL RELAY WITH 5A PHASE, 125 VDC CONTROL VOLTAGE, HORIZONTAL PANEL MOUNT, 125 VDC OR VAC POWER SUPPLY, EIA-232.
102	551-T2	0551003X531X	1	SEL	RELAY, PROTECTION RELAY, TYPE SEL-551, MICROPROCESSOR BASED PROTECTION RELAY WITH 5A PHASE, 5A NEUTRAL, 125 VDC CONTROL VOLTAGE, HORIZONTAL PANEL MOUNT, 125 VDC OR VAC POWER SUPPLY, EIA-232.
103	52CS-CS2	2452D	1	ELECT/SW	BREAKER CONTROL SWITCH, SERIES 24, W/ NAMEPLATE, 125VDC OPERATION.
104	86T2 86T2B	7805G	2	ELECT/SW	LOCKOUT RELAY, SERIES 24 LOR, 5 DECK, 125 VDC
105	43-L/R	24203B	1	ELECT/SW	CUTOUT SWITCH, SERIES 24 3 DECKS, SINGLE THROW "LOCAL - REMOTE"
106	TSP1-4	129A514G01	1	ABB	TYPE FT-1, 2RU, CLEAR CVR P P P C-C C-C C-C P
107	G	116B6708G43G73G4	1	G.E.	INDICATING LIGHT LED, TYPE ET-16, 125 VDC, WITH RESISTOR, GREEN LED AND GREEN LENS.
108	R	116B6708G43R73R4	1	G.E.	INDICATING LIGHT LED, TYPE ET-16, 125 VDC, WITH RESISTOR, RED LED AND RED LENS.
109	B	116B6708G43B73B4	2	G.E.	INDICATING LIGHT LED, TYPE ET-16, 125 VDC, WITH RESISTOR, BLUE LED AND BLUE LENS.
110	TSP1-1 TSP1-2 TSP1-3	FR2G 171 171 083	1	ABB	TYPE FT-19R, 2RU, GRAY ANSI-61, CLEAR FULL CVR POS A:C-C C-C C-C P P P P POS B:C-C C-C C-C P P P P POS C:C-C C-C C-C C-C P P
111	87T2-C/O	24203B	1	ELECT/SW	CUTOUT SWITCH, SERIES 24 3 DECKS, SINGLE THROW "NORMAL - CUTOUT"
112	FX	H25030-2S	AS REQ	BUSSMAN	FUSE BLOCK, 2-POLE, 30AMP, 250 VOLT DEVICE.
112a	FX	H25030-3S	AS REQ	BUSSMAN	FUSE BLOCK, 3-POLE, 30AMP, 250 VOLT DEVICE.
113	FUSE	NON5	AS REQ	BUSSMAN	FUSE, TYPE NON, ONETIME, CLASS H, 5A.
114	TB1	EB25B12	14	G.E.	TERMINAL BOARD, 12 POLE, 600 VOLT, 30 AMP.
115	TB2	EB27B04S	5	G.E.	TERMINAL BOARD, EB-27, 4-CIRCUIT SHORTING TYPE, 600 VOLT, 30 AMP.
116		GFR5352IA	1	HUBBELL	RECEPTACLE, GROUND FAULT DUPLEX, 20-A, 120-V, IVORY (WITH NYLON WALL PLATES)
116a		HPS1I	1	HUBBELL	COVER PLATE, PLASTIC FOR A GFI DUPLEX RECEPTACLE, IVORY COLOR, FIT ON A 2X4 UTILITY BOX.
116b		QB0001	1	MFR.	HANDY BOX, DRAWN, GALVANIZED, 2X4, 1-7\8 DEPTH, WITH 1/2" KNOCKOUTS.
117		QA0101	1	MFR.	LIGHT SWITCH, COMMERCIAL GRADE, SINGLE POLE, 15A120V.
117a		0618	1	THEPITT	COVER PLATE, GALVANIZED FOR A SINGLE TOGGLE SWITCH, TO FIT ON A 2X4 UTILITY BOX.
117b		QB0001	1	MFR	HANDY BOX, DRAWN, GALVANIZED, 2X4, 1-7\8 DEPTH, WITH 1/2" KNOCKOUTS.
118		TBD	1	TBD	FLUORESCENT LIGHT FIXTURE 18", 120VAC, SINGLE TUBE AT 15 WATT
118a		TBD	1	TBD	FLUORESCENT LAMPS, TYPE T-5, 15 WATTS, 18" LENGTH
119		TBD	1	TBD	PANEL TO PANEL WIREWAY FOR INTERPANEL WIRING



