Lehi City Council Meeting
Agenda
October 13, 2026

5:00 PM - Lehi City Council Chambers (131 N. 100 E., Lehi, Utah)

Pre-Council, 5:00 p.m.

1. Welcome and Opening Comment

2. Presentations and Reports

3. Working Discussion Items

   Discussion of Fox Hollow Golf Feasibility Study and Steering Committee

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

5. Administrative Report

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

Closed Session- Announce the Reason, Location, and Roll Call Vote
The Council may consider a motion to enter into a closed session for specific purposes allowed under the Open and Public Meetings Act (Utah Code 52-4-205), including to discuss the purpose, exchange, lease, or sale of real property; pending or reasonably imminent litigation; the character, competence, or physical or mental health of an individual; or any other lawful purpose.

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. Presentations and Reports

   2.1. Oath of Office for Lehi City Youth Council

   2.2. Proclamation Recognizing 100 Years of Lehi City Power.

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

4. Consent Agenda

4.1. Approve City Council Meeting Minutes

4.2. Approve Purchase Orders
PO 8528.pdf
PO 8524.pdf
PO 8523.pdf

4.3. Consideration of Resolution #2026-57 approving a Betterment Agreement with UDOT for construction of a waterline across Pioneer Crossing at 2300 West.
Engineering Staff Report for 10-13-2026 City Council Meeting - 2300 West Waterline Construction at Pioneer Crossing.pdf
20561_UTIL_BETTERMENT AGREEMENT_LEHI CITY_.pdf
Resolution-Installation of Waterline at Pioneer Crossing and 2300 West.docx

4.4. Consideration of Resolution #2026-58 approving an agreement with BD Bush Excavation for construction of the Reggio Circle underdrain to collect ground water.
Cover Sheet.pdf
BD Bush agreement final unsigned.pdf
Resolution-Installation of the Reggio Circle Underdrain.docx

4.5. Consideration of Resolution #2026-59, authorizing eligible Justice Court Judges and Active Senior Justice Court Judges from Utah's Third and Fourth Judicial Districts to serve as Temporary Judges of the Lehi City Justice Court pending appointment, swearing-in, and qualifications of a successor to Judge Morgan Cummings.
Res 2026-59.docx

4.6. Consideration of Resolution #2026-62 approving a Franchise Agreement with Forged Fiber 37 LLC.
Resolution-Forged Fiber 37 LLC Franchise Agreement.docx
Agreement-FF37 Telecommunications Franchise.docx

5. Regular Agenda

5.1. Consideration of Ordinance #44-2026, approving a Municipal Code Amendment to Section 9-3-6 clarifying City policy on stockpiling of materials in the right-of-way.
Municipal Code Amendment Stockpiling Material.pdf
Ordinance -Municipal Code 9.3.6 stockpiling of material 10.13.26.docx

5.2.

Consideration for the Pasture Walk Annexation on 4.4 acres located at approximately 900 North 1000 West.

1. Public Hearing
2. Consideration of Resolution #2026-56, approving the Pasture Walk Annexation Agreement.
3. Consideration of Ordinance #46-2026, approving the Pasture Walk Annexation with R-1-22 zoning.

Petitioner: Jeanne Walker
Pasture Walk 1.pdf
Ordinance -Pasture Walk Annexation 10.13.26.docx
Pasture Walk AnnexAgreement 10.13.26.docx
Resolution Annexation Agreement -Pasture Walk Annexation 10.13.26.docx

5.3. Consideration of Ordinance #45-2026, approving the Lakeview Land and Rock General Plan Amendment located at approximately 600 South 600 East, changing the designation for LDR (Low Density Residential) to Commercial and Heavy Commercial.
Petitioner: Cole Peck
Lakeview GPA 1.pdf
Ordinance - Lakeview Land and Rock General Plan Amendment.docx

5.4. Consideration of approval for the Spring Meadow Villas Preliminary PRD Subdivision, a 71-lot residential subdivision located at 1630 S 500 E.
Petitioner: Windy City Development
Spring Meadow Villas 1.pdf

5.5. Consideration of Ordinance #43-2026 approving an amendment to the Skye Area Plan updating the number of ERUs allowed in the Mixed Use 1 Area but not increasing overall units in the Inverness area.
Petitioner: DR Horton
Skye Area Plan Amendment Mixed Use 1.pdf
Ordinance - Skye Area Plan Amendment 10.13.26.docx

5.6. Consideration of approval for the Inverness Preliminary Plat E, including 405 townhome units located at approximately Center Street and Traverse Terrace Road and requesting a substitution for required amenities.
Petitioner: DR Horton
Inverness Preliminary Plat E.pdf

5.7. Consideration of Ordinance #42-2026, approving a Development Code Amendment to Chapter 29, clarifying the development agreement process.
Chapter 29 Development Code Amendment Development Agreements.pdf
Ordinance - Ch 29 Development Code Amendment.docx

5.8. Consideration of Ordinance #48-2026, repealing Lehi Municipal Code Title 3 Chapter 6, Parks, Arts, Recreation, and Culture (PARC) Advisory Committee
Ordinance_Repeal of PARC tax committee.docx

5.9. Consideration of Ordinance #47-2026 amending Municipal Code 3-5-1 Library Board of Directors, adding that up to 2 alternate directors may be appointed.

5.10. Consideration of Resolution #2026-60, appointing members to the Lehi Library Board of Directors.

5.11. Consideration of Resolution #2026-61, appointing members to the Lehi Historic Preservation Commission.

5.12. Consideration of a Resolution approving an Interlocal Agreement between Lehi City and the Lehi City Redevelopment Agency regarding the Thanksgiving Point Housing Transit Reinvestment Zone.

6. Adjournment

- Public is invited to attend all open meetings
- In compliance with the Americans with Disabilities Act, the City of Lehi will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 385-201-2269
- This Agenda has been posted in accordance with Utah Code §§ 63G-30-102
- Agendas may be amended up to 24 hours prior to a meeting
- A Closed Meeting may be called to order pursuant to Utah Code §§ 52-4-204 & 52-4-205
- The order of agenda items may change to accommodate the needs of the legislative body, staff, or the public
- Electronic participation may be permitted for one or more members of the legislative body and staff

City Council Agenda Item Report

Meeting Date: October 13, 2026
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Discussion
Agenda Section: Working Discussion Items

Subject:
Discussion of Fox Hollow Golf Feasibility Study and Steering Committee

Summary:

Attachments:

Agenda Item No: 2.1

City Council Agenda Item Report

Meeting Date: October 13, 2026
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Oath of Office for Lehi City Youth Council

Summary:

Attachments:

Agenda Item No: 2.2

City Council Agenda Item Report

Meeting Date: October 13, 2026
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section: Presentations and Reports

Subject:
Proclamation Recognizing 100 Years of Lehi City Power.

Summary:

Attachments:

Agenda Item No: 4.1

City Council Agenda Item Report

Meeting Date: October 13, 2026
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve City Council Meeting Minutes

Summary:

Attachments:

Agenda Item No: 4.2

City Council Agenda Item Report

Meeting Date: October 13, 2026
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approve Purchase Orders

Summary:

Attachments:

PO 8528.pdf

PO 8524.pdf

PO 8523.pdf

PURCHASE ORDER

LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

8528

THS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

4164
ISSUED TO: STUART C IRBY CO
PO BOX 843959
DALLAS TX 75284

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

PURCHASE ORDER DATE: 09/28/2026 DEPARTMENT: POWER

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
175.00	LED MB35-F-50-(S4)-1HS-PC-MH GRAY (CMT) 35'	2,174.86	380,600.50	53-1415
100.00	LED S4-03 4'CMT MAST ARM (GRAY UNFINISHED)	230.85	23,085.00	53-1415
100.00	LE S6-00 6' CMT MAST ARM (GRAY UNFINISHED)	288.00	28,800.00	53-1415

TOTAL 432,485.50

COMMENTS/NOTES

FINAL ELECTRONIC APPROVAL BY: _____ DATED _____

*** This purchase order has been electronically approved through the City's automated workflow. All approval actions are recorded and available upon request. ***

Lehi City Purchase Requisition Request

Supplier	**Name**	STUART C. IRBY CO.	**Vender #**		
	Street	PO BOX 843959	**Date**		**9/28/2026**
	City	DALLAS	**State**	TX	
	Zip	75284	**Phone**	801-724-3000	

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

Quanity	Unit	Materials and Description	Price	Total
175		LED MB35-F-50-(S4)-1HS-PC-MH GRAY (CMT) 35'	$2,174.86	$380,600.00
100		LED S4-03 4' CMT MAST ARM (GRAY UNFINISHED)	$230.85	$23,085.00
100		LED S6-00 6' CMT MAST ARM (GRAY UNFINISHED)	$288.00	$28,800.00
				$432,485.00

Justification:	Price Determination	
WUE-$454,132.65	Verbal Quote	
WESCO-$542,069.89	Informal Bid	
	Written Bid	*
	State Bid	
	Other	

Quotation

STUART C IRBY BR 1093 SALT LAKE CTY
6312 WEST BEAGLEY ROAD
WEST VALLEY CITY UT 84128
800-844-1811

QUOTE DATE	ORDER NUMBER
07/07/26	S014647481

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

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

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

ORDERED BY: KENNY

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	JOB/RELEASE NUMBER	OUTSIDE SALESPERSON
222013	CMT POLES AND ARMS		Gregory J McPhie

INSIDE SALESPERSON		REQD DATE	FRGHT ALLWD	SHIP VIA
Nicholas S C		07/07/26	Yes	120 UTAH COUNTY

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/UOM	Ext Amt
			********* Shipping Instructions *********		
			* SCOTT PECK 801-494-9684 *		
			* KENNY 385-201-2612 OFC *		
			* 801-655-3042 MBL *		
			**********		
100EA		1	VALI S4-00 4' UNPAINTED MASR ARM ***18-20 WEEK LEAD TIME***	230.850EA	23085.00
100EA		2	VALI S6-00 6' UNPAINTED MAST ARM ***18-20 WEEK LEAD TIME***	288.000EA	28800.00
175EA		3	^MB35-F-50-(S4)-1HS-PC-MH GRAY 35' POLE ***18-20 WEEK LEAD TIME***	2174.857EA	380600.00

*** This is a quotation ***

Subtotal	432485.00
S&H CHGS	0.00
Sales Tax	
TOTAL	432485.00

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.

All transactions are subject to and exclusively governed by our Terms and Conditions of Sale, which are incorporated herein and available at: https://www.irbyutilities.com/terms. Additional or conflicting terms are rejected, void, and of no force or effect.

** Reprint ** Reprint ** Reprint **

Quotation

STUART C IRBY BR 1093 SALT LAKE CTY
6312 WEST BEAGLEY ROAD
WEST VALLEY CITY UT 84128
800-844-1811

QUOTE DATE	ORDER NUMBER
07/07/26	S014647481

REMIT TO:	PAGE NO.
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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	CMT POLES AND ARMS		Gregory J McPhie

INSIDE SALESPERSON		REQD DATE	FRGHT ALLWD	SHIP VIA
Nicholas S C		07/07/26	Yes	120 UTAH COUNTY

Terms and Conditions of Sale for Quotes
A. Seller assumes no responsibility whatsoever for any interpretation of bid documents, plans, or specifications provided to Seller (i.e., customer shall be solely responsible for ensuring interpretation of such documents, plans and/or specifications and for conformity and appropriateness of all goods and services ordered in comparison to same).
B. Prices are subject to change at any time prior to shipment unless otherwise agreed in writing signed by an authorized Seller representative.
C. Pricing and estimated delivery dates are based solely on the quantities and specific products and/or scope of services identified in this quote. Seller may refuse, terminate, or change pricing, estimated dates, and other terms of its offer if customer requests changes or deviations from the original quote. Unless an authorized Seller representative accepts customer's proposed deviations in an explicit signed agreement modifying this quotation, any such proposed deviations are automatically rejected, void, and of no force or effect.
D. Quotation does not include special mounting or installation hardware, equipment options, accessories, samples, spares, or mock-up equipment unless otherwise noted.
E. Seller is not responsible for the design of the project or any goods supplied.
F. Seller reserves the right to increase the pricing quoted herein to account for force majeure events, the imposition of new or increased tariffs, shipping costs, import/export fees, duties, customs, or taxes, currency fluctuations, or increases in commodity or market pricing.
G. Pre-shipment of anchor bolts is plus freight.
H. Where applicable, fabrication and shipment of goods can only be made after Seller receives the following: (i) purchase order conforming to this Quotation, (ii) customer's verification and approval of technical information, (iii) approved Submittal Drawings, and (iv) credit approval.
I. Lead times are strictly estimates. Seller is not responsible for ship dates beyond estimated dates unless Seller's President or VP Finance otherwise explicitly agrees in a signed writing as part of this Quotation and then only to the extent so agreed.
J. All orders are FCA Shipping Point, prepaid and billed, unless otherwise noted in quote.
K. Logistic solutions, storage, handling, kitting, expedited or special delivery, testing, including, but not limited to, infrared scanning and NETA testing, spares, start-up, installation, commissioning, arc flash studies, and other services are excluded unless otherwise specified in this quote. Please contact your Seller representative for additional information on any such services if desired.
L. This quotation and all related transactions are also subject to the applicable manufacturer's published warranties, including all applicable disclaimers, exclusions, and limitations.
M. This quotation constitutes Seller's confidential information, and customer shall not share or distribute this quotation to third parties other than to the extent reasonably necessary to process the transactions contemplated herein with Seller.
N. Unless otherwise expressly agreed in a separate writing signed by Seller's President or VP Finance, Seller does not agree and is not subject to any contractual flow-down or pass-through terms from customer, including, but not limited to, DFARs, FARs, Prime Contracts, Minority Business requirements, Buy America Act, etc.

** Reprint ** Reprint ** Reprint **

QUOTATION

Western United Electric Supply Corp

1010 North Hwy 198
Salem, UT 84653
US
801-822-2174

Order Number	
2135139	
Order Date	Page
07/28/2026 10:15:49	1 of 1

Quote Expires On: 08/04/2026

Pricing and lead times are subject to change at time of shipment due to market volatility and potential tariff impacts.

Bill To:

Lehi City
560 Glen Carter Dr
Lehi, UT 84043-3670
US

Ship To:

Lehi City
560 WEST GLEN CARTER DRIVE
LEHI, UT 80403
US

Attn: Penny Jensen

Requested By: Kenny Norris

Customer ID: 10346

PO Number	*Ship Route*	*Taker*
STREET LIGHT POLES AND ARMS	NORTE	CCHRISTENSEN

Quantities					*Item ID* / *Item Description*	*Pricing UOM* / *Unit Size*	*Unit Price*	*Extended Price*
Ordered	*Allocated*	*Remaining*	*UOM* / *Unit Size*	*Disp.*				
					Order Note: 17-19 WEEK LEAD TIME FREIGHT ALLOWED			
100.00	0.00	100.00	EA		S4-00 CMT MAST ARM 4FT	EA	241.836735	24,183.67
			1.0		UNFINISHED GRAY	1.0		
100.00	0.00	100.00	EA		S6-00 CMT MAST ARM 6FT	EA	303.061224	30,306.12
			1.0		UNFINISHED GRAY	1.0		
175.00	0.00	175.00	EA		MB35-F-50-(S4)-1HS-PC-MH	EA	2,283.673469	399,642.86
			1.0		GRAY 35FT CMT POLE	1.0		

Total Lines: 3

SUB-TOTAL:	454,132.65
TAX:	0.00
AMOUNT DUE:	**454,132.65**
U.S. Dollars	

Effective July 1, 2025, Colorado imposes a retail delivery fee of $0.28 on all deliveries by motor vehicle to a location in Colorado with at least one item of tangible personal property subject to state sales or use tax. The fee will be assessed at the time of shipment and included on your invoice.

wesco

QUOTE

ORDERED BY	QUOTE DATE	QUOTE NO.
	09/18/26	6908558-00
P.O. DATE	P.O. NUMBER	PAGE NO.
09/18/26		1 of 1
SALES REP	TAKEN BY	FREIGHT OUT
WRIS	WDXY	NO

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

CUST #: 6001692

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

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

INSTRUCTIONS	SHIP POINT	VIA	SHIPPED	TERMS
	Anixter c/o Wesco - wSlc/3	Best Way		Net 30

LINE NO.	PRODUCT AND DESCRIPTION	ORDERED	BO	SHIPPED	UM	PRICE		NET AMOUNT
1	MB35-F-50- -1-HS-PC-MH (LIGHT POLES AND MASTER ARMS 22 WEEKS Includes 175 CMT MB35-F-50-(DRILLED FOR S4)-1-HS-PC-MH (LIGHT GRAY FINISH) 35' ROUND TAPERED, DIRECT BURIAL, COMPOSITE POLE, LIGHT GRAY FINISH, STANDARD HANDHOLE, POLE CAP, MOUNTING HARDWARE 100 CMT S4-00 (MAST ARM-UNPAINTED) 4' MAST ARM-UNPAINTED 100 CMT S6-00 (MAST ARM-UNPAINTED) 6' MAST ARM-UNPAINTED	375		375	each	1445.51971		542069.89

1 Lines Total Qty Shipped Total 375 Total 542069.89
Invoice Total 542069.89

Last Page

All sales are subject to the Anixter Terms & Conditions of Sale found at www.anixter.com/termsandconditions. Product safety data sheets may be found on the same website. Wesco may charge you storage and transportation fees if you do not take possession or accept delivery of the above products within ninety (90) days or agreed upon time from such products being available for delivery or pick-up.
BY ACCEPTING THIS QUOTE, YOU AGREE THE WESCO TERMS & CONDITIONS PUBLISHED AT WWW.WESCO.COM/TERMSOFSALE ARE EXPRESSLY INCORPORATED INTO AND GOVERN THIS TRANSACTION. Storage & transport fees may apply if delivery isn't accepted w/in 90 days of availability. Price subject to change based on duties, freight, tariffs, or supplier increases.

PURCHASE ORDER

LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

8524

THS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

1194

ISSUED TO: DAWSON INFRASTRUCTURE SOLUTIONS
11780 FAIRPLAY STREET
BRIGHTON CO 80603

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

PURCHASE ORDER DATE: 09/23/2026

DEPARTMENT: FLEET

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
1.00	Body for the sewer flusher truck	450,421.09	450,421.09	64-40-54-000
	Body for the sewer flusher truck Replacement			

TOTAL 450,421.09

COMMENTS/NOTES

Body for the sewer flusher truck

FINAL ELECTRONIC APPROVAL BY: _____ DATED _____

*** This purchase order has been electronically approved through the City's automated workflow. All approval actions are recorded and available upon request. ***

DAWSON INFRASTRUCTURE SOLUTIONS
Experts in Environmental & Inspection Equipment Solutions

Estimate

Dawson Infrastructure Solutions
(303) 632-8236
dawsonis.com

Date	8/24/2026
Estimate #	Q23802
Expires	9/23/2026
Terms	Net 30
Shipping Method	Best Way
Sales Order #	

Bill To

Weston Winters
Lehi City Corporation, Wastewater Dept.
153 North 100 East
Lehi UT 84043
United States

Qty	Description	Rate	Amount
1	900 ECO 9 Yard Combination Sewer Cleaner	459,197.00	459,197.00
	*Customer to provide approved chassis		
	Utah State Contract# MA4657	(13,775.91)	(13,775.91)
	Municipal Financing Available		

Subtotal	445,421.09
Shipping Cost (Best Way)	5,000.00
Total	$450,421.09

Q23802

DAWSON INFRASTRUCTURE SOLUTIONS
Experts in Environmental & Inspection Equipment Solutions

SEWER EQUIPMENT CO. of AMERICA

900 ECO 9 Yard Combination Sewer Cleaner

Vacuum System:
- 4400 CFM Blower
- 8" Vacuum Hose system
- 18" Hg vacuum rating
- Dual Cyclone Separator
- Dual Element 10 Micron Final Filter
- Remote Vacuum Relief
- Analog Vacuum Display
- (6) Tube / Tube Rack

Boom:
- Hydraulic Powered Dig Deep Boom
- Telescoping Reach 17' 2" to 27' 2"
- 180° Working Radius
- Boom Joystick Control
- (2) LED Boom Mounted Work Lights

Debris Tank:
- 9 Cubic Yard Capacity
- Hydraulic Dump, 50° Dump Angle
- Dual Ported Rear Door w/ Knife Valve
- Dump Height 60"
- Hydraulic Open/Close/Lock Door

Water System:
- 1000 Gallon Capacity Water Tank
- Giant plunger style triplex
  - 65 gpm @ 2000 psi w/ 30 min run dry
- Black Duraprolene™ Water Tank Construction w/ 10 Year Warranty
- Cold Weather Recirculation System
- 2.5" Hydrant Fill system
- Air Purge Valve
- Variable Volume Delivery
- Low Water Warning Light
- Analog Pressure Display
- Front and Mid Ship Hand Gun Ports

Electrical:
- NEMA 4 Control Panel
- Hour Meter (Blower & Water Pump)
- Military Spec. Sealed Switches

Truck:
- Mounting to Approved Chassis
- (1) Alum Toolbox 24"x42"x100" - Behind Cab
- LED D.O.T. Approved Lighting
- (2) Tow Hooks Front Bumper

Hose Reel & Hose:
- Front Mounted Telescoping & Rotating
- 800' X 1" Hose Capacity
- 10' Leader Hose
- Single Side Controls

Accessories:
- (3) 8" x 6' Extension Tube
- (1) 8" X 3' Extension Tube
- (1) 8" x 6' Crowned Suction Nozzle
- (1) 6" x 10' Flat Discharge Hose
- BB Hose Guide
- Chisel Point Penetrating Nozzle
- Dual Degree Flushing Nozzle
- Finned Nozzle extension
- Nozzle Rack (Mounted midship toolbox)
- 25' Fill Hose
- Upstream Pulley Guide
- Variable Degree Washdown Gun w/50' Hose Attached
- Cleaner, Tip,Torch,Small
- (1) Hydrant Wrench
- Operations, Maintenance, Safety Manuals

BASE UNIT AS OUTLINED ABOVE

STANDARD OPTIONS:

WATER PUMPS:		QTY	
UPGRADE WATER PUMP TO GIANT 55GPM @ 3,000PSI PLUNGER STYLE TRIPLEX WATER PUMP W/ 30 MINUTE RUN DRY CAPABILITY			
UPGRADE WATER PUMP TO GIANT 80GPM @ 2,000PSI PLUNGER STYLE TRIPLEX WATER PUMP W/ 30 MINUTE RUN DRY CAPABILITY			
UPGRADE WATER PUMP TO GIANT 80GPM @ 2,500PSI PLUNGER STYLE TRIPLEX WATER PUMP W/ 30 MINUTE RUN DRY CAPABILITY			
UPGRADE WATER PUMP TO GIANT 80GPM @ 3,000PSI PLUNGER STYLE TRIPLEX WATER PUMP W/ 30 MINUTE RUN DRY CAPABILITY (Chassis horsepower must be reviewed)			
UPGRADE WATER PUMP TO GIANT 100GPM @ 2,500PSI PLUNGER STYLE TRIPLEX WATER PUMP W/ 30 MINUTE RUN DRY CAPABILITY (Chassis horsepower must be reviewed)			
UPGRADE WATER PUMP TO GIANT 120GPM @ 2,000PSI PLUNGER STYLE TRIPLEX WATER PUMP W/ 30 MINUTE RUN DRY CAPABILITY (Chassis horsepower must be reviewed)			
SINGLE PISTON 80GPM @ 2,500PSI WATER PUMP W/ ACCUMULATOR (Not available with 18"x18"x30" toolbox option.)			
SINGLE PISTON 100GPM @ 2,500PSI WATER PUMP (Not available with 18"x18"x30" toolbox option. Chassis horsepower must be reviewed.)			
PLUNGER PUMP PULSATION SYSTEM			
UPGRADE WATER PUMP DRAIN VALVES			
AUXILIARY WATER PUMP (Dedicated 18GPM at 2500PSI Hydro-Ex Pump) (not available with single piston pumps)			

HOSE REEL ASSEMBLY:			
HIGH CAPACITY HOSE REEL (1,000' x 1" or 600' x 1-1/4" sewer hose)			
TESTING FEE (for units ordered without sewer hose)			

3/4" ID X 3,000 PSI OPERATING PRESSURE - PER FT			
1" ID x 2,500 PSI OPERATING PRESSURE - PER FT		600	Included
1" ID x 3,000 PSI OPERATING PRESSURE - PER FT			
1-1/4" ID x 2,000 PSI OPERATING PRESSURE - PER FT			
AUTOMATIC LEVELWIND W/ HYDRAULIC UP/DOWN ACTION			
FOOTAGE METER (mounted on jetter hose reel)		1	Included
DIGITAL 'SMART COUNTER' FOOTAGE METER ±3% ACCURACY			
PINCH ROLLER (air strut powered sewer hose retention)			
SECONDARY OPERATOR'S STATION (controls include analog water and vacuum pressure gauges and hose reel payout/retreive control)			
WATER TANKS:			
ADDITIONAL FULLY BAFFLED 200 GALLON DURAPROLENE™ (BLACK) WATER TANK W/ 10 YEAR WARRANTY (mounted on driver's side rail - subject to chassis load capacity)			
ADDITIONAL FULLY BAFFLED 150 GALLON DURAPROLENE™ (BLACK) WATER TANK W/ 10 YEAR WARRANTY (mounted between frame rails - subject to chassis load capacity)		1	Included
WINTERIZATION SYSTEM (Includes 66 gallon antifreeze tank with isolation valve, additional 130 gallons of water storage, and mounts on driver's side rail.)			
WINTERIZATION SYSTEM (Includes 68 gallon antifreeze tank with isolation valve.)			
DIGITAL WATER TANK LEVEL GAUGE		1	Included
WATER TANK LOW LEVEL AUDIBLE ALARM (level set point is fixed at 150 gallons)		1	Included
2" WYE-STRAINER ON INLET FILL SYSTEM			
CONTINUOUS FILL SYSTEM			
DUAL SIDE FILL		1	Included
FILL HOSE STORAGE RACK		1	Included
WATER SYSTEM OPTIONS:			
HEATED ENCLOSURE FOR WATER SYSTEM (Unavailable with 80@3 or larger triplex pumps, requires addition of PNEUMATIC BUTTERFLY VALVE option)			
PNEUMATIC BUTTERFLY VALVE UPGRADE (in lieu of manual knife valve on suction plumbing)			
LATERAL LINE CLEANING KIT (200' x 1/2" sewer hose on a stationary reel w/ electric rewind. Includes a dedicated auxiliary cleaning circuit rated at system pressure, a flushing nozzle, and a penetrating nozzle. Mounts on the front driver's side bumper.)			
LATERAL LINE CLEANING KIT (200' x 1/2" sewer hose on a stationary reel w/ variable electric rewind. Includes a dedicated auxiliary cleaning circuit rated at system pressure, a flushing nozzle, and a penetrating nozzle. Mounts on the front driver's side bumper.)			
CENTRAL WASHDOWN SYSTEM W/ 50FT RETRACTABLE HOSE REEL (mounted at midship)		1	Included
SANITIZING SYSTEM (includes sewer hose clamp on sanitizer nozzle and separate washdown system with 50' of hose and spray nozzle on a retractable reel. not available w/ degreaser option)			
DEGREASER SYSTEM (includes 15 gallon tank. not available w/ sanitizing system)			
EXCAVATION OPTIONS:			
STANDARD HYDROEXCAVATION CLEANING KIT 20GPM @ system pressure - Includes 8" x 6' dig tube, 8GPM rotary dig wand, 10GPM linear nozzle (shipped loose), (2) 5' extension wands, and automatic reel w/ 75' of 3/8" hose		1	Included
HIGH CAPACITY HYDROEXCAVATION COOLING PACKAGE (Recommended for units used for extended times hydroexcavating, using low volumes of water, or extreme environments/temps)			
COLD WEATHER HYDROEXCAVATION CLEANING KIT 10GPM @ system pressure - Includes enclosed 400K BTU diesel water heater, 8" x 6' dig tube, 8GPM rotary dig wand, 10GPM linear nozzle, (2) 5' extension wands, & automatic reel w/ 75' of 3/8" hose (Replaces the (2) standard toolboxes on passenger side)			
COLD WEATHER HYDROEXCAVATION CLEANING KIT 20GPM @ system pressure - Includes enclosed 800K BTU diesel water heater, 8" x 6' dig tube, 8GPM rotary dig wand, 10GPM linear nozzle, (2) 5' extension wands, & automatic reel w/ 75' of 3/8" hose (Replaces the (2) standard toolboxes on passenger side)			
ADDITIONAL EXTENSION WAND w/ HIGH FLOW QUICK CONNECT			
ADDITIONAL ROTARY DIG WAND w/ HIGH FLOW QUICK CONNECT & ROTARY DIG TIP - (select flow rate)			
LINEAR DIG WAND w/ HIGH FLOW QUICK CONNECT & LINEAR DIG TIP - (select flow rate)			
TOOLBOX CONFIGURATIONS:			
DEDUCT TO REMOVE "BEHIND CAB TOOLBOX" (not available with single piston water pump option, decreases boom reach 15'-2" to 23'-2", requires special chassis)			
QTY (1) 30in TOOLBOX MOUNTED P.S W/ RETRACTABLE LADDER (not available with cold weather hydro-excavation packages)		1	Included
QTY (2) 30in TOOLBOXES MOUNTED P.S W/ RETRACTABLE LADDER (not available with cold weather hydro-excavation packages)		1	Included
QTY (1) 30in TOOLBOX UNDER MIDSHIP CONTROLS (maximum 1, not available with single piston or auxiliary water pumps)			
QTY (1) 30in TOOLBOX UNDER P.S TUBE RACK (maximum 1, not available with single siston water pump or heated enclosure)			
60in EXPANDED METAL TOOL BASKET MOUNTED D.S FRAME RAIL (not avalable with driver side water tank options or other d.s storage options)			
D.S. TUBE STORAGE RACK (holds (4) 6ft tubes - not included) (not avalable with driver side water tank options or other d.s storage options)			

QTY (1) 30in TOOLBOX MOUNTED D.S UNDER CYCLONE DUST BOXES (not avalable with driver side water tank options or other d.s storage options)			
QTY (2) LONG HANDLE TOOL STORAGE TUBES W/ RETENTION SPRINGS ALONG RAILS (subject to rear suspension approval)		1	Included
QTY (2) 24in REAR TOOLBOXES W/ 63.75in CENTER STORAGE CABINET (single axle chassis only - subject to rear suspension approval)			
LONG HANDLED TOOL STORAGE IN BACK OF CAB TOOLBOX (Unavailable with back of cab toolbox deduct)			
BETWEEN THE RAILS STORAGE TRAY W/ REAR OPENING AND LOCKABLE COVER (not available with between rails water tank option)			
LOCKING ACCESS COVER FOR DRIVER'S SIDE FRONT BUMPER		1	Included
VACUUM SYSTEM OPTIONS:			
UPGRADE TO 827 BLOWER (5000CFM @ 18"HG) (Subject to chassis horsepower requirements)			
VARIABLE VACUUM CONTROL (Located at hose reel. Recommended for simultaneous use of vacuum system and 4" debris body pump off system.)			
VARIABLE VACUUM CONTROL (Located at midship. Recommended for hydroexcavation operation.)			
DUAL VARIABLE VACUUM CONTROL (located at both hose reel and midship)		1	Included
DEBRIS BOX OPTIONS:			
DEBRIS BODY PUMP OFF SYSTEM (4" hydrulic driven pump rated @ 800GPM located on rear door of debris box, includes swing out decant screen)		1	Included
DECANT SCREEN ON REAR DOOR PORT (swing out perforated shield)			
STAINLESS STEEL DECANT SCREEN UPGRADE (only available with pump off or decant screen options)			
DEBRIS LIQUID LEVEL AUDIBLE ALARM (Level set point is adjustable. Tied to vacuum relief and opens vacuum relief valve.)		1	Included
DEBRIS BODY WASH OUT SYSTEM (includes dual nozzles in debris box)		1	Included
DEBRIS BODY VIBRATOR SYSTEM (12V electric switch near dump controls)			
DEBRIS BODY POSITIVE PRESSURE DECANTING SYSTEM (Includes 6" discharge port with cam-lock)			
AIR OPERATED DECANT VALVE (in lieu of standard valve)			
ADDITIONAL 6" KNIFE VALVE ON REAR DOOR (in addition to standard valve)			
DEBRIS BODY ELEVATED ALARM (triggers alarm in cab to indicate debris tank is not properly stored)			
BOOM OPTIONS:			
EXTENDABLE DIG DEEP BOOM SYSTEM w/ 17' 2" to 25' 2" REACH (In lieu of telescopic boom system)			
MANUAL/ELECTRIC BOOM CONTORL VALVE (Control valves have built in manual boom control levers. Located at midship.)		1	Included
BOOM OUT OF REST ALARM (triggers alarm in cab to indicate boom is not properly stored)			
CATCH BASIN PACKAGE (fold away arm with additional hose extension and clamps)			
BAND LOCK UPGRADE (In lieu of standard)			
ELECTRICAL OPTIONS:			
WIRELESS REMOTE PENDANT CONTROL (w/ hose reel payout/retreive, water pump on/off, vacuum relief open/close, boom up/down, boom left/right, boom extend/retract, and kill switch)		1	Included
WIRELESS REMOTE ALARM (buzzer alarm sounds when truck is taken out of neutral with remote not in charging dock)		1	Included
UPGRADE TO BELLY PACK LITE REMOTE TRANSMITTER			
DC/AC 2000W PURE SINE WAVE POWER INVERTER (inverter mounted in cab w/ 1 GFCI power outlet in cab and 1 GFCI power outlet at midship on curbside of unit)			
LIGHTING OPTIONS:			
LED ARROW STICK		1	Included
LED ARROW BOARD			
LED STROBE LIGHT PACKAGE (6 lights total - 2 forward facing, 2 side facing, and 2 rear facing)		1	Included
PREMIUM STROBE LIGHT PACKAGE (12 lights total)			
LED MANHOLE AREA WORK LIGHT		1	Included
LED CURBSIDE BODY MOUNTED WORK LIGHT		1	Included
LED ROADSIDE BODY MOUNTED WORK LIGHT			
LED REAR MOUNTED WORK LIGHTS (2 lights mounted above rear door)		1	Included
LED TOOLBOX LIGHTING			
HAND-HELD WIRELESS LED SPOTLIGHT (rechargable with 12v and 110v and includes storage bracket)		1	Included
SAFETY, MAINTENANCE AND UTILITY OPTIONS:			
ENHANCED VISIBILITY CAMERA SYSTEM (includes front and rear mounted cameras with split screen monitor in cab)			
ENHANCED VISIBILITY CAMERA SYSTEM W/ BLIND SPOT CAMERAS (includes front and rear mounted cameras with split screen monitor in cab)		1	Included
AIR PURGE SYSTEM (powered via chassis air system)		1	Included
QTY 4 RUBBER BUMPERS MOUNTED ON REAR BUMPER (Recommended when dumping into containers)		1	Included

SIX 28" D.O.T. SAFETY CONES AND HOLDER			
CENTRAL LUBRICATION SYSTEM		1	Included
TWO TOW HOOKS ON REAR BUMPER		1	Included
TOW PACKAGE (20,000 lbs. maximum towing capacity with combination heavy duty ball hitch, brake controller, and 7 pin RV type receptical. Subject to chassis approval.)			
HYDRAULIC TOOL CIRCUIT - (9.5GPM w/ hand control valve and quick connects)			
ON-BOARD SCALE SYSTEM (display mounted in cab)			
ON-BOARD SCALE SYSTEM (display mounted in cab w/ second display on wireless remote, requires wireless pendant option)			
PAINT:			
DEBRIS TANK - STANDARD WHITE (specify custom color in special options) BOOM - STANDARD WHITE (specify custom color in special options) HOSE REEL & UPRIGHT - STANDARD SEWER BLUE (specify custom color in special options) FRAME & HOSE REEL SLIDE - STANDARD BLACK (not customizable) DEBRIS TANK DECAL - STANDARD SEWER BLUE (specify custom color in special options) BOOM DECAL - STANDARD SEWER BLUE (specify custom color in special options) HOSE REEL DECAL - STANDARD WHITE (specify custom color in special options)			
CONTACT FACTORY FOR METALLIC PAINT AND CLEAR COAT OPTIONS	CONTACT FACTORY		
MANUALS & TRAINING:			
ADDITIONAL 900-ECO OPERATIONS, MAINTENANCE, AND SAFETY MANUALS		1	Included
NEZAT TRAINING AND CONSULTING 900 ECO SUPPLEMENTAL MANUAL			
TRAINING AT CUSTOMER'S LOCATION (1 day)		1	Included
TRAINING AT CUSTOMER'S LOCATION (additional day)			
SEWER UNIVERSITY FOR 900 MODLES			
NEZAT TRAINING AND CONSULTING 900 ECO ONLINE TRAINING (per student)			
ACCESSORIES:			
AIR INDUCTION TUBE			
8" VAC TUBE HANDLE			
GREASE GUN KIT (Includes grease gun, 2 grease tubes, and mount)			
3/4" X 25' LEADER HOSE (in lieu of standard 10')			
1" X 25' LEADER HOSE (in lieu of standard 10')			
1-1/4" X 25' LEADER HOSE (in lieu of standard 10')			
SPECIAL ITEMS:			
Change 8" vac tubes to 6" Aquatech style		1	Included
8" flange to 6" bowl "Aquatech"		1	Included
Premium Nozzle Kit		1	Included
Exoert Productivity Essentials Kit		1	Included

SIGNATURE DATE



FROM NEED TO DELIVERED

GET THE EQUIPMENT YOU NEED-WITHOUT WAITING FOR NEXT YEARS BUDGET

DAWSON INFRASTRUCTURE SOLUTIONS
Experts in Environmental & Inspection Equipment Solutions

NCL Government Capital

Municipal budgets are under pressure while infrastructure demands continue to grow. Waiting for the next budget cycle can delay critical work and increase long-term costs. Tax-exempt municipal financing allows agencies to acquire the equipment they need now—keeping projects on schedule and budgets predictable.

Why Tax-Exempt Municipal Leasing Belongs in Your Funding Strategy

Preserve Cash Flow
Spread costsover multiple budget cycles without exhausting capital reserves on the assets your community needs

Maximize Limited Resources
Spread cost overtime &alignpaymentswith existing budget cycles with ability to include soft cost & deferred payments

Ensure Compliance & Efficiency
Pair financing with cooperative purchasing contracts to simplify procurement and meet competitive bidding requirements

Cost of Waiting
The"cost of waiting" farexceeds the perceived cost of financing due to rising equipment cost and rising maintenance cost



- Combination Sewer Cleaners
- Street Sweepers
- Hydro Excavators
- Sewer Inspection
- Slope Mowers
- Asphalt Maintenance Equipment

Dawson Infrastructure Solutions is your partner for sewer, inspection, and infrastructure equipment—providing sales, service, parts, and rentals for municipalities, utilities, contractors, and industrial operations.

Kelly Dawson
salesadmin@dawsonis.com
303.632.8236

Jake Ost
jakeo@nclgovcap.com
320.763.7600

"In the long run it saves us money, but it also stretches our budget so we can get that much more in any budget year ... If I stretch out those payments, it lets me buy more things that I need, then I can budget next year."
Barbara Mackson
Purchasing Agent

Sourcewell Awarded Contract

Kris Kahler
Director of Business Services

"Without NCL we would have had a basic light system, basic scoreboard and the same sound system. I find that you do it now, you do it right and you do it once."

NCL Government Capital

PROCUREMENT SIMPLIFIED

NCLGOVCAP.COM | 320-763-7600

SEWER EQUIPMENT CO. of AMERICA

SEWER EQUIPMENT
CO. of AMERICA



900 ECO
COMBINATION SEWER CLEANER

BEST PRODUCTS, BEST LOCAL SUPPORT

SEWER EQUIPMENT CO. of AMERICA by SEWER EQUIPMENT

900 ECO Truck

Sewer Equipment Co. of America's Model 900 ECO Combination Sewer Cleaner utilizes proven technologies to deliver a machine with simplicity that is unequaled in the industry. As with our leading 747 ECO trailer jet and 800-HPR ECO truck jet, the Model 900 ECO operating platform offers the best in class fuel efficiency and noise reduction for operator safety. Sewer Equipment: Best Products, Best Local Support.







Life used to be so simple, and chances are, so was your combination truck. All indicators are that times have changed in the equipment market, and users are being forced to accept increased complexity when they purchase a new piece of equipment. Operators, mechanics and supervisors are left wondering what happened to their old truck that was so easy to operate and maintain.

At Sewer Equipment, we have been wondering the same thing. Does integrating CAN Bus communication systems, touch screen interfaces and computer controlled logic result in increased productivity, cost effectiveness, operator satisfaction, reliability, longevity or safety? In talking to most owners, the answer is an emphatic, "NO!"

Introducing the Sewer Equipment Co. of America Model 900 ECO, a machine that puts safety, simplicity and reliability back into your work day. How do we do it?

It starts with our patented "Hydro Drive" powertrain system, which powers the pump, the blower and the auxiliary hydraulic systems. When you are ready to work, simply put the truck in neutral, apply the parking brake and exit the cab. The truck remains in neutral and power is taken directly from the chassis engine, assuring operator safety during operation, as there is no transfer case to slip into gear.

We have made the operator interface as easy as 1-2-3-4. An operator must flip a switch to put the truck into "Work Mode" and from there you can engage switches for the water pump, blower and throttle. No special sequence, that's it!

The simplicity continues as our unit is also controlled via 12 volt switches, relays and solenoids, as well as manual hydraulic controls. Operators can be trained to safely operate the truck in minutes, not days or weeks. Mechanics can perform diagnostic analysis with a simple test light and a hydraulic pressure gauge, no laptop with special programs required.

The Model 900 ECO also operates at 35% lower RPM than the competition, consuming considerably less fuel than traditional designs, adding to your bottom line each year. Perhaps more importantly, lower RPM's equate to less noise emission. Complaints from residents are minimized, and operators enjoy a higher level of safety when they can hear each other and the traffic around them.

So, why has equipment become so complex? Most manufacturers in the sewer cleaning industry have chosen to use CAN Bus communication to control functions via ECU's (Electronic Control Units) on their units. In theory, this technology promises ease of operation and troubleshooting, as well as increased efficiency and productivity. However, in reality, operators are faced with a truck that requires navigation of control menus to perform simple functions, and a truck that mechanics cannot diagnose without specialized training and a laptop equipped with the proper diagnostics program. All things combined, the claim of increased efficiency and productivity quickly dissolves.

Whether you choose your next combination truck based on productivity, reliability, safety, overall value, ease of operation, ease of maintenance or any combination of these traits, the choice is simple: the Model 900 ECO.







TOLL FREE: 800.323.1604



WATER TANK PROFILE: Exclusive Duraprolene™ construction offers 100% immunity to corrosion and dents for unparalleled service life and eliminates the need for draining during storage. The fully baffled construction eliminates sloshing and allows safe travel while full, or partially full of water.



POWERTRAIN: The most advanced powertrain in the industry, our exclusive "Hydro Drive" powertrain system takes all required power directly from the chassis engine. There is no need for an auxiliary engine, and unlike most other designs, our truck remains in neutral while in work mode, increasing operator peace of mind and safety, as no transfer case is needed.





START UP: Operator simplicity begins in the cab. Simply put the truck in neutral and engage the parking brake. That's it! All other jetting and vacuum functions are controlled from the operator interface on the hose reel.



CHASSIS INTEGRATION: Sewer Equipment's only interface between our module and the chassis is via the OEM throttle control port. This intentional lack of integration eliminates problems caused by CAN Bus communication issues between the chassis and module, which are typical on competitor's designs. If this seems like an insignificant detail, please ask for your fleet manager's opinion.



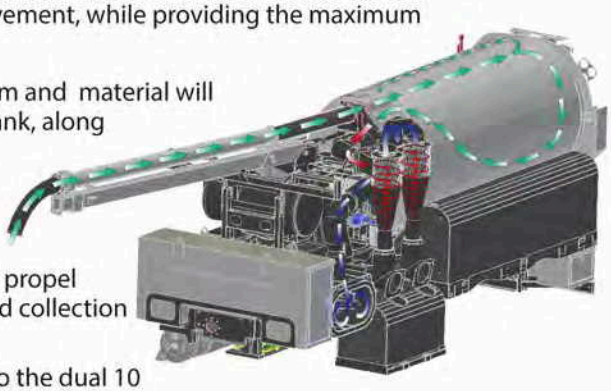
OPERATOR INTERFACE: Going to work is as simple as 1-2-3-4. Simply engage the following switches:

1. Work Mode - ON
2. Water Pump - ON
3. Blower - ON
4. Throttle - ON

You are now jetting and vacuuming. Compare this to the "rocket ship" controls of other equipment that include touch screens and digital displays. Our easy-to-use and easy-to-understand controls enhance safety and long term reliability, while making an operator's job more pleasant.

SEWER EQUIPMENT CO. of AMERICA Air Flow System

The air system is the secret behind our industry leading performance. Our air system is designed to deliver industry leading air movement, while providing the maximum protection for your blower.



The first stage in the air system is the debris tank. Air will enter through the boom and material will impact the deflector plate and start to drop into the tank. The air entering the tank, along with the material, is routed from the single 8" entry point to dual 10" exit points located at each side of the entry. Thus slowing down the air flow and improving material separation.

The second stage of the air system takes the air from the tank and routes it into our cyclone separators. At this point the cyclonic action of these separators propel any remaining material to the side walls and then down into an easily maintained collection box.

In the final stage of the air system, the air moves from the cyclone separators into the dual 10 micron final filters. These washable filters will capture any remaining fine particles still in the air stream before allowing the air to pass through the positive displacement blower.

MODEL 900 ECO COMBINATION TRUCK

Water System		Truck		Hose Reel & Hose	
Cold Weather Recirculation System	S	Air Purge Winterization System	O	Front Mounted Telescoping & Rotating	S
2.5" Hydrant Fill System	S	Tow Hooks (2)	O	800' x 1" Capacity	S
Air Purge Valve	S	Combination Heavy Duty/Ball Pintle Hitch	O	10' Leader Hose	S
Variable Volume Delivery	S	Central Lubrication System	O	Single Side Controls	S
Low Water Warning Light	S	Hydraulic Tool Circuit via Hydraulic Diverter Valve	O	Automatic Level Wind with Hydraulic Up/Down Action Hitch	O
Analog Pressure Display	S	**Debris Tank & Rear Door**		Digital "SMART COUNTER" Footage Meter	O
Front and Rear Hand Gun Ports	S	6 Cubic Yard Capacity	S	Secondary Operators Station	O
Fill Hose Storage Rack	O	9 Cubic Yard Capacity	S	Pinch Roller	O
Standard Hydro Excavation Cleaning Kit	O	12 Cubic Yard Capacity	S	Sewer Hose (1" I.D., 2500 PSI Operating Pressure) Per Ft	O
Cold Weather Hydro Excavation Cleaning Kit	O	15 Cubic Yard Capacity	S		
2" Y-Strainer on Inlet Fill System	O	Debris Level Indicator	S	Sewer Hose (3/4" I.D., 3000 PSI Operating Pressure) Per Ft	O
Anti-Freeze System	O	Hydraulic Dump, 50 Degree Dump Angle	S		
Water Pumps		Dual Ported Rear Door w/ Knife Valve	S	25' x 1" Leader Hose	O
Triplex **Plunger** Water Pump w/ 30 Minute Run-Dry: 65 GPM @ 2000 PSI Performance	S	Dump Height 60"	S	1000' x 1" Reel Capacity Upgrade	O
Triplex **Plunger** Water Pump w/ 30 Minute Run-Dry: 80 GPM @ 2000 PSI	O	Hydraulic Open/Close/Lock Door	S	**Electrical**	
		Debris Body Pump Off System	O	NEMA 4 Control Panel	S
Triplex **Plunger** Water Pump w/ 30 Minute Run-Dry: 55 GPM @ 3000 PSI	O	Debris Liquid Level Audible Alarm	O	Hour Meter (Blower & Water Pump)	S
Single Piston 65 GPM @ 2500 PSI Water Pump	O	Additional 6" Knife Valve on Rear Door Complete with Inlet Strainer	O	Military Spec. Sealed Switches	S
Single Piston 80 GPM @ 2500 PSI Water Pump	O			Wireless Remote Control Pendant	O
Accumulator for Single Piston Pump	O	Decant Screen on Rear Door	O	Wired Remote Control Pendant W/35' Cord	O
Water Tanks		Debris Inlet Water Misting System	O	Enhanced Visibility Camera System	O
Black Duraprolene Water Tank Construction	S	Positive Pressure Decant System	O	LED Rotating Beacon	O
Base 600 Gallon Capacity Water Tank **6 Yard**	S	**Boom**		LED Strobe Light	O
Base 900 Gallon Capacity Water Tank **9 Yard**	S	Hydraulic Powered Boom	S	LED Arrow Board	O
Base 1300 Gallon Black Duraprolene Water Tank **(debris box saddle) 12 Yard**	S	180 Degree Working Radius	S	LED Arrow Stick	O
		10' Extendable Design	O	LED Panel Mounted Work Light	O
		70 Degree Steel Elbow	S	LED Manhole Area Work Light	O
Base 1500 Gallon Black Duraprolene Water Tank **(debris box saddle) 15 Yard**	S	Telescoping Boom System	S	LED Curbside Body Mounted Work Light	O
		Vacuum System		LED Boom Mounted Work Lights (2)	O
Additional 200 Gallon Duraprolene Water Tank **(driver side rail)**	O	4400 CFM Blower	S	LED Rear Mounted Work Lights (2)	O
		8" Vacuum Hose System	S	LED Handheld Wireless 12v/110 Rechargeable	O
Additional 150 Gallons Duraprolene Water Tank **(between rails) 9 Yard**	O	18" Hg Vacuum Rating	S	**Accessories**	
		Dual Cyclone Separator	S	(3) 8" X 6' Extension Tubes	S
Additional 200 Gallons Duraprolene Water Tank **(between rails) 12 Yard**	O	Dual Element 10 Micron Final Filter	S	(1) 8" X 4' Extension Tubes	S
		Variable Volume Delivery	S	(1) 6" X 10' Lay Flat Hose"	S
Additional 250 Gallons Duraprolene Water Tank **(between rails) 15 Yard**	O	Analog Vacuum Display	S	(1) 8" X 6' Crowned Suction Nozzle	S
		Remote Vacuum Relief	S	(5) Quick Clamps	S
Upgrade Duraprolene Water Tank From 7yr to 10yr Warranty	O	5000 CFM Blower Upgrade	O	BB Hose Guide	S
		Toolbox Configurations		Toolbox Configurations	S
Water Tank Low Level Audible	O	(1) Alum Toolbox 24" x 36 x 96" - Behind Cab	S	Tri-Star (chisel point) nozzle	S
Manual & Training		(2) Alum Toolbox 18" x 18" x 30" - Passenger	S	DD (high flow) nozzle	S
(1) Paper Owner's Manual	S	(2) Alum Toolbox 18" x 18 x 24" - Rear	S	Finned Nozzle Extension	S
Additional Paper Operators Manual	O	(1) Alum Long Handle Storage - Rear	S	Nozzle Rack	S
Cd-Rom Operator's Manual	O	Additional 18" x 18" x 30" Aluminum Toolbox	O	25' Fill Hose	S
On-site Factory Training (1 day)	O	Bumper Mounted Aluminum Tool Box (1) 12" x 12" x 14"	O	Upstream Pulley Guide	S
On-site Factory Training (additional per/day)	O			Wash down gun w/ 25' ext. Hose	S
		Paint (Module)		(1) Fan Nozzle (for Wash down Gun)	S
		Debris Tank - Boom: Standard White	S	(1) Hydrant Wrench	S
		Hose Reel - Upright: Sewer Blue	S	LED D.O.T. Approved Lighting	S
		All Other Colors **(all colors except metallics)**	O	(6) 18" D.O.T. Safety Cones and Holder	S

Legend	
Standard	S
Optional	O

MODEL	DEBRIS CAPACITY	LENGTH	WIDTH	HEIGHT	MAX WATER CAPACITY	AXLE CONFIGURATION	MAX HOSE CAPACITY	HOSE SIZE	MIN HP	BOOM EXTENSION
900 ECO	6 YARD	33'7"	8'5"	11'10"	800 Gallon	Single Axle	800'	3/4" - 1"	370 HP	10'
	9 YARD	35'7"	8'5"	11'10"	1350 Gallon	Single Axle	800'	3/4" - 1"	370 HP	10'
	12 YARD	38'7"	8'5"	11'10"	1700 Gallon	Tandem Axle	800'	3/4" - 1"	370 HP	10'
	15 YARD	41'7"	8'5"	11'10"	1950 Gallon	Tridem or Tandem w/Pusher Axle	800'	3/4" - 1"	370 HP	10'

Part No. 92942-00-X, revised 06/2020
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Products subject to change without notification.
Actual products may not be an exact match to product as shown.

800.323.1604
www.sewerequipment.com

DAWSON INFRASTRUCTURE SOLUTIONS
Experts in Environmental & Inspection Equipment Solutions
Dawson Infrastructure Solutions
434 E. 56th Ave. Denver, CO 80216
303.632.8236
dawsonis.com

PURCHASE ORDER

LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

8523

THS ORDER NUMBER MUST APPEAR ON YOUR INVOICE

ISSUED TO: 3453
PREMIER TRUCK GROUP
PO BOX 840827
DALLAS TX 75284-0827

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

PURCHASE ORDER DATE: 09/23/2026 DEPARTMENT: FLEET

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
1.00	Chassis for the new Sewer Vac Truck (Replacement) This will be part of the Lease.	157,765.00	157,765.00	64-40-54-000

Chassis for the new Sewer Vac Truck (Replacement) This will be part of the Lease.

TOTAL 157,765.00

COMMENTS/NOTES

Chassis for the new Sewer Vac Truck (Replacement) This will be part of the Lease.