TEST BLOCK NAMEPLATE DETAILS





#	REVISION DESCRIPTION	DATE	BY	CHKD	APPD
A	ISSUED FOR BID	02/04/21	CAD	CWM	

SALIENT Power Engineering LLC

LEHI CITY POWER
ASHTON SUBSTATION
T2 & UAMPS (PANEL #1)

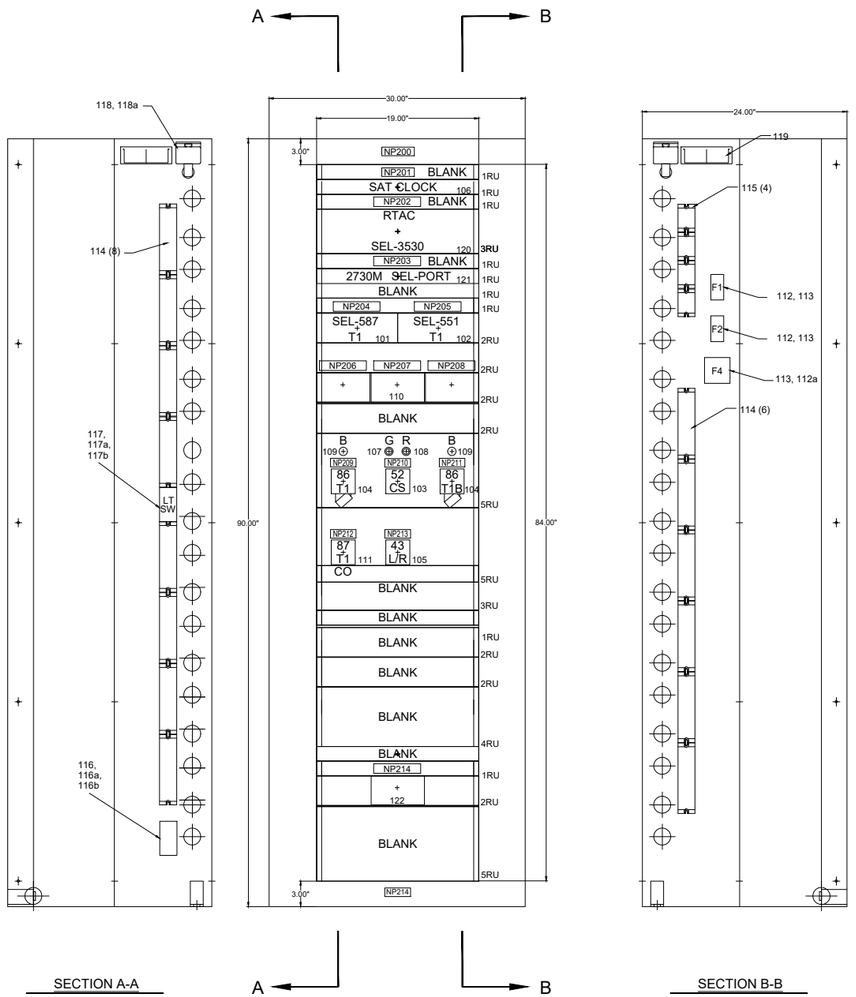
DRAWN BY	APPROVED BY	SCALE	DATE
M. DO	C. MIELKE	N/A	12/03/2020

B6-003

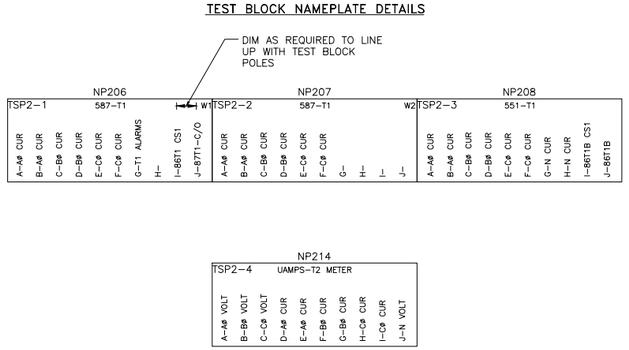
NAMEPLATE LIST

ITEM	FIRST LINE	SECOND LINE	THIRD LINE	SIZE	TEXT
NP200	ASHTON SUBSTATION	T1 & SCADA		1" X 6"	3/8"
NP201	GPS SAT CLOCK			1" X 3"	1/4"
NP202	SCADA	SEL-3530	RTAC	1" X 3"	1/4"
NP203	PORT SWITCH	SEL-2730M		1" X 3"	1/4"
NP204	50/51/87-T1	T1 DIFF RELAY		1" X 3"	1/4"
NP205	50/51-T1	T1 SEC RELAY		1" X 3"	1/4"
NP206	SEE DETAIL NP206			2" X 6"	1/4"
NP207	SEE DETAIL NP207			2" X 6"	1/4"
NP208	SEE DETAIL NP208			2" X 6"	1/4"
NP209	86T1	LOCKOUT RELAY		1" X 3"	1/4"
NP210	52CS-CS1	CONTROL SWITCH		1" X 3"	1/4"
NP211	86T1B	LOCKOUT RELAY		1" X 3"	1/4"
NP212	87T1-C/O	CUTOUT SWITCH		1" X 3"	1/4"
NP213	43-L/R	LOCAL/REMOTE SWITCH		1" X 3"	1/4"
NP214	PANEL 2			1" X 6"	3/4"

UNLESS OTHERWISE NOTED: -NAMEPLATE MOUNTING SHALL BE VIA S/S PAN HEAD SCREWS.
-COLOR SHALL BE WHITE WITH BLACK TEXT.



TEST BLOCK NAMEPLATE DETAILS



MATERIAL LIST

ITEM	DEVICE	STYLE NUMBER	QTY	MFR	DESCRIPTION
101	587-T1	0587103X531	1	SEL	RELAY, DIFFERENTIAL RELAY, TYPE SEL-587, MICROPROCESSOR BASED DIFFERENTIAL RELAY WITH 5A PHASE, 125 VDC CONTROL VOLTAGE, HORIZONTAL PANEL MOUNT, 125 VDC OR VAC POWER SUPPLY, EIA-232.
102	551-T1	0551003X531X	1	SEL	RELAY, PROTECTION RELAY, TYPE SEL-551, MICROPROCESSOR BASED PROTECTION RELAY WITH 5A PHASE, 5A NEUTRAL, 125 VDC CONTROL VOLTAGE, HORIZONTAL PANEL MOUNT, 125 VDC OR VAC POWER SUPPLY, EIA-232.
103	52CS-CS1	2452D	1	ELECT/SW	BREAKER CONTROL SWITCH, SERIES 24, W/ NAMEPLATE, 125VDC OPERATION.
104	86T1 86T1B	7805G	2	ELECT/SW	LOCKOUT RELAY, SERIES 24 LOR, 5 DECK, 125 VDC
105	43-L/R	24203B	1	ELECT/SW	CUTOUT SWITCH, SERIES 24 3 DECKS, SINGLE THROW "LOCAL - REMOTE"
106	SAT CLOCK	24070001B	1	SEL	SAT CLOCK, TYPE SEL-2407
107	G	116B6708G43G73G4	1	G.E.	INDICATING LIGHT LED, TYPE ET-16, 125 VDC, WITH RESISTOR, GREEN LED AND GREEN LENS.
108	R	116B6708G43R73R4	1	G.E.	INDICATING LIGHT LED, TYPE ET-16, 125 VDC, WITH RESISTOR, RED LED AND RED LENS.
109	B	116B6708G43B73B4	2	G.E.	INDICATING LIGHT LED, TYPE ET-16, 125 VDC, WITH RESISTOR, BLUE LED AND BLUE LENS.
110	TSP2-1 TSP2-2 TSP2-3	FR2G 171 171 083	1	ABB	TYPE FT-19R, 2RU, GRAY ANSI-61, CLEAR FULL CVR POS A:C-C C-C C-C P P P P POS B:C-C C-C C-C P P P P POS C:C-C C-C C-C C-C P P
111	87T1-C/O	24203B	1	ELECT/SW	CUTOUT SWITCH, SERIES 24 3 DECKS, SINGLE THROW "NORMAL - CUTOUT"
112	FX	H25030-2S	AS REQ	BUSSMAN	FUSE BLOCK, 2-POLE, 30AMP, 250 VOLT DEVICE.