FINAL ELECTRONIC APPROVAL BY: _____ DATED _____

*** This purchase order has been electronically approved through the City's automated workflow. All approval actions are recorded and available upon request. ***

Prepared for:
Jeremy Estes
LEHI CITY CORP
439 W 300 N
LEHI, UT 84043
Phone: 801-564-8390

Prepared by:
Skylar Dyreng
PREMIER TRUCK GROUP
2240 SOUTH 5370 WEST
SALT LAKE CITY, UT 84120
Phone:

A proposal for
LEHI CITY CORP

Prepared by
PREMIER TRUCK GROUP
Skylar Dyreng

Sep 16, 2026

Freightliner 114SD Plus

STATE OF UTAH COOPERATIVE CONTRACT # MA4778



Components shown may not reflect all spec'd options and are not to scale

Prepared for:
Jeremy Estes
LEHI CITY CORP
439 W 300 N
LEHI, UT 84043
Phone: 801-564-8390

Prepared by:
Skylar Dyreng
PREMIER TRUCK GROUP
2240 SOUTH 5370 WEST
SALT LAKE CITY, UT 84120
Phone:

S P E C I F I C A T I O N P R O P O S A L

Data Code	Description
Price Level	
PRL-31D	SD PRL-31D (EFF:MY28 ORDERS)
Data Version	
DRL-005	SPECPRO21 DATA RELEASE VER 005
Vehicle Configuration	
001-177	114SD PLUS CONVENTIONAL CHASSIS
004-228	2028 MODEL YEAR SPECIFIED
002-003	SET FORWARD AXLE - TRUCK
019-008	TOWING PROVISION AT END OF FRAME WITH SAE J560, WITHOUT END OF FRAME AIR CONNECTIONS
003-001	LH PRIMARY STEERING LOCATION
General Service	
AA1-002	TRUCK CONFIGURATION
AA6-002	DOMICILED, USA (EXCLUDING CALIFORNIA AND CARB OPT-IN STATES)
99D-027	EPA CLEAN IDLE LABEL - (INCLUDES 6X4 INCH LABEL ON LOWER FORWARD OF DRIVER DOOR)
A85-010	UTILITY/REPAIR/MAINTENANCE SERVICE
A84-1GM	GOVERNMENT BUSINESS SEGMENT
AA4-002	LIQUID BULK COMMODITY
AA5-002	TERRAIN/DUTY: 100% (ALL) OF THE TIME, IN TRANSIT, IS SPENT ON PAVED ROADS
AB1-008	MAXIMUM 8% EXPECTED GRADE
AB5-001	SMOOTH CONCRETE OR ASPHALT PAVEMENT - MOST SEVERE IN-TRANSIT (BETWEEN SITES) ROAD SURFACE
995-1AE	FREIGHTLINER LEVEL II WARRANTY
A66-99D	EXPECTED FRONT AXLE(S) LOAD : 20000.0 lbs
A68-99D	EXPECTED REAR DRIVE AXLE(S) LOAD : 46000.0 lbs

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Data Code	Description
A63-99D	EXPECTED GROSS VEHICLE WEIGHT CAPACITY : 66000.0 lbs
Truck Service	
AA3-034	SEWER/INDUSTRIAL VACUUM BODY
AF3-2AA	SEWER EQUIPMENT COMPANY
Engine	
101-3FE	CUM X12 500V HP @ 1900 RPM, 1700 LB/FT @ 1000 RPM, 2000 GOV RPM, VOC
Electronic Parameters	
79A-069	69 MPH ROAD SPEED LIMIT
79B-000	CRUISE CONTROL SPEED LIMIT SAME AS ROAD SPEED LIMIT
80P-998	CUSTOM FLEET SPEC. PARAMETERIZATION
80E-001	ENGINE FAN ENABLED WITH RETARDER
80J-002	REGEN INHIBIT SPEED THRESHOLD - 5 MPH
80Z-998	NO AUTOMATIC ENGINE SHUTDOWN - GHG
Engine Equipment	
99C-024	EPA 2010/GHG 2024 CONFIGURATION
13E-001	STANDARD OIL PAN
105-015	OIL FILL AND DIPSTICK LOCATED FOR ENHANCED SERVICEABILITY
014-1B5	SIDE OF HOOD AIR INTAKE WITH DONALDSON HIGH CAPACITY AIR CLEANER WITH SAFETY ELEMENT, FIREWALL MOUNTED
124-1E1	DR 12V 200 AMP 28-SI QUADRAMOUNT PAD ALTERNATOR WITH REMOTE BATTERY VOLT SENSE
292-236	(3) DTNA GENUINE, FLOODED STARTING, MIN 3000CCA, 555RC, THREADED STUD BATTERIES
290-017	BATTERY BOX FRAME MOUNTED
281-001	STANDARD BATTERY JUMPERS
282-001	SINGLE BATTERY BOX FRAME MOUNTED LH SIDE UNDER CAB
291-017	WIRE GROUND RETURN FOR BATTERY CABLES WITH ADDITIONAL FRAME GROUND RETURN
289-001	NON-POLISHED BATTERY BOX COVER
293-058	NON-ESSENTIAL POSITIVE LOAD DISCONNECT, IN CAB CONTROL SWITCH MOUNTED OUTBOARD OF DRIVER SEAT
295-029	POSITIVE AND NEGATIVE POSTS FOR JUMPSTART LOCATED ON FRAME NEXT TO STARTER

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Data Code	Description
306-015	PROGRESSIVE LOW VOLTAGE DISCONNECT AT 12.3 VOLTS FOR DESIGNATED CIRCUITS
107-048	CUMMINS NATURALLY ASPIRATED 25.9 CFM AIR COMPRESSOR WITH INTERNAL SAFETY VALVE
152-041	ELECTRONIC ENGINE INTEGRAL SHUTDOWN PROTECTION SYSTEM
128-004	CUMMINS INTEBRAKE BRAKE WITH HIGH MED LOW BRAKE
016-1C2	RH OUTBOARD UNDER STEP MOUNTED HORIZONTAL AFTERTREATMENT SYSTEM ASSEMBLY WITH RH B-PILLAR MOUNTED VERTICAL TAILPIPE
28F-014	ENGINE AFTERTREATMENT DEVICE, AUTOMATIC OVER THE ROAD REGENERATION AND VIRTUAL REGENERATION REQUEST SWITCH IN CLUSTER
239-026	10 FOOT 06 INCH (126 INCH+0/-5.9 INCH) EXHAUST SYSTEM HEIGHT
233-017	STANDARD CURVE BRIGHT UPPER STACK(S)
237-1CR	RH CURVED VERTICAL TAILPIPE B-PILLAR MOUNTED ROUTED FROM STEP
23U-002	13 GALLON DIESEL EXHAUST FLUID TANK
30N-003	100 PERCENT DIESEL EXHAUST FLUID FILL
23Y-001	STANDARD DIESEL EXHAUST FLUID PUMP MOUNTING
23Z-002	NON-POLISHED ALUMINUM DIAMOND PLATE DIESEL EXHAUST FLUID TANK COVER
43X-002	LH MEDIUM DUTY STANDARD DIESEL EXHAUST FLUID TANK LOCATION
43Y-001	STANDARD DIESEL EXHAUST FLUID TANK CAP
242-001	STAINLESS STEEL AFTERTREATMENT DEVICE/MUFFLER/TAILPIPE SHIELD
273-058	AIR POWERED ON/OFF ENGINE FAN CLUTCH
276-002	AUTOMATIC FAN CONTROL WITH DASH SWITCH AND INDICATOR LIGHT, NON ENGINE MOUNTED
110-003	CUMMINS SPIN ON FUEL FILTER
118-008	COMBINATION FULL FLOW/BYPASS OIL FILTER
120-998	NO COOLANT FILTER
266-057	1500 SQUARE INCH ALUMINUM RADIATOR
103-039	ANTIFREEZE TO -34F, OAT (NITRITE AND SILICATE FREE) EXTENDED LIFE COOLANT
171-007	GATES BLUE STRIPE COOLANT HOSES OR EQUIVALENT

Data Code	Description
172-001	CONSTANT TENSION HOSE CLAMPS FOR COOLANT HOSES
261-001	STANDARD CHARGE AIR COOLER PLUMBING
270-016	RADIATOR DRAIN VALVE
168-002	LOWER RADIATOR GUARD
138-005	PHILLIPS-TEMRO 1500 WATT/115 VOLT BLOCK HEATER
140-022	CHROME ENGINE HEATER RECEPTACLE MOUNTED UNDER LH DOOR
155-055	DELCO 12V 39MT HD/OCP STARTER WITH THERMAL PROTECTION AND INTEGRATED MAGNETIC SWITCH
Transmission	
342-1M3	ALLISON 4500 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION
Transmission Equipment	
343-339	ALLISON VOCATIONAL PACKAGE 223 - AVAILABLE ON 3000/4000 PRODUCT FAMILIES WITH VOCATIONAL MODELS RDS, HS, MH AND TRV
84B-012	ALLISON VOCATIONAL RATING FOR ON/OFF HIGHWAY APPLICATIONS AVAILABLE WITH ALL PRODUCT FAMILIES
84C-023	PRIMARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY
84D-023	SECONDARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY
84E-017	S5 PERFORMANCE LIMITING PRIMARY SHIFT SCHEDULE, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY
84F-029	FIXED SECONDARY SHIFT SCHEDULE, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY
84G-011	1950 RPM PRIMARY MODE SHIFT SPEED
84H-011	1950 RPM SECONDARY MODE SHIFT SPEED
84J-006	4TH GEAR ENGINE BRAKE PRESELECT RANGE WITH LESS AGGRESSIVE DOWNSHIFT STRATEGY
84K-002	2ND GEAR ENGINE BRAKE ALTERNATE PRESELECT WITH MODERATE DOWNSHIFT STRATEGY
84N-200	FUEL SENSE 2.0 DISABLED - PERFORMANCE - TABLE BASED

Data Code	Description
84U-000	DRIVER SWITCH INPUT - DEFAULT - NO SWITCHES
84V-001	DIRECTION CHANGE ENABLED WITH MULTIPLEXED SERVICE BRAKES - ALLISON 5TH GEN TRANSMISSIONS
84W-001	AUXILIARY FUNCTION RANGE INHIBIT WITH MULTIPLEXED SERVICE BRAKES - ALLISON 5TH GEN TRANSMISSIONS
353-076	QUICKFIT BODY LIGHTING CONNECTOR AT END OF FRAME, WITH BLUNTCUTS
34C-011	ELECTRONIC TRANSMISSION WIRING TO CUSTOMER INTERFACE CONNECTOR
341-018	MAGNETIC PLUGS, ENGINE DRAIN, TRANSMISSION DRAIN, AXLE(S) FILL AND DRAIN
345-003	PUSH BUTTON ELECTRONIC SHIFT CONTROL, DASH MOUNTED
97G-004	TRANSMISSION PROGNOSTICS - ENABLED 2013
370-011	WATER TO OIL TRANSMISSION COOLER, FRAME MOUNTED
346-003	TRANSMISSION OIL CHECK AND FILL WITH ELECTRONIC OIL LEVEL CHECK
35T-001	ATF-SYNTHETIC AUTOMATIC TRANSMISSION FLUID

PTO Equipment and Parameters

372-123	PTO CONTROLS FOR ENHANCED VEHICLE ELECTRIC/ELECTRONIC ARCHITECTURE
360-013	1350 ADAPTER FLANGE FOR FRONT PTO PROVISION
361-017	FLYWHEEL PTO, STANDARD GEARS, FOR REMOTE MOUNTED PUMP, CLOCKWISE ROTATION, AS VIEWED FROM REAR OF VEHICLE
362-2JT	CUSTOMER INSTALLED CHELSEA 281 SERIES PTO
363-001	PTO MOUNTING, LH SIDE OF MAIN TRANSMISSION ALLISON & ZF
87L-001	ENGINE PTO SPEED CONTROL WITH PARK BRAKE INTERLOCK
80S-018	PTO 1, WITH SWITCH, TEM SUPPLIED REQUEST AND INTERLOCKS, WITH PTO CONNECTIONS, NO FACTORY INTERLOCKS
80V-005	ENGINE MOUNT PTO, NO SWITCH, TEM SUPPLIED REQUEST, STATIONARY INTERLOCKS
80G-021	PTO MINIMUM RPM - 725

Data Code	Description
79P-003	PTO RPM WITH CRUISE SET SWITCH - 800 RPM
79Q-003	PTO RPM WITH CRUISE RESUME SWITCH - 800 RPM
79W-027	CRUISE CONTROL BUTTON PTO CONTROL AND THREE REMOTE PTO SPEEDS
79X-005	PTO SPEED 1 SETTING - 900 RPM
79Y-009	PTO SPEED 2 SETTING - 1400 RPM
79Z-006	PTO SPEED 3 SETTING - 1700 RPM
79K-014	PTO MODE ENGINE RPM LIMIT - 1800 RPM
79V-001	FUEL DOSING OF AFTERTREATMENT ENABLED IN PTO MODE-CLEANS HYDROCARBONS AT HIGH TEMPERATURES ONLY
79M-001	PTO ENGINE SPEED CONTROL DEACTIVATED BY SERVICE BRAKE LIGHTLY APPLIED (STATIONARY APPLICATIONS)
79S-008	PTO MODE CANCEL VEHICLE SPEED - 25 MPH
79U-008	PTO GOVERNOR RAMP RATE - 300 RPM PER SECOND
Front Axle and Equipment	
400-1AC	MERITOR MFS-20-133A 20,000# FL1 71.0 INCH KPI/3.74 INCH DROP SINGLE FRONT AXLE
402-030	MERITOR 16.5X6 Q+ CAST SPIDER CAM FRONT BRAKES, DOUBLE ANCHOR, FABRICATED SHOES
403-002	NON-ASBESTOS FRONT BRAKE LINING
419-001	CAST IRON OUTBOARD FRONT BRAKE DRUMS
427-001	FRONT BRAKE DUST SHIELDS
409-006	FRONT OIL SEALS
408-001	VENTED FRONT HUB CAPS WITH WINDOW, CENTER AND SIDE PLUGS - OIL
416-022	STANDARD SPINDLE NUTS FOR ALL AXLES
405-002	MERITOR AUTOMATIC FRONT SLACK ADJUSTERS
406-001	STANDARD KING PIN BUSHINGS
536-055	TRW THP-60 POWER STEERING WITH RCH45 AUXILIARY GEAR
539-003	POWER STEERING PUMP
534-003	4 QUART POWER STEERING RESERVOIR
533-001	OIL/AIR POWER STEERING COOLER
40T-002	CURRENT AVAILABLE SYNTHETIC 75W-90 FRONT AXLE LUBE
Front Suspension	

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Data Code	Description
620-006	20,000# FLAT LEAF FRONT SUSPENSION
619-004	GRAPHITE BRONZE BUSHINGS WITH SEALS - FRONT SUSPENSION
410-998	NO FRONT SHOCK ABSORBERS
Rear Axle and Equipment	
420-111	MERITOR RT-46-160P 46,000# R-SERIES TANDEM REAR AXLE WITH PUMP
421-456	4.56 REAR AXLE RATIO
424-001	IRON REAR AXLE CARRIER WITH STANDARD AXLE HOUSING
386-044	RPL25 MERITOR MAIN DRIVELINE
388-039	RPL20 MERITOR INTERAXLE DRIVELINE
452-006	DRIVER CONTROLLED TRACTION DIFFERENTIAL - BOTH TANDEM REAR AXLES
878-022	(1) INTERAXLE LOCK VALVE, (1) DRIVER CONTROLLED DIFFERENTIAL LOCK FORWARD-REAR AXLE VALVE AND (1) REAR-REAR AXLE VALVE
87A-020	INDICATOR LIGHT FOR EACH INTERAXLE LOCKOUT SWITCH, DISENGAGE INTERAXLE LOCK WITH IGNITION OFF OR VEHICLE SPEED EXCEEDING 25MPH
87B-023	INDICATOR LIGHT AND BUZZER FOR EACH DIFFERENTIAL LOCKOUT SWITCH, ENGAGE AT SPEEDS 5 MPH PR LESS, DISENGAGE W/IGN OFF OR SPEEDS EXCEEDING 25 MPH
423-020	MERITOR 16.5X7 Q+ CAST SPIDER CAM REAR BRAKES, DOUBLE ANCHOR, FABRICATED SHOES
433-002	NON-ASBESTOS REAR BRAKE LINING
434-003	STANDARD BRAKE CHAMBER LOCATION
451-001	CAST IRON OUTBOARD REAR BRAKE DRUMS
425-002	REAR BRAKE DUST SHIELDS
440-006	REAR OIL SEALS
426-075	HALDEX GOLDSEAL LONGSTROKE 2-DRIVE AXLES SPRING PARKING CHAMBERS
428-003	HALDEX AUTOMATIC REAR SLACK ADJUSTERS
41T-002	CURRENT AVAILABLE SYNTHETIC 75W-90 REAR AXLE LUBE
42T-001	STANDARD REAR AXLE BREATHER(S)
Rear Suspension	
622-1CJ	HENDRICKSON RT463 @46,000# REAR SUSPENSION

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Data Code	Description
621-015	HENDRICKSON RT/RTE - 6.00" SADDLE
431-001	STANDARD AXLE SEATS IN AXLE CLAMP GROUP
624-011	52 INCH AXLE SPACING
628-005	STEEL BEAMS AND BRONZE CENTER BUSHINGS WITH BAR PIN ADJUSTABLE END CONNECTIONS
623-005	FORE/AFT CONTROL RODS
Pusher / Tag Equipment	
429-998	NO PUSHER/TAG BRAKE DUST SHIELDS
Brake System	
490-100	WABCO 4S/4M ABS
871-001	REINFORCED NYLON, FABRIC BRAID AND WIRE BRAID CHASSIS AIR LINES
46E-001	STANDARD AIR MANAGEMENT UNIT
904-001	FIBER BRAID PARKING BRAKE HOSE
412-001	STANDARD BRAKE SYSTEM VALVES
46D-002	STANDARD AIR SYSTEM PRESSURE PROTECTION SYSTEM
413-002	STD U.S. FRONT BRAKE VALVE
432-003	RELAY VALVE WITH 5-8 PSI CRACK PRESSURE, NO REAR PROPORTIONING VALVE
480-088	WABCO SYSTEM SAVER HP WITH INTEGRAL AIR GOVERNOR AND HEATER
479-005	AIR DRYER MOUNTED INBOARD ON RH RAIL
460-040	STEEL AIR BRAKE RESERVOIRS MOUNTED PERPENDICULAR TO OUTSIDE RAIL
477-011	PETCOCK DRAIN VALVES ON ALL AIR TANK(S)
485-037	CAB BLOW OUT KIT WITH AIR HOSE AND NOZZLE INSIDE LH CAB ENTRY DOOR
Trailer Connections	
476-998	NO AIR HOSE HANGER
296-010	PRIMARY CONNECTOR/RECEPTACLE WIRED FOR SEPARATE STOP/TURN, ABS CENTER PIN POWERED THROUGH IGNITION
303-025	SAE J560 7-WAY PRIMARY TRAILER CABLE RECEPTACLE MOUNTED END OF FRAME
1AZ-998	NO TRAILER RECEPTACLE BRACKET
Wheelbase & Frame	
545-687	6875MM (271 INCH) WHEELBASE

Data Code	Description
546-102	7/16X3-9/16X11-1/8 INCH STEEL FRAME (11.11MMX282.6MM/0.437X11.13 INCH) 120KSI
547-001	1/4 INCH (6.35MM) C-CHANNEL INNER FRAME REINFORCEMENT
552-025	1375MM (54 INCH) REAR FRAME OVERHANG
55W-005	FRAME OVERHANG RANGE: 51 INCH TO 60 INCH
549-002	24 INCH INTEGRAL FRONT FRAME EXTENSION
AC8-99D	CALC'D BACK OF CAB TO REAR SUSP C/L (CA) : 187.21 in
AE8-99D	CALCULATED EFFECTIVE BACK OF CAB TO REAR SUSPENSION C/L (CA) : 184.21 in
AE4-99D	CALC'D FRAME LENGTH - OVERALL : 376.46 in
FSS-0LH	CALCULATED FRAME SPACE LH SIDE : 115.29 in
FSS-0RH	CALCULATED FRAME SPACE RH SIDE : 133.09 in
AM6-99D	CALC'D SPACE AVAILABLE FOR DECKPLATE : 0.0 in
553-001	SQUARE END OF FRAME
587-003	REAR TOW HOOKS
550-001	FRONT CLOSING CROSSMEMBER
559-001	STANDARD WEIGHT ENGINE CROSSMEMBER
562-001	STANDARD MIDSHIP #1 CROSSMEMBER(S)
572-001	STANDARD REARMOST CROSSMEMBER
565-002	HEAVY DUTY SUSPENSION CROSSMEMBER

Chassis Equipment

556-997	OMIT FRONT BUMPER, CUSTOMER INSTALLED SPECIAL BUMPER, DOES NOT COMPLY WITH FMCSR 393.203
585-998	NO MUDFLAP BRACKETS
590-998	NO REAR MUDFLAPS
551-007	GRADE 8 THREADED HEX HEADED FRAME FASTENERS
44Z-002	EXTERIOR HARNESSES WRAPPED IN ABRASION TAPE
605-1AB	D15-16004-000 CENTER PUNCH TO MARK CENTERLINE OF REAR SUSPENSION ON FRAME WEB
607-021	CLEAR FRAME RAIL FROM BOC TO FT RR SUSP BRKT, LH RAIL INBOARD

LOCATE TORPEDO AIR TANK AS FAR AFT AS POSSIBLE INBOARD AND BELOW LLH RAIL. REF WF8718

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Data Code	Description
Fifth Wheel	
578-998	NO FIFTH WHEEL
Fuel Tanks	
204-157	110 GALLON/416 LITER ALUMINUM FUEL TANK - LH
218-006	25 INCH DIAMETER FUEL TANK(S)
215-007	PLAIN ALUMINUM/PAINTED STEEL FUEL/HYDRAULIC TANK(S) WITH POLISHED STAINLESS STEEL BANDS
212-007	FUEL TANK(S) FORWARD
664-001	PLAIN STEP FINISH
205-001	FUEL TANK CAP(S)
122-075	ALLIANCE FUEL FILTER/WATER SEPARATOR
216-020	EQUIFLO INBOARD FUEL SYSTEM
20E-004	AUXILIARY FUEL SUPPLY AND RETURN PORTS LOCATED ON LH FUEL TANK
202-016	HIGH TEMPERATURE REINFORCED NYLON FUEL LINE
213-001	INSULATION FOR FUEL LINES
Tires	
093-1XF	BRIDGESTONE M864 425/65R22.5 20PLY RADIAL FRONT TIRES
094-2EA	BRIDGESTONE M799 11R22.5 16 PLY RADIAL REAR TIRES
Hubs	
418-060	CONMET PRESET PLUS PREMIUM IRON FRONT HUBS
450-060	CONMET PRESET PLUS PREMIUM IRON REAR HUBS
Wheels	
502-1H5	ALCOA LVL ONE 82462X 22.5X12.25 10-HUB PILOT 4.68 INSET 10-HAND ALUMINUM DISC FRONT WHEELS
505-1HB	ALCOA 88167X 22.5X8.25 10-HUB PILOT ALUMINUM DISC REAR WHEELS
525-006	POLISHED REAR WHEELS - OUTSIDE & INSIDE (DISHED SIDES)
496-011	FRONT WHEEL MOUNTING NUTS
497-011	REAR WHEEL MOUNTING NUTS
Cab Exterior	

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Data Code	Description
829-1A2	114 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB
650-008	AIR CAB MOUNTING
648-002	NONREMOVABLE BUGSCREEN MOUNTED BEHIND GRILLE
667-001	FRONT FENDERS
754-002	3-1/2 INCH FENDER EXTENSIONS
678-018	LH AND RH EXTERIOR GRAB HANDLES WITH SINGLE RUBBER INSERT
645-002	BRIGHT FINISH RADIATOR SHELL/HOOD BEZEL
646-042	STATIONARY BLACK GRILLE WITH BRIGHT ACCENTS
65X-003	CHROME HOOD MOUNTED AIR INTAKE GRILLE
644-006	FIBERGLASS HOOD WITH ACCESS HATCHES
652-001	FREIGHTLINER NAME PLATES
690-002	TUNNEL/FIREWALL LINER
727-066	DUAL 26 INCH RECTANGULAR POLISHED ALUMINUM AIR HORNS ROOF MOUNTED
726-001	SINGLE ELECTRIC HORN
728-002	DUAL HORN SHIELDS
575-001	REAR LICENSE PLATE MOUNT END OF FRAME
312-067	HALOGEN COMPOSITE HEADLAMPS WITH BRIGHT BEZELS
302-047	LED AERODYNAMIC MARKER LIGHTS
311-001	DAYTIME RUNNING LIGHTS
294-001	INTEGRAL STOP/TAIL/BACKUP LIGHTS
300-015	STANDARD FRONT TURN SIGNAL LAMPS
744-103	DUAL WEST COAST BRIGHT FINISH HEATED MIRRORS WITH LED LIGHTS AND LH AND RH REMOTE
797-001	DOOR MOUNTED MIRRORS
796-001	102 INCH EQUIPMENT WIDTH
743-204	LH AND RH 8 INCH BRIGHT FINISH CONVEX MIRRORS MOUNTED UNDER PRIMARY MIRRORS
74A-001	RH DOWN VIEW MIRROR
712-008	(2) CUSTOM NAMEPLATES SHIPPED LOOSE, "_____"
	LEHI CITY
729-001	STANDARD SIDE/REAR REFLECTORS
677-054	RH AFTERTREATMENT SYSTEM CAB ACCESS WITH PLAIN DIAMOND PLATE COVER

Data Code	Description
275-063	2-STAGE ELECTRIC HORN AND HAZARD LAMP ALERT CONTROLLED BY PARTICULATE FILTER REGENERATION REQUIRED STATUS
764-018	AERO BRIGHT EXTERIOR SUN VISOR
768-043	63X14 INCH TINTED REAR WINDOW
661-003	TINTED DOOR GLASS LH AND RH WITH TINTED NON-OPERATING WING WINDOWS
654-011	RH AND LH ELECTRIC POWERED WINDOWS
769-002	LOWER RH DOOR WINDOW WITH FRESNEL LENS
663-013	1-PIECE SOLAR GREEN GLASS WINDSHELD
659-026	2 GALLON WINDSHIELD WASHER RESERVOIR WITH FLUID LEVEL INDICATOR, MOUNTED UNDER CAB, WITH REMOTE FILL
Cab Interior	
055-019	RUGGED TRIM PACKAGE
707-107	GRAY & CARBON VINYL INTERIOR "RUGGED"
70K-020	CARBON WITH PREMIUM GUNMETAL ACCENT (RUGGED)
706-013	MOLDED DOOR PANEL
708-013	MOLDED PLASTIC DOOR PANEL
772-006	BLACK MATS WITH SINGLE INSULATION
785-026	(1)DASH MOUNTED 12V POWER OUTLET, (1)DASH MOUNTED DUAL USB-C OUTLET
691-001	FORWARD ROOF MOUNTED CONSOLE
696-012	CENTER STORAGE CONSOLE MOUNTED ON BACKWALL
693-035	LH AND RH KICKPLATES
738-021	DIGITAL ALARM CLOCK IN DRIVER DISPLAY
742-007	(2) CUP HOLDERS LH AND RH DASH
680-029	M2/SD DASH
700-002	HEATER, DEFROSTER AND AIR CONDITIONER
701-008	STANDARD HVAC DUCTING WITH SNOW SHIELD FOR FRESH AIR INTAKE
703-005	MAIN HVAC CONTROLS WITH RECIRCULATION SWITCH
170-015	STANDARD HEATER PLUMBING
130-041	VALEO HEAVY DUTY A/C REFRIGERANT COMPRESSOR
702-002	BINARY CONTROL, R-134A
739-034	PREMIUM INSULATION

Data Code	Description
285-013	SOLID-STATE CIRCUIT PROTECTION AND FUSES
280-007	12V NEGATIVE GROUND ELECTRICAL SYSTEM
324-1B2	PREMIUM LED CAB LIGHTING
787-998	NO SECURITY DEVICE
657-001	DOOR LOCKS AND IGNITION SWITCH KEYED THE SAME
78G-004	KEY QUANTITY OF 4
655-005	LH AND RH ELECTRIC DOOR LOCKS
740-998	NO MATTRESS
756-339	PREMIUM ISRINGHAUSEN HIGH BACK AIR SUSPENSION DRIVERS SEAT WITH 2 AIR LUMBAR, INTEGRATED CUSHION EXTENSION, TILT AND ADJUSTABLE SHOCK
760-338	BASIC ISRINGHAUSEN HIGH BACK AIR SUSPENSION PASSENGER SEAT WTIH MECHANICAL LUMBAR AND INTEGRATED CUSHION EXTENSION
759-005	DUAL DRIVER AND PASSENGER SEAT ARMRESTS
711-004	LH AND RH INTEGRAL DOOR PANEL ARMRESTS
758-1AK	BLACK VINYL DRIVER SEAT COVER
761-1AK	BLACK VINYL PASSENGER SEAT COVER
763-101	BLACK SEAT BELTS
532-002	ADJUSTABLE TILT AND TELESCOPING STEERING COLUMN
540-070	4-SPOKE 18 INCH (450MM) LEATHER WRAPPED STEERING WHEEL WITH CHROME SWITCH BEZELS
765-002	DRIVER AND PASSENGER INTERIOR SUN VISORS
Instruments & Controls	
106-002	ELECTRONIC ACCELERATOR CONTROL
732-998	NO INSTRUMENT PANEL-DRIVER
734-022	FULLY CONFIGURABLE CENTER INSTRUMENT PANELS
870-001	BLACK GAUGE BEZELS
486-001	LOW AIR PRESSURE INDICATOR LIGHT AND AUDIBLE ALARM
838-001	(1) PNEUMATIC SINGLE BRAKE APPLICATION AIR GAUGE
840-001	DUAL NEEDLE PRIMARY AND SECONDARY AIR PRESSURE GAUGE

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Data Code	Description
198-002	INTAKE MOUNTED AIR RESTRICTION INDICATOR WITH GRADUATIONS
721-001	97 DB BACKUP ALARM
149-015	ELECTRONIC CRUISE CONTROL WITH CONTROLS ON STEERING WHEEL SPOKES
156-007	KEY OPERATED IGNITION SWITCH AND INTEGRAL START POSITION; 4 POSITION OFF/RUN/START/ACCESSORY
811-044	PREMIUM INSTRUMENT CLUSTER WITH 5.0 INCH TFT COLOR DISPLAY
81B-003	DIGITAL PANEL LAMP DIMMER SWITCH IN DRIVER DISPLAY
160-038	HEAVY DUTY ONBOARD DIAGNOSTICS INTERFACE CONNECTOR LOCATED BELOW LH DASH
844-001	2 INCH ELECTRIC FUEL GAUGE
148-072	ENGINE REMOTE INTERFACE WITH ONE OR MORE SET SPEEDS
48H-003	QUICKFIT POWERTRAIN INTERFACE CONNECTOR UNDER CAB WITH CAPS
163-014	ENGINE REMOTE INTERFACE CONNECTOR AT POWERTRAIN INTERFACE CONNECTOR
866-019	DIGITAL DUAL REAR AXLE TEMPERATURE IN DRIVER DISPLAY WITH SENSOR SHIELDS
856-001	ELECTRICAL ENGINE COOLANT TEMPERATURE GAUGE
854-008	DIGITAL ENGINE OIL TEMPERATURE IN DRIVER DISPLAY
852-002	ELECTRIC ENGINE OIL PRESSURE GAUGE
864-001	2 INCH TRANSMISSION OIL TEMPERATURE GAUGE
867-004	ELECTRONIC OUTSIDE TEMPERATURE SENSOR DISPLAY IN DRIVER MESSAGE CENTER
830-017	ENGINE AND TRIP HOUR METERS INTEGRAL WITHIN DRIVER DISPLAY
73H-998	NO CAMERA/VIDEO/IMAGING SYSTEM
736-998	NO OBSTACLE DETECTION SYSTEM
A87-998	NOT APPLICABLE - UNIT NOT SPEC'D WITH DETROIT ASSURANCE
72N-998	NO OBJECT DETECTION SYSTEM RELOCATION PREP
72J-998	NO DR ASSIST SYSTEM
49B-998	NO VEHICLE STABILITY ADVISOR OR CONTROL
73B-998	NO LANE DEPARTURE WARNING SYSTEM

Prepared for:
Jeremy Estes
LEHI CITY CORP
439 W 300 N
LEHI, UT 84043
Phone: 801-564-8390

Prepared by:
Skylar Dyreng
PREMIER TRUCK GROUP
2240 SOUTH 5370 WEST
SALT LAKE CITY, UT 84120
Phone:

Data Code	Description
679-998	NO OVERHEAD INSTRUMENT PANEL
746-143	7" B-PANEL INTERACTIVE TOUCHSCREEN DISPLAY RADIO W/ USB-C, APPLE CARPLAY, ANDROID AUTO, BLUETOOTH/AM/FM/SXM/WB, WITH MICROPHONE
747-001	DASH MOUNTED RADIO
750-002	(2) RADIO SPEAKERS IN CAB
753-998	NO AM/FM RADIO ANTENNA
748-006	POWER AND GROUND WIRING PROVISION OVERHEAD
749-001	ROOF/OVERHEAD CONSOLE CB RADIO PROVISION
752-004	SINGLE FIBERGLASS LH MIRROR MOUNTED CB ANTENNA WITH BRACKET AND LEAD
75W-006	SHARKFIN MULTI-BAND ANTENNA, CENTRAL ROOF MOUNTING LOCATION: AM/FM/WEATHERBAND, WIFI/BLUETOOTH, SDAR/SIRIUSXM, GNSS/GPS
78C-003	INTEROPERABLE SDAR ANTENNA
74D-006	STANDARD RADIO WIRING WITH STEERING WHEEL CONTROLS
810-027	ELECTRONIC MPH SPEEDOMETER WITH SECONDARY KPH SCALE, WITHOUT ODOMETER
817-001	STANDARD VEHICLE SPEED SENSOR
812-001	ELECTRONIC 3000 RPM TACHOMETER
813-1C8	DETROIT CONNECT PLATFORM HARDWARE
6TS-005	TMC RP1226 ACCESSORY CONNECTOR LOCATED BEHIND PASSENGER SIDE REMOVEABLE DASH PANEL
162-002	IGNITION SWITCH CONTROLLED ENGINE STOP
81Y-005	PRE-TRIP INSPECTION FEATURE FOR EXTERIOR LAMPS ONLY
264-030	(1) OVERHEAD MOUNTED LANYARD CONTROL FOR DRIVER AIR HORN
883-998	NO TRAILER HAND CONTROL BRAKE VALVE
836-015	DIGITAL VOLTAGE DISPLAY INTEGRAL WITH DRIVER DISPLAY
660-001	SINGLE ELECTRIC WINDSHIELD WIPER MOTOR WITH DELAY AND ARCTIC TYPE BLADES
304-030	ROTARY HEADLAMP SWITCH, MARKER LIGHTS/HEADLIGHTS SWITCH WITH PULL OUT FOR OPTIONAL FOG/ROAD LAMPS
882-009	ONE VALVE PARKING BRAKE SYSTEM WITH WARNING INDICATOR

Prepared for:
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Prepared by:
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Phone:

Data Code	Description
299-020	SELF CANCELING TURN SIGNAL SWITCH WITH DIMMER, HEADLAMP FLASH, WASH/WIPE/INTERMITTENT
298-046	INTEGRAL ELECTRONIC TURN SIGNAL FLASHER WITH 40 AMP (20 AMP PER SIDE) TRAILER LAMP CAPACITY

Design

065-000	PAINT: ONE SOLID COLOR

Color

980-5F6	CAB COLOR A: L0006EY WHITE ELITE EY
986-020	BLACK, HIGH SOLIDS POLYURETHANE CHASSIS PAINT
963-003	STANDARD E COAT/UNDERCOATING

Certification / Compliance

996-001	U.S. FMVSS CERTIFICATION, EXCEPT SALES CABS AND GLIDER KITS

Secondary Factory Options

998-001	CORPORATE PDI CENTER IN-SERVICE ONLY
999-051	FRONT AND/OR REAR TIRE WIDTH EXCEEDS 2.6 M (102.4") AND CHASSIS MODIFICATIONS MAY BE REQUIRED DUE TO POSSIBLE PTO/CHASSIS INTERFERENCE;CUSTOMER ADVISED & ACCEPTS

Other Factory Charges

RD1-215	5 YR DETROIT CONNECT CORE PACKAGE -DETROIT CONNECT PLATFORM
RD3-998	NO SAFETY EVENT VIEWER
RT1-998	NO FACTORY PREP DATA SERVICES SELECTED
RAL-033	X12 EPA27 NONCONFORMANCE PENALTY SURCHARGE
PAT-025	TARIFF IMPACT FEE M2 106/112, 108/114 SD
R28-001	MY28 ESCALATOR
P73-2FT	STANDARD DESTINATION CHARGE

Extended Warranty

WAG-074	TOWING: 1 YEAR/UNLIMITED MILES/KM EXTENDED TOWING COVERAGE $750 CAP FEX APPLIES

Prepared for:
Jeremy Estes
LEHI CITY CORP
439 W 300 N
LEHI, UT 84043
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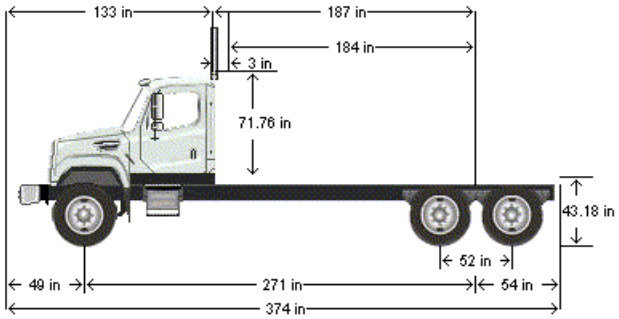
Prepared by:
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(***) All cost increases for major components (Engines, Transmissions, Axles, Front and Rear Tires) and government mandated requirements, tariffs, and raw material surcharges will be passed through and added to factory invoices.

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D I M E N S I O N S



VEHICLE SPECIFICATIONS SUMMARY - DIMENSIONS

Model 114SD
Wheelbase (545) ..... 6875MM (271 INCH) WHEELBASE
Rear Frame Overhang (552) ..... 1375MM (54 INCH) REAR FRAME OVERHANG
Fifth Wheel (578) ..... NO FIFTH WHEEL
- Mounting Location (577) ..... NO FIFTH WHEEL LOCATION
- Maximum Forward Position (in) 0
- Maximum Rearward Position (in) 0
- Amount of Slide Travel (in) 0
- Slide Increment (in) 0
- Desired Slide Position (in) 0.0

Cab Size (829) ..... 114 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB
Sleeper (682) ..... NO SLEEPER BOX/SLEEPERCAB
Exhaust System (016) ..... RH OUTBOARD UNDER STEP MOUNTED HORIZONTAL AFTERTREATMENT SYSTEM ASSEMBLY WITH RH B-PILLAR MOUNTED VERTICAL TAILPIPE
Cab to Body Clearance (in) 3.0

TABLE SUMMARY - DIMENSIONS

Prepared for:
Jeremy Estes
LEHI CITY CORP
439 W 300 N
LEHI, UT 84043
Phone: 801-564-8390

Prepared by:
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PREMIER TRUCK GROUP
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Dimensions	Inches
Bumper to Back of Cab (BBC)	132.9
Bumper to Centerline of Front Axle (BA)	49.4
Front Axle to Back of Cab (AC)	83.5
Min. Cab to Body Clearance (CB)	3.0
Back of Cab to Centerline of Rear Axle(s) (CA)	187.2
Effective Back of Cab to Centerline of Rear Axle(s) (Effective CA)	184.2
Back of Cab Protrusions (Exhaust/Intake) (CP)	2.0
Back of Cab Protrusions (Side Extenders/Trim Tab) (CP)	0.0
Back of Cab Protrusions (CNG Tank)	0.0
Back of Cab Clearance (CL)	3.0
Back of Cab to End of Frame	241.3
Cab Height (CH)	71.8
Wheelbase (WB)	270.7
Frame Overhang (OH)	54.0
Overall Frame Length	376.5
Overall Length (OAL)	374.2
Rear Axle Spacing	52.0
Unladen Frame Height at Centerline of Rear Axle	43.2

Performance calculations are estimates only. If performance calculations are critical, please contact Customer Application Engineering.

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Q U O T A T I O N

114SD PLUS CONVENTIONAL CHASSIS

SET FORWARD AXLE - TRUCK
CUM X12 500V HP @ 1900 RPM, 1700 LB/FT @ 1000 RPM, 2000 GOV RPM, VOC
ALLISON 4500 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION
MERITOR RT-46-160P 46,000# R-SERIES TANDEM REAR AXLE WITH PUMP
HENDRICKSON RT463 @46,000# REAR SUSPENSION
MERITOR MFS-20-133A 20,000# FL1 71.0 INCH KPI/3.74 INCH DROP SINGLE FRONT AXLE
20,000# FLAT LEAF FRONT SUSPENSION
114 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB
6875MM (271 INCH) WHEELBASE
NO FIFTH WHEEL
7/16X3-9/16X11-1/8 INCH STEEL FRAME (11.11MMX282.6MM/0.437X11.13 INCH) 120KSI
1375MM (54 INCH) REAR FRAME OVERHANG
1/4 INCH (6.35MM) C-CHANNEL INNER FRAME REINFORCEMENT

			PER UNIT		TOTAL
VEHICLE PRICE	**TOTAL # OF UNITS (1)**	$	157,835	$	157,835
EXTENDED WARRANTY		$	240	$	240
DEALER INSTALLED OPTIONS		$	0	$	0
CUSTOMER PRICE BEFORE TAX		**$**	***158,075***	**$**	***158,075***
TAXES AND FEES					
FEDERAL EXCISE TAX (FET)		$	(310)	$	(310)
TAXES AND FEES		$	0	$	0
OTHER CHARGES		$	0	$	0
TRADE-IN					
TRADE-IN ALLOWANCE		$	(0)	$	(0)
BALANCE DUE	**(LOCAL CURRENCY)**	**$**	**157,765**	**$**	**157,765**

APPROVAL: Please indicate your acceptance of this quotation by signing below:

Customer: X_____ Date: ___ / ___ / ___.

Daimler Truck Financial

Financing that works for you.

See your local dealer for a competitive quote from Daimler Truck Financial, or contact us at Information@dtfoffers.com.

Daimler Truck Financial offers a variety of finance, lease and insurance solutions to fit your business needs. For more information about our products and services, visit our website at www.daimler-truckfinancial.com.

Agenda Item No: 4.3

City Council Agenda Item Report

Meeting Date: October 13, 2026
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Consent Agenda

Subject:
Consideration of Resolution #2026-57 approving a Betterment Agreement with UDOT for construction of a waterline across Pioneer Crossing at 2300 West.

Summary:

Attachments:

Engineering Staff Report for 10-13-2026 City Council Meeting - 2300 West Waterline Construction at Pioneer Crossing.pdf

20561_UTIL_BETTERMENT AGREEMENT_LEHI CITY_.pdf

Resolution-Installation of Waterline at Pioneer Crossing and 2300 West.docx

Staff Report for City Council Consideration

Engineering
October 01, 2026

Issue

The Engineering Department is recommending that the Lehi City Council approve the attached Betterment Agreement between UDOT Region 3 and Lehi City for the immediate construction of a waterline across Pioneer Crossing at 2300 West (see proposed Betterment Agreement in Exhibit A).

Background

The new waterline will provide a master planned connection to additional source from the Central Utah Water Conservancy District's (CUWCD) recently construction turnout. The waterline project has implications on UDOT's flex lane project along Pioneer Crossing that is nearing completion. UDOT has asked that Lehi City complete the waterline project before the completion of the flex lane project to avoid an additional interruption.

Key Points to the Betterment Agreement Include:

- UDOT's contractor, WW Clyde and their subcontractor's, will construct the waterline.
- UDOT will pay the cost of the waterline construction under their existing contract with WW Clyde.
- Lehi City will be responsible for inspecting and accept the waterline improvements once it's complete and shows compliance with city requirements.
- Lehi City will reimburse the UDOT, equal to the cost of expense, upon completion of the project.
- WW Clyde's bid to perform the work was significantly lower than our Engineer's estimate ($411,000 vs. $608,000).

Summary

This new waterline construction is needing to be constructed immediately, before the Pioneer Crossing Flex Lanes become operation late this fall.

Financial Impact

Based on the attached change order from the contractor, the cost of the project will be ~$411,200. Per Lehi City's finance team, the funds to reimburse the district will need to be addressed in a future, upcoming budget amendment. Initial estimates from the engineer indicate that the quote from WW Clyde is within range of expected

Communication and Public Outreach

No communication or outreach is expected

Stakeholders Impacts

This project also impacts the Public Works Department, particularly the Water Department who will be responsible to maintain the constructed infrastructure after construction is complete.

Staff Recommendation

Engineering Staff recommends approving Option 1 below, authorizing the Mayor to sign the Betterment Agreement and proceed with construction

Option 1 – Approve the proposed Betterment Agreement and proceed with construction right-away.
Option 2 – Not Approve the proposed Betterment Agreement. This option requires the city to procure a separate contractor. The risk with this effort is not completing the project within UDOT's timeframe requirement, which could result in delay of the waterline of the project until UDOT is willing to allow construction across the newly constructed flex lanes.

Prepared By: Brad Kenison, Lehi City Engineer

Staff Contact: Brad Kenison, Lehi City Engineer or Jonathan Bowers, Assistant Lehi City Engineer

Local Agency Cost Estimate Betterment Agreement: Lehi City Corporation	Betterment Description: Install approximately 160 LF of 20-inch steel casing with 8-inch and 12-inch DIP waterline, including two gate valves, thrust blocks, pressure and BACT testing. Work includes excavation, sand bedding, flowable fill across Pioneer Crossing, UTB backfill outside the roadway, and restoration, and required traffic control.	Estimated Cost for Betterment $ 411,167.12
PIN: 20561 FINET/CID: 74821	Project Number: S-0145(22)1 Project Name: Pioneer Crossing Improvements Phase 1	Agreement Number Date Executed

THIS AGREEMENT, made and entered into the date shown below, by and between the **Utah Department of Transportation**, ("**UDOT**"), and Lehi City Corporation a political subdivision of the State of Utah, ("**Local Agency**").

Subject to the attached provisions, UDOT will include the following betterment work items into the above referenced Project and will oversee construction of the betterment work. Upon signing this Agreement, the Local Agency agrees that the costs shown below are estimates only and the Local Agency is responsible for paying all actual costs associated with these betterment items, based on Contract Unit Bid Prices, and actual quantities placed.

Detailed Description of Betterment Work:
Provide all labor, materials, equipment, excavation, installation, testing, backfill, and restoration required to relocate/install the waterline improvements in accordance with Lehi City Standards and the drawing provided by Andrew Jordan on September 14.

Work includes installation of 8-inch and 12-inch DIP waterline and approximately 160 linear feet of 20-inch steel casing in accordance with Drawing WT-14. The waterline installation will include two gate valves, required thrust blocks, pressure testing, and BACT testing.

The waterline is assumed to be installed at a minimum depth of 4 feet across Pioneer Crossing, located above the existing 60-inch waterline and below the existing 24-inch RCP. Provide sand bedding and cover in accordance with Lehi City Standards, extending approximately 1 foot above the pipe. Flowable fill will be used within the roadway section crossing Pioneer Crossing, with UTB material used outside of the Pioneer Crossing roadway section.

All excavation, shoring as required, pipe and casing installation, bedding, backfill, compaction, testing, roadway restoration, traffic control and associated appurtenances shall be included as necessary to complete the work in accordance with the project plans and applicable Lehi City & UDOT standards. A copy of the detailed work plans included in "Exhibit A" that is incorporated by reference.

Bid Item No.	Description	Quantity	Unit	Estimated Unit Price	Estimated Cost
10	Traffic Control	12	DY	$4,444.44	$53,333.28
20	Removals/Plating	1	LS	$44,819.66	$44,819.66
30	E/L/B Waterline	320	LF	$718.92	$230,054.40
40	Place PCCP	27	CY	$3,072.58	$82,959.78
	Total Estimated Cost of Betterment Work				$ 411,167.12

A copy of the estimate included in "Exhibit B" that is incorporated by reference.

The total estimated cost of the betterment work shall be advanced / deposited with UDOT. The Local Agency shall deposit the amount with UDOT's Comptroller's Office located at UDOT/Comptroller, 4501 South 2700 West, Box 141510, Salt Lake City 84119-1510.

In the event the actual betterment costs are higher, the Local Agency shall pay the additional amount required within 30 days of receiving an invoice from UDOT. In the event the actual betterment costs are lower, UDOT will refund the balance of the amount deposited within 30 days of determining the final cost of the betterment work.

Provisions
(Note: the language in these provisions shall not be changed without prior approval from the Utah AG's office)

The Local Agency desires to include the betterment work items described herein in the project contract work.

UDOT will include the Local Agency's requested betterment work in the project contract provided that the Local Agency pay the actual additional costs and UDOT's project will not be delayed because of the betterments. No betterments will be added to the bid package until this Agreement has been signed by both parties.

The Local Agency, at no cost to the Project, shall provide on-call support from Local Agency's Design Engineer or appropriate representative to correct or clarify issues during construction and to perform the necessary inspection for the Local Agency work installed by the contractor. The Local Agency engineer and / or inspector shall work with and through UDOT's Project Manager or Resident Engineer and shall give no orders directly to UDOT's contractor unless authorized in writing to do so. UDOT's contractor will accomplish the work covered herein on the Local Agency's facilities in accordance with the plans and specifications provided by the Local Agency, including changes or additions to the plans and specifications which are approved by the parties.

The Local Agency, through its inspection of the work, will provide UDOT's Project Manager or Resident Engineer with information covering any problems or concerns the Local Agency may have with acceptance of the facilities upon completion of construction.

Any periodic plan and specification review or construction inspection performed by UDOT arising out of the performance of the project does not relieve the Local Agency of its duty in the performance of this project or to ensure compliance with acceptable standards.

Except in cases of emergency, access for maintenance and servicing of the Local Agency facilities located on UDOT's right-of-way will be by permit issued by UDOT to the Local Agency, and that the Local Agency will obtain the permit and abide by the conditions thereof for policing and other controls in the conformance with Utah Administrative Rules.

I. Indemnification:

UDOT and the Local Agency are both governmental entities subject to the Governmental Immunity Act. Each party agrees to indemnify, defend, and save harmless the other from and against all claims, suits and costs, including attorneys' fees for injury or damage of any kind, arising out of its negligent acts, errors or omissions of its officers, agents, contractors or employees in the performance of this agreement. Nothing in this paragraph is intended to create additional rights to third parties or to waive any of the provisions of the Governmental Immunity Act. The obligation to indemnify is limited to the dollar amounts set forth in the Governmental Immunity Act, provided the Act applies to the action or omission giving rise to the protections in this paragraph. The indemnification in this paragraph shall survive the expiration or termination of this Agreement.

II. Termination:

This Agreement may be terminated as follows:

a. By mutual agreement of the parties, in writing.
b. By either UDOT or the Local Agency for failure of the other party to fulfill their obligations as set forth in the provisions of this Agreement. Reasonable allowances will be made for circumstances beyond the control of the parties. Written notice of intent to terminate is required and shall specify the reasons for termination.
c. By UDOT for the convenience of the State upon written notice to the Local Agency.
d. Upon satisfactory completion of the provisions of this Agreement.

III. Maintenance:

The Local Agency agrees that, upon completion and final inspection of the project construction, to accept, own and maintain the betterment work covered herein at no further cost to UDOT.

IV. Payment and Reimbursement to UDOT:

The Local Agency shall be responsible for all actual costs associated with these betterment items.

The Local Agency agrees that if it modifies or cancels this Agreement at any time after it has been signed, the Local Agency agrees to pay any cancellation penalties or costs incurred by UDOT as a result of the betterment work scope being modified or cancelled. In the event the Local Agency fails to reimburse UDOT for the costs included in this Agreement, funding for other Local Agency projects or B&C road funds may be withheld until the entire payment is made.

V. Change in Scope and Schedule:

The Local Agency recognizes that if its project scope or schedule changes from the terms of this Agreement, Local Agency will notify the UDOT Project Manager or Resident Engineer will be notified prior to changes being made. Any costs incurred by UDOT as a result of these scope or schedule changes will be the responsibility of the Local Agency.

In the event there are changes in the scope of the work, extra work, or changes in the planned work covered by this Agreement, a signed written modification to this Agreement is required prior to the start of work on the changes or additions.

VI. Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment:

All work of the Company that relates to any agreement with UDOT is subject to Public Law 115-232, Sec. 889 and 2 CFR § 200.216 (the "Telecommunications Laws"). Among other things, the Telecommunications Laws prohibit the use of any sort of "covered telecommunications" equipment or services, which are those provided by a company listed in such laws. The Company shall at all times comply with the Telecommunications Laws. The Company hereby certifies that it has read the Telecommunications Laws and consulted with legal counsel as needed. For all matters which are the subject of any agreement between the Company and UDOT, the Company hereby certifies that it currently conforms with, and will continue to conform with, the Telecommunications Laws in all respects. The Company shall also place this certification in all UDOT-related contracts with subcontractors, consultants, and suppliers for UDOT's benefit. If any government entity having jurisdiction determines that the Company or its associates is not in compliance with the Telecommunications Laws, the Company agrees that it shall promptly notify UDOT of the same and remedy any deficiency.

VII. Miscellaneous:

This Agreement shall constitute the entire agreement and understanding of the parties with respect to the betterments, and shall supersede all offers, negotiations, and other agreements. Any amendment to this agreement must be in writing and executed by authorized representatives of each party.

Each party agrees to undertake and perform all further acts that are reasonably necessary to carry out the intent and purpose of this agreement at the request of the other party.

The failure of either party to insist upon strict compliance of any of the terms and conditions, or failure or delay by either party to exercise any rights or remedies provided in this Agreement, or by law, will not release either party from any obligations arising under this Agreement.

This Agreement may be executed in counter parts by the parties.

Each party represents that it has the authority to enter into this Agreement.

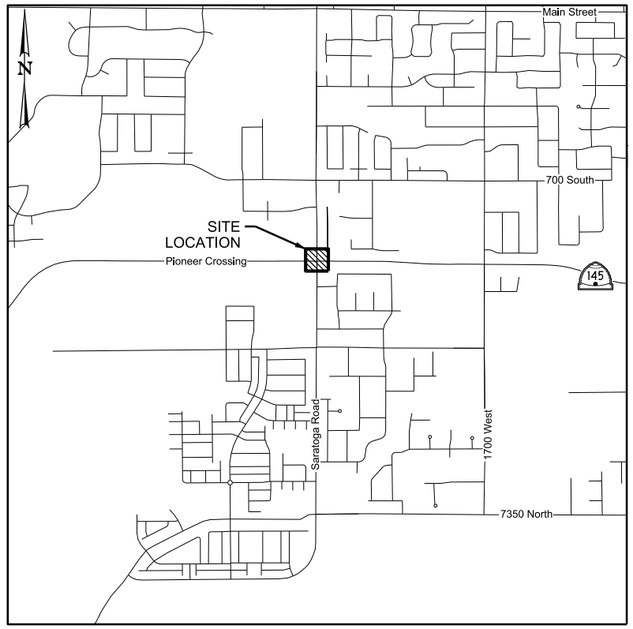
Language content was reviewed and approved by the Utah AG's office on April 10, 2018.

Lehi City Corporation			Utah Department of Transportation		
By		Date	By		Date
Title/Signature of Official			Project Manager		
By		Date	By		Date
Title/Signature of additional official, if required			Region Director		
By		Date	By		Date
Title/Signature of additional official, if required			Comptroller's Office		

LEHI 2300 WEST WATERLINE AT PIONEER CROSSING

LEHI CITY, UTAH

EXHIBIT A



PROJECT VICINITY MAP



PROJECT LOCATION

INDEX OF SHEETS

SHEET	DESCRIPTION
GENERAL SHEETS	
G100	TITLE AND INDEX OF SHEETS
G101	SURVEY CONTROL
UTILITY PLANS	
UT101	2300 WEST WATERLINE PLAN AND PROFILE

EST 1852
LEHI CITY
PIONEERING UTAH'S FUTURE

LEHI CITY COUNCIL

PAUL BINNS	MAYOR
RACHEL FREEMAN	COUNCIL MEMBER
JAMES HARRISON	COUNCIL MEMBER
EMILY LOCKHART	COUNCIL MEMBER
HEATHER NEWALL	COUNCIL MEMBER
MICHELLE STALLINGS	COUNCIL MEMBER
DAVE NORMAN	PUBLIC WORKS DIRECTOR

PRELIMINARY NOT FOR CONSTRUCTION

NO.	REVISION	AUTHORIZED BY	MADE BY	DATE

DESIGNED BY M. K. SMITH
DRAWN BY B. EDLUND
CHECKED BY S.A. HENDRICKS
PROJECT NO. 2025154200
DATE 8-SEP-2026

RB&G ENGINEERING, INC.
1435 WEST 820 NORTH
PROVO, UTAH 84601
801 374-5771 PROVO

LEHI 2300 WEST WATERLINE AT PIONEER CROSSING

TITLE AND INDEX OF SHEETS

SEAL

DRAWING NO. **G100**

8-SEP-2026
DGN File: C:\2025\202516_Lehi 2300 W Pioneer Crossing to Main St\Civil\Sheet_Files\Pioneer Water Crossing\202516_W_G100_Title.dgn

Imagery ©2026 Airbus ; Inc. ; Maxar Technologies ; USDA/FPAC/GEO ; Vexcel Imaging US

SURVEY CONTROL

POINT	PROJECT GROUND COORDINATES			GEO COORDINATES			STATE PLANE		DESCRIPTION
	NORTHING	EASTING	ELEVATION	LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	NORTHING	EASTING	
CP 01	7311923.60	1533207.10	4509.37	40°23'13.70383"N	111°53'10.81145"W	4452.54	7309979.28	1532799.40	CONTROL POINT: NAIL
CP 02	7311602.34	1533189.97	4509.41	40°23'10.52918"N	111°53'11.01484"W	4452.57	7309658.10	1532782.28	CONTROL POINT: NAIL
CP 03	7311245.50	1533177.90	4510.33	40°23'07.00328"N	111°53'11.15093"W	4453.49	7309301.36	1532770.21	CONTROL POINT: NAIL
CP 04	7310923.51	1533174.72	4510.15	40°23'03.82202"N	111°53'11.17393"W	4453.31	7308979.45	1532767.03	CONTROL POINT: NAIL
CP 05	7310297.47	1533176.64	4509.94	40°22'57.63715"N	111°53'11.11420"W	4453.09	7308353.58	1532768.95	CONTROL POINT: NAIL
CP 06	7309802.75	1533173.53	4509.27	40°22'52.74939"N	111°53'11.12682"W	4452.41	7307858.99	1532765.84	CONTROL POINT: NAIL
CP 07	7309180.35	1533115.11	4508.50	40°22'46.59788"N	111°53'11.84676"W	4451.63	7307236.75	1532707.44	CONTROL POINT: NAIL
CP 08	7308664.59	1533125.26	4509.44	40°22'41.50285"N	111°53'11.68681"W	4452.56	7306721.13	1532717.59	CONTROL POINT: NAIL
CP 09	7308222.71	1533172.94	4507.70	40°22'37.13933"N	111°53'11.04620"W	4450.82	7306279.37	1532765.25	CONTROL POINT: NAIL
MON 01	7308026.33	1533186.15	4507.49	40°22'35.19972"N	111°53'10.86459"W	4450.61	7306083.04	1532778.46	MONUMENT: ROW MARKER, 100
MON 02	7307998.47	1533075.96	4507.19	40°22'34.91983"N	111°53'12.28653"W	4450.31	7306055.19	1532668.30	MONUMENT: ROW MARKER, 98
SC 01	7310826.01	1532867.30	4506.20	40°23'02.84602"N	111°53'15.14068"W	4449.36	7308881.98	1532459.69	SECTION CORNER: WEST 1/4, SECTION 18, T5S R1E
SC 02	7313481.32	1532859.79	4510.10	40°23'29.07881"N	111°53'15.38619"W	4453.30	7311536.58	1532452.19	SECTION CORNER: NORTHWEST, SECTION 18, T5S R1E (2007)
SC 03	7308170.51	1532874.77	4503.84	40°22'36.61086"N	111°53'14.89514"W	4446.96	7306227.18	1532467.16	SECTION CORNER: SOUTHWEST, SECTION 18, T5S R1E
SC 04	7308172.16	1533134.73	4507.87	40°22'36.63830"N	111°53'11.53697"W	4450.99	7306228.83	1532727.06	SECTION CORNER: WITNESS, SECTION 18, T5S R1E
SC 05	7308188.32	1535536.48	4514.29	40°22'36.89935"N	111°52'40.51179"W	4457.40	7306244.99	1535128.16	SECTION CORNER: SOUTH 1/4, SECTION 18, T5S R1E (2001)

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 5152741, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE SURVEY CONTROL DIAGRAM REPRESENTED HEREON IS AN ACCURATE REPRESENTATION OF THE CONTROL SURVEY, AND WAS CONDUCTED UNDER MY SUPERVISION.

COORDINATE SYSTEM AND PROJECTION INFORMATION

PROJECT COORDINATES (AT GROUND) WERE COMPUTED BY SCALING NAD 83 US STATE PLANE, UTAH CENTRAL ZONE COORDINATES USING AN ORIGIN OF 0,0, AND A COMBINED SCALE FACTOR AS SHOWN BELOW.

VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (FROM VRS NETWORK)
PROJECT UNITS: US SURVEY FEET
COMBINED SCALE FACTOR: 1.000265982
SCALE LOCATION: 0, 0
PROJECT HEIGHT: 4510
GEOID MODEL: GEOID 18

CONVERSIONS

STATE PLANE NORTHING = (PROJECT NORTHING) / 1.000265982
STATE PLANE EASTING = (PROJECT EASTING) / 1.000265982

NOTES

CONTROL WAS ESTABLISHED USING THE VRS NETWORK .
CP 05 USED AS A BASE POINT FOR THE SURVEY.