112a	FX	H25030-3S	AS REQ	BUSSMAN	FUSE BLOCK, 3-POLE, 30AMP, 250 VOLT DEVICE.
113	FUSE	NON5	AS REQ	BUSSMAN	FUSE, TYPE NON, ONETIME, CLASS H, 5A.
114	TB1	EB25B12	14	G.E.	TERMINAL BOARD, 12 POLE, 600 VOLT, 30 AMP.
115	TB2	EB27B04S	4	G.E.	TERMINAL BOARD, EB-27, 4-CIRCUIT SHORTING TYPE, 600 VOLT, 30 AMP.
116		GFR5352IA	1	HUBBELL	RECEPTACLE, GROUND FAULT DUPLEX, 20-A, 120-V, IVORY (WITH NYLON WALL PLATES)
116a		HPS1I	1	HUBBELL	COVER PLATE, PLASTIC FOR A GFI DUPLEX RECEPTACLE, IVORY COLOR, FIT ON A 2X4 UTILITY BOX.
116b		QB0001	1	MFR.	HANDY BOX, DRAWN, GALVANIZED, 2X4, 1-7\8 DEPTH, WITH 1/2" KNOCKOUTS.
117		QA0101	1	MFR.	LIGHT SWITCH, COMMERCIAL GRADE, SINGLE POLE, 15A120V.
117a		0618	1	THEPITT	COVER PLATE, GALVANIZED FOR A SINGLE TOGGLE SWITCH, TO FIT ON A 2X4 UTILITY BOX.
117b		QB0001	1	MFR	HANDY BOX, DRAWN, GALVANIZED, 2X4, 1-7\8 DEPTH, WITH 1/2" KNOCKOUTS.
118		TBD	1	TBD	FLUORESCENT LIGHT FIXTURE 18", 120VAC, SINGLE TUBE AT 15 WATT
118a		TBD	1	TBD	FLUORESCENT LAMPS, TYPE T-5, 15 WATTS, 18" LENGTH
119		TBD	1	TBD	PANEL TO PANEL WIREWAY FOR INTERPANEL WIRING
120	RTAC	3530HA0D1313A0XXXXXX	1	SEL	REAL-TIME AUTOMATION CONTROLLER, 33 EIA-232/485 SERIAL PORTS.
121	ETHERNET SWITCH	2730M0ARAX1111AAAAX0	1	SEL	MANAGED 24-PORT ETHERNET SWITCH, SEL-2730M
122	TSP2-4	129A514G01	1	ABB	TYPE FT-1, 2RU, CLEAR CVR P P P C-C C-C C-C P