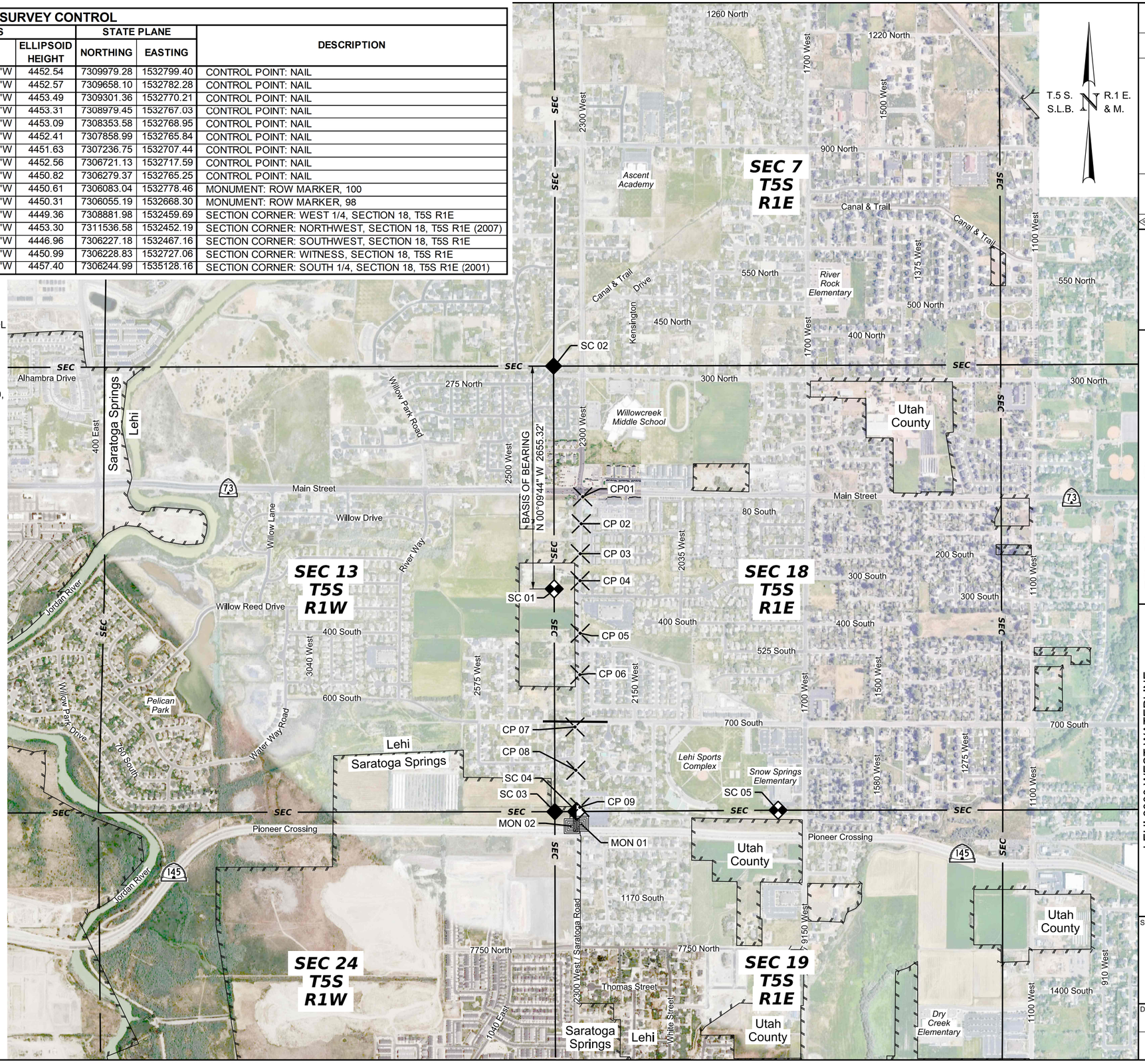
LICENSED LAND SURVEYOR
No. 5152741
TRAVIS TRANE
ELECTRONIC SEAL
STATE OF UTAH

20 MAY 2026

LEGEND

- CONTROL POINT - NAIL
- MONUMENT - FOUND
- SECTION CORNER - FOUND
- SECTION CORNER, QUARTER - FOUND
- SECTION CORNER, WITNESS - FOUND

0 300 600 900 1200
SCALE IN FEET



PRELIMINARY
NOT FOR CONSTRUCTION

NO.	REVISION	MADE BY	DATE

AUTHORIZED BY

DESIGNED BY B. GOLDING
DRAWN BY B. GOLDING
CHECKED BY T. TRANE
PROJECT NO. 2025152450
DATE 8-SEP-2026

R B & G ENGINEERING, INC.
1435 WEST 820 NORTH
PROVO, UTAH 84601
801 374-5771 PROVO

LEHI 2300 WEST WATERLINE AT PIONEER CROSSING

SURVEY CONTROL

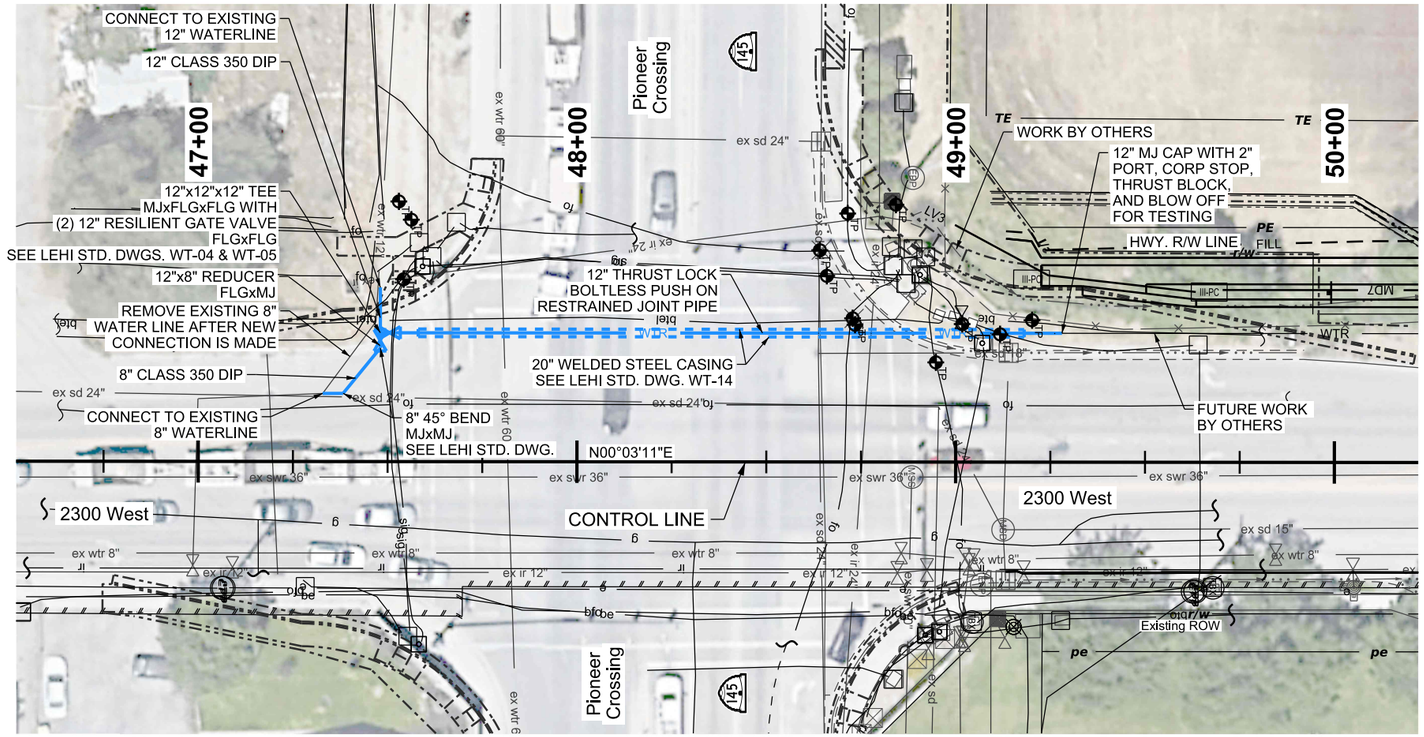
SEAL

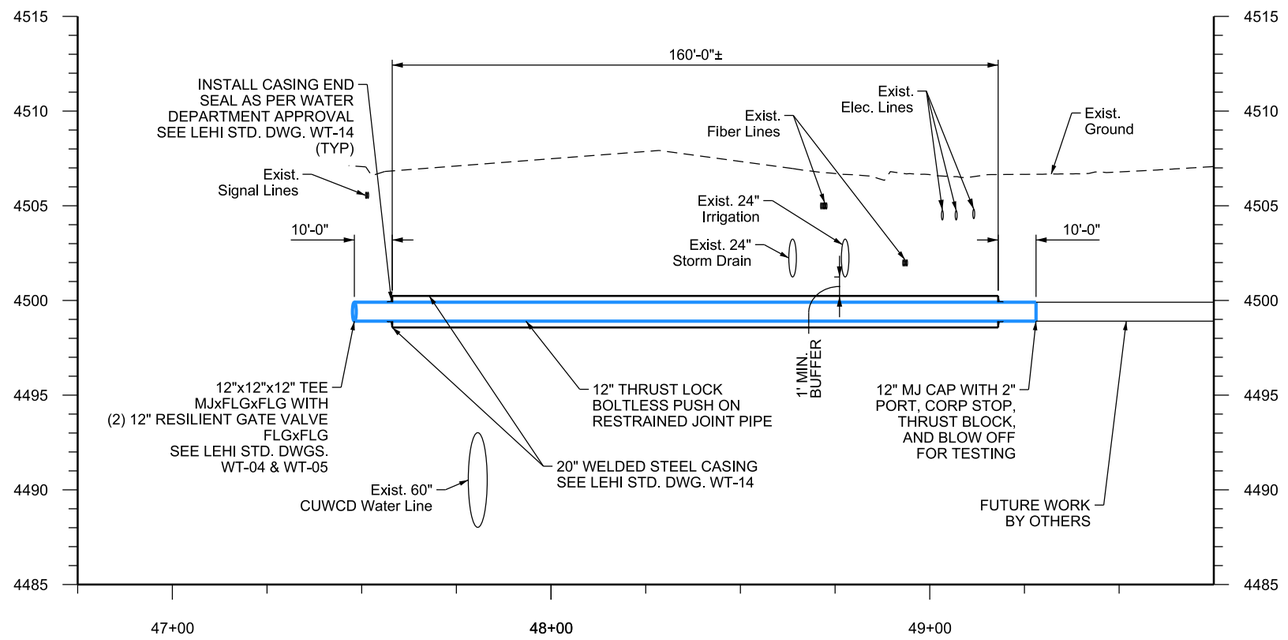
DRAWING NO. **G101**

8-SEP-2026
DGN File: C:\2025\202515216_Lehi 2300 W Pioneer Crossing to Main St\Civil\Sheet_Files\Pioneer Water Crossing\202515216_WL_G101_SurveyControl.dgn

Imagery ©2026 Airbus ; Inc. ; Maxar Technologies ; USDA/FPAC/GEO ; Vexcel Imaging US

UTILITY CONTACTS TABLE			
COMPANY	**CONTACT**	**PHONE**	**EMAIL**
COMCAST	CHARLOTTE MASON	(801) 230-9604	CHARLOTTE_MASON@COMCAST.COM
COMCAST	ELYSIA VALDEZ	(801) 201-0177	ELYSIA_VALDEZ@COMCAST.COM
CENTRACOM	BRETT JOHNSON	(435) 469-0394	B.JOHNSON@CENTRACOM.COM
LUMEN/CENTURY LINK	DARREN KELLER	(385) 312-6525 (801) 356-6975	DARREN.KELLER@CENTURYLINK.COM
FIRST DIGITAL TELECOM	BRANDON BALMFORTH	(801) 456-1095	BBALMFORTH@FIRSTDIGITAL.COM
FIRST DIGITAL TELECOM	KELLY KIESEL	(385) 602-1950	KELLY.KIESEL@FIRSTDIGITAL.COM
LEHI CITY POWER	JASON DEWITT	(385) 201-2527	JDDEWITT@LEHI-UT.GOV
LEHI CITY WATER AND SEWER	GREG ALLRED	(801) 836-1042	GALLRED@LEHI-UT.GOV
LEHI CITY STORM DRAIN AND IRRIGATION	RYAN ALLRED	(385) 225-0783	RALLRED@LEHI-UT.GOV
LEHI CITY STREETS	BJ BENSON	385-201-1000	BBENSON@LEHI-UT.GOV
ENBRIDGE GAS	MANNY TORRES	(801) 376-8798	MANUEL.TORRES@ENBRIDGE.COM
ROCKY MOUTAIN POWER - AMERICAN FORK	SYNDEE MORKEL	(503) 457-3846	SYDNEE.MORKEL@PACIFICORP.COM
UDOT REGION III FIBER	CATHERINE JONES	(801) 330-4447	CATHERINEJONES@UTAH.GOV
UDOT REGION III SIGNALS	DEGEN LEWIS	(801) 227-8011	DLEWIS@UTAH.GOV
UTOPIA FIBER	SYLVAN STEWART	(801) 613-3871	SSTEWART@UTOPIAFIBER.COM
UTOPIA FIBER	VICTOR HERNANDEZ	(801) 792-4019	VHERNANDEZ@UTOPIAFIBER.COM
CENTRAL UTAH WATER CONSERVANCY DISTRICT	KIRK BEECHER BRETT BARRUS	(801) 226-7193 (801) 472-5310	KIRK@CUWCD.GOV
FORGED FIBER 37 LLC	RICHARD STAHL	(435) 830-0304	RICHARD.STAHL@FORGEDFIBER37.COM
SUMMITIG UTAH, LLC	JASON KAMERATH	(801) 641-9358	JKAMERATH@SUMMITING.COM
SARATOGA SPRINGS CITY		(801) 766-9793 (EXT. 171)	GIS@SARATOGASPINGS-UT.GOV
LEHI FIBER (STRATA NETWORKS)	SHAD SAGERS BRADLEY WILBUR	(435) 622-6283	SSAGERS@STRATANETWORKS.COM
SYRINGA GIS	AUSTIN LITTLE	(208) 881-3868 (CELL) (800) 454-7214 (WORK)	GIS@SYRINGANETWORKS.NET





PRELIMINARY
NOT FOR CONSTRUCTION

NO.	REVISION	MADE BY	DATE
1			
2			

AUTHORIZED BY

DESIGNED BY M.K. SMITH
DRAWN BY B.JOLLIVING
CHECKED BY S.A.HENDRICKS
PROJECT NO. 2025154300
DATE 8-SEP-2026

RB&G ENGINEERING, INC.
1435 WEST 820 NORTH
PROVO, UTAH 84601
801 374-5771 PROVO

LEHI 2300 WEST WATERLINE AT PIONEER CROSSING

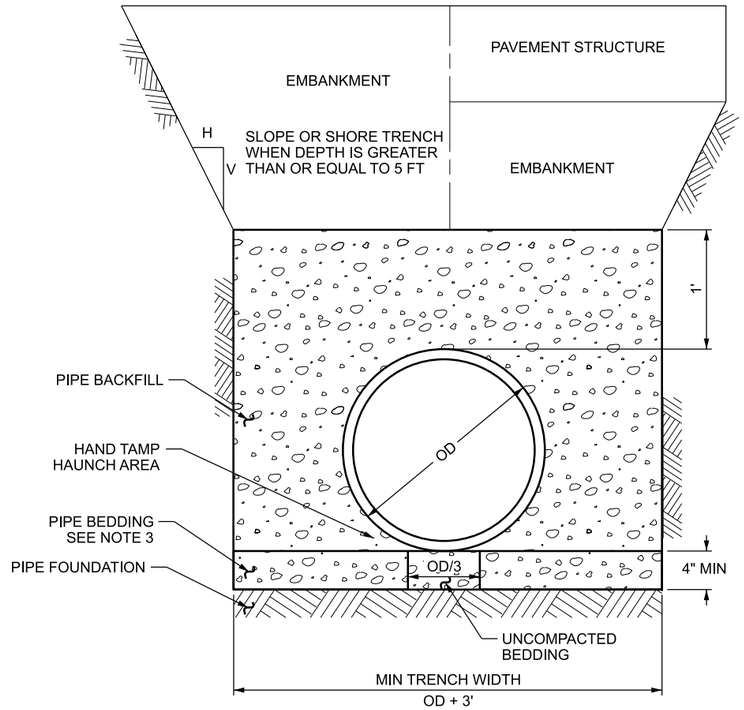
2300 WEST WATERLINE PLAN AND PROFILE

SEAL

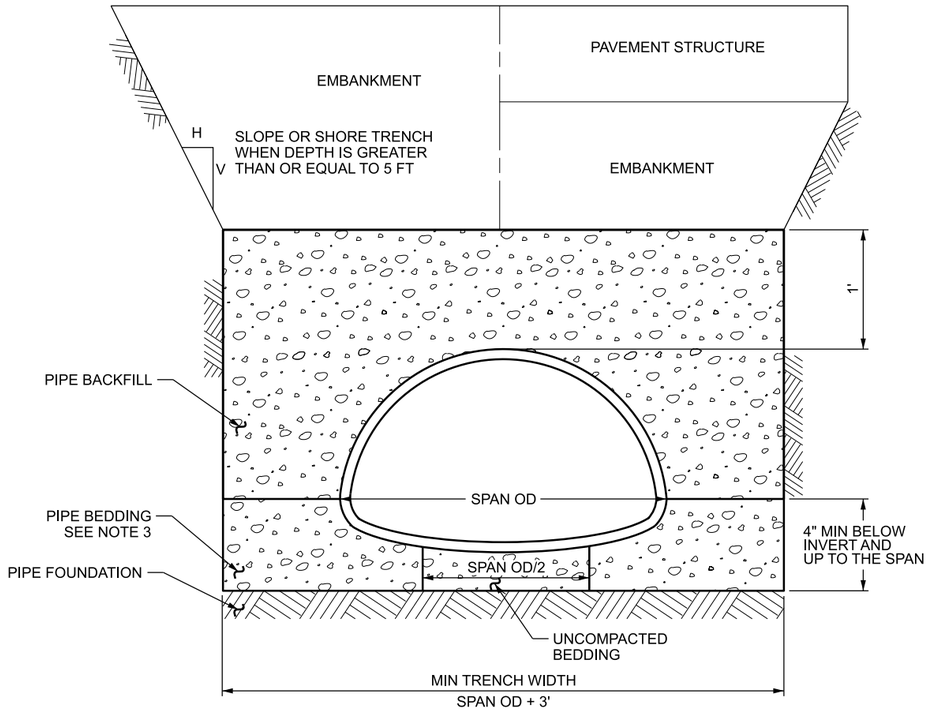
DRAWING NO.
UT101

8-SEP-2026
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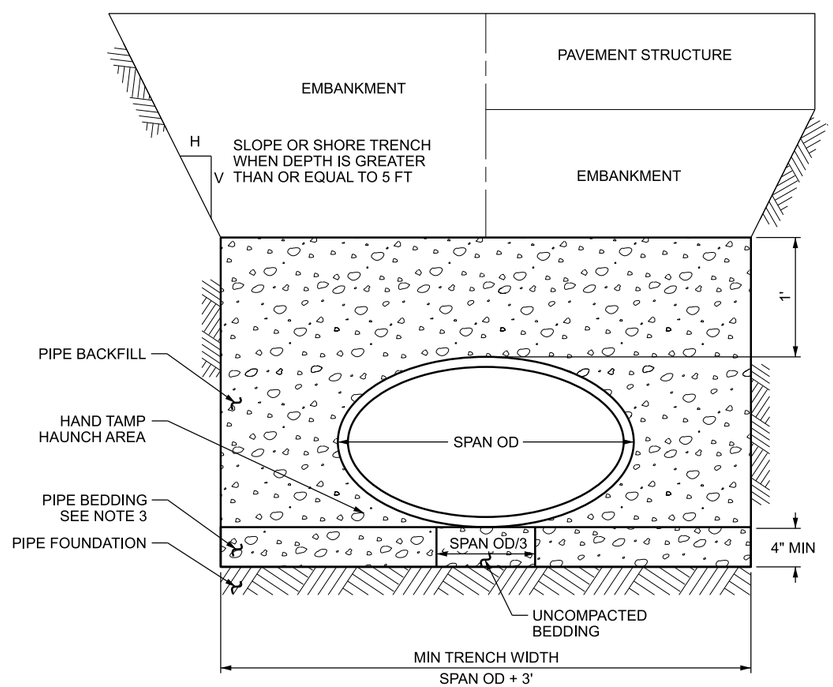
Imagery ©2026 Airbus



CIRCULAR PIPE



PIPE ARCH



ELLIPTICAL PIPE

NOTES:

1. PLACE PLASTIC PIPE ONLY WITHIN A TRENCH. PLACE FILL MATERIAL AT OR ABOVE THE PIPE BACKFILL ELEVATION BEFORE EXCAVATION OF THE TRENCH WHEN PLACED IN AN EMBANKMENT.
2. INCREASE THE WIDTH OF THE TRENCH 2 FT ON EACH SIDE OF THE PIPE WHEN THE SURROUNDING MATERIAL IS UNSUITABLE.
3. INCREASE THE PIPE BEDDING THICKNESS TO 6 INCHES FOR FOUNDATIONS THAT CONTAIN ROCK OR OTHER UNYIELDING MATERIAL. REMOVE BOULDERS OR ROCKS WITHIN BEDDING AREA.
4. DO NOT DISTURB THE INSTALLED PIPE OR EMBEDMENT OR LEAVE VOIDS WHEN USING TRENCH BOXES AND SHIELDS.

REVISIONS			
NO.	DATE	APPR.	REMARKS

60

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
STANDARD DRAWING EDITION

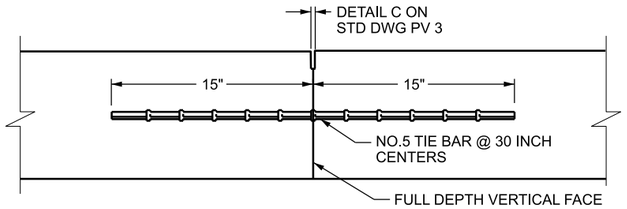
2026 Standard Drawing

DRAINAGE PIPE INSTALLATION

STANDARD DRAWING TITLE

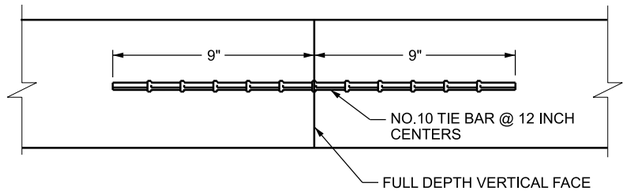
STD. DWG. NO.
DG 5

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12-MAR-2025

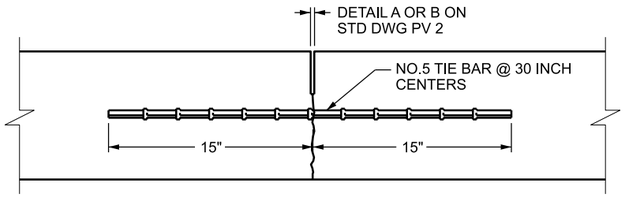


LONGITUDINAL CONTACT JOINT DETAIL "A"

NOTE: NO. 5 TIE BAR @ 15 INCH CENTERS
IF DRILLED AND EPOXIED.

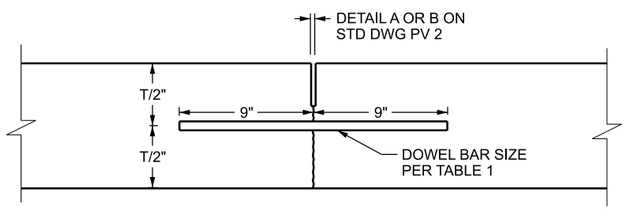


MID-PANEL CONTACT JOINT DETAIL "B"



LONGITUDINAL SAWED JOINT DETAIL "C"

(T/3 SAW CUT W/ AGGREGATE INTERLOCK BELOW)

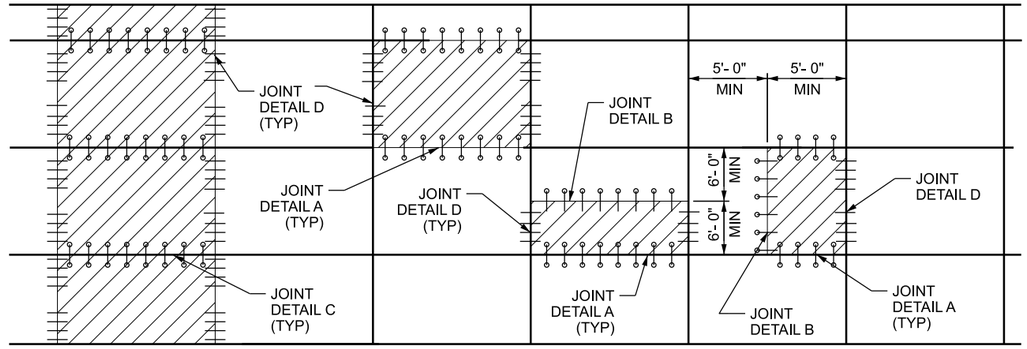


TRANSVERSE SAWED JOINT (LOAD TRANSFER DOWEL BAR JOINT) DETAIL "D"

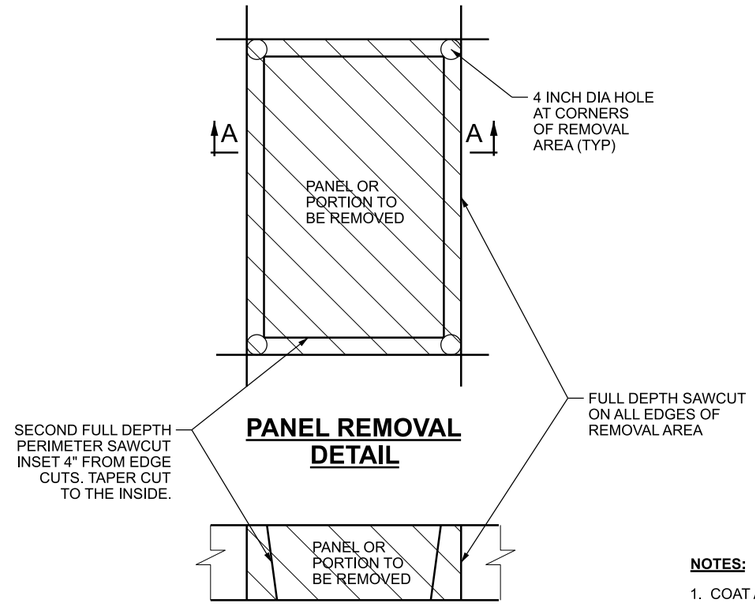
INSTALL DOWEL BARS PARALLEL TO THE CENTERLINE AND TO THE PAVEMENT SURFACE.
LIMIT DEVIATIONS FROM PARALLEL TO ± ¼ INCH IN THE LENGTH OF THE DOWEL BAR.

JOINT SECTION DETAILS

TABLE 1	
PAVEMENT THICKNESS	DOWEL BAR DIAMETER
LESS THAN 9"	1"
≥ 9" AND < 11"	1.25"
11" OR GREATER	1.5"

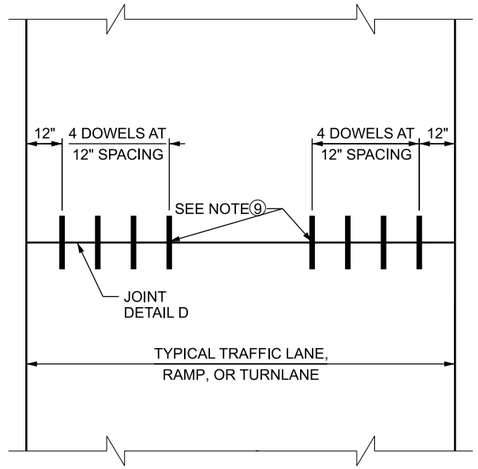


TYPICAL PAVEMENT PANEL REPLACEMENT



PANEL REMOVAL DETAIL

SECTION A-A



LOAD TRANSFER DOWEL BAR LAYOUT FOR NEW PAVEMENT

NOTES:

1. COAT ALL BARS ACCORDING TO STANDARD SPECIFICATION 03211.
2. USE DEFORMED REINFORCING BAR FOR TIE BARS.
3. USE SMOOTH DOWEL BARS.
4. MAKE FULL DEPTH SAWCUT AROUND ALL EDGES OF PANELS OR PORTIONS REPLACED. MINIMIZE OVERCUT INTO ADJACENT PANELS.
5. REPLACE THE ENTIRE PANEL WHEN REPLACING A PARTIAL PANEL IF THE WIDTH OF REMAINING PORTION IS LESS THAN THE MINIMUM SHOWN.
6. DO NOT INSTALL DOWEL BARS IN THE SHOULDERS UNLESS DIRECTED TO DO SO BY THE PROJECT SPECIFIC SPECIAL PROVISION OR PLAN SHEET.
7. PARTIAL PANEL REPLACEMENTS APPLY ONLY TO THE REHABILITATION OF EXISTING PAVEMENTS AND NOT TO PROJECTS CONSTRUCTING NEW OR ORIGINAL PAVEMENT. REPAIRS TO PAVEMENT ON NEW PROJECTS REQUIRE FULL PANEL REPLACEMENT.
8. ELIMINATE TIE BARS THAT INTERFERE WITH "LOAD TRANSFER DOWEL BARS".
9. THREE DOWELS, INSTEAD OF FOUR, AT 12 INCH SPACING UNDER EACH WHEEL PATH IS ACCEPTABLE, WHEN CONCRETE IS ON ASPHALT. REMOVE THE INSIDE DOWEL BAR IN EACH WHEEL PATH.

REVISIONS

NO.	DATE	APPR.	REMARKS
1	10-26-17	SA	SHEET NUMBER CHANGED; NOTES AND DETAIL TITLES CHANGED

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
STANDARD DRAWING EDITION

2026 Standard Drawing

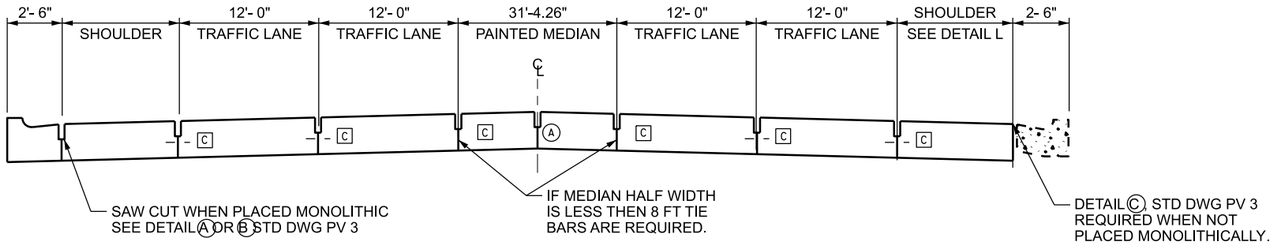
CONCRETE PAVEMENT
DETAILS 2 OF 2

STANDARD DRAWING TITLE

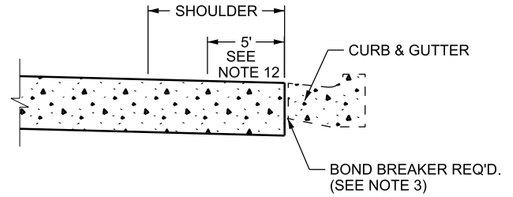
STD. DWG. NO.
PV 3

61

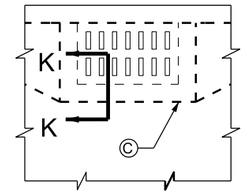
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23-APR-2025



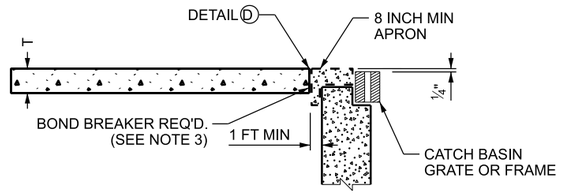
PAVEMENT TRANSITION



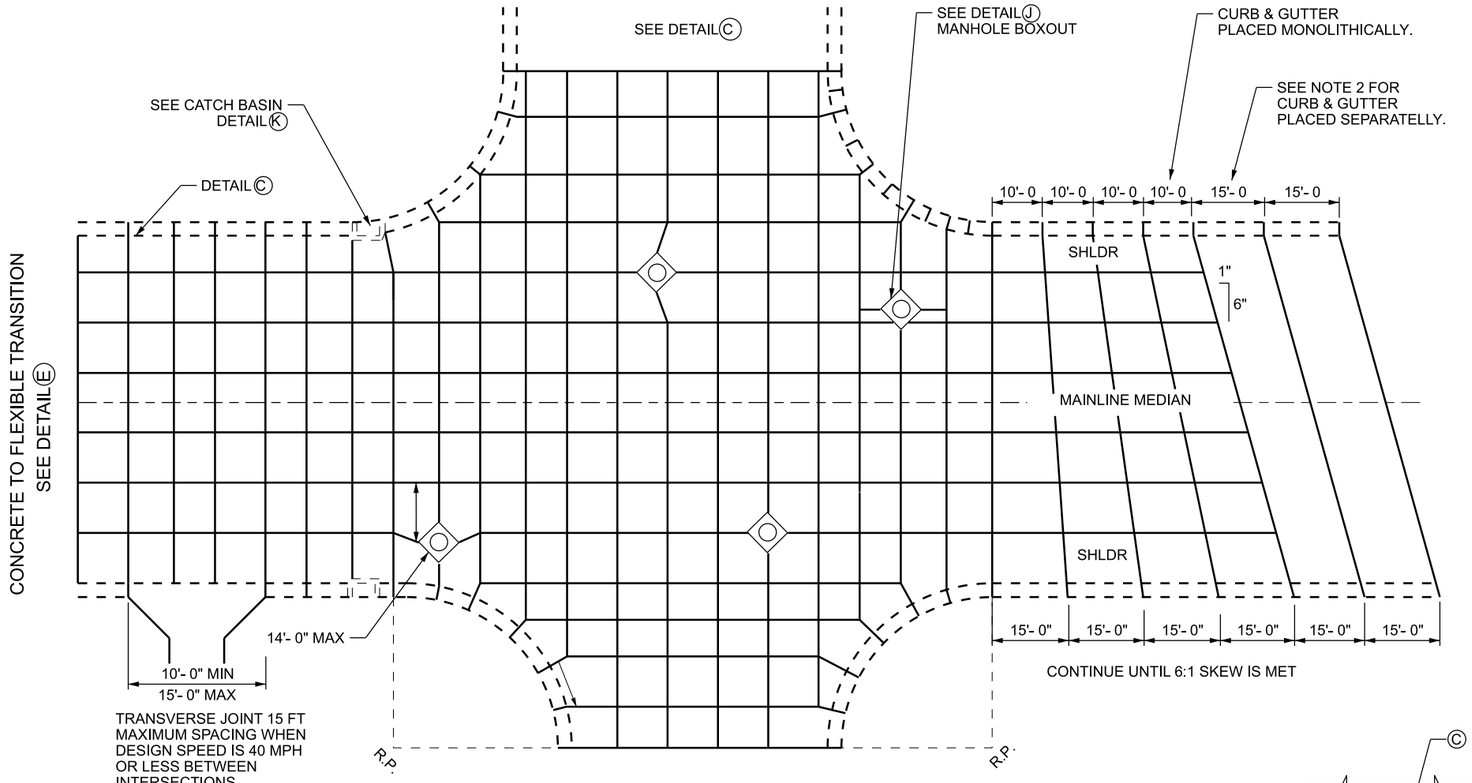
DETAIL L



CATCH BASIN
DETAIL K



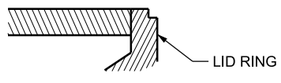
SECTION K- K



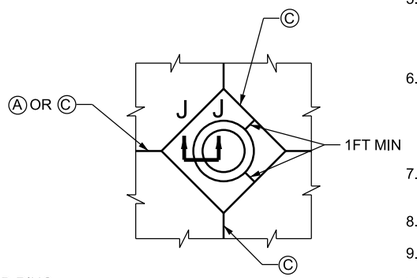
CONCRETE TO CONCRETE TRANSITION

SEE NOTE 7.

INTERSECTION JOINT LAYOUT



SECTION J- J



MANHOLE BOXOUT
DETAIL J

NOTES:

1. CURB & GUTTER JOINTS TO BE CONTINUOUS WITH PAVEMENT WHEN PLACED MONOLITHICALLY WITH PAVEMENT.
2. CURB & GUTTER JOINTS NORMAL TO THE FLOWLINE AND AT ONE HALF THE PAVEMENT JOINT SPACING, WHEN PLACED SEPARATELY FROM THE PAVEMENT.
3. PLACE A BOND BREAKER AS SHOWN IN DETAIL L AND SECTION K-K WHERE CONCRETE PAVEMENT IS PLACED AGAINST EXISTING CURB & GUTTER, DRIVEWAYS AND WALKWAYS.
4. REFER TO PROJECT SPECIFICATIONS FOR JOINT INFORMATION AND DETAILS.
5. PREFERRED TRANSVERSE JOINT LOCATIONS ARE: MORE THAN 5 FT FROM LARGE APPURTENANCES WITH NO BOXOUT: OR AT THE CORNER OF RECTANGULAR BOXOUTS OR APPURTENANCES.
6. SHORTEN ONE OR MORE PANELS EITHER SIDE OF OPENING TO PERMIT JOINT TO FALL AT CORNERS OF RECTANGULAR STRUCTURES WHEN A JOINT FALLS WITHIN 5 FT OF OR CONTACTS BASINS, MANHOLES, OR OTHER STRUCTURES.
7. DETAIL C REQUIRED. WHEN CROSS STREET IS CONCRETE AND AT STRUCTURES.
8. SEE STD DWG GW 3 FOR CURB & GUTTERS DETAILS.
9. SEE STD DWG GW 6 FOR DRIVEWAY DETAILS.
10. LETTER INSIDE ◯ DENOTES DETAIL, STD DWG PV 3
11. LETTER INSIDE ☐ DENOTES DETAIL, STD DWG PV 4
12. SLOPE OF 5 FT SECTION NEXT TO CURB AND GUTTER MAY BE STEEPENED TO MATCH LIP OF EXISTING GUTTER.

REVISIONS			
NO.	DATE	APPR.	REMARKS

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
STANDARD DRAWING EDITION

2026 Standard Drawing

URBAN CONCRETE
PAVEMENT DETAILS

STANDARD DRAWING TITLE

STD. DWG. NO.
PV 5

62

12-MAR-2025
DGN File:Q:\Standardsand Specs Section\2026 Standards (pub Spring 2025)\000 - Preparation Working Area\Drawings For Update to 2026\PV05.dgn

EXHIBIT B

W.W.Clyde & Co
869 N. 1500 W.
Orem, UT 84059
Ph. 801-802-6800 Fax: 801-489-4591

To: Utah Department of Transportation
Address: 4501 Constitution Blvd

Taylorsville, UT 84129

Attn: Lee Nitchman
Phone: () -
Fax: () -

Project: S-0145(22)1; Pioneer Crossing Improvements Phase 1

CO17 2300 W Waterline with Casing

Item	Description	Quantity	Unit	Unit Price	Total
10	Traffic Control	12	DY	$4,444.44	$53,333.28
20	Removals/Plating	1	LS	$44,819.66	$44,819.66
30	E/L/B Waterline	320	LF	$718.92	$230,054.40
40	Place PCCP	27	CY	$3,072.58	$82,959.78
				Grand Total	**$411,167.12**

X_____
Authorized Representative

NOTE: 10: 12 Days of TC for removal, installation of pipe, and placement of PCCP across Pioneer. Will follow 00555 from S-0145(22)1. 3 lanes to be maintained during no peak hours. ½ unit price from prime contract. Will push back Geneva Mirco surfacing till 10/16 due to schedule opening and waterline needing to be completed first. Could be cost to mob crew back in if power at NEC of 2300 W is not relocated by 10/9/2026

30: Per Lehi City Standards and Drawing Provided by Andrew Jordan on 9/14, 8" DIP, 12" DIP and 20" steel casing. Thrust blocks, 2 Gate Valve, pressure testing and BACT. Assumed at 4' minimum depth across Pioneer Crossing. (above 60" waterline and below 24" RCP) Sand used per Lehi Standards 1' above pipe. Flow fill used for roadway section across Pioneer, UTB outside of Pioneer Crossing. 160' of steel Casing Per DWG WT-14

40: Rapid Set Concrete from Dry Creek to be placed to maintain 3 x 3 during peak hours. Mix Design already approved on project.

LEHI CITY

RESOLUTION NO. 2026-__

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AGREEMENT WITH UDOT FOR THE INSTALLATION OF WATERLINE BENEATH PIONEER CROSSING

WHEREAS, City needs to install a waterline underneath Pioneer Crossing at 2300 West (the "Project");

WHEREAS, it is in the best interests of the City to do so now while UDOT is constructing other improvements at this location so that Pioneer Crossing will not need to be closed in the future to complete the Project;

WHEREAS, UDOT's contractor construct the Project and the City will be responsible to inspect and reimburse UDOT for the cost of the Project;

WHEREAS, on October 13, 2026, the City Council held a duly-noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve an Agreement with UDOT for the 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. The Agreement for the Project between Lehi City and UDOT 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 October, 2026.

LEHI CITY

_____

Paul Binns, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

Agenda Item No: 10.4

City Council Agenda Item Report

Meeting Date: October 13, 2026
Submitted By: Teisha WIlson
Submitting Department: Water
Item Type: Resolution
Agenda Section: Consent Agenda

Subject:
Consideration of Resolution #2026-58 approving an agreement with BD Bush Excavation for construction of the Reggio Circle underdrain to collect ground water.

Summary:
This project is being built to capture ground water from run off and an existing spring below a Lehi City Tank and Pressurized Irrigation Reservoir. This water will be captured in an underdrain pipe and routed to the city storm drain in the roadway.

Attachments:

AGREEMENT FOR THE REGGIO CIRCLE UNDERDRAIN

THIS AGREEMENT FOR THE Reggio Circle Underdrain ("Agreement") is made and entered into and effective as of the date the last party signs below ("Effective Date") by and between Lehi City, 153 North 100 East, Lehi, Utah 84043 ("City") and BD Bush Excavation, whose principal place of business is located at 14676 South 855 West Bluffdale, Utah 84065 ("Contractor").

WHEREAS, City desires to contract for the installation of approximately 260' of 8" fused DR21 HDPE pipe within a Lehi City roadway with an additional 125' of 8" SDR35 PVC pipe within a Lehi City owned vacant building lot, with all manholes, asphalt, and site restoration as advertised in RFB 2026-4, for the purpose of collecting ground water. (the "Work"); and

WHEREAS, City issued RFB 2026-04 and Contractor submitted a Response to RFB 2026-04 which City determined to be the lowest responsive and most responsible proposal/bid and the City desires to contract with Contractor to perform the Work;

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. **Scope of Work**. City hereby hires Contractor and Contractor agrees to be bound to the City to perform the Work as described in RFB 2026-04 and Contractor's Response to RFB 2026-04 dated September 15, 2026, both attached hereto as Exhibit A, and referred to as the "Contract Documents" and by this reference are incorporated herein and made a part of this Agreement.

2. **Term**. The Work shall commence on the Effective Date and shall be completed no later than March 1st, 2027 ("Term"). Failure to complete the Work by the end of the Term constitutes an event of default. The actual damages to the City for the delay in completion may be difficult or impossible to determine. Therefore, in lieu of actual damages, the Contractor shall pay to the City, liquidated damages for each calendar day in completing performance of the Work past the end of the Term, in an amount of $500.00 per day. The final costs for liquidated damages shall be deducted from the Payment amount identified in Section 3 below.

3. **Payment**. City shall pay $138,985.00 to Contractor after the work has been completed, tested, inspected, and accepted by Lehi City Public Works.

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**. 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.

6.1 Before 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.

6.2 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.

6.3 Any Work 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 Work 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 City terminates this Agreement without cause, Contractor shall be paid a pro rata portion of the Payment for the reasonable value of the Work that Contractor has completed or performed prior to the date of termination.

7. **Taxes**.

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

8. **Indemnification and Insurance**.

8.1 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.

8.2 Contractor, at its own expense, shall provide: Workers' Compensation Insurance: Statutory workers' compensation insurance (Part A). Such insurance shall

also include employer's liability (Part B) insurance in a limit of not less than $1,000,000 for each: accident, disease and employee. No owner or officer may be excluded.
Rights of subrogation against the city shall be waived.

8.3 Contractor, at its own expense, shall maintain General Liability Insurance: Commercial General Liability insurance written on an occurrence basis, arising out of claims for bodily injury (including death), property damage, products liability, completed operations liability, personal injury, advertising injury, damage to premises rented to you, with not less than $4,000,000 per occurrence and $4,000,000 aggregate, with the contractor naming the City as Additional Insured for ongoing and completed operations, on a primary and non-contributory basis, with rights of subrogation against the city waived.

8.4 Contractor, at its own expense, shall maintain commercial automobile liability insurance with combined single limits of at least $1,000,000. 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 commercial automobile liability insurance in amounts satisfying applicable Utah law.

8.5 Before commencing the Work, 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. The City reserves the right to require complete, certified copies of all required insurance policies, with all endorsements, at any time.

8.6 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. **Performance and Warranty Bonds or Letters of Credit.**

9.1 Prior to commencing work on the Scope of Service, Contractor must provide the City with a performance bond and a payment bond in the amount of the Payment. The completed performance bond and payment bond are attached hereto as Exhibit B. In the event that Contractor fails to provide a performance bond and a payment bond within 10 days of the Effective Date, this Agreement shall be void.

9.2 The purpose of the performance bond and payment bond are to guarantee the proper completion by Contractor of the Work as contemplated by this Agreement and property payment to subcontractors; if any.

9.3 The performance bond and payment bond shall remain valid until the City approves of and accepts the Work, as set forth in Section 9.6.

9.4 Prior to the City's approval and acceptance of the Work, Contractor must provide the City with a warranty bond/warranty letter of credit in the amount of 10% of the Payment. The completed warranty bond/warranty letter of credit is attached as Exhibit C.

9.4.1 The purposes of the warranty bond/letter of credit is to guarantee that the Work:

(A) complies with this Agreement; and

(B) will not fail in any material respect as a result of poor workmanship or materials within the Warranty Period.

9.5 The warranty bond/warranty letter of credit shall remain valid for the entire Warranty Period.

9.6 Approval and acceptance of the Work shall be deemed to have occurred when each of the following events have been satisfied:

(A) Contractor provides written notice to the City that Contractor considers the Work to be complete.

(B) The City provides written approval and acceptance of the Work, or fails to provide a written response to Contractor, within

thirty (30) days after receiving the notification contemplated by Section 9.6(A),

indicating the additional work which the City considers incomplete pursuant to this Agreement.

10. **Representations and Warranties.**

10.1 Each party represents that:

10.1.1. Its signatory has the authority to the party to this Agreement.

10.1.2 It has not sold, assigned, or otherwise transferred any interest in the claims or subject matter contemplated by this Agreement.

10.2 Contractor represents and warrants that:

10.2.1. Contractor has sufficiently and reasonably researched the requirements of this Agreement, understands the same, and is able to competently perform each of its duties and obligations required hereunder.

10.2.2. Contractor warrants the workmanship, materials, proper functioning, and manner of the Work contemplated by this Agreement for the entire Warranty Period. In the event that any portion of the Work does not remain in good and operating condition (in the sole judgment of the City) during the Warranty Period (ordinary wear and tear excepted), Contractor, at its own expense, shall immediately perform all necessary repairs and replacements to maintain such inadequate Work in good and operating condition (to the City's sole satisfaction). Should any portion of the Work imminently jeopardize the health and safety of the City, or any other individual, the City may perform any necessary repairs and replacements (or arrange for a third party to perform such services) at Contractor's expense – to be paid by Contractor within thirty (30) days of receiving a notice of indebtedness from the City.

10.2.3. Contractor shall perform its obligations required by this Agreement in a manner consistent with applicable professional and technical standards for Work of a similar and comparable nature, and shall ensure that the implementation thereof is also performed in an applicable professional, technical, and workman-like manner.

Contractor shall correct any defect in its performance at no additional cost to the City. Upon request by the City, Contractor must be able to summarize and concisely report pertinent information associated with this Agreement

and the performance thereof to the City in a timely manner. Contractor shall not make any alterations or variations in or additions to, or omissions from, its duties and obligations contemplated by this Agreement, without the prior written consent of the City

10.3 Contractor's licensure or authority to transact business issued by the Utah Division of Corporations and Commercial Code and the Utah Division of Occupational and Professional Licensing, as well as any other required licensure, is currently active, and shall remain active throughout the performance of this Agreement.

11. **Confidentiality.** The parties acknowledge that this Agreement may be subject to public disclosure pursuant to the Government Records Access and Management Act, UTAH CODE ANN. § 63G-2-101, *et seq*., as the same may be amended from time to time.

Notwithstanding the above, Contractor agrees that, except as directed by the City, Contractor shall not at any time during or after the term of this Agreement disclose to any person or entity any information or document provided by the City which the City has designated as "confidential" or "private." Upon the conclusion or termination of this Agreement, Contractor shall turn over to the City all documents, papers, and other matter, including copies thereof, which are in Contractor's possession or control, and which are designated "confidential" or "private." Contractor further agrees to bind its employees and any sub-contractors to the terms and conditions of this Section 11.

12. **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.

13. **Notice.**

13.1 If any notice is required to be provided pursuant to the terms and conditions of this Agreement, said notice must be provided as follows:

<u>To the City</u>:
Lehi City Corporation
Attn: Greg Allred
2538 North 300 West
Lehi, Utah 84043

<u>To Contractor</u>:
BD Bush Excavation
Attn: Bronson Anderson
14676 South 855 West
Bluffdale, Utah 84065

13.2 If notice is sent via regular mail, commercial courier, and the like, receipt thereof shall be presumed on the third Calendar Day thereafter.

14. **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.

15. **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.

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

17. **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.

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

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

20. **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, pandemics, 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.

21. **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.

22. **Governing Law**. This Agreement shall be construed in accordance with

the laws of the State of Utah.

23. **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.

Dated the _____ day of _____, 2026.

BD Bush Excavation

_____

By:

Its:

STATE OF UTAH)

: ss.

COUNTY OF UTAH)

On this _____ day of _____, 2026, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ of BD Bush Excavation and that said document was signed by him/her in behalf of said Corporation by Authority of its Articles of Organization, Operating Agreement, or Resolution of its Members/Managers and said _____ acknowledged to me that said Company executed the same. Witness my hand and official seal.

_____

(notary signature)

Dated the _____ day of _____, 2026.

Lehi City Corporation

_____

Mayor Paul Binns

Attest:

_____

Teisha, Wilson, City Recorder

EXHIBIT A – Contract Documents

EXHIBIT B – Performance Bond and Payment Bond

EXHIBIT C – Warranty Bond

LEHI CITY

RESOLUTION NO. 2026-__

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AGREEMENT WITH BD BUSH FOR THE INSTALLATION OF THE REGGIO CIRCLE UNDERDRAIN

WHEREAS, City needs to install an underdrain within a City-owned vacant lot to collect ground water (the "Project");

WHEREAS, City issued a request for bids and selected Bd Bush to construct the Project;

WHEREAS, on October 13, 2026, the City Council held a duly-noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve an Agreement with BD Bush for the 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. The Agreement for the Project between Lehi City and BD Bush 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 October, 2026.

LEHI CITY

_____

Paul Binns, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

Agenda Item No: 4.5

City Council Agenda Item Report

Meeting Date: October 13, 2026
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Consent Agenda

Subject:
Consideration of Resolution #2026-59, authorizing eligible Justice Court Judges and Active Senior Justice Court Judges from Utah's Third and Fourth Judicial Districts to serve as Temporary Judges of the Lehi City Justice Court pending appointment, swearing-in, and qualifications of a successor to Judge Morgan Cummings.

Summary:

Attachments:

Res 2026-59.docx

LEHI CITY

RESOLUTION 2026-59

A RESOLUTION OF THE LEHI CITY COUNCIL AUTHORIZING ELIGIBLE JUSTICE COURT JUDGES AND ACTIVE SENIOR JUSTICE COURT JUDGES FROM UTAH'S THIRD AND FOURTH JUDICIAL DISTRICTS TO SERVE AS TEMPORARY JUDGES OF THE LEHI CITY JUSTICE COURT PENDING APPOINTMENT, SWEARING-IN, AND QUALIFICATION OF A SUCCESSOR TO JUDGE MORGAN CUMMINGS

WHEREAS, Lehi City operates the Lehi City Justice Court as a municipal justice court under applicable Utah law;

WHEREAS, Judge Morgan Cummings has submitted a resignation from service as Judge of the Lehi City Justice Court, with a stated last day of work of October 6, 2026;

WHEREAS, the continued orderly administration of justice, protection of due process, maintenance of court calendars, and timely adjudication of matters filed in the Lehi City Justice Court require temporary judicial coverage during the period following Judge Cummings's departure and before a successor judge is appointed, sworn in, and qualified;

WHEREAS, Utah law, including Utah Code Title 78A, Chapter 7, and applicable Utah Judicial Council rules and administrative procedures, permits qualified justice court judges and active senior justice court judges to provide temporary judicial service when properly assigned, authorized, or otherwise approved in accordance with law;

WHEREAS, the Lehi City Council desires to authorize the use of eligible justice court judges and active senior justice court judges from Utah's Third Judicial District and Fourth Judicial District to serve temporarily in the Lehi City Justice Court, subject to all required approvals, assignments, qualifications, and administrative requirements imposed by Utah law, the Utah Judicial Council, the Administrative Office of the Courts, and any applicable presiding authority; and

WHEREAS, this Resolution is intended to ensure uninterrupted judicial operations for the Lehi City Justice Court until Lehi City has completed the appointment

process for a successor to Judge Cummings and the successor has been sworn in and qualified to serve.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LEHI CITY, UTAH, AS FOLLOWS:

Section 1. Authorization for Temporary Judicial Service

The Lehi City Council hereby authorizes eligible justice court judges and active senior justice court judges from Utah's Third Judicial District and Fourth Judicial District to serve as temporary judges of the Lehi City Justice Court during the Interim Coverage Period, as defined in Section 2 of this Resolution, provided that each such judge is duly qualified and authorized to serve under applicable Utah law, Utah Judicial Council rules, and any required assignment, designation, approval, or administrative order.

Section 2. Interim Coverage Period

For purposes of this Resolution, the "Interim Coverage Period" means the period beginning upon Judge Morgan Cummings's cessation of judicial service for the Lehi City Justice Court, including after the close of business on October 6, 2026, and ending when a successor Lehi City Justice Court judge has been appointed, sworn in, and qualified to serve, unless this Resolution is earlier amended or repealed by the Lehi City Council.

Section 3. Scope of Temporary Authority

A judge serving under this Resolution may preside over Lehi City Justice Court proceedings, hear and decide matters, sign orders, conduct arraignments, trials, hearings, and other proceedings, and perform all judicial acts authorized for a Lehi City Justice Court judge, but only to the extent permitted by applicable Utah law, Utah Judicial Council rules, and any governing assignment, designation, administrative order, or approval applicable to that judge's temporary service.

Section 4. Compensation and Costs

Lehi City may pay or reimburse compensation, mileage, per diem, administrative costs, or other lawful expenses associated with temporary judicial service authorized by this Resolution in accordance with applicable law, applicable judicial branch procedures, any approved interlocal or administrative arrangement, and the City's duly adopted budget and financial policies.

Section 5. No Limitation on Successor Appointment Process

Nothing in this Resolution limits, waives, or alters any requirement governing the selection, appointment, confirmation, oath, qualification, certification, or retention of a successor Lehi City Justice Court judge. Lehi City shall proceed with the successor appointment process in accordance with applicable Utah law and governing judicial procedures.

Section 6. Effective Date

This Resolution shall take effect immediately upon adoption.

PASSED AND APPROVED by the City Council of Lehi City, Utah, this 7th day of October, 2026.

LEHI CITY, UTAH

LEHI CITY

_____

Paul Binns, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

Agenda Item No: 4.6

City Council Agenda Item Report

Meeting Date: October 13, 2026
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Consent Agenda

Subject:
Consideration of Resolution #2026-62 approving a Franchise Agreement with Forged Fiber 37 LLC.

Summary:

Attachments:

Resolution-Forged Fiber 37 LLC Franchise Agreement.docx

Agreement-FF37 Telecommunications Franchise.docx

LEHI CITY

RESOLUTION 2026-

A RESOLUTION GRANTING FORGED FIBER 37 LLC A NONEXCLUSIVE FRANCHISE TO OPERATE A TELECOMMUNICATIONS NETWORK IN LEHI CITY PURSUANT TO A FRANCHISE AGREEMENT FORGED FIBER 37 LLC'S RIGHTS AND DUTIES UNDER THE FRANCHISE

WHEREAS, federal and state law, and Title 8 Chapter 1 of the Lehi City Code provide for the operation of a telecommunications network in the City of Lehi, Utah by franchise agreement; and,

WHEREAS, Lehi City and Forged Fiber 37 LLC ("FF37") desire to enter into a nonexclusive franchise agreement granting to Zayo the right and privilege to operate a telecommunications network in Lehi, Utah; and,

WHEREAS, Lehi City and FF37 have negotiated a nonexclusive franchise agreement setting forth FF37's rights and duties with respect to its operation of a telecommunications network in Lehi, Utah (a copy of which is attached hereto as "Exhibit A"); and,

WHEREAS, on the 13th day of October, 2026, the Municipal Council held a duly noticed public meeting to receive public comment 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 Municipal Council, the Council finds: (i) that it should approve the attached Franchise Agreement and thereby grant to FF37 a franchise to operate a telecommunications network in Lehi, Utah; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

PART I:

The attached Franchise Agreement between Lehi City and FF37 is hereby approved; the mayor is authorized to execute the Agreement on behalf of Lehi City; and FF37 is granted a franchise to operate a telecommunications network in Lehi, Utah, pursuant to the Franchise Agreement.

PART II:

This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City this 13th day of October, 2026.

ATTEST:

_____ _____

Paul Binns, Mayor Teisha Wilson, City Recorder

EXHIBIT "A"

LEHI CITY AND FORGED FIBER 37, LLC,
TELECOMMUNICATIONS FRANCHISE AGREEMENT

THIS FRANCHISE AGREEMENT (hereinafter "Agreement") is entered into as of the _____ day of _____, 2026, by and between the City of Lehi, Utah (hereinafter "City"), a municipal corporation and political subdivision of the State of Utah, with principal offices at 153 North 100 East, Lehi, Utah, and Forged Fiber 37, LLC, a Delaware limited liability company, (hereinafter "Company"), with its principal offices at 208 S. Akard St., Suite 3105.07, Dallas, TX 75202.

WITNESSETH:

WHEREAS, the Company desires to provide wholesale broadband transmission services within the City and in connection therewith to establish a telecommunications network in, under, along, over and across present and future rights-of-way of the City, consisting of telecommunication lines, cables, and all necessary appurtenances ("System"); and

WHEREAS, Lehi City Code Chapter 8-1 "Telecommunications Use of Rights-of-Way" provides for the use of the City's rights of way for the installation, construction, and maintenance of systems in the City's rights-of-way; and

WHEREAS, the City, in exercise of its management of public Rights-of-Way, believes that it is in the best interest of the public to provide the Company a nonexclusive franchise to operate a telecommunications network in the City; and

WHEREAS, the City and Company have negotiated an arrangement whereby the Company may provide its services within the City pursuant to the terms and conditions outlined in this Agreement and in Lehi City Code Chapter 8-1, and subject to the further reasonable regulation under its police and other regulatory power; and

NOW, THEREFORE, in consideration of the mutual covenants and agreements of the parties contained herein, and for other good and valuable consideration, the City and the Company agree as follows:

ARTICLE 1
FRANCHISE AGREEMENT AND ORDINANCE

1.1 Agreement. Upon approval by the City Council and execution by the parties, this Franchise Agreement shall be deemed to constitute a contract by and between the City and Company.

1.2 Ordinance. The City has adopted the Telecommunications Use of Rights-of-Way Ordinance which is incorporated herein by reference. The Company acknowledges that it has had an opportunity to read and become familiar with the Telecommunications Use of Rights-of-Way Ordinance. The parties agree that the provisions and requirements of the Telecommunications Use of Rights-of-Way Ordinance are material terms of this Agreement, and that each party hereby agrees to be contractually bound to comply with the terms of the Telecommunications Use of Rights-of-Way Ordinance. The definitions in the Telecommunications Use of Rights-of-Way Ordinance shall apply herein unless a different meaning is indicated. Nothing in this Section shall be deemed to require the Company to comply with any provision of the Telecommunications Use of Rights-of-Way Ordinance which is determined to be unlawful or beyond the scope of the City's authority.

1.3 Ordinance Amendments. The City reserves the right to amend the Telecommunications Use of Rights-of-Way Ordinance at any time. The City shall give Company notice and an opportunity to be heard concerning any proposed amendments. If there is any inconsistency between Company's rights and obligations under the Telecommunications Use of Rights-of-Way Ordinance as amended and this Agreement, the provisions of this Agreement shall govern during its term. Otherwise, the Company agrees to comply with any such amendments.

1.4 Grant of Franchise. The Telecommunications Franchise provided hereby shall confer upon the Company the nonexclusive right, privilege, and franchise to install, repair, maintain, remove and replace its telecommunications system on, over and under the present and future public rights of way in the City in order to provide services. The franchise does not grant to the Company the right, privilege or authority to engage in community antenna (or cable) television business; although, nothing contained herein shall preclude the Company from (i) permitting those with a cable franchise who are lawfully engaged in such business to utilize the Company's System within the City for such purposes, or (ii) from providing such service in the future if an appropriate franchise is obtained and all other legal requirements have been satisfied.

1.5 Licenses. The Company acknowledges that it has obtained the necessary approvals, licenses or permits required by federal and state law to provide telecommunications services consistent with the provisions of this Agreement and with the Telecommunications Use of Rights-of-Way Ordinance.

1.6 Financial Capability. Company warrants that it has the financial capability to construct, maintain, and operate a telecommunications network and to otherwise comply with the provisions of this Agreement.

1.7 Relationship. Nothing herein shall be deemed to create a joint venture or principal-agent relationship between the parties, and neither party is authorized to, nor shall either party act toward third persons or the public in a manner that would indicate any such relationship.

1.8 Pole Attachments. The Franchise does not grant Company the right to use City poles, conduit, or other facilities. The use of such facilities shall be governed by separate agreement.

ARTICLE 2
FRANCHISE FEE

2.1 Franchise Fee. (a) For and in consideration of the Franchise, and as fair and reasonable compensation to the City for the use by the Company of the City's Right-of-Way, the Company agrees to pay to the City an annual franchise fee of 3.5% of gross receipts (the "Franchise Fee"), an amount equal to the municipal telecommunications license tax (the "Municipal Telecommunications Tax") authorized pursuant to the Utah Municipal Telecommunications License Tax Act, Title 10, Chapter 1, Part 4, Utah Code Annotated 1953, as amended (the "Municipal Telecommunications Tax Act"). Such Franchise Fee shall be calculated in the manner provided in the Municipal Telecommunications Tax Act and shall be paid by the Company to the Utah State Tax Commission, as agent for the City under an Interlocal Cooperation Agreement by and among the City, the Utah State Tax Commission, and others, at the times and in the manner prescribed in the Municipal Telecommunications Tax Act, and any rules and regulations promulgated thereunder. All payments shall be made to the Utah State Tax Commission, whose current address is as follows:

Utah State Tax Commission
210 North 1950 West
Salt Lake City, Utah 84134

Payments are due to the Utah State Tax Commission pursuant to Utah Code Section 10-1-405. Compliance by the Company with the terms and provisions of the Municipal Telecommunications Tax Act, and any rules and regulations promulgated thereunder, shall satisfy all requirements of this Agreement with respect to the calculation and payment of the Franchise Fee.

(b) The City and the Company agree to negotiate in good faith any amendments to this Agreement as shall be necessary to accommodate a change in the Franchise Fee, including payment provisions; provided such new or changed provisions shall conform substantially with the provisions contained in any permits held by other similarly situated companies.

(c) The Company represents to the City that one of the purposes for entering into this Agreement is to obtain authority to build a network within the City to provide telecommunications services to customers within the City.

2.2 Equal Treatment. City agrees that if any service forming part of the base for calculating the franchise fee under this Agreement is, or becomes, subject to competition from a third party, the City will either impose and collect from such third party a fee or tax on gross receipts from such competing service in the same percentage specified herein, plus the percentage specified as a utility revenue tax or license fee in the then current ordinances of the City, or waive collection of the fee provided for herein that are subject to such competition.

ARTICLE 3
TERM AND RENEWAL

3.1 Term and Renewal. The franchise granted to Company shall be for a period of ten (10) years commencing on the date first set forth above in this Agreement, unless this Franchise is sooner terminated as provided herein. At the end of the initial ten (10) year term of this Agreement, the franchise granted herein may be renewed by the Company upon the same terms and conditions as contained in this Agreement for an additional five (5) year term, by providing to the City's representative designated herein written notice of the Company's intent to renew not less than ninety (90) calendar days before the expiration of the initial franchise term.

3.2 Rights of Company Upon Expiration or Revocation. Upon expiration of the franchise granted herein, whether by lapse of time, by agreement between the Company and the City, or by revocation or forfeiture, the Company shall have the right to remove from the Rights-of-Way any and all of its System, but in such event, it shall be the duty of the Company, immediately upon such removal, to restore the Rights-of-Way from which such System is removed to as good condition as the same was before the removal was effected.

3.3 Rights of City Upon Expiration or Revocation. Upon expiration of the term of this Franchise, forfeiture, or lawful revocation of this Franchise, and if no renewal or extension thereof is agreed upon, Company may, at the discretion of the City Council, be required, in part or entirely, to remove all its wires, poles, fixtures, and other facilities or equipment installed or used in the enjoyment of the Franchise. The City may continue to invoke any or all provisions of this Franchise against Company or any successor entity enjoying de facto franchise privileges after expiration or revocation. The City and the Company will work together to take all other actions deemed necessary and proper by the City to accommodate the transition to any successor as may be in the best interest of the City or its inhabitants and the Company.

ARTICLE 4
USE AND RELOCATION OF FACILITIES IN THE PUBLIC RIGHT-OF-WAY

4.1 Franchise Rights to Use the Public Right-of-Way. The Company shall have the right to use the public right-of-way within the City to construct and maintain its network subject to the conditions set forth in this Agreement, including the provisions of Chapter 8-1; provided, however, that the Company shall not, pursuant to this Agreement, place any new poles, mains, cables, structures, pipes, conduits, or wires on, over, under, within any right-of-way, City park, pleasure ground, or other recreational area currently existing or developed in the future without a permit from the City Representative. Nothing contained herein shall preclude the City from granting a revocable permit for such purposes. In addition, Company shall have the right to utilize any easements across private property granted to the City for utility purposes, provided the City's written permission is obtained in each case and the documents granting such easements to the City authorize such use. Company specifically understands and acknowledges that certain City easements and rights-of-way may be prescriptive in nature, and that nothing in this Franchise extends permission to use the easement or right-of-way beyond the extent that the City may have acquired, and such easements and rights-of-way may be subject to third party prior or after-acquired interests. Company is cautioned to examine each individual easement and right-of-way and the legal arrangement between the City and adjacent property owners. The City assumes no duty or obligation to defend any interest in any easement or right-of-way and Company remains solely responsible to make any arrangements required as a result of other persons claiming an interest in the City easement or right-of-way.