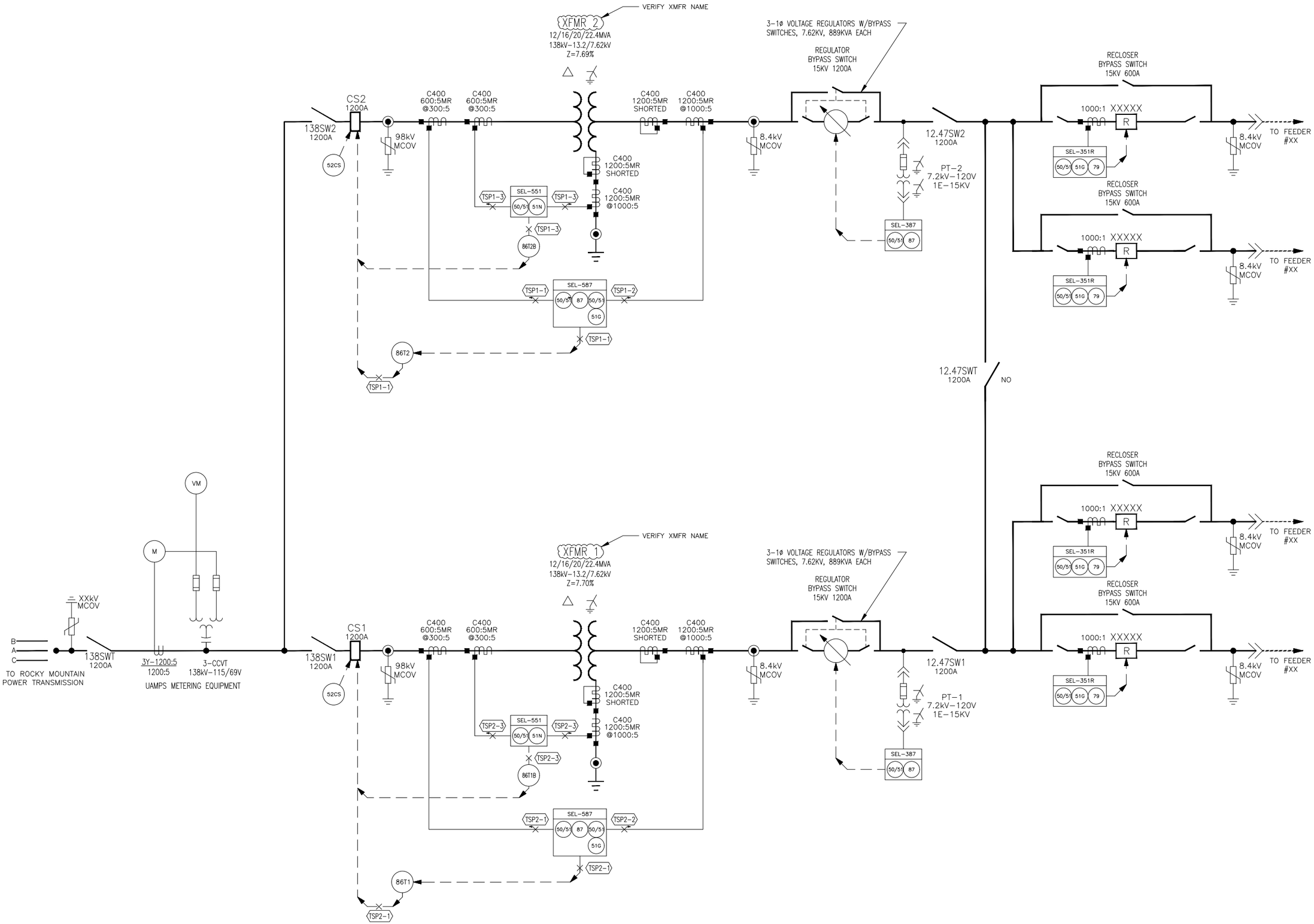
#	REVISION DESCRIPTION	DATE	BY	CHKD	APPD

SALIENT Power Engineering LLC

LEHI CITY POWER
ASHTON SUBSTATION
T1 & SCADA (PANEL #2)

DRAWN BY	APPROVED BY	SCALE	DATE
M. DO	C. MIELKE	N/A	12/03/2020

B6-004



#	REVISION DESCRIPTION	DATE	BY	CHKD	APPD
A	ISSUED FOR BID	02/04/21	CAD	CWM	

SALIENT Power Engineering LLC

LEHI CITY
ASHTON SUBSTATION
ONE-LINE DIAGRAM

DRAWN BY	APPROVED BY	SCALE	DATE
M. DO	C. MIELKE	N/A	12/03/2020

E1-001

4" X 6" COVERED WIREWAY

EYEWASH STATION

ATS

AC PANEL

DC PANEL

CONDUIT PENETRATIONS

GFCI

FRONT OF PANELS

HYDROGEN GAS DETECTOR

BATTERY RACK

EXHAUST FAN

RELAY PANEL 1

RELAY PANEL 2

RELAY PANEL 3 (FUTURE)

SMOKE ALARM

LEFT SIDE

RIGHT SIDE

RISER CABINET

HVAC DISC

4" X 24" WIREWAY

BATTERY CHARGER

FLUORESCENT LIGHT (6 TYP.)

GFCI

HVAC

HVAC THERMOSTAT

EMERGENCY EXIT SIGN W/ LIGHTS

LIGHTING CONTACTOR

S_1

INTAKE VENT

FIRE EXTINGUISHER

LIGHT SWITCHES

OUTDOOR LIGHT

48" EXTERIOR DOOR

4 1/8"