4.2 Company Duty to Relocate; Subordination to City Use. Whenever the City, for any lawful, non-competitive public purpose, shall require the relocation or reinstallation of any property of the Company or its successors in any of the streets, alleys, rights-of-way, or public property of the City, it shall be the obligation of the Company, upon notice of such requirement and written demand made of the Company, to remove and relocate or reinstall such facilities as may be reasonably necessary to meet the requirements of the City. Such relocation, removal, or reinstallation by the Company shall commence no more than thirty (30) days after receipt of a written demand; be at no cost to the City; provided, however, that the Company and its successors and assigns may maintain and operate such facilities, with the necessary appurtenances, in the new location or locations without additional payment, if the new location is a public place. Such relocation, removal, or reinstallation by the Company shall be accomplished no more than ninety (90) days from the receipt of a written demand. Notwithstanding the foregoing, the duty of the Company to install or relocate its lines underground shall be subject to the provisions of paragraph 4.4 below. Any money and all rights to reimbursement from the State of Utah or the federal government to which the Company may be entitled for work done by Company pursuant to this paragraph shall be the property of the Company. The City shall assign or otherwise transfer to the Company all rights the City may have to recover costs for such work performed by the Company

and shall reasonably cooperate with the Company's efforts to obtain reimbursement. In the event the City has required the Company to relocate its facilities to accommodate a private third party, the City shall use good faith to require such third party to pay the costs of relocation. The Company shall not be liable to pay or advance third-party costs, and the Company shall have the right to demand payment in advance from third parties for relocation and associated costs. Notwithstanding anything to the contrary herein, the Company's use of the right-of-way shall in all matters be subordinate to the City's use of the right-of-way for any non-competitive public purpose. The City and Company shall coordinate the placement of their respective facilities and improvements in a manner which minimizes adverse impact on each other. Where placement is not otherwise regulated, the facilities shall be placed with adequate clearance from such public improvements so as not to impact or be impacted by such public improvements.

4.3 Duty to Obtain Approval to Move Company Property; Emergency. Except as otherwise provided herein, the City, without the prior written approval of the Company, shall not intentionally alter, remove, relocate, or otherwise interfere with any Company facilities. However, if it becomes necessary (in the judgment of the Mayor, City Council, City Engineer, Fire Chief, Police Chief, Energy Director, or their designees) to cut, move, remove, or damage any of the cables, appliances, or other fixtures of the Company because of a fire, emergency, disaster, or imminent threat thereof, these acts may be done without prior written approval of the Company, and the repairs thereby rendered necessary shall be made by the Company, without charge to the City. Should the City take actions pursuant to this section, City shall make every reasonable effort to notify Company of such actions as soon as possible. Should the City take actions pursuant to this section, the Company shall indemnify, defend, and hold the City harmless from and against any and all claims, demands, liens, or liability for (a) loss or damage to the Company's property and/or (b) interruptions of telecommunications services provided by the use of or through the Company's property (including telecommunications services provided by the Company to the Company's customers), whether such claims, demands, liens, or liability arise from or are brought by the Company, its insurers, the Company's customers, or third parties. If, however, the City requests emergency funding reimbursement from federal, state or other governmental sources, the City shall include in its request the costs incurred by the Company to repair facilities damaged by the City in responding to the emergency. Any funds received by the City on behalf of Company shall be paid to the Company within thirty (30) business days.

4.4 Location to Minimize Interference. All lines, poles, towers, pipes, conduits, equipment, property, structures, and assets of the Company shall be located so as to minimize interference with the use of streets, alleys, rights-of-way, and public property by others and shall reasonably avoid interference with the rights of owners of property that abuts any of said streets, alleys, rights-of-way, or public property.

4.5 Repair of Damage. If during the course of work on its facilities, the Company causes damage to or alters any street, alley, right-of-way, sidewalk, utility, public improvement, or other public property, the Company (at its own cost and expense and in a manner approved by the City) shall promptly and completely restore such street, alley, right-of-way, sidewalk, utility, public improvement or other public property to its previous condition, in accordance with applicable City ordinances, policies, and regulations relating to repair work of similar character to the reasonable satisfaction of the City. Except in case of emergency, the Company, prior to commencing work in the public way, street, or public property, shall make application for a permit to perform such work from the City Engineer or other department or division designated by the City. Such permit shall not be unreasonably withheld. The Company shall abide by all reasonable regulations and requirements of the City for such work.

4.6 Guarantee of Repairs. For a period of one year following the completion of the repair work performed pursuant to Section 4.5, the Company shall maintain, repair, and keep in good condition those portions of said streets, alleys, rights-of-way, or public property restored, repaired, or replaced to the satisfaction of the City.

4.7 Safety Standards. The Company's work, while in progress, shall be properly protected at all times with suitable barricades, flags, lights, flares, or other devices as are reasonably required by applicable safety regulations, or standards imposed by law including, but not limited, to signing in conformance with the Federal and State of Utah manuals on Uniform Traffic Control Devices.

4.8 Supervision by the City.

a. The Company shall construct, operate, and maintain the network within the City in strict compliance with all laws, ordinances, rules, and regulations of the City and any other agency having jurisdiction over the operations of the Company.

b. The Company's network and all parts thereof within the City shall be subject to the right of periodic inspection by the City; provided that such inspection shall be conducted at reasonable times and upon reasonable notice to the Company.

4.9 Company's Duty to Remove Its Network.

a. The Company shall promptly remove, at its own cost and expense, from any public property within the City, all or any part of the network when one or more of the following conditions occur:

(1) The Company ceases to operate the network for a continuous period of twelve months, and does not respond to written notice from the City within thirty (30) days after receiving such notice following any such cessation, except when the cessation of service is a direct result of a natural or man-made disaster;

(2) The Company fails to construct said network as herein provided and does not respond to written notice from the City within thirty (30) days after receiving such notice following any such failure.

(3) The Franchise is terminated or revoked pursuant to notice as provided herein.

(4) The Franchise expires pursuant to this Agreement.

b. The removal of any or all of the network by the Company that requires trenching or other opening of the City's streets shall be done only after the Company obtains prior written notice and approval from the City.

c. The Company shall receive notice, in writing from the City, setting forth one or more of the occurrences specified in Subsection 4.9 (a) above and shall have ninety (90) calendar days from the date upon which said notice is received to remove or abandon such facilities.

4.10 Notice of Closure of Streets. Except in cases of emergency, the Company shall notify the City not less than three (3) working days in advance of any construction, reconstruction, repair, or relocation of facilities which would require any street closure which reduces traffic flow to less than two lanes of moving traffic. Except in the event of an emergency, as reasonably determined by the Company, no such closure shall take place without prior authorization from the City. In addition, all work performed in the traveled way or which in any way impacts vehicular or pedestrian traffic shall be properly signed, barricaded, and otherwise protected as required by Section 4.7, above.

4.11 Agreement to Abide Construction and Technical Requirements. In addition to the provisions of this Article 4, Company expressly agrees to comply with all other provisions of Lehi City Code 8-1-6 governing the construction and technical requirements of the System.

ARTICLE 5
POLICE POWERS

5.1 Police Powers. The City expressly reserves, and the Company expressly recognizes, the City's right and duty to adopt, from time to time, in addition to provisions herein contained, such ordinances and rules and regulations as the City may deem necessary in the exercise of its police power for the protection of the health, safety and welfare of its citizens and their properties.

ARTICLE 6
SEVERABILITY

6.1 Severability. If any section, sentence, paragraph, term or provision of this Agreement or the Telecommunications Use of Rights-of-Way Ordinance is for any reason determined to be or rendered illegal, invalid or superseded by other lawful authority, including any state or federal, legislative, regulatory or administrative authority having jurisdiction thereof, or is determined to be unconstitutional, illegal or invalid by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such determination shall have no effect on the validity of any other section, sentence, paragraph, term or provision, all of which shall remain in full force and effect for the term of this Agreement or any renewal or renewals thereof. Provided that if the invalidated portion is considered a material consideration for entering into this Agreement, the parties will negotiate, in good faith, an amendment to this Agreement. As used herein, "material consideration" for the City is its ability to collect the Franchise Fee during the term of this Agreement and its ability to manage the Rights-of-Way in a manner similar to that provided in this Agreement, the Telecommunications Use of Rights-of-Way Ordinance, and the City's excavation ordinance. For the Company, "material consideration" is its ability to use the Rights-of-Way for telecommunication purposes in a manner similar to that provided in this Agreement, the Telecommunications Use of Rights-of-Way Ordinance, and the City's excavation ordinance.

ARTICLE 7
EARLY TERMINATION, REVOCATION OF FRANCHISE AND OTHER REMEDIES

7.1 Grounds for Termination. The City may terminate or revoke this Agreement and all rights and privileges herein provided for any of the following reasons:

(a) The Company fails to make timely payments of the Franchise Fee as required under Article 2 of this Agreement and fails to remit any penalty levied by the Utah

State Tax Commission under Title 59, Chapter 1, Part 4 of the Utah Code Annotated, as amended;

(b) The Company, by act or omission, materially violates a material duty herein set forth in any particular within the Company's control, and with respect to which redress is not otherwise herein provided. In such event, the City, acting by or through its City Council, may determine, after hearing, that such failure is of a material nature, and thereupon, after written notice giving the Company notice of such determination, the Company, within sixty (60) calendar days of such notice, shall commence efforts to remedy the conditions identified in the notice and shall have ninety (90) calendar days from the date it receives notice to remedy the conditions. After the expiration of such 90-day period and failure to correct such conditions, the City may declare the franchise forfeited and this Agreement terminated, and thereupon, the Company shall have no further rights or authority hereunder; provided, however, that any such declaration of forfeiture and termination shall be subject to judicial review as provided by law, and provided further, that in the event such failure is of such nature that it cannot be reasonably corrected within the 90-day time period provided above, the City shall provide additional time for the reasonable correction of such alleged failure if the reason for the noncompliance was not the intentional or negligent act or omission of the Company; if Company is currently serving as Lehi City's incumbent local exchange carrier, Company will be allowed to continue operation while the issue is being negotiated in good faith; or

(c) The Company becomes insolvent, unable or unwilling to pay its debts; is adjudged bankrupt; or all or part of its facilities should be sold under an instrument to secure a debt and is not redeemed by the Company within sixty (60) days.

(d) In furtherance of the Company policy or through acts or omissions done within the scope and course of employment, a director or officer of the Company knowingly engages in conduct or makes a material misrepresentation with or to the City that is fraudulent or in violation of a felony criminal statute of the State of Utah.

7.2 Termination by Company. The Company may terminate the Agreement for convenience upon one hundred eighty (180) days' notice.

7.3 Reserved Rights. Nothing contained herein shall be deemed to preclude the Company from pursuing any legal or equitable rights or remedies it may have to challenge the action of the City.

7.4 Remedies at Law. In the event the Company or the City fails to fulfill any of its respective obligations under this Agreement, the City or the Company, whichever the case may

be, shall have a breach of contract claim and remedy against the other, in addition to any other remedy provided herein or by law; provided, however, that no remedy that would have the effect of amending the specific provisions of this Agreement shall become effective without such action that would be necessary to formally amend the Agreement.

7.5 Third Party Beneficiaries. The benefits and protection provided by this Agreement shall inure solely to the benefit of the City and the Company. This Agreement shall not be deemed to create any right in any person who is not a party and shall not be construed in any respect to be a contract in whole or in part for the benefit of any third party (other than the permitted successors and assigns of a party hereto).

ARTICLE 8
NOTICES

8.1 City Designee and Address. The Mayor or his/her designee(s) shall serve as the City's representative regarding administration of this Agreement. Unless otherwise specified herein, in the Telecommunications Use of Rights-of-Way Ordinance, or designated by the City via written notice to the Company, all notices from the Company to the City pursuant to or concerning this Agreement, shall be delivered to the City's representative at:

City of Lehi
Attn: Mayor
153 North 100 East
Lehi, Utah 84043

8.2 Company Designee and Address. Unless otherwise specified herein, all notices from the City to the Company pursuant to or concerning this Agreement, shall be delivered to:

Forged Fiber 37, LLC
Attention: Bill Soards
1200 17th Street, 10th Floor
Denver, CO 80202
william.soards@forgedfiber37.com

with a copy to:
Forged Fiber 37, LLC
208 S. Akard St., Suite 3105.07,
Dallas, TX 75202
FF37_Right_of_Way@ForgedFiber37.com

and such other offices as the Company may designate by written notice to the City.

8.3 Failure of Designee. The failure or omission of the City's or Company's representative to act shall not constitute any waiver or estoppel by the City or Company.

ARTICLE 9
INSURANCE AND INDEMNIFICATION

9.1 No Liability. Except as otherwise specifically provided herein, the City shall in no way be liable or responsible for any loss or damage to property, including financial or other business loss (whether direct, indirect, or consequential), or any injury to or death of any person that may occur in the construction, operation, or maintenance by the Company of its lines and appurtenances hereunder, except to the extent of the City's negligence or willful misconduct. Notwithstanding any other provision of this Agreement, in no event shall either party be liable for any consequential, special, incidental, punitive, indirect or similar damages.

9.2 Company Indemnification of City. The Company shall indemnify and, at the City's option, defend or otherwise hold the City, its officers, agents and employees thereof, harmless from and against any and all claims, suits, actions, liability and judgments for damages, claims, demands, liens, and all liability or damage of whatsoever kind on account of or arising from the exercise by the Company of the related rights, or from the operations of the Company within the City, and shall pay the costs of defense plus reasonable attorneys' fees. Said indemnification shall include, but not be limited to, the Company's negligent acts or omissions pursuant to its use of the rights and privileges of this Agreement, including construction, operation, and maintenance of telecommunications lines and appurtenances, whether or not any such use, act, or omission complained of is authorized, allowed, or prohibited by this Agreement.

9.3 Notice of Indemnification. The Company shall give prompt written notice to the City of any claim, demand, or lien that may result in a lawsuit against the City. The City shall (a) give prompt written notice to the Company of any claim, demand, or lien with respect to which the City seeks indemnification hereunder; and (b) unless, in the City's judgment, a conflict of interest may exist between the City and the Company with respect to such claim, demand, or lien, permit the Company to assume the defense of such claim, demand, or lien with counsel satisfactory to the City. If such defense is not assumed by the Company, the Company shall not be subject to any liability for any settlement made without its consent. Notwithstanding any provision hereof to the contrary, the Company shall not be obligated to indemnify, defend, or hold the City harmless to the extent any claim, demand, or lien arises out of or in connection with a breach by the City of any obligation under this Agreement or any negligent or otherwise tortious act or failure to act of the City or any of its officers or employees or agents.

9.4 Insurance. Company shall file a certificate of insurance with the City Risk Manager, and at all times thereafter maintain in full force and effect at its sole expense, an acceptable policy or policies which have one (1) of the three highest or best ratings from the Alfred M. Best Company of liability insurance, including general liability insurance. The policy or policies shall include as additional insured the City, and in their capacity as such, their officers, agents and employees. Policies of insurance shall be in the minimum single limit amount of one million dollars ($1,000,000) per occurrence, two million dollars ($2,000,000) in the aggregate, and excess liability insurance with limits of not less than four million dollars ($4,000,000). The insurer or insurers shall be authorized to write the required insurance in the State of Utah. The policy or policies of insurance shall be maintained by the Company in full force and effect during the entire term of the Franchise. Each policy of insurance shall contain a statement on its face that the insurer will not cancel the policy or fail to renew the policy, whether for nonpayment of premium, or otherwise, and whether at the request of the Company or for other reasons, except after thirty (30) calendar days advance written notice mailed by the insurer to the City, and that such notice shall be transmitted postage prepaid.

9.5 City's Right to Intervene. In any suit in which the City is named as a party and seeks indemnification from the Company, and in which the City in its own reasonable discretion believes that a conflict of interest with Company exists, the City shall have the right to provide its own defense in connection with the same. In such event, in addition to being reimbursed for any such judgment that may be rendered against the City which is subject to indemnification hereunder, together with all court costs incurred therein, the Company shall reimburse the City for all reasonable attorney's fees, including those employed by the City in such case or cases, as well as all reasonable expenses incurred by the City by reason of undertaking the defense of such suit or suits, whether such suit or suits are successfully defended, settled, compromised, or fully adjudicated against the City.

9.6 No Creation of a Private Cause of Action. The provisions set forth herein are not intended to create liability for the benefit of third parties but are solely for the benefit of the Company and the City. In the event any claim is made against the City that falls under these indemnity provisions and a Court of competent jurisdiction should adjudge, by final decree, that the City is liable therefor, the Company shall indemnify and hold the City harmless of and from any such judgment or liability, including any court costs, expenses, and attorney fees incurred by the City in defense thereof. Nothing herein shall be deemed to prevent the parties indemnified and held harmless herein from participating in the defense of any litigation by their own counsel at their own expense. Such participation shall not under any circumstances relieve the Company from its duty of defense against liability or paying any judgment entered against such party.

9.7 Performance Bonds and Other Surety. To ensure completion of the Company's performance of its obligations hereunder, Company shall furnish to the City a performance bond

in the amount of twenty-five thousand dollars ($25,000) from an insurer or guarantor that is acceptable to the City.

ARTICLE 10
REMEDIES

10.1 Duty to Perform. The Company and the City agree to take all reasonable and necessary actions to assure that the terms of this Agreement are performed.

10.2 Remedies at Law. In the event the Company or the City fails to fulfill any of their respective obligations under this Agreement, the City or the Company, whichever the case may be, shall have a breach of contract claim and remedy against the other in addition to any other remedy provided by law, provided that no remedy that would have the effect of amending the specific provisions of this Agreement shall become effective without such action that would be necessary to formally amend the Agreement.

10.3 Third Party Beneficiaries. The benefits and protection provided by this Agreement shall inure solely to the benefit of the City and the Company. This Agreement shall not be deemed to create any right in any person who is not a party and shall not be construed in any respect to be a contract in whole or in part for the benefit of any third party (other than the permitted successors and assigns of a party hereto).

10.4 Force Majeure. The Company shall not be held in default or noncompliance with the provisions of the Franchise, nor suffer any enforcement or penalty relating thereto, where such noncompliance or alleged defaults are caused by strikes, acts of God, power outages, or other events reasonably beyond its ability to control, but the Company shall not be relieved of any of its obligations to comply promptly with any provision of this Franchise contract by reason of any failure of the City to enforce prompt compliance. Nothing herein shall be construed as to imply that City waives any right, payment, or performance based on future legislation where said legislation impairs this contract in violation of the United States or Utah Constitutions.

ARTICLE 11
TRANSFER OF FRANCHISE

11.1 Written Approval Required. The Company shall not transfer or assign the Franchise or any rights under this Agreement to another entity, unless the City shall first give its approval in writing, which approval shall not be unreasonably withheld or delayed; provided, however, that the Company may fully assign the Franchise to its corporate parent, a corporate affiliate or a subsidiary, and also that inclusion of the Franchise as property subject to the liens of the Company's mortgages or other security interests shall not constitute a transfer or assignment.

Any attempted assignment or transfer without such prior written consent shall constitute a default of the Franchise. In the event of such a default, the City shall proceed according to the procedure set forth in this Agreement, as well as the City's Telecommunications Use of Rights-of-Way Ordinance and any applicable state or federal law.

11.2 Procedure for Obtaining Approval for Transfer. At least ninety (90) calendar days before a proposed assignment or transfer of Company's franchise is scheduled to become effective, Company shall petition in writing for the City Council's written consent for such a proposed assignment or transfer. The City will not unreasonably withhold its consent to such an assignment or transfer. However, in making such a determination, the City Council may consider the following:

(a) the experience of the proposed assignee or transferee (including conducting an investigation of proposed assignee or transferee's service record in other communities);
(b) the qualifications of proposed assignee or transferee;
(c) the legal integrity of proposed assignee or transferee;
(d) the financial ability and stability of the proposed assignee or transferee;
(e) the corporate connection, if any, between the Company, and proposed assignee or transferee; and
(f) any other aspect of the proposed assignee's or transferee's background which could affect the health, safety, and welfare of the citizenry of the City as it relates to the operation of telecommunications network.

11.3 Certification of Assignee. Before an assignment or transfer is approved by the City Council, the proposed assignee or transferee shall execute an affidavit, acknowledging that it has read, understood, and intends to abide by the applicable Franchise agreement and Franchise Ordinance.

11.4 Effect of Approval. In the event of any approved assignment or transfer, the assignee or transferee shall assume all obligations and liabilities of Company, except an assignment or transfer shall not relieve the Company of its liabilities under the Franchise agreement until the assignment actually takes place, or unless specifically relieved by federal or state law, or unless specifically relieved by the City Council at the time an assignment or transfer is approved.

11.5 Transfer Upon Revocation by City. Company and City agree that in the case of a lawful revocation of the Franchise, at Company's request, which shall be made in its sole discretion, Company shall be given a reasonable opportunity to effectuate a transfer of its network to a qualified third party. City further agrees that during such a period of time, it shall authorize the Company to operate pursuant to the terms of its prior Franchise; however, in no event shall

such authorization exceed a period greater than six (6) months from the effective date of such revocation. If at the end of that time, Company is unsuccessful in procuring a qualified transferee or assignee of its network which is reasonably acceptable to the City, Company and City may avail themselves of any rights they may have pursuant to federal or state law; it being further agreed that Company's continued operation of its network during the six (6) month period shall not be deemed to be a waiver, nor an extinguishment, of any rights of either the City or the Company. Notwithstanding anything to the contrary set forth herein, neither City nor Company shall be required to violate federal or state law.

11.6 Abandonment of Facilities by Company. The Company, with the consent of the City, may abandon any underground facilities in place, subject to the requirements of the City. In such an event, the abandoned network shall become the property of the City, and the Company shall have no further responsibilities or obligations concerning those facilities.

ARTICLE 12
ACCEPTANCE BY THE COMPANY OF FRANCHISE

12.1 Company Duty to Approve Franchise Agreement. If the Company has not duly executed this Agreement prior to the City Council's adoption of the corresponding Ordinance, within sixty (60) calendar days after the effective date of the City Council's adoption of the Ordinance, the Company shall execute this Agreement and file an unqualified acceptance of the Ordinance in writing with the City Recorder of the City in a form approved by the City Attorney; otherwise, this Agreement and any ordinance adopted relating thereto and all rights granted hereunder shall be null and void.

ARTICLE 13
GENERAL PROVISIONS

13.1 Binding Agreement. The parties represent that (a) when executed by their respective parties, this Agreement shall constitute legal and binding obligations of the parties; and (b) that each party has complied with all relevant statutes, ordinances, resolutions, by-laws and other legal requirements applicable to their operation in entering into this Agreement.

13.2 Governing Law. This Agreement shall be interpreted pursuant to Utah law.

13.3 Time of Essence. Time shall be of the essence of this Agreement.

13.4 Interpretation of Agreement. The invalidity of any portion of this Agreement shall not prevent the remainder from being carried into effect. Whenever the context of any provision shall require it, the singular number shall be held to include the plural number, and

vice versa, and the use of any gender shall include any other and all genders. The paragraphs and section headings in this Agreement are for convenience only and do not constitute a part of the provisions hereof.

13.5 No Presumption. All parties have participated in preparing this Agreement. Therefore, the parties stipulate that any court interpreting or construing the Agreement shall not apply the rule of construction that the Agreement should be more strictly construed against the drafting party.

13.6 Entire Agreement and Amendments. This Agreement and all attachments hereto constitute and represent the entire agreement and understanding between the parties hereto and replaces any previous agreement, understanding or negotiation between the parties with respect to the subject matter hereof, and may be modified or amended, supplemented, or changed only by the written agreement of the parties, including the formal approval of the City Council. No oral modifications or amendments shall be effective.

13.7 Binding Agreement. This Agreement shall be binding upon the heirs, successors, administrators and assigns of each of the parties.

SIGNATURE PAGE FOLLOWS.

LEHI CITY CORPORATION:

Date: _____ _____
Paul Binns, Mayor

ATTEST:

Date: _____ _____
Teisha Wilson, City Recorder

FORGED FIBER 37, LLC

Date: _____ _____
Jeffrey Marek, Director of Transformation

STATE OF _____)

) ss.

COUNTY OF _____)

On this _____ day of _____, 2026, before me, a Notary Public in and for said State, personally appeared Jeffrey Marek, known or identified to me to be the Director of Transformation of Forged Fiber 37, LLC, a Delaware limited liability company, and the person whose name is subscribed to the within instrument, and acknowledged to me that said entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

_____
Notary Public for _____
Residing at: _____
My commission expires: _____

Agenda Item No: 5.1

City Council Agenda Item Report

Meeting Date: October 13, 2026
Submitted By: Brittney Harris
Submitting Department: Public Works
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #44-2026, approving a Municipal Code Amendment to Section 9-3-6 clarifying City policy on stockpiling of materials in the right-of-way.

Summary:

Attachments:

Municipal Code Amendment Stockpiling Material.pdf

Ordinance -Municipal Code 9.3.6 stockpiling of material 10.13.26.docx

9-3-6 ILLICIT DISCHARGE MUNICIPAL CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City Public Works
Meeting Date	October 13, 2026
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Municipal Code
Date of DRC Review	September 23, 2026

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

REPORT ANALYSIS

Lehi City Public Works Department requests approval of a proposed amendment to the Lehi Municipal Code about stockpiles of material in the city right-of-way. The proposal limits the size of stockpiled material to seven feet, and states that they cannot be placed in the right of way within 24 hours of a forecasted storm and needs to be removed within 24 hours of placement if not part of an approved Storm Water Pollution Prevention Plan. All of these measures are designed to allow residents the flexibility they need when installing landscaping or otherwise using large quantities of materials, but also protect the storm water system in accordance with State and Federal laws.

The Reviewing Departments had no comments against the proposed municipal code amendment.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed municipal code amendment. Any motion should include findings. Possible findings include:

1. The proposed Municipal Code amendment will protect against illicit discharges into the storm water system.
2. The proposed Municipal Code amendment will keep Lehi City streets clear of excessive debris and storage of material.
3. Additional findings based upon information presented during the public hearing.

Stockpiling of Materials Municipal Code Amendment
DRC Redline Comments

Lehi City – Requests review of an amendment to the Lehi Municipal Code Section 9-3-6,clarifying the City's policy regarding stockpiling of materials in City Rights-Of-Way.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Matt Seal, Brad Wilbur
Assigned Planner: N/A
Representatives of the Applicant Present:
Date of Plans Reviewed: 9/14/26
Time Start:
Time End:

DRC REDLINE COMMENTS:
Glade – Power: No comment
Brad – Fiber: No comment
Garion – Fire: No comment
Ryan – Water/Sewer: No comment
James – Parks: No comment
Gary S. – Building/Inspections: No comment
Shelbey – Public Works: No comment
Gary E. – Engineering: No comment
Matt – Traffic: No comment
Kim – Planning: No comment

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON OCTOBER 13th

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.

9-3-6: ILLICIT DISCHARGES:

A. Scope: This section shall apply to all water generated on developed or undeveloped land entering the City's separate storm sewer system. Prior situations or conditions are not exempt from the requirements of this chapter.

B. Prohibition Of Illicit Discharges: No person shall introduce or cause to be introduced into the Municipal separate storm sewer system any discharge that is not composed entirely of stormwater. The commencement, conduct or continuance of any non-stormwater discharge to the Municipal separate storm sewer system is prohibited except as described in the MS4 permit.

C. Prohibition Of Illicit Connections: The construction, use, maintenance or continued existence of illicit connections to the separate Municipal storm sewer system is prohibited.

D. Reduction Of Stormwater Pollutants By The Use Of Best Management Practices: Any person responsible for a property or premises, which is, or may be, the source of an illicit discharge, may be required to implement, at the person's expense, the BMPs necessary to prevent the further discharge of pollutants to the Municipal separate storm sewer system. Compliance with all terms and conditions of a valid NPDES permit authorizing the discharge of stormwater associated with industrial activity shall be deemed compliance with the provisions of this section.

E. Stockpiling Of Materials In City Rights-Of-Way: ~~Stockpiling of materials~~ Material stockpiles in City rights-of-way shall be placed on the property owners' side of the street. They shall be no larger than 7' in diameter, not placed or within a City right-of-way within 24 hours of a forecasted storm, and shall be removed within 24 hours of placement unless otherwise specified in an approved SWPPP.~~in City rights-of-way shall be reviewed and approved by the City prior to placement. Approved BMPs associated with stockpiling of material must be implemented and shown on the SWPPP.~~

F. Notification Of Spills: In the event of a release of hazardous materials, the person shall immediately notify emergency response agencies of the occurrence via emergency dispatch services. In the event of a release of non-hazardous materials, the person shall notify the City in person or by telephone or facsimile no later than the next business day. Notifications in person or by telephone shall be confirmed by written notice addressed and mailed to the City within three (3) business days of the telephone notice. If the discharge of prohibited materials emanates from a commercial or industrial establishment, the owner or operator of such establishment shall also retain an on-site written record of the discharge and the actions taken to prevent its recurrence. Such records shall be retained for at least five (5) years.

G. Clean Up Of Spills: Within the requirements of the law, as soon as any person responsible for a facility or operation, or responsible for emergency response for a facility or operation has information of any known or suspected release of materials which are resulting in, or may result in, illicit discharges or pollutants discharging into stormwater or

the Municipal separate storm sewer system, the person shall take all necessary steps to ensure the discovery, containment, and cleanup of such release. (Ord. 99-2018, 11-13-2018)

ORDINANCE NO: 2026 - __

AN ORDINANCE AMENDING THE LEHI CITY MUNICIPAL CODE CODE TITLE 9 CHAPTER 3 SECTION 6 – STOCKPILING OF MATERIALS

WHEREAS, it has become necessary to amend Chapter 3 of the Lehi City Municipal Code providing requirements for stockpiling of material in the public right of way to reduce stormwater pollution; and

WHEREAS, on October 13, 2026, 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 and minutes from the DRC meeting of September 23, 2026; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: Chapter 3 of the Lehi City Municipal 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 7 of the Lehi City Municipal Code is hereby amended as shown on Exhibit A.

PART II:

A. If a provision of this Ordinance -2026 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 October 2026.

ATTEST

_____ _____

Paul Binns, Mayor Teisha Wilson, City Recorder

Agenda Item No: 5.2

City Council Agenda Item Report

Meeting Date: October 13, 2026
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:

Consideration for the Pasture Walk Annexation on 4.4 acres located at approximately 900 North 1000 West.

1. Public Hearing
2. Consideration of Resolution #2026-56, approving the Pasture Walk Annexation Agreement.
3. Consideration of Ordinance #46-2026, approving the Pasture Walk Annexation with R-1-22 zoning.

Summary:

Attachments:

Pasture Walk 1.pdf

Ordinance -Pasture Walk Annexation 10.13.26.docx

Pasture Walk AnnexAgreement 10.13.26.docx

Resolution Annexation Agreement -Pasture Walk Annexation 10.13.26.docx

PASTURE WALK ANNEXATION
CITY COUNCIL REPORT

Applicant	Jeanne Walker		
Meeting Date	October 13, 2026		
Requested Action/Purpose	Approval of a proposed annexation		
Location	Approximately 900 North 1000 West		
Requested Zoning	R-1-22		
General Plan Land Use Designation	VLDRA		
Acreage	4.4 acres		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	A-1	Single family residential
	South	R-1-12	Single family residential
	East	A-1	Single family residential
	West	TH-5	Single family residential
Date of DRC Review	July 22, 2026		
Date of City Council Acceptance	August 11, 2026		
Date of Planning Commission Review	August 27, 2026		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

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

REPORT ANALYSIS

The applicant requests review of their proposal to annex 4.4 acres of property located at approximately 900 North 1000 West with proposed R-1-22 zoning. The proposed annexation resolves an existing county island. This area has a general plan land use designation with the intent that it would annex into Lehi at some point. The General Plan designates this property as Very Low Density Residential Agriculture (VLDRA).

The DRC reviewed the proposed annexation and had no critical issue concerns. The DRC comments were informative for the applicant.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed annexation. Any motion should include findings. Possible findings include:

1. The proposed application does/does not conform to the goals and policies of the General Plan.
2. Other findings as determined at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed annexation on August 27, 2026. The minutes and motion from this meeting are as follows:

Pasture Walk Annexation
DRC Redline Comments

Jeanne Walker- requests review of the Pasture Walk Annexation on 4.4 acres located at approximately 900 North 1000 West.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Matt Seal
Representatives of the Applicant Present: Tony Trane
Assigned Planner: Jacob Curtis
Date of Plans Reviewed: 7/22/26
Time Start: 2:03 pm
Time End: 2:10 pm

DRC REPORT:

1. **Critical Issues: None**

2. **Location of existing and proposed City facilities**

3. **Zoning required or recommended- R-1-22**

4. **Distances to schools/parks/shopping**

5. **Transportation**

DRC GENERAL COMMENTS:

1. Can we coordinate with UTA to annex in this portion as well to fill in the County island? Put it as TH-5.
2. FYI - there is a master planned shared use trail along the edge of the railroad corridor that will need to be installed with development and reimbursed by the City.
3. As a condition of recording the annexation plat, water dedication will be required at a rate of .79 acre feet of culinary water and 2.9 acre feet per acre of irrigation water.
4. Show Matthews piece as A-1 Zone
5. Power- Future development will require a line extension.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON AUGUST 11, 2026.

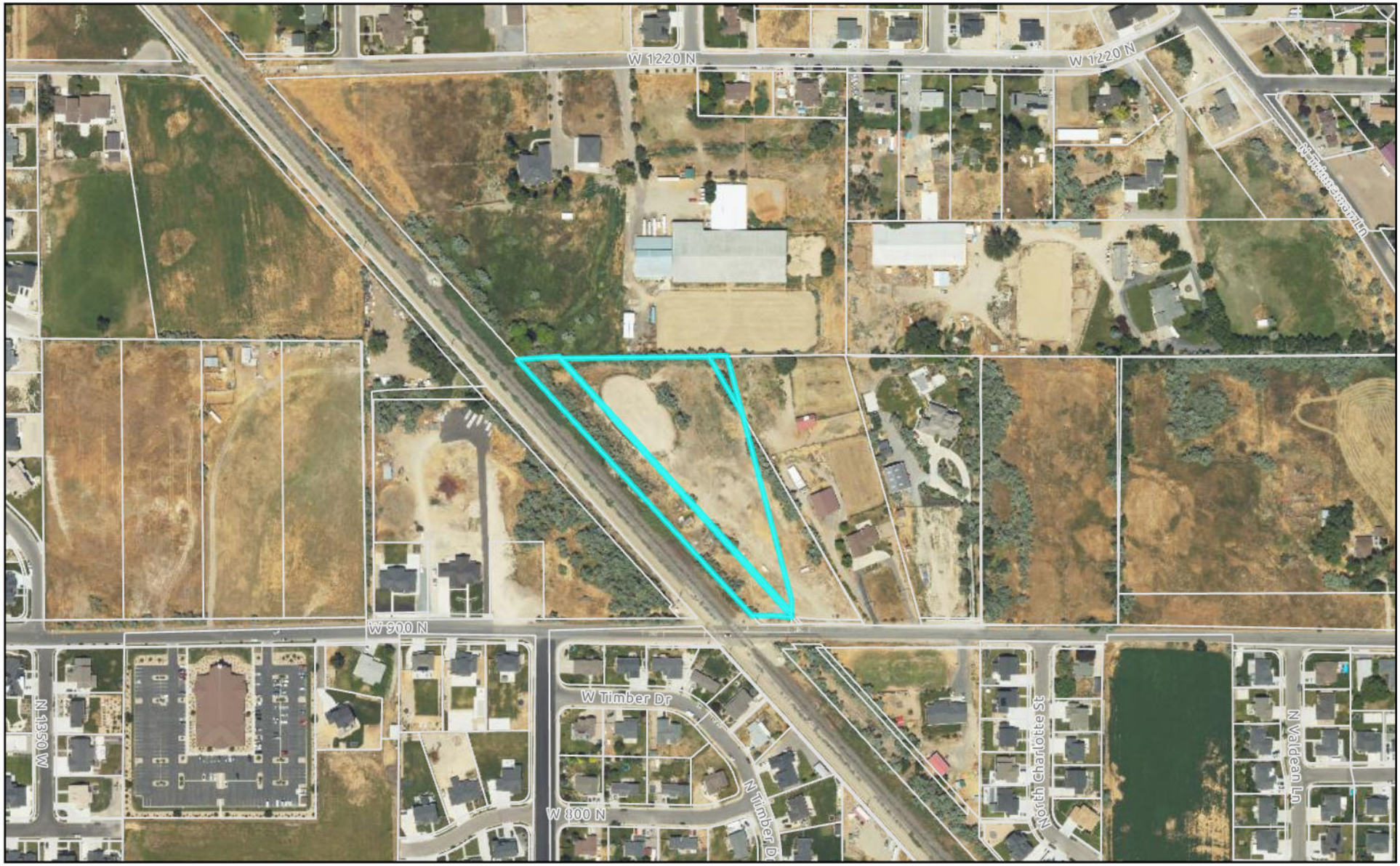
NEED ENVELOPES

(PLANNING STAFF - REMEMBER TO SEND AN ELECTRONIC COPY OF THE ANNEXATION PLAT TO THE COUNTY SURVEYOR'S OFFICE FOR THEIR "PRE CHECK" AND REMEMBER TO CHECK NAME ON ANNEXATION PLAT THAT IT STAYS THE SAME THROUGHOUT THE PROCESS AND ON ALL LEGAL DOCUMENTS)

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.

Pasture Walk Annexation

Aerial

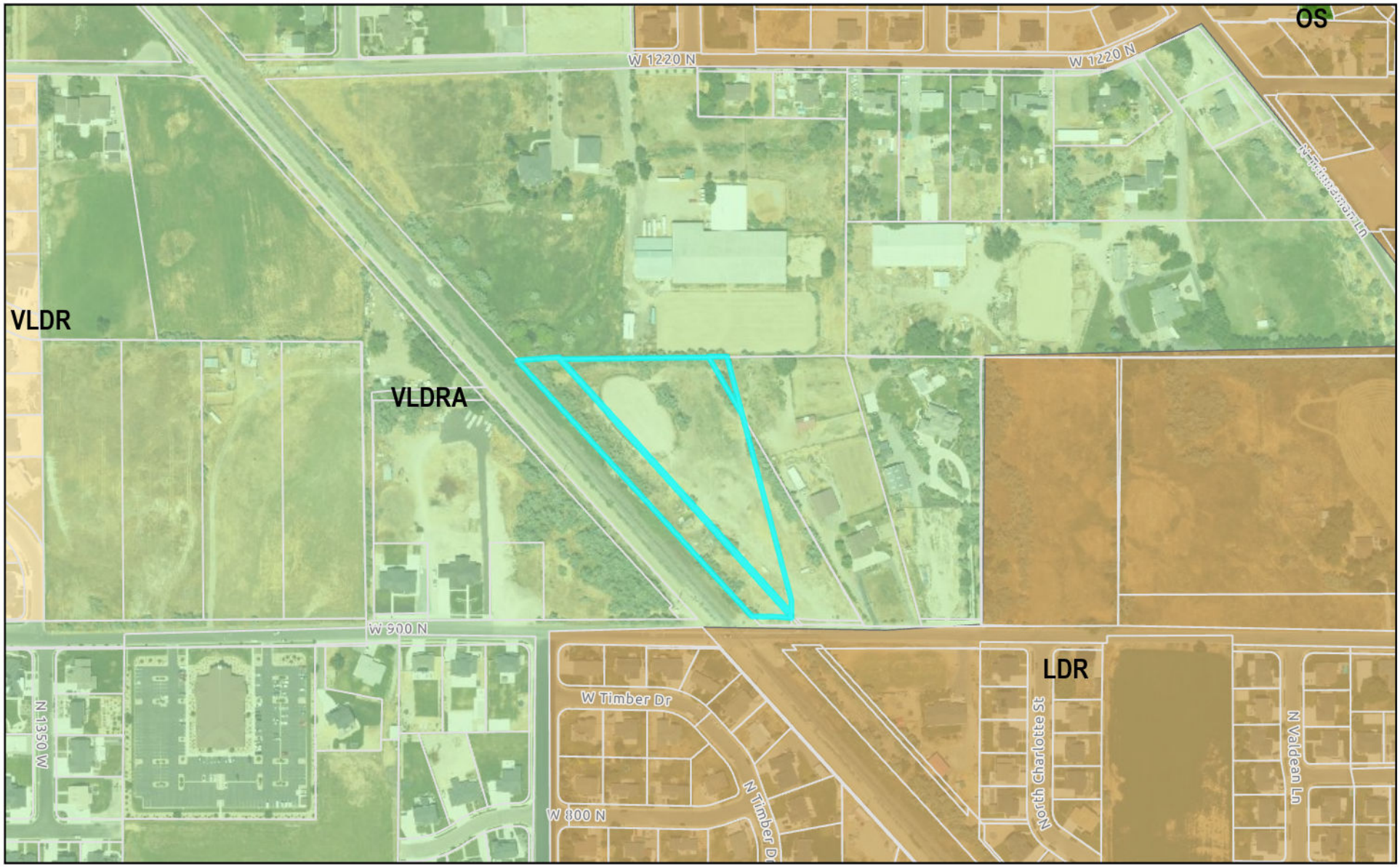


0 425 850 1,700 Feet

LEHI CITY

Pasture Walk Annexation

General Plan

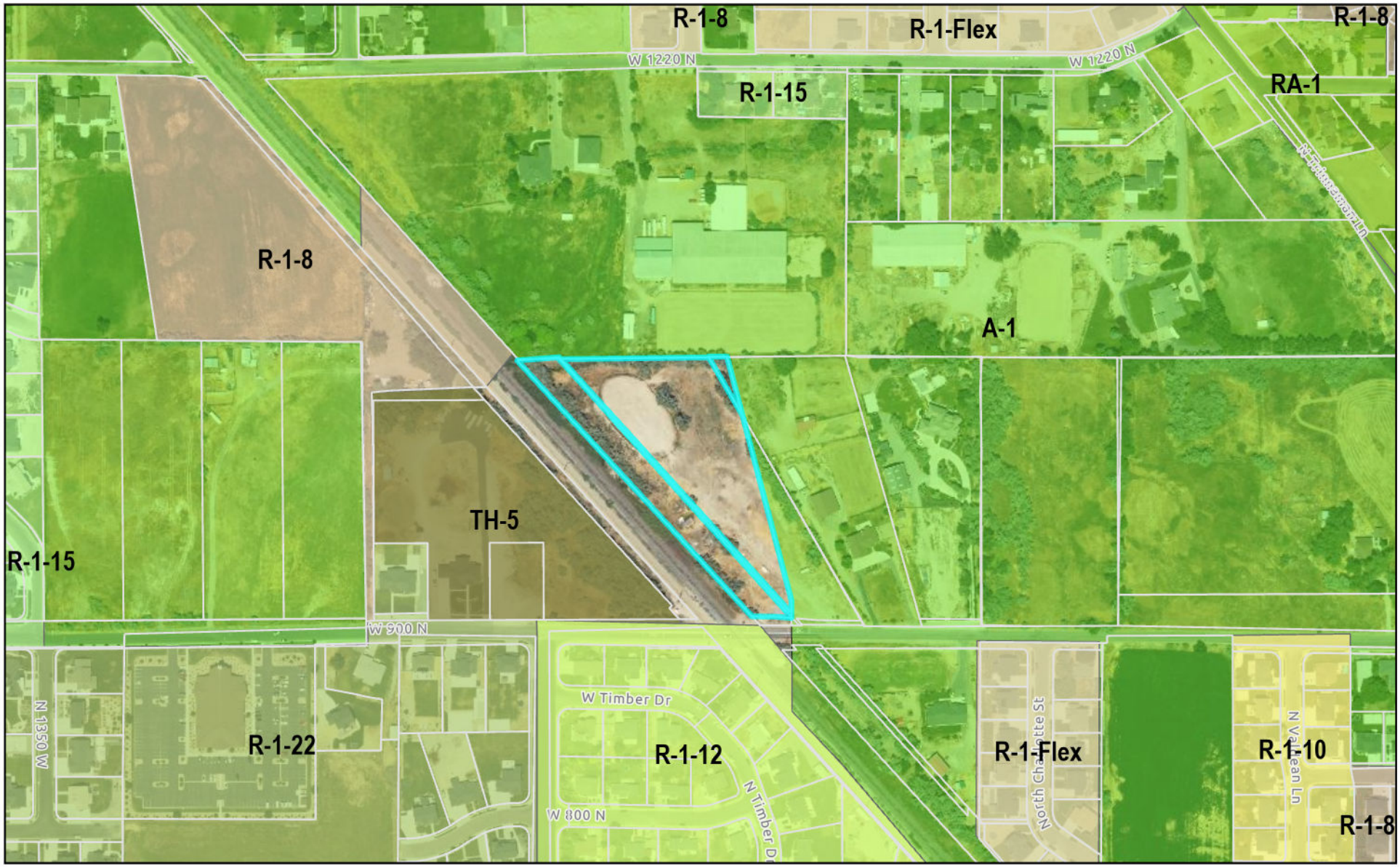


0 425 850 1,700 Feet

LEHI CITY

Pasture Walk Annexation

Zoning

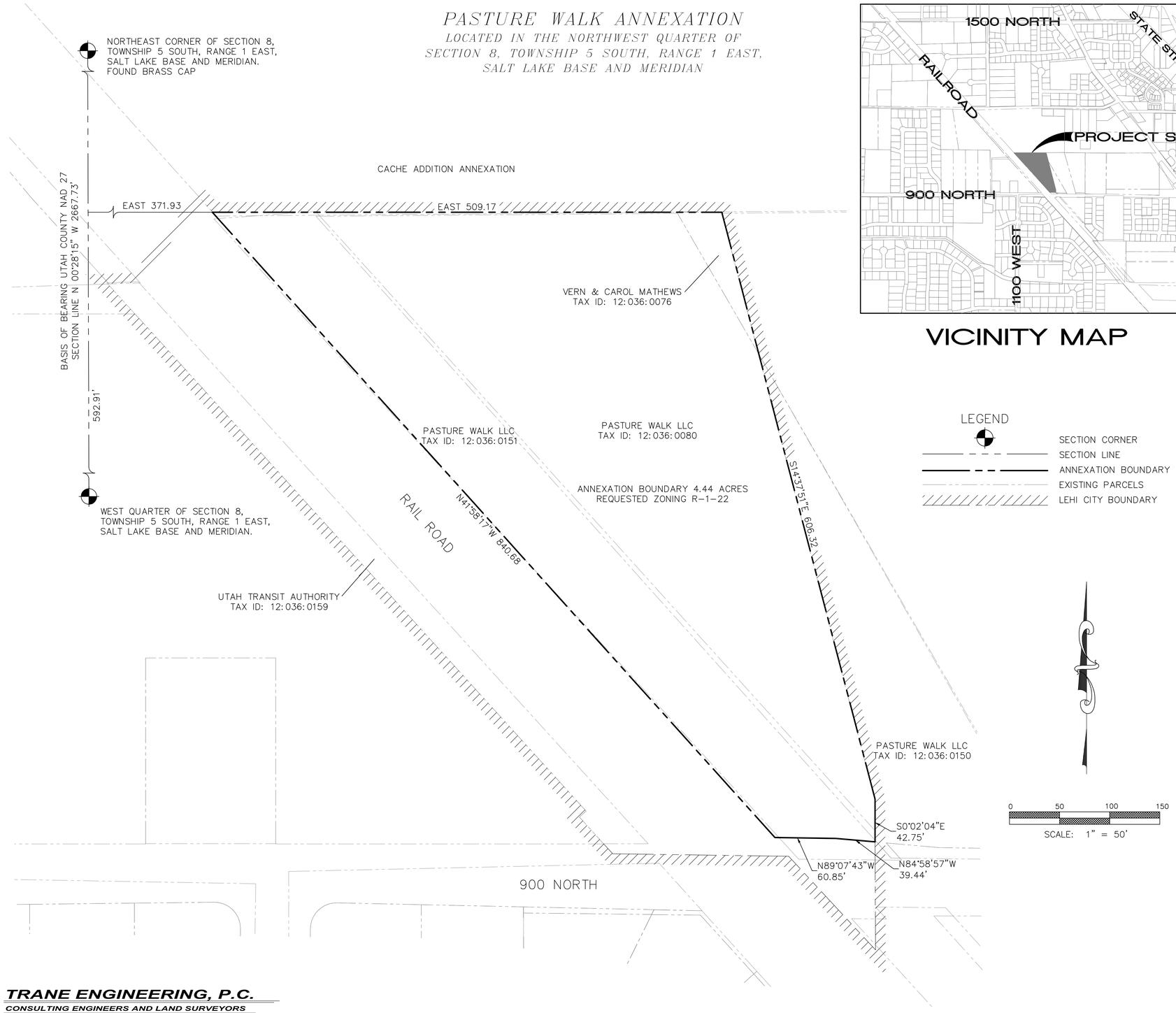


0 425 850 1,700 Feet

LEHI CITY

PASTURE WALK ANNEXATION

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



VICINITY MAP

LEGEND

- SECTION CORNER
- SECTION LINE
- ANNEXATION BOUNDARY
- EXISTING PARCELS
- LEHI CITY BOUNDARY

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

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENCE NO. 5152741 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH; I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO LEHI CITY, UTAH COUNTY, UTAH.

ANNEXATION DESCRIPTION

Beginning at a point on the South line of Cache Addition Annexation which is North 00°28'15" West 592.91 feet along the section line and East 371.93 feet from West Quarter Corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence East 509.17 feet along said Cache Addition; thence along Lehi City Boundary the following two courses 1) South 14°37'51" East 606.32 feet; 2) South 00°02'04" East 42.75 feet; thence along Record of Survey Entry No. 26–088 the following three courses 1) North 84°58'57" West 39.44 feet; 2) North 89°07'43" West 60.85 feet; 3) North 41°58'17" West 840.68 feet to the point of beginning.

SURVEYOR

DATE

SURVEYOR'S SEAL

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

COUNTY SURVEYOR

DATE

COUNTY SURVEYOR'S SEAL

ACCEPTANCE BY LEGISLATIVE BODY

We, the duly elected Council of LEHI City, Utah, have received a request to initiate procedures for the annexation of the tract of land shown heron, which tract constitutes a portion of an existing island or peninsula within or contiguous to the City, an do hereby certify: (1) the Council has adopted a resolution setting forth its intent to annex the tract, provided notice and conducted hearings on the matter, and adopted an ordinance providing for the annexation of the tract to the City: all in accordance with the provisions of Section 10–2–418 Utah Code Annotated, as amended, and (2) that the Council does hereby approve and accept the annexation of the tract of land shown hereon as a part of Lehi City, to be Known here after as the Pasture Walk Annexation.

DATED THIS _____ DAY OF _____, 2021.

Mayor

Council Member

Council Member

Council Member

Council Member

Council Member

Council Member

City Recorder

RECORDER'S SEAL

FINAL LOCAL ENTITY PLAT

PASTURE WALK ANNEXATION

LEHI CITY, UTAH COUNTY, UTAH

SCALE 1" = 50 FEET

RECORDING INFORMATION

LEHI CITY

ORDINANCE NO: -2026

AN ORDINANCE APPROVING THE PASTURE WALK ANNEXATION

WHEREAS, the Lehi City Council has adopted a resolution of intent to annex real property known as the Pasture Walk Annexation, located at approximately 900 North 1000 West and further identified by Exhibit "A" pursuant to the provisions of Section 10-2-418 of the Utah Code: and

WHEREAS, the Lehi City Council conducted a public hearing on the 13th day of October 2026, after having published notice as also required by Section 10-2-418 of the Utah Code; and

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

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

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

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

Section 3. Pursuant to Utah Code Ann. §10-9-406, the City Council hereby assigns the R-1-22 zoning designation to the territory depicted on the Annexation Plat which is being annexed to Lehi City by this ordinance, and further directs that the Official Zoning District Map of Lehi City be amended to show the area as part of Lehi City with the new zoning district designation.

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

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

Approved and adopted by the Lehi City Council this 13th day of October 2026.

ATTEST

_____	_____
PAUL BINNS, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

Pasture Walk Legal Description

ANNEXATION DESCRIPTION

Beginning at a point on the South line of Cache Addition Annexation which is North 00°28’15” West 592.91 feet along the section line and East 371.93 feet from West Quarter Corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence East 509.17 feet along said Cache Addition; thence along Lehi City Boundary the following two courses 1) South 14°37’51” East 606.32 feet; 2) South 00°02’04” East 42.75 feet; thence along Record of Survey Entry No. 26–088 the following three courses 1) North 84°58’57” West 39.44 feet; 2) North 89°07’43” West 60.85 feet; 3) North 41°58’17” West 840.68 feet to the point of beginning.

PASTURE WALK ANNEXATION
ANNEXATION AGREEMENT

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

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

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

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

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

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

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

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

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

4. The property will be zoned **R-1-22** as shown on the annexation plat map**.**

5. There will be a water right dedication required as a condition of recording the annexation plat because of the R-1-22 zoning designation. The amount of water to be dedicated has been calculated according to Section 27.070 of the Lehi City Development Code, and determined to be .79 acre feet per acre of culinary water and 2.90 acre feet per acre of irrigation water. The annexation plat shall be recorded prior to any application for development being considered other than a concept plan application. When water transfers do occur, they must comply with Exhibit B (attached).

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

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

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

9. As the property in the annexation is sold or developed, Owners agree to provide notification to all purchasers of the provisions of the Right to Farm chapter of the Lehi City Development Code as it relates to agricultural uses in the area such that all subsequent property owners will be aware of the nature of the farming operations on surrounding properties and the intent to continue present agricultural operations. All individual buyers will be notified of the existing agricultural uses in the surrounding area with the following statements which will be included on the recorded subdivision plats:

> "This area is subject to the normal, everyday sounds, odors, sites, equipment, facilities and any other aspect associated with an agricultural lifestyle. Future residents should also recognize the risks inherent with livestock."

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

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

_____ _____
PAUL BINNS, Mayor Date

ATTEST:_____
TEISHA WILSON, City Recorder
Lehi City, Utah

_____ _____ _____ _____
Property Owner Date Property Owner Date

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

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

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

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

EXHIBIT "A"

ANNEXATION DESCRIPTION

Beginning at a point on the South line of Cache Addition Annexation which is North 00°28'15" West 592.91 feet along the section line and East 371.93 feet from West Quarter Corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence East 509.17 feet along said Cache Addition; thence along Lehi City Boundary the following two courses 1) South 14°37'51" East 606.32 feet; 2) South 00°02'04" East 42.75 feet; thence along Record of Survey Entry No. 26–088 the following three courses 1) North 84°58'57" West 39.44 feet; 2) North 89°07'43" West 60.85 feet; 3) North 41°58'17" West 840.68 feet to the point of beginning.

EXHIBIT "B"

LEHI CITY
WATER RIGHT TRANSFER PROCEDURES

The procedures in this exhibit pertain to all transfers of water rights to Lehi City such as transfers related to annexations, zone changes, etc.

1. General Requirements. The water right dedication for an annexation is based on the zoning designation assigned at the time of annexation. Should the zone be changed subsequent to annexation, an adjustment will be made in order to conform to the water dedication schedule for the new zone. Acre-feet will be rounded up if the shares/water rights do not exactly match the required amount. Lehi Irrigation Company shares shall be used as the standard in determining the number of shares of water stock to be dedicated. Owner warrants good and marketable title to the Stock/Water Rights and warrants that Stock/Water Rights will be transferred free of all liens, encumbrances and security interests. Owner shall pay all debts, taxes, charges and assessments against said Stock/Water Rights existing as of the date that the Owner transfers Stock/Water Rights to Lehi City.

2. Irrigation Company Shares. If the irrigation shares can be used directly in the Lehi pressurized irrigation system, the shares shall be transferred into the name of Lehi City through the Irrigation company and the certificates delivered to Lehi City. If the irrigation company shares cannot be used directly in the Lehi pressurized irrigation system, the change application procedure in item #4 must be followed. When the change application is final, Owner must transfer the shares into the name of Lehi City through the Irrigation company and deliver the certificates to Lehi City.

3. Fee in Lieu of Future Assessments. Shares of stock in mutual irrigation companies are subject to payment of an annual fee to cover assessments levied by the irrigation company board of directors pursuant to Utah Code Annotated 16-4-4 et seq. If the city incurs pumping costs in order to use the irrigation water in the city system, then there shall be an additional assessment. In consideration for the City's additional obligation created herein for all future assessments levied by the irrigation company, Owner agrees to make a one-time payment to Lehi City equal to the most recent assessment levied against the shares being

transferred to the City multiplied by 15.

4. <u>Non-irrigation Company Shares.</u> The Owner must prepare, submit, pay appropriate fees and receive approval from State Engineer's Office for a Joint Change of Water for said water right to be used from an existing City source for municipal use as approved by the Lehi City Engineer. (This will allow quantification and verification of the right by the State Engineer's Office.) The decision on the change application shall be considered final when the time for filing a request for reconsideration with the Utah State Engineer's office (20 days after issuance of the Utah State Engineer's decision) and the time for filing a judicial review action in the district court (30 days after the later of the issuance of the Utah State Engineer's decision or a denial of a request for reconsideration) has run and no judicial review action has been filed. When the change application is final, Owner must:

a. Prepare warranty deed to transfer title to Lehi City

b. Record deed at the Utah County Recorder's Office

c. Transfer title to Lehi City at the State Engineer's Office

d. Deliver recorded deed to Lehi City

LEHI CITY

RESOLUTION NO: 2026-

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN ANNEXATION AGREEMENT WITH THE OWNERS OF THE PROPERTY THAT IS THE SUBJECT OF THE PASTURE WALK ANNEXATION

WHEREAS, the owners desire to annex certain property located at approximately 900 North 1000 West to the City of Lehi which property is further described in Exhibit "A" of the Annexation Agreement and incorporated by reference herein; and

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

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

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

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

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

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

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

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 13th day of October 2026.

LEHI CITY	ATTEST
_____	_____
PAUL BINNS, Mayor	TEISHA WILSON, City Recorder

Agenda Item No: 5.3

City Council Agenda Item Report

Meeting Date: October 13, 2026
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #45-2026, approving the Lakeview Land and Rock General Plan Amendment located at approximately 600 South 600 East, changing the designation for LDR (Low Density Residential) to Commercial and Heavy Commercial.

Summary:

Attachments:

Lakeview GPA 1.pdf

Ordinance - Lakeview Land and Rock General Plan Amendment.docx

LAKEVIEW LAND AND ROCK GENERAL PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	Cole Peck		
Meeting Date	October 13, 2026		
Requested Action/Purpose	Approval of a proposed general plan amendment		
Location	600 S 600 E		
Acreage	12.81 acres		
Existing Zoning	Vacant		
Existing General Plan Land Use Designation	LDR		
Proposed Land Use Designation	C/C-H (Commercial/Heavy Commercial)		
Existing Land Use	N/A (Utah County)		
Adjacent Zoning and Land Use	*North*	A-1	Single family residential
	South	N/A	Rail Corridor
	East	A-1/R-1-10	Light Industrial/Single family residential
	West	R-1-Flex	Single family residential
Date of DRC Review	September 9, 2026		
Date of Planning Commission Review	September 24, 2026		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

The applicant is requesting to amend the General Plan land use designation of this 12.81-acre property from Low Density Residential (LDR) to Commercial (C) and Heavy Commercial (C-H). The applicant highlights the current

land use of the property directly east as light industrial use, emphasizing that the requested use will be similar. Additionally, the applicant outlines that the potential Commercial zone would be located directly on the west side of the property, bordering the single family residential and offering a buffer of sorts between residential and heavy commercial.

The applicant is interested in pursuing a development agreement with the City Council so that this commercial designated space would be office space, with architecture like that of a single-family detached house. An 8' solid fence would also be proposed along the west edge.

DRC Redline Comments

The DRC had five redline comments concerning this general plan amendment. Please consider the following comments:

1. There are concerns adding more Commercial and Heavy Commercial in this area due to limited access. Currently, traffic is forced to go down 600 E which already has a lot of heavy truck traffic through what is primarily a residential neighborhood. Expanding on this land use creates more travel demand with uses that don't directly serve the surrounding neighborhoods. If access could be achieved eastward to 850 East, that would alleviate much of the concern from a traffic perspective.
2. The City Council would have to decide if they want to enter into a development agreement on this proposal. Otherwise, the issue at hand is just the GP amendment.
3. The connectivity requirements in Chapter 37 of the Development Code require that 570 South extend to 600 East in order to not exceed the maximum block length on 600 E.

Please consider the DRC comments in your motion,

POSSIBLE MOTIONS AND FINDINGS

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

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed general plan amendment on September 24, 2026. The minutes and motion from this meeting are as follows:

3.1 Public hearing and recommendation of Cole Peck's request for review of the Lakeview Land and Rock General Plan Amendment located at approximately 600 South 600 East, changing the designation from Low Density Residential to Commercial and Heavy Commercial.

Jacob Curtis presented Cole Peck's request to amend the General Plan designation for approximately

12.81 acres near 600 South and 600 East from Low Density Residential to Commercial and Heavy Commercial. He reviewed the history of previous applications and clarified that the current request was for the General Plan amendment only.

The applicant, Tony Trane, representing Cole Peck, explained that the intent is to pursue a development agreement with restrictions addressing buffering, landscaping, outdoor storage, building design, and traffic. He stated that the property is intended primarily for smaller construction-oriented businesses.

Mr. Curtis reported that the City received 18 comments opposing the request, primarily related to traffic, pedestrian safety, infrastructure, noise, lighting, and compatibility with the adjacent residential neighborhood.

Chair Tyson Eyre opened the public hearing.

Sarah Blatter, Dale Stewart, Berkeley, Alexa Jarrett, Skyler Thomas, and Carrie Lynn Southerton discussed concerns regarding traffic and road conditions, pedestrian safety, buffering, noise and lighting, drainage, building size, and the lack of a detailed development plan. Several residents requested that the existing residential designation remain until additional details and protections are established.

Chair Tyson Eyre closed the public hearing.

Mr. Trane clarified that the current concept contemplated up to approximately 18 buildings and expressed willingness to work with residents and the City through a development agreement. Commissioners Beau Jones and Gregory Jackson discussed balancing the property owner's rights with impacts on surrounding residents and the need for sufficient protections.

Motion: Commissioner Gregory Jackson moved to forward a negative recommendation, finding that a development agreement would be the appropriate course for future nonresidential development. He recommended that any agreement address operating hours, traffic and truck circulation, business types and numbers, building characteristics, and potential flooding impacts, including findings stated in the report and all DRC comments. Commissioner Jones seconded.

Vote: Commissioner Gehman, yes; Commissioner Jones, yes; Commissioner Eyre, yes; Commissioner Roberts, yes; Commissioner Jackson, yes. The motion passed unanimously.

Lakeview Land and Rock General Plan Amendment

Aerial

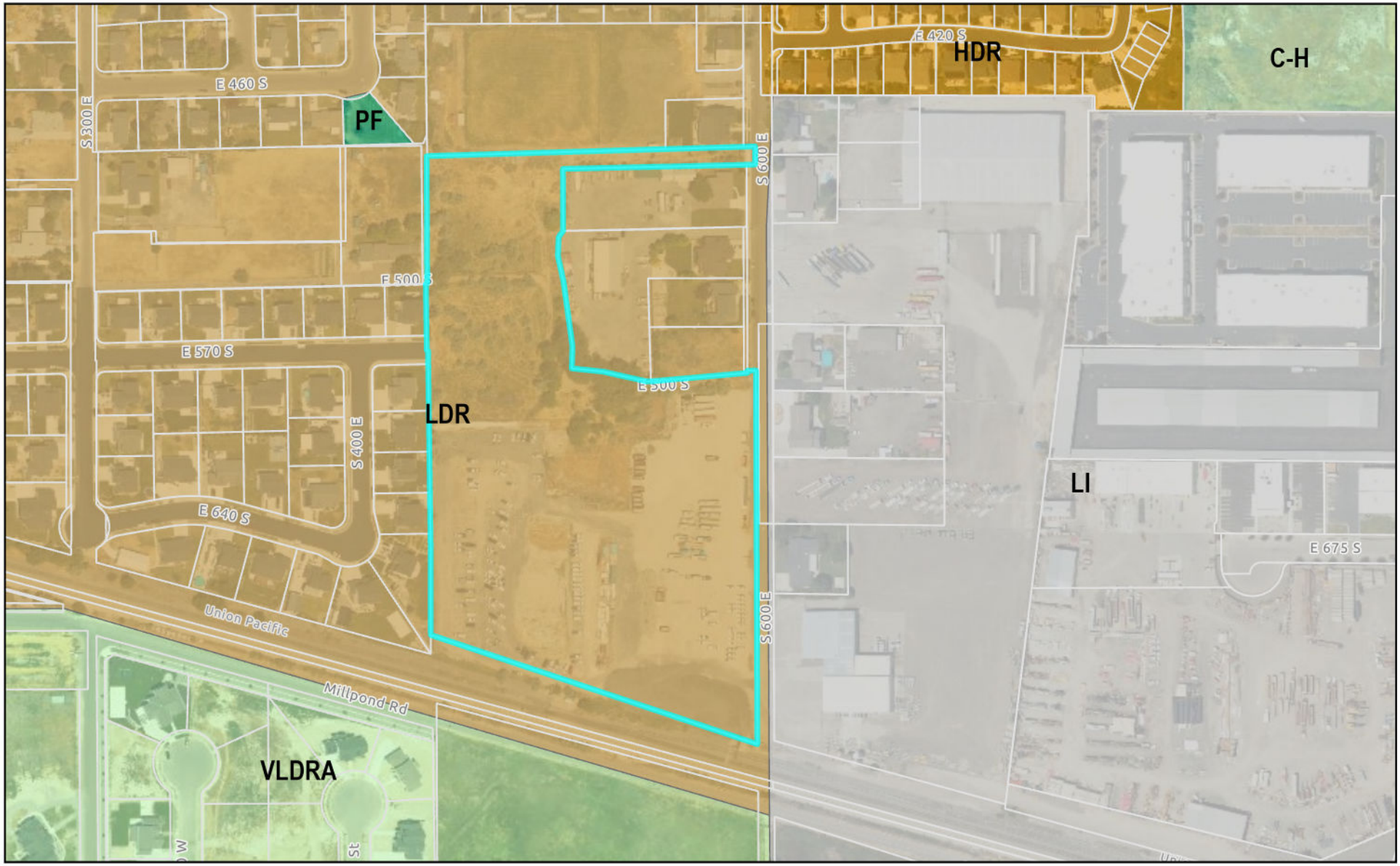


0 435 870 1,740 Feet

LEHI CITY

Lakeview Land and Rock General Plan Amendment

General Plan

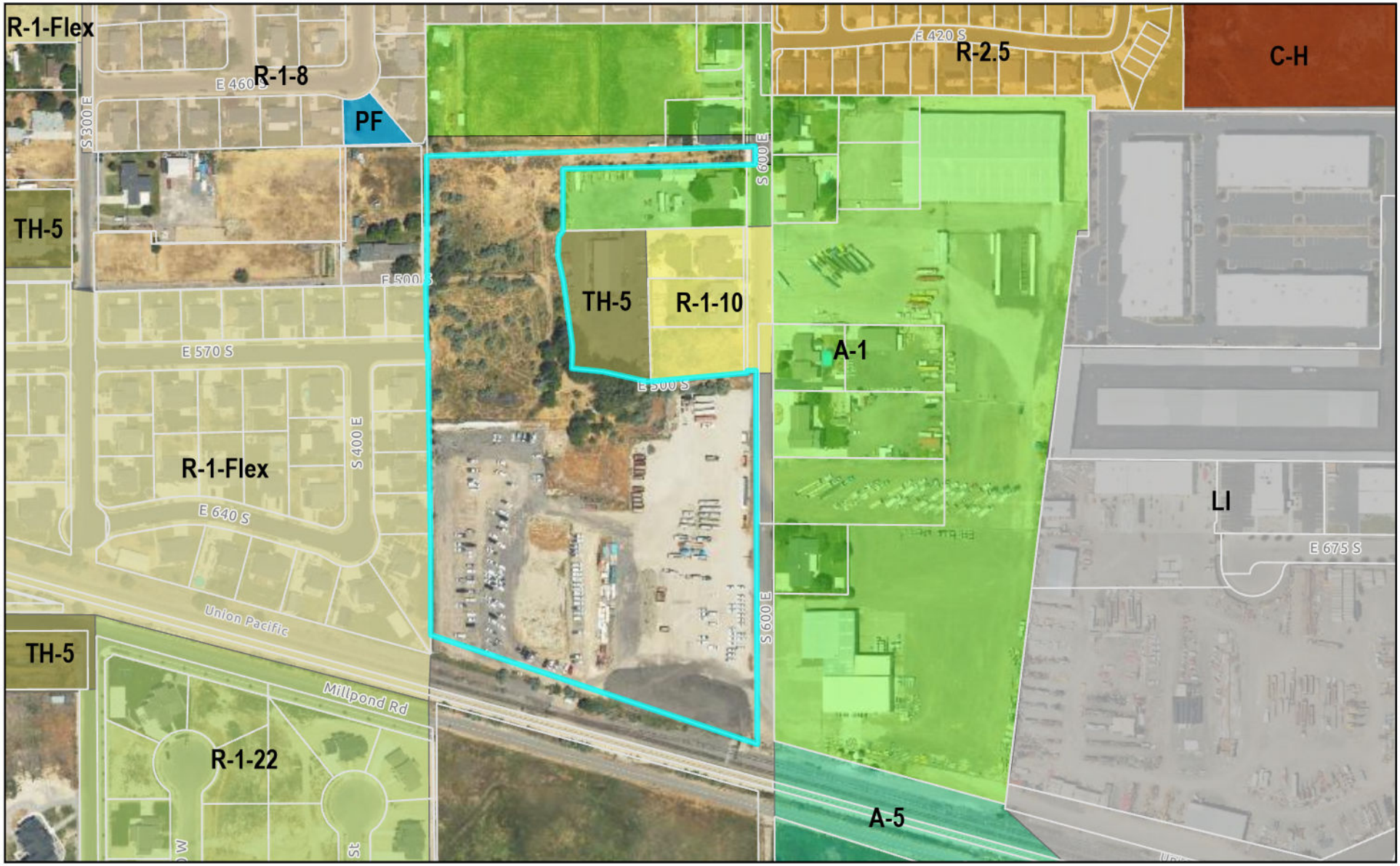


0 435 870 1,740 Feet

LEHI CITY

Lakeview Land and Rock General Plan Amendment

Zoning



0 435 870 1,740 Feet

LEHI CITY

Lakeview Land and Rock General Plan Amendment
DRC Redline Comments

Cole Peck – requests review of the Lakeview Land and Rock General Plan Amendment located at approximately 600 South 600 East, changing the designation for LDR (Low Density Residential) to Commercial and Heavy Commercial

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Matt Seal, Brad Wilbur
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: Tony Trane
Date of Plans Reviewed: 8/31/26
Time Start: 1:05 PM
Time End: 1:20 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments
Brad – Fiber: No comments
Garion – Fire: No comments.
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary S. – Building/Inspections: No comments.
Shelbey – Public Works: No comments
Gary E. – Engineering:
1. There are a master planned 12" PI and a 10" culinary line planned through this parcel.

Matt – Traffic: No comments
Kim – Planning:
2. There are concerns adding more Commercial and Heavy Commercial in this area due to limited access. Currently, traffic is forced to go down 600 E which already has a lot of heavy truck traffic through what is primarily a residential neighborhood. Expanding on this land use creates more travel demand with uses that don't directly serve the surrounding neighborhoods. If access could be achieved eastward to 850 East, that would alleviate much of the concern from a traffic perspective.
3. The City Council would have to decide if they want to enter into a development agreement on this proposal. Otherwise, the issue at hand is just the GP amendment.
4. The connectivity requirements in Chapter 37 of the Development Code require that 570 South extend to 600 East in order to not exceed the maximum block length on 600 E.
5. Submit a concept plan and additional information for presentation to help Planning Commission and Council visualize the intent.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON SEPTEMBER 24TH PENDING ENVELOPES AND CONCEPT PLAN

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.

August 1, 2026

Lehi City
Attn: City Council and Staff

Subject: LAKEVIEW LAND AND ROCK DEVELOPMENT LLC GENERAL PLAN AMENDMENT

The properties owned by, Lakeview Land and Rock Development LLC, located at 600 South 600 East (serial number 13:007:0040) is requesting a general plan amendment for the Lehi City General Plan Map. This general plan amendment submittal is requesting approximately 12.81 acres change the designation to Commercial and Heavy Commercial with the intent of a development agreement between the property owner and Lehi City. We feel this is an appropriate request based on the criteria below:

(a) In general, the topography, vegetation, and other natural features present on the property proposed for the amendment is Flat Land.

(b) The existing land uses to the east of the property is a light industrial use and the property to the west is residential. The initial development is anticipated to be a couple acres for the property owner to build an office warehouse building for their construction companies.

(c) The potential development of the property would be to develop office warehouse with some potential storage areas along the east side of the project. The requested use is similar to the property east and is anticipated to include restriction and/or exceptions in the development agreement if recommended by the Council.

One future proposed use along the westerly side that is being considered is office space that looks more like a home, (similar to the older homes along Main Street). This will help to keep a buffer area for the single family homes and give a more blended feel to the area. This area is being proposed as commercial and can allow for additional requirements based on the development agreement. Such items would be anticipated to define uses, landscaping protection along the residential and fencing agreements. The anticipation is to construct an 8' high solid fence along the westerly edge.

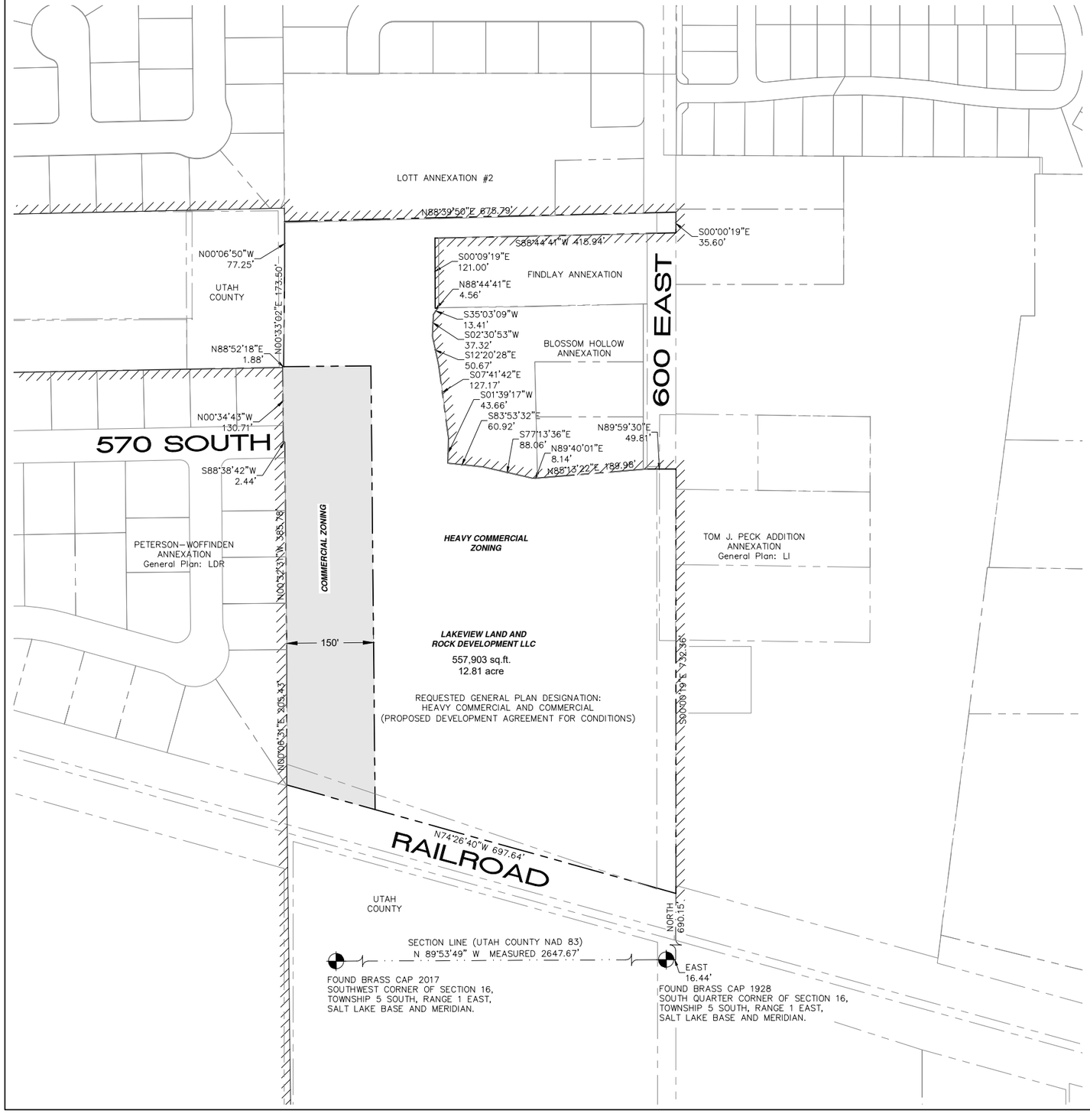
(d) This proposal would fit in with the Lehi City's land use(s), goals and policies outlined in the Lehi City General Plan base on the adjacent similar uses, a railroad along the property and a significant need within the City for this type of use along with the measures being put in place to create a transition buffer with the homes to the west.

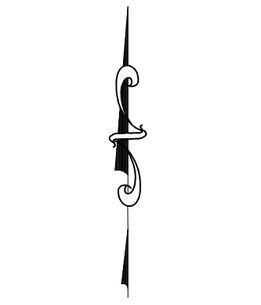
(e) The potential (when the property is developed) demands for Lehi City provided facilities and services to the area including culinary water, irrigation water, wastewater,transportation facilities, drainage, fire protection, solid waste, parks and recreation, and police protection would be lessened with the current proposal based on the fact that the proposed impact to the systems would be at different times from the typical residential demands.

We feel that the proposed amendment request is an appropriate request and would be in line with the City's future planning. We ask that you direct City Staff to coordinate with us for the creation of a development agreement that would allow approval for the requested General Plan Amendment for the Lakeview Land and Rock property along 600 East.

Thank you for your consideration of this matter.

LAKEVIEW LAND AND ROCK DEVELOPMENT LLC
GENERAL PLAN AMENDMENT





0 100 200 300

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

SECTION CORNER MONUMENT

LEHI CITY BOUNDARY

SECTION LINE

FUTURE ANNEXATION BOUNDARY

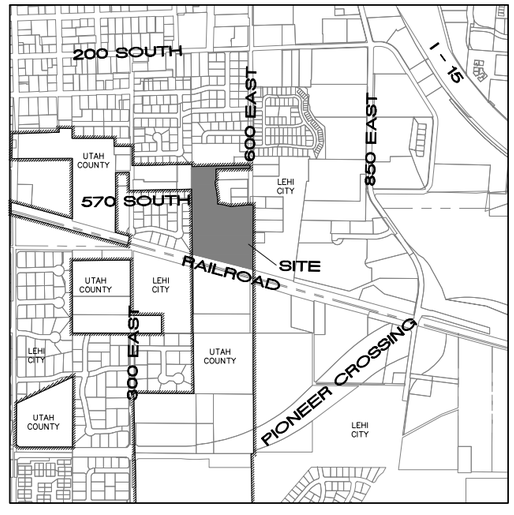
EXISTING PROPERTY LINES

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

Property Description
Beginning at a point on the North right of way fence of the rail road which is East 16.44 feet and North 690.15 feet from the South Quarter Corner of Section 16, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence North 74°26'40" West 697.64 feet along a Surveyed line by George Wilson Entry No. 10-01 and its extension thereof; thence along the Peterson-Woffinden Annexation the following four courses 1) North 00°06'31" East 205.43 feet; 2) North 00°32'31" West 385.78 feet; 3) South 88°38'42" West 2.44 feet; 4) North 00°34'43" West 130.71 feet; thence North 88°52'18" East 1.88 feet; thence North 00°33'02" East 173.50 feet along a fence line; thence North 00°06'50" West 77.25 feet along an existing fence line; thence North 88°39'50" East 675.79 feet along the South line of Lott Annexation #2; thence South 00°00'19" East 35.60 feet along the West line of Tom J. Peck Addition Annexation; thence along the Findlay Annexation the following three courses 1) South 88°44'41" West 415.94 feet; 2) South 00°09'19" East 121.00 feet; 3) North 88°44'41" East 4.56 feet; thence following along the Blossom Hollow Annexation the following ten courses 1) South 35°03'09" West 13.41 feet; 2) South 02°30'53" West 37.32 feet; 3) South 12°20'28" East 50.67 feet; 4) South 07°41'42" East 127.17 feet; 5) South 01°39'17" West 43.66 feet; 6) South 83°53'32" East 60.92 feet; 7) South 77°13'36" East 88.06 feet; 8) North 89°40'01" East 8.14 feet; 9) North 85°13'22" East 189.98 feet; 10) North 89°59'30" East 49.81 feet; thence South 00°00'19" East 732.36 feet along the Tom J. Peck Addition Annexation to the point of beginning.

Property contains 12.81 acres more or less

Basis of Bearing: NAD 83 Bearings



VICINITY MAP

LAKEVIEW LAND AND ROCK DEVELOPMENT LLC
GENERAL PLAN AMENDMENT

ORDINANCE NO: 2026-___

ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AT APPROXIMATELY 600 S 600 E

WHEREAS, on October 13, 2026, following all necessary public hearings, the Lehi City Council amended the Lehi City General Plan; and

WHEREAS, the Lehi City Planning Commission held a public hearing on September 24, 2026, to review and make a recommendation on General Plan Amendment located at approximately 600 S 600 E, changing the land use designation from Low Density Residential to Commercial and Heavy Commercial, as shown in Exhibit "A", and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on October 13, 2026, pursuant to the requirements for an amendment of the Lehi City General Plan;

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

PART 1:

The Lehi City General Plan is hereby updated to change the subject property to the Commercial and Heavy Commercial designations. The total amendment will include 12.81 acres of property located at approximately 600 S 600 E, more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance -2026 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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

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

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

Approved and Adopted by the City Council of Lehi City this 13th day of October 2026.

ATTEST

_____	_____
Paul Binns, Mayor	Teisha Wilson, City Recorder

State of Utah
County of Utah

Subscribed and sworn/affirmed before me by

_____
Name of Person

This ___ day of _____ _____
Month Year

By_____
Notary Public

Agenda Item No: 5.4

City Council Agenda Item Report

Meeting Date: October 13, 2026
Submitted By: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of approval for the Spring Meadow Villas Preliminary PRD Subdivision, a 71-lot residential subdivision located at 1630 S 500 E.

Summary:

Attachments:

Spring Meadow Villas 1.pdf

SPRING MEADOW VILLAS (PRD)
PRELIMINARY SUBDIVISION
CITY COUNCIL REPORT

Applicant	Windy City Development		
Meeting Date	October 13, 2026		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Location	Approximately 500 E 1630 S		
Existing General Plan Designation	VLDRA & ESA		
Existing Zoning	R-1-22 & A-5		
Existing Land Use	Vacant/Open space		
Number of Lots/Units	71		
Adjacent Zoning and Land Use	*North*	PF/PC	Substation/Pond & Townhomes
	South	PC	Single Family Residential
	East	A-5	Utah Lake Shoreline
	West	A-5	Undeveloped
Date of DRC Review	August 12, 2026		
Date of Planning Commission Review	September 24, 2026		
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

January 20th, 1999	The Mill Pond Annexation incorporated this property into Lehi City.
September 10th, 2024	The City Council approved the Triple B zone change to R-1-22 for this property
May 26th, 2026	The City Council approved the Spring Meadow Villas Concept plan.

REPORT ANALYSIS

The applicant requests approval of the Spring Meadow Villas Preliminary Subdivision located at approximately

610 E 1630 S. The development plan includes seventy-one lots that range in size from 9,036 to 22,181 square feet. The larger lots are more heavily concentrated on the south end of the development while smaller lots are located towards the northern end. The section of this property zoned as A-5, will continue to be preserved to protect the Utah Lake Shoreline and allow for a future trail and Pony Express Parkway.

The City Council previously approved a 9-lot density bonus in lieu of city reimbursement for right of way dedication, additional open space, and construction of a shared-use path within the Powerline corridor. This density bonus was worked through by staff, the applicant, and the City Council.

There were 27 redline comments that were primarily utility comments to be updated for the final subdivision submittal. The DRC comments included the following:

1. Double frontage and trail corridor to be maintained by HOA-same as Spring Creek subdivision
   Add note: HOA to maintain trail corridor and park strip. City preference.
2. Show and label the Powerline Trail.
3. Show the trail connecting to the existing trail in the park.
4. The 10' wide trail connector at the end of the cul-de-sac needs to be asphalt.
5. The required open space shall be landscaped with sod and irrigation sprinklers and a mini-mum 25% of the proposed open space shall be water wise landscaping as defined in Chapter 39 of this Code.

Please consider all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

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

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on September 24, 2026. The minutes and motion from this meeting are as follows:

3.2 Public hearing and recommendation of Windy City Development's request for review of the Spring Meadow Villas Preliminary PRD Subdivision, a 71-lot residential subdivision located at 1630 South 500 East.

Jacob Curtis presented Windy City Development's request for review of the Spring Meadow Villas Preliminary PRD Subdivision. He explained that the property is zoned R-1-22, the PRD includes a variety of lot sizes, and the City Council previously approved a density bonus in exchange for right of way dedication, additional open space, and construction of a shared-use path within the power line corridor.

The applicant, Tony Trane, representing Windy City Development, discussed the property's prior fill and permitting, drainage considerations, fencing along the western property line, and the intent to work with adjacent property owners.

Chair Tyson Eyre opened the public hearing.

Chance Collin expressed concerns regarding fencing between the subdivision and the family's agricultural property and

potential drainage and flooding impacts.

Frank Collin expressed concerns regarding existing traffic, the future Pony Express Parkway extension, wetlands, property acquisition, and impacts to the family's agricultural property.

Chair Tyson Eyre closed the public hearing.

Brad Kenison explained that the Pony Express Parkway extension is a separately funded roadway project in the conceptual design and environmental review process and that affected property owners will be contacted as the design progresses. Commissioner Gregory Jackson discussed the property rights of affected landowners. Mr. Trane stated that the developer would work with the Collin family to address fencing and drainage concerns and noted that basements are not currently proposed unless a land drain is provided.

Motion: Commissioner Beau Jones moved to forward a positive recommendation on the Spring Meadow Villas Preliminary PRD Subdivision, including all findings stated in the report and all DRC comments. Commissioner Lindsey Gehman seconded the motion.

Vote: Commissioner Gehman, yes; Commissioner Jones, yes; Commissioner Eyre, yes; Commissioner Roberts, yes; Commissioner Jackson, yes. The motion passed unanimously.

Spring Meadow Villas Preliminary Subdivision

Aerial



0 800 1,600 3,200 Feet

LEHI CITY

Spring Meadow Villas Preliminary Subdivision

General Plan

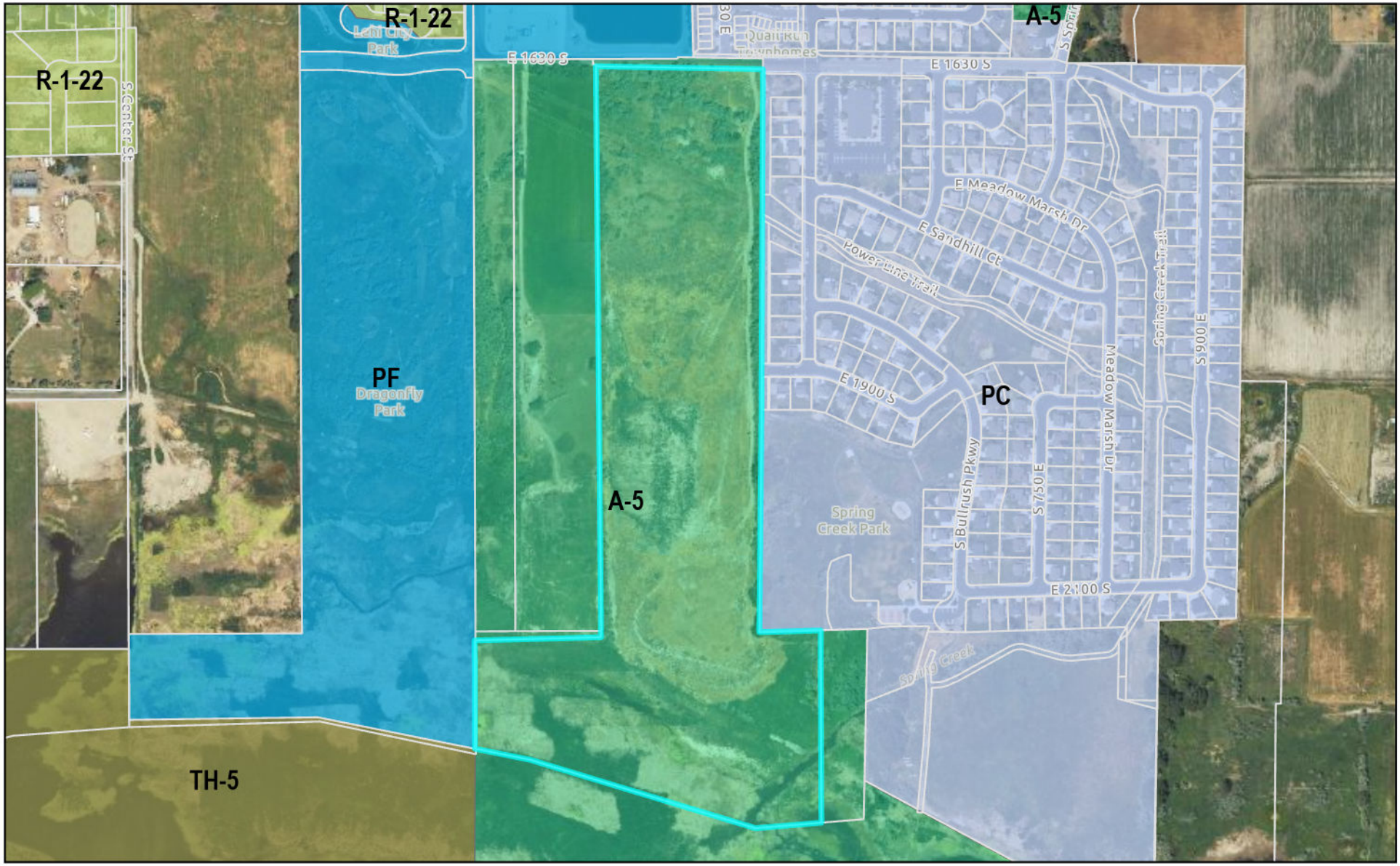


0 800 1,600 3,200 Feet

LEHI CITY

Spring Meadow Villas Preliminary Subdivision

Zoning



0 800 1,600 3,200 Feet

LEHI CITY

PRELIMINARY PLAT SPRING MEADOW VILLAS
PRD DEVELOPMENT

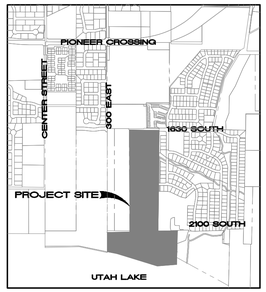
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; LEHI CITY, UTAH COUNTY, UTAH

LAND USE:	
PROJECT AREA=	51.46 ACRES
ZONING R1-22=	33.17 ACRES
ZONING A-5=	18.3 ACRES
TOTAL LOTS=	71 LOTS
OVERALL DENSITY=	1.38 LOTS/ACRE
RIGHT-OF- WAY AREA=	7.57 ACRES
OPEN SPACE=	22.61 ACRES
20% OPEN SPACE=	10.28 ACRES

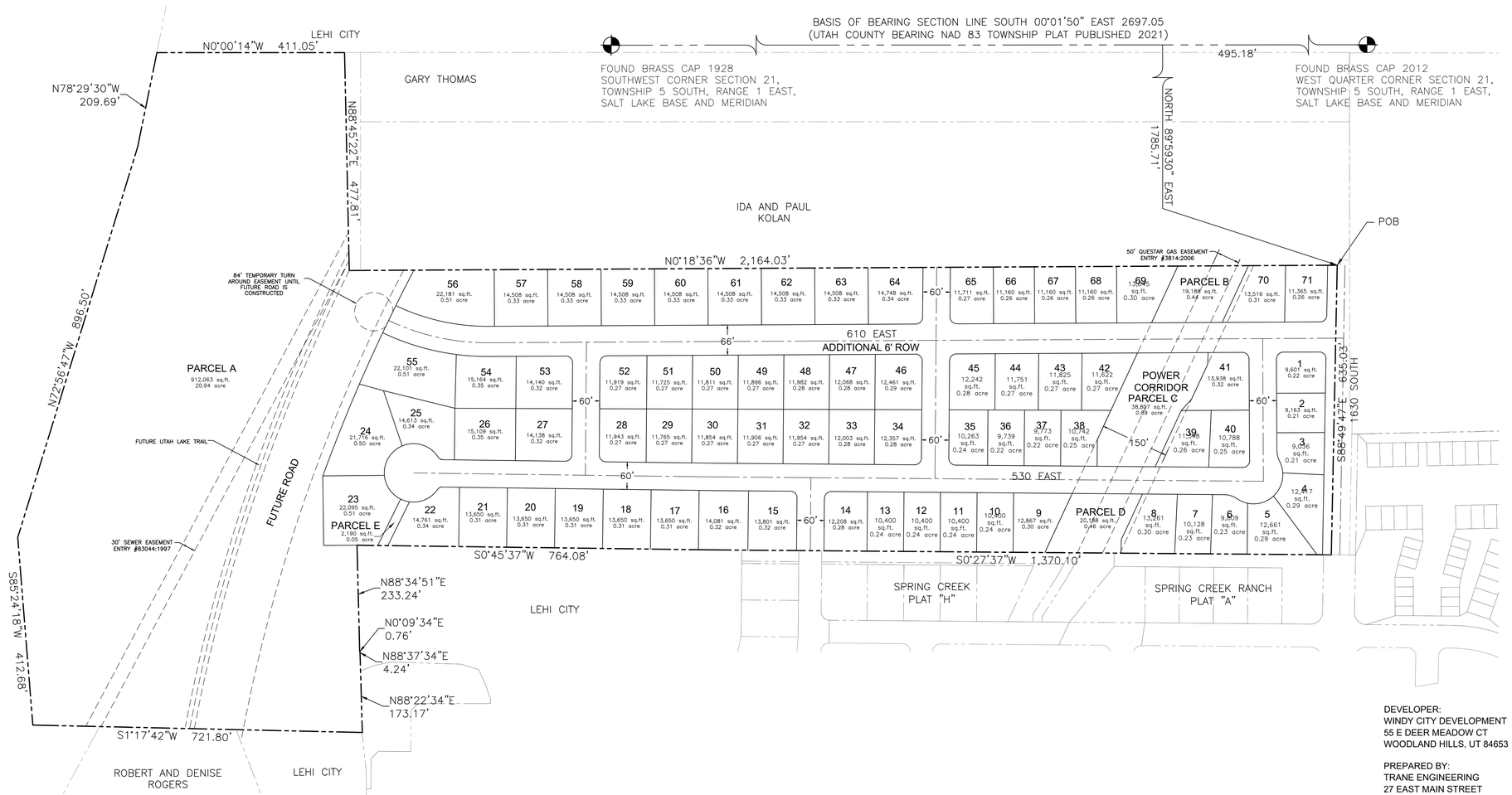
AN ADDITIONAL 9 LOTS OF DENSITY HAS BEEN GRANTED IN IN LIEU OF CITY REIMBURSEMENT FOR:

A) RIGHT-OF-WAY DEDICATION AND PAVEMENT WIDENING ALONG 1630 SOUTH AND 610 EAST
B) RIGHT-OF-WAY DEDICATION FOR FUTURE PONY EXPRESS PARKWAY
C) APPROX. 10 ACRES OF ADDITIONAL OPEN SPACE DEDICATION SOUTH OF THE FUTURE PONY EXRPESS PARKWAY
D) CONSTRUCTION OF A 10-FOOT WIDE SHARED-USE PATH WITHIN THE POWERLINE CORRDOR

NOTES:
1. PARCELS A, B, C, D AND E DEDICATED TO LEHI CITY
2. DETENTION REQUIREMENTS HAVE BEEN MET THROUGH "PAYMENT IN LIEU OF DETENTION".
3. EACH LOT IS TO RETAIN ON SITE STORM WATER AND ARE NOT ALLOWED RUN OFF FROM THEIR LOT ONTO ADJACENT PROPERTY.



VICINITY MAP



0 130 260 390

SCALE: 1" = 130'

DEVELOPER:
WINDY CITY DEVELOPMENT
55 E DEER MEADOW CT
WOODLAND HILLS, UT 84653

PREPARED BY:
TRANE ENGINEERING
27 EAST MAIN STREET
LEHI, UT 84043

BOUNDARY DESCRIPTION

Beginning at a point which is South 00°01'50" East 495.18 feet along the section line and North 89°59'30" East 1785.71 feet from the West Quarter Corner of Section 21, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence South 88°49'47" East 635.03 feet; thence along Spring Creek Ranch Plats the following six courses 1) South 00°27'37" West 1370.10 feet; 2) South 00°45'37" West 764.08 feet; 3) North 88°34'51" East 233.24 feet; 4) North 00°09'34" East 0.76 feet; 5) North 88°37'34" East 4.24 feet 6) North 88°22'34" East 173.17 feet; thence South 01°17'42" West 721.80 feet; thence along Boundary Line Agreement Entry 25922:2002 the following three courses 1) South 85°24'18" West 412.68 feet; 2) North 72°56'47" West 896.50 feet; 3) North 78°29'30" West 209.69 feet; thence North 00°00'14" West 411.05 feet; thence North 88°45'22" East 477.81 feet; thence North 00°18'36" West 2,164.03 feet to the point of beginning.

PARCEL CONTAINS: 51.46 acres

PRELIMINARY PLAT SPRING MEADOW VILLAS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; LEHI CITY, UTAH COUNTY, UTAH

A PRD RESIDENTIAL SUBDIVISION

SCALE: 1"= 130 FEET

SURVEYOR SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL	COUNTY RECORDER



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	225.98	500.00	25°53'43"	224.06	N12°38'15"E
C2	26.18	5000.00	0°18'00"	26.18	N00°36'37"E
C3	23.21	15.00	88°39'56"	20.96	N44°38'34"W
C4	23.91	15.00	91°20'04"	21.46	S45°21'26"W
C5	23.56	15.00	90°00'00"	21.21	S45°18'36"E
C6	23.56	15.00	90°00'00"	21.21	S44°41'24"W
C7	23.36	15.00	89°13'16"	21.07	S44°55'14"E
C8	23.77	15.00	90°46'44"	21.36	N45°04'46"E
C9	23.36	15.00	89°13'16"	21.07	N44°55'14"W
C10	23.77	15.00	90°46'44"	21.36	S45°04'46"W
C11	23.36	15.00	89°13'16"	21.07	S44°55'14"E
C12	23.77	15.00	90°46'44"	21.36	S45°04'46"W
C13	239.53	530.00	25°53'39"	237.49	N12°38'14"E
C14	209.39	464.00	25°51'23"	207.62	N12°37'06"E
C15	23.67	50.00	27°07'43"	23.45	N76°07'33"E
C16	169.95	64.00	152°08'40"	124.24	N41°21'59"W

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C17	29.88	50.00	34°14'44"	29.44	S17°34'59"W
C18	23.76	15.00	90°46'13"	21.36	N44°55'29"W
C19	23.56	15.00	90°00'31"	21.21	N45°27'52"E
C20	23.56	15.00	89°59'29"	21.21	N44°32'07"W
C21	23.56	15.00	89°59'29"	21.21	S44°32'07"E
C22	23.56	15.00	90°00'31"	21.21	S45°27'53"W
C23	26.34	5030.00	0°18'00"	26.34	N00°36'37"E
C24	26.02	4970.00	0°18'00"	26.02	N00°36'37"E
C25	23.49	15.00	89°42'31"	21.16	N45°36'52"E
C26	23.64	15.00	90°17'29"	21.27	N44°23'07"W
C27	11.82	12.00	56°27'08"	11.35	N28°59'11"E
C28	327.18	64.00	292°54'16"	70.74	S89°14'23"E
C29	11.82	12.00	56°27'08"	11.35	S27°27'57"E
C30	493.46	3658.50	7°43'41"	493.09	S66°07'50"E
C31	26.66	64.00	23°52'08"	26.47	S74°29'45"W
C32	56.30	64.00	50°24'01"	54.50	N68°22'10"W

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C33	61.39	64.00	54°57'44"	59.07	N15°41'17"W
C34	25.59	64.00	22°54'46"	25.42	N23°14'58"E
C35	71.16	64.00	63°42'06"	67.55	N23°50'28"W
C36	20.34	64.00	18°12'36"	20.26	N17°06'52"E
C37	65.90	64.00	59°00'00"	63.03	N55°43'10"E
C38	80.48	64.00	72°02'44"	75.28	S58°45'27"E
C39	89.30	64.00	79°56'50"	82.23	S17°14'20"W
C40	216.65	3658.50	3°23'34"	216.61	S68°17'53"E
C41	123.50	3658.50	1°56'03"	123.49	S65°38'05"E
C42	30.00	3658.50	0°28'11"	30.00	S64°25'57"E
C43	36.00	3658.50	0°33'50"	36.00	S63°54'57"E
C44	87.32	3658.50	1°22'03"	87.32	S62°57'01"E
C45	70.51	530.00	7°37'21"	70.46	N03°30'04"E
C46	169.02	530.00	18°16'18"	168.30	N16°26'54"E

PRELIMINARY PLAT
SPRING MEADOW VILLAS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE
AND MERIDIAN; LEHI CITY, UTAH COUNTY, UTAH

A PRD RESIDENTIAL SUBDIVISION

SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDED SEAL

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

SPRING MEADOW VILLAS
PRELIMINARY CONSTRUCTION PLANS

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21 , AND THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 5 RANGE 1 EAST SALT LAKE BASE AND MERIDIAN,

LEHI, UTAH

prepared for:

WINDY CITY DEVELOPMENT

299 E HEALEY BLVD
ALPINE, UT 84004

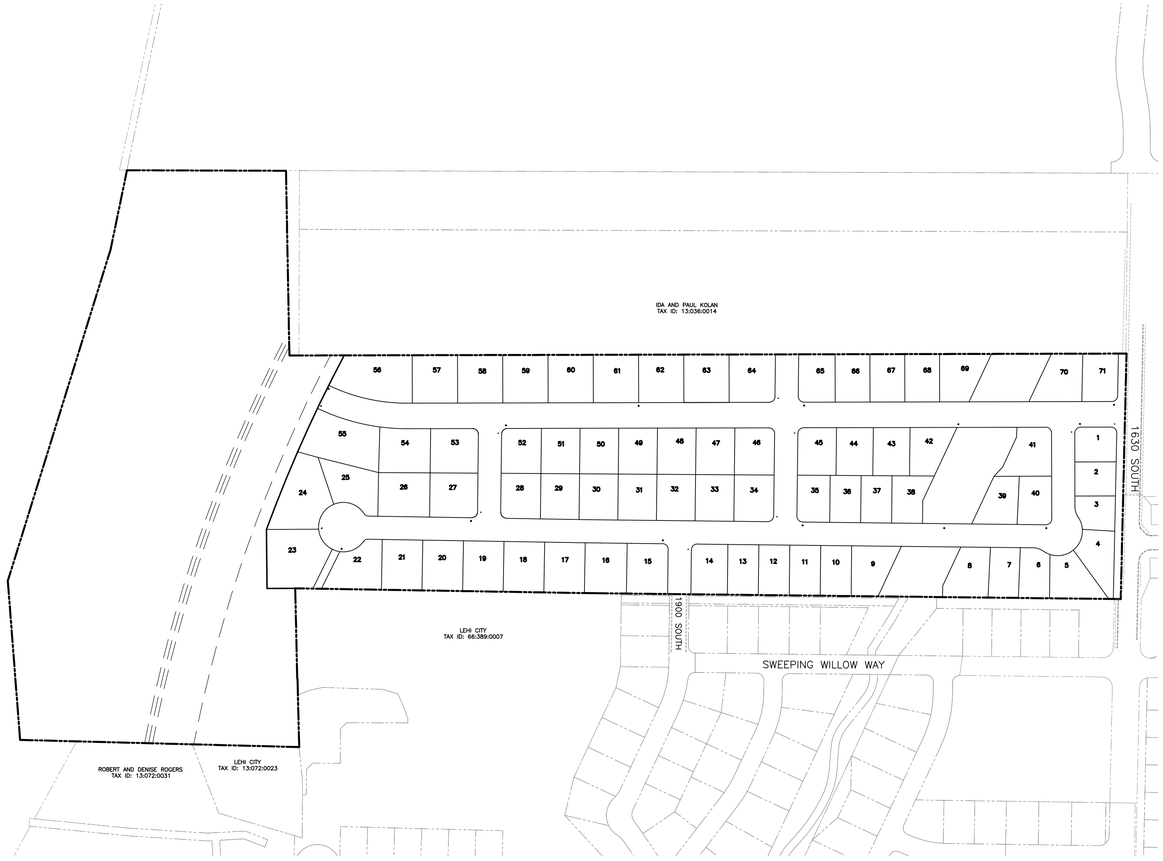
prepared by:

TRANE ENGINEERING

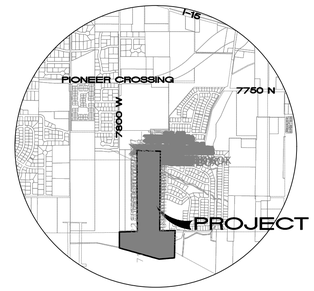
27 EAST MAIN STREET
LEHI, UT 84043
PHONE: (801) 768-4544

SHEET INDEX

SHEET NO.	SHEET NAME
1	COVER SHEET / INDEX SHEET
2-3	UTILITY PLAN PRELIMINARY
4-5	DRAINAGE PLAN PRELIMINARY
6-7	PRELIMINARY PLAT



SITE MAP



VICINITY MAP
-NTS-

LAND USE:

PROJECT AREA=	51.46 ACRES
ZONING=	R-1-22, A-5
TOTAL LOTS=	71 LOTS
OVERALL DENSITY=	1.38 LOTS PER ACRE

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE DONE AS PER THE 2024 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS AND LEHI CITY POWER SPECIFICATIONS.
2. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE 2024 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
3. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
4. PRIOR TO COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.

UTILITIES AND SERVICES

NATURAL GAS	QUESTAR GAS
ELECTRIC	LEHI POWER
TELEPHONE	QWEST COMMUNICATIONS
CABLE TELEVISION	COMCAST

REGISTERED PROFESSIONAL ENGINEER
362346
TONY G. TRANE
STATE OF UTAH

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TT
3				CHECK BY:	TGT
4				DATE:	7/23/2026
				CDGO FILE:	

J:\BILL ELTON\RIPLEY MEADOWS\01 COVER.dwg

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

LEHI, UTAH

SPRING MEADOW VILLAS
A RESIDENTIAL SUBDIVISION

COVER

JOB WCD

SHEET NO. 1

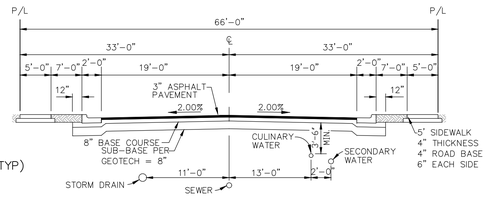
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5. INSTALL CONSTRUCTION VALVES AT TIE-IN LOCATIONS TO EXISTING WATER LINES.
6. ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR APPROVED EQUAL.
7. PAYMENT IN LIEU OF DETENTION. IT IS ANTICIPATED THAT THE PROJECT WILL COORDINATE DETENTION REQUIREMENTS AS PART OF THE PONY EXPRESS ROADWAY PROJECT AND DIRECT STORM WATER TO THE OPEN SPACE AT THE SOUTH SIDE OF THE PROPERTY
8. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-a DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.

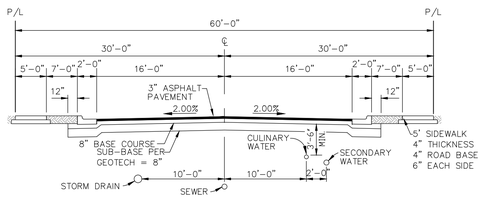
EARTH WORK TABLE:
SUBBASE IMPORT = 2000 CU. YRDS.
THE SITE IS ANTICIPATED TO KEEP ALL MATERIAL ON SITE. THE ONLY IMPORT IS ANTICIPATED TO BE FOR SUBBASE AND/OR ANY TRENCHING BACKFILL NEEDED

KEY NOTES:

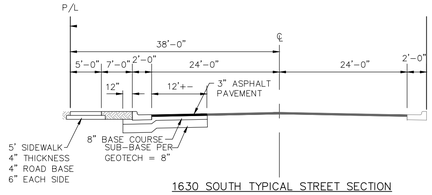
1. CONST. ADA PEDESTRIAN RAMP AS PER LEHI CITY STANDARDS (TYP)
2. CONST. FIRE HYDRANT ASSEMBLY AS PER LEHI CITY STANDARDS
3. END AND CAP WATER LINES WITH 2" TEMPORARY BLOW-OFFS AS PER LEHI CITY DETAILS
4. COORDINATE CAST IN PLACE MANHOLE ON EXISTING TSSD SEWER.
5. INSTALL STREET AND/OR STOP SIGN PER LEHI CITY STANDARDS
6. INSTALL STREET LIGHT PER LEHI CITY STANDARDS
7. INSTALL 4" BLOW-OFF AS PER LEHI CITY STANDARDS
8. HOT TAP EXISTING WATER MAIN AS PER LEHI CITY STANDARDS



66' RIGHT-OF-WAY TYPICAL STREET SECTION
-NTS-



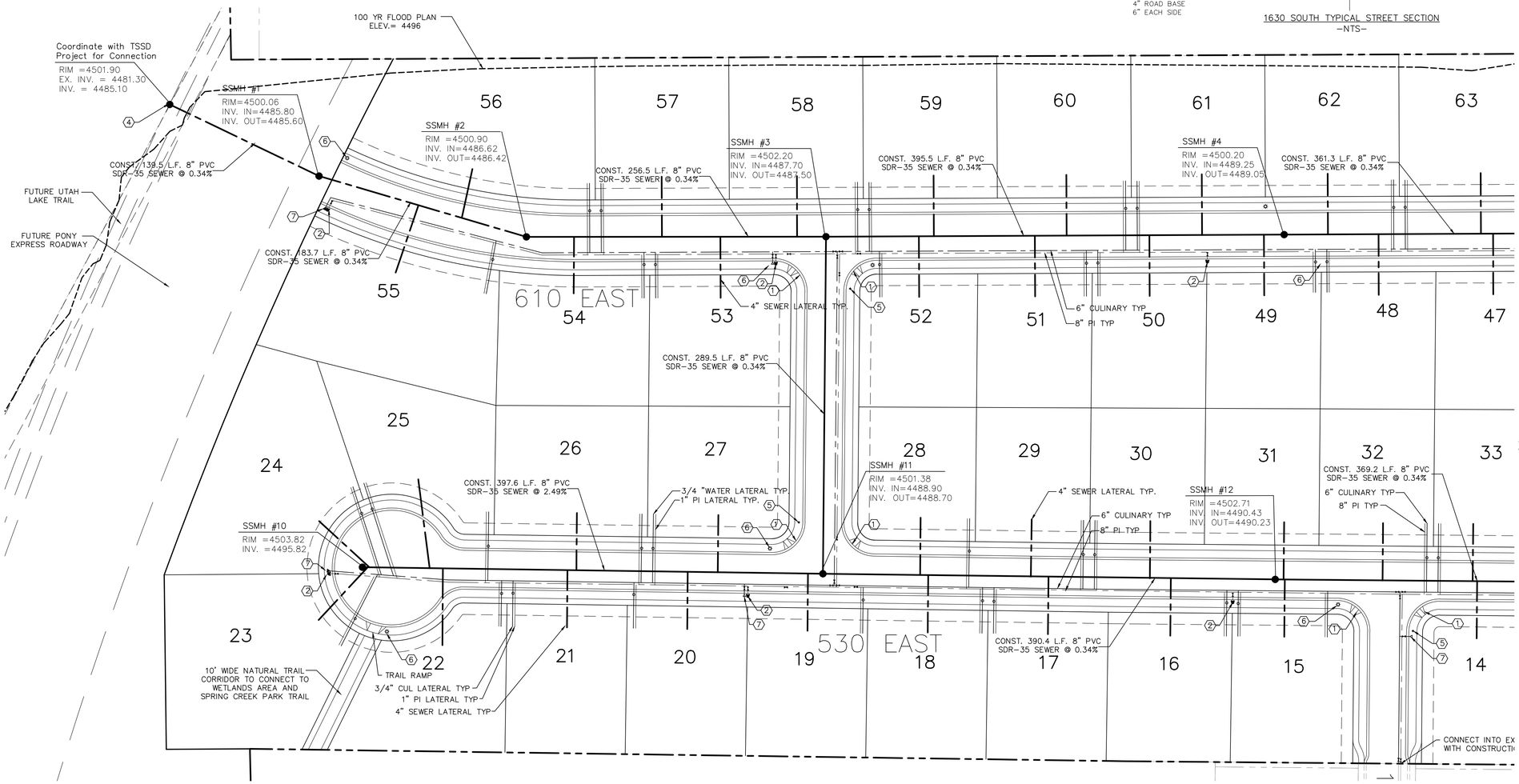
60' RIGHT-OF-WAY TYPICAL STREET SECTION
-NTS-

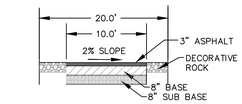


1630 SOUTH TYPICAL STREET SECTION
-NTS-

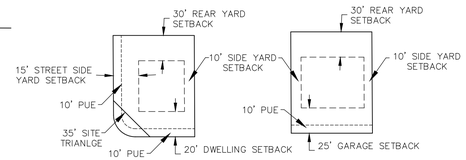
LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING FENCE LINE
- EDGE OF PAVEMENT
- CENTERLINE
- EASEMENT LINE
- SEC — PROPOSED 8" PVC C-900 PURPLE SECONDARY WATERLINE
- CUL — PROPOSED 6" PVC DR18 C-900 BLUE OR WHITE CULINARY WATERLINE
- SD — PROPOSED RCP STORM DRAIN W/ MH
- 8"SS — PROPOSED PVC SDR-35 SEWER W/ MH
- EXISTING STORM DRAIN W/ MH
- EXISTING SANITARY SEWER W/ MH
- FIRE HYDRANT
- WATER VALVE
- BLOW OFF
- PP — EXISTING POWER POLE
- (1) — TYPICAL KEY NOTE

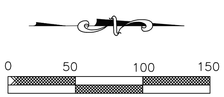




ASPHALT TRAIL SECTION



SETBACK AND EASEMENT DETAIL



(24"x36")
SCALE: 1" = 50'
(11"x17")
SCALE: 1" = 100'

OWNER\DEVELOPER
WINDY CITY DEVELOPMENT
299 E HEALEY BLVD
ALPINE, UTAH 84004

REGISTERED PROFESSIONAL ENGINEER
3822346
TONY G. TRANE
STATE OF UTAH

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TJT
3				CHECK BY:	TGT
4				DATE:	7/23/2026
				CDGD FILE:	

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

LEHI, UTAH

SPRING MEADOW VILLAS
A RESIDENTIAL SUBDIVISION

UTILITY PLAN PRELIMINARY

JOB WCD

SHEET NO. 2

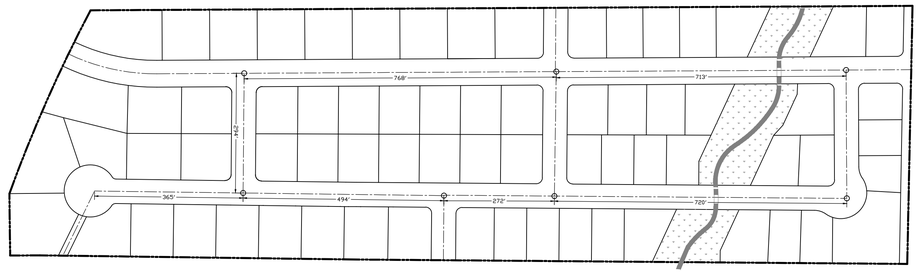
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8. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-a DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.