FRONT

#	REVISION DESCRIPTION	DATE	BY	CHKD	APPD
-	-	-	-	-	-

289

SALIENT Power Engineering LLC

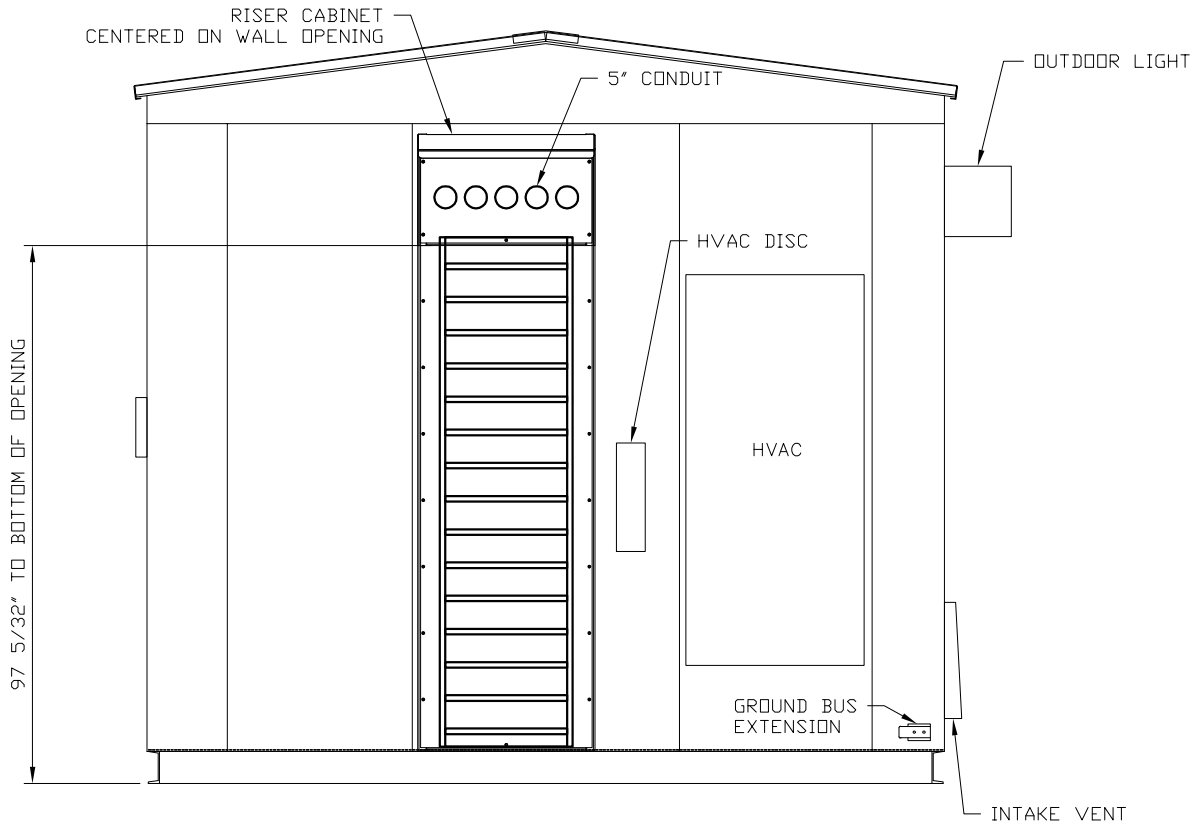
LEHI CITY

ASHTON SUBSTATION

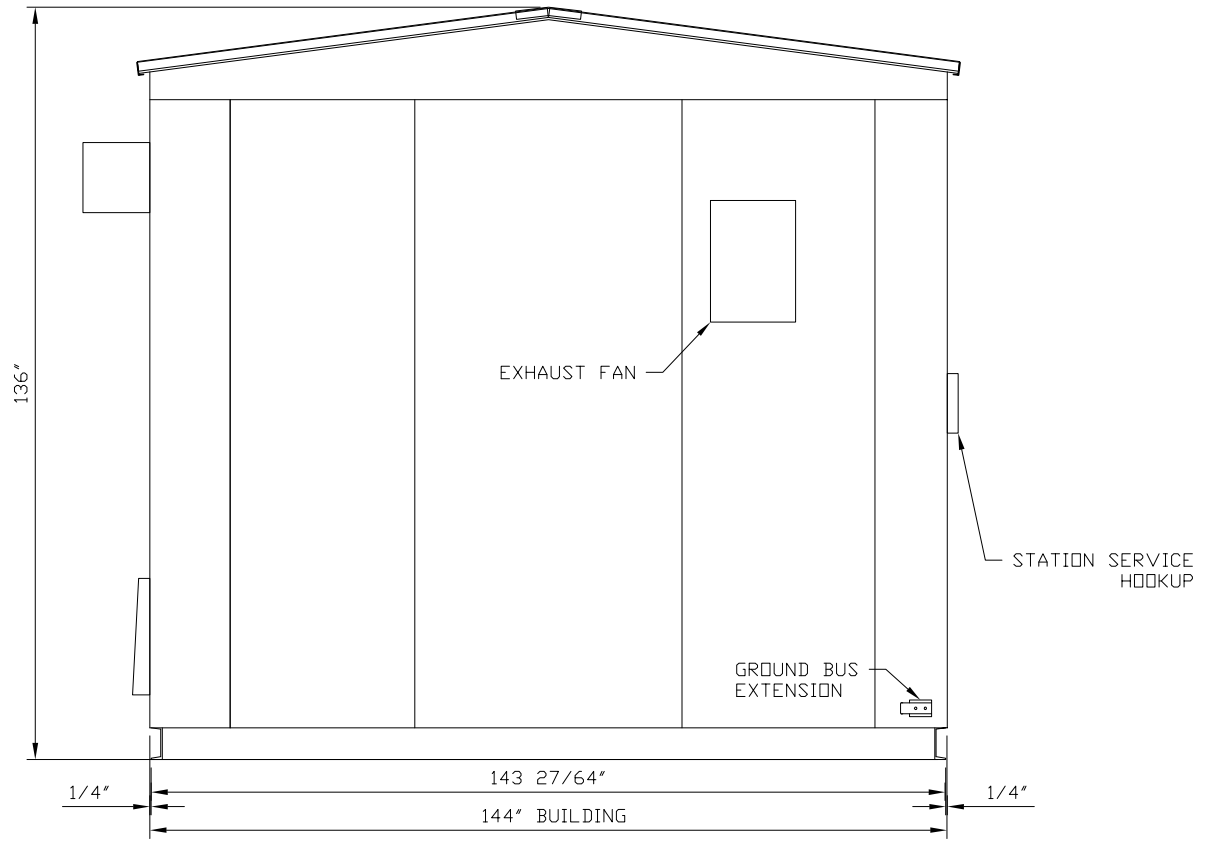
CONTROL BUILDING LAYOUT

DRAWN BY	APPROVED BY	SCALE	DATE
M. DO	C. MIELKE	AS NOTED	12/03/2020

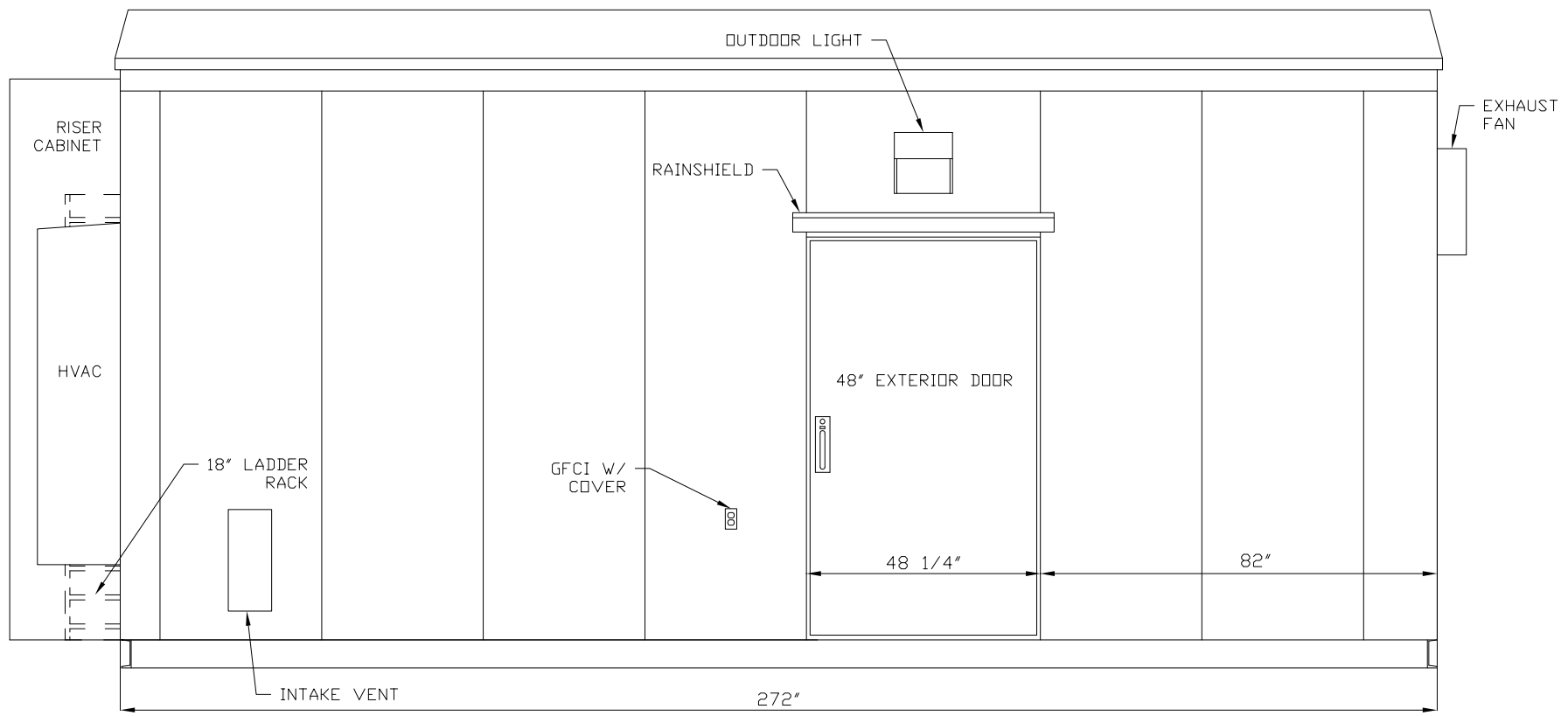
E4-003



LEFT SIDE



RIGHT SIDE



FRONT

#	REVISION DESCRIPTION	DATE	BY	CHKD	APPD
-	-	-	-	-	-

290

SALIENT Power Engineering LLC

LEHI CITY

ASHTON SUBSTATION

CONTROL BUILDING ELEVATIONS

DRAWN BY M. DO

APPROVED BY C. MIELKE

SCALE AS NOTED

DATE 12/03/2020

E4-004

Agenda Item No: 14

City Council Agenda Item Report

Meeting Date: April 13, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration at Resolution #2021-19, a resolution directing Lehi City Administration to give formal notice to the Utah Lieutenant Governor's Office that Lehi City is opting out of the Municipal Alternate Voting Methods Pilot Project.

Suggested Action:

Attachments:

Res 2021-19.docx

LEHI CITY

RESOLUTION NO. 2021-19

A RESOLUTION DIRECTING LEHI CITY ADMINISTRATION TO GIVE FORMAL NOTICE TO THE UTAH LIEUTENANT GOVERNOR'S OFFICE THAT LEHI CITY IS OPTING OUT OF THE MUNICIPAL ALTERNATE VOTING METHODS PILOT PROJECT

WHEREAS, on December 8, 2020, the Lehi City Council considered and adopted Resolution 2020-80 requesting inclusion of Lehi City in the Municipal Alternate Voting Methods Pilot Project; and

WHEREAS, the Council directed that the issue be placed on a future City Council agenda for further discussion and possible action; and