EARTH WORK TABLE:
SUBBASE IMPORT = 2000 CU. YRDS.
THE SITE IS ANTICIPATED TO KEEP ALL MATERIAL ON SITE. THE ONLY IMPORT IS ANTICIPATED TO BE FOR SUBBASE AND/OR ANY TRENCHING BACKFILL NEEDED

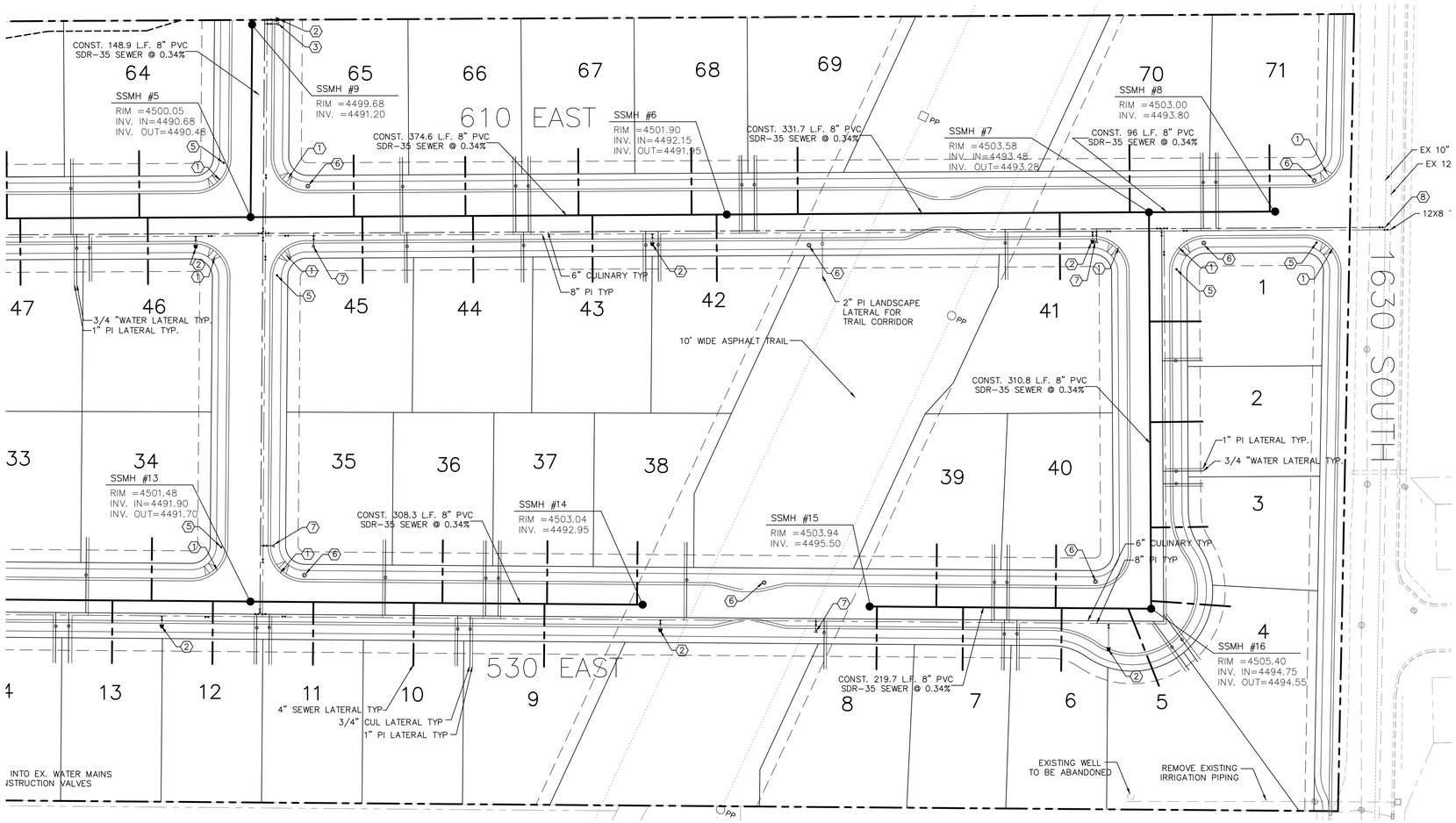
KEY NOTES:

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3. END AND CAP WATER LINES WITH 2" TEMPORARY BLOW-OFFS AS PER LEHI CITY DETAILS
4. COORDINATE CAST IN PLACE MANHOLE ON EXISTING TSSD SEWER.
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8. HOT TAP EXISTING WATER MAIN AS PER LEHI CITY STANDARDS



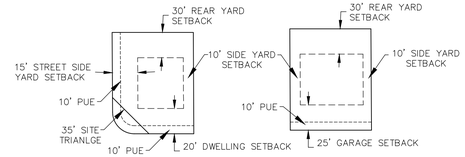
15 LINKS / 7 NODES = 2.1

CONNECTIVITY DIAGRAM



LEGEND

- PROPERTY BOUNDARY LINE
- X X EXISTING FENCE LINE
- EOP EDGE OF PAVEMENT
- CENTERLINE
- EASEMENT LINE
- SEC PROPOSED 8" PVC C-900 PURPLE SECONDARY WATERLINE
- CUL PROPOSED 6" PVC DR18 C-900 BLUE OR WHITE CULINARY WATERLINE
- SD PROPOSED RCP STORM DRAIN W/ MH
- 8"SS PROPOSED PVC SDR-35 SEWER W/ MH
- EXISTING STORM DRAIN W/ MH
- EXISTING SANITARY SEWER W/ MH
- FIRE HYDRANT
- WATER VALVE
- BLOW OFF
- PP EXISTING POWER POLE
- (1) TYPICAL KEY NOTE



SETBACK AND EASEMENT DETAIL

0 50 100 150

(24"x36")
SCALE: 1" = 50'
(11"x17")
SCALE: 1" = 100'

OWNER\DEVELOPER
WINDY CITY DEVELOPMENT
299 E HEALEY BLVD
ALPINE, UTAH 84004

REGISTERED PROFESSIONAL ENGINEER # 3602340 TONY G. TRANE STATE OF UTAH

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TJT
3				CHECK BY:	TGT
4				DATE:	7/23/2026
				CDGD FILE:	

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

LEHI, UTAH

SPRING MEADOW VILLAS
A RESIDENTIAL SUBDIVISION

UTILITY PLAN PRELIMINARY

JOB WCD

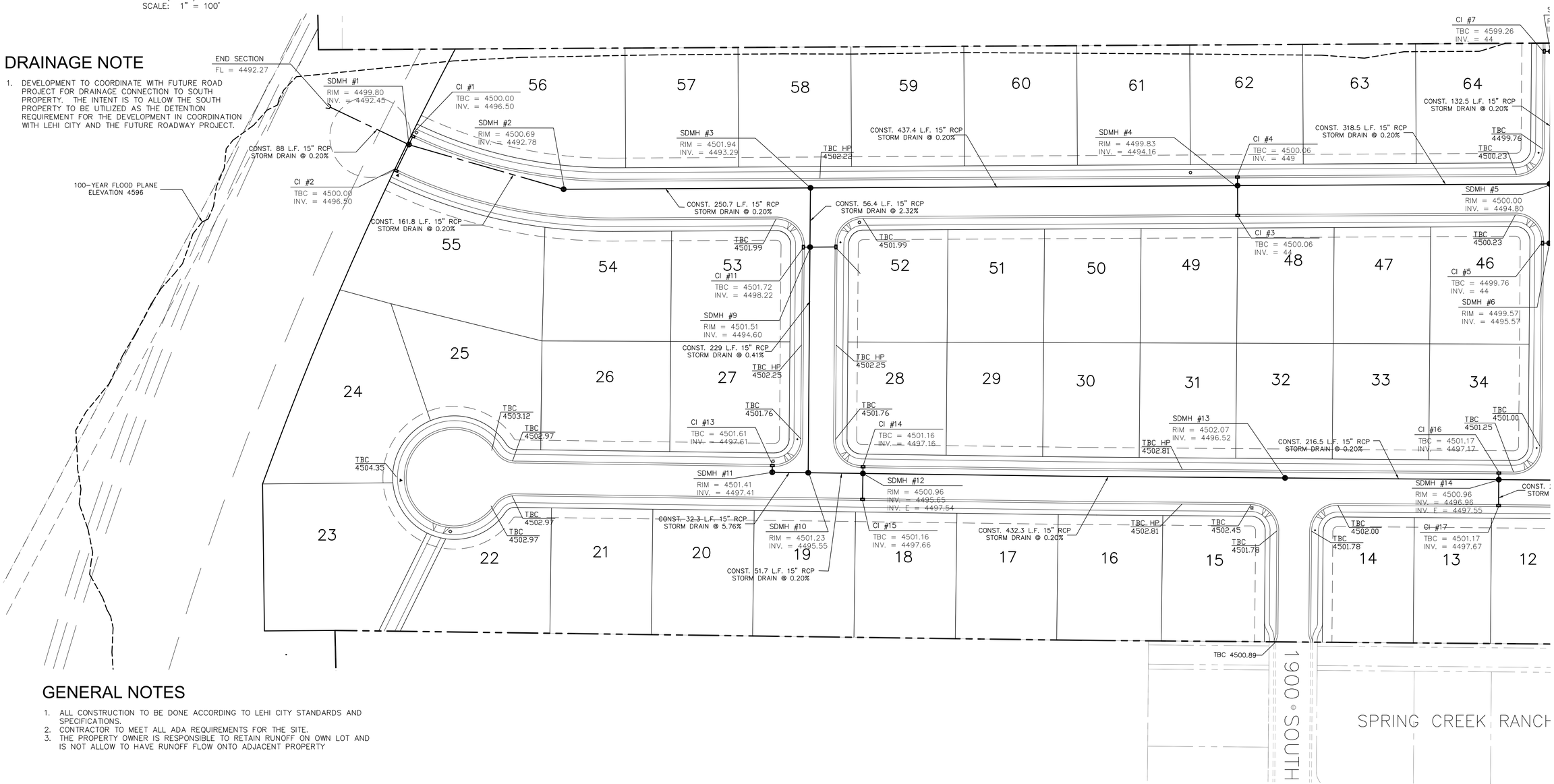
SHEET NO. 3

0 50 100 150

(24"x36")
SCALE: 1" = 50'
(11"x17")
SCALE: 1" = 100'

DRAINAGE NOTE

1. DEVELOPMENT TO COORDINATE WITH FUTURE ROAD PROJECT FOR DRAINAGE CONNECTION TO SOUTH PROPERTY. THE INTENT IS TO ALLOW THE SOUTH PROPERTY TO BE UTILIZED AS THE DETENTION REQUIREMENT FOR THE DEVELOPMENT IN COORDINATION WITH LEHI CITY AND THE FUTURE ROADWAY PROJECT.



GENERAL NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO LEHI CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO MEET ALL ADA REQUIREMENTS FOR THE SITE.
3. THE PROPERTY OWNER IS RESPONSIBLE TO RETAIN RUNOFF ON OWN LOT AND IS NOT ALLOW TO HAVE RUNOFF FLOW ONTO ADJACENT PROPERTY

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TT
3				CHECK BY:	TGT
4				DATE:	7/23/2026
				CDGD FILE:	

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

LEHI, UTAH

SPRING MEADOW VILLAS
A RESIDENTIAL SUBDIVISION

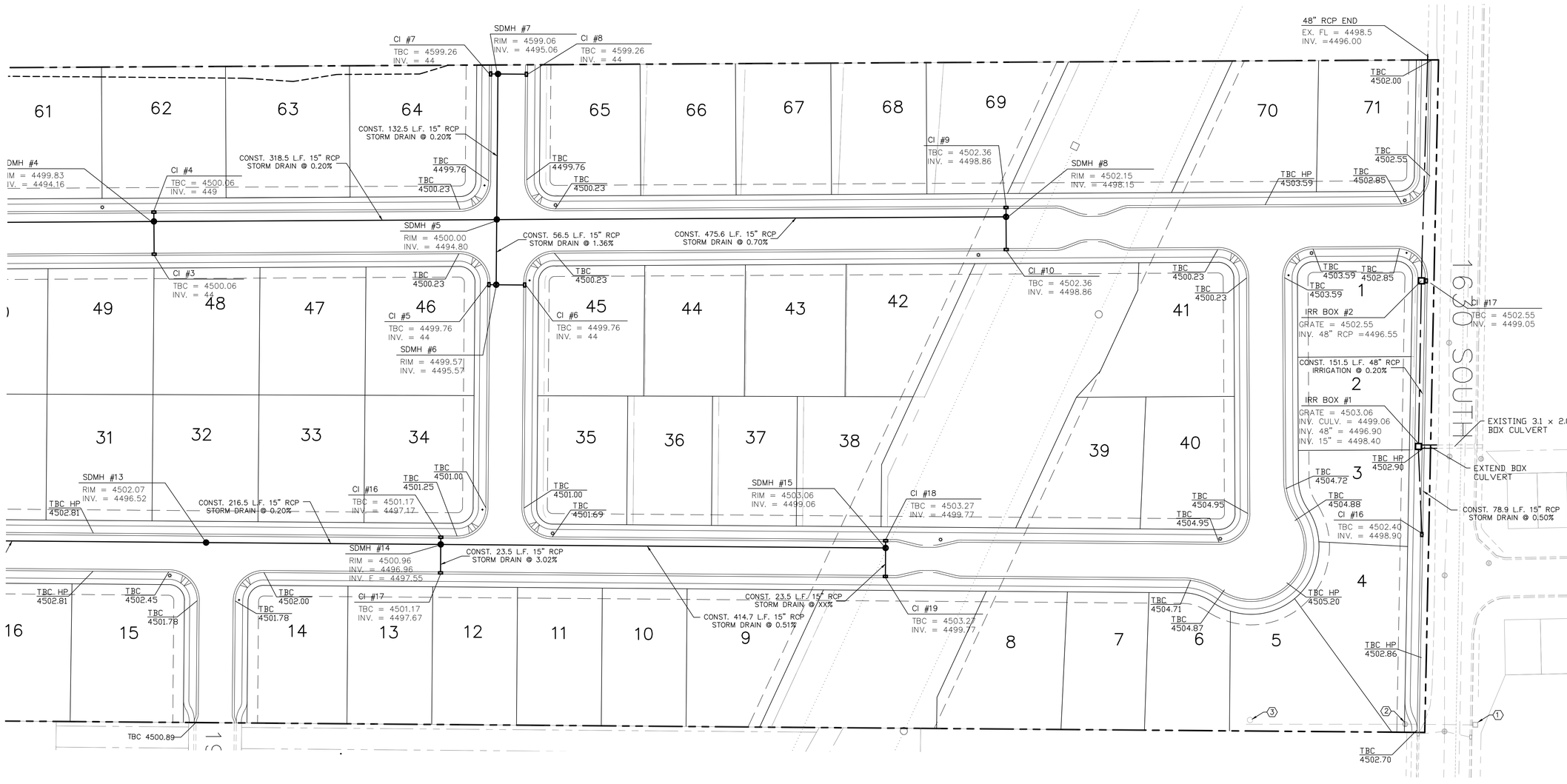
DRAINANGE PLAN PRELIMINARY

JOB WC

SHEET NO. 4

0 50 100 150

(24"x36")
SCALE: 1" = 50'
(11"x17")
SCALE: 1" = 100'



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1. ALL CONSTRUCTION TO BE DONE ACCORDING TO LEHI CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO MEET ALL ADA REQUIREMENTS FOR THE SITE.
3. THE PROPERTY OWNER IS RESPONSIBLE TO RETAIN RUNOFF ON OWN LOT AND IS NOT ALLOW TO HAVE RUNOFF FLOW ONTO ADJACENT PROPERTY

KEY NOTES:

(1) REMOVE HEAD GATES AND PLUG PIPE GOING SOUTH
(2) REMOVE IRRIGATION STRUCTURE AND PLUG PIPE.
(3) ABANDON WELL BY CERTIFIED WILL DRILLER WITH DOCUMENTATION TO LEHI CITY

REVISIONS				
NO.	DATE	DESCRIPTION	BY	
1			TT	DESIGNED BY: TGT
2				DRAWN BY: TT
3				CHECK BY: TGT
4				DATE: 7/23/2026
				CDGD FILE:

J:\FLAGSHIP\RIPLEY MEADOW\dwg\03_GRADING.dwg

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

LEHI, UTAH

SPRING MEADOW VILLAS
A RESIDENTIAL SUBDIVISION

DRAINANGE PLAN PRELIMINARY

JOB WC

SHEET NO. 5

PRELIMINARY PLAT SPRING MEADOW VILLAS
PRD DEVELOPMENT

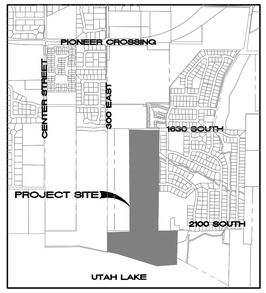
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; LEHI CITY, UTAH COUNTY, UTAH

LAND USE:	
PROJECT AREA=	51.46 ACRES
ZONING R1-22=	33.17 ACRES
ZONING A-5=	18.3 ACRES
TOTAL LOTS=	71 LOTS
OVERALL DENSITY=	1.38 LOTS/ACRE
RIGHT-OF- WAY AREA=	7.57 ACRES
OPEN SPACE=	22.61 ACRES
20% OPEN SPACE=	10.28 ACRES

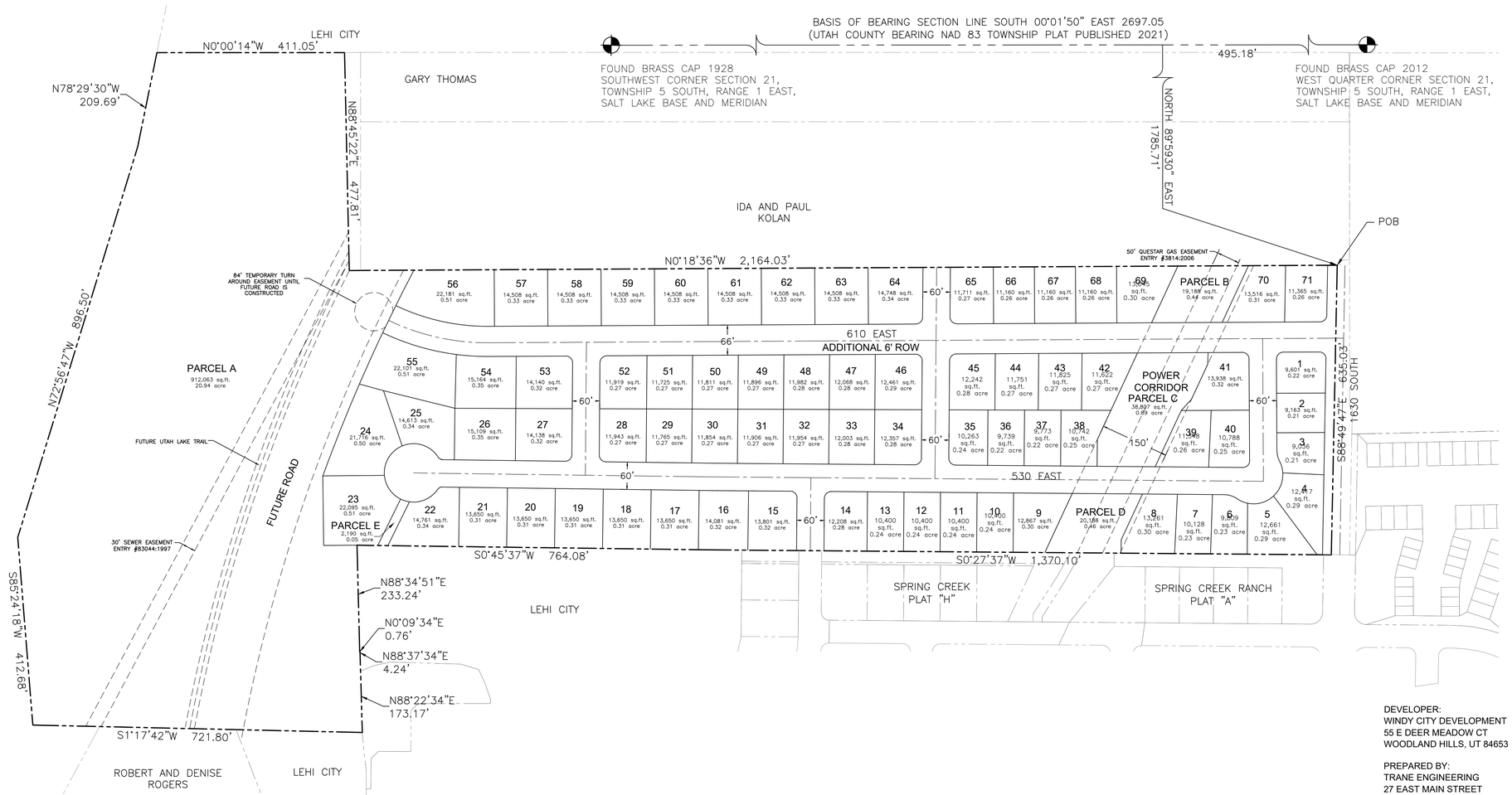
AN ADDITIONAL 9 LOTS OF DENSITY HAS BEEN GRANTED IN IN LIEU OF CITY REIMBURSEMENT FOR:

A) RIGHT-OF-WAY DEDICATION AND PAVEMENT WIDENING ALONG 1630 SOUTH AND 610 EAST
B) RIGHT-OF-WAY DEDICATION FOR FUTURE PONY EXPRESS PARKWAY
C) APPROX. 10 ACRES OF ADDITIONAL OPEN SPACE DEDICATION SOUTH OF THE FUTURE PONY EXRPESS PARKWAY
D) CONSTRUCTION OF A 10-FOOT WIDE SHARED-USE PATH WITHIN THE POWERLINE CORRDOR

NOTES:
1. PARCELS A, B, C, D AND E DEDICATED TO LEHI CITY
2. DETENTION REQUIREMENTS HAVE BEEN MET THROUGH "PAYMENT IN LIEU OF DETENTION".
3. EACH LOT IS TO RETAIN ON SITE STORM WATER AND ARE NOT ALLOWED RUN OFF FROM THEIR LOT ONTO ADJACENT PROPERTY.



VICINITY MAP



0 130 260 390

SCALE: 1" = 130'

BOUNDARY DESCRIPTION

Beginning at a point which is South 00°01'50" East 495.18 feet along the section line and North 89°59'30" East 1785.71 feet from the West Quarter Corner of Section 21, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence South 88°49'47" East 635.03 feet; thence along Spring Creek Ranch Plats the following six courses 1) South 00°27'37" West 1370.10 feet; 2) South 00°45'37" West 764.08 feet; 3) North 88°34'51" East 233.24 feet; 4) North 00°09'34" East 0.76 feet; 5) North 88°37'34" East 4.24 feet 6) North 88°22'34' East 173.17 feet; thence South 01°17'42" West 721.80 feet; thence along Boundary Line Agreement Entry 25922:2002 the following three courses 1) South 85°24'18" West 412.68 feet; 2) North 72°56'47" West 896.50 feet; 3) North 78°29'30" West 209.69 feet; thence North 00°00'14" West 411.05 feet; thence North 88°45'22" East 477.81 feet; thence North 00°18'36" West 2,164.03 feet to the point of beginning.

PARCEL CONTAINS: 51.46 acres

DEVELOPER:
WINDY CITY DEVELOPMENT
55 E DEER MEADOW CT
WOODLAND HILLS, UT 84653

PREPARED BY:
TRANE ENGINEERING
27 EAST MAIN STREET
LEHI, UT 84043

PRELIMINARY PLAT SPRING MEADOW VILLAS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; LEHI CITY, UTAH COUNTY, UTAH

A PRD RESIDENTIAL SUBDIVISION

SCALE: 1"= 130 FEET

SURVEYOR SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL	COUNTY RECORDER



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	225.98	500.00	25°53'43"	224.06	N12°38'15"E
C2	26.18	5000.00	0°18'00"	26.18	N00°36'37"E
C3	23.21	15.00	88°39'56"	20.96	N44°38'34"W
C4	23.91	15.00	91°20'04"	21.46	S45°21'26"W
C5	23.56	15.00	90°00'00"	21.21	S45°18'36"E
C6	23.56	15.00	90°00'00"	21.21	S44°41'24"W
C7	23.36	15.00	89°13'16"	21.07	S44°55'14"E
C8	23.77	15.00	90°46'44"	21.36	N45°04'46"E
C9	23.36	15.00	89°13'16"	21.07	N44°55'14"W
C10	23.77	15.00	90°46'44"	21.36	S45°04'46"W
C11	23.36	15.00	89°13'16"	21.07	S44°55'14"E
C12	23.77	15.00	90°46'44"	21.36	S45°04'46"W
C13	239.53	530.00	25°53'39"	237.49	N12°38'14"E
C14	209.39	464.00	25°51'23"	207.62	N12°37'06"E
C15	23.67	50.00	27°07'43"	23.45	N76°07'33"E
C16	169.95	64.00	152°08'40"	124.24	N41°21'59"W

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C17	29.88	50.00	34°14'44"	29.44	S17°34'59"W
C18	23.76	15.00	90°46'13"	21.36	N44°55'29"W
C19	23.56	15.00	90°00'31"	21.21	N45°27'52"E
C20	23.56	15.00	89°59'29"	21.21	N44°32'07"W
C21	23.56	15.00	89°59'29"	21.21	S44°32'07"E
C22	23.56	15.00	90°00'31"	21.21	S45°27'53"W
C23	26.34	5030.00	0°18'00"	26.34	N00°36'37"E
C24	26.02	4970.00	0°18'00"	26.02	N00°36'37"E
C25	23.49	15.00	89°42'31"	21.16	N45°36'52"E
C26	23.64	15.00	90°17'29"	21.27	N44°23'07"W
C27	11.82	12.00	56°27'08"	11.35	N28°59'11"E
C28	327.18	64.00	292°54'16"	70.74	S89°14'23"E
C29	11.82	12.00	56°27'08"	11.35	S27°27'57"E
C30	493.46	3658.50	7°43'41"	493.09	S66°07'50"E
C31	26.66	64.00	23°52'08"	26.47	S74°29'45"W
C32	56.30	64.00	50°24'01"	54.50	N68°22'10"W

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C33	61.39	64.00	54°57'44"	59.07	N15°41'17"W
C34	25.59	64.00	22°54'46"	25.42	N23°14'58"E
C35	71.16	64.00	63°42'06"	67.55	N23°50'28"W
C36	20.34	64.00	18°12'36"	20.26	N17°06'52"E
C37	65.90	64.00	59°00'00"	63.03	N55°43'10"E
C38	80.48	64.00	72°02'44"	75.28	S58°45'27"E
C39	89.30	64.00	79°56'50"	82.23	S17°14'20"W
C40	216.65	3658.50	3°23'34"	216.61	S68°17'53"E
C41	123.50	3658.50	1°56'03"	123.49	S65°38'05"E
C42	30.00	3658.50	0°28'11"	30.00	S64°25'57"E
C43	36.00	3658.50	0°33'50"	36.00	S63°54'57"E
C44	87.32	3658.50	1°22'03"	87.32	S62°57'01"E
C45	70.51	530.00	7°37'21"	70.46	N03°30'04"E
C46	169.02	530.00	18°16'18"	168.30	N16°26'54"E

0 80 160 240

SCALE: 1" = 80'

PRELIMINARY PLAT
SPRING MEADOW VILLAS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; LEHI CITY, UTAH COUNTY, UTAH

A PRD RESIDENTIAL SUBDIVISION

SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDED SEAL

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

Spring Meadow Villas Preliminary Subdivision Review
DRC Redline Comments

Windy City Development- requests review of the Spring Meadow Villas Preliminary Subdivision, a 71-lot residential subdivision located at 1630 S 500 E.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Matt Seal, Brad Wilbur
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: Tony Trane
Date of Plans Reviewed: 8/27/26
Time Start: 1:20 PM
Time End: 1:50 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments.
Brad – Fiber:
A. Prior to Precon: The communication plan must be included with the final plan set and overlaid on the utility sheet. The communication plan will be provided by Lehi City Fiber.
Garion – Fire: No comments.
Ryan – Water/Sewer:
1. show and label pi services in planter stripe.
2. Show plan and profile sheets for all utilities.
3. 4" bow off will need to be flanged to cross with valve flanged to tee. On all intersections.
4. hydrant needs to be placed in center of planter stripe.
5. remove blow off. lot 8
6. move water services lot 12,11. interfere with valves.
7. need valve for 4" blow off
8. label all bends on plan set.
9. Is this 1900 south?
10. Valve on 4" blow off
11. Label all MH sizes on plan set.
12. Has this been approved by TSSD? How is TSSD going to measure the flow are they going to want another meter for this connection.

James – Parks:
13. Double frontage and trail corridor to be maintained by HOA-same as Spring Creek subdivision
    Add note: HOA to maintain trail corridor and park strip. City preference.
14. Provide landscaping and irrigation plan for trail corridor and park strip.
15. Provide grading plan for the East boundary of lots on the East side of the development. The grading plan should capture and protect against tailings being deposited into Spring Creek wetlands open space. (Final)

Gary S. – Building/Inspections:
16. A soils report is required. (Final)

Shelbey – Public Works: No comments
Gary E. – Engineering:
17. A payment-in-lieu of detention amount will need to be figured and agreed upon
18. Dimension the mid-block crossing as 22' and call out to be constructed according to Lehi standard drawing RD-17
19. Add note to plans to construct trail ramp according to Lehi City detail RD-19
20. Show and label the 10' PU&RCE lines on the plat
21. Sidewalks should be 6" thick with 6" road base. Add note to construct according to Lehi standard detail RD-05.
22. 2024 Lehi Design standards (note 8, sheet 2 and 3)

Matt – Traffic: ***No comments***
Kim – Planning:
23. Show and label the Powerline Trail.
24. Include cul-de-sac as a node. There should be 8 nodes.

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.

25. Show the trail connecting to the existing trail in the park.
26. The 10' wide trail connector at the end of the cul-de-sac needs to be asphalt.
27. The required open space shall be landscaped with sod and irrigation sprinklers and a mini-mum 25% of the proposed open space shall be water wise landscaping as defined in Chapter 39 of this Code.

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

PRECON MEETING REQUIRED? (FULL)

General Comments

1. This extra asphalt width does nothing to carry more traffic but can lead to higher vehicle speeds which increases risk potential, and this creates more future asphalt maintenance/replacement. (See Brad response comment)
2. During construction do not disturb the south quarter section marker (Engineering)
3.

ITEMS TO COMPLETE PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:

THE CHECK-OFF PROCESS WILL TAKE AT LEAST FOUR WEEKS FROM THE TIME PLANS AND COST ESTIMATE ARE RECEIVED. IT IS THE APPLICANTS RESPONSIBIILTY TO ALLOCATE AN APPROPRIATE AMOUNT OF TIME.

APPLICANT

1. For checkoff plans, a full plan submission is required including, where applicable: erosion control plan with BMPS, landscape plans, civil plans, building elevations, power plans, etc.
2. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Stefanie Daggs-Sdaggs@lehi-ut.gov or 385-201-2523)
3. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
4. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
5. Incomplete landscaping and/or irrigation plans may require additional comments to be addressed as part of the check-off process.
6. Include surveyor's and engineer's stamps and signatures on the construction drawings.
7. Show lot addresses on the final plat (must coordinate with Planning Division).
8. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
9. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Submit to lehicitystormwater@gmail.com). More information available at https://www.lehi-ut.gov/departments/water/storm-water/
10. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073). This should be the last item completed prior to scheduling a preconstruction meeting.
11. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required.
    Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.

STAFF

12. Address any comments or conditions from Planning Commission approval of the preliminary
13. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled

PRIOR TO RECORDING OF PLAT:

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

RECORDING OF A PLAT WILL TAKE AT LEAST TWO WEEKS FROM THE TIME THE MYLAR IS RECEIVED IN PERSON.

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

STAFF

10. Send a digital copy of the plat to the County for review prior to accepting printed mylar.

DRC GENERAL COMMENTS:

1. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
2. Developer is responsible to purchase, move or remove any existing RMP facilities.
3. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
4. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one 24x36 set of plans submitted to the Planning Department. When changes need to be made to a check-off set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.
5. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
6. All signage will require a separate review and approval process
7. All required private improvements (except private landscaping) shall be completed prior to the certificate of occupancy being granted.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON SEPTEMBER 24TH (PENDING ENVELOPES).

(NEED ENVELOPES BEFORE SCHEDULING IF PRELIMINARY)

PLANNER REMEMBER TO SEND PLAN SET TO POWER

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

Agenda Item No: 5.5

City Council Agenda Item Report

Meeting Date: October 13, 2026
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #43-2026 approving an amendment to the Skye Area Plan updating the number of ERUs allowed in the Mixed Use 1 Area but not increasing overall units in the Inverness area.

Summary:

Attachments:

Skye Area Plan Amendment Mixed Use 1.pdf

Ordinance - Skye Area Plan Amendment 10.13.26.docx

SKYE AREA PLAN AMENDMENT MIXED USE 1

CITY COUNCIL REPORT

Applicant	DR Horton
Meeting Date	October 13, 2026
Requested Action/Purpose	Approval of a proposed area plan
Decision Type	Legislative
Date of DRC Review	August 19, 2026
Date of Planning Commission Review	September 24, 2026
Assigned Planner	Brittney Harris

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Chapter 6 of the Development Code contains all of the regulations and standards that govern the creation of Planned Communities. Included below are some of the sections that contain general information that may be helpful to the Planning Commission in their review of the Micron Area Plan.

Section 06.010 Purpose and Intent.
The intent of the Planned Community Zone and this Chapter is to:

A. Allow the City to encourage and facilitate more detailed and specific planning and analysis for certain areas of the City.
B. Establish provisions and requirements which enable the City to address unique areas of the City or where other characteristics exist that warrant a comprehensive set of land use policies and standards which will encourage an efficient and imaginative development pattern.
C. Provide an opportunity for flexibility from the constraints of traditional zoning and allow for development on a performance basis. Higher density and intensity of uses may be achieved as higher quality development and performance standards are implemented within the zone.
D. Provide a consolidated and structured framework for the processing of preliminary and final subdivision plat(s), preliminary and final site plans, and other permits and licenses required by this Code.

An application for approval of a Planned Community Zone is a request by the applicant for additional flexibility beyond that allowed by the traditional zones within the City. It is the sole responsibility and burden of the applicant to convince the Planning Commission and City Council that the proposed Planned Community Zone is preferable to traditional zoning. Approval for use of the Planned Community Zone lies at the discretion of the City Council.

Section 06.020 Planned Community Description.
Each Planned Community Zone should include a cohesive mixture of land uses, including commercial and/or business park uses, which will provide services and employment opportunities to residents within the community. Residential uses should provide a range of housing types and densities to accommodate a variety of age and income groups and residential preferences, so that the community's demographic diversity is maintained. Commercial uses should focus on retail services for the residents of the community and must include a unifying design theme which compliments the residential areas. Residential and commercial land uses should be integrated to promote a walkable, sustainable community.

Development should promote creative lot configuration with usable public and private recreation areas, parks, trails and open space with assurance of maintenance. Preservation of open space and critical environmental areas is also highly encouraged through the use of clustering and other innovative development options where a standard lot pattern is not practical or desirable due to physical constraints.

Section 06.030 Design Compatibility.

Development within a Planned Community Zone should promote attractive, unified architectural design. Development should be planned as one complex land use with a common architectural design theme that provides variety within a context of architectural compatibility, rather than an aggregation of individual, unrelated buildings located on separate, unrelated lots. In order to ensure that development within the Planned Community Zone is compatible and meets the purposes of this Chapter, the Planning Commission may recommend and the City Council may require that certain design guidelines be employed as part of the approval of an Area Plan for a PC Zone. The design guidelines may include, but are not limited to, architectural controls, colors, materials, building mass, innovative design of buildings and access, and any other features deemed appropriate by the City Council. As part of the design guidelines for any Planned Community Zone each single family detached or attached dwelling shall include, as a minimum standard, an enclosed one (1) car garage.

REPORT ANALYSIS

The applicant requests approval of a proposed amendment to the Skye Area Plan changing the range of equivalent residential units (ERUs) in the Mixed Use 1 area and changing four of the overall ERUS from Nonresidential to Residential. None of the proposed changes will increase the overall ERUs in the Skye Area.

Mixed Use 1

With the proposed Inverness Preliminary Plat E, the ERUs allowed in Mixed Use 1 are getting close to the 517 allowed. There is still one area along Timpanogos Highway that has nothing proposed on it yet. Depending on the type of commercial it may exceed the 517 ERU units allowed. The applicant proposes a range from 517 to 627 ERUs. This will allow flexibility in what develops in the future. This proposal does not increase the overall ERUs allowed in the Skye Area Plan. This means increasing ERUs in this area will reduce them in another. This could provide an overall benefit of reducing the number of units higher on the hillside by keeping them closer to Timpanogos Highway. This reduces congestion on local roads and environmental risks to homes.

Overall ERUs

The applicant also proposes reducing the non-residential ERUs for the overall community by four and increasing the residential ERUs by four. Again, this does not increase the overall units, or infrastructure needs in the community, it just changes the allocation of the units.

DRC Comments

The Reviewing Departments had two comments reline comments. One comment including needing to update the power, water, sewer, and traffic studies to include the residential use at this location. The applicant did update these studies and they were included in the packet.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed amendment may reduce homes on the hillside and keep them closer to regional transportation.
2. The proposed amendment does not increase the overall Equivalent Residential Units allowed in the Skye Area Plan.
3. The proposed area plan does/does not meet the requirements of the Lehi City Development Code in regards to area plan approval.
4. Other findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Area Plan Amendment on September 24, 2026. The minutes and motion from that meeting follow:

3.3 Public hearing and recommendation of DR Horton's proposed amendment to the Skye Area Plan updating the number of ERUs allowed in the Mixed Use 1 Area but not increasing overall units in the Inverness area.

Jacob Curtis presented DR Horton's proposed amendment to the Skye Area Plan. He explained that the amendment would increase the allowable range of ERUs within Mixed Use Area 1 from 517 to 627 without increasing the overall number of ERUs allowed within Inverness. Any additional units used in Mixed Use Area 1 would be transferred from other areas, moving development closer to SR-92. The amendment would also exchange four non-residential ERUs for four residential ERUs.

Applicant: Scott Bishop, representing DR Horton, explained that DR Horton is purchasing approximately 38 acres and residential ERUs previously held by Gardner Group. The proposal would relocate approximately 198 townhome units from upper portions of Inverness to Mixed Use Area 1 near SR-92 and replace some upper-area townhomes with single-family homes. He stated that the proposal would not increase the overall ERUs or number of townhomes within the area plan.

Chair Tyson Eyre opened the public hearing. No public comments were received.

Chair Tyson Eyre closed the public hearing.

> **Motion:** Commissioner Beau Jones moved to forward a positive recommendation on DR Horton's proposed amendment to the Skye Area Plan, updating the number of ERUs allowed in Mixed Use Area 1 without increasing the overall units within the Inverness area. The motion included all findings stated in the report and all DRC comments. Commissioner Roberts seconded the motion.
> **Vote:** Commissioner Gehman, no; Commissioner Jones, yes; Commissioner Eyre, yes; Commissioner Roberts, yes; Commissioner Jackson, yes. The motion passed.

Skye Area Plan Amendment Mixed Use
DRC Redline Comments

DR Horton- request review of the Skye Area Plan Amendment updating the ERUs in the Mixed Use 1 area

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Matt Seal, Brad Wilbur
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Ben Tuckett,
Date of Plans Reviewed: 8/11/26
Time Start: 3:15 PM
Time End: 3:35 PM

DRC REDLINE COMMENTS:
Glade – Power:
1. Require a power and utility study.

Brad – Fiber: No comment
Garion – Fire: No comment
Ryan – Water/Sewer: No comment
James – Parks: No comment
Gary S. – Building/Inspections: No comment
Shelbey – Public Works: No comment
Gary E. – Engineering:
2. Critical Comment: A utility (power, water, sewer) and traffic study would need to be done to determine the effect of adding up to 200 units to the Mixed Use 1 area and may limit the number of units allowed.

Matt – Traffic: No comment
Kim – Planning: No comments**.**

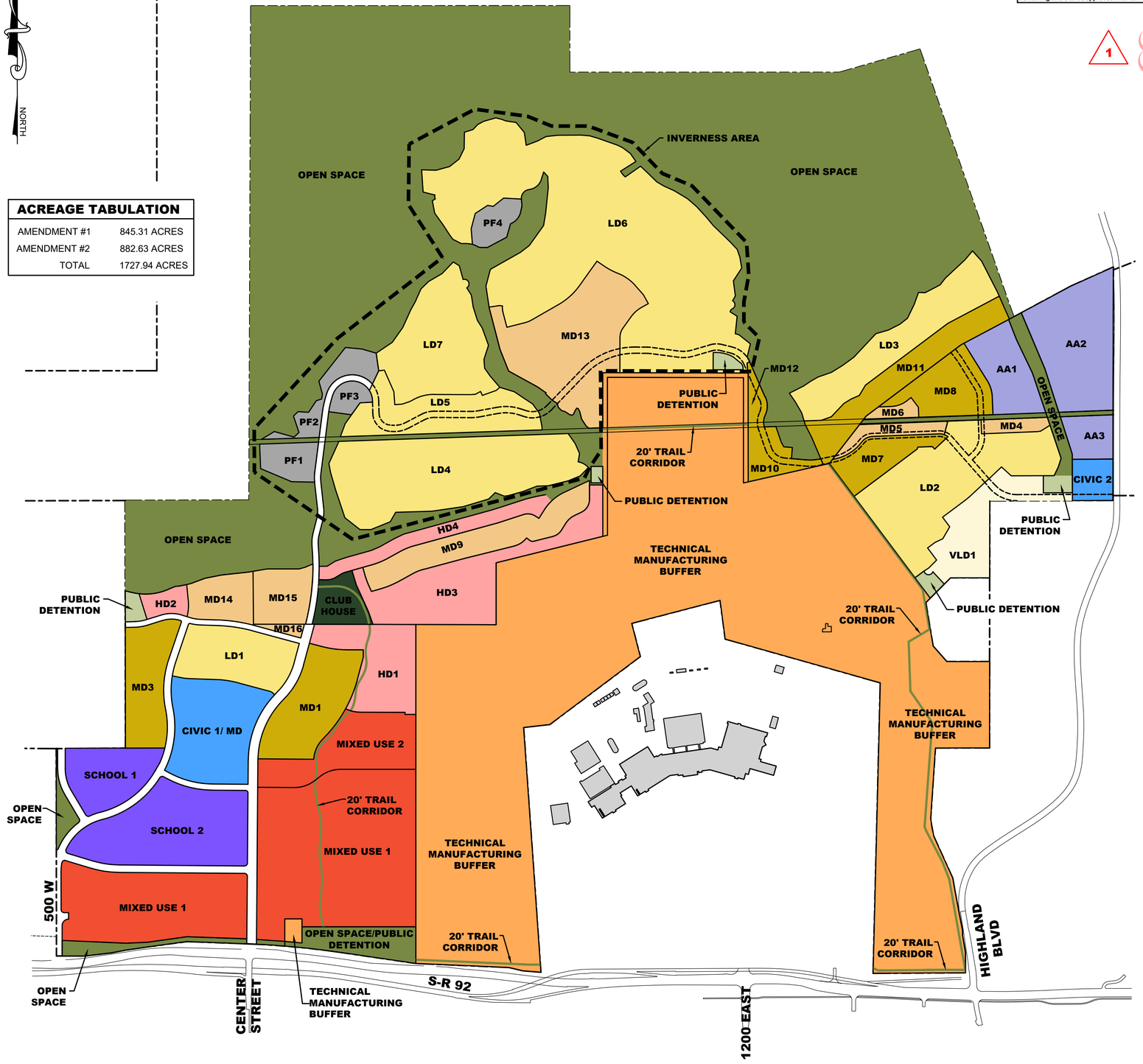
THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON SEPTEMBER 10TH (PENDING ENVELOPES AND UTILITY AND TRAFFIC STUDIES).

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

ACREAGE TABULATION

AMENDMENT #1	845.31 ACRES
AMENDMENT #2	882.63 ACRES
TOTAL	1727.94 ACRES



ERU Allocation Table

		Notes
Overall Total ERU's Allowed	3294	Total ERU's allowed from original Micron Area plan (2994) plus the additional 300 ERU's granted by city council
ERU's Used by Canyon Hills (Existing)	246	Includes 244 lots + 1 church
ERU's to be Used by Peck Property (58.89 ac)	88	Assumes 1.5 units/ac (from original Area Plan)
ERU's to be Used by Entrata Property (149.28 ac)	224	Assumes 1.5 units/ac (from original Area Plan)
Total ERU's Remaining for Skye Development	2736	
ERU's approved with Skye Area Plan Amendment #1	1751	
Remaining ERU's to be approved with current Area Plan Amendment	**985**	

NOTES:

1. MIXED USE 1 IS ASSIGNED 210 NON-RESIDENTIAL ERU'S. THE TOTAL NUMBER OF RESIDENTIAL ERU'S FOR THE MIXED USE 1 AREA SHALL BE IN ACCORDANCE WITH THE DENSITY RANGE FOUND IN THE TABLE BELOW. RESIDENTIAL ERU'S MAY BE TRANSFERRED TO THE MIXED USE 1 AREA AS NEEDED, PROVIDED THE TOTAL ERU'S COUNTS IDENTIFIED IN THE ERU ALLOCATION TABLE ARE NOT EXCEEDED.
2. THE TOTAL ERU'S ALLOCATED FOR THIS AREA PLAN AMENDMENT AND ALL FUTURE AMENDMENTS SHALL BE GOVERNED BY THE ERU ALLOCATION TABLE ON THIS SHEET.
3. THE 20' TRAIL SHOWN WITHIN THE TECHNICAL MANUFACTURING BUFFER AREA AND WITHIN THE MIXED USE AREA IS INCLUDED AS PUBLIC OPEN SPACE IN THE TABULATION TABLE.
4. THIS MAP ONLY SHOWS PUBLIC OPEN SPACE & DETENTION THAT IS PLANNED FOR THE PROJECT. ADDITIONALLY, PRIVATE OPEN SPACE WILL BE PROVIDED THROUGHOUT THE AREA PLAN. REFER TO THE BUFFERS & OPEN SPACE SECTION FOR MORE INFORMATION.
5. TOTAL OPEN SPACE WILL MAKE UP APPROXIMATELY 37.76% OF THE NET AREA, LESS THE CIVIC AND SCHOOL AREAS.
6. PRIOR TO ANY DEVELOPMENT TAKING PLACE EAST OF THE TECHNICAL MANUFACTURING BUFFER, AN AGREEMENT MUST BE IN PLACE BETWEEN LEHI CITY AND TSSD TO PROVIDE SEWER SERVICE.
7. THE NEARBY SEASONS CULINARY WATER TANK & PI RESERVOIR HAVE LIMITED CAPACITY AVAILABLE FOR THE SKYE AREA PLAN. REFER TO THE CULINARY AND PI SECTIONS OF THE SKYE AREA PLAN UTILITY SECTION FOR DETAILS ON AVAILABLE CAPACITIES AND NEEDED IMPROVEMENTS FOR THIS PROJECT.
8. ADDITIONAL CULINARY WATER AND PI CITY PROJECTS MAY BE NEEDED TO SERVICE THE SKYE AREA PLAN. REFER TO THE CULINARY & PI SECTIONS OF THE SKYE AREA PLAN UTILITY SECTION FOR ADDITIONAL DETAILS.
9. NEITHER THE CULINARY NOR THE PI SYSTEMS FOR SKYE HAVE A WATER SOURCE IDENTIFIED. REFER TO THE CULINARY & PI SECTIONS FOR ADDITIONAL INFORMATION ON IDENTIFIABLE SOURCES.
10. TECHNICAL MANUFACTURING BUFFER SHALL HAVE NO ERU'S ASSOCIATED WITH IT. ANY ADDITIONAL DEVELOPMENT ON THIS AREA SHALL REQUIRE ADDITIONAL UTILITY STUDIES AND CITY STAFF APPROVAL.
11. IF THE PROPOSED CIVIC 1 SITE IS NOT USED AS A CIVIC/CHURCH SITE, IT WILL BECOME AN MD POD WITH A DENSITY RANGE OF 3-7 UNITS/ACRE. DENSITY WILL BE TRANSFERRED FROM OTHER PODS AS NECESSARY, KEEPING THE TOTAL ERU CAP AT 2736.
12. DENSITY FROM POD MD13 SHALL HAVE THE ABILITY TO BE SHIFTED SOUTH OR EAST TO PODS HD1-4, OR LD4-7

1

LAND USE	ACRES	% OF NET AREA	PROPOSED DENSITY Low Range (units/acre)	PROPOSED DENSITY High Range (units/acre)	PROPOSED UNITS Low Range (Units)	PROPOSED UNITS High Range (Units)
Total Area	**1727.94**					
MP Roads Deduction	29.83					
NET AREA	**1698.11**					
School 1 (Elementary)	**12.71**	**0.75%**			9	
School 2 (Jr. High)	**30.27**	**1.78%**			15	
Civic 1[11]	**22.59**	**1.33%**	3	7	27	
Civic 2	**4.44**	**0.26%**			2	
Mixed Use 1[1]	**97.02**	**5.71%**			517	627
Mixed Use 2[1]	**17.83**	**1.05%**	4	30	310	
Clubhouses	**5.60**	**0.33%**			5	
Public Facilities 1	**5.19**	**0.31%**			0	
Public Facilities 2	**6.19**	**0.36%**			0	
Public Facilities 3	**2.62**	**0.15%**			0	
Public Facilities 4	**4.39**	**0.26%**			0	
Dedicated Public Detention	**5.33**	**0.31%**			0	
Technical Manufacturing[10]	**381.93**	**22.49%**			0	
HD	**54.25**	**3.19%**				
HD #1	16.30	0.96%	8	12	130	196
HD #2	3.06	0.18%	8	12	24	37
HD #3	25.74	1.52%	8	12	206	309
HD #4	9.16	0.54%	8	12	73	110
MD	**151.70**	**8.93%**				
MD #1	18.34	1.08%	3	7	55	128
MD #3	14.21	0.84%	3	7	43	99
MD #4	2.43	0.14%	3	7	7	17
MD #5	3.79	0.22%	3	7	11	27
MD #6	1.76	0.10%	3	7	5	12
MD #7	8.32	0.49%	3	7	25	58
MD #8	11.89	0.70%	3	7	36	83
MD #9	16.42	0.97%	3	7	49	115
MD #10	8.98	0.53%	3	7	27	63
MD #11	12.84	0.76%	3	7	39	90
MD #12	2.08	0.12%	3	7	6	15
MD #13	33.52	1.97%	3	7	101	235
MD #14	7.09	0.42%	3	7	21	50
MD #15	9.00	0.53%	3	7	27	63
MD #16	1.01	0.06%	3	7	3	7
LD	**276.90**	**16.31%**				
LD #1	16.14	0.95%	1	4	16	65
LD #2	35.72	2.10%	1	4	36	143
LD #3	22.34	1.32%	1	4	22	89
LD #4	43.43	2.56%	1	4	43	174
LD #5	19.52	1.15%	1	4	20	78
LD #6	113.17	6.66%	1	4	113	453
LD #7	26.58	1.57%	1	4	27	106
VLD	**15.22**	**0.90%**				
VLD1	15.22	0.90%	1	2	15	30
Active Adult	**41.03**	**2.42%**				
AA #1	11.10	0.65%	4	6	44	67
AA #2	24.62	1.45%	4	6	98	148
AA #3	5.31	0.31%	4	6	21	32
TOTAL OPEN SPACE AREA[4,5]	**626.01**	**36.87%**				
Dedicated Public Open Space[3]	562.31	33.11%				
Private Open Space	68.44	4.03%				
Power Corridor Deduction	-4.74	-0.28%				
NON-RESIDENTIAL ERU'S	**276**					
RESIDENTIAL ERU'S	**2460**					
TOTAL ERU'S[2]	**2736**					

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SKYE
LEHI, UTAH

LAND USE PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 20-0067
DRAWN BY: DSE/BGS
DESIGNED BY: BCT
SCALE: 1" = 1200'
DATE: 09/15/2026

SHEET L-1

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Skye Area Plan

Mixed Use Area 1 Density Amendment

SEWER SECTION

September 8, 2026

Prepared By:

ENGINEERS
SURVEYORS
PLANNERS

3302 N Main Street
Spanish Fork, UT 84660
(801) 798-0555

Skye

Sewer

Design Criteria:

Minimum Pipe Size: 8”

Minimum Slope: 0.34%

Design Flow:

Residential	100 gallons per person per day (UT R317-3-2.2.B.1) 3.8 capita / Dwelling Unit
Mixed Use	937 ERUs allocated with Land Use Plan 3.8 capita / ERU 100 gpd / capita
Civic	29 ERUs allocated with Land Use 3.8 capita / ERU 100 gpd / capita
School	24 ERUs allocated with Land Use Plan 3.8 capita / ERU 100 gpd / capita
Peak Factor	3.0

Refer to Appendix A for an exhibit showing each pipe location and Appendix B for a detailed breakdown of sewer flows and pipe sizing.

Allowable Flows:

West Side:
The original Micron area plan called for an allowable discharge of 1,851 gallons per minute (gpm) into the existing sewer system in 500 W, as well as 62 gpm into the existing outfall near 600 E. The new sewer design will eliminate the 600 E. outfall and include the 62 gpm in the 500 W Outfall. The entire west side flow will now be routed to the 500 W outfall, including the flow from the additional 300 units from the upper area allowed by the city council. The overall total projected peak flow into this outfall is expected to be 2,116 gpm.

East Side:
The maximum allowable flow on the east side of Skye was determined based on an agreement between Lehi City and the Timpanogos Special Service District (TSSD). This agreement states that a maximum average flow of 227,000 gallons per day (GPD) is allowed to flow into the existing sewer system. Using a peaking factor of 3, this converts to approximately 473 gpm, or in other words, 597 ERU’s. The upper area being added to this area plan is sloped such that some of it will need to sewer down to the east side. This area plan amendment proposes to discharge the flow from approximately 621 ERU’s (492 gpm) as approved by TSSD.

Methodology:

All pipes were designed according to the Utah administrative Rules as listed below:

R317-3-2. Sewers.

2.1. General. Construction of a new sewer system project may not begin unless the applicant has submitted an engineering report detailing the design, and construction plans to the executive secretary for review and approval evidenced by a construction permit. The executive secretary will not normally review construction plans for extensions of the existing sewer systems to new areas or replacement of sanitary sewers in the existing sewer systems unless requested or required by state or federal funding programs. Rain water from roofs, streets, and other areas, and ground water from foundation drains must not be allowed to enter the sewer system through planning, design and construction quality assurance and control measures.

2.2. Basis of Design

A. Planning Period. Sewers should be designed for the estimated ultimate tributary population or the 50-year planning period, whichever requires a larger capacity. The executive secretary may approve the design for reduced capacities provided the capacity of the system can be readily increased when required. The maximum anticipated capacity required by institutions, industrial parks, etc. must be considered in the design.

B. Sewer Capacity. The required sewer capacity shall be determined on the basis of maximum hourly domestic sewage flow; additional maximum flow from industrial plants; inflow; ground water infiltration; potential for sulfide generation; topography of area; location of sewage treatment plant; depth of excavation; and pumping requirements.

1. Per Capita Flow. New sewer systems shall be designed on the basis of an annual average daily rate of flow of 100 gallons per capita per day (0.38 cubic meter per capita per day) unless there are data to indicate otherwise. The per capita rate of flow includes an allowance for infiltration/inflow. The per capita rate of flow may be higher than 100 gallons per day (0.38 cubic meter per day) if there is a probability of large amounts of infiltration/inflow entering the system.

2. Design Flow

a. Laterals and collector sewers shall be designed for 400 gallons per capita per day (1.51 cubic meters per capita per day).

b. Interceptors and outfall sewers shall be designed for 250 gallons per capita per day (0.95 cubic meter per capita per day), or rates of flow established from an approved infiltration/inflow study.

c. The executive secretary will consider other rates of flow for the design if such basis is justified on the basis of supporting documentation.

C. Design Calculations. Detailed computations, such as the basis of design and hydraulic calculations showing depth of flow, velocity, water surface profiles, and gradients shall be submitted with plans.

2.3. Design and Construction Details

A. Minimum Size

1. No gravity sewer shall be of less than eight inches (20 centimeters) in diameter.
2. A 6-inch (15 centimeters) diameter pipe may be permitted when the sewer is serving only one connection, or if the applicant justifies the need for such diameter on the basis of supporting documentation.

B. Depth. Sewers should be sufficiently deep to receive sewage from basements and to prevent freezing. Insulation shall be provided for sewers that cannot be placed at a depth sufficient to prevent freezing.

C. Odor and Sulfide Generation. The design shall incorporate features to control and mitigate odor and sulfide generation in sewers. Such features may include steeper slope to achieve higher velocity, reaeration through induced turbulence, etc.

D. Slope

1. The pipe diameter and slope shall be selected to obtain velocities to minimize settling problems.
2. All sewers shall be designed and constructed to give mean velocities of not less than 2 feet per second (0.61 meter per second), when flowing full, based on Manning's formula using an n value of 0.013.
3. Sewers shall be laid with uniform slope between manholes.
4. Table R317-3-2.3(D)(4) shows the minimum slopes which shall be provided; however, slopes greater than these are desirable.