WHEREAS, on the 13th day of April 2021, the City Council held a duly-noticed public meeting to discuss and 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) Lehi City administration should be directed to give notice to the Utah Lieutenant's Governor's office that Lehi City is opting out of the municipal alternate voting methods pilot project; 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. Lehi City Administration is hereby directed to give formal notice to the Utah Lieutenant Governor's Office that Lehi City is opting out of the municipal alternate voting methods pilot project.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 13th day of April, 2021.

LEHI CITY

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Mark Johnson, Mayor

ATTEST

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Teisha Wilson, City Recorder

Agenda Item No: 15

City Council Agenda Item Report

Meeting Date: April 13, 2021
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2021-23, a resolution directing Lehi City Administration to conduct a Primary Election using Instant Runoff Voting.

Suggested Action:

Attachments:

Res 2021-23.docx

LEHI CITY

RESOLUTION NO. 2021-23

A RESOLUTION DIRECTING LEHI CITY ADMINISTRATION TO CONDUCT A PRIMARY ELECTION USING INSTANT RUNOFF VOTING

WHEREAS, on March 26, 2019 the State created the Municipal Alternate Voting Methods Pilot Project (Utah Code Ann 20A-4-602), which allows municipalities to participate in the pilot project during any odd-numbered year that the pilot project is in effect, if, before April 15 of the odd-numbered year, the municipality provides written notice to the lieutenant governor stating, among other information, that the municipality intends to participate in the pilot project for the year specified in the notice; and

WHEREAS, the City Council has determined that for the year 2021 and the welfare of the citizens, the City will stay in the pilot project and conduct a primary election using instant runoff voting.

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

1. The Lehi City Administration is hereby directed to give formal notice to the Utah Lieutenant Governor's Office that Lehi City intends to participate in the Municipal Alternate Voting Methods Pilot Project for the year 2021.

2. Lehi City's election officer shall, pursuant to Utah Code 20A-4-603(a)(ii), include with the notice provided in subparagraph 1 a document, signed by the election officer, stating that Lehi City has the resources and capability necessary to participate in the pilot project.

3. Pursuant to Utah Code Ann. 20A-4-603(9), Lehi City will conduct a primary election using instant runoff voting provided enough candidates file a declaration of candidacy by 5:00 p.m. on June 7, 2021.

4. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 13th day of April, 2021.

LEHI CITY

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Mark Johnson, Mayor

ATTEST

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Teisha Wilson, City Recorder