Appendix A: Pipe Location Exhibit

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NORTH

OPEN SPACE
PUBLIC DETENTION
HD2
MD14
MD16
MATCH LINE SEE SHEET A-1.1
#28
#29
LD1
#30
HD1
#24
MD3
MD2
#35
MD1
#31
#25
#24A
CIVIC 1/ MD
MIXED USE 2
#26
SCHOOL 1
#27
#37
OPEN SPACE
#36
A
#32
#38
SCHOOL 2
MIXED USE 1.2
TECHNICAL MANUFACTURING BUFFER
#33
#34a
MIXED USE 1.1
#34b
OPEN SPACE/PUBLIC DETENTION
#39
OPEN SPACE
CENTER STREET
S-R 92
1200 EAST
TECHNICAL MANUFACTURING BUFFER
HIGHLAND BLVD
#14
TECHNICAL MANUFACTURING BUFFER
AA2
AA1
#5
MD8
#6
#7
#11
OPEN SPACE
MD6
MD5
MD4
AA3
#8
MD7
#9
B
#12
#3
LD2
CIVIC 2
#13
#4
PUBLIC DETENTION
#10
VLD1

OFFSITE 1 (558 ADDITIONAL ERU'S FROM OTHER PROPERTIES WITHIN LEHI): 442 GPM (PEAK)

500 W DISCHARGE: 2,116 GPM (PEAK) (2,673 ERU'S)

HIGHLAND BLVD DISCHARGE TO TSSD SYSTEM: 492 GPM (PEAK) (621 ERU'S)

SKYE
LEHI, UTAH

SEWER PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: RWH
DESIGNED BY: BCT
SCALE: 1" = 1000'
DATE: 09/02/2026

SHEET
A-1.1

NORTH

OPEN SPACE
PF4
LD6.1
OPEN SPACE
LD6.2
MD13
LD7.1
LD7.2
#15
#16
#18
PF3
LD5.1
LD5.2
PF2
PF1
LD4.1
LD4.2
#19
PUBLIC DETENTION
#2
MD12
LD3.2
MD11.2
LD3.1
MD11.1
MD10
#3
MD10
MATCH LINE SEE SHEET A-1.1
PUBLIC DETENTION
#20
HD4
HD3.1
MD9
#21
MD15
CLUB HOUSE
#22
HD3.2
#23
MATCH LINE SEE SHEET A-1.1

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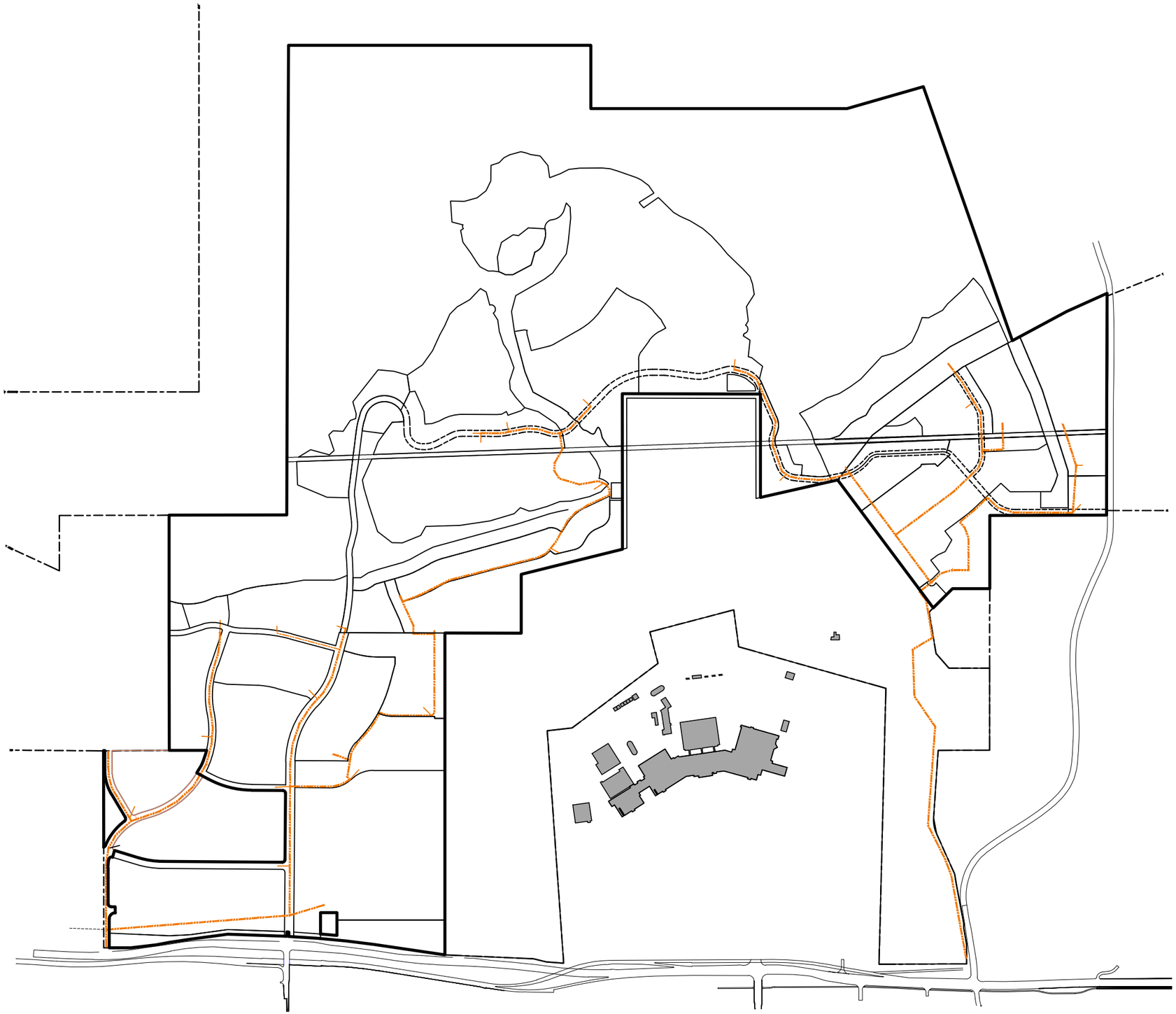
SKYE
LEHI, UTAH

SEWER PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
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SHEET
A-1.2



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SHEET
A-1.3

Appendix B: Detailed Pipe Flows and Pipe Sizing

SKYE AREA PLAN

Sewer Flows - West Side A

Land Use	Area (acres)	Residential Units or ERU's (units)	Capita/ERU (capita/unit)	Capita (capita)	Flow/Capita (gpd/capita)	Average Flow (gpd)	Peak Factor	Peak Hourly Flow (gpd)	Peak Hourly Flow (gpm)
Mixed Use	106.29	937	3.8	3,561	100	356,100	3.0	1,068,300	742
Civic	22.59	27	3.8	103	100	10,300	3.0	30,900	21
LD	188.05	232	3.8	883	100	88,300	3.0	264,900	184
HD	54.75	516	3.8	1,961	100	196,100	3.0	588,300	409
MD	25.18	86	3.8	326	100	32,600	3.0	97,800	68
MD	78.47	287	3.8	1,091	100	109,100	3.0	327,300	227
School	42.98	24	3.8	91	100	9,100	3.0	27,300	19
Clubhouse	5.97	6	3.8	22	100	2,200	3.0	6,600	5
Offsite 1	290.18	558	3.8	2,120	100	212,040	3.0	636,120	442
Total West Side A		**2,673**		**10,158**		**1,015,840**		**3,047,520**	**2,116**

Sewer Flows - East Side B

Land Use	Area (acres)	Residential Units or ERU's (units)	Capita/ERU (capita/unit)	Capita (capita)	Flow/Capita (gpd/capita)	Average Flow (gpd)	Peak Factor	Peak Hourly Flow (gpd)	Peak Hourly Flow (gpm)
AA	41.03	231	3.8	878	100	87,800	3.0	263,400	183
Civic	4.44	2	3.8	8	100	800	3.0	2,400	2
LD	113.98	170	3.8	646	100	64,600	3.0	193,800	135
VLD	15.22	18	3.8	68	100	6,800	3.0	20,400	14
MD	7.99	48	3.8	182	100	18,200	3.0	54,600	38
MD	40.99	152	3.8	578	100	57,800	3.0	173,400	120
Total East Side B		**621**		**2,360**		**236,000**		**708,000**	**492**

Sewer Flows - Offsite Detailed

Offsite Area	Land Use	Area (acres)	Residential Units or ERU's (units)	Capita/ERU (capita/unit)	Capita (capita)	Flow/Capita (gpd/capita)	Average Flow (gpd)	Peak Factor	Peak Hourly Flow (gpd)	Peak Hourly Flow (gpm)
Offsite 1	Canyon Hills (Existing)	78.67	244	3.8	927	100	92,720	3.0	278,160	193
	Peck Property (Lehi - 1.5 units/ac)	58.89	88	3.8	334	100	33,440	3.0	100,320	70
	Entrata (Draper - 1.5 units/ac))	149.28	224	3.8	851	100	85,120	3.0	255,360	177
	Canyon Hills Church	3.34	2	3.8	8	100	760	3.0	2,280	2
Total Offsite			**558**		**2,120**		**212,040**		**636,120**	**442**

Skye Area Plan
Sewer Pipe Sizing

Pipe ID.	Contributing Area (ac)	Peak Hourly Flow (gpm)	Peak Hourly Flow (cfs)	Pipe Dia. (inches)	Min Slope (%)	Qpipe (cfs)	Velocity (fps)	Pipe Check
2	LD6.2	19	0.04	8	0.34	0.71	2.02	OK
3	LD6.2, MD12, MD10	36	0.08	8	0.34	0.71	2.02	OK
4	LD6.2, MD12, MD10, LD3.1, MD11.1, MD5, MD6, MD7	126	0.28	8	0.34	0.71	2.02	OK
5	LD3.2, MD11.2	47	0.10	8	0.34	0.71	2.02	OK
6	LD3.2, MD11.2, MD8	86	0.19	8	0.34	0.71	2.02	OK
7	AA1	49	0.11	8	0.34	0.71	2.02	OK
8	AA1, MD4	59	0.13	8	0.34	0.71	2.02	OK
9	LD3.2, MD11.2, MD8, AA1, MD4	146	0.32	8	0.34	0.71	2.02	OK
10	LD6.2, MD12, MD10, LD3.1, MD11.1, MD5, MD6, MD7, LD3.2, MD11.2, MD8, AA1, MD4	272	0.61	8	0.34	0.71	2.02	OK
11	AA2	110	0.25	8	0.34	0.71	2.02	OK
12	AA2, AA3	134	0.30	8	0.34	0.71	2.02	OK
13	AA2, AA3, CIV 2	135	0.30	8	0.34	0.71	2.02	OK
14	**Full Build-out (East Side)**	**492**	**1.10**	**8**	**0.82**	**1.10**	**3.14**	**OK**
15	LD5.1, LD4.1, LD7.1	61	0.14	8	0.34	0.71	2.02	OK
16	LD5.1, LD4.1, LD7.1, LD7.2	73	0.16	8	0.34	0.71	2.02	OK
18	LD6.1, MD13	75	0.17	8	0.34	0.71	2.02	OK
19	LD5.1, LD4.1, LD7.1, LD7.2, LD6.1, MD13, LD5.2	178	0.40	8	0.34	0.71	2.02	OK
20	LD5.1, LD4.1, LD7.1, LD7.2, LD6.1, MD13, LD5.2, LD4.2	190	0.42	8	0.34	0.71	2.02	OK
21	LD5.1, LD4.1, LD7.1, LD7.2, LD6.1, MD13, LD5.2, LD4.2, HD3.1	231	0.52	8	0.35	0.72	2.05	OK
22	LD5.1, LD4.1, LD7.1, LD7.2, LD6.1, MD13, LD5.2, LD4.2, HD3.1, MD9, HD4	369	0.82	8	0.71	1.02	2.92	OK
23	LD5.1, LD4.1, LD7.1, LD7.2, LD6.1, MD13, LD5.2, LD4.2, HD3.1, MD9, HD4, CLUBHOUSE	371	0.83	8	0.72	1.03	2.95	OK
24	LD5.1, LD4.1, LD7.1, LD7.2, LD6.1, MD13, LD5.2, LD4.2, HD3.1, MD9, HD4, CLUBHOUSE, HD3.2	534	1.19	8	1.31	1.39	3.97	OK
24a	LD5.1, LD4.1, LD7.1, LD7.2, LD6.1, MD13, LD5.2, LD4.2, HD3.1, MD9, HD4, CLUBHOUSE, HD3.2, HD1	660	1.47	8	1.89	1.67	4.77	OK
25	MD1, MD2	95	0.21	8	0.34	0.71	2.02	OK
26	LD5.1, LD4.1, LD7.1, LD7.2, LD6.1, MD13, LD5.2, LD4.2, HD3.1, MD9, HD4, CLUBHOUSE, HD3.2, HD1, MD1, MD2	755	1.68	8	2.41	1.88	5.39	OK
27	LD5.1, LD4.1, LD7.1, LD7.2, LD6.1, MD13, LD5.2, LD4.2, HD3.1, MD9, HD4, CLUBHOUSE, HD3.2, HD1, MD1, MD2, MU2	1001	2.23	12	0.47	2.45	3.12	OK
28	MD15	20	0.04	8	0.34	0.71	2.02	OK
29	MD14	16	0.04	8	0.34	0.71	2.02	OK
30	MD15, MD14, MD16	39	0.09	8	0.34	0.71	2.02	OK
31	MD15, MD14, MD16, LD1	71	0.16	8	0.34	0.71	2.02	OK
32	LD5.1, LD4.1, LD7.1, LD7.2, LD6.1, MD13, LD5.2, LD4.2, HD3.1, MD9, HD4, CLUBHOUSE, HD3.2, HD1, MD1, MD2, MU2, MD15, MD14, MD16, LD1, CIV1	1094	2.44	12	0.55	2.65	3.37	OK
33	LD5.1, LD4.1, LD7.1, LD7.2, LD6.1, MD13, LD5.2, LD4.2, HD3.1, MD9, HD4, CLUBHOUSE, HD3.2, HD1, MD1, MD2, MU2, MD15, MD14, MD16, LD1, CIV1, SCH2	1105	2.46	12	0.56	2.67	3.40	OK
34a.	MU1.2	401	0.89	12	0.50	2.53	3.22	OK
34b.	LD5.1, LD4.1, LD7.1, LD7.2, LD6.1, MD13, LD5.2, LD4.2, HD3.1, MD9, HD4, CLUBHOUSE, HD3.2, HD1, MD1, MD2, MU2, MD15, MD14, MD16, LD1, CIV1, SCH2, MU1.1, MU1.2	1602	3.57	18	0.12	3.65	2.06	OK
35	HD2	20	0.04	8	0.34	0.71	2.02	OK
36	HD2, MD3	66	0.15	8	0.34	0.71	2.02	OK
37	OFFSITE 1	442	0.98	8	0.66	0.98	2.82	OK
38	HD2, MD3, OFFSITE 1, SCH1	514	1.15	12	0.20	1.60	2.03	OK
39	**All Pipes on West Side**	**2116**	**4.72**	**18**	**0.21**	**4.83**	**2.73**	**OK**

Note:

1. Offsite 1 is composed of the following properties - Canyon Hills, Peck Property, Entrata, and Canyon Hills Church (See Sewer Flows table on previous page for a detailed breakdown of offsite flows)
2. Within this amendment, the area previously known as Area C and the associated Pipe 1 will now be routed through pipe 34a and into the west side pipe system.
3. Within this amendment, 110 units have been removed from MD13 and LD6.1 and moved to MU 1.2

TECHNICAL MEMORANDUM

TO: Scott B Bishop

FROM: Horrocks Traffic Team

DATE: 09/17/2026

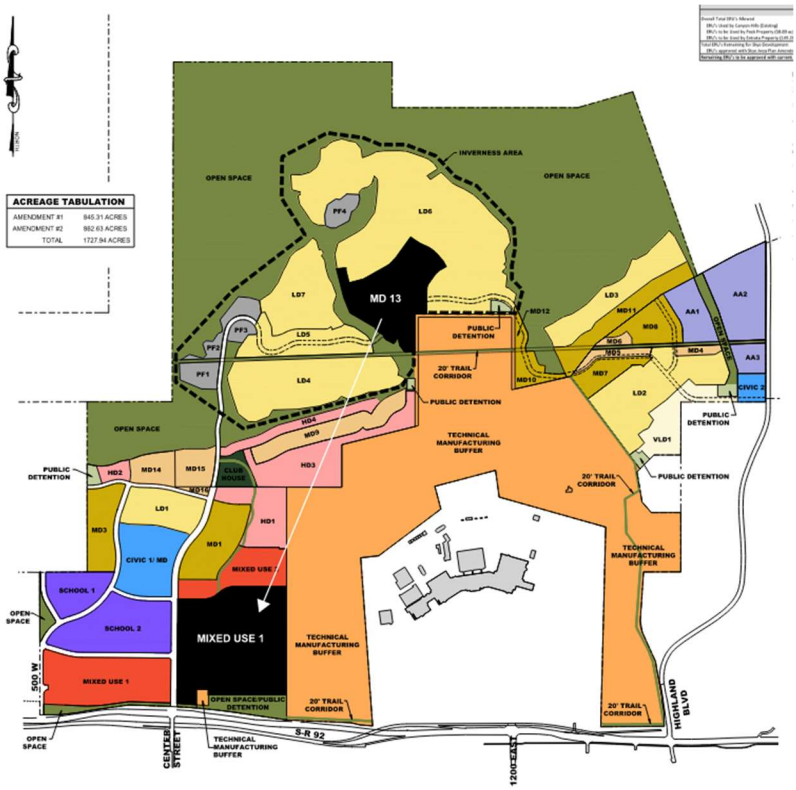
SUBJECT: **Inverness Area Amendment**

INTRODUCTION

This amendment to the 2021 Micron Traffic Impact Study (TIS) evaluates whether the recommended mitigations remain valid with the updated Inverness trip generation. The analysis covers the 2026 and 2050 AM and PM background-plus-project conditions with the mitigations recommended in the TIS at Center Street and SR-92, SR-92 and 500 West, and 500 West and Traverse Terrace Drive.

The proposed amendment shifts 110 ERUs from MD13 to Mixed Use 1, as shown in **Figure 1**. **Table 1** shows the updated trip generation, which moves 110 multifamily dwelling units from Zone 4 to Zone 5. Results and conclusions will be completed after modeling.

Figure 1 - Project Areas



UPDATED TRIP GENERATION

Table 1 presents the updated trip generation. Yellow shading identifies the revised multifamily entries and zone totals for Zones 4 and 5. In Zone 4, multifamily dwelling units decrease from 378 to 268, reducing total zone trips from **230** to 190 during the AM peak hour and from 293 to 244 during the PM peak hour. In Zone 5, multifamily dwelling units increase from 232 to 342, increasing total zone trips from 131 to 170 during the AM peak hour and from 427 to 475 during the PM peak hour.

The updated worksheet treats the 110-ERU shift as moving 110 multifamily dwelling units from Zone 4 to Zone 5. The total number of homes stays the same. Because each home does not generate a vehicle trip during every peak hour, the change moves about 40 AM trips and 48 PM trips between the zones. Small differences in the reported increases and decreases are due to rounding.

Table 1 - Updated Trip Generation

Micron TIS -Full Build without Annexation											
	Variable	Quantity	Daily			AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out	Total	In	Out
Zone 4	**Single-Family Detached Housing (ITE 210)**		**Ln(T)=0.92Ln(x)+2.71**	50%	50%	**T=0.71(x)+4.80**	25%	75%	**Ln(T)=0.96Ln(x)+0.20**	63%	37%
	Dwelling Units	125	1,277	638	638	94	23	70	126	79	47
	Multifamily Housing (Mid-Rise) (ITE 221)		**T=5.45(x)-1.75**	50%	50%	**0.36**	26%	74%	**0.44**	61%	39%
	Dwelling Units	268	1,459	729	729	96	25	71	118	72	46
	Public Park (ITE 411)		**0.78**	50%	50%	**0.02**	59%	41%	**0.11**	55%	45%
	Acres	4	91	45	46	0	0	0	0	0	0
	Total Internal Capture						0	1		9	3
	Total New Trips		**2,827**	**1,413**	**1,413**	**190**	**48**	**140**	**244**	**142**	**90**
Zone 5	Variable	Quantity	Daily			AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out	Total	In	Out
	Multifamily Housing (Mid-Rise) (ITE 221)		**T=5.45(x)-1.75**	50%	50%	**0.36**	26%	74%	**0.44**	61%	39%
	Dwelling Units	342	1,862	931	931	123	32	91	150	92	59
	Shopping Center (ITE 820)		**37.75**	50%	50%	**0.94**	62%	38%	**3.81**	48%	52%
	1000 Sq. Ft. GFA	50	3,752	1,876	1,876	47	29	18	325	156	169
	Total Internal Capture						5	3		21	46
	Total New Trips		**5,614**	**2,807**	**2,807**	**170**	**56**	**106**	**475**	**227**	**182**

INTERSECTION OPERATIONS

The analysis evaluates the 2026 and 2050 background-plus-project scenarios with the mitigations recommended in the original TIS. These scenarios show how the intersections operate with the recommended improvements in place and the updated project traffic. The purpose is to determine whether those improvements remain adequate with the revised trip generation or whether the recommendations need to be adjusted.

Table 2 and **Table 3** compares the original TIS results with the updated results, showing changes in intersection delay and level of service. Delay is reported in seconds per vehicle using the same measure and reporting basis as the original TIS.

Percent change is calculated as 100 × (updated delay − original delay) / original delay

The queuing analysis supplements the delay and level-of-service evaluation by identifying potential storage constraints and spillback at the study intersections. The queue summary presents the highest reported 95th-percentile queue length at each intersection, in feet, and identifies the associated movement. The values can be seen in **Table 4**.

Table 2 - 2026 Background plus Project with Mitigation

Intersection	Peak	Original delay	Original LOS	Updated delay	Updated LOS	Delay change %
Center Street & SR-92	AM	37.8	D	31.2	C	-17.5%
Center Street & SR-92	PM	51.5	D	54.5	D	5.8%
SR-92 & 500 West	AM	28.1	C	25	C	-11.0%
SR-92 & 500 West	PM	20.4	C	43.2	D	111.8%
500 West & Traverse Terrace Drive	AM	14.4	B	9.6	A	-33.3%
500 West & Traverse Terrace Drive	PM	10.7	B	13.4	B	25.2%

Source: 2021 Micron TIS, Table 7. Original delay and LOS are shown as reported.

Table 3 - 2050 Background plus Project with Mitigation

Intersection	Peak	Original delay	Original LOS	Updated delay	Updated LOS	Delay change %
Center Street & SR-92	AM	35.2	D	29.3	C	-16.8%
Center Street & SR-92	PM	44.9	D	49.2	D	9.6%
SR-92 & 500 West	AM	18.8	B	27.7	C	47.3%
SR-92 & 500 West	PM	25.3	C	20.9	C	-17.4%
500 West & Traverse Terrace Drive	AM	14.5	B	10.5	B	-27.6%
500 West & Traverse Terrace Drive	PM	21.4	C	16.9	C	-21.0%

Source: 2021 Micron TIS, Table 13. Original delay and LOS are shown as reported.

Table 4 - 95th-Percentile Queue Lengths

Intersection	Peak	2026 queue (ft)	2026 movement	2050 queue (ft)	2050 movement
Center Street & SR-92	AM	346	Northbound left	320	Northbound left
Center Street & SR-92	PM	1,122	Eastbound through	895	Eastbound through
SR-92 & 500 West	AM	261	Westbound through	338	Westbound through
SR-92 & 500 West	PM	308	Westbound through	372	Westbound through
500 West & Traverse Terrace Drive	AM	54	Eastbound left	53	Eastbound left
500 West & Traverse Terrace Drive	PM	55	Westbound left	71	Eastbound right

Note: Queue lengths are in feet and represent the highest reported 95th-percentile lane queue at each intersection; lanes are not summed.

MITIGATION FINDINGS

With the original TIS mitigations in place, the updated 2026 and 2050 results show changes in intersection delay, with all study intersections operating at LOS D or better during the AM and PM peak hours. Compared with the original TIS, intersection LOS generally remains unchanged or improves, except at SR-92 and 500 West, where LOS changes from B to C during the 2050 AM peak hour. Queue review identifies the longest 95th-percentile queues on the eastbound through movement at Center Street and SR-92, reaching 1,122 feet in 2026 and 895 feet in 2050 during the PM peak hour. **The recommended mitigations remain valid with the updated trip generation, with no additional mitigation recommended.**

LEI
CIVIL
STRUCTURAL
SURVEY

September 2, 2026

Lehi City Development Review Committee
153 N 100 E
Lehi, Utah 84043

To whom it may concern,

This memorandum addresses the impact of the proposed changes to Mixed Use 1 on the Storm Drainage system within the SKYE Area Plan.

Background

- The Mixed Use 1 area was previously assigned an allowable discharge rate of 0.20 cubic feet per second per acre (cfs/ac).
- The proposed changes increase the density within Mixed Use 1; however, the overall area of Mixed Use 1 will remain unchanged.
- The allowable discharge rate from the Mixed Use 1 area will therefore remain unchanged.

Storm Drainage System Impact

- The increase in density within Mixed Use 1 may result in additional runoff due to increased impervious area.
- Any additional runoff generated by the increased density will be detained within the detention pond that will be constructed with Inverness Plat E.
- The detention pond will ensure that runoff from Mixed Use 1 is controlled to maintain the previously established allowable discharge rate of 0.20 cfs/ac.
- Therefore, the proposed changes to Mixed Use 1 will not increase the allowable discharge or adversely impact the overall storm drainage system.

Please review the above information and feel free to reach out with any additional questions or concerns.

Sincerely,



Benjamin Tuckett, PE

LEI Consulting Engineers and Surveyors

801-798-0555
www.lei-eng.com

MEMORANDUM

DATE: September 4, 2026

TO: Scott Bishop, DR Horton
Ben Tuckett, LEI Engineers & Surveyors

FROM: Easton Hopkins, P.E.
Hansen, Allen & Luce, Inc. (HAL)
859 West So. Jordan Pkwy – Suite 200
South Jordan, Utah 84095

DRAFT

SUBJECT: Skye Area Plan – Addendum

PROJECT NO.: 432.07.100

DR Horton is developing a new residential development in Lehi City, Utah. This new development requires significant water infrastructure, including pipelines, water supply, and storage. Specific details on this infrastructure are outlined in the July 2023 *Skye Area Plan* for both the drinking water and pressurized irrigation systems. Additionally, it identifies that the development will span across four pressure zones.

Due to the topography in the upper elevations of the development, DR Horton would like to explore the potential of moving 110 Equivalent Residential Units (ERUs) from the upper pressure zone to the lower pressure zones. This is illustrated in the Figure attached as Exhibit A. This addendum attempts to review the potential impacts that moving ERUs will have on the proposed water infrastructure. The following conclusions were derived from the analysis:

- Proposed upper and lower tank capacities may change to accommodate shifting storage requirements.
- While demand will shift between the upper and lower zones, the total source requirements remain the same.
- The proposed Maple Hollow pump station will have reduced pumping requirements.

Since there may have been other updates to the design of the upper pressure zone that HAL is not aware of, recommendations from this analysis may have to be adjusted.

HYDRAULIC MODELING REQUIREMENTS

Lehi City has separate drinking water and pressurized irrigation systems. The drinking water system serves indoor demands while the pressurized irrigation system serves outdoor demands and provides fire suppression. The following are peak demands, fire flow demands, and storage requirements for the drinking water system according to the City's level of service (LOS):

- 4,456 gpd/ERU for peak day demand
- 0.80 gpm/ERU for peak hourly demand
- 1.00 gpm/ERU for peak instantaneous demand
- 550 gpm for fire flow
- 400 gallons/ERU for equalization storage
- 80 gallons/ERU for emergency storage

The required fire flow for the drinking water system is intended to provide sprinkler fire protection systems to commercial and institutional buildings.

The following are peak demands, fire flow demands, and storage requirements for the irrigation water system according to the City's level of service (LOS):

- 3.5 gpm/acre for average flow
- 6.78 gpm/acre for peak hourly flow
- 1,500 gpm for fire flow
- 5,040 gal./acre for irrigation storage

SOURCE REQUIREMENTS

Drinking Water

The proposed alteration to the development plans involves transferring ERUs from the upper pressure zone to lower pressure zones. This shift would affect a medium density pod, MD13, and four low density pods, LD4-LD7 in the upper pressure zone. The hydraulic model for the system was used to find the demand and existing ERUs for MD13 and LD6 (see Table 1), from which 110 ERUs are planned to be moved.

Table 1
Inverness Shift in Drinking Water Demands

Zones	Relevant Pods	Existing Modeled Water Demand (gpm)	Indoor Peak Day Source Requirement (gpd/ERU)	Existing ERUs	Updated ERUs	Change in ERUs
Upper Zone	MD13	100	456	317	222	*-95*
	LD6					
	LD7	47.2		149	96	*-53*
	LD5					
	LD4					
Seasons Zone	MD1	17.7		56	94	*+38*
Oak Hollow Zone						
Flight Park Zone	North Mixed Use 1 (Inverness)	53.3		168	278	*+110*
	South Mixed Use 1	110		348	348	*0*
			Total	**1,038**	**1,038**	***0***

However, since only 95 ERUs can be moved from MD13 and LD6, the remaining 15 ERUs will be moved from other pods in the upper zone. Also, since LD4, LD5, and LD7 include only 96 ERUs in the proposed alteration, it is assumed that an additional 38 ERUs had been transferred to the lower pressure zones since the model was last updated.

In the lower pressure zones, 110 ERUs will be moved to Inverness, the community planned for the north half of mixed use area, Mixed Use 1. Since Inverness is expected to include 405 units,

all townhomes, it was assumed that the community's total demand will include both the existing 168 ERUs and the 110 ERUs shifted from the upper pressure zone. The extra 38 ERUs are assumed to be added to MD1, split between the Seasons and Oak Hollow zones.

Pressurized Irrigation

Since ERUs are being transferred from a medium density area to a higher density area, the total irrigation water demand is assumed to decrease from 160 irrigated acres to 129 irrigated acres based on assumed densities (see Table 2). For the upper zone, the irrigated area per ERU was assumed to remain the same, meaning that no additional irrigation water demand will take the place of the transferred ERUs. The irrigated acreage will therefore decrease alongside the decrease in ERUs.

Table 2
Inverness Shift in Irrigation Water Demands

Zones	Relevant Pods	Existing Modeled Water Demand (gpm)	Irrigation Water Average Flow (gpm/acre)	Irrigated Area per ERU[1]	Existing Irr-ac	Updated Irr-ac	Change in Irr-ac
Upper Zone	MD13	294	3.5	0.26	84.0	58.8	*-25.2*
	LD6						
	LD7	196		0.38	56.0	36.1	*-19.9*
	LD5						
	LD4						
Flight Park Zone	North Mixed Use 1 (Inverness)	12.2		0.02 - 0.06	3.5	17.3	*+13.8*
	South Mixed Use 1	59.1		0.04	16.9	16.9	*0*
				Total	**160.4**	**129.1**	***-31.3***

1. Derived from initial assumptions for irrigated area in the initial *Skye Development Area Plan*.

According to the preliminary plan for Inverness (attached as Exhibit B), the total development area is approximately 36.76 acres, with 17.29 acres of common area, limited common area, and public open space. For this analysis, it was assumed that 80% of open spaces will be irrigated. Therefore, the irrigated area per ERU and proposed irrigated acreage of Inverness will increase.

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WATER STORAGE

Drinking Water

The level of service requirements for equalization and emergency storage were used to determine how storage requirements would adjust according to the updated ERUs in each zone (see Table 3).

Table 3
Inverness Shift in Drinking Water Storage

Tanks	Relevant Pods	Existing ERUs	Updated ERUs	Equalization and Emergency Storage Requirement (gallons/ERU)	Existing Storage (gallons)	Updated Storage (gallons)
Upper Tank (serving the upper zone)	MD13	466	318	480	223,680	152,640
	LD6					
	LD7					
	LD5					
	LD4					
Lower Tank (serving the Seasons, Oak Hollow, and Flight Park Zones)	MD1	572	720		274,560	345,600
	North Mixed Use 1 (Inverness)					
	South Mixed Use 1					

Pressurized Irrigation

Similarly, the irrigation storage requirement listed in the City's level of service was used to determine the changes in storage and pumping requirements for the new proposed acreage across the zones (see Table 4).

DRAFT

Table 4
Inverness Shift in Irrigation Water Storage

Reservoirs	Relevant Pods	Existing Acreage	Updated Acreage	Irrigation Storage Requirement (gallons/acre)	Existing Storage (gallons)	Updated Storage (gallons)
Upper Reservoir (serving the upper zone)	MD13	140	94.9	5,040	705,600	478,300
	LD6					
	LD7					
	LD5					
	LD4					
Lower Reservoir (serving the Seasons, Oak Hollow, and Flight Park zones)	North Mixed Use 1 (Inverness)	20.4	34.2		102,820	172,370
	South Mixed Use 1					

PUMP STATIONS

Drinking Water

The peak day demand was used to determine how pumping requirements would adjust according to the updated ERUs in each zone (see Table 5).

Table 5
Inverness Shift in Drinking Water Pumping Requirements

Pump Station	Relevant Pods	Existing ERUs	Updated ERUs	Indoor Peak Day Source Requirement (gpd/ERU)	Existing Pumping Requirement[1] (gpm)	Updated Pumping Requirement (gpm)
Maple Hollow Pump Station (serving the upper zone)	MD13	466	318	456	146	100.7
	LD6					
	LD7					
	LD5					
	LD4					

1. From the 2023 *Skye Development Area Plan*.

Pressurized Irrigation

Similarly, the irrigation water -average flow listed in the City's level of service was used to determine the change in pumping requirements for the new proposed acreage across the zones (see Table 6).

DRAFT

Table 6
Inverness Shift in Irrigation Water Pumping Requirements

Pump Station	Relevant Pods	Existing Acreage	Updated Acreage	Irrigation Water Average Flow (gpm/acre)	Existing Pumping Requirement[1] (gpm)	Updated Pumping Requirement (gpm)
Maple Hollow Pump Station (serving the upper zone)	MD13 LD6 LD7 LD5 LD4	140	94.9	3.5	427	332

1. From the 2023 *Skye Development Area Plan*.

MASTER PLAN CONSIDERATIONS

The original findings outlined in the area plan for source and storage were compared to the requirements based on moving the proposed 110 ERUs, alongside the assumed additional 38 ERUs, to a lower pressure zone. Changes are identified in the following subsections.

Drinking Water

While the total source requirements for the upper and lower zones will remain the same, some storage must be moved from the proposed Upper Tank to the Lower Tank to account for the moving demand (see Table 7). Similarly, the Maple Hollow Pump Station will be required to pump less water to the upper zone.

Table 7
Updates to Drinking Water Source, Storage, and Pump Station

Component	Name	Existing Capacity	Updated Capacity	Change
Storage	Upper Tank	0.22 MG	0.15 MG	*-0.07 MG*
	Lower Tank	1.10 MG	1.17 MG	*+0.07 MG*
Source	Family Park Well	866 gpm	866 gpm	*0 gpm*
Pump Station	Maple Hollow Pump Station	146 gpm	101 gpm	*-46 gpm*

The existing capacities were taken from the 2023 Skye Area Plan and updated according to Tables 3 and 5.

- The Upper Tank only serves the upper zone, so the updated storage requirement found in Table 3 for the upper zone corresponds to the Upper Tank's updated capacity.
- Since the Lower Tank provides storage for all the lower zones, including pods other than MD1 and Mixed Use 1, the increase in storage requirements (71,040 gal) for MD1 and Mixed Use 1 were added to the Lower Tank's existing capacity to determine the tank's updated capacity.

Pressurized Irrigation

As with the drinking water system, the shift in ERUs will reduce the necessary upper storage, while increasing the necessary lower storage capacity. The pump station will have a reduced necessary flow to the upper zone, and due to the decrease in the total irrigation water demand, the total source requirements will decrease (see Table 8).

Table 8
Updates to Irrigation Water Source, Storage, and Pump Station

Component	Name	Existing Capacity	Updated Capacity	Change
Storage	Upper Reservoir	0.80 MG	0.48 MG	*-0.32 MG*
Storage	Lower Reservoir	1.30 MG	1.37 MG	*+0.07 MG*
Source	Cedar Hollow Well	1,187 gpm	1,078 gpm	*-109 gpm*
Pump Station	Maple Hollow Pump Station	427 gpm	332 gpm	*-95 gpm*

The existing capacities were taken from the 2023 Skye Area Plan and updated according to Tables 4 and 6.

- The Upper Reservoir only serves the upper zone, so the updated storage requirement found in Table 4 for the upper zone corresponds to the Upper Reservoir's updated capacity.
- Since the Lower Reservoir provides storage for all the lower zones, including pods other than Mixed Use 1, the increase in the storage requirement for Mixed Use 1 (69,550 gal) was added to the Lower Reservoir's existing capacity to determine the reservoir's updated capacity.

Again, these values assume that irrigated area will reduce based on assumptions for proposed changes in density.

HYDRAULIC ANALYSIS – DRINKING WATER TRANSMISSION

In the drinking water system model, demands in the upper and lower zones were updated, and the updated system's hydraulic performance was compared with the existing system. The model was also used to test fire flow capacity for the updated plan. Findings are summarized in this section.

Findings

The development was modeled during the Lehi peak day scenario with the original plan's recommended infrastructure. The model used in the analysis was the one originally used in the *Skye Area Plan.* HAL is not aware of any changes to the distribution system that could affect the modeling results. Results from the modeling analysis are as follows:

- Comparing the existing and updated models indicates that the shift in ERUs would lead to a very slight change in peak day pressures across the upper and lower zones. In the updated model, peak day pressures in the lower zones decrease by less than 1 psi, while peak day pressures in the upper zone increase by about 1 psi.

- Diurnal pressure variations in the drinking water system are only slightly affected by the update, with the upper zone seeing variations of 10 psi, while the lower zones have variations of up to 35 psi.
- In the updated model, the upper zone experiences a decrease in pipe velocities by about 0.1 fps on average, while the pipes in the lower zones have increased velocities by about 0.1 fps.

HYDRAULIC ANALYSIS – PRESSURIZED IRRIGATION TRANSMISSION

The pressurized irrigation system model was similarly updated to account for the shift in ERUs, and the existing and updated models were compared for their hydraulic performances. The updated model was also used to test fire flow capacity for the development. Findings are summarized in this section.

Findings

The development was modeled during peak day and peak day plus fire flow scenarios with the original plan's recommended infrastructure. The model used in the analysis was the one originally used in the *Skye Area Plan.* HAL is not aware of any changes to the distribution system that could affect the modeling results. Results from the modeling analysis are as follows:

- In the updated model, peak day pressures in the lower zones decrease by about 1 psi, while peak day pressures in the upper zone increase by less than 1 psi.
- Diurnal pressure variations in the drinking water system are only slightly affected by the update, with the upper zone seeing variations of 10 psi, while the lower zones have variations of up to 20 psi.
- The updated model indicates that the upper zone experiences a decrease in pipe velocities up to about 0.5 fps, while the pipes in the lower zones have increased velocities up to about 0.2 fps.
- Under a fire flow scenario at the Inverness node where demand was shifted, the 1,500 gpm fire flow requirement was met. In field verification may be necessary to ensure adequate fire flow is available under existing conditions, and at the time of development.

CONCLUSIONS AND RECOMMENDATIONS

The following are key conclusions and recommendations from this analysis:

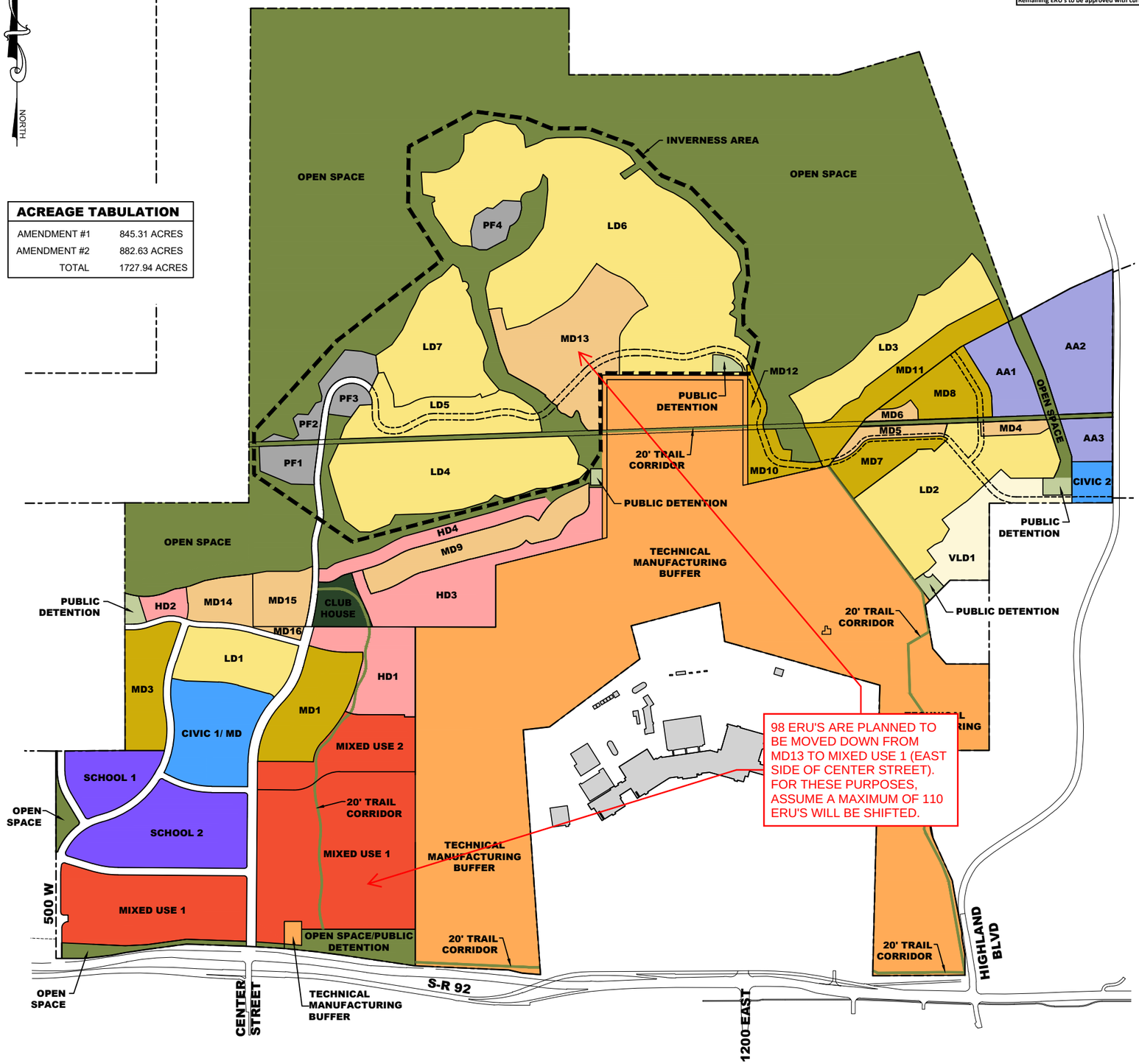
1. The shift in ERUs will require additional storage in the lower zones, while less storage is required in the upper zone. There are minimal impacts on peak day pressures and pipe velocities.
2. As is, the total irrigation water demand has decreased, but if any additional irrigation water demand replaces the demand associated with the ERUs moved from the upper zone, storage requirements and the model will have to be adjusted.

DRAFT

Exhibit A

NORTH

ACREAGE TABULATION	
AMENDMENT #1	845.31 ACRES
AMENDMENT #2	882.63 ACRES
TOTAL	1727.94 ACRES



ERU Allocation Table		
		Notes
Overall Total ERU's Allowed	3294	Total ERU's allowed from original Micron Area plan (2994) plus the additional 300 ERU's granted by city council
ERU's Used by Canyon Hills (Existing)	246	Includes 244 lots + 1 church
ERU's to be Used by Peck Property (58.89 ac)	88	Assumes 1.5 units/ac (from original Area Plan)
ERU's to be Used by Entrata Property (149.28 ac)	224	Assumes 1.5 units/ac (from original Area Plan)
Total ERU's Remaining for Skye Development	2736	
ERU's approved with Skye Area Plan Amendment #1	1751	
Remaining ERU's to be approved with current Area Plan Amendment	**985**	

NOTES:

1. OF THE 827 ERU'S ASSIGNED TO THE MIXED-USE, 609 ARE INTENDED TO BE DESIGNATED AS RESIDENTIAL.
2. THE TOTAL ERU'S ALLOCATED FOR THIS AREA PLAN AMENDMENT AND ALL FUTURE AMENDMENTS SHALL BE GOVERNED BY THE ERU ALLOCATION TABLE ON THIS SHEET.
3. THE 20' TRAIL SHOWN WITHIN THE TECHNICAL MANUFACTURING BUFFER AREA AND WITHIN THE MIXED USE AREA IS INCLUDED AS PUBLIC OPEN SPACE IN THE TABULATION TABLE.
4. THIS MAP ONLY SHOWS PUBLIC OPEN SPACE & DETENTION THAT IS PLANNED FOR THE PROJECT. ADDITIONALLY, PRIVATE OPEN SPACE WILL BE PROVIDED THROUGHOUT THE AREA PLAN. REFER TO THE BUFFERS & OPEN SPACE SECTION FOR MORE INFORMATION.
5. TOTAL OPEN SPACE WILL MAKE UP APPROXIMATELY 37.76% OF THE NET AREA, LESS THE CIVIC AND SCHOOL AREAS.
6. PRIOR TO ANY DEVELOPMENT TAKING PLACE EAST OF THE TECHNICAL MANUFACTURING BUFFER, AN AGREEMENT MUST BE IN PLACE BETWEEN LEHI CITY AND TSSD TO PROVIDE SEWER SERVICE.
7. THE NEARBY SEASONS CULINARY WATER TANK & PI RESERVOIR HAVE LIMITED CAPACITY AVAILABLE FOR THE SKYE AREA PLAN. REFER TO THE CULINARY AND PI SECTIONS OF THE SKYE AREA PLAN UTILITY SECTION FOR DETAILS ON AVAILABLE CAPACITIES AND NEEDED IMPROVEMENTS FOR THIS PROJECT.
8. ADDITIONAL CULINARY WATER AND PI CITY PROJECTS MAY BE NEEDED TO SERVICE THE SKYE AREA PLAN. REFER TO THE CULINARY & PI SECTIONS OF THE SKYE AREA PLAN UTILITY SECTION FOR ADDITIONAL DETAILS.
9. NEITHER THE CULINARY NOR THE PI SYSTEMS FOR SKYE HAVE A WATER SOURCE IDENTIFIED. REFER TO THE CULINARY & PI SECTIONS FOR ADDITIONAL INFORMATION ON IDENTIFIABLE SOURCES.
10. TECHNICAL MANUFACTURING BUFFER SHALL HAVE NO ERU'S ASSOCIATED WITH IT. ANY ADDITIONAL DEVELOPMENT ON THIS AREA SHALL REQUIRE ADDITIONAL UTILITY STUDIES AND CITY STAFF APPROVAL.
11. IF THE PROPOSED CIVIC 1 SITE IS NOT USED AS A CIVIC/CHURCH SITE, IT WILL BECOME AN MD POD WITH A DENSITY RANGE OF 3-7 UNITS/ACRE. DENSITY WILL BE TRANSFERRED FROM OTHER PODS AS NECESSARY, KEEPING THE TOTAL ERU CAP AT 2736.
12. DENSITY FROM POD MD13 SHALL HAVE THE ABILITY TO BE SHIFTED SOUTH OR EAST TO PODS HD1-4, OR LD4-7

LAND USE	ACRES	% OF NET AREA	PROPOSED DENSITY Low Range (units/acre)	PROPOSED DENSITY High Range (units/acre)	PROPOSED UNITS Low Range (Units)	PROPOSED UNITS High Range (Units)
Total Area	**1727.94**					
MP Roads Deduction	29.83					
NET AREA	**1698.11**					
School 1 (Elementary)	**12.71**	**0.75%**			9	
School 2 (Jr. High)	**30.27**	**1.78%**			15	
Civic 1[11]	**22.59**	**1.33%**	3	7	27	
Civic 2	**4.44**	**0.26%**			2	
Mixed Use 1[1]	**97.02**	**5.71%**	4	30	517	
Mixed Use 2[1]	**17.83**	**1.05%**	4	30	310	
Clubhouses	**5.60**	**0.33%**			9	
Public Facilities 1	**5.19**	**0.31%**			0	
Public Facilities 2	**6.19**	**0.36%**			0	
Public Facilities 3	**2.62**	**0.15%**			0	
Public Facilities 4	**4.39**	**0.26%**			0	
Dedicated Public Detention	**5.33**	**0.31%**			0	
Technical Manufacturing[10]	**381.93**	**22.49%**			0	
HD	**54.25**	**3.19%**				
HD #1	16.30	0.96%	8	12	130	196
HD #2	3.06	0.18%	8	12	24	37
HD #3	25.74	1.52%	8	12	206	309
HD #4	9.16	0.54%	8	12	73	110
MD	**151.70**	**8.93%**				
MD #1	18.34	1.08%	3	7	55	128
MD #3	14.21	0.84%	3	7	43	99
MD #4	2.43	0.14%	3	7	7	17
MD #5	3.79	0.22%	3	7	11	27
MD #6	1.76	0.10%	3	7	5	12
MD #7	8.32	0.49%	3	7	25	58
MD #8	11.89	0.70%	3	7	36	83
MD #9	16.42	0.97%	3	7	49	115
MD #10	8.98	0.53%	3	7	27	63
MD #11	12.84	0.76%	3	7	39	90
MD #12	2.08	0.12%	3	7	6	15
MD #13	33.52	1.97%	3	7	101	235
MD #14	7.09	0.42%	3	7	21	50
MD #15	9.00	0.53%	3	7	27	63
MD #16	1.01	0.06%	3	7	3	7
LD	**276.90**	**16.31%**				
LD #1	16.14	0.95%	1	4	16	65
LD #2	35.72	2.10%	1	4	36	143
LD #3	22.34	1.32%	1	4	22	89
LD #4	43.43	2.56%	1	4	43	174
LD #5	19.52	1.15%	1	4	20	78
LD #6	113.17	6.66%	1	4	113	453
LD #7	26.58	1.57%	1	4	27	106
VLD	**15.22**	**0.90%**				
VLD1	15.22	0.90%	1	2	15	30
Active Adult	**41.03**	**2.42%**				
AA #1	11.10	0.65%	4	6	44	67
AA #2	24.62	1.45%	4	6	98	148
AA #3	5.31	0.31%	4	6	21	32
TOTAL OPEN SPACE AREA[4,5]	**626.01**	**36.87%**				
Dedicated Public Open Space[3]	562.31	33.11%				
Private Open Space	68.44	4.03%				
Power Corridor Deduction	-4.74	-0.28%				
NON-RESIDENTIAL ERU'S	**280**					
RESIDENTIAL ERU'S	**2456**					
TOTAL ERU'S[2]	**2736**					

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SKYE
LEHI, UTAH

LAND USE PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

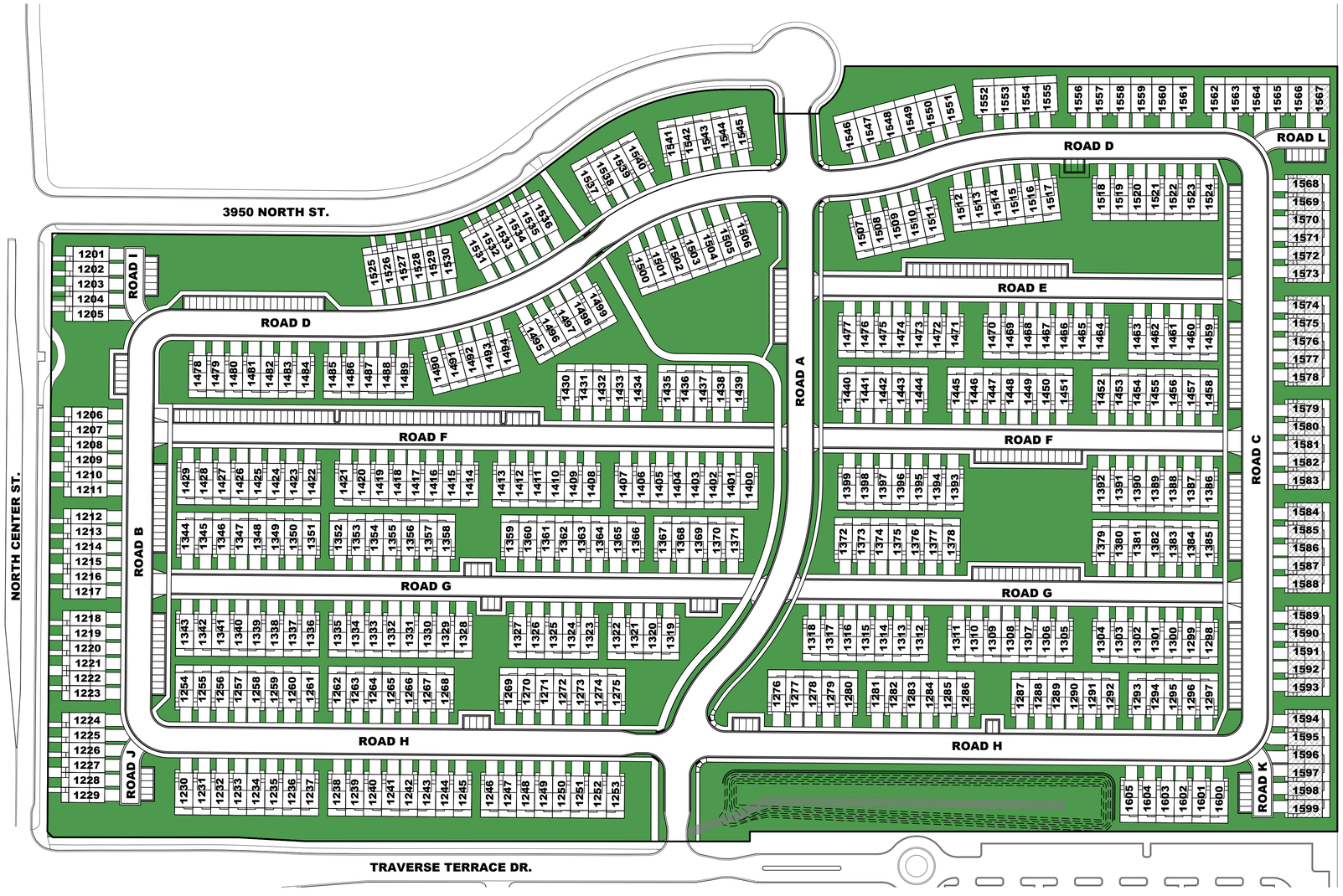
LEI PROJECT #: 20-0067
DRAWN BY: RWH
DESIGNED BY: BCT
SCALE: 1" = 1200'
DATE: 10/24/2023

SHEET
L-1202

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Exhibit B

INVERNESS
PRELIMINARY PLAN E
A PLANNED COMMUNITY IN LEHI, UTAH





VICINITY MAP

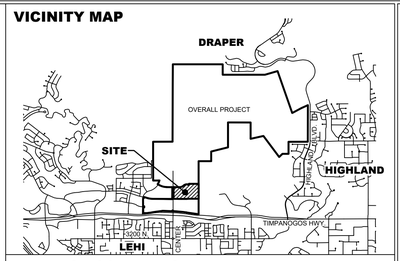


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GRADING PLAN	401
DETAILS	601

TABULATIONS

TOTAL AREA:	36.76 ACRES
ROADWAY:	9.38 ACRES
TOWNHOMES:	405 UNITS
TOTAL:	405 UNITS
DENSITY:	11.02 UNITS/ACRES
COMMON AREA:	9.38 ACRES
LIMITED COMMON AREA:	6.74 ACRES
PUBLIC OPEN SPACE:	1.17 ACRES
ZONE:	PC

PARKING REQUIREMENTS:

OFF-STREET PARKING AVAILABLE: 269

TOTAL PARKING REQUIRED: 135 (1 STALL PER 3 LOTS)

TOTAL BIKE PARKING REQUIRED: SEE NOTE 8 BELOW

NOTES

1. THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT REVIEW:
   - 1.1. PLAN & PROFILES / CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS.
   - 1.2. ALL PIPE TYPES, SPECIFIC LOCATIONS, AND DETAILS. (BENDS, DETECTOR TAPE, ETC.)
   - 1.3. VALVES
   - 1.4. BLOW-OFFS INCLUDING SIZE, TYPE, AND PROTECTION.
   - 1.5. MANHOLES, BOXES AND RELATED DETAILS.
   - 1.6. WATER AND SEWER SERVICE DETAILS.
   - 1.7. FIRE HYDRANTS.
   - 1.8. LOT LINE UTILITY EASEMENTS.
   - 1.9. STREET LIGHTS / STREET SIGNS / TRAFFIC SIGNS.
   - 1.10. POWER LINE EXTENSIONS & DOME / TRANSFORMER LOCATIONS.
   - 1.11. LOT ADDRESSES.
   - 1.12. CBR VALUES AND ROAD SUB-BASE.
   - 1.13. SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS.
2. ALL CULINARY WATER LINES TO BE 6" IN DIAMETER UNLESS NOTED OTHERWISE.
3. ALL PRESSURIZED IRRIGATION LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
4. ALL SEWER LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
5. ALL INTERIOR FENCE LINES TO BE REMOVED UNLESS OTHERWISE NOTED.
5. ALL INTERIOR FENCE LINES TO BE REMOVED UNLESS OTHERWISE NOTED.
6. ALL LOTS WITH THIS HATCHING SHALL BE REQUIRED TO ADHERE TO ALL WILDLAND URBAN INTERFACE REQUIREMENTS AS PER LEHI CITY CODE. LOTS SHALL BE REQUIRED TO EITHER FIRE SPRINKLE THE BUILDING, OR PROVIDE A 30' BUFFER BEHIND THE LOT. IT IS EXPECTED THAT THIS DEVELOPMENT WILL USE A COMBINATION OF THESE TWO OPTIONS, DEPENDING ON THE LOT LAYOUT. WILDLAND URBAN INTERFACE DETAILS TO BE DETERMINED AT FINAL PLAT.
7. 1 IN EVERY 60 UNITS SHALL HAVE AN EV CHARGING STATION WITHIN THE GARAGE.
8. AT LEAST 14 UNITS SHALL PROVIDE A STORAGE AREA FOR BIKES WITHIN THE GARAGE.
9. FINAL PLACEMENT OF MONUMENT SIGN TO BE DETERMINED AT FINAL PLAT.

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX SS	SS	SEWER PIPE
		SEWER MANHOLE
		SEWER SERVICE
EX SD	SD	STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'x4' CATCH BASIN
		3'x3' CATCH BASIN
		INLET/OUTLET W/ GRATE
EX W	W	CULINARY WATER PIPE
		45° PIPE ELBOW (W)
		22.5° PIPE ELBOW (W)
		11.25° PIPE ELBOW (W)
		FIRE HYDRANT
		SERVICE & METER (W)
		PRV (W)
		AIR-VAC VALVE (W)
		BLOW-OFF (W)
		TEMP. BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
EX PI	PI	PRESSURIZED IRRIGATION
		45° PIPE ELBOW (PI)
		22.5° PIPE ELBOW (PI)
		11.25° PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
		AIR-VAC VALVE (PI)
		BLOW-OFF (SW)
		TEMP. BLOW-OFF (PI)
	STOP	STOP SIGN
		STREET SIGN
		MONUMENT
		FENCE
		STREET LIGHT
		POWER POLE
		DITCH
EX FO		FIBER OPTIC
EX GAS		GAS
EX OHP		OVERHEAD POWER
		FLOW ARROW
		CONTOURS
		OPEN SPACE
		SEE NOTE 6

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BENJAMIN C. TUCKETT No. 9786728 — STATE OF UTAH — REGISTERED PROFESSIONAL ENGINEER — COMMUNICATION

INVERNESS - PRELIMINARY E
LEHI, UTAH
COVER

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/BGS
CHECKED BY: BCT
SCALE: 1"=80" (PRINTED ON 24x36)
DATE: 08/10/2026
SHEET: COVER

DEVELOPER / OWNER
DR. HORTON
4100 HORTON WY SUITE 210
LEHI, UT 84020
(801) 571-7101

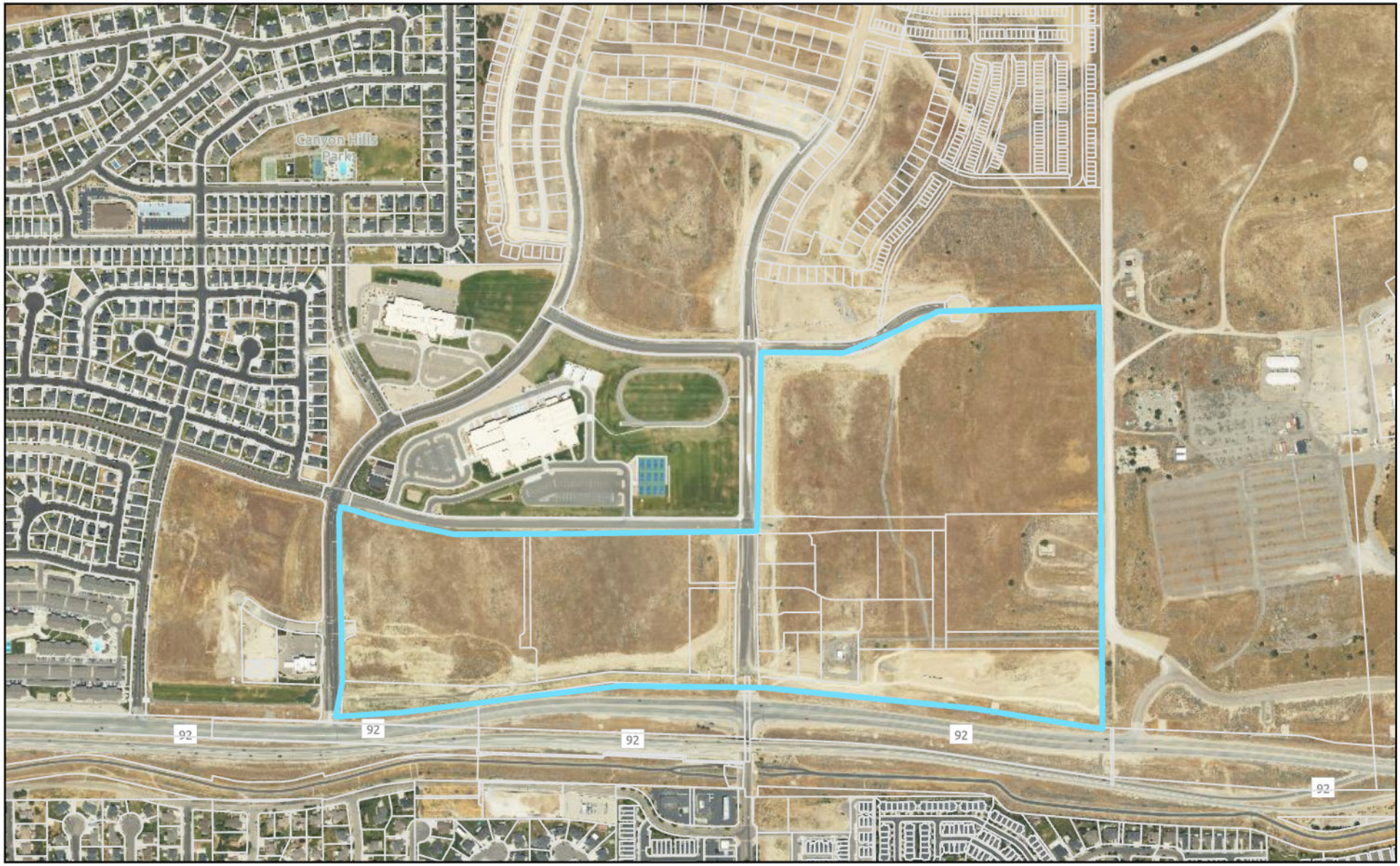
ENGINEER
LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801) 798-0555

PROJECT NAME
INVERNESS PRELIMINARY PLAN E

U:\0_LEI PROJECTS\2020\2020-0067 DR HORTON LEHI PROJECT\CAD\DWG\PRELIMINARY\PRELIM E (GARDNER TH)\20-0067 PRELIM E.DWG 8/10/2026 4:29 PM

Skye Area Plan Amendment- Mixed Use 1

Aerial

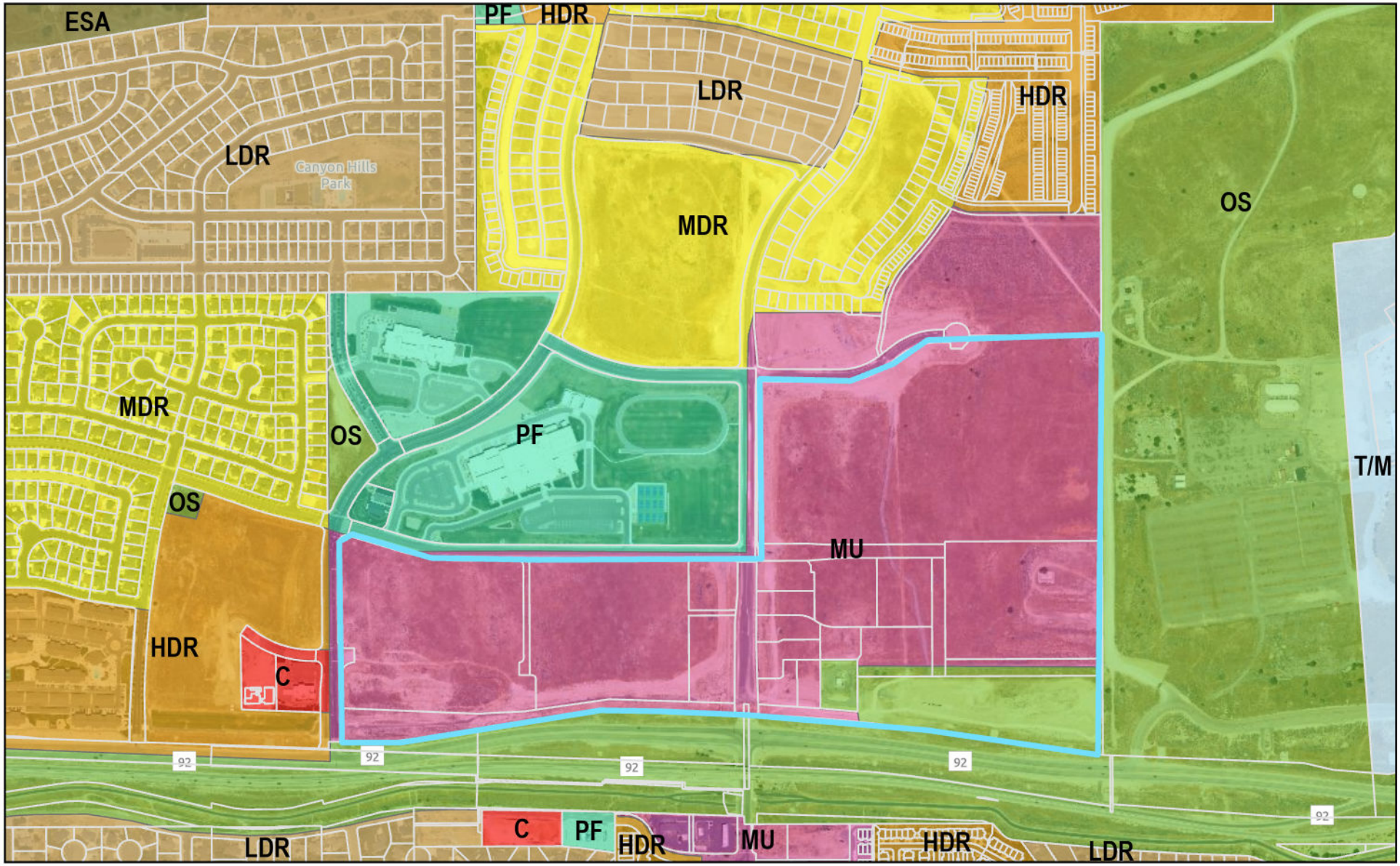


0 875 1,750 3,500 Feet

LEHI CITY

Skye Area Plan Amendment- Mixed Use 1

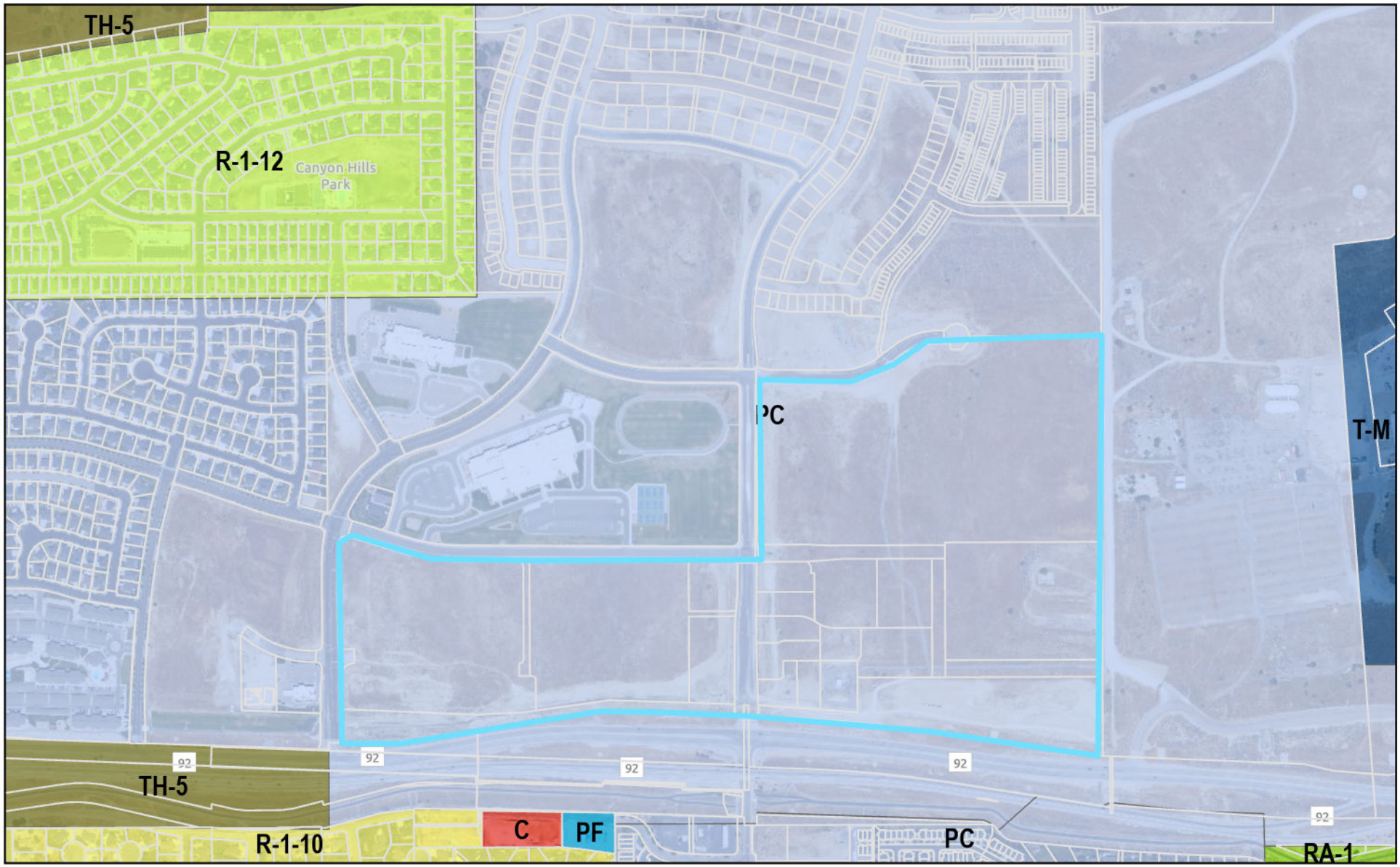
General Plan



LEHI CITY

Skye Area Plan Amendment- Mixed Use 1

Zoning



LEHI CITY

ORDINANCE NO: 2026 - __

AN ORDINANCE APPROVING AND ADOPTING THE SKYE AREA PLAN AMENDMENT

WHEREAS, the applicant desires to amend the Skye Area Plan creating a range of allowed Equivalent Residential Units (ERUs) in the Mixed Use 1 area, and;

WHEREAS, the proposed amendment with not increase the overall allowed ERUs in the Skye Area Plan;

WHEREAS, the Lehi City Council, acting pursuant to its authority and Utah Code, and in furtherance of its land use policies, goals, objectives, ordinances and other requirements, has made certain determinations with respect to the proposals for the Skye Area Plan; all as set forth in that certain area plan designated as the Skye Area Plan, a copy of which has been filed with the office of the Lehi City Planning Division;

WHEREAS, following a public hearing on September 24th, 2026, the Lehi City Planning Commission reviewed the proposed Area Plan Amendment and provided a positive recommendation that the City Council adopt the proposed request; and

WHEREAS, on October 13th, 2026, the City Council held a duly noticed meeting to ascertain the facts regarding this matter, which facts and comments are found in the public record and which include the staff report, minutes from the Planning Commission meeting of September 24th, 2026, and the recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for an Area Plan Amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on January 25, 2022 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

SECTION 1. The amended Area Plan together with all the attached exhibits, maps and supporting documents designated as the "Skye Area Plan" dated October 13th, 2026, copies of which are on file with the Planning Division of the Community Development Department, is hereby adopted as the Area Plan for the development of Traverse Mountain.

SECTION 2. Unless specifically modified by the Skye Area Plan, the owner of the Subject Property or its assigned agents will be required to comply with all applicable requirements of Lehi City necessary for approval of the Project, including payment of fees and compliance with applicable ordinances, regulations, policies and procedures of Lehi City including but not limited

to, the Lehi City Municipal Code, the Lehi City Development Code, and the Lehi City Design Standards and Public Improvements Specifications.

SECTION 3. The action of the City undertaken hereby is administrative in nature, falling within the general purpose and policy of the General Plan and zoning ordinances, and pursuant to the provisions of the Lehi City Development Code, and the obligations and requirements imposed on the City by ordinance and agreement.

SECTION 4. If a provision of this Ordinance -2026 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.

SECTION 5. 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.

SECTION 6. This Ordinance adopting the Area Plan shall be effective immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 13th day of October, 2026.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

Agenda Item No: 5.6

City Council Agenda Item Report

Meeting Date: October 13, 2026
Submitted By: Brittney Harris
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of approval for the Inverness Preliminary Plat E, including 405 townhome units located at approximately Center Street and Traverse Terrace Road and requesting a substitution for required amenities.

Summary:

Attachments:

Inverness Preliminary Plat E.pdf

INVERNESS PRELIMINARY PLAT E

CITY COUNCIL REPORT

Applicant	DR Horton		
Meeting Date	October 13, 2026		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Decision Type	Administrative		
Location	Approximately Center Street and Traverse Terrace Drive		
Existing General Plan Designation	Mixed Use		
Existing Zoning	Planned Community		
Existing Land Use	Undeveloped		
Number of Lots/Units	405 Townhome Units		
Adjacent Zoning and Land Use	*North*	PC (Mixed Use)	DR Horton Office Building
	South	PC (Mixed Use)	Commercial and Life Time
	East	PC (TM Buffer)	Texas Instruments
	West	PC (Public Facility)	Viewpoint Middle School
Date of DRC Review	September 16, 2026		
Date of Planning Commission Review	September 24, 2026		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Public hearing, review, and recommendation or final approval
City Council	Final approval (based on Skye Area Plan)

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 Reviewing Departments, and review and approval by the Planning Commission following a public hearing.

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 Planning Commission, the applicant may file an application for final subdivision plat approval.

Table 37.080. Off-Street Parking Requirements

Townhouses	2 stalls per dwelling unit, one of which must be within an enclosed garage or underground parking structure. 1 additional parking space per 3 dwelling units if unit is adjacent to on street parking. 1 additional parking space per 2.5 dwelling units if unit is not adjacent to on street parking. All additional off-street parking must be within 250 feet of the assigned units.

Table 37.070. Multi-Family Development Amenities Requirements

# UNITS	PICNIC AREA	SPORTS COURT	PLAYGROUND/ DOG PARK	CLUB HOUSE	POOL/TENNIS COURT/SPLASH PAD
401-500	14	2	6	1 – Min 1,500 Sq. Ft.	2

APPLICABLE AREA PLAN REGULATIONS

To create more variety in parking options and offer a more desirable experience for the residents, an approximate mix of enclosed garage spaces will be provided. Including, covered parking spaces, surface parking spaces, EV charging spaces, bicycle and/or micro-mobility spaces, and interior bike storage spaces. Greater variety in parking offerings leads to more options, both financially and in lifestyle choices, for residents. Optimizing the mix of parking styles and options will also help enhance the overall look and experience of the community and will increase open space, site connectivity, visibility, safety, function, and aesthetics. Parking for residential areas of the mixed use zones shall meet the following parking requirements:

- Min. 80% of units shall have access to either an enclosed garage or a covered parking space.
- Min. 60% of the total enclosed garages and covered parking spaces shall be enclosed garages or parking structure.
- Max. 10% of the total number of parking spaces shall be compact surface parking.
- Min. of (1) EV charging station for every (60) units shall be provided.
- Bicycle and/or micro-mobility parking stalls shall be provided at a min. of 10% of the total vehicular parking stalls required.
- Min. 25% of bicycle parking stalls provided shall be in an interior bike storage area.

The Skye Area Plan Design Guidelines (the "Guidelines") have been created to provide a range of unique but complimentary architectural styles that together contribute to a unified community design. The Guidelines explain the architectural aesthetics, allowed styles and site considerations that are to guide the design and construction of all new single-family homes and townhomes, home additions and future remodels, and civic projects within the Skye Area Plan, and in full compliance with the general standards and requirements of Lehi City. Illustrations and photos are included throughout the Guidelines to help convey the thoughts and concepts described in the document's text. These images are intended to express general design concepts and are not meant to impose specific plans or design solutions.

***These Guidelines are meant to serve as a replacement for Section 37.020 Multi-Family Residential Design Standards specifically for Single-Family and for Townhomes (not including apartments or condos) with the exception of the site design standards (Section 37.020 C) which remains the standard for the Skye Area Plan. Section 37.020 C.1 is also modified due to the steep topography of the Skye Area Plan as follows: The minimum requirement of 50% of the total townhomes that are required to be rear loaded is modified to be 40%. The definition of a rear-loaded townhome is: A townhome that has the appearance of a front door and includes the same types of finished materials as a front elevation that is on the opposite side the townhome's garage door.

PROPERTY HISTORY

December 11, 2012 City Council approved the Micron Area Plan

April 8, 2022 This property came into Lehi as the Micron East Annexation

August 23, 2022 City Council approved the Skye Area Plan amending the Micron Area Plan

September 19, 2023 City Council approved the Skye Area Plan Second Amendment

REPORT ANALYSIS

The applicant requests approval of the Inverness Preliminary Plat E including 405 townhome units located at approximately Center Street and Traverse Terrace Drive in the Mixed-Use Area of the Skye Area Plan. The proposed density, layout, parking, trails, and elevations all meet Development Code and Skye Area Plan requirements. The applicant requests a substitution of amenities of equivalent value.

Density
The Skye Area Plan allows 517 equivalent residential units (ERUs) in the Mixed Use 1 area that this lot is in. It also includes the commercial approved along Timpanogos Highway. The 517 ERUs includes both the residential and commercial uses. With the 405 town-home units and the commercial that has been approved they are still below the 517 ERUs but are getting close. Staff will continue to keep track of the ERU count with future submittals.

Layout
The proposed subdivision includes 405 townhome units, off-street parking areas, a main trail corridor, amenity spaces and a detention basin. This layout meets the connectivity requirements and detention requirements.

The Area Plan specifies that 40 percent of the townhomes will be rear load, this includes architectural rear load. The applicant meets the 40 percent requirement with most of the rear load located along Center Street, 3950 North, and Traverse Terrace Drive.

Parking
The proposed layout meets the parking requirement of two garage spaces per townhome and one off-street stall per 3 lots. The off-street parking must be within 250 feet of the townhomes it serves. The proposed layout meets this requirement.

The Area Plan also specifies that mixed-use areas need to include enclosed bike parking and EV charging stations. The applicant indicated that the townhome garages will provide the bike parking areas, and also that they will include EV charging in townhomes to meet the 1 for every 60 units requirement.

Trail
The Skye Area Plan includes “Trail 5” a main trail corridor through this area. The proposed layout includes the trail along Road A with a landscape buffer between it and the street. It also includes the required traffic calming street crossings.

One DRC suggestion is to further isolate the trail. However, there is not a Code or Area Plan requirement for more separation. They currently meet the requirements with the trail as shown.

Elevations
The applicant stated that their elevations will be similar to the elevations they have used throughout the community. Their previous elevations met the Area Plan requirements and staff will ensure the future ones do as well with the final plat submittals.

Amenities
The applicant provided conceptual images for the amenities provided in this area. They also provided a narrative explaining their intention for this area as well as the greater Inverness Community.

Based on the 405 units the amenity requirements include: 14 picnic areas, 2 sports courts,6 playground/ dog park and 1 clubhouse with a minimum 1,500 square feet and 2 pools/ tennis court/ splash pad.

The applicant proposes to include a community pool, pool house, tot lots and playgrounds and two pickleball courts with this preliminary plat. The applicant also states that the community will have access to all the other pools in the community, pickleball courts, playgrounds and tot lots throughout the community, a dog park, pavilions and picnic tables, trails and a large clubhouse with the main pool complex.

The applicant provided a cost comparison with this submittal showing they have spent more on amenities than required by the Development Code.

DRC Comments
The Reviewing Departments had 3 comments including the amenity requirements and some minor changes to the trail location, as well as the recommendation for the applicant to consider changing the trail corridor.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or approve with Code or Area Plan requirement changes the proposed preliminary subdivision. Any motion should include findings. Possible findings include:

1. The proposed subdivision meets the requirements of the Skye Area Plan.
2. The proposed subdivision meets the requirements of the Lehi City Development Code.
3. The proposed subdivision does/does not meet the requirements of the Lehi City Development Code in regards to subdivision approvals.
4. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on September 24, 2026. The minutes and motion from that meeting follow:

3.4 Public hearing and recommendation of DR Horton's request for approval of Inverness Preliminary Plat E including 405 townhome units located at approximately Center Street and Traverse Terrace Road and requesting a substitution for required amenities.

Jacob Curtis presented DR Horton's request for review of Inverness Preliminary Plat E, including 405 townhome units near Center Street and Traverse Terrace Road, with a requested substitution for required amenities. He stated that the layout meets Development Code and Area Plan requirements and explained the proposed amenity substitutions.

The applicant, Scott Bishop, representing DR Horton, stated that amenities are distributed throughout Inverness and include pools, playgrounds, pickleball courts, trails, and a clubhouse. He stated that the development provides 269 additional parking stalls compared to the 135 required by code and that each unit includes a two-car garage and a 20-foot driveway.

Commissioners discussed parking and whether the proposed amenities adequately serve the additional residents. Commissioner Lindsey Gehman expressed concern about impacts on City parks and recreational facilities when required amenities are substituted. Kim Struthers explained that the Development Code allows comparable amenity substitutions. Commissioner Beau Jones expressed concern that the materials provided did not clearly demonstrate that the proposed amenities were comparable to those required by code.

Mr. Curtis summarized nine negative online comments regarding traffic, infrastructure, parks and open space, amenities, housing density, and housing design and quality.

Chair Tyson Eyre opened the public hearing. No additional public comments were received.

Chair Tyson Eyre closed the public hearing.

Motion: Commissioner Lindsey Gehman moved to forward a negative recommendation on Inverness Preliminary Plat E, including 405 townhome units and the requested substitution for required amenities, finding that the subdivision does not meet the applicable requirements of the Lehi City Development Code for subdivision approval. The motion included all DRC comments. Commissioner Beau Jones seconded the motion.

Vote: Commissioner Gehman, no; Commissioner Jones, yes; Commissioner Eyre, no; Commissioner Roberts, yes; Commissioner Jackson, yes. The motion passed.

Inverness Preliminary Plat E Subdivision Review
DRC Redline Comments

DR Horton- requests review of the Inverness Preliminary Plat E including 405 townhomes located at approximately Center Street and Traverse Terrace Road

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Matt Seal, Brad Wilbur
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Ben Tuckett and Landon Larsen
Date of Plans Reviewed: 9/8/26
Time Start: 2:59pm
Time End: 3:05pm

DRC REDLINE COMMENTS:
Glade – Power:
Parking and hydrant locations must be coordinated with Lehi Power.
General comment: Approved plats and site plans have exceeded the allowed Power ERU number for this area. This Plat may be approved along with civil construction. However, a meeting with the Power department is required to work out a schedule for all vertical construction. (Gardner & DRH).
Brad – Fiber: No comments.
Garion – Fire: No comments.
Ryan – Water/Sewer*:* No comments
James – Parks: No comments. No comments
Gary S. – Building/Inspections*:* No comments.
Shelbey – Public Works: No comments
Gary E. – Engineering: No comments
Matt – Traffic: No comments
Kim – Planning:
1. Show trail connections on both Center Street and Traverse Terrace.
2. Greenway trail should line up with the crossing point being built on Traverse Terrace.
3. 405 units requires 14 picnic areas, 2 sports courts,6 playground/ dog park and 1 clubhouse with a minimum 1,500 square feet and 2 pools/ tennis court/ splash pads. A substitution of amenities is required by the Planning Commission and requires justification that the proposed are comparable equivalent amenities.

Consider not connecting Roads F and G to Road A and incorporate it into the green space. This may help to better calm traffic on Road A, so that it discourages cut-thru traffic and creates a more pedestrian friendly neighborhood design. Your traffic engineer may have some thoughts/ideas on the effect this would have, and if it's a net positive or negative for traffic circulation in the area. This is just an idea to explore, but If it creates less favorable conditions overall, it would be better to leave the design as is.

Critical Comment: No building permits can be issued until all the required off-site water improvements are completed**.**

PRECON MEETING REQUIRED? (FULL)

ITEMS TO COMPLETE PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:

THE CHECK-OFF PROCESS WILL TAKE AT LEAST FOUR WEEKS FROM THE TIME PLANS AND COST ESTIMATE ARE RECEIVED. IT IS THE APPLICANTS RESPONSIBIILTY TO ALLOCATE AN APPROPRIATE AMOUNT OF TIME.

APPLICANT

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

1. For checkoff plans, a full plan submission is required including, where applicable: erosion control plan with BMPS, landscape plans, civil plans, building elevations, power plans, etc.
2. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Stefanie Daggs- Sdaggs@lehi-ut.gov or 385-201-2523)
3. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
4. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
5. Incomplete landscaping and/or irrigation plans may require additional comments to be addressed as part of the check-off process.
6. Include surveyor's and engineer's stamps and signatures on the construction drawings.
7. Show lot addresses on the final plat (must coordinate with Planning Division).
1. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Submit to lehicitystormwater@gmail.com). More information available at https://www.lehi-ut.gov/departments/water/storm-water/
8. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073). This should be the last item completed prior to scheduling a preconstruction meeting.
9. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required. Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.

STAFF

10. Address any comments or conditions from Planning Commission approval of the preliminary
11. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
12. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

RECORDING OF A PLAT WILL TAKE AT LEAST TWO WEEKS FROM THE TIME THE MYLAR IS RECEIVED IN PERSON.

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to the planner over the project for review.
4. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
5. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

STAFF

6. Send a digital copy of the plat to the County for review prior to accepting printed mylar.

DRC GENERAL COMMENTS:

1. *On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.*
2. *Developer is responsible to purchase, move or remove any existing RMP facilities.*
3. *Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.*
4. *Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one 24x36 set of plans submitted to the Planning Department. When changes need to be made to a check-off set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.*
5. *Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.*

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

6. *All signage will require a separate review and approval process*
7. *All required private improvements (except private landscaping) shall be completed prior to the certificate of occupancy being granted.*
8. *The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.*
9. *Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.*

THIS ITEM IS SCHEDULED FOR PLANNING COMMISSION ON SEPTEMBER 24, 2026

PLANNER REMEMBER TO SEND PLAN SET TO POWER

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

MEMORANDUM

To: Lehi City Development Review Committee (DRC)
From: D.R. Horton
Date: 9/8/2026
Subject: Response to Amenity Comment for Inverness Preliminary Plat E

This plat is being developed as part of the larger Inverness community and is not intended to function as a standalone neighborhood. While this phase includes a significant number of townhomes, the site itself has limited space available for amenities. Because of this, it is not practical to accommodate the full amount of amenities calculated for this phase within the boundaries of this plat alone.

That said, residents of this development will have access to both the amenities located within this phase and the extensive amenity package planned throughout the Inverness community.

Amenities included within this plat consist of:

- Community pool
- Pool house
- Multiple tot lots/playgrounds
- Two pickleball courts

In addition, residents will have full access to the other planned community amenities throughout Inverness, including:

- Two to three additional pools
- Additional pickleball courts
- Multiple tot lots and playgrounds
- Community dog park
- Large clubhouse associated with the main pool complex
- Additional gathering pavilions and picnic tables as well as other recreational areas

As part of the overall Inverness development, residents in this phase will enjoy the same access to these amenities as all other homeowners in the community. When considered as part of the larger master-planned neighborhood, the overall amenity package provides a wide variety of recreational opportunities that serve all Inverness residents.

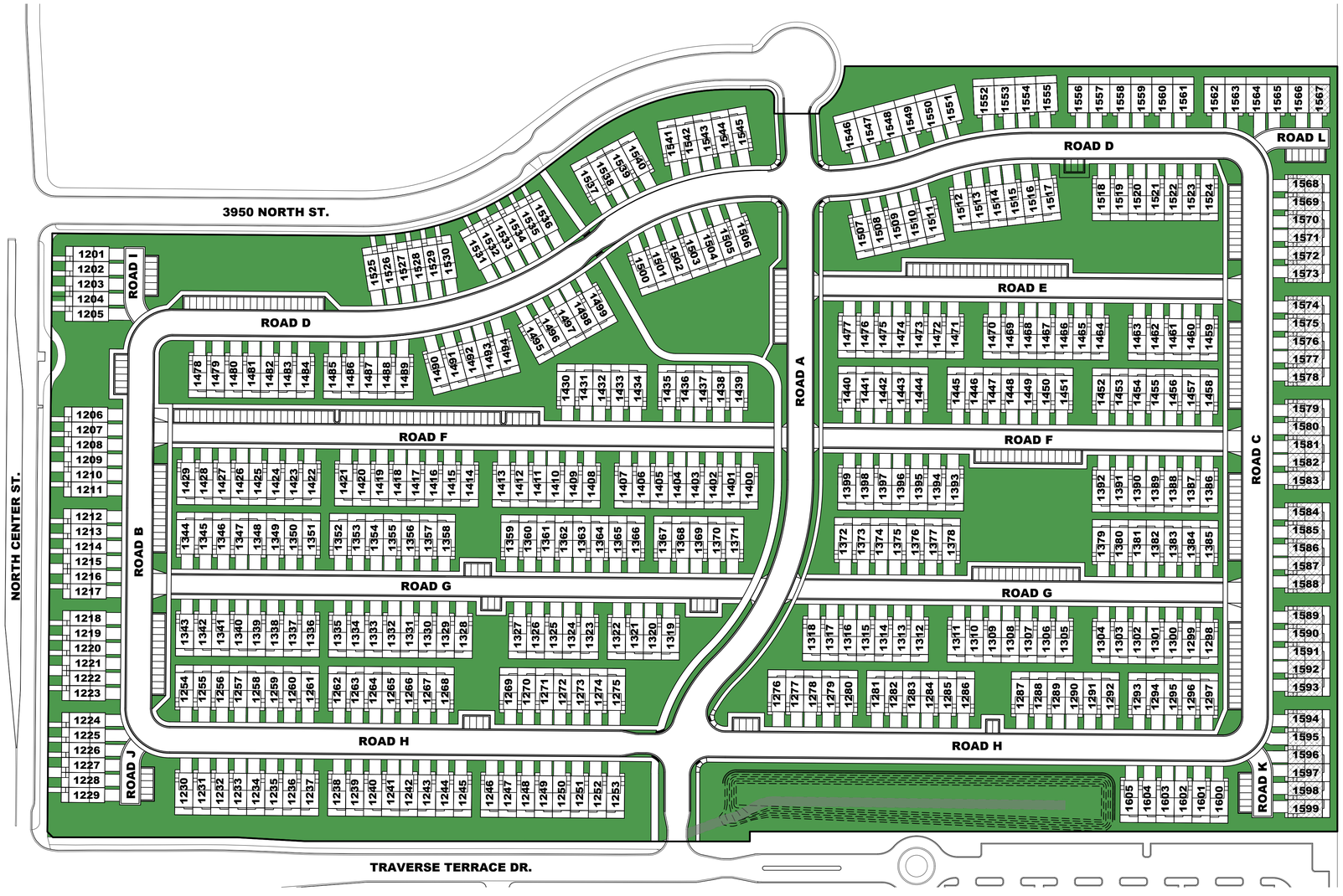
We respectfully request that the amenities be evaluated in the context of the entire Inverness community rather than solely within the limits of this individual plat, as the proposed residents will benefit from and contribute to the full community amenity system.

Thank you for your consideration.

Sincerely,

Landon Larsen
Project Manager
D.R. Horton

INVERNESS
PRELIMINARY PLAN E
A PLANNED COMMUNITY IN LEHI, UTAH





VICINITY MAP

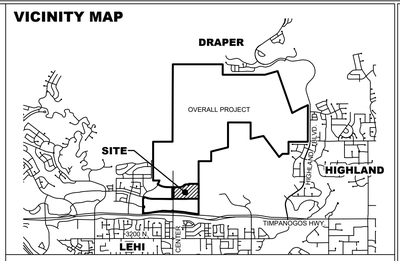


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TABULATIONS

TOTAL AREA:	36.76 ACRES
ROADWAY:	9.38 ACRES
TOWNHOMES:	405 UNITS
TOTAL:	405 UNITS
DENSITY:	11.02 UNITS/ACRES
COMMON AREA:	9.38 ACRES
LIMITED COMMON AREA:	6.74 ACRES
PUBLIC OPEN SPACE:	1.17 ACRES
ZONE:	PC

PARKING REQUIREMENTS:

OFF-STREET PARKING AVAILABLE: 269

TOTAL PARKING REQUIRED: 135 (1 STALL PER 3 LOTS)

TOTAL BIKE PARKING REQUIRED: SEE NOTE 8 BELOW

NOTES

1. THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT REVIEW:
   - 1.1. PLAN & PROFILES / CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS.
   - 1.2. ALL PIPE TYPES, SPECIFIC LOCATIONS, AND DETAILS. (BENDS, DETECTOR TAPE, ETC.)
   - 1.3. VALVES
   - 1.4. BLOW-OFFS INCLUDING SIZE, TYPE, AND PROTECTION.
   - 1.5. MANHOLES, BOXES AND RELATED DETAILS.
   - 1.6. WATER AND SEWER SERVICE DETAILS.
   - 1.7. FIRE HYDRANTS.
   - 1.8. LOT LINE UTILITY EASEMENTS.
   - 1.9. STREET LIGHTS / STREET SIGNS / TRAFFIC SIGNS.
   - 1.10. POWER LINE EXTENSIONS & DOME / TRANSFORMER LOCATIONS.
   - 1.11. LOT ADDRESSES.
   - 1.12. CBR VALUES AND ROAD SUB-BASE.
   - 1.13. SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS.
2. ALL CULINARY WATER LINES TO BE 6" IN DIAMETER UNLESS NOTED OTHERWISE.
3. ALL PRESSURIZED IRRIGATION LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
4. ALL SEWER LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
5. ALL INTERIOR FENCE LINES TO BE REMOVED UNLESS OTHERWISE NOTED.
5. ALL INTERIOR FENCE LINES TO BE REMOVED UNLESS OTHERWISE NOTED.
6. ALL LOTS WITH THIS HATCHING SHALL BE REQUIRED TO ADHERE TO ALL WILDLAND URBAN INTERFACE REQUIREMENTS AS PER LEHI CITY CODE. LOTS SHALL BE REQUIRED TO EITHER FIRE SPRINKLE THE BUILDING, OR PROVIDE A 30' BUFFER BEHIND THE LOT. IT IS EXPECTED THAT THIS DEVELOPMENT WILL USE A COMBINATION OF THESE TWO OPTIONS, DEPENDING ON THE LOT LAYOUT. WILDLAND URBAN INTERFACE DETAILS TO BE DETERMINED AT FINAL PLAT.
7. 1 IN EVERY 60 UNITS SHALL HAVE AN EV CHARGING STATION WITHIN THE GARAGE.
8. AT LEAST 14 UNITS SHALL PROVIDE A STORAGE AREA FOR BIKES WITHIN THE GARAGE.
9. FINAL PLACEMENT OF MONUMENT SIGN TO BE DETERMINED AT FINAL PLAT.

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX SS	SS	SEWER PIPE
		SEWER MANHOLE
		SEWER SERVICE
EX SD	SD	STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'x4' CATCH BASIN
		3'x3' CATCH BASIN
		INLET/OUTLET W/ GRATE
EX W	W	CULINARY WATER PIPE
		45° PIPE ELBOW (W)
		22.5° PIPE ELBOW (W)
		11.25° PIPE ELBOW (W)
		FIRE HYDRANT
		SERVICE & METER (W)
		PRV (W)
		AIR-VAC VALVE (W)
		BLOW-OFF (W)
		TEMP. BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
EX PI	PI	PRESSURIZED IRRIGATION
		45° PIPE ELBOW (PI)
		22.5° PIPE ELBOW (PI)
		11.25° PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
		AIR-VAC VALVE (PI)
		BLOW-OFF (SW)
		TEMP. BLOW-OFF (PI)
		STOP SIGN
		STREET SIGN
		MONUMENT
		FENCE
		STREET LIGHT
		POWER POLE
		DITCH
EX FO		FIBER OPTIC
EX GAS		GAS
EX OHP		OVERHEAD POWER
		FLOW ARROW
		CONTOURS
		OPEN SPACE
		SEE NOTE 6

DEVELOPER / OWNER
DR. HORTON
4100 HORTON WY SUITE 210
LEHI, UT 84020
(801) 571-7101

ENGINEER
LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801) 798-0555

PROJECT NAME
INVERNESS PRELIMINARY PLAN E

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

STATE OF UTAH
BENJAMIN C. TUCKETT
No. 9786728
REGISTERED PROFESSIONAL ENGINEER
COPY
DO NOT REPRODUCE

INVERNESS - PRELIMINARY E
LEHI, UTAH
COVER

REVISIONS
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5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/BGS
CHECKED BY: BCT
SCALE: 1"=80" (PRINTED ON 24x36)
DATE: 08/10/2026

SHEET
COVER

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	HD LOTS (1201-1605)
FRONT LIVING SETBACK (A)	5 Ft
FRONT GARAGE SETBACK (B)	20 Ft
GARAGE SIDE SETBACK (C)	5 Ft
INTERIOR SIDE (D)	0 Ft
STREET SIDE SETBACK (E)	18 Ft
REAR SETBACK (F)	5 Ft

LOT TYPE LEGEND

TOTAL UNITS - 405

- HD REAR LOAD - 41 UNITS
- HD FRONT LOAD - 240 UNITS
- ARCHITECTURAL REAR LOAD - 124 UNITS

NOTE: AT LEAST 40% OF ALL TOWNHOME UNITS TO BE REAR LOAD OR ARCHITECTURAL REAR LOAD



SCALE: 1"=60'

60 30 0 60

NADSON

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
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office@lei-eng.com
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STATE OF UTAH · REGISTERED PROFESSIONAL ENGINEER
BENJAMIN C. TUCKETT
No. 9786728
8/10/2026
CONDITIONAL APPROVAL

INVERNESS - PRELIMINARY E

LEHI, UTAH

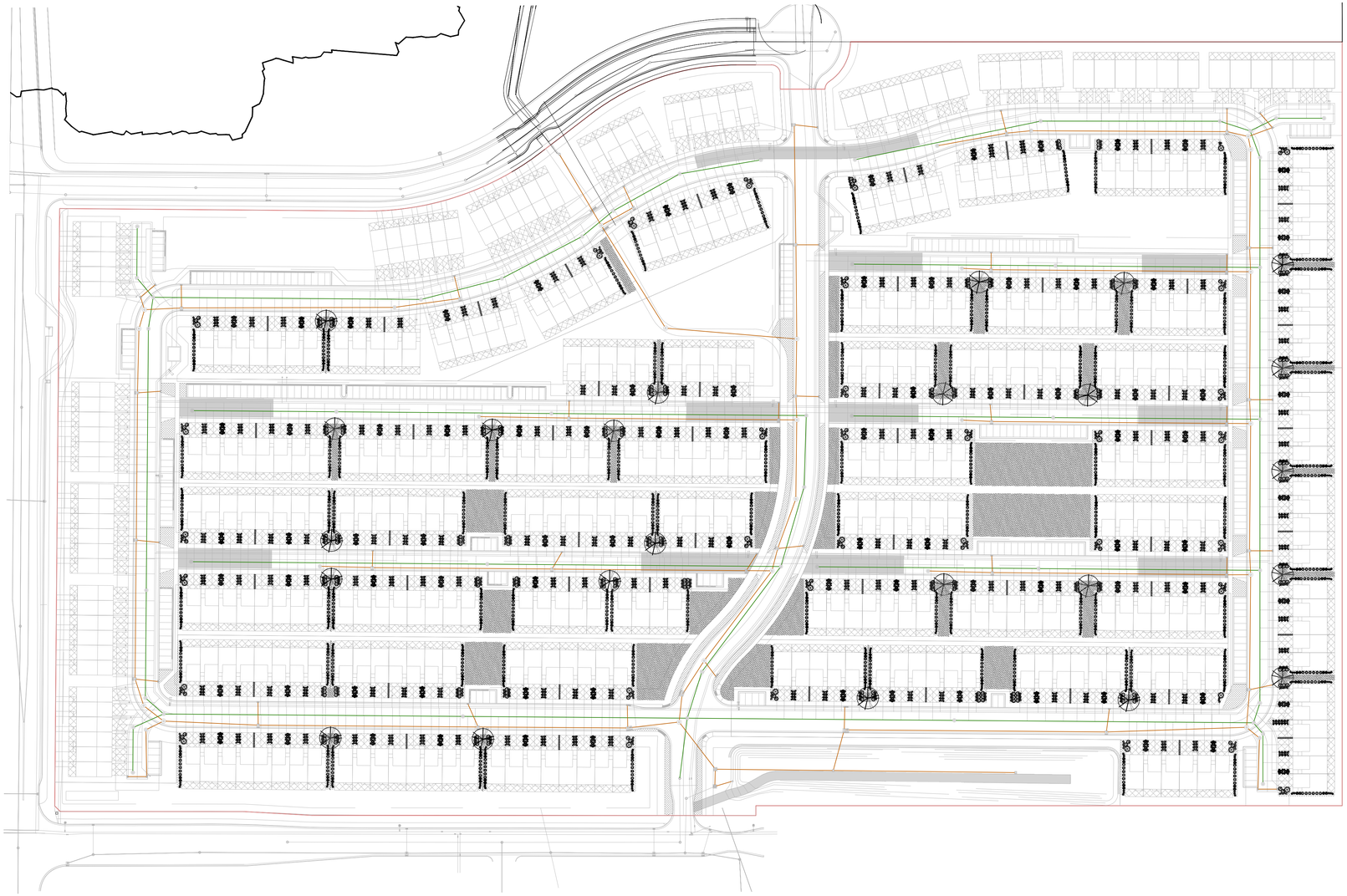
LOT SUMMARY

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SHEET 201

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PLANT LEGEND

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

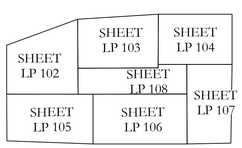
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
DECIDUOUS TREES					
	ZS'G	24	Zelkova serrata `Green Vase` Green Vase Zelkova Td4; 45x30; AV 490; sun; z5; Utah Lake water tolerant	B & B	2"Cal
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	
DECIDUOUS SHRUBS					
	AA'R	259	Amelanchier alnifolia 'Regent' Regent Serviceberry Sd2; 5x5; AV 50; sun to part shade; z2; Utah Lake water tolerant	5 gal	
	BT'C	516	Berberis thunbergii `Concorde` Concorde Japanese Barberry Sd3; 2x2; AV 12.5; sun to part sun; z4; Utah Lake water tolerant	5 gal	
	H'AT	433	Hibiscus syriacus 'Antong Two' Lil Kim® Dwarf Rose of Sharon 3-4' x 3-4'; moderate water; sun to part sun; z5; Utah Lake water tolerant	5 gal	
	PO'P	576	Physocarpus opulifolius 'N5' Panther® Ninebark	5 gal	
EVERGREEN SHRUBS					
	PP'G	35	Picea pungens 'Globosa' Dwarf Globe Blue Spruce 8' H x 8' W	5 gal.	
GRASSES					
	BG'B	470	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Blue Grama Tw0; 2.5 x 2.5; AV .75; sun; Z4; Utah Lake water tolerant	1 gal	
	CA'K	384	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal	
	M'ML	172	Miscanthus sinensis `Morning Light` Morning Light Maiden Grass Tw2; 5x4; AV 32; sun to light shade; z5; Utah Lake water tolerant	2 gal	
PERENNIALS					
	AX'M	521	Achillea x `Moonshine` Moonshine Yarrow P1; 1.5-2; AV 3; sun; z3; Utah Lake water tolerant	1 gal	
	G'AS	516	Gaillardia x `Arizona Sun` Blanket Flower P1; 1.5x1; AV 7; sun; z3; Utah Lake water tolerant	1 gal	
	GL'R	576	Gaura lindheimeri 'Rosy Jane' Rosy Jane Gaura	1 gal	
	OF'S	1,152	Oenothera fremontii 'Shimmer' Shimmer Evening Primrose low; 1x1; sun to part shade; z4; Utah Lake water tolerant	1 gal	

SITE MATERIALS LEGEND

NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH DROUGHT TOLERANT KENTUCKY BLUE GRASS OR APPROVED EQUAL. SEE SOD LANDSCAPE NOTES FOR FURTHER INFORMATION. SHEET LP-101.	63,923 sf
	1-14	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	98,465 sf

SHEET INDEX



ISSUE DATE	PROJECT NUMBER
8/31/2026	UT24042

NO.	REVISION	DATE
1		
2		
3		
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6		
7		

PLAN INFORMATION

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

0' 40' 80' 160' 320'

GRAPHIC SCALE: 1" = 80'

PROJECT INFORMATION

INVERNESS PLAT D
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

DR HORTON
ATT: MORGAN KOLLMAN
MLDAVISKOLLMAN@DRHORTON.COM

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
8/31/2026
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	SAV
CHECKED:	JMA
PLOT DATE:	8/31/2026

CITY PERMIT SET

LP-100

NEW TABULATIONS

TOTAL UNITS - 405
OVERTON - 38 UNITS
DALTON - 81 UNITS
MILLBROOKE - 286 UNITS
PARKING STALLS - 268
ACRES - 36.76
DENSITY - 11.02 UNITS/ACRE

NORTH

SCALE: 1"=60'

60 30 0 60

Tot Lot

2 Pickleball Courts

Tot Lot

Swimming Pool

Tot Lot

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NOT FOR CONSTRUCTION

INVERNESS PLAT E CONCEPT

LEHI, UTAH

CONCEPT PLAN

REVISIONS
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2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/CJI
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 06/18/2026

SHEET 1

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TABLE 37.070
MULTI-FAMILY DEVELOPMENT AMENITIES REQUIREMENTS

(Amended 01/10/23)

# UNITS	PICNIC AREA	SPORTS COURT	PLAYGROUND/ DOG PARK	CLUB HOUSE	POOL/TENNIS COURT/SPLASH PAD
10-30	2	1	1	-	-
31-50	4	1	2	-	-
51-100	6	1	2	1 – Min 750 Sq. Ft.	-
101-200	8	1	3	1 – Min 750 Sq. Ft.	1
201-300	10	2	4	1 – Min 750 Sq. Ft.	1
301-400	12	2	5	1 – Min 1,500 Sq. Ft.	2
401-500	14	2	6	1 – Min 1,500 Sq. Ft.	2
501+	16	2	7	1 – Min 2,000 Sq. Ft.	2

*Amenities may be combined into upgraded amenities at the discretion of the Planning Commission.

	D.R. Horton Commitment and Plan - Counts	D.R. Horton Commitment and Plan - Costs	City Code Requirements - Counts	City Code Requirements - Costs	Cost Difference		
Main Clubhouse	9,873	$ 5,078,010.00	750	$ 250,000.00		Plat A	288 Units
Pool house and baths (PH8)	1100	$ 275,000.00	750	$ 250,000.00		Plat B	271 Units
Active Adult Clubhouse	2554	$ 1,289,770.00	750	$ 250,000.00		Plat C	228 Units
Pool house and baths (PH14))	1100	$ 275,000.00	0	$ -		Plat D	0 Units
Pool house and baths (PH 5E)	1100	$ 275,000.00	1,500	$ 450,000.00		Plat E	405 Units
Total clubhouse square footage/ cost:	**15727 sq. ft.**	**$ 7,192,780.00**	**4500 sq. ft.**	**$ 1,200,000.00**	**$ 5,992,780.00**		
Pools/Tennis Courts/Splashpads	2	$ 1,250,000.00	1	$ 600,000.00	$ 650,000.00	Plat A	288 Units
Pools/Tennis Courts/Splashpads	0	$ -	1	$ 600,000.00	$ (600,000.00)	Plat B	271 Units
Pools/Tennis Courts/Splashpads	2	$ 1,400,000.00	1	$ 600,000.00	$ 800,000.00	Plat C	228 Units
Pools/Tennis Courts/Splashpads	1	$ 600,000.00	0	$ -	$ 600,000.00	Plat D	0 Units
Pools/Tennis Courts/Splashpads	1	$ 600,000.00	2	$ 750,000.00	$ (150,000.00)	Plat E	405 Units

						$ -			
Total Pools/Tennis Courts/Splashpads	**6**	**$**	**3,850,000.00**	**6**	**$**	**2,550,000.00**	**$**	**1,300,000.00**		
						$ -			
Sports Courts (Pickleball)	4	$	200,000.00	2	$	100,000.00	$	100,000.00	Plat A	288 Units
Sports Courts	3	$	150,000.00	2	$	100,000.00	$	50,000.00	Plat B	271 Units
Sports Courts	8	$	400,000.00	2	$	100,000.00	$	300,000.00	Plat C	228 Units
Sports Courts	4	$	200,000.00	0	$	-	$	200,000.00	Plat D	0 Units
Sports Courts	2	$	100,000.00	2	$	100,000.00	$	-	Plat E	405 Units
							$	-		
Total Sport Courts	**21**	**$**	**1,050,000.00**	**8**	**$**	**400,000.00**	**$**	**650,000.00**		
Picnic Areas	16	$	41,600.00	10	$	26,000.00	$	15,600.00	Plat A	288 Units
Picnic Areas	8	$	20,800.00	10	$	26,000.00	$	(5,200.00)	Plat B	271 Units
Picnic Areas	10	$	26,000.00	10	$	26,000.00	$	-	Plat C	228 Units
Picnic Areas	6	$	15,600.00	0	$	-	$	15,600.00	Plat D	0 Units
Picnic Areas	6	$	15,600.00	14	$	36,400.00	$	(20,800.00)	Plat E	405 Units
							$	-		
Total Picnic Areas	**46**	**$**	**119,600.00**	**44**	**$**	**114,400.00**	**$**	**5,200.00**		
Playgrounds/Dog Parks	2	$	175,000.00	3	$	225,000.00	$	(50,000.00)		288 Units
Playgrounds/Dog Parks	2	$	150,000.00	3	$	225,000.00	$	(75,000.00)		271 Units
Playgrounds/Dog Parks	1	$	75,000.00	3	$	225,000.00	$	(150,000.00)		228 Units
Playgrounds/Dog Parks	0	$	-	0	$	-	$	-		0 Units
Playgrounds/Dog Parks	3	$	225,000.00	6	$	450,000.00	$	(225,000.00)		405 Units
Total Playgrounds/Dog Parks	**8**	**$**	**625,000.00**	**15**	**$**	**1,125,000.00**	**$**	**(500,000.00)**		
Grand Total of City Listed Amenities Only in Comparison		**$**	**12,837,380.00**		**$**	**5,389,400.00**	**$**	**7,447,980.00**		

Additional amenities that D.R. Horton has or will install that are not included on the City Standard Amenity List

Item	Count	Cost	Total
Permanent Cornhole			
Custom Pavilions			
Pool Pergolas with Picnic Tables			
Park Benches			

Park Grass areas (with no playground)
Community Pet Waste Stations
Community Garbage cans
Amphitheater
Asphalt Trail Corridors
Dirt Hike/Bike Trails

Additional Amenities that the City is Using our Park Impact Fees to build

Asphalt Trail Corridors
Dirt Hike/Bike Trails
Trailhead Park

Additional Proposed Parks Given to the City

Large detention basin park
Triangle Park
Upper Inverness Park
3 additional Trailhead locations
500 Acres of Open Space Land

Outlets at Traverse Mountain Storage Building

Aerial

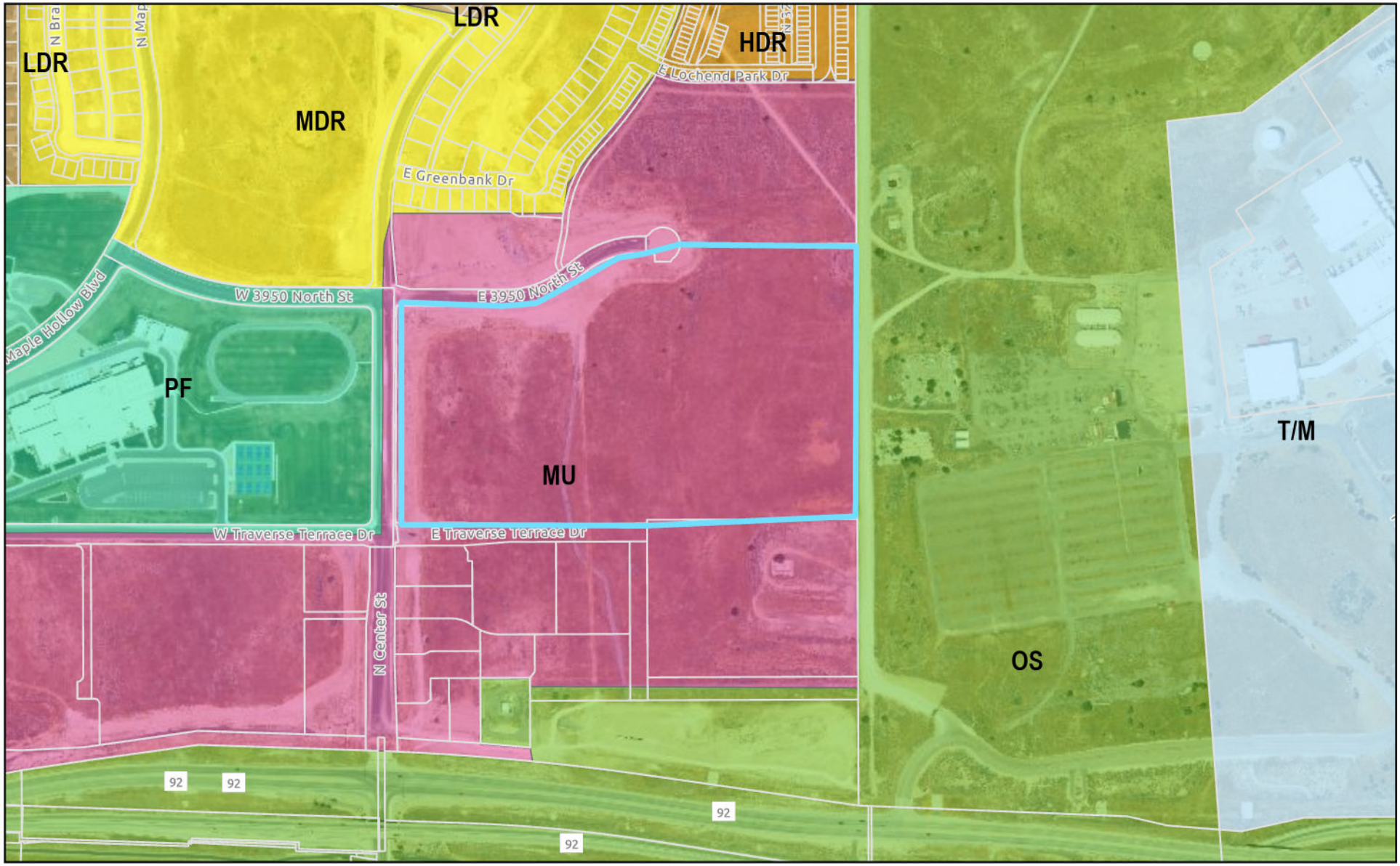


0 650 1,300 2,600 Feet

LEHI CITY

Outlets at Traverse Mountain Storage Building

General Plan



LEHI CITY

Inverness Preliminary Plat E

Zoning



0 650 1,300 2,600 Feet

LEHI CITY

Agenda Item No: 5.7

City Council Agenda Item Report

Meeting Date: October 13, 2026
Submitted By: Katie Bussell
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #42-2026, approving a Development Code Amendment to Chapter 29, clarifying the development agreement process.

Summary:

Attachments:

Chapter 29 Development Code Amendment Development Agreements.pdf

Ordinance - Ch 29 Development Code Amendment.docx

CHAPTER 29 DEVELOPMENT CODE AMENDMENT

CITY COUNCIL REPORT

Applicant	Lehi City
Meeting Date	October 13, 2026
Requested Action/Purpose	Approval of a proposed amendment to the Lehi City Development Code
Date of DRC Review	August 19th, 2026
Date of Planning Commission Review	September 10th, 2026

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

Lehi City is requesting review and consideration of the Chapter 29 Development Code Amendment. This amendment is to modify the Development Agreement chapter of the Development Code to clarify the process and also modify existing language to be compliant with State code. The amendment specifies how a Development Agreement will be created. After the City Council directs Staff to work with the applicant to create a Development Agreement, it will then go through DRC, Planning Commission with a public hearing, and City Council for review and potential approval. The City Council will still have sole discretion in approving, modifying, or denying a Development Agreement.

The additional language modifications include removing language that the Development Agreement must conform to the general plan, zoning regulation, and other applicable requirements of the City. This is to align with State code as cities cannot require development agreements to follow existing City regulations. There is also language that requires the Development Agreement to detail the duration of the agreement so future Staff can know when a development agreement has terminated.

The DRC had 3 redline comments pertaining to cleaning up some of the language. Please consider all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

The City Council may approve or deny the proposed development code amendment. Any motion should include findings. Possible findings include:

1. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
2. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed amendment on September 10th, 2026. The minutes and motion from this meeting will be provided separately.

Planning Division
153 North 100 East
Lehi, UT 84043
385-201-1000

August 11, 2026

Narrative – Chapter 29 Development Code Amendment

The Planning Division is proposing a Development Code Amendment to Chapter 29 of the Development Code. Specifically, we are proposing to define the development agreement process to make it more clear to both applicants and staff.

The process follows the same process it does now – after being directed by the City Council to make a development agreement, it will go through DRC, Planning Commission, and City Council. This complies with our policy now and State code. The amendment also includes a clause to require there be language in the development agreement that will indicate when the development agreement will end. This will help future staff have a clear understanding of when a development agreement will end and revert back to regular zoning regulations.

Please contact the Planning Division if you have any questions.

Thank you,

Katie Bussell, AICP
Planner 2

CHAPTER 29

DEVELOPMENT AGREEMENTS

(Amended 09/11/18)

Section 29.010. Applicability.
Section 29.020. Criteria for Entering into a Development Agreement.
Section 29.030. Effect of Approval and Reservation of Legislative Powers.
Section 29.040. Third Party Rights.

Section 29.010. Applicability.

Lehi City may, in the exercise of the legislative powers and at the full discretion of the City Council, enter into a development agreement. Under no circumstances is this required. A development agreement adopted by the City Council may identify terms and conditions which may modify the provisions of this Code and other requirements of the City, provided that the City Council determines the best interests of the City and its residents are advanced by the adoption of such an agreement. Any such development agreement shall constitute a binding contract between the applicant and the city (the "parties") and shall contain such terms and conditions as agreed to by the parties subject to the requirements of this Chapter. The City Attorney or his designee is authorized to negotiate development agreements on behalf of Lehi City.

Section 29.020. Criteria for Entering into a Development Agreement.

The ~~e~~City may enter into a development agreement only if the development agreement:

A. Has been duly adopted by the City Council in accordance with the provisions of this chapter.

~~B. The proposed development to which the development agreement pertains is in conformity with the general plan, zoning district regulations, and other applicable requirements of the City.~~

B. The proposed development subject to the agreement contains outstanding features that advance the policies, goals and objectives of Lehi City, or the property owner agrees to provide capital improvements that exceed the development's proportionate share of the costs of the facilities needed to service the development, which hereby advance the provision of facilities to serve Lehi City.

~~C.~~ The development agreement shall detail the duration of the development agreement.

Section 29.030. Development Agreement Approval Process.

If the City Council recommends creating a development agreement, the applicant will work with City staff to tailor a development agreement. The development agreement will then be reviewed by the Reviewing Departments. The Reviewing Departments will forward the Development agreement to the Planning Commission with a Public Hearing. The Planning Commission will give their recommendation of the development agreement to the City Council, where the City Council can approve or deny the development agreement.

Section 29.030. Effect of Approval and Reservation of Legislative Powers.

It is expressly declared that the intent of a development agreement is to create a vested right in the owner or applicant of property as set forth, pursuant to the terms of the development agreement. Any covenant by the City contained in a development agreement to refrain from exercising any legislative, quasi-legislative, quasi-judicial or other discretionary power, including reclassification of zoning districts or the adoption of any rule or regulation that would affect the proposed development, shall also contain a provision that the city may, without incurring any liability, engage in action that would otherwise constitute a breach of the covenant if it makes a determination on the record that the action is necessary to avoid a substantial risk of injury to the public health, safety and general welfare. The covenant shall also contain the additional provision that the city may, without incurring any liability, engage in action that would otherwise constitute a breach of the covenant if the action is required by federal or state law.

Section 29.040. Third Party Rights.

Except as otherwise provided in a development agreement, the development agreement shall create no rights enforceable by any third party who is not a party to the development agreement.

Chapter 29 DCA – Development Agreements
DRC Redline Comments

Lehi City- requests review of the Chapter 29 Development Code Amendment to clarify the development agreement process.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Matt Seal, Brad Wilbur
Assigned Planner: Katie Bussell
Representatives of the Applicant Present: N/A
Date of Plans Reviewed: 8/6/26
Time Start: 1:50 PM
Time End: 2:00 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments.
Brad – Fiber: No comments.
Garion – Fire: No comment
Ryan – Water/Sewer: No comments.
James – Parks: No comments.
Gary S. – Building/Inspections: No comments.
Shelbey – Public Works: No comments.
Gary E. – Engineering:
1. Do we want to add that the City Council can also modify the DA? Suggest ...approve, deny or modify...

Matt – Traffic: No comments.
Kim – Planning:
2. I don't know if recommends is the right word, maybe "directs the creation of a"
3. I think you could remove the word outstanding

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON SEPTEMBER 10TH.

PRECON MEETING REQUIRED? (FULL, TAIILGATE, NONE)

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

ORDINANCE NO: 2026 - __

AN ORDINANCE AMENDING THE LEHI CITY DEVELOPMENT CODE CHAPTER 29

WHEREAS, it has become necessary to amend Chapter 29 of the Lehi City Development Code; and

WHEREAS, this amendment seeks to clarify the process development agreements go through after being directed by the City Council to create one; and

WHEREAS, following a public hearing on September 10th, 2026, the Lehi City Planning Commission reviewed the proposed revisions and forwarded a positive recommendation to the City Council; and

WHEREAS, on October 13th, 2026, 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 September 10th, 2026, 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 29 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 29 of the Lehi City Development Code is hereby amended.

PART II:

A. If a provision of this Ordinance -2026 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 October 2026.

ATTEST

_____	_____
Paul Binns, Mayor	Teisha Wilson, City Recorder

State of Utah
County of Utah

Subscribed and sworn/affirmed before me by

_____
Name of Person

This ___ day of _____ _____
Month Year

By_____
Notary Public

Agenda Item No: 5.8

City Council Agenda Item Report

Meeting Date: October 13, 2026
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #48-2026, repealing Lehi Municipal Code Title 3 Chapter 6, Parks, Arts, Recreation, and Culture (PARC) Advisory Committee

Summary:

Attachments:

Ordinance_Repeal of PARC tax committee.docx

LEHI CITY

ORDINANCE NO. 48-2026

AN ORDINANCE REPEALING LEHI CITY CODE TITLE 3 CHAPTER 6 (PARKS, ARTS, RECREATION, AND CULTURE (PARC) ADVISORY COMMITTEE.)

WHEREAS, the Lehi City Council ("City Council") previously established the Parks, Arts, Recreation, and Culture Committee ("PARC Committee") pursuant to Title 3, Chapter 6 of the Lehi City Code ("City Code") to advise and assist the City Council in matters relating to parks, arts, recreation, and cultural programs within Lehi City ("City"); and

WHEREAS, the City Council has determined that the administrative structure and operational efficiency of the City would be better served by the City Council directly assuming and exercising the responsibilities previously delegated to the PARC Committee; and

WHEREAS, the City Council finds that repealing Lehi City Municipal Code Title 3, Chapter 6 , and retaking the responsibilities of the PARC Committee is in the best interests of the City and its residents; and

WHEREAS, the City Council possesses the authority under Utah Code Ann. § 10-3-701 et seq. and the City's general police powers to adopt ordinances for the governance of the City, including the establishment and dissolution of advisory committees and the allocation of municipal responsibilities; and

WHEREAS, the City Council has determined that this Ordinance is necessary for the immediate preservation of the public peace, health, safety, and welfare of the residents of Lehi City.

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

Article I.

Repeal in its entirety Lehi City Municipal Code Title 3, Chapter 6: PARKS, ARTS, RECREATION, AND CULTURE (PARC) ADVISORY COMMITTEE.

Effect of Repeal. Upon the effective date of this Ordinance:

A. Dissolution of PARC Committee. The Parks, Arts, Recreation, and Culture Committee established under the repealed chapter shall be dissolved, and all appointments, terms of office, duties, and authority of the members of said committee shall terminate.

B. Pending Matters. Any matters, recommendations, applications, requests, or proceedings pending before the PARC Committee as of the effective date of this

Ordinance shall be transferred to and assumed by the City Council for final disposition in accordance with applicable law and City policies.

C. Prior Actions Ratified. All actions, decisions, recommendations, and proceedings lawfully undertaken or authorized by the PARC Committee prior to the effective date of this Ordinance are hereby ratified and confirmed to the extent they were validly undertaken pursuant to the authority granted under the repealed chapter.

Article II.

I. Transfer of Authority. The City Council hereby assumes and retakes all responsibilities, duties, functions, and authority previously delegated to or exercised by the PARC Committee under the repealed Lehi City Municipal Code Title 3, Chapter 6.

Article III.

A. If a provision of this Ordinance No. ??-2026 conflicts with a provision of a previously adopted ordinance concerning the same subject matter, 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 adjudicated to be unconstitutional or invalid, the remainder shall not be affected thereby.

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

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

Approved and Adopted by the City Council of Lehi City, Utah this _____ day of _____2026.

LEHI CITY **ATTEST**

_____ _____

Mark Paul Binns **Teisha Wilson, City Recorder**

PASSED AND ADOPTED by the City Council of Lehi City, Utah, this [INSERT DAY] day of [INSERT MONTH], [INSERT YEAR], by the following vote:

AYES: [INSERT NAMES OR NUMBER]
NAYS: [INSERT NAMES OR NUMBER]
ABSENT: [INSERT NAMES OR NUMBER]
ABSTAINING: [INSERT NAMES OR NUMBER]

LEHI CITY COUNCIL

By: _____
[INSERT MAYOR NAME]
Mayor

ATTEST:

_____
[INSERT CITY RECORDER NAME]
City Recorder

APPROVED AS TO FORM:

_____
[INSERT CITY ATTORNEY NAME]
City Attorney

CERTIFICATE OF PASSAGE AND PUBLICATION

I, [INSERT CITY RECORDER NAME], City Recorder of Lehi City, Utah, hereby certify that the foregoing Ordinance No. [INSERT ORDINANCE NUMBER] was duly passed and adopted by the Lehi City Council on [INSERT DATE], and was published [INSERT PUBLICATION METHOD AND DATE] in accordance with Utah Code Ann. § 10-3-711.

DATED this [INSERT DAY] day of [INSERT MONTH], [INSERT YEAR].

_____
[INSERT CITY RECORDER NAME]
City Recorder, Lehi City, Utah

Agenda Item No: 5.9

City Council Agenda Item Report

Meeting Date: October 13, 2026
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Ordinance
Agenda Section: Regular Agenda

Subject:
Consideration of Ordinance #47-2026 amending Municipal Code 3-5-1 Library Board of Directors, adding that up to 2 alternate directors may be appointed.

Summary:

Attachments:

Agenda Item No: 5.10

City Council Agenda Item Report

Meeting Date: October 13, 2026
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2026-60, appointing members to the Lehi Library Board of Directors.

Summary:

Attachments:

Agenda Item No: 5.11

City Council Agenda Item Report

Meeting Date: October 13, 2026
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of Resolution #2026-61, appointing members to the Lehi Historic Preservation Commission.

Summary:

Attachments:

Agenda Item No: 5.12

City Council Agenda Item Report

Meeting Date: October 13, 2026
Submitted By: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section: Regular Agenda

Subject:
Consideration of a Resolution approving an Interlocal Agreement between Lehi City and the Lehi City Redevelopment Agency regarding the Thanksgiving Point Housing Transit Reinvestment Zone.

Summary:

Attachments